City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 12, 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. August 8, 2023

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006859-HDRB. 224-A Maynard St.

2. 2023-6703-HDRB. 402 Don Gaspar Ave.

3. 2023-006706-HDRB. 414 Don Gaspar Ave.

4. 2023-006938-HDRB. 613 Canyon Rd. Unit C1 and C2

5. 2023-006970-HDRB. 1518 ½ Cerro Gordo Rd.

6. 2023-006954-HDRB. 578 W. San Francisco St.

7. 2023-006968-HDRB. 529 E. Palace Ave.

8. 2023-006937-HDRB. 404 Apodaca Hill

9. 2023-007058-HDRB. 213 Washington Ave.

10. 2023-006969-HDRB. 1249 Cerro Gordo Rd.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. Start time for regularly scheduled HDRB Meeting of September 26, 2023 will be delayed one half hour to 6:00PM.

G. OLD BUSINESS

H. NEW BUSINESS

1. 2023-007164-HDRB. 717-B W. Manhattan Ave. Westside-Guadalupe Historic District. Andrew Lyons Design, agent for Robin Smith, owner, proposes to construct behind a contributing building a 2,547 sq. ft. additional dwelling to a height of 14'-6" where the maximum allowable is 14'-6" and a detached carport to a height of 11'-8". Exception is requested to 14-5.2(D)(9)(d) for a pitched roof where one is not permitted. (Ramon Sarason, RjSarason@santafenm.gov)

2. 2023-007258-HDRB. 54 Lincoln Ave. Downtown & Eastside Historic District. Non-Contributing. John Padilla, AIA, agent for Leonardo Razatos, proposes two outdoor dining areas that total approximately 800 sq. ft. on wood decks with wood railing in the Lincoln Avenue public right-of-way to the east of the building.(Heather Lamboy, hllamboy@santafenm.gov)

3. 2023-007261-HDRB. 130 Lincoln Ave. Downtown & Eastside Historic District. Non-Contributing. Jean-Jacques Desalle, Café des Artistes, LLC, agent for Marc Bertram, 130 Lincoln Ave., LLC, proposes a 357 sq. ft. outdoor dining patio with a decorative barrier enclosure to the east of the building in the public right-of-way. (Heather Lamboy)

4. 2023-007165-HDRB. 551 Canyon Rd. Downtown & Eastside Historic District. Richard Martinez agent for Weird Hall LLC, owner, requests historic status and designation of primary facades for a non-contributing building. (Ramon Sarason)

5. 2023-007214-HDRB. 407 W. Buena Vista St. Don Gaspar Area Historic District. Taylor Pardue, agent for Brad & Susan Nichols, owner, requests status review and primary façade designations for a contributing structure. (Ramon Sarason)

6. 2023-007090-HDRB. 616 1/2R Galisteo St. Don Gaspar Historic District. Jamie Clements, agent for Belinda Kathleen McDonald Orr and John Peyton Orr, owners, requests a historic status downgrade from contributing to non-contributing of a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

7. 2023-006955-HDRB. 578 West San Francisco St. Westside-Guadalupe 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)(1)(a) to remove historic materials. (Ramon Sarason)

8. 2023-006967-HDRB. 578 W. San Francisco St. Westside-Guadalupe Historic District. Vacant Lot. Marc Naktin, agent for Edgar Villaescusa, owner, proposes to construct a 903 sq. ft. residence to a height of 12'6" with a 95 sq. ft. portal where the maximum allowable height is 13'-10". (Ramon Sarason)

9. 2023-007221-HDRB. 135 Grant Ave. Downtown & Eastside Historic District. JenkinsGavin, agent for Georgia O'Keeffe Museum, owner, requests historic status for fence and wall along Grant Ave. (Paul Duran, paduran@santafenm.gov)

10. 2023-007140-HDRB. 1369 Cerro Gordo Rd. Downtown & Eastside Historic District, Non-Contributing. Patrick McDowell, agent for J. Midyette, owner, proposes to raise the height from 11'-6" to the maximum allowable height of 14-7",remove roof tile, and install garage and pedestrian doors on a carport and storage structure. (Lani McCulley)

11. 2023-006503-HDRB. 1243 Canyon Rd. Downtown & Eastside Historic District. Non-Contributing. Martinez Architecture Studio, agent for Price Lind Holdings, owner, proposes alterations to a previously approved design for constructing a garage, additions, window replacement, and other remodel elements. (Lani McCulley)

12. 2023-007231-HDRB. 621 Garcia St. Downtown & Eastside Historic District. Liaison Planning, agent for Parks Construction Management Services LLC, owner, proposes to construct a 3,550 sq.ft. residential structure to a height of 14'-7" where the maximum allowable height is 14'-11". (Lani McCulley)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, September 26, 2023

L. ADJOURN

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

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HISTORIC DISTRICTS REVIEW BOARD
AUGUST 8, 2023

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Approval of Minutes July 25, 2023	Approved	3
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Next Meeting	Thursday, August 22, 2023	10
Adjournment	7:06 pm	10

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
AUGUST 8, 2023 – 5:30 PM

CALL TO ORDER

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

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Ms. Amanda Mather
Mr. David Valdo

MEMBERS ABSENT (EXCUSED)
None

STAFF PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Gary Moquino, Historic Preservation Division Manager
` Ramon Sarson, Senior Planner

OTHERS PRESENT
Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

MOTION: Member Guida moved to approve the agenda as amended to postpone Case 2023-006965-HDRB, 847 E. Palace Ave. to the next meeting. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (6-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Guida, Mather and Valdo voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. July 25, 2023

MOTION: Member Aguilar Medro moved, seconded by Member Bienvenu to approve the minutes of July 25, 2023.

VOTE: The motion passed by (5-0-1) roll call vote with Members Biedscheid, Bienvenu, Mather, Valdo and Aguilar Medrano voting in favor, none voting against and Member Guida abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-006744-HDRB. 529 E. Palace Ave.
2. 2023-006855-HDRB. 234 Anita Pl.
3. 2023-006854-HDRB. 812 Gildersleeve St.
4. 2023-006856-HDRB. 1014 ½ Canyon Rd.
5. 2023-006858-HDRB. 4 Plaza Fatima

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

VOTE: The motion passed by (4-0-2) roll call vote with Members Bienvenu, Mather, Aguilar Medrano and Biedscheid voting in favor, none voting against and Members Guida and Valdo abstaining.

E. MATTERS FROM THE PUBLIC

Richard Martinez advised the Board about several cases that he has pending and is concerned about the time it is taking to get these scheduled before the Board.

Ms. Lamboy said she will research and see what can be done to address those cases. She said the Historic Preservation Division is recovering from a staff shortage.

Stefanie Beninato expressed concern about cases that have not been acted on in over a year. She also brought up that what used to be Garret's Desert Inn has four large HVAC units that are visible from Old Santa Fe Trail and on Sandoval and Montezuma there's an office building that has two large HVAC units that are visible from Sandoval Street.

F. STAFF COMMUNICATIONS

Ms. Lamboy said the next meeting will be at the Convention Center in the Peralta Room.

Attorney Ruybalid explained his process for sending the Board members Findings of Fact and Conclusions of Law.

G. OLD BUSINESS

None

H. NEW BUSINESS

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

1. **2023-006965-HDRB. 847 E. Palace Ave.** Downtown & 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 22, 2023.

2. **2023-007073-HDRB. 220 Rodriguez St.** Downtown & Eastside Historic District. Stephanie Sandston and Brian Sarrazin, applicants/owners, propose to construct a two-story, 374 square-foot detached studio to a height of 16'2" where the maximum allowable height is 16'10". (Heather Lamboy)

STAFF REPORT

This case is related to case number 2022-5463-HDRB; previously the applicant had proposed a studio/kitchen that would be attached to the south elevation primary façade. The case was conditionally approved by the HDRB provided that the proposed addition was excluded. The site at 220 Rodriguez is constrained; it is bounded by a driveway easement to the north.

The only buildable area is on the south side of the site in front of the residence.

Now, the applicant proposes the construction of a detached two-story studio with a footprint of 374 square feet. The studio will be bermed into the hillside in order to minimize the potential visual impact from Rodriguez Street. A portal is proposed on the east elevation. The height of the structure will be 13'6" at grade on the north end of the structure, and will be 16'2" on the downslope southern side of the structure.

Per Section 14-5.2(D)(9)(c)(iii), *"In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing facade, excluding rooftop appurtenances , the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position)."*

Based on the definition of height in the historic districts, the height of the proposed building is 15'2", which is below the permitted height of 16'6".

The proposed stucco color will match the existing house and will be hand troweled. Aluminum clad "sift espresso 097" windows will be utilized, and the proposed portal will have a more modern character using metal posts and a latilla roof. Undivided light windows are proposed on the east elevation and beneath the portal; the east elevation is not publicly visible.

STAFF RECOMMENDATION

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

Chair Rios asked how close the building is to Rodriguez Street.

Ms. Lamboy said the furthest point is 16 feet and five feet at a certain point.

Chair Rios confirmed with staff that the building is 13'6" in height and that the existing building is 13'.

Member Guida confirmed the status of the current building is contributing,

APPLICANT PRESENTATION

Stephanie Sandston and Brian Sarrazin, 220 Rodriguez Street, Santa Fe, NM and Karl Sommer, PO Box 2476, Santa Fe, NM were sworn.

Ms. Sandston presented the redesign for the studios which will be separate and used for their workplaces. They will use the same color of stucco as the house. The materials are the same as before.

Chair Rios asked the height of the wall.

Ms. Sandston said the height of the wall is five feet.

Chair Rios asked about divided light windows on the proposed building.

Ms. Sandston said on all the public views there are divided light windows. The only places the windows are not divided light are the two windows in the private yard.

Member Aguilar Medrano noted the sketch and the elevation regarding the divided lights need to be the same. She also had questions about materials that will be used.

Member Bienvenu confirmed that the structure that was presented before was going to be adobe.

Ms. Sandston said she was concerned about the cost of adobe.

Member Bienvenu was concerned about the Code requirements for adobe construction and height.

Member Biedscheid said the differentiation of the new structure from the old is well done. The view from Rodriguez Street is a far better compromise with the lowered height than the previous proposal.

Member Aguilar Medrano said the portal is really a shade structure and therefore the rule cannot apply to having divided lights. She confirmed that the upper southside is publicly visible.

PUBLIC HEARING

John Eddy, 14 Avenida Campo Verde, Santa Fe was sworn. He was concerned about the height and the squaring of the parapets. He also asked the ceiling heights of both floors.

Ms. Sandston said the ceiling height is eight feet on both floors.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said the walls parapets need to be squared, the windows need to be three feet back and the second story could be set back. She appreciated the separation of the structure.

BOARD DISCUSSION AND ACTION

Member Guida said the applicant has done a great job at addressing the Board's comments from the previous meeting. He is concerned about the strict letter of the law and good design sense. The code is imperfect, and he doesn't understand why we would weaponize certain aspects of a flawed code against a particular project.

MOTION: In Case 2023-007073-HDRB, 220 Rodriguez St., Member Guida moved to approve the project as submitted, per staff's recommendations, noting that the stucco color will match the historic building but the texture will be smoother, it won't be sand finished like the existing, the corners will be sharper than the existing building but not 90 degrees, they will have some radius to them but otherwise they will differentiate themselves and finally noting that the packet as presented on the monitors show undivided lights under the portal on the lower story on the non-visible facade facing the yard and in the portal recesses the main upper door and that those are acceptable. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2-1) roll call vote with Members Guida, Mather and Biedscheid voting in favor, Members Aguilar Medrano and Bienvenu voting against and Member Valdo abstaining.

To view the entire recording of this hearing ***see*** the YouTube video at: https://www.youtube.com/watch?v=acPYmpZ7fKc (10:51 – 56:16)

3. **2023-007087-HDRB. 161 S. Armijo Ln.** Downtown & Eastside Historic District. Trey Jordan Architecture, agent for Luise Phelps, owner, proposes to construct a 603 sq. ft. accessory dwelling unit to a height of 12'-6" where the maximum allowable is 13'-9", and a portal of 427 sq. ft., a total of ,030 sq. ft. of new roofed area. (Ramon Sarason)

STAFF REPORT

This would be a new Additional Dwelling Unit (ADU) adjacent to a non-contributing residence in the Downtown-Eastside Historic District. This property is a condominium and shares a legal lot of record with 159 and 157 S. Armijo Lane.

The applicant proposes the following:

Construct a 603 sq. ft. accessory dwelling unit to a height of 12'-6" where the maximum allowable is 13'-9", and a portal of 427 sq. ft., for a total of 1,030 sq. ft. of new roofed area.

STAFF RECOMMENDATION

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

Chair Rios asked the height of the wall on the right-hand side.

Mr. Sarson said it is 12'6".

Chair Rios confirmed with staff that the proposed building is going to be attached to the left of the existing building.

APPLICANT PRESENTATION

Trey Jordan, 152 S. Armijo Lane, Santa Fe, was sworn. He said this is a simple small building.

Member Aguilar Medrano said the color of the stucco is not on the list of approved colors and would have to be in the motion. She asked about the appearance of the material color of the door on the street facade and then the accent above the door.

Mr. Jordan said the lentil would be a darker bronze color and then the door would be weathered gray.

Member Aguilar Medrano asked about the height of the yard wall on the streetscape.

Ms. Lamboy said it's not a yard wall because it's structurally attached to the building.

Member Bienvenu, referring to the existing house and the proposed addition, said he is concerned about this house being non-conforming since it has extremely sharp corners. The Code requires recent Santa Fe style be designed to have the appearance of adobe construction.

Mr. Jordan said what he has proposed matches what's there which is what is required under the ordinance. To round it would require a variance from the Board. He is not looking for a variance. He just wants to add on to what's there which was legally approved through the Board three times because there are three different houses there which were also approved through zoning and building permits.

Member Bienvenu said the "letter of the law" does say that recent Santa Fe style is to emulate the dominating effect which is that of adobe construction. It's non-conforming to have squared off block construction. Once it's determined to be non-

conforming that doesn't mean that you can't have this addition. It would mean that there would need to be an exception granted for that and a finding that the addition to this non-conforming building would be permitted within the discretion of the Board.

Member Biedscheid said she disagrees with Member Bienvenu. This is a design interpretation of our Code today. The intent is that it matches what the Code orders which is a wall dominated space. The garage setback is one of the nicest garage treatments she's seen. The Board has approved many contemporary new construction projects that are not as artfully designed as this building. She has no issue with the design.

Member Guida said he takes issue with the point that Member Bienvenu is making about emulating adobe construction. The Code was written at a time when adobe construction was no longer predominant. It addresses material construction such as CMU or other types of frame construction and specifically makes a point of how those new technologies can emulate the historic building Styles. This building is wholly in line with the spirit of the Code and the Style Guidelines. He really questions not only the difference between the letter of the law and spirit of the law or absolute rule versus good design sense.

Member Bienvenu said this has nothing to do with his personal preference. His only concern is to interpret Code as it's written because that's what the Board is charged to do. The Code has standards to prevent the Board from using unfettered discretion. The Board is charged with interpreting a Code and applying that Code in a quasi-judicial manner as written and ordained by the governing body. When he says it's non-conforming, this is not a personal judgment on his part. It has nothing to do with his personal aesthetics or preferences it has to do with what the Code requires.

PUBLIC HEARING

John Eddy, previously sworn, said in this case, the right thing to do is to approve the addition because it conforms to the existing structure.

Adam Johnson, 121 Arroyo Hondo Trail, Santa Fe, NM, was sworn. He said this addition appears to conform with the existing structure. He also wanted to spotlight Member Bienvenu's point which is that the dominating effect in the downtown East Side District is that of adobe construction.

Stefanie Beninato, previously sworn, said she is disturbed by the use of the word "weaponization". It's a very negative way to have a discourse among a very small Board that is made up of community volunteers. She appreciated Member Bienvenu's statement about following the law. She said the question comes down to whether an exception is needed.

Richard Martinez, PO Box 925, Santa Fe, NM was sworn in. He said he's been involved with interpreting the Code and designing buildings for over 30 years. The intent of the of the Code is not to make buildings look as if they are individually completely made of or some how imply that they are made of adobe. It's intended that those buildings are compatible with the streetscape, that they give the impression of wall dominated buildings and that that they have the proportions of adobe buildings.

BOARD ACTION

MOTION: In Case 2023-007087-HDRB, 161 S. Armijo Ln., Member Guida moved to approve the project as submitted, in line with staff recommendations. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (3-2-1) roll call vote with Members Mather, Biedscheid and Guida voting in favor, Members Aguilar Medrano and Bienvenu voting against, and Member Valdo abstaining. Member Bienvenu stated that he voted against the motion because he thinks this needs to come before the Board by way of request for exceptions.

To view the entire recording of this hearing ***see*** the YouTube video at: https://www.youtube.com/watch?v=acPYmpZ7fKc (56:18 – 1:33:50)

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Guida said he would be absent from the next meeting due to work travel.

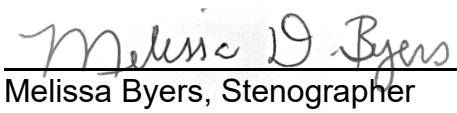
K. NEXT MEETING: Tuesday, August 22, 2023

L. ADJOURNMENT

MOTION: Member Guida moved to adjourn the meeting at 7:06 pm. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (6-0) roll call vote with Members Valdo, Aguilar Medrano, Biedscheid, Bienvenu, Guida and Mather voting in favor and none voting against.

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

Case # 2023-6859-HDRB
Address – 224-A Maynard St.
Agent's Name – John Hertz
Owner/Applicant's Name – same

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

BACKGROUND

This large lot originally contained two separate buildings. The main structure fronting Maynard Street collapsed about 20 years ago, leaving the back structure, a small territorial-style triplex with a sloped, metal-roofed portal. Recently the lot was subdivided to make two separate parcels. With the need to create a fire lane to the back unit and the desire to protect the historic fruit trees on the south side of the new front parcel, the result was a T-shaped building area. The structure on the back parcel (224-B) has a non-contributing historic status, and the structure that formerly stood at the front parcel (224-A) had a non-contributing status.

The house designer responded with a structure having two intersecting gabled roofs that meet in a T. The applicant proposes to construct a 1,300-square-foot single-story, single-family residence to a height of 14'9", where the maximum allowable height is 15'2", with a 154-square-foot, south-facing portal. The building façades are wood-frame, stucco finish with softened corners, slightly recessed doors and windows, low-slope metal roofs, and stepped parapets. Solar collectors are planned on the south slope of the roof, and three skylights are planned, one on each of three roof slopes, north, south and west. The façades are wall dominated, with a combination of metal, pitched roof and territorial detailing on the portal, and stepped Pueblo Revival parapets concealing the gables.

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: The east, street-facing yard wall at 6'0" exceeds the maximum allowable height of 61" (5'1"), and the "Cottonwood" stucco color would require approval from the Board; the metal roofing must have a matte

finish. Otherwise, the application complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(I), Westside-Guadalupe Historic District.

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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
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(D)(9)(d), pitched roofs are permitted only where the determined streetscape includes over 50 percent buildings with pitched roofs.
8. The Applicant proposes to build a residence with gabled, pitched intersecting roofs on a streetscape where only 39 percent of the buildings have pitched roofs. The Staff determined that an exception to SFCC Section 14-5.2(D)(9)(d) would be required for approval of the Application, and the Applicant requested an exception.
9. 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.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape because the Maynard Street streetscape includes seven houses with visible, pitched roofs, therefore this project is not anomalous. Also, the street-facing elevation of this project is a Pueblo-style façade that screens the roof from the street view;
    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 this site is presently vacant, and the construction of a residence there will provide additional housing in an area where there is ample demand;
    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 the shape of this lot is served well by a T-shaped design with a metal roof that facilitates rainwater harvesting;
    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 elongated shape of this lot, partly occupied by historic trees along the south edge, is uncommon;
    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: The front lot has been vacant for about 20 years, and the house at the back of the lot and historic fruit trees were there long before the Applicant bought the property four years ago;

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) because: The placement and design of this house is consistent with the architectural character of the streetscape and neighborhood. Don Felix Street, which is two blocks long and perpendicular to Maynard Street, terminates at Closson Street, and the two houses which front Don Felix Street at each end both present with stepped parapet walls that screen the roof gables.

11. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
12. The Applicant has agreed to re-draft the proposed street-facing yard wall to reduce its height to 5', which is within the maximum allowable height of 5'1". For this reason, no exception finding is necessary for the height of the proposed yard wall.
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 approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional condition:
   - The height of the east, street-facing yard wall will not exceed 5'0".
3. The Board grants the exception requested in the Application.

IT IS SO ORDERED ON THIS 12th DAY OF SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date

City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-6703-HDRB
Address – 402 Don Gaspar Ave.
Agent's Name – JenkinsGavin, Inc.
Owner/Applicant's Name – State of New Mexico

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 9, 2023.

BACKGROUND

402 Don Gaspar Ave. is a duplex residential structure that was constructed in the 1930s with hollow-core clay tile (penitentiary or "pen" tile) in the Bungalow style. It has Spanish-Pueblo Revival elements, including a stuccoed exterior, recessed bull-nosed openings, rounded corners, carved wooden corbels and exposed header beams on portals. A free-standing pen tile garage is located at the rear of the driveway. This and three similar residences on the 400 block of Don Gaspar Avenue are listed as significant to the Downtown and Eastside Historic District. The Historic Districts Review Board determined the status of these buildings in a hearing June 12, 2012 (see Case # H-12-017-A). At that meeting the HDRB designated the garage at 402 Don Gaspar Ave. as contributing. JenkinsGavin, Inc., agent for a State Capital Outlay Project (an executive office building) now requests a status review, with a request for these structures to be downgraded to non-contributing.



402 Don Gaspar Ave.

The original footprint of the building remains. A 1958 aerial photo illustrates that remnants of a neighborhood with a modified grid network remain. There is evidence that the area transformed as the need for space for different State government agencies grew. The subject building represents a remnant of the Anglo-American development pattern that has since been altered by the State Capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern, both on the border of the Don Gaspar area as well as in the Barrio del Analco. The building diverges from the single-family bungalow development to the south, and, as it was constructed after these bungalows, represents the growing need for apartments and smaller dwelling units to serve staff associated with the State Capitol. It is the only duplex among the four Don Gaspar Avenue casitas, and, uniquely, has entrance portals on both its east and west elevations.

The Staff recommends this building should retain its significant status. The Applicant has described these casitas on Don Gaspar as out of place with the streetscape requesting that a historic status downgrade to non-contributing be granted. This request for historic status review is part of a larger project with forthcoming requests that are subject to SFCC Section 14-5.2(M),

State Capital Outlay Projects, which states its purpose as, "Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures." The Staff believes the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. As the garage structure is not character-defining or unique in itself, staff recommends that it be downgraded to non-contributing.

This building has been poorly maintained since the designation of the structure as significant in 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (SFCC Section 14-5.2(B)).

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 duplex at 402 Don Gaspar Ave. be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, 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 "significant structure" is 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."

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 both the residence and the garage meet the definition of "contributing" structures.
11. The Board finds that the north and east façades are the primary elevations of the residence, with the features that define the character of the structure's architecture, and that the east façade of the garage has the features that define the character of its architecture and is the primary elevation of the garage.
12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the main house and the garage as contributing structures.
4. The Board designates the following elevations of the main house as the primary façades: the north and east elevations. The Board further designates the following elevation of the garage as the primary façade: the east elevation.

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-6706-HDRB
Address – 414 Don Gaspar Ave.
Agent's Name – JenkinsGavin, Inc.
Owner/Applicant's Name – State of New Mexico

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 9, 2023.

BACKGROUND

The single-family residence at 414 Don Gaspar Ave. is constructed of pentile with a stucco finish in the Territorial Revival style, with a floorplan typical of bungalows at the time. The building and the fireplace have brick coping. It is characterized by divided-lite windows, and two small windows flank the fireplace on the south elevation. It has a basement, and, on the south elevation, a porch with a small sitting area. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway, however, the associated garage has been demolished, leaving this as the only one of the four Don Gaspar casitas without a garage. This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. (A fourth bungalow, at 402 Don Gaspar Ave., is a duplex.) The original footprint of 414 Don Gaspar Ave. remains, minus the garage. As illustrated by the building's depiction on the 1930 Sanborn Map but not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.


414 Don Gaspar Ave.

This residence has a significant designation in the Downtown and Eastside Historic District. The Historic Districts Review Board determined the status of these casitas in a hearing June 12, 2012 (see Case # H-12-017-A). JenkinsGavin, Inc., agent for a State Capital Outlay Project (an executive office building) now requests a status review, with a request for this structure to be downgraded to non-contributing. The Applicant has described these casitas as out of place with the streetscape. The current request for status review is part of a larger project, with forthcoming requests subject to SFCC Section 14-5.2(M), State Capital Outlay Projects, which states as its purpose: "[T]o activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures."

The Historic Preservation Staff recommends that this building retain its significant status,

as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as a brick coping. The building also represents a remnant of the Anglo-American development pattern that has since been altered by the State Capitol Campus. This remnant shows how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco, and is a pertinent reminder of the history of the area and the past streetscape.

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 single-family structure at 414 Don Gaspar Ave. be maintained as significant, 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 "significant structure" is 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."

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.
11. The Board finds that the east and south façades are the primary elevations of the structure with the features that define the character of the structure'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 has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as a contributing structure.
4. The Board designates the following elevations of the structure as the primary façades: the east and south elevations.

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-6938-HDRB
Address – 613 Canyon Rd., Units C1 and C2
Agent's Name – Hoopes and Associates
Owner/Applicant's Name – Canyon Room Holdings

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 27, 2023.

BACKGROUND

613 Canyon Rd. is a property with three buildings, various accessory buildings and a vacant lot located in the Downtown and Eastside Historic District. A two-story gallery and apartment building is designated Building A, which is the southernmost structure and has street frontage on Canyon Road. Building B, also known as the Vigil Residence, is located at the northeast corner of the property. Building C-1 and C-2 (or the Duplex) is located centrally on the eastern edge of the property, directly south of Building B.

The focus of this request is for the Duplex, Building C-1/C-2. The Duplex is a 1,083-square-foot building constructed in the Spanish-Pueblo Revival style. Based on City Directories and a 1948 aerial photograph, the Duplex likely was built in the 1940s. Its distinguishing characteristics are the rounded and stepped parapets, the chimneys, and the portals. The building underwent some remodeling in 1984, which included a replacement of the historic wood windows, the addition of a door opening, and the addition of a portal to the northwest corner. In a 2018 status review (Case # H-18-084-A), the HDRB retained the contributing status of the duplex. At that hearing, both the east and west facades were designated as primary, which includes the spaces under the portals on the east elevation.

In 2021, in Case # 2020-1979-HDRB, as a remodel of the Duplex the Historic Districts Review Board approved replacing all windows with metal-clad replacements with divided lites, a small portal to be constructed on the south, matching that on the north elevation, stuccoing of the structure, and a small courtyard with CMU walls to a height of 5 feet 6 inches. During the interior work builders discovered a rotted wood floor joist and a non-code-conforming crawlspace. Both 35-square-foot entry portals on the east elevation have rotten wood which no longer supports the weight of the roofs and are now pitching forward, causing cracks in the wall between the portal and structure walls. This also causes the existing flashing and old asphalt roofs to be exposed. The canales also have rotted.

To address these issues, the Applicant proposed at this hearing the following exterior alterations:

1. Rebuild both entry portals with an additional new dark/rusty brown ribbed metal roofing. The portal's roof slope, parapet, latilla ceiling, beams, corbels, viga columns and

proportions will remain as currently seen. A metal gutter will be installed at wood fascia to match the metal roofing color.
2. Lower the interior floor by approximately 6", thereby lowering all four exterior door sills.
3. An interior floor slab will be installed approximately 6" lower than the existing floor. All door and window head heights and openings will remain as existing.
4. Re-roof entirely, concealing new roof-top HVAC units.
5. The old roofing will be replaced with a new pocket roof that will conceal ducted mini-split HVAC units. The new pocket roof will be covered with a tan-colored TPO roof membrane. New wooden roof canales will replace the existing deteriorated roof canales.
6. A condenser unit will be placed on the west elevation in the previously approved courtyard and will be screened by a 5'0" coyote fence.
7. Add a 12" high river rock wall creating planters to help with current drainage issues at the adjacent structure, Unit A.

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, related materials and information submitted by the Applicant for conformity with applicable SFCC requirements, and provided to the Board 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(D)(1)(a) and (D)(5)(b) to remove historic material and architectural features, and recommended a finding that all of the exception criteria have been met and that the application complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and Section 14-5.2(E), Downtown & Eastside Historic District Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 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 Sections 14-5.2(D)(1)(a), it is prohibited to remove historic materials that embody the status of a contributing building, and 14-5.2(D)(5)(b), architectural features on all facades of contributing structures shall be repaired rather than replaced, unless replacement is necessary.

9. The Applicant proposes to remodel the east elevation, a primary façade, by replacing wood elements in the portals and canales, and by re-roofing. The Staff determined that an exception to SFCC Sections 14-5.2(D)(1)(a) and (D)(5)(b) 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 removal and replacement of the wood elements in-kind will retain the appearance of the historic structure while providing stability to the structure for continued use;
    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 replacement of the wood elements of the portal is required to prevent further deterioration of the portal and damage to the main part of the house, which are safety concerns; 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 present condition of the portals makes this structure hazardous to its occupants, and restoration of the portals in-kind makes the structure habitable and preserves the unique character of the primary façade of the structure.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
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 Items # 2-3 and 6-7 as set forth in the Application, as recommended by Staff.
3. The Board recommends to the Governing Body of the City of Santa Fe that it approve Items 1 and 4-5, as recommended by Staff.
4. The Board recommends that the Governing Body grant the exception requested in the Application.

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-6970-HDRB
Address – 1518½ Cerro Gordo Rd.
Agent's Name – Ryan Allen
Owner/Applicant's Name – Tamara Acker

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 13, 2023.

BACKGROUND

1518½ Cerro Gordo Rd. is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The building was established as a single-story, two-bedroom in a vernacular style, characterized by multiple construction components. The original structure appears to have been a double-wide trailer placed on cinder or masonry blocks which appear at the ground level. The material of which the structure is built 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. A bedroom addition has been added on the east façade.

To this 1,746-square-foot house, the Applicant proposes to add a 228-square-foot portal and a 75-square-foot bedroom addition, bringing the total size of the house to 2,049 square feet. The proposed additions and remodeling work include:

1. Enlarge the existing bedroom by 75 square feet;
2. Repair existing flat roof over bedroom addition and carport;
3. Infill existing carport for office, storage and mechanical space;
4. Repair roof on original structure, and split and raise pitched roof to create a clerestory;
5. Add two new 2'x4' skylights where clerestory is added;
6. Add 228-square-foot portal on west and north elevations, with stained heavy timber and metal roof to match existing roof;
7. Add new gutters and downspouts;
8. Add new windows and doors, and replace the existing;
9. Interior bathroom and kitchen remodel;
10. Add a second bathroom (in bedroom enlargement);
11. Repair stucco and color coat with "El Rey" color;
12. Add new adobe exterior courtyard wall; and
13. Add new drainage pond to accommodate new portal and bedroom enlargement.

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 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.
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 Board finds that 50 percent or more of the structures have pitched roofs in the streetscape on which this property is situated, and that an exception to SFCC Section 14-5.2(D)(9)(d) is unnecessary.
7. The Board finds that the proposed windows on the west and south elevations closer than three feet to the corner of the respective façades are not publicly visible, and that exceptions to SFCC Section 14-5.2(E)(2)(b) are unnecessary.
8. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves Items # 1-8 and 11-13, as set forth in the Application, as recommended by Staff.
3. Board review and approval are not required for project Items # 9 and 10.

IT IS SO ORDERED ON THIS 12th DAY OF SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date

City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-6954-HDRB
Address – 578 W. San Francisco St.
Agent's Name – Marc Naktin
Owner/Applicant's Name – Edgar Villaescusa

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 13, 2023.

BACKGROUND

578 W. San Francisco St. is a single-family residence that was constructed in the Spanish-Pueblo Revival style in approximately 1940. The building featured rounded parapets and corners, and a northwest corner porch with carved corbels, exposed headers and a square support post. The porch entry was a wooden picket gate and a wooden picket baluster installed at the west side of the porch. The building is listed as contributing to the Westside-Guadalupe Historic District, and the north and west facades are designated as primary. A fire in the main residence over 20 years ago did extensive damage to the interior. In 2017, under HDRB Case # H-17-088, the Applicant had a status review where the status of the residence was maintained as contributing, despite its deteriorated condition and the damage from the fire. (The Board also designated a garage casita on the property, 578½ W. San Francisco St., as non-contributing. The garage casita is not the subject of this review.)

A river rock yard wall was built at this property at an unknown, but 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, from the yard wall corner along the east side of the driveway, has no historic status designation.

In 2018, under HDRB Case # H-17-088-B, the HDRB granted the Applicant approval to repair and renovate the structure by replacing the roof, windows and doors, building an 83-square-foot addition, and converting the garage to a casita. During the renovation, the roof of the main residence was removed. After removing the roof, the Applicant has done very little to protect the building from the elements. Without the roof, the walls began to crumble and deteriorate. Only portions of the walls remain standing. The Staff has warned the Applicant of the need to meet minimum maintenance standards for historic buildings, as required by SFCC Section 14-5.2(B). At this hearing the Applicant is requesting a downgrade of the status of contributing main structure to non-contributing, due to the lack of most of the original historic structure.

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 be maintained as contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures. Staff further recommended that the applicant submit updated drawings to illustrate the use of adobe to assure the historic character of the previous building is retained.
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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. 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.
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.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the contributing status of the main house structure and the north yard wall.

4. The Board makes no changes to the primary façade designation of the main house, leaving the north and west elevations as the primary façades.
5. The Board makes no changes to the primary façade designation of the rock yard wall, leaving the north elevation and the northwest corner as its primary façades.

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-6968-HDRB
Address – 529 E. Palace Ave.
Agent's Name – Lightfoot Inc.
Owner/Applicant's Name – Carolyn Lee

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 13, 2023.

BACKGROUND

The 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 built before 1910, consists of a one-and-a-half story 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 # 2023-6744-HDRB, heard by the board May 23, 2023, the Board voted to maintain the structure's historic status as contributing, and designated the south street-facing façade, the west-facing façade from the southwest corner north to the shingled addition, and the east-facing façade from the southernmost corner north to the shingled addition (façades F.1, F.2, and F.10), be designated as primary, excluding the non-historic south façade (F.1) dormers and door and excluding the non-historic west façade (F.2) stained glass windows.

The Applicant now proposes the following exterior alterations, all on the north, non-primary elevation:

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 dormer to the right of the existing window.
5) New brick patio.

FINDINGS OF FACT

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

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

in the Santa Fe City Code ("SFCC").

2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The Applicant clarified that, due to an inadvertent omission, an existing window on the east elevation does not appear in the architectural rendering for the existing east elevation, and that no window is to be added to or removed from an east-facing façade.
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 and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-6937-HDRB
Address – 404 Apodaca Hill
Agent's Name – Richard Van Sickle and Paige Webster
Owner/Applicant's Name – Richard Van Sickle and Paige Webster

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 25, 2023.

BACKGROUND

The structure at 404 Apodaca Hill is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The 1,431-square-foot, single-story Maria Apodaca Vigil House is constructed of adobe, and was built around 1933 in a vernacular style. It has a shallow, hipped roof, sheathed with corrugated metal panels visible from the east side, which appears to have been added to improve drainage. The historic main door of the original structure faces north and is the primary entrance. On the east elevation, prior to 1983, an entry and a porch was added, and an addition at the west elevation was built around 1987. These changes may indicate an attempt to reorient the primary entry to be more conducive to the automobile.

The home has textured stucco in a faded amarilla tone. In the 1983 Historic Cultural Properties Inventory, the roof is noted to have "slight shed pitch" in corrugated iron. The north-elevation porch has five, crumbling concrete steps. The door at the north entrance is a 3/4-glass door divided into nine lites; it does not appear to be historic. The door sidelights have five panes each. The ceiling of the recessed porch is supported by large vigas topped with wide boards. A heavy wood lintel runs above the opening. The lintel beam is carved with a repeating pattern of stars and circles. A non-historic plywood structure to the west end of the north façade shelters the stairs to the basement. Most of the existing windows appear to have been installed in the 1950s and are steel casement. The south elevation has two windows that appear to be older, wood 3-over-3 sash windows.

The north elevation, excluding the non-original elements (the steel casement windows and plywood stair covering), was designated the primary façade on June 13, 2023, under Case # 2023-6848-HDRB.

The Applicant now proposes the following exterior alterations:

1) Change the roof line by removing the existing roofs and the crumbling bond beam and constructing a new roof. The existing is a low-hipped, metal roof with a pitch less than 1/12, and, in the center, an older, flat shed roof of unknown materials. The new roof will be hipped, with a 3/12 pitch, clad in corrugated steel panels. The existing roof to the top of the pitch is 18'4" high; the new roof will be 18'10", where the maximum allowable height is 15'7". Exceptions are requested to Section 14-5.2(D)(9)(c)(ii)(B) to exceed the

maximum allowable pitched-roof 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 onto the neighboring lot.

2) Replace the roof on the west-side addition with a 3/12-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 south-facing door (see item # 5).
4) Replace all windows with aluminum-clad, divided-lite windows, painted white. This will include two 4/3 windows on the north elevation, and, on the east elevation, replace a 2/2 and a 2/3, and increase a 2/2 to a 3/2. On the south elevation, Applicant will remove a 2/3 wood sash window and infill the opening, remove the 4/4 steel casement window, install two 2/2 windows on either side of the fireplace, and replace 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 one-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 replaced with a 3/3 casement window.
5) Remove and infill the door on the south side of the 1980s 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-pitch, 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 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 north-side plywood structure over the exterior stairs to the basement and replace it with a 3'0" high stucco wall around the stairs.
12) Stucco the 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)(c)(ii)(B) 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.

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 a finding that all the exception criteria are met for SFCC Section 14-5.2(D)(9)(c)(ii)(B) to exceed the maximum allowable height, and for Section 14-5.2(D)(9)(d) to construct a pitched roof where one is not allowed. Staff recommended approval of the application as it 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 Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 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)(9)(c)(ii)(B), if the proposed building has a pitched roof, the ridge height of the proposed building shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the streetscape.
9. The Applicant proposes to exceed the maximum allowable height of 15'7". The Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(B) 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 six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) 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 recommendation that the Applicant has conclusively demonstrated 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 heights on this streetscape range from 12'4" to 23'3". The present height of this residence is 18'4" at the center of the existing pitch, and this modification will increase the height only 6";
    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 the bond beam of the existing roof is visibly crumbling and must

be removed, the present low pitch of the roof likely contributed to this condition, and the building is in danger of further deterioration as a result;

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: The structure is presently unoccupied and the new roof design would permit remodeling and reconfiguration of the house to facilitate its renewed occupancy;

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: This property slopes, which causes different heights on each elevation; the structure is unusually tall in proportion to its width, the lowest possible point of the roof is 14'6", and a pitch adequate to drain precipitation requires an exception to the height limit;

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 pitched, 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.

12. Under SFCC Section 14-5.2(D)(9)(d), pitched roofs on structures are limited to streetscapes with more than 50 percent pitched roofs.

13. The Applicant proposes to construct a pitched roof on the main residence and the new carport. The Staff determined that an exception to SFCC Section 14-5.2(D)(9)(d) would be required for approval of the Application, and the Applicant requested an exception.

14. 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.

15. 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 recommendation that the Applicant has conclusively demonstrated 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 house presently has a hipped, low-pitch roof and is consistent with the neighborhood and streetscape; the streetscape consists of 31 percent pitched roofs and a variety of roof styles;

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 the roof must be replaced and a replacement pitched roof will be better at keeping water off the original adobe structure, which will help it avoid deterioration;

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: The structure is presently unoccupied and the new roof design would permit remodeling and reconfiguration of the house to facilitate its renewed occupancy;

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 structure is unusually tall in proportion to its width, to lower the roof would require the removal of historic material, and to have a roof which overhangs the wall makes the structure appear wider and more proportionate, which necessitates a pitched roof;
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 proposed higher pitch is not a significant departure from the existing pitch, it will continue to blend in with the neighborhood and it preserves the existing character of the building.

16. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
17. 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 the proposed exterior appearance recommended by the Board be made, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
18. 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.
19. 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 # 1-13 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    a. the Applicant shall consult with the Staff for approval of colors and finishes before seeking a permit;
    b. the existing concrete window sills on all elevations, and on the north, primary façade the beam over the porch and the door sidelites shall not be removed.
3. The Board grants the exceptions requested in the Application.

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2023-7058-HDRB
Address – 213 Washington Ave.
Agent's Name – Thom Ortiz Design LLC and Martinez Architecture Studio PC
Owner/Applicant's Name – KGC Hospitality LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 25, 2023.

BACKGROUND

The commercial property at 213 Washington Ave. is listed as non-contributing to the Downtown and Eastside Historic District and was constructed after 1975 as a restaurant. The structure originally was built to have a vernacular architectural appearance and featured a full wall of windows on the west elevation with a rounded corner that leads to the entryway set back from the west 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 five feet.

An addition to the southeast portion of the building was built 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.

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 under the portal. The new owners are currently in negotiations with the City for this agreement, which must be in place before permits are issued. The City Property Manager has been contacted regarding the remodel of the portal and has no concerns with the scope of work.

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 four windows with shutters on the west elevation. The shutters will be removed, and two additional divided-lite 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 recessed portion of the wall is currently a single door with 1/5 side-lite windows on either side. This will be replaced with two solid, decorative wood doors.
3) Two existing windows on the west elevation of the 2000-era 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 (14½" x 17½").

4) Create a new opening on the original south façade and place a door to enter the proposed outdoor dining area from the entry vestibule. The door will be divided lite, divided into 24" diagonal dimension glass lites (13½" x 21"). A header will be installed to match the headers above the main entrance and the portal.
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, and divided into 20" diagonal dimension glass lites (12½" x 14¼"). A header will be installed to match the headers above the main entrance and the portal.
6) New gas and electric meters will be moved farther east on the northern wall to replace those that will be moved from their present location where the new 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 been determined and Staff must approve them prior to application for a building permit.
11) Remove and infill two 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 dark bronze.
14) All wood stain is a custom medium brown color. A sample color was provided.
15) The existing rooftop mechanical units will remain and will be repaired as necessary.

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 found 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 # 1-15 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    a. A parking agreement shall be approved by the City's Current Planning Team and the City's ADA Officer prior to the issuance of the construction permits.

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 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 Date
Assistant City Attorney

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

Case # 2023-6969-HDRB
Address – 1249 Cerro Gordo Rd.
Agent's Name – Paul Ludick
Owner/Applicant's Name – Same

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 25, 2023.

BACKGROUND

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 addition in the early 1970s, drastically changing the original look of the house. More recent elements include a low stucco wall and planters.

This residence is in the Downtown and Eastside Historic District and the status is non-contributing. The status was reviewed April 11, 2023, in Case # 2023-6553-HDRB. The Board agreed with the Staff recommendation that the historic status of the structure be maintained as non-contributing.

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 semicircular Sewing Room, while influenced by the hand-built movement, is simply an appendage installed on an older building. Much of the home's construction is rough, and in poor condition. The residence is accessed via a private road off Cerro Gordo Road, and only a portion of the south elevation is visible from the Cerro Gordo Road right of way.

The Applicant proposes the following renovation treatments:

1) Replace all current double-hung aluminum windows with multi-pane, historically appropriate, divided-lite windows, and make 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" diagonally.
3) Open the western infilled portion of the south portal and install a new door on the façade under the portal.
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 the maximum allowable

height is 14’0”.

7) On the east façade add a new arched entrance to the interior courtyard, remove a door and replace it with a 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 allowable height is 14’0”.

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 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 specific 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 #1-10 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    - The windows shall be inset from the plane of the exterior walls creating deep reveals wherever possible.
    - All corners of reveals will be rounded.
    - The Applicant shall adjust the color of the proposed near-black windows to a lighter shade, as approved by the Staff.
    - The drawings shall be reviewed and revised if necessary to indicate consistent heights on all elevations adjacent to the garage.

IT IS SO ORDERED ON THIS 12th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

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Case # 2023-007164-HDRB

Address: 717-B West Manhattan Ave.
Historic Status: New Construction
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may find that they have not upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

717-B West Manhattan Ave. is a vacant lot directly north of 717-A West Manhattan Ave. 717-A is contributing to the Westside-Guadalupe Historic District, dates to 1928, adobe, and is characterized by a hipped roof with dormers. The entrance porch also has a hipped roof.

The applicant proposes the following:
Construct a 2,547 sq. ft. additional dwelling to a height of 14'-6" where the maximum allowable is 14'-6", and a detached carport to a height of 11'-8". Exception is requested to 14-5.2(D)(9)(d) for a pitched roof where one is not permitted.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 15-5.2(D)(9)(d)] Staff request an exception for pitched roof where one is not allowed.

(i) *Do not damage the character of the district*
Applicant Response:
The proposed pitched roof will have a minimal impact on the streetscape since it is situated behind an existing cottage/bungalow, dating from 1928, which itself has a hipped roof. Moreover, there are pitched roofs (both gable and hipped) on many of the houses on the adjacent streetscape. Seven out of nineteen houses, or 37%, have sloped roofs (the streetscape considered was 300' to the west and up to the intersection on the east).
The existing bungalow dates from 1928 and has the historical status of Contributing. The pitched roof on this house is a strong feature of its architectural character, particularly on the street side, where it presents a central dormer window and a full-width portal also lying under the hipped roof. The proposed new residence and adjoining carport is designed to be stylistically compatible with the existing cottage/bungalow while also reinforcing the authenticity of the neighborhood, an eclectic mix of small-scale housing. The gently pitched roof (2 ½ in 12) harmonizes with the bungalow at the front of the site. The use of traditional building methods and forms (pitched metal roof and solid adobe walls) places the proposed structures firmly within the Northern New Mexico tradition.
The proposed pitched-roof addition will be entirely concealed from street view except for a narrow view corridor from the driveway entrance. The residential portion is 117' from the curb and the detached carport (a traditional shed roof) is 91' from the curb.
As mentioned, Manhattan Avenue and the surrounding neighborhood has a higher than typical number of pitched roofs. These include the house directly in front of 717, two of the three houses to the east (on the same side of the street), five of eleven houses to the west (on the same side of the street), and three of seven across the street. Moreover, two nearby streets (Amado and Alarid) each have three pitched-roof homes in a row.
Generally, the pitched roofs are found on the smaller, older homes, and in this sense the pitched-roof homes present another facet of traditional northern New Mexico architecture, particularly in comparison to the more recent flat-roofed condominium developments nearby. At the level of architectural style, our client wishes to add to these small and unassuming residences which lend the neighborhood much of its character and charm. The use of adobe construction further reinforces the historic character and authenticity of the neighborhood.

Staff Response: Staff feels that this meets the criterion.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: A well-crafted standing seam metal roof requires virtually no maintenance work for decades, as is commonly known. A flat roof, by contrast, must be replaced periodically (every 15-20 years, depending on quality), and is prone to leaks. The owner, a single woman in her early sixties, would like to guarantee her future peace of mind by making sensible decisions in the present that help her avoid unnecessary major home maintenance and repair issues in the longer term. Having little familiarity with construction, and therefore somewhat more vulnerable in this respect, she would prefer to avoid the risk and upheaval of regular major roof work and replacements in her later years.

Staff Response: Staff feels that this meets the criterion.

(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 neighborhood is already quite diverse, in terms of architectural styles, and it has a mix of single family, condominiums, and retail. By building her own residence on the rear of the lot, Ms. Smith frees up the existing house in front to be rented, thus increasing the available dwellings in the area. Minimizing future roof maintenance via the use of a pitched metal roof will reduce the overall cost of property upkeep. One could reasonably expect that the future renters of existing bungalow/cottage would benefit from this fact, whether it be in terms of lower rents, more financial resources directed to the upkeep of the bungalow and/or the entire shared property. All of these outcomes would benefit the future renter of the existing house.

Staff Response: Staff feels that this meets the criterion.

(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: There are two things that make this lot special with regard to its context. First, it is unique in having developable land to the rear of an existing pitched roof structure. Since the lot already presents a pitched roof to the street, the proposed exception has very little impact on the streetscape, if any. The second condition is that the owner has chosen to build this new residence with traditional adobe block exterior walls. It is commonly accepted that the best practice for adobe walls is to use a pitched metal roof. It better protects the walls from rain and snowmelt because it deflects water away from the walls, sheltering them with overhanging eaves.

Staff Response: Staff feels that this meets the criterion.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant
Applicant Response: In granting the request for this exception for a pitched roof, it is important to consider the architectural character of the streetscape and neighborhood. West Manhattan Avenue and the entire Westside-Guadalupe Historic Neighborhood are somewhat different

from other designated areas in the City in that they already have a high proportion of pitched roofs, as discussed in response 1 above.
At the level of the individual project, the choice of adobe exterior walls is a special condition which, while it may be the owner's personal preference, is fully consistent with one of the Santa Fe most revered traditions—one to which the city owes much of its renowned charm and unique status.

Staff Response: Under 15-5.2(D)(9)(d) "If the determined streetscape includes over fifty percent buildings with pitched roofs, the proposed building may have a pitched roof." Although this criterion is not met Staff feels this meets the intent of enlivening the streetscape and is appropriate and compatible with the adjacent contributing building.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Applicant Response: A pitched roof has all the advantages mentioned in questions 1-5. It has the "least negative" (that is, most positive) impact stylistically, since the neighborhood already has a high proportion of pitched roofs, with many of these being on the older, smaller buildings. A flat roof is likely to be more stylistically at odds with the existing 1928 bungalow. Additionally, a pitched roof is more positive/least negative in terms of hardship: it will result in lower long-term maintenance costs and risks, just when the owner is in her later years. A flat roof would be contrary to best construction practices given that the proposed structure is to be built of adobe. All these advantages—savings on maintenance, suitability to neighborhood and site, and better protection of the adobe walls—will be passed on to all future owners, in perpetuity. It thus benefits future residents of Santa Fe as well as the present owner.

Staff Response: Staff feels this criterion has been met.

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(I) Westside-Guadalupe Historic District

(1) District Standards

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

(a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;
(ii) setting back from the edge of the roof;
(iii) framing the collector with wood;
(iv) in the case of pitched roofs, by integrating the collector into the pitch;
(v) in the case of ground solar collectors by a wall or vegetation;
(vi) in the case of wall collectors, by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure.

Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of

unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;

(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

IDENTIFICATION

ADDRESS: *717 W. MANHATTAN AVENUE*

OLD ID NUMBER: *051613667*

SANTA FE ID NUMBER: *25960*

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION: *TNSP 17 N RANGE 9 E SEC 23 SE 1/4 SE 1/4*

BUILDING NAME: *NONE*

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

1930 ESTIMATE *CITY DIRECTORY*

BY 1928 ACTUAL

BUILDING DATA

ARCHITECTURAL STYLE: *VERNACULAR*

USE:

HISTORIC: *RESIDENTIAL*

PRESENT: *RESIDENTIAL*

SURROUNDINGS:
RESIDENTIAL NEIGHBORHOOD

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE?
PORTABLE METAL SHED

IF INVENTORIED, LIST ID NUMBER(S)

17021 (?)

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: *APPEARS TO HAVE ADDITION AT REAR*

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

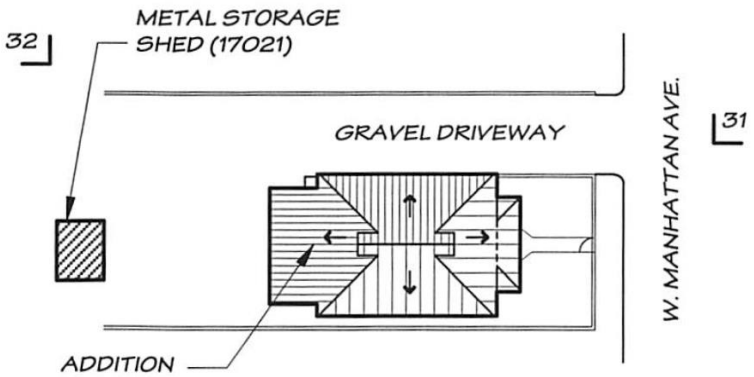
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



N 1" = 40'-0"
0 10 20

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: *WESTSIDE-GUADALUPE* HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED *8/13/98* BY *BBS*

SPEARS ARCHITECTS A.I.A.

NEGATIVES WITH NMHPD ROLL # *SPEARS-5* NEG # *31* TO *32*

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	HIPPED ROOF ,TAN ASPHALT SHINGLES, RAFTER TAILS PAINTED WHITE	
BUILDING WALLS	ADOBE WITH PINKISH-BROWN STUCCO WITH SAND FLOAT FINISH	
FOUNDATIONS	NOT VISIBLE	APPROX. HEIGHT (FT.) 14'-0" ±
DOORS	FRONT DOORS ARE STAINED WOOD, 9-LITE W ITH SOLID PANEL BELOW. ALUMINUM STORM DOORS PAINTED WHITE.	
WINDOWS	6 OVER 1 DOUBLE HUNG PAINTED WHITE AND 6/6 DH PAINTED WHITE. WINDOWS ARE RECESSED. NO SEPARATE SILL.	
PORCHES OR PORTALES	STUCCOED COLUMNS, HIP ROOF WITH SAME SHINGLES AS HOUSE. WOOD LINTEL AND RAFTER TAILS PAINTED WHITE. PANEL SOFFIT PAINTED WHITE. CONCRETE FLOOR.	
ARCHITECTURAL DETAILS	GABLE ROOFED DORMERS WITH FIXED CASEMENT WINDOW 3W2H PAINTED WHITE	
FENCES/WALLS	4' HIGH CHAIN LINK FENCE.	
SITE FEATURES	FRONT YARD NICELY LANDSCAPED. PORTABLE METAL BUILDING AT REAR	
OTHER/ COMMENTS	HOUSE IS A DUPLEX -717A AND 717B. REAR OF HOUSE HAS ALUMINUM SLIDERS AND FLUSH WOOD DOOR. APPEARS TO BE A RECENT ADDITION.	

ADDITIONAL PHOTOGRAPHS



SURVEYED 8/13/98 BY BBS

SPEARS ARCHITECTS A.I.A.

717 W. MANHATTAN AVENUE

H2596

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8/1/85 by HMW	county SANTA FE	ID no. 051613667
field map SFHD # 7	number 667	UTM reference zone 12 13 easting	northing

location description: 717 W. MANHATTAN

city/town: SANTA FE

land grant/reservation:

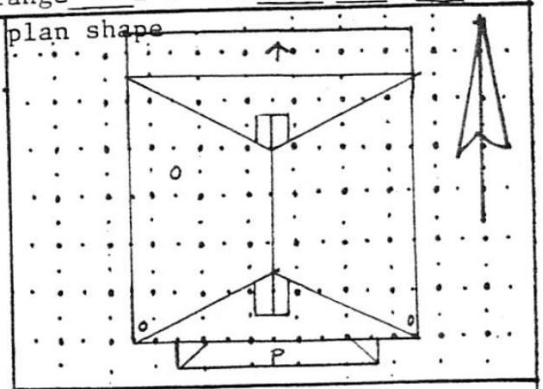
building name:

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

film roll by HMW no. SFHD 14 | negative nos. 9 | loc. of neg. HPB



plan shape



date of construction: 1912-27 estimate ___ actual

source:

use
present: residential
other: DUPLEX
historic: residential
other: SGL FAM.

condition
___ excellent ___ x good
___ fair ___ deteriorating

degree of remodeling
x minor ___ moderate ___ major
describe:

style: HIPPED COTTAGE / BUNG.

foundation material: UNK (CONC?)

wall material/surface: ADOBE / STUCCO.

architectural features
ASP. SHNGL'D HIP RF W/ LOW PITCH GABLE DORMERS W/ SGL 6-LIGHT WD. WDWS. EXP'D RAFTERS NO FASCIA.
6/6, 6/1 D.H. WD. WDWS FRONT & EAST; WEST SIDE WDWS ALTERED TO 1/1 SLID. WD & 1 WD CASM'T / 1 PIX / 1 WD CASM'T GROUP. 2 9-LIGHT SGL. LEAF WD DOORS @ FRONT.
REAR SHED ADD: 1/1 SLID. ALUM WDWS, NEW SGL. LEAF DOOR.
PORCH: 3 STUCCO'D PIERS CARRY WD LINTEL W/ EXP'D RAFTERS

comments: HIP RF. NOTABLE MTL. GATE POSTS.

surroundings: RESIDENTIAL

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

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

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted:

Property Owner of Record: Robin Smith

Applicant/Agent Name: Andrew Lyons

Contact Person Phone Number: (505) 982-7999

Site Address: 717 West Manhattan

Proposed Construction Description: New Residence & Carport (detached)

TOTAL ROOF AREA:

Zoning District: R-2.1

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

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

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

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

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

Terrain: ☐ 30% slopes

Lot Coverage: 45.2%
☑ Open Space Required: 1,101 s.f.

Setbacks:
Proposed Front: 86' Minimum: 7'
2nd Front?
Proposed Rear: 5' Minimum: 5'
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 14'-6"
Maximum Height: 24' or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible N/A
Minimum: 4

Bicycle Parking:**
Proposed: Minimum: N/A
** 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.

Andrew Lyons [☐OWNER ☑APPLICANT ☑AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE 27 April, 2023
DATE

To Be Completed By City Staff: 2023-006835-PAR

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

Zoning Approval:
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: Please provide letter of permission from Condominium Association for proposed construction at permit submittal

REVIEWER: Stefanie Perea **DATE:** 5/12/23

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

Revised 20 November 2020

Andrew Lyons Design
PO Box 8858
Santa Fe, New Mexico 87504
(505) 982-7999
andrew@andrewlyonsdesign.com

Friday, May 12, 2023

Historic Districts Review Board
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: New Residence and Detached Carport at 717 West Manhattan

Dear Board Members,

Attached you will find our submittal on behalf of the owner, Robin Smith, for the proposed new residence and detached carport to be built at 717 West Manhattan.

There currently exists on the property a 1,296 heated square foot (s.f.) cottage/bungalow structure with a hipped roof that contains two small dormers. A portal runs along most of the south (street) side of the structure, the roof integrates into the roof hip laying over the heated space and is supported on the outer edge by a pair of stucco columns. An addition to the rear of the structure appears to have been added at some point in the past.

In the Historic Building Inventory documentation provided by the City, the existing residence is listed as being constructed by 1928 and it is listed as Contributing.

The proposed new residence is to be built of 10” adobe walls and a gable roof, with a small entry portal located in the southeast corner. In this fashion, the new residence will appear similar to many existing bungalow-style residences located throughout the Westside-Guadalupe Historic District, and more specifically along the length of West Manhattan.

The proposed new residence consists of 2,372 heated s.f., the southeast entry portal is 77 s.f. in size, while the west-facing roofed alcove just off the living room adds another 98 s.f. The total proposed roofed area for the structure is 2,547 square feet.

The overall dimensions of the new residence are 75'-4" by 37'-4". The building site is quite flat and the proposed maximum height is 14'-6" from finish/existing grade, thereby matching the maximum allowable height (at street side) of 14'-6" as calculated by Historic staff in 2022.

The new structure is to be stuccoed with a cementitious material that matches the existing residence, El Rey 'Buckskin'.

All windows in the structure are to be aluminum-clad wood units, they are all casements except for a pair of double-hung units that are situated under the entry portal. Additionally, there are window + door combination units planned for exterior access in the master bedroom and the guest quarters, these assemblies will also be aluminum clad wood-frame units. These windows and doors will have true divided lights with patterns as indicated on the elevations and all units will be supplied by Sierra Pacific with the 'Forest Green 049' cladding color.

The accordion door located on the west side of the living room is also a Sierra Pacific wood-framed product with 'Forest Green 049' aluminum cladding. There are to be no muntins, as shown on the attached west elevation.

The front entry door and sidelight assembly consists of Sierra Pacific aluminum-clad wood & glass units, color is to be 'Forest Green 049', muntin pattern is as shown on the attached east elevation.

Exterior treatment for all windows and exterior doors will be a stucco bullnose return to window and door frames.

The standing seam metal roof is to consist of Central States Manufacturing's 16" wide Central-Snap panels in 'Evergreen' color.

All exposed exterior wood, including at the entry portal on the south end of the building as well as all roof overhangs & eaves, is to be treated with Penofin's Verde 'Mahogany' stain.

All flashing at the edge of roof overhangs, and all gutters & downspouts, are to be painted green to match the standing seam metal roofing's 'Evergreen' color.

The floors of the entry portal and the living room alcove are to be sealed concrete.

The single skylight planned for the structure will be a flat Velux unit that is deck-mounted for minimal projection from the surface of the metal roof. No HVAC equipment will be located on the roof, however a ground-mounted mini-split system condenser will be located near the northwest corner of the structure. There are currently no plans for the installation of solar panels on this project.

Situated just to the south of the new residence is a proposed new detached carport. The tallest point of the shed-style carport is several feet lower than the new residence, with a maximum height of approximately 11’-8”.

The carport will be roofed with the same standing seam metal panels as the new residence, Central States Manufacturing’s 16” wide Central-Snap panels in ‘Evergreen’ color, and all exposed wood will be treated with Penofin’s ‘Mahogany’ stain. Roof edge flashing will be painted green to match the ‘Evergreen’ of the metal roofing panels.

As of yet, there have been no plans made for hardscaped outdoor living areas nor landscaping but everything will be tastefully done once HDRB approval for the two proposed structures is gained and the project moves forward. We request that the owner and ALD be allowed to work with HPD staff for administrative approval for the proposed landscaping plan once the two proposed new structures are approved.

Please don’t hesitate to contact us if you should have any questions or require additional information.

On behalf of Robin Smith, we thank you in advance for your time and consideration.

Sincerely,

Andrew Lyons

Andrew Lyons

Cc: Robin Smith

Attachments

A NEW RESIDENCE AT (717 WEST MANHATTAN AVE, SANTA FE NM, 87505

VICINITY MAP



GENERAL NOTES

CODE INFORMATION

ZONING:	R2
HISTORIC DISTRICT:	WESTSIDE-GUADALUPE HISTORIC DISTRICT
OCCUPANCY:	R-3 SINGLE FAMILY
CONSTRUCTION TYPE:	VB

BUILDING SIZE:

	EXISTING RESIDENCE	NEW RESIDENCE	NEW TOTALS
HEATED:	1,298 SF	2,372 SF	3,670 SF
PORTALS:			
DETACHED CARPORT:	162 SF	175 SF	337 SF
		324 SF	324 SF
TOTAL HEATED:	1,298 SF	2,372 SF	3,670 SF
TOTAL ROOFED:	1,460 SF	2,871 SF	4,331 SF

SETBACKS:	SIDES & REAR: 5' • *(PER RM1 CONDOMINIUM DECLARATION)*
MAX. HEIGHT:	ALL STREET: 14' - 11" (PER HISTORIC CALCS) • *14' - 6"* 14' - 6" (PER *actual* HISTORIC CALCS)
LOT SIZE:	REAR: 0.22 ACRES (9,586 SF)
MAX LOT COVERAGE:	40% **55%** IF PRIVATE OPEN SPACE PROVIDED • *45.2% proposed, private open space provided*
PARKING:	2 COVERED SPACES FOR NEW RESIDENCE 2 SPACES FOR EXISTING RESIDENCE

DRAWING INDEX

SHEET #	NAME
T-1	TITLE SHEET
C-1	SITE PLAN
A-1	FLOOR PLAN
A-2	HOUSE ELEVATIONS
2.2	CARPORT PLAN & ELEVATIONS

PROJECT CONTACTS

OWNER:
ROBIN SMITH

DESIGNER
ANDREW LYONS DESIGN
PO BOX 8858
SANTA FE
NEW MEXICO
87504-8858
(505) 982-7999
andrew@andrewlyonsdesign.com

ANDREW LYONS DESIGN
PO BOX 8858
SANTA FE
NEW MEXICO 87504
ph: 505 - 982 - 7999
andrew@andrewlyonsdesign.com

A NEW RESIDENCE AT
AT
717 WEST MANHATTAN AVE
SANTA FE NEW MEXICO

DATE 5-11-2023

REVISIONS

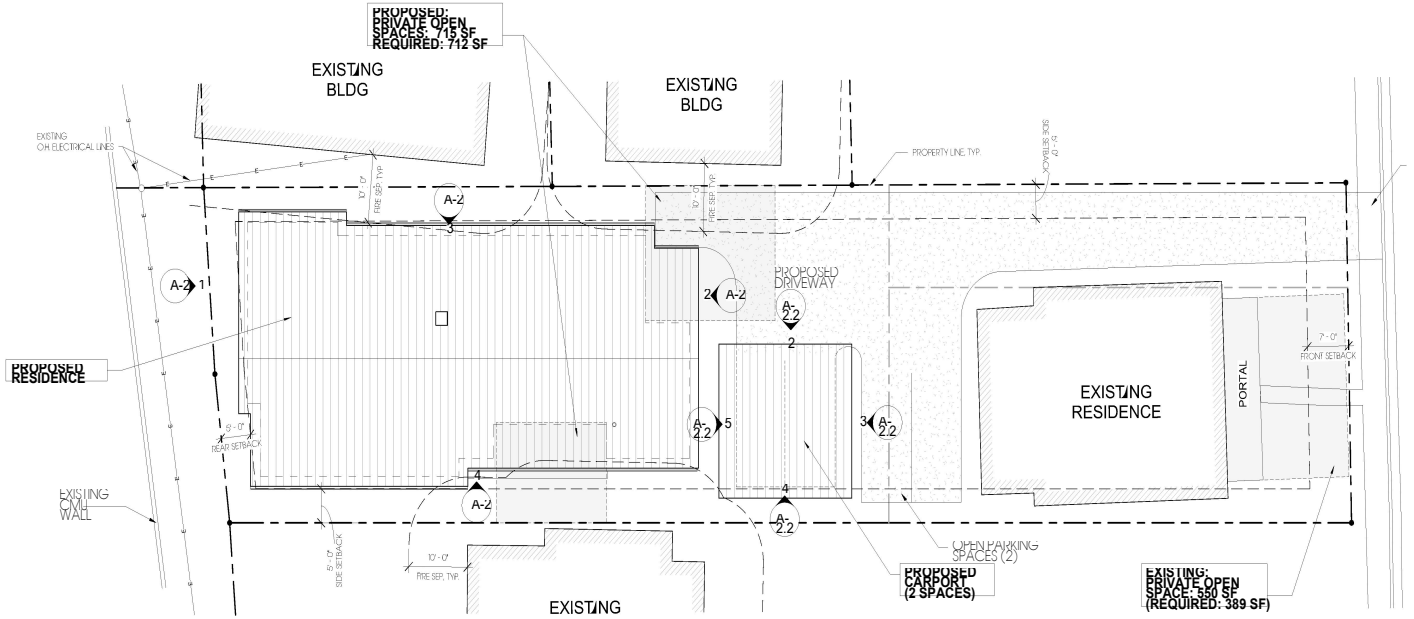
No.	Description	Date

SHEET TITLE TITLE SHEET

SHEET T-1

SCALE

LOT COVERAGE	
LOT SIZE:	5,586 SF
EXISTING TOTAL ROOFED:	1,460 SF
EXISTING LOT COVERAGE:	26.1%
PROPOSED NEW ROOFED:	1,121 SF
PROPOSED FINAL LOTCOVERAGE:	45.2%



1 SITE PLAN
1" = 10'-0"

0' 5' 10' 20' 40'

PROJECT NORTH

TRUE NORTH

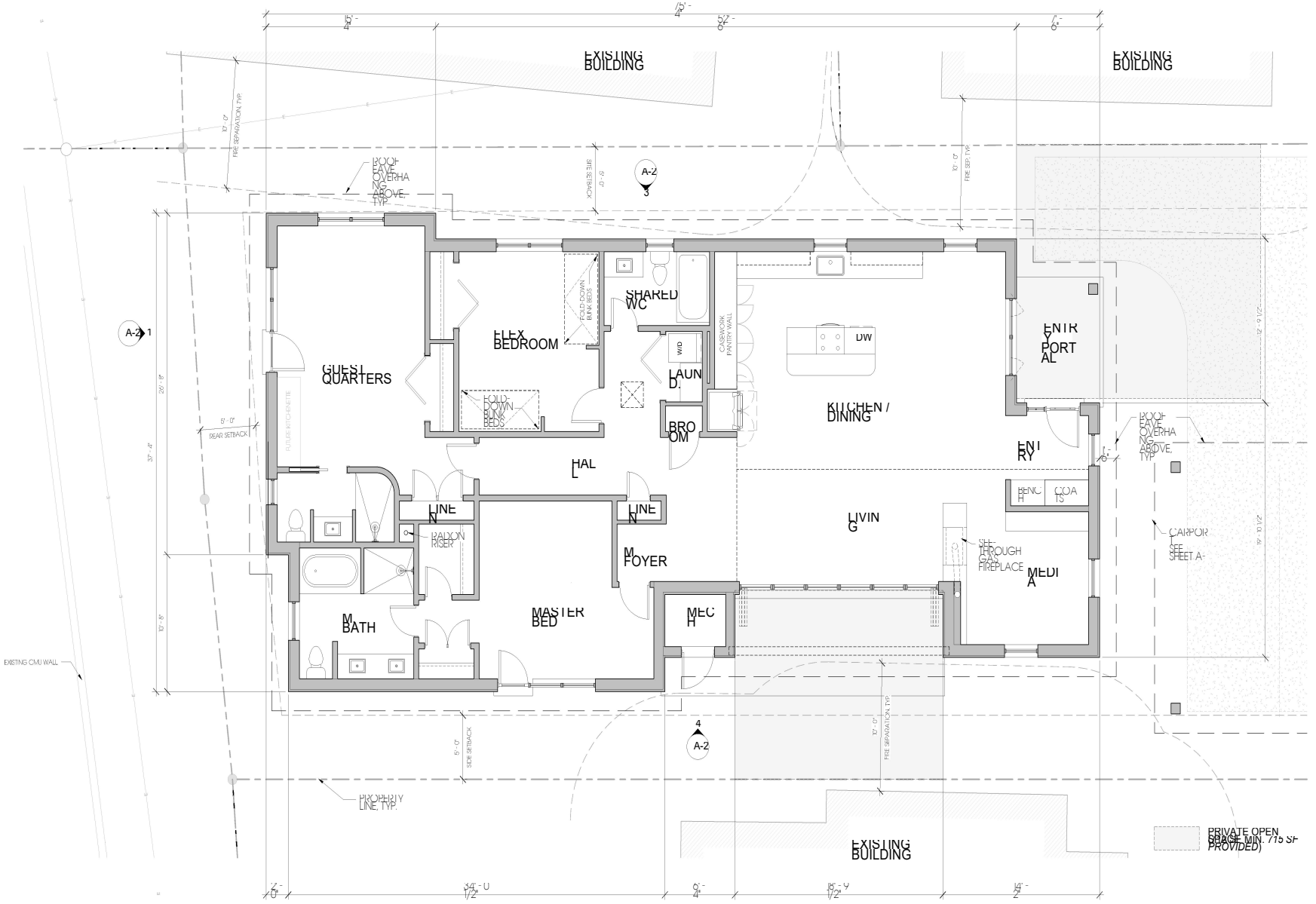
DATE 5-11-2023

REVISIONS
No. Description Date

SHEET TITLE SITE PLAN

SHEET

SCALE As indicated



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

0' 5' 10' 20' 40'

PROJECT NORTH

TRUE NORTH

DATE 5-11-2023

REVISION NO. Description Date

SHEET TITLE FLOOR PLAN

SHEET A-1

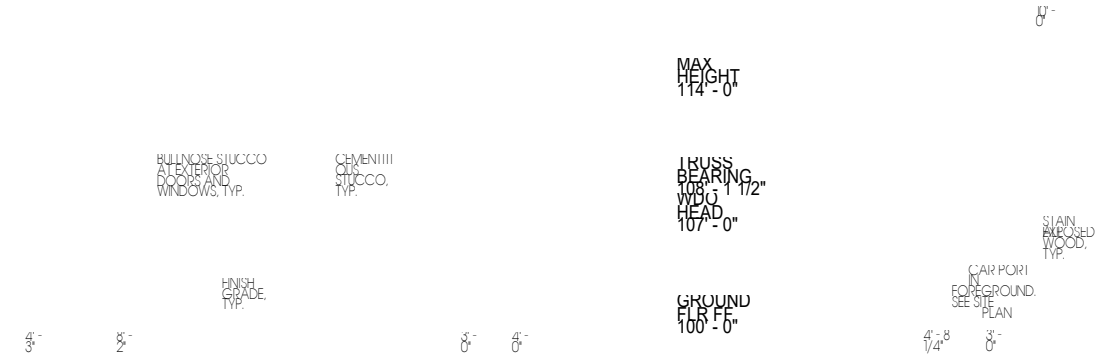
SCALE 1/4" = 1'-0"

EXTERIOR MATERIAL & COLOR LEGEND

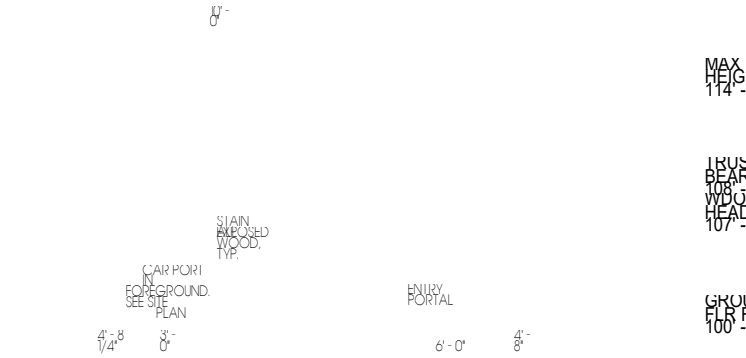
METAL ROOF, TRIM & GUTTERS: VALSPAR FLUROPON "EVERGREEN"

STUCCO FINISH "BUCKSKIN"

STAINED WOOD: PENOFIN "MAHOGANY"



1 NORTH ELEVATION
1/4" = 1'-0"



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



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



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

DATE 5-11-2023

REVISIONS

No.	Description	Date

SHEET TITLE HOUSE ELEVATIONS

SHEET

A-2

SCALE 1/4" = 1'-0"

0' 1' 4' 8' 16'

CARPORT EXTERIOR MATERIAL & COLOR LEGEND

METAL ROOF, TRIM & GUTTERS: VALSPAR FLUROPON "EVERGREEN"

STAINED WOOD: PENOFIN "MAHOGANY"

STANDING SEAM METAL ROOFING, TYP.

PAINTED METAL FLASHING AT ROOF EDGE, TYP.

STAIN ALL EXPOSED WOOD, TYP.

A-2.2

2

8'-

10 X 10 POST, TYPICAL

EXTENTS OF ROOF OVERHANG ABOVE

10 X 14 BEAMS ABOVE

5 CARPORT NORTH
1/4" = 1'-0"

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

A-2.2 5

3 A-2.2

PAINTED METAL FLASHING AT ROOF EDGE, TYP.

STAIN ALL EXPOSED WOOD, TYP.

4

A-2.2

6'-

TYP.

1 CARPORT PLAN
1/4" = 1'-0"

3 CARPORT SOUTH
1/4" = 1'-0"

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

DATE 5-11-2023

REVISIONS

No.	Description	Date

SHEET TITLE CARPORT PLAN & ELEVATIONS

SHEET A-2.2

SCALE 1/4" = 1'-0"

PHOTO EXHIBIT FOR HISTORIC DISTRICT REVIEW BOARD

717 W. MANHATTAN AVE

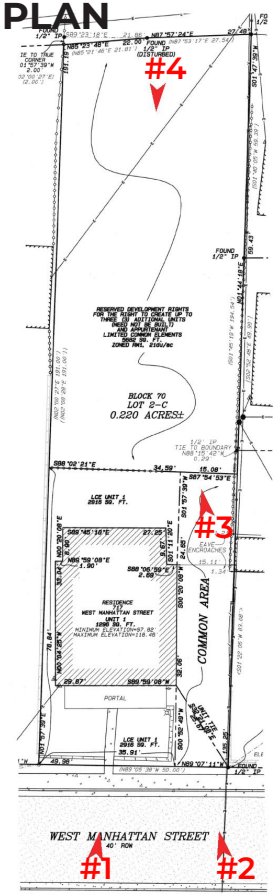
OWNER: ROBIN SMITH

AGENT/DESIGNER: ANDREW LYONS & RAJAH BOSE

Andrew Lyons
Design
PO Box 8858
Salt Lake City
Utah 84110
www.andrewlyonsdesign.com

717 W. MANHATTAN AVE

PHOTO KEY PLAN











717 W. MANHATTAN AVE

Andrew Lyons Design
PO Box 8858
Santa Fe, New Mexico 87504
www.andrewlyonsdesign.com

PHOTO #1



FRONT OF EXISTING HOUSE. TAKEN FROM MANHATTAN AVE.

717 W. MANHATTAN AVE

Andrew Lyons Design
PO Box 8858
Santa Fe, New Mexico 87504
www.andrewlyonsdesign.com

PHOTO #2



EXISTING HOUSE & EXISTING DRIVEWAY ON RIGHT SIDE

717 W. MANHATTAN AVE

Andrew Lyons Design
PO Box 8858
Santa Fe, New Mexico 87504
www.andrewlyonsdesign.com

PHOTO #3



APPROACHING VACANT LOT, LOOKING NORTH TOWARDS END OF PROPERTY

717 W. MANHATTAN AVE

Andrew Lyons Design
PO Box 8858
Santa Fe, New Mexico 87504
www.andrewlyonsdesign.com

PHOTO #4



VACANT LOT, LOOKING SOUTH TOWARDS EXIST. HOUSE & MANHATTAN AVE.

Andrew Lyons Design
PO Box 8858
Santa Fe, New Mexico 87504
www.andrewlyonsdesign.com

717 W. MANHATTAN AVE

COLOR & MATERIAL SWATCH BOARD



STUCCO:
BUCKS KIN



METAL ROOF COMPONENTS:
CAMPAIGN TROPON "EVERGREEN"



WINDOW & PATIO DOOR CLADDING:
DEPARTMENT OF FOREST GREEN 049



ALL EXPOSED EXT. WOOD:
PENOFIN STAIN: CLASSIC MAHOGANY



ENTRY DOOR CLADDING:
CLEARPACIFIC: FOREST GREEN 049



EAVES, ROOF TRIM:
PENOFIN STAIN: CLASSIC MAHOGANY



EXTERIOR LIGHTING:
CORTEN STEEL



DRIVEWAY GRAVEL:
SPRAYLE BROWN

717 W. MANHATTAN AVE

Andrew Lyons Design
PO Box 8858
Salt Lake City
Utah 84108
www.andrewlyonsdesign.com

717 West Manhattan Street (rear) Height Calculation



Total: 362.9
Count: 29
Average: 12.5
Maximum Allowable Height: 14' 6"

DAR
10.13.04

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

N
W E
S


AGUA FRIA ST
IRVINE ST
ROMERO ST
AMADO ST
W MANHATTAN AVE
MANHATTAN AVE
MARKET ST
ALARID ST
MONTEZ PL
ADOLFO ST
CAMINO DE LA FAMILIA
717 W. MANHATTAN
PITCH CALCULATION
P = PITCHED
F = FLAT
29 BUILDINGS
8 PITCHED
(26%)

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-007258-HDRB

Address: 54 Lincoln Ave
Historic Status: N/A
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Outdoor Dining Lease

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The structure at 54 Lincoln Avenue has been serving as an outdoor dining area for the Plaza Café since the emergency actions during the Covid-19 pandemic allowed the construction of outdoor dining patios, which at that time were considered temporary. The aim was to support restaurants during difficult economic times. The outdoor dining areas have been successful, and many restaurants want to continue to offer outdoor dining to patrons.

Recently the outdoor dining area of the subject establishment was expanded as approved under a lease granted by Public Works (that included the original area as well as the new area). The expansion highlighted the need for review across many departments and a multi-disciplinary team has been created to begin development of a formal outdoor dining ordinance.

The applicant proposes the following exterior alterations for 54 Lincoln Ave:

1) Two outdoor dining areas located in the Lincoln Avenue right-of-way in front of the Plaza Restaurant. The outdoor dining areas total approximately 1,018 square feet.
2) The outdoor dining areas are enclosed with wood railings and are ornamented with flower pots;
3) The total height of Dining Area #1 is 7'1" (the original area before the recent expansion) which includes a decorative canvas cover being supported by wooden posts (the height of the railing is approximately 3 feet); and,
4) The total height of Dining Area #2 is 3'1" above street level. The second dining area is protected through the use of umbrellas.
5) The areas are lit with string lights.

While the HDRB has jurisdiction over all structures in the historic districts, outdoor dining areas are somewhat different from buildings. According to Section 14-12.1, the definition of *structure* is "Anything that is constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, including buildings, mobile homes, walls, fences, swimming pools, spas, tennis courts, signs, flag poles, microwave satellite receiving dishes, TV antennas and communication devices." As the proposed structure is in a historic district the HDRB has the authority to review it for consistency with Section 14-5.2. The relevant citations include the General Purpose (Section 14-5.2(A)(1) SFCC 1987) and the Downtown and Eastside Historic District Design Standards (Section 14-5.2(E) SFCC 1987). Both sections relate to a harmony as to style, proportion, texture and material with buildings of historic design. The general purpose section further states the regulations also should promote the economic and general welfare of the people of the city. The additional dining area for restaurants help to promote the economic welfare of the restaurant business owners as they continue to recover from Covid impacts. As the proposed outdoor dining areas are harmonious with adjacent buildings in the streetscape, staff recommends approval of the outdoor dining areas.

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.

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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.

H2536

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051610468
field map SFHD #1	number 468	UTM reference zone 12 13 easting	northing

location description: 54 LINCOLN

city/town: SANTA FE

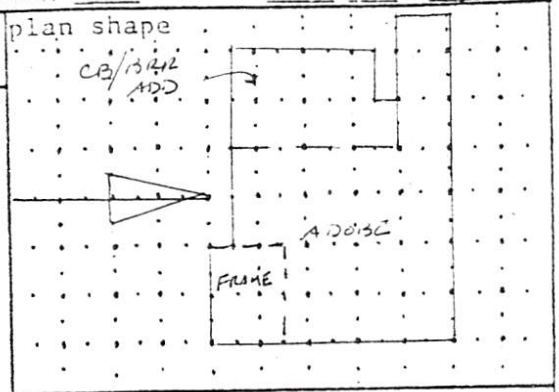
land grant/reservation: ~~land grant/reservation~~

building name: BATTS

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 18	33	HPB

plan shape





date of construction: PRE 1867 estimate ___ actual

source: C. WILSON

use
present: residential
other: COMM
historic: residential
other: COMM

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ✓ major
describe: P45 TR REMODEL.

style: TERR. REV.

foundation material: UNK (STONE?)

wall material/surface: ADOBE/ FRAME/ STUCCO.

architectural features
DENTIL CORNICE.
C/9 D.H. WD WDWS W/ TR WD SURR, SLS / PANO.
T.R. PORTAL IS POST 1970.
LARGE MOD. DISPLAYS UNDER PORTAL.

surroundings: COMM

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ interest ✓ none
if eligible, why? NO ALTER.

comments
ONE OF OLDEST BLDGS ON PLAZA. ADOBE. COMPLETE
TR REMODEL IS MODERN
PHOTO CA. 1920 SHOWS NO PORTAL, DIFF. WDWS.
ONLY CORNICE IS ORIG.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

LEASE AGREEMENT
BETWEEN
THE CITY OF SANTA FE AND PLAZA RESTAURANT, LLC

This LEASE AGREEMENT ("Lease Agreement") is made and entered into as of the date of the last signature ("Effective Date"), by and between the CITY OF SANTA FE, a municipal corporation ("City" or "Lessor") and PLAZA RESTAURANT, LLC, a New Mexico limited liability company ("Lessee"), collectively the "Parties".

WHEREAS, as a result of the COVID-19 pandemic, increased outdoor seating at restaurants became a strategy for social distancing and economic survival; and

WHEREAS, as a result of the demand for alcohol service permits that included increased outdoor spaces, the New Mexico Regulation and Licensing Department, Alcoholic Beverage Control Division ("RLD/ABC") began issuing temporary permits to restaurants that were scheduled to expire on October 31, 2021; and

WHEREAS, on June 24, 2020, the City also took steps to allow for the increased use of outdoor areas for alcohol service when it adopted Ordinance No. 2020-14, which permitted the use of any City sidewalk, street, right-of-way, or other special property for the sale and consumption of alcohol as a result of restrictions imposed to suppress the spread of COVID-19; and

WHEREAS, the permission extended under Ordinance No. 2020-14 to use City property for the sale of alcohol was set to expire on October 31, 2020, and, on October 14, 2020, the City adopted Ordinance No. 2020-28, which extended the permitted sales through October 31, 2021, in line with the RLD/ABC timeline; and

WHEREAS, the City also amended its ordinance to allow sales of alcohol on land that is leased for fewer than six-months, in addition to land leased for longer than six-months, with the goal that restaurants interested in continuing outdoor dining would negotiate leases with the City for either short-term, seasonal, or long-term use of the City's property; and

WHEREAS, on October 26, 2021, RLD/ABC issued a six-month extension of licensees to serve alcohol in temporary outdoor patio expansions to April 30, 2022, and on March 28, 2022, RLD/ABC issued another six-month extension of licensees to serve alcohol in temporary outdoor patio expansions to October 31, 2022; and

WHEREAS, as of October 26, 2021, no leases have been negotiated to replace the short-term permits, but restaurants desire to continue their use of City property and to continue alcohol service; and

WHEREAS, to allow for the negotiation of leases, on November 10, 2021, the City approved Resolution 2021-64 extending the expiration date for the use of City sidewalks, streets, rights-of-way, or other specified property to the date when RLD/ABC ceases to permit licensees to serve alcohol in temporary outdoor patio expansions; and

WHEREAS, the City recognizes the popularity of the outdoor dining areas and the positive effect they have on the economic viability of local restaurants; and

WHEREAS, the City supports tourism and the Santa Fe restaurant industry and, through a lease agreement with local restaurants, may permit the continued use of some outdoor dining areas.

WITNESSETH:

In consideration of the Lessee's promises herein, Lessor hereby gives Lessee a Lease Agreement, revocable and terminable as hereinafter provided, to enter on, make use of, and develop the real property of Lessor as outdoor dining areas.

1. PREMISES

Lessor allows Lessee to use, occupy and develop, subject to the terms and conditions of this Lease Agreement, the following:

A. An area between the building and sidewalk measuring 3'x27' in front of Lessee's restaurant.
B. An area between the curb and sidewalk measuring 4.5'x27' in front of Lessee's restaurant.
C. An area measuring 7.5'x27' in the City right-of-way on Lincoln Avenue in front of Lessee's restaurant.
D. Areas measuring 8.5'x27' and 16'x23' in the City right-of-way on Lincoln Avenue.
E. "A, B, and C" above are collectively referred to as a "Parklet" and "A through D" above are collectively referred to as the "Premises." All are shown on **Exhibit A** of this Lease Agreement.
F. Parklet area is 405.0 square feet, non-parklet area is 597.5 square feet and the total area of the Premises is 1,002.5 square feet.
G. The Parties agree that the Premises may be restricted by Santa Fe Ordinance No. 12-5.2 as currently written (See **Exhibit B** for excerpt).

Lessee accepts the Premises in its present state and agrees that it is in good condition, without any representation or warranty by Lessor as to the condition of the Premises. The Parties agree that the Lessor may reduce the size of the Premises to meet fire safety requirements as addressed in Section 4 (Use of Premises) below.

2. LEASE TERM

The term of this Lease Agreement shall commence at 12:00 a.m. on the Effective Date. The term of this Lease Agreement shall consist of an "Initial Term" of two (2) years with two (2) additional "Option Terms" of one (1) year each, for a total possible term of four (4) years.

Lessee's exercise of any Option Term is contingent upon compliance with this Lease Agreement and requires proper written notice by Lessee to Lessor at least ninety (90) days prior to the expiration of the Initial Term. Optional Terms may be accepted or denied at Lessor's sole discretion.

In the event Lessee remains in possession of the Premises after the expiration of the Term of this Lease Agreement, such possession may, at the sole option of Lessor, be continued as a month-to-month tenancy. During any such month-to-month tenancy, the Rent due shall be prorated and payable on a monthly basis, and the terms and conditions of the Lease Agreement shall be otherwise applicable.

At the termination of this Lease Agreement, Lessee shall surrender the Premises in the condition in which they were at the inception of this Lease Agreement, excepting:

A. Deterioration caused through reasonable use and ordinary wear and tear;

B. Alterations, improvements, or conditions made with Lessor's written approval;

3. RENT

A. **Base Rent.** Lessee shall pay Annual Base Rent in the amount of:

i. Parklet area of $5,265.00 ($13.00/sq.ft./year).

ii. Non-Parklet area of $29,875.00 ($50.00/sq.ft./year). This rate has been determined to be the low end of the market rate for retail and restaurant space with frontage on the Historic Santa Fe Plaza.

iii. Total annual rent is $35,140.00, payable monthly. Monthly Rent of $2,928.33 is due on the Effective Date and thereafter due in full on the first day of each month during the Term without notice or demand and without deduction or offset for any cause whatsoever.

iv. Lessee shall make payments to the Lessor's cashier office, Room 114, 200 Lincoln Ave., Santa Fe, NM.

B. **Optional Terms Rent.** Lessor, at Lessor's sole discretion, may adjust Base Rent based on the following:

i. Loss of parking space meter income; or

ii. Consumer Price Index, All Urban Consumers, U.S. Cities Average as published by the United States Department of Labor's Bureau of Labor Statistics.

4. USE OF PREMISES

A. **Conditions of Use.** Lessee shall use the Premises solely for the specific purpose of constructing and operating the outdoor dining area as an extension of the existing restaurant. Lessee must at all times have the Premises covered by insurance and included in its liquor license, if liquor is served.

B. **Improvement of the Premises**. Lessee may, with the prior written consent of Lessor and at no cost to Lessor, make improvements to the Premises. All improvements shall comply with the City of Santa Fe Land Development Code and applicable building code, which includes, but is not limited to the Historic Districts Code and requirements (See **Exhibit C** for excerpt), archeological clearance permits, Zoning, Building, Terrain Management and Accessibility regulations, and other applicable local, state, and federal regulations. In advance of its use by

Lessee, the Premises shall be reviewed, inspected and approved by the City of Santa Fe Land Use Department, Historic Preservation Division, Inspections & Enforcement Division, Engineering Division, Fire Department and State Construction Industries Division (as applicable). Fire related requirements include, and are not limited to, the following:

i. Improvements shall be constructed to allow unobstructed access thru or around the Premises to access adjacent structures.

ii. Improvements, whenever possible, shall be made of fire retardant materials.

iii. The street adjacent to the Premises must at all times maintain a 20'-26' wide fire apparatus access road, with the exact width required based on building height.

Lessee shall, upon Lessor's request, remove all such improvements made to the Premises at the termination of this Lease Agreement.

C. **Trade Fixtures.** All trade fixtures installed by Lessee after the Effective Date of this Lease Agreement shall remain the property of Lessee, who must remove the same upon termination of this Lease Agreement, provided that removal shall be accomplished in such a manner as not to injure or damage the Premises.

In the event that Lessee fails to remove said trade fixtures after receipt of notice from Lessor to do so, Lessor may remove and dispose of the same as it sees fit and Lessee agrees to sell, assign, transfer and set over to Lessor all of Lessee's right, title and interest in and to said trade fixtures and any personal property not removed by Lessee. Lessee further agrees that should Lessor remove said trade fixtures pursuant to this paragraph, Lessee shall pay Lessor for the cost of such removal and disposal, plus the cost of transportation and disposal thereof.

D. **Repairs and Maintenance.** Lessee shall not cause or permit any waste, damage or injury to the Premises or to any improvements made to the Premises. Lessee shall, at its sole expense, keep and maintain the Premises in good and clean condition at all times and shall be responsible for the costs of any and all required repairs, replacements, and capital improvements that arise during the Term of this Lease Agreement. Repairs and replacements required to be made by the Lessee shall be made promptly as and when necessary and shall be at least equal in quality of materials and workmanship to that originally existing in the Premises. The lessee shall maintain the landscaping and plants on the Premises.

Lessor reserves the right to inspect the Premises at any time during the Term of this Lease Agreement to verify Lessee's compliance with this Section 4.D. In the event Lessee fails to maintain the Premises at a standard acceptable to the Lessor, as determined in Lessor's sole discretion, Lessor may terminate this Lease Agreement in accordance with Section 11 herein.

E. **Compliance with Laws.** Lessee's use of the Premises shall at all times be in compliance with the City of Santa Fe Municipal Code and other applicable local, state, and federal regulations.

F. **Impediment of Traffic.** Lessee, and Lessee's operations, shall at no time impede pedestrian or vehicular traffic on sidewalks or public rights-of-way. Upon verbal or written notice by Lessor, or Lessor's employees or agents, Lessee shall immediately remove such impediments. In the event Lessee fails to remove impediments at a standard acceptable to Lessor, as determined in Lessor's sole discretion, Lessor may terminate this Lease Agreement immediately in accordance with Section 11 herein.

5. UTILITIES & SERVICES

Beginning on the Effective Date and until the termination of this Lease Agreement, the responsibility and costs for providing utilities and services to the Premises shall be the responsibility of Lessee.

6. TAXES

Lessee shall pay all taxes levied and assessed, if any, upon any personal property, fixtures and improvements belonging to Lessee and located upon the demised Premises, and all leasehold and possessory interest taxes levied or assessed by any proper taxing authority.

7. SUBLEASE, ASSIGNMENT OR TRANSFER

Lessee shall not sublet, assign or otherwise transfer this Lease Agreement, without the prior written consent of Lessor, which Lessor may withhold for any or no reason. Any such actions taken by Lessee shall immediately terminate this Lease Agreement.

8. INSURANCE

Lessee shall at all times maintain and provide adequate insurance coverage which includes, without limitation, each of the following:

A. **Property Insurance**. Lessee shall carry and maintain in full force and effect during the term of this Lease Agreement "Special Form" (aka All-Risks) property insurance for all improvements to the Premises in an amount sufficient to restore and replace existing structures and improvements if lost or damaged. Lessee shall cause the City of Santa Fe to be named as Loss Payee as their interests may appear on such policy of insurance.

B. **Commercial General Liability/Liquor Liability Insurance.** Lessee shall carry and maintain in full force and effect during the Term of this Lease Agreement, commercial general liability insurance which shall be written on an occurrence basis covering bodily injury and property damage, with an insurance company with an A.M. Best rating of not less than A-VII. Said policy shall have limits not less than $1,000,000 per occurrence and $2,000,000 in the aggregate. Said policy shall include coverage for Liquor Liability or such coverage may be maintained on a separate policy with limits not less than those specified above.Lessee shall cause the City of Santa Fe, its officials, officers, employees, and agents to be named as an additional insured on such policy(ies) of insurance.

C. **Workers' Compensation and Employer's Liability Insurance**. Lessee shall carry and maintain in full force and effect during the Term of this Lease Agreement, workers' compensation insurance at statutory limits for its employees working at the Premises. The workers' compensation policy shall be endorsed with a waiver of subrogation for the benefit of the City of Santa Fe.

D. **Certificates of Insurance.** Prior to the Effective Date of this Lease Agreement, and thereafter at any time during the Term of this Lease Agreement that Lessor requests, Lessee shall provide Lessor with certificates of insurance for each policy evidencing that the coverage required hereunder is current. No policy required to be maintained by Lessee hereunder shall be terminated, non-renewed or materially reduced in coverage without thirty (30) days prior written notice to the Lessor by Lessee.

E. **Primary and Noncontributory.** The insurance required to be maintained by Lessee shall primary with respect to all claims, liabilities, and losses arising out of Lessee's use and occupancy of the Premises and any insurance or self-insurance maintained by the City shall be excess only, and not be required to contribute with it.

F. **Umbrella or Excess Insurance.** Any Umbrella or Excess insurance shall also apply on a primary and noncontributory basis for the benefit of the City, before the City's own primary insurance or self-insurance shall be called upon to protect it as a Named Insured.

G. **Broader Coverage and Limits.** The insurance requirements under this Agreement shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Named Insured. It is agreed that these insurance requirements shall not in any way act to reduce coverage that is broader or that includes higher limits than the minimums required herein. No representation is made that the minimum insurance requirements of this Agreement are sufficient to cover the obligations of Lessee hereunder.

H. **Severability of Interest (Cross Liability).** A severability of interest provision must apply for the additional insureds, ensuring that Lessee's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the policies' limits.

9. INDEMNIFICATION

Lessee shall indemnify, hold harmless and defend Lessor from all losses, damages, claims or judgments, including payment of all attorney's fees and costs, on account of any suit, judgment, execution, claim, action or demand whatsoever arising from damages occurring on the Premises and Lessee's use of the Premises hereunder, including use of the Premises by Lessee's employees, agents, representatives, contractors, agents, guests, invitees or pemitted assigns.

Lessee shall cause any and all agreements that Lessee enters into with any of the above parties to contain language indemnifying Lessor as provided in this Section.

10. EASEMENTS

Lessor reserves the exclusive right to grant access, utility or other easements on or through the Premises. Lessor shall notify Lessee in writing prior to Lessor's grant of any easement through the Premises.

11. TERMINATION

A. Lessor may terminate this Lease Agreement upon Lessee's failure to comply with any provisions contained herein. Prior to termination, Lessor shall hand deliver or mail notice to Lessee via certified or registered mail specifying:

i. the breach;
ii. the action required to cure the breach;
iii. a date, not less than fifteen (15) days from the date the notice is hand delivered or mailed to Lessee, by which such breach must be cured; and
iv. that failure to cure such breach on or before the date specified in the notice will result in termination of the Lease Agreement.

B. Lessee may terminate this Lease Agreement for any reason with written notice to Lessor at least thirty (30) days prior to the termination date.

C. **Impediment of Traffic.** In the event Lessee fails to remove impediments of traffic as provided for in Section 4 above, this Lease Agreement shall terminate immediately and Lessee shall immediately remove all improvements and trade fixtures and shall surrender the Premises in the condition in which they were at the inception of this Lease Agreement. In the event Lessee fails to remove impediments at a standard acceptable to Lessor, as determined in Lessor's sole discretion, Lessor may remove said improvements and trade fixtures and Lessee shall pay Lessor upon demand the cost of such removal, plus the cost of transportation and disposal thereof.

12. NOTICE

Any required notice will be deemed delivered, given and received (i) when personally hand delivered, or (ii) five days after the same are deposited in the United States mail, postage prepaid, registered, addressed to the applicable party at the address indicated below for such party, or at such other address as may be designated by either party in a written notice to the other party:

To Lessor:
City Manager
City of Santa Fe
P.O. Box 909
Santa Ee, NM 87504

To Lessee:
Leonardo Razatos
Plaza Restaurant, LLC
54 Lincoln Avenue
Santa Fe, NM 87501

Copy to:
Asset Development Manager
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

13. NO WAIVER

No waiver of a breach of any of the provisions contained in this Lease Agreement shall be construed to be a waiver of any succeeding breach of the same or any other provisions.

14. SEVERABILITY

In the event that one or more of the provisions contained in this Lease Agreement or any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein and any other application thereof shall not in any way be affected or impaired thereby.

15. ENTIRE AGREEMENT

The foregoing constitutes the entire Lease Agreement between the Parties, represents their entire understanding, and defines all of their respective rights, title, and interests as well as all of their duties, responsibilities and obligations. Any and all prior lease agreements and

understandings between the Parties related to the Premises, if any, are merged herein. This Lease Agreement shall not be modified or amended except by a written document signed by the Parties.

16. BINDING EFFECT

This Lease Agreement shall be binding upon and insure to the benefit of the Parties hereto and their respective successors and permitted assigns.

17. LITIGATION EXPENSE

In the event of litigation between the Parties, Lessee shall pay any necessary costs, including reasonable attorney's fees, expenses and other costs of collection or otherwise, which Lessor shall incur in enforcing this Lease Agreement or in recovering any and all damages caused to the Premises by Lessee, or Lessee's contractors, agents, employees or permitted assigns.

18. HEADINGS

The section headings contained in this Lease Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Lease Agreement.

19. APPLICABLE LAW; VENUE

In any action, suit or legal dispute arising from this Lease Agreement, Lessee agrees that the laws of the State of New Mexico shall govern. The Parties agree that any action or suit arising from this Lease Agreement shall be commenced in a federal or state court of competent jurisdiction in New Mexico. Any action or suit commenced in the courts of the State of New Mexico shall be brought in the First Judicial District Court.

20. AMENDMENT

This Lease Agreement shall not be altered, changed or modified except by an amendment in writing executed by the Parties hereto.

21. SECURITY DEPOSIT

Lessee shall deposit with City, upon execution hereof, the Security Deposit of one month's rent as security for Lessee's faithful performance of its obligations under this Lease Agreement. If Lessee fails to pay Rent, or otherwise defaults under this Lease Agreement, City may use, apply or retain all or any portion of said Security Deposit for the payment of any amount due City or to reimburse or compensate City for any liability, expense, loss or damage which City may suffer or incur by reason thereof. If City uses or applies all or any portion of the Security Deposit, Lessee shall within 10 days after written request therefor deposit monies with City sufficient to restore said Security Deposit to the full amount required by this Lease Agreement. If the Base Rent increases during the term of this Lease Agreement, Lessee shall, upon written request from City, deposit additional monies with City so that the total amount of the Security Deposit shall always bear the same proportion to the increased Base Rent as the initial Security Deposit bore to the initial Base Rent. Should the Agreed Use be amended to accommodate a material change in the business of Lessee or to accommodate a sublessee or assignee, City shall have the right to increase the Security Deposit to the extent necessary, in City's reasonable

judgment, to account for any increased wear and tear that the Premises may suffer as a result thereof. If a change in control of Lessee occurs during this Lease Agreement and following such change the financial condition of Lessee is, in City's reasonable judgment, significantly reduced, Lessee shall deposit such additional monies with City as shall be sufficient to cause the Security Deposit to be at a commercially reasonable level based on such change in financial condition. City shall not be required to keep the Security Deposit separate from its general accounts. Within 30 days after the expiration or termination of this Lease Agreement, if City elects to apply the Security Deposit only to unpaid Rent, and otherwise within 60 days after the Premises have been vacated, City shall return that portion of the Security Deposit not used or applied by City. No part of the Security Deposit shall be held in trust, to bear interest or to be prepayment for any monies to be paid by Lessee under this Lease Agreement

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of this 27 day of May, 2022.

LESSOR: **CITY OF SANTA FE**

John Blair
John Blair (May 27, 2022 11:30 MDT)

JOHN BLAIR, CITY MANAGER

ATTEST:

KRISTINE BUSTOS MIHELCIC, CITY CLERK XIV

CITY ATTORNEY'S OFFICE:

Marcos Martinez
Marcos Martinez (May 26, 2022 10:28 MDT)

SENIOR ASSISTANT CITY ATTORNEY

APPROVED AT TO FINANCE:

Alexis Lotero
Alexis Lotero (May 26, 2022 17:34 MDT)

ALEXIS LOTERO, INTERIM FINANCE DIRECTOR
Business Unit/Line Item 2122800.460350 _____ AJH

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LESSEE: PLAZA CAFÉ, LLC

LEONARDO RAZATOS, OWNER

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 4 day of May 2022, by Leonardo Razatos.

Maheli Hall
Notary Public

My commission expires: 03/25/2023

STATE OF NEW MEXICO
NOTARY PUBLIC
MAHELI HALL
COMMISSION # 1124626
COMMISSION EXPIRES 03/25/2023

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EXHIBIT "A"

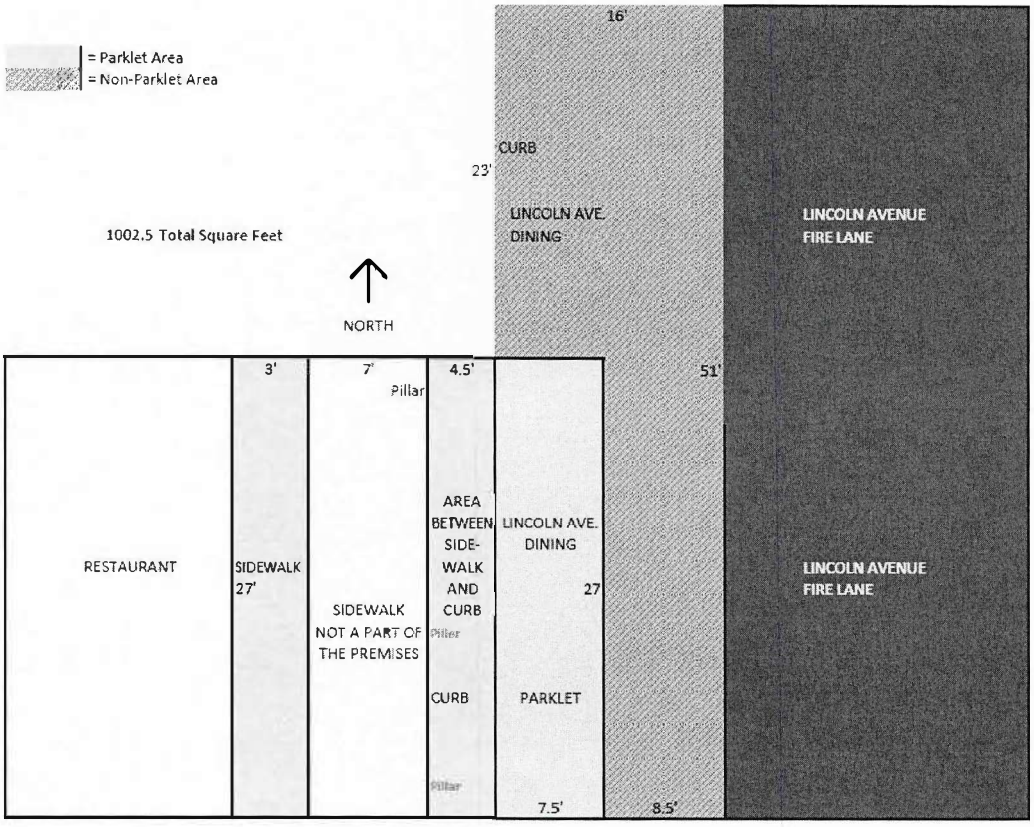

= Parklet Area
= Non-Parklet Area
1002.5 Total Square Feet
NORTH
16'
CURB
23'
LINCOLN AVE. DINING
LINCOLN AVENUE FIRE LANE
51'
RESTAURANT
3'
SIDEWALK 27'
7'
Pillar
SIDEWALK NOT A PART OF THE PREMISES
4.5'
AREA BETWEEN SIDE-WALK AND CURB
Piller
CURB
Pillar
LINCOLN AVE. DINING
27
PARKLET
7.5'
8.5'
LINCOLN AVENUE FIRE LANE

EXHIBIT "B"

MUNICIPAL CHARTER AND CODE OF ORDINANCES CITY OF SANTA FE, NEW MEXICO

https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=MUCHCOORSAFENEME

CHAPTER 23-5 - REGULATIONS FOR THE USE OF THE PLAZA AND PLAZA PARK - MAJOR COMMERCIAL EVENTS AND PLAZA ARTISTS/ARTISANS.

Intent. The Plaza and Plaza Park are the heart of the city. Its usage should be creative, evolving and non-institutionalized. Standards should encourage variety, equity in usage and regulations, and respect for the important role the Plaza and Plaza Park play in the life of Santa Fe.

(Ord. #1990-6, § 1; Ord. #1995-46, § 1)

23-5.2 Plaza uses; events; allowed uses.

A. No more than eight (8) permits per calendar year shall be issued by the city for major commercial events held in the Plaza. The events permitted are as follows:

(1) Challenge New Mexico Arts and Crafts Show;

(2) Fourth of July Pancake Breakfast;

(3) Spanish Market;

(4) Contemporary Hispanic Market;

(5) Santa Fe Girls' Inc. Arts and Crafts Show;

(6) Indian Market;

(7) Santa Fe Fiesta Labor Day Arts and Crafts Market; and

(8) Santa Fe Fiesta.

B. Each of the major commercial events noted in paragraph A above shall continue their assigned locations, and the Contemporary Hispanic Market shall be allocated the space along Lincoln Avenue between Palace Avenue and Federal Place.

(1) In order to accommodate the Spanish Market's growth requirements, this subsection will allow the Spanish Colonial Arts Society use of East San Francisco Street from Don Gasper to Cathedral Place and Palace Avenue from Grant Avenue to Cathedral Place. The Spanish Market will also extend thirty-three feet, six inches (33' 6") onto the east side of Lincoln Avenue. This will allow the Spanish Colonial Arts Society the similar configuration as the Southwest Indian Arts' annual Indian Market.

(2) This subsection will allow the Contemporary Hispanic Market use of Lincoln Avenue from Palace Avenue intersection starting at thirty-three feet six inches (33' 6") on the east side and twenty feet (20') from the fire hydrant on the west side all the way to Federal Place. This will allow the Contemporary Hispanic Market the ability to provide for their immediate and future growth needs. Depending upon the number of booths, as an alternative to using Lincoln Avenue between Marcy

Street and Federal Place, the city may require booths to be located on Marcy Street between Lincoln Avenue and Sheridan Street.

C. Each of the major commercial events noted in paragraph A above shall submit a preliminary site plan for their event to city staff for their review and approval no less than three (3) months prior to the event. Adequate access for public health, safety and welfare shall be maintained. Access to existing businesses shall be considered. The city may require specific booth layouts. The city shall provide written comments to the event sponsor on the preliminary site plan within thirty (30) days of receipt of the plan. A final site plan shall be submitted to city staff no less than one (1) month prior to the event for their review and approval. City staff shall conduct inspections at the time of event setup.

D. Community Days Festival may occur on the Plaza the Friday, Saturday and Sunday preceding the Memorial Day Weekend.

E. No other event shall occur on the Plaza unless it qualifies as a noncommercial use. Sponsoring organizations shall comply with the fees as authorized in subsection 23-4.7 SFCC 1987 and established by resolution, unless the event is sponsored by the city.

F. Except for the authority to issue Plaza Park artist/artisan licenses for sales activity on the Plaza Park pursuant to subsection 23-5.3 SFCC 1987, a permit or authority to use the Plaza Park shall be granted only to a nonprofit organization and not an organization for profit or an individual.

G. The governing body shall, by resolution, authorize either a committee or city staff to receive, review and approve or deny requests for any function of a commercial or noncommercial use on the Plaza or Plaza Park.

H. Applicants for use of the Plaza or Plaza Park shall follow and be subject to the procedures, requirements and restrictions adopted by the governing body.

I. Any decision by the city manager or the city manager's designee may be appealed to the governing body within thirty (30) days of the decision. This provision does not apply to Plaza Park artist/artisan licenses that shall comply with subsection 23-5.3 SFCC 1987.

J. The city shall appoint a staff liaison for all major commercial events or noncommercial uses on the Plaza to oversee the administration of city regulations as they apply to each event.

K. Fees for the major commercial events shall be established by the governing body by adoption of a resolution. Fees shall not be waived.

L. Sponsors of special events shall be responsible for ensuring that all participants in their event have special event vendor licenses. Special event sponsor license applications and special event vendor license applications shall include a statement signed by the applicant that the applicant agrees to file and pay applicable gross receipts taxes on receipts from the special event. Sponsors shall file with the city the informational material they distribute to the vendors regarding the vendor's responsibility to file and pay gross receipts taxes on their sales at the special event.

(Ord. #1981-39, § 16; Ord. #1982-10, § 3; SFCC 1981, § 4-17-15; Ord. #1987-50, § 2; Ord. #1990-6, § 3; Ord. #1995-46, § 3; Ord. #2000-20, § 1; Ord. #2002-41, § 6; Ord. #2007-48, § 3; Ord. #2008-24, § 1; Ord. #2015-13, § 6)

EXHIBIT "C"

SUGGESTED WALL AND FENCE GUIDELINES IN THE SANTA FE HISTORIC DISTRICT

Purpose and Intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, openspace and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property.

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one-foot.

Wall heights should modulate a minimum of 8" at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences of 4' or less should not be regulated by the H-Dist. regulations. (This would encourage construction of lower privacy walls that still provide for a viewshed into the property.)

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (eg. Cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with stepbacks as outlined above.

Open fences (eg. Wire and post, picket) or fenestrated fences (eg. Coyote) may be constructed without setback at the front property line.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line.

Side or rear walls or fences may be constructed to the property line without setback as per existing City code.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25' from the structure. This will help maintain the traditional character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District, subdistrict or townscape.

GATES:

Gates should be permitted only at entrances to private driveways or compounds.

Gating of subdivisions or other large-scale developments should be prohibited.

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or stepback.

Landscaping on top of or over a wall should be encouraged to increase the height of screening.

Terracing of walls is to be encouraged. The calculable height of the wall may be increased up to 25% if terracing is included in the design.

Terraces should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

Applicant Submittal

August 14, 2023

Heather L. Lamboy, AICP
Assistant Director
Planning & Land Use Department
Planning Branch
City of Santa Fe

RE: Historic Districts Review Board
Outdoor Dining "Parklet"
54 Lincoln Avenue

Dear Heather,
On behalf of the Owner, who I am representing before the Historic Preservation Division we request review of the Plaza Café at 54 Lincoln Avenue for the Outdoor Dining Area "Parklet". The dining areas are in front of the Plaza Café and directly adjacent to the curb line on Lincoln Avenue in the Downtown and Eastside Historic District.

The information provided shows the location of the Outdoor Dining Areas. The dining areas are a direct product of Covid 19 and the City's restrictions due to social distancing protocols. We request the Board to review the information provided to grant the Plaza Café approval to continue to use the designated areas for outdoor dining.

The owners have taken particular care to develop an environment that is aesthetically pleasing to be in harmony with the character of the downtown plaza environment. Improvements and planting have been introduced into the structure to create a pleasant environment for dining guests as well as visitors to the Santa Fe Plaza. Dining Area #1 has a structure height of 7'-2" with Dining Area #2 structure height of 3'-1" above the street level. It is our desire to have the Historic Districts Review Board (HDRB) determine the current Dining Area "Parklet" meets the standards of the district, and Santa Fe's criteria for outdoor dining areas.

Thank you for your consideration of our request and please let me know if you require any additional information.

Sincerely,

John A. Padilla, AIA
Architect

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

Applicant Information (to be completed by the Applicant)

Date: 08/14/23. Location of Project: 54 LINCOLN AVE SF, NM 87501.

Applicant

Name: JOHN A. PADILLA

Phone: 505.660.1682 Email: japadillaarchitect@gmail.com

Property Owner

Name: Leonardo Razatos

Phone: 505.469.1934 Email: leorazatos@gmail.com

Proposed Work:

review and approval of "Parklet" on Lincoln Ave. in front of the Plaza Cafe Downtown.

At a minimum these materials will be required in addition to this application form:

- Proposal letter stating the details of the scope of work.
- Site plan or map of the project area with the location of the work noted on the map.
- Photos of the current condition of the areas of work.
- Scaled floor plan and elevations if appropriate to your project.

Provide all information digitally to mgsargent@santafenm.gov . See the HPD webpage for detailed instruction. https://www.santafenm.gov/land-use/historic-preservation/hpd-procedures

Examples of Maintenance and Repair Requests:

Re-roof	*Solar	Concrete	Stucco and Paint
Skylights	Brick Coping	Hardscaping	*Windows and Doors
Canales	*Fences, Walls, and Gates	Exterior Lights	Mechanical Equipment

*May require HDRB approval.

Examples of HDRB Requests:
Demolition, Status Review, Removal of Historic Material, Additional Square Footage**, Remodel**, Window and Door Replacement**
**District dependent

Project Details Section (to be completed by Applicant)

Projects may require HDRB approval. Please submit this application form in addition to the list of materials and requirements for HDRB approval, whic can be found at https://www.santafenm.gov/land-use/historic-preservation/hdrb-hearings-and-cases .

New Construction ☑ DINING AREA #1 432SF. DINING AREA #2 384SF. 816SF.

Remodel ☐

Sq. Ft. of project: 816SF.

Sq. Ft. of project: _____

Construction Cost: $70,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name Leonardo Razatos

Signature _____

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 08/14/23

Property Owner of Record:

Applicant/Agent Name: JOHN A. PADILLA.

Contact Person Phone Number: (505) 660-1682

Site Address: 54 Lincoln AVE.

Proposed Construction Description: existing "Parklet" Dining area.

TOTAL ROOF AREA: open patio area = 8160 SF.

Zoning District: BCDRA.

Overlay: □ Escarpment -
□ Flood Zone*
□ Other: -

Submittals Reviewed with PZR:

□ Legal Lot of Record □ Development Plan ☑ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations (PHOTOS) PARKLET

Supplemental Zoning Submittals Required for Building Permit:

□ Zero Lot Line Affidavit NA.

Access and Visibility: □ Arterial or Collector** □ Visibility Triangle Required NA.

Use of Structure: □ Residential
☒ Commercial Type of Use: OUTDOOR PATIO DINING.

Terrain: □ 30% slopes NA.

Lot Coverage: NA %
□ Open Space Required: NA.

Setbacks:
Proposed Front: NA Minimum: NA.
2nd Front? -
Proposed Rear: NA Minimum: NA.
Proposed Sides: L - R - Minimum: NA.

Height: Proposed 7'-2"
Maximum Height: NA or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed NA Accessible NA.
Minimum: NA.

Bicycle Parking:**
Proposed: NA Minimum: NA.
** 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.

JOHN A. PADILLA. [□OWNER □APPLICANT ☒AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE 08/14/23.
DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:

□**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions: _____

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

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

Revised 20 November 2020

54 Lincoln Ave. Aerial Plan



8/14/2023, 4:18:09 PM

- Santa Fe County Parcels
- Address Points
- Major Roads
- Roads
- Parcels

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

54 Lincoln Ave. Patio Location Plan_



8/14/2023, 4:27:00 PM

Santa Fe County Parcels

Major Roads

Roads

Parcels

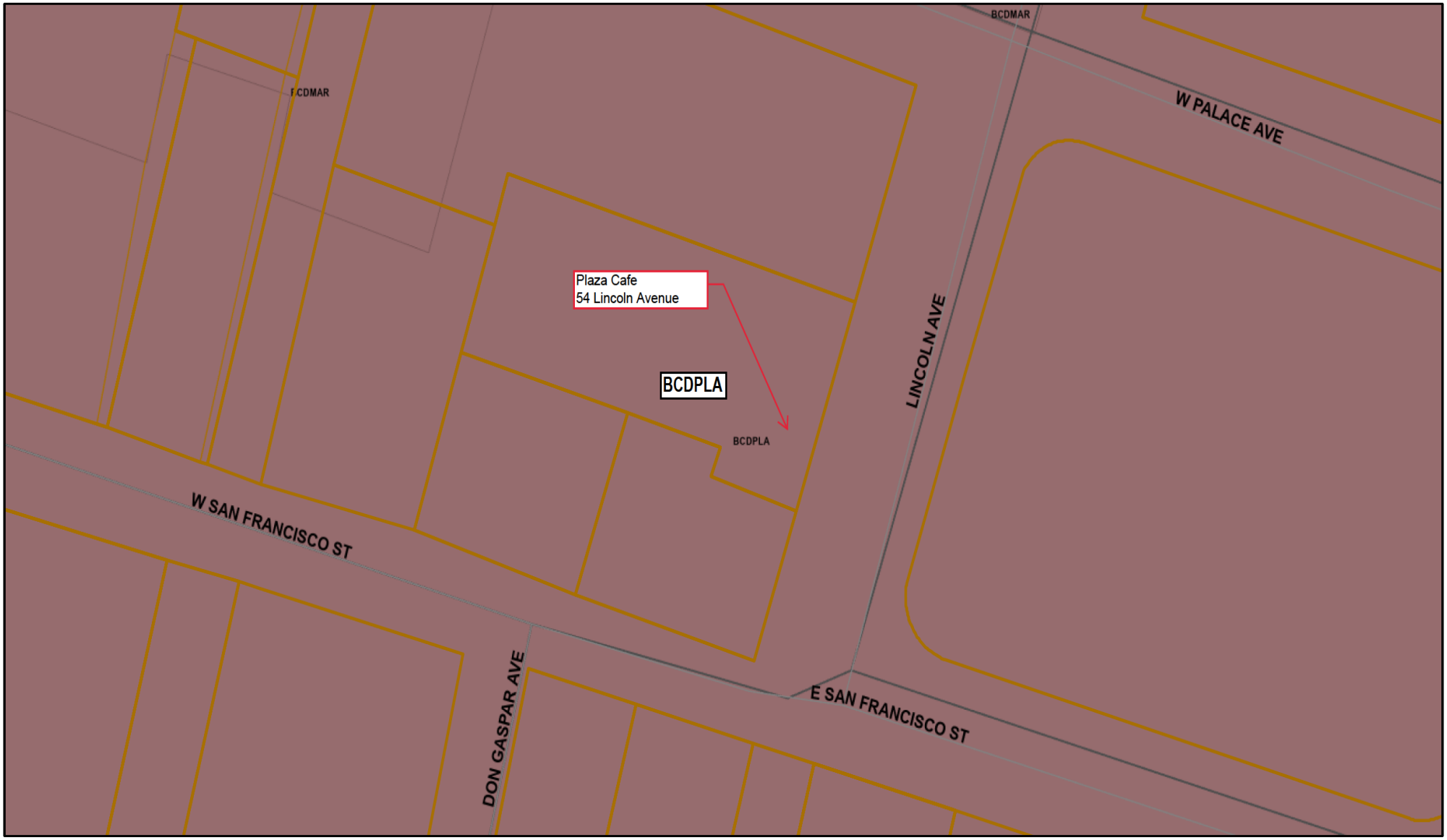
1:282

0 0 0.01 0.01 mi

0 0 0.01 0.02 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

54 Lincoln Ave. Zoning



8/14/2023, 4:21:29 PM

Santa Fe County Parcels

Zoning

BCD Business Capital District

Major Roads

Roads

Parcels

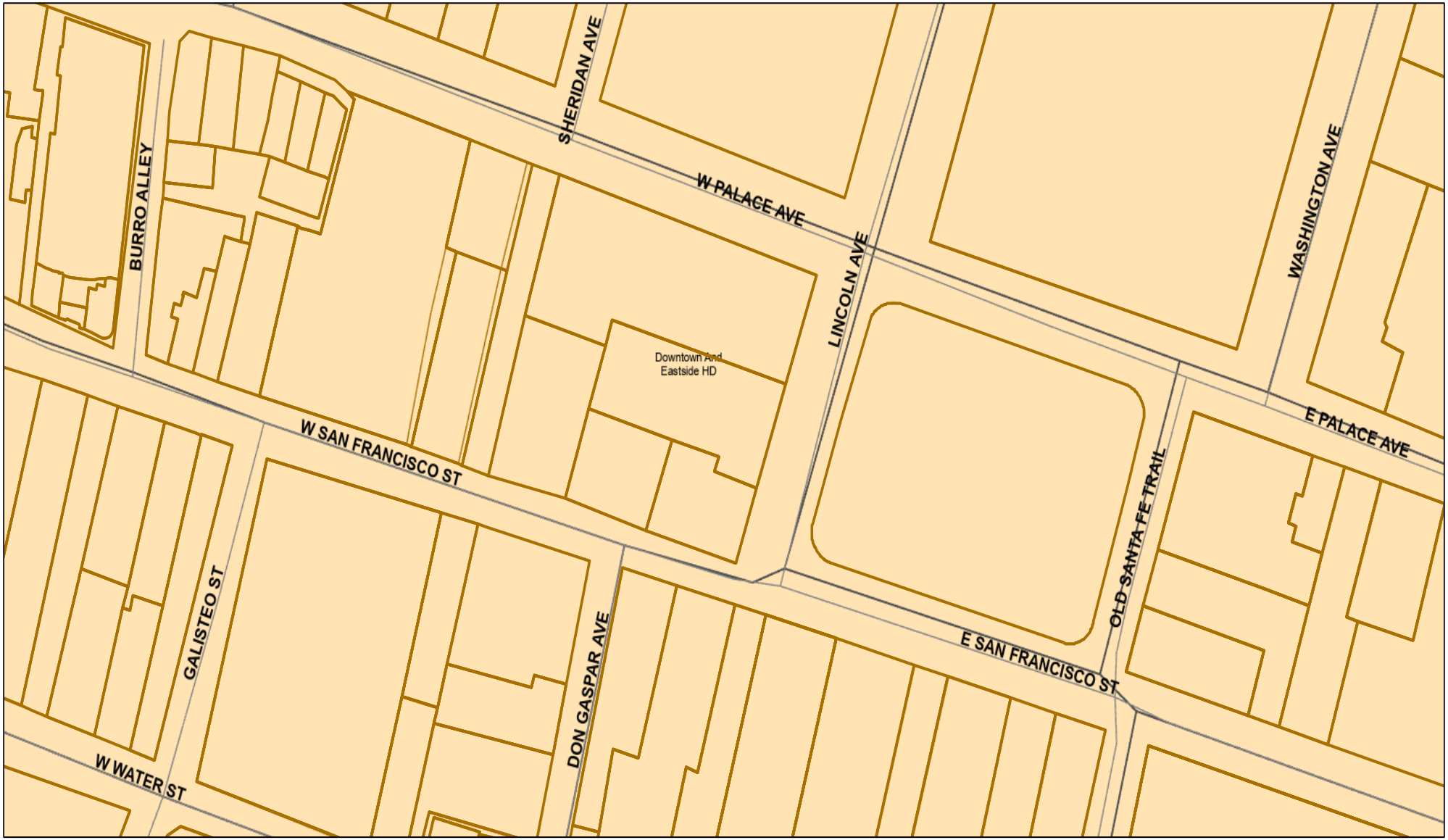
1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

54 Lincoln Ave. Historic District



8/14/2023, 8:58:32 PM

Santa Fe County Parcels

Historic Districts

Downtown And Eastside HD

Major Roads

Roads

Parcels

1:1,128

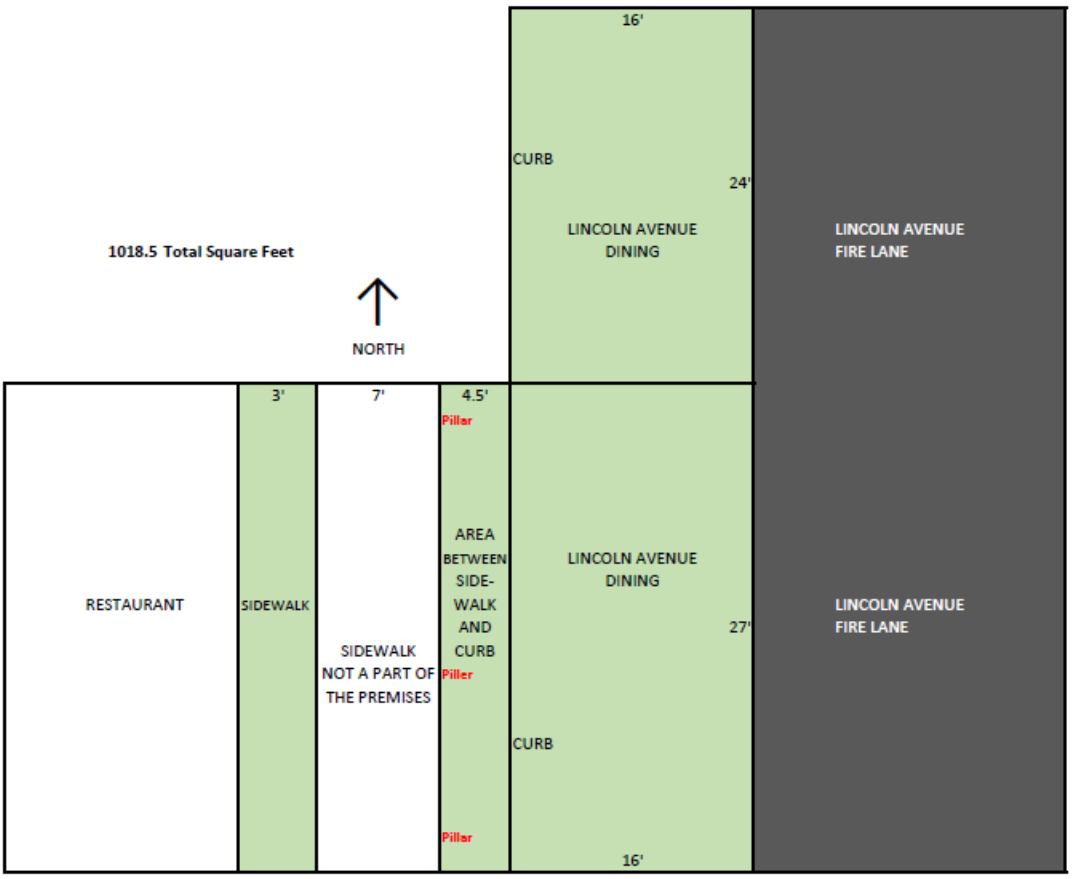
0 0.01 0.02 0.04 mi

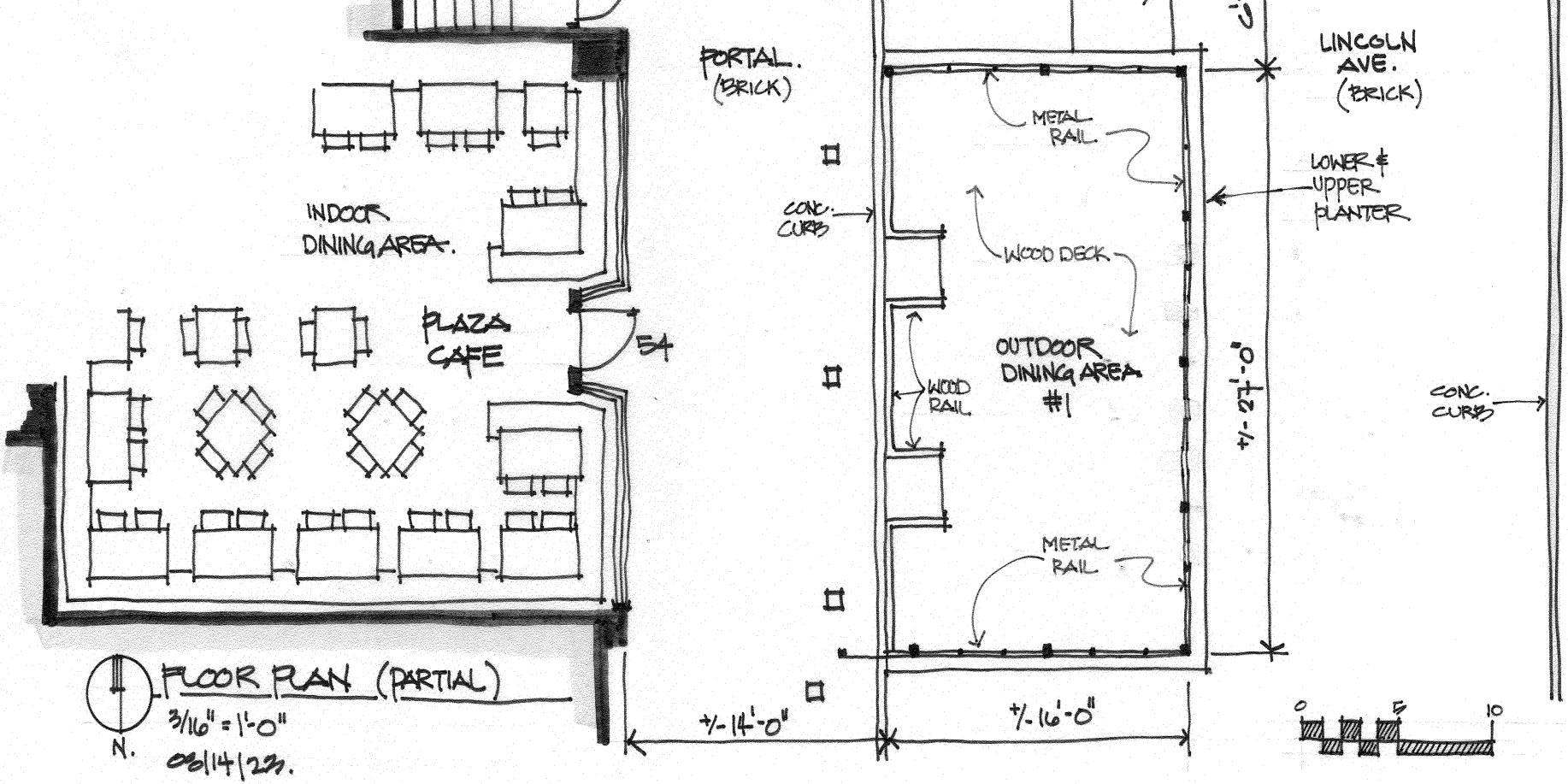
0 0.01 0.03 0.06 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

EXHIBIT “A”

Premises depicted in green





FLOOR PLAN (PARTIAL)

3/16" = 1'-0"

08/14/23.

Plaza Café Downtown - “Parklet”

54 Lincoln Avenue

EXISTING CONDITIONS PHOTOS



View looking northwest.



View looking southwest.



South Elevation of Dining Area #1



East Elevation of Dining Area #1



East Elevation of Dining Area #2



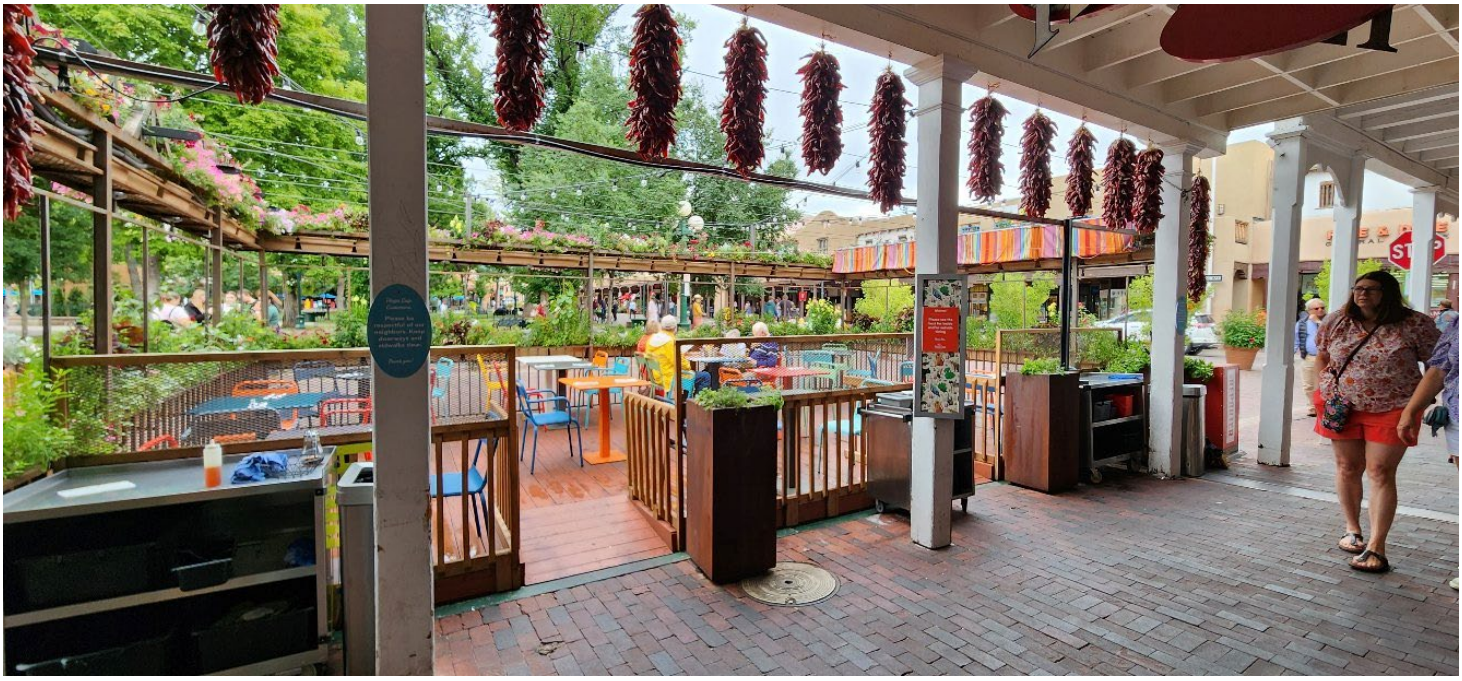
North Elevation of Dining Area #2



West Elevation of Dining Area #2



West Elevation of Dining Area #2



West Elevation of Dining Area #1



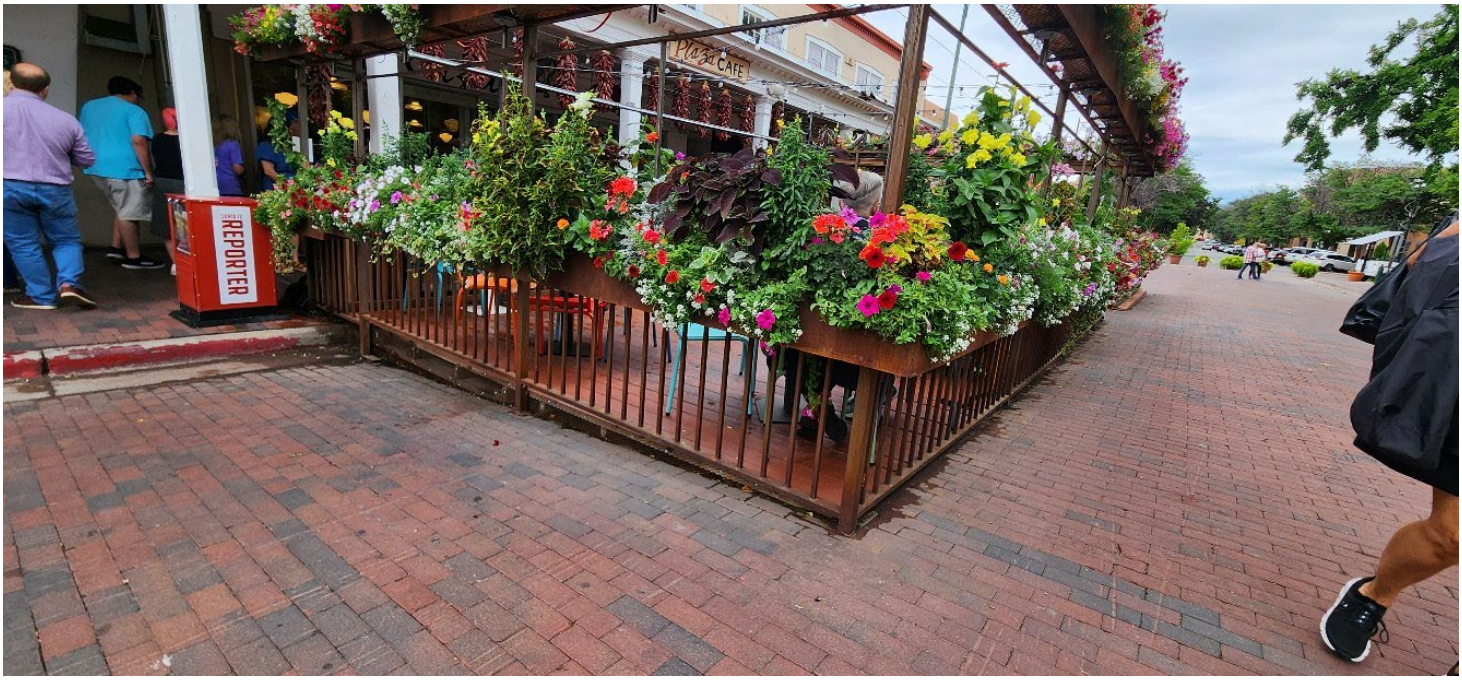
West Elevation of Dining Area #1



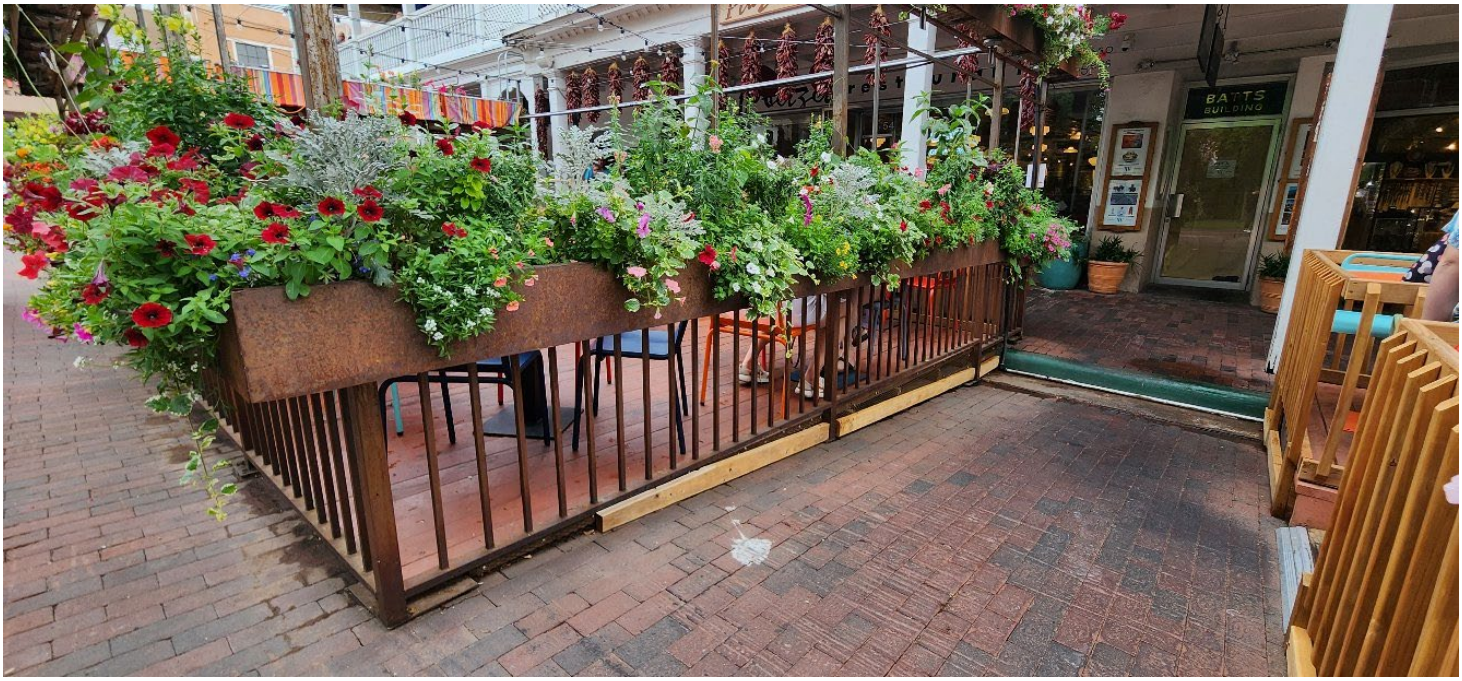
View of Portal looking North



View of Portal looking South



Detail of Dining Area #1



Detail of Dining Area #1



Detail of Dining Area #2



Detail of Dining Area #2



Portal view of Dining Area #2



Portal View of Dining Area #1



Shade Covering at Dining Area #1



Shade Covering at Dining Area #1



Shade Covering at Dining Area #2



Shade Covering at Dining Area #2

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-007261-HDRB

Address: 130 Lincoln Ave
Historic Status: N/A
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Outdoor Dining Lease

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The structure at 130 Lincoln Avenue has been serving as an outdoor dining area for Café des Artistes since the emergency actions during the Covid-19 pandemic permitted the construction of outdoor dining patios, which at that time were considered temporary. The aim was to support restaurants during difficult economic times. The outdoor dining areas have been successful, and many restaurants want to continue to offer outdoor dining to patrons.

The outdoor dining area was approved for placement in the right-of-way under a lease granted by Public Works. The continued success and proliferation of these outdoor dining areas has highlighted the need for review across many departments and a multi-disciplinary team has been created to begin development of a formal outdoor dining ordinance.

The applicant proposes the following exterior alterations for 130 Lincoln Ave, which is a multi-tenant building:

1) An outdoor dining area, which is known as a "parklet," which totals 294 square feet of leased area in the right of way, as well as additional leased area adjacent to the building and adjacent to the parklet.
2) The parklet is enclosed with 5 concrete barriers which are each 6' long, 2' wide, and 2' high. The barriers are ornamented with flower pots;
3) Umbrellas are utilized for shade; and,
4) The concrete barriers were ornamented with a boulder pattern on the interior of the parklet and painted an adobe color. The portions of the barriers that face the street is a smooth finished painted in the same adobe color as the interior.



While the HDRB has jurisdiction over all structures in the historic districts, outdoor dining areas are somewhat different from buildings. According to Section 14-12.1, the definition of

structure is “Anything that is constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, including buildings, mobile homes, walls, fences, swimming pools, spas, tennis courts, signs, flag poles, microwave satellite receiving dishes, TV antennas and communication devices.” As the proposed structure is in a historic district the HDRB has the authority to review it for consistency with Section 14-5.2. The relevant citations include the General Purpose (Section 14-5.2(A)(1) SFCC 1987) and the Downtown and Eastside Historic District Design Standards (Section 14-5.2(E) SFCC 1987). Both sections relate to a harmony as to style, proportion, texture and material with buildings of historic design. The general purpose section further states the regulations also should promote the economic and general welfare of the people of the city. The additional dining area for restaurants help to promote the economic welfare of the restaurant business owners as they continue to recover from Covid impacts. As the proposed outdoor dining areas are harmonious with adjacent buildings in the streetscape, staff recommends approval of the outdoor dining areas.

PREVIOUS OUTDOOR DINING CASE REVIEWED BY THE HDRB

Included in this staff report packet for reference is the packet and minutes from La Boca Café, which was reviewed and approved on April 12, 2022. The proposed design included galvanized planters on a portion of the sidewalk and an enclosure that consisted of 6”x6” metal posts with 2”x6” wood rails and 2”x2” balusters. A raised trex deck was proposed that would allow for water drainage below. A rendering of the proposed deck is provided below.



The deck has not yet been installed, but now the City is pursuing the development of Certificates of Compliance for these outdoor dining areas and a request will be made for the business to construct the parklet structure. The comments at that HDRB meeting included clarification on the proposed design that was intended to reference other enclosed portal areas with the same design (see attached packet images). Some concerns were raised by the public

about the height and design, and a supporter commented that a secure area that provided some protection would increase the confidence that it would be safe. The HDRB approved the project.

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.

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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor

of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and

portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Attachment 5

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2540

building threatened? yes	surveyed date 3/85 by HMW	county SANTA FE	ID no. 051610437
field map SFHD #1	number 437	UTM reference zone 12 13	easting northing

location description: 130 LINCOLN

city/town: SANTA FE

land ~~grant~~/reservation

building name: SEARS DEPT. STORE

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

film roll by HMW no. SFHD 18 | negative nos. 9 | loc. of neg. HPB

plan shape



date of construction: ___ estimate 1950 actual

source: SANBORN

use: present residential; other ___; historic residential; other ___

condition: ___ excellent ___ good ___ fair ___ deteriorating

degree of remodeling: ___ minor ___ moderate ___ major; describe:

style

foundation material

wall material/surface

architectural features

surroundings: COMMERCIAL

relationship to surroundings: ___ similar X not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of X none interest

if eligible, why?

comments: BY J.G. LEEM

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

Reference Case
72 W Marcy
Staff Report
and Minutes

City of Santa Fe, New Mexico

memo

DATE: April, 12, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Division Manager, Historic Preservation Division

---

Case # 2022-005015-HDRB

Address: 72 W. Marcy St.
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: N/A

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

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:

72 W. Marcy Street is a single-story, long narrow L-shaped building. 72 W. Marcy is currently used as a restaurant. It is listed as non-contributing to the Downtown and Eastside Historic District. It is simplified rectangular form with stucco finish and a single door and single large rectangular window with individual piece of glazing.

It is adjoined to the west by a contributing two-story, mission revival building that was built between 1900 and 1910. The adjoining structure's primary facades are the north and west elevations.

Now, the applicant proposes the following exterior alterations:

1) Make no changes to the architecture of the building.

2) Create an outdoor dining space directly in front of the north façade with approximately 6" raised synthetic wood deck (trex). The trex deck color will be, Transcend Island Mist, which is close to the existing flagstone.

3) A new 6" diamond plate floor cover over the existing concrete gutter with 4'-5' removable panels to clean any debris that might accumulate underneath on the existing concrete gutter. The deck will be aligned with the existing flagstone and new diamond plate floor cover will be over the original asphalt parking space to let water flow through underneath. The diamond plate will be powder coated dark grey.

4) The flagstone on the sidewalk will remain and be repaired as necessary.

5) Install 4'-6" tall railing with 6x6 metal posts with 2x6 wood rails and 2x2 balusters emulating the wood rails and balusters similar to a typical Santa Fe portal with a Miniwax Dark Walnut finish.

6) Install umbrellas at each table to protect from the elements.

7) Place a galvanized steel planter on the flagstone pad at either end of the dining area.

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

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

Date: 2/23/2022 Location of Project: 72 W Marcy Santa Fe, NM 87501

Applicant

Name: Architectural Alliance, Inc. attn: VC-1 Eric Enfield

Phone: 505-988-5261 Email: er@archalli.com

Property Owner

Name: KATHIE J DACORTA

Phone: _____ Email: kdacorta@yahoo.com

Proposed Work:

NEW SINGLE PARKLET AT MARCY ST. RIGHT OF WAY DIRECTLY IN FRONT OF LA BOCA.

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: Carly Piccarello

Date Assigned: 3/1/22 Date of Site Visit: _____ PAR No.: _____ Time: _____

Historic District: Downtown & Eastside

Historic Status: New Construction

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	X

Administrative or HDRB?	Admin	HDRB
	☐	X
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes	No
	☐	☐

Code Citation for Exception: ----------

Date of Follow-Up with Applicant:_____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for all applications can be found at https://www.santafenm.gov/historic preservation .

Application Submittal Date: _____

Desired Hearing Date: _____

Project Type :

Status		Primary Elevation Designation
☐ New Construction	NI ☐	☐ Remodel
☒ Sq. Ft. of project: 3/5 F		☐ Sq. Ft. of project:_____

Construction Cost ----------

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name

Signature

Date:

H2637

building threatened? yes	surveyed date 2/14/85 by HMW	county SANTA FE	ID no. 051610457
field map SFHD # 1	number 457	UTM reference zone 12 13 easting	northing

location description

72. W. MARCY

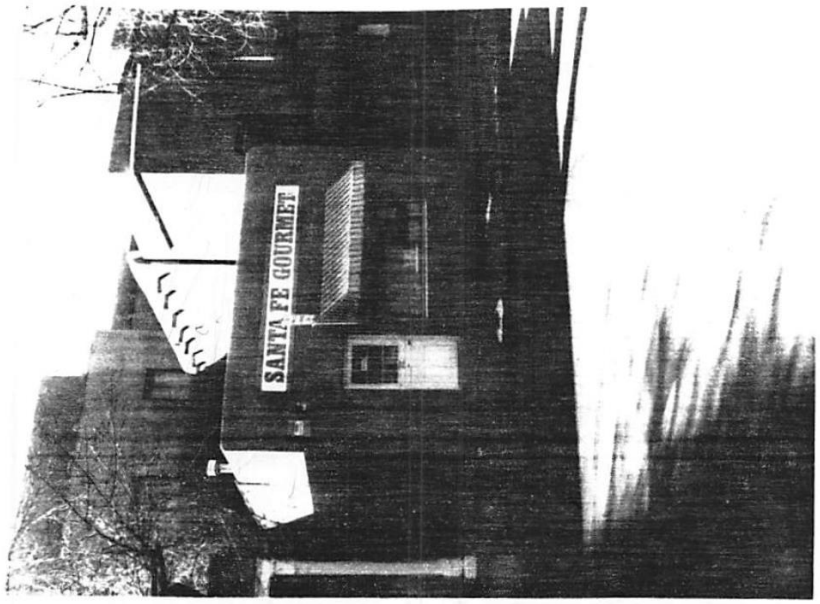
city/town SANTA FE

land grant/reservation

building name S.F. GOURMET ('85)

legal description tnsp___ N S range___ E W sec___ ___ ½ ___ ½

film roll by HMW no. SFHD # 15	negative nos. 17	loc. of neg. HPB



plan shape

date of construction
P45 estimate _____ actual

source
Sanborn.

use
present residential
other _____
historic residential
other _____

condition
___excellent ___good
___fair ___deteriorating

style

foundation material

wall material/surface

degree of remodeling
___minor ___moderate ___major
describe:

architectural features

surroundings
comm

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___eligible ___of ___none
interest
if eligible, why?

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

March 14, 2022

VIA EMAIL & HAND DELIVERY

Carly Piccarello
Historic Preservation Office
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Proposed Parklet in front of La Boca (72 W Marcy Street)

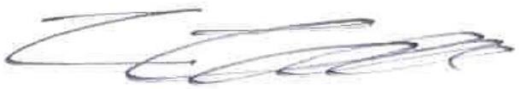
Dear Carly,

Enclosed you will find our submittal documentation and drawings for a new parklet in front of La Boca located at 72 W Marcy Street. See below for a list of the proposed design:

1. (2) 2'x2'x6' galvanized planters on the sidewalk. We will do a muriatic acid wash to dull and remove sheen.
2. The new parklet will have 6x6 metal posts with 2x6 wood rails and 2x2 balusters.
3. A new 6" diamond plate floor cover over the existing concrete gutter with 4'-5' removable panels to clean any debris that might accumulate underneath on the existing concrete gutter.
4. The flagstone on the sidewalk will remain and repaired as necessary, and a raised trex deck aligned with the existing flagstone and new diamond plate floor cover will be over the original asphalt parking space to let water flow through underneath. The trex deck color will be close to the existing flagstone - see photos.
5. We will have umbrellas on each table to protect customers from the elements.

Please let us know if you have any questions or concerns.

Sincerely,



Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Owner
File

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



72 W Marcy Street North Elevation



72 W Marcy Street North Elevation

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



GalvanizedPlanter







Wood railsand wood balusters similarto a typicalSanta Fe portal
MinwaxDark Walnut 1126

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



Powder Coated Dark Grey Diamond Plate Similarto Concrete Color



Trex Transcend Island Mist Composite Decking

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3/14/22

Property Owner of Record: KATHIE DACORTA

Applicant/Agent Name: Architectural Alliance Inc.

Contact Person Phone Number: (505)988-5269

Site Address: 72 W Marcy St. Santa Fe, NM 87501

Proposed Construction Description: Parklet in ~~front~~ licensed right of way

TOTAL ROOF AREA:

Zoning District: BUDMAR

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☒ Other: Downtown & Eastside HD

Submittals Reviewed with PZR:

☐ Legal Lot of Record ☐ Development Plan ☐ Building Plans ☐ Existing Site Plan ☐ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit ☑ ROW Lease Agreement

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

Use of Structure: ☐ Residential
☒ Commercial Type of Use: Outdoor Patio

Terrain: ☐ 30% slopes NA

Lot Coverage : NA %
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? NA
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum:____

Height: Proposed 54"
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed NA Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed: NA 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.

ERIC ENFIELD
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.

SIGNATURE 3/14/22 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:

☐**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions: _____

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

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

Revised 20 November 2020


la boca
la boca

Chair Guida asked if the applicant for 830 El Caminito was present.

Mr. Schwab indicated she was trying to call in.

6. **2022-005015-HDRB. 72 W. Marcy St.** Downtown and Eastside Historic District. Eric Enfield, agent for Kathie Dacorta, proposes to construct a 315 sq. ft. outdoor dining area with a 4 ft. 6 in. fence height in front of a non-contributing building. (Carly Piccarello)

STAFF REPORT

72 W. Marcy Street is a single-story, long narrow L-shaped building. 72 W. Marcy is currently used as a restaurant. It is listed as non-contributing to the Downtown and Eastside Historic District. It is simplified rectangular form with stucco finish and a single door and single large rectangular window with individual piece of glazing.

It is adjoined to the west by a contributing two-story, mission revival building that was built between 1900 and 1910. The adjoining structure's primary facades are the north and west elevations.

Now, the applicant proposes the following exterior alterations:

1) Make no changes to the architecture of the building.
2) Create an outdoor dining space directly in front of the north façade with approximately 6" raised synthetic wood deck (trex). The trex deck color will be, Transcend Island Mist, which is close to the existing flagstone.
3) A new 6" diamond plate floor cover over the existing concrete gutter with 4'-5' removable panels to clean any debris that might accumulate underneath on the existing concrete gutter. The deck will be aligned with the existing flagstone and new diamond plate floor cover will be over the original asphalt parking space to let water flow through underneath. The diamond plate will be powder coated dark grey.
4) The flagstone on the sidewalk will remain and be repaired as necessary.
5) Install 4'-6" tall railing with 6x6 metal posts with 2x6 wood rails and 2x2 balusters emulating the wood rails and balusters similar to a typical Santa Fe portal with a Minwax Dark Walnut finish.
6) Install umbrellas at each table to protect from the elements.
7) Place a galvanized steel planter on the flagstone pad at either end of the dining area.

STAFF RECOMMENDATION

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

Chair Guida asked if the 4'6 " is a condition or will require an exception.

Ms. Piccarello responded that staff can approve up to 4 feet and anything over that it has to come to the Board for approval.

APPLICANT PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said they looked at more complicated designs but thought a simple rail would be the nicest thing to do. There were complications with the roof structure as well as issues with the Fire Department and the proximity to adjacent buildings. That prompted them to choose the umbrella option. There is no historic material. Water will flow under the deck and the structure will be between the posts. The concrete posts extend down between the rails and posts will be 4-5 feet apart. The Trek deck will only be a section over the road where they anticipate water issues. No lights are proposed. The finish on the galvanized planters will be acid washed so they are not shiny.

Chair Guida asked if the Trek decking and the rail made of wood and metal, will be two different colors.

Mr. Enfield explained the wooden rail and the posts are the same color. The deck is a grayish wash to match the flagstone.

Member Bienvenu asked for clarification on the finish of the metal posts corners.

Mr. Enfield said it would be painted to match the dark walnut finish on the rails.

Member Bienvenu asked if the intent was to contrast or to look like the metal and wood are the same material.

Mr. Enfield said he liked looking at it from a distance and not knowing whether metal or wood. They are using metal instead of wood for the posts primarily for safety. The posts will be put into asphalt and concrete.

Member Bienvenu asked for details on the rails.

Mr. Enfield explained the posts are 6 x 6, the top and bottom rails are 2 x 6, and the balusters are 2 x 2 put in at an angle. It will be simple.

Member Bienvenu asked the reason for using the galvanized planters. He thought it discordant.

Mr. Enfield said there is a lot of traffic on the street. He thought a hard post and rail would be less comfortable for pedestrians walking by, and the metal planter a nice

presentation. The metal was chosen for the "farm" look. He said if the simplicity doesn't work, they could trim it in a wood frame.

HEARING

Ms. Beninato, previously sworn, said she thought the idea was to sit outside and enjoy the street view and this was an off-putting way to take over the space. There is no public space. She wasn't sure that the sidewalk would be welcoming and available to pedestrians. She was concerned where pedestrians go once servers come out with a tray of goods. The railing is very high. She said no railing is more in keeping with downtown. She wondered how this "improvement" could be removed because this is a public street. She said the Plaza has become "grungy" with the outdoor eating areas.

Michelle Henrie, PO Box 8370, was sworn. She supports the proposal. She said on the height of the fence, she is a customer of La Boca and of outdoor dining. She wants to feel safe when seated outside and thought the height appropriate. She said the safety of the diners should be considered. She was more comfortable with the galvanized planters with Mr. Enfield's comment they will be less shiny. She said she loves the interplay at La Boca with the historic, the Spanish, and that everything is so old. That resonates with the food and culture as well as the "hipness" of it. She thought the galvanized planter and umbrella keep the streetscape exciting and makes the outdoor dining possible. She said the parklet's and outdoor dining will be a bigger part of Santa Fe in the future. Now that the indoor to outdoor dining has been opened, customers will demand that option. She urged support of the proposal and thought the project beautiful.

Mr. Enfield reminded the Board that the railing at the dining level is only 4 feet high. He said he appreciated Ms. Beninato's comments but thought it would be fine.

BOARD DISCUSSION

MOTION: In Case 2022-005015-HDRB, 72 W. Marcy St., Member Larson moved to approve. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by majority (2-1) roll call vote with Members Biedscheid, and Larson voting in favor and Member Bienvenu voting against.

3. **2022-005058-HDRB. 830 El Caminito**. Downtown and Eastside Historic District. Annette Vigil, agent for Michael Tansey, owner, requests primary facade designation on a contributing garage. (Daniel Schwab)

STAFF REPORT

830 El Caminito is a single-family residential structure with Significant status in the Downtown and Eastside Historic District due to its distinct tower form. The detached

Applicant Submittal

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

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

Date: 07-22-23 Location of Project: 130 Lincoln Ave. Suite B

Applicant

Name: CAFE DES ARTISTES, LLC / Jean-Jacques Desalle

Phone: 505/699-4991 Email: jjdesalle@yahoo.com

Property Owner

Name: Mark Bertram / 130 Lincoln Ave. LLC

Phone: 505/930-4401 Email: catmbert@aol.com

Proposed Work:

Beer & Wine license for Patio –
Security barriers around perimeter of Patio

2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☐

Administrative or HDRB?	Admin	HDRB
	☐	☐
If HDRB, exceptions required? (Complete prior to application acceptance.)	Yes ☐	No ☐

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at https://www.santafenm.gov/historic_preservation .

Application Submittal Date: 07/22/2023

Desired Hearing Date: First available / ASAP

Project Type:

Status	Primary Elevation Designation
☐	☐
New Construction	Remodel
☒	☐
Sq. Ft. of project: 357 sq/ft.	Sq. Ft. of project: _____

Construction Cost: $ 8,000—

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name MARC BENTRAM

Signature _____

PROPOSAL LETTER

Café des Artistes
130 LincolnAve. Suite B
Santa Fe, NM 87501

The proposed installment of a fully removable protective barrier required by the city of Santa Fe creates a safe space where Café des Artistes customers can consume food and drinks in what used to be a parking space prior to the Covid epidemic.

The barriers consist of 5 concrete blocks each 6' long, 2' wide, and 2' high. Redwood planters 1' high have been built above the concrete blocks bringing the total structure to a height of 3'. The total length of the finished protective barrier is 21', its width is 6' and its height is 3'. The rest of the patio space located on the side walk is limited by 7 steel planters. A 5' wide sidewalk space is free of obstruction for foot traffic. The total superficies of the patio is 357sq/ft and the superficies of the protected area including the barriers is 126 sq/ft.

The concrete blocks were custom made in an adobe color to give an earthy and southwestern feel. A boulder pattern was chosen versus a smooth surface to enhance the natural appearance of the barrier and the redwood planters were left in their original wood color. The general appearance of the adobe-colored barrier topped by redwood planters filled with

lavender and New Mexico wild grass has been a huge success and had gotten compliments from numerous visitors as well as locals including mayor Alan Webber.

Café des Artistes is now a far cry from what used to be the Sears building serving meals and beverages to many downtown workers, locals, and visitors. Our request for a Beer and Wine license has long been anticipated.

The approval of this project by the Historic Districts Review Board will conclude what has been a long process involving the City of Santa Fe and the State of New Mexico.

Jean-Jacques Desalle
owner


ORGANIC
SALADS
SANDWICHES
GELATO




pop


pop



City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

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Case # 2023-00007165-HDRB

Address: 551 Canyon Rd
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan (from HCPI)

__x__ Elevations (from HCPI)

__x__ Photographs (from HCPI)

__x__ Other: Window Assessment

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to significant, per 14-5.2(C) Designation of Significant and Contributing Structures and as defined by: 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.

BACKGROUND & SUMMARY:

551 Canyon Rd is an apartment and studio space in the vernacular style and listed as non-contributing to the Downtown and Eastside Historic District. Erected in 1945, the roughly 1,560-square-foot adobe structure once held a studio, gallery, and cultural gathering place (the first on Canyon Rd) run by the artist and printmaker Dorothy Newkirk Stewart. Located down a gravel alley east of El Zaguan which houses the Santa Fe Historic Foundation (545 Canyon Rd, a significant structure) and just north of 553 Canyon Rd, (also a significant structure).

Now, the applicant proposes the following:

1) Status Review and Primary Façade Designations.

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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

MARTINEZ
ARCHITECTURE
STUDIO PC

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

STATUS REVIEW – Galleria Mexicana
551 CANYON ROAD
July 24, 2023
Downtown/Eastside Historic District, Noncontributing status

EXISTING CONDITIONS:

On behalf of the property owners, Weird Hall LLC (Clare and Thomas Johnson, Managing Members), the attached application requests a review of the status designation and the selection of primary facades of the above referenced property. See attached Historic Report and Window Assessment.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC

551 Canyon Road
Santa Fe, Santa Fe County, New Mexico
Santa Fe County Assessor Parcel Number 2850860

Cultural Resources Evaluation

Dorothy N. Stewart Studio/Galería Mexico

July 6, 2023



Prepared by:

ARCHITECTURAL
History Services
John W. Murphey Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

Prepared for:

Martinez Architecture Studio PC
1524 Paseo de Peralta
Santa Fe, NM 87501

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 6, 2023

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

1. Name of property:

Dorothy N. Stewart Studio/ Galería Mexico

2. Location:

551 Canyon Road
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: H-1024

4. County: Santa Fe
Parcel # 2850860

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
May 5, 2023

7. Previous Survey Date(s):
_x_Yes: October 10, 1984
_x_No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:

35.6822789,-105.9294272



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of west elevation, facing southeast.

11. Brief Description of the Property:

Located down a gravel alley behind El Zaguan is a little-known building that once held a studio and a gallery run by artist and printmaker Dorothy Newkirk Stewart. The unassuming structure faces the Historic Santa Fe Foundation's parking court and backs onto the parking lot of an art gallery. The building looks ancient and traditional but is neither. Erected in 1945, the roughly 1,560-square-foot adobe structure holds only three rooms. Stewart ingeniously used the tiny patch of sloping land to build a compact working space for her creative life. Two older skylights rising from the roof are the only clue to this historic use.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: 1945
_ x_Known __ Estimated Source: Newspaper account

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

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

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

For: Martinez Architecture Studio PC

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

Current owner: Weird Hall LLC

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property	2. Location:	3. Local Reference Number: Santa Fe ID: H-1024
Dorothy N. Stewart Studio/ Galería Mexico	551 Canyon Road Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 5, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: __Flat x__Gabled
__ Hipped __ Pyramidal
___Shed Other:
Pitch: __ None _x_Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other: Gravel

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	6/6	2
Casement	Wood	4	1
Casement	Wood	8	5
Casement	Wood	10	4

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Double	8-light-Panel	Wood	1

12. Chimneys _x_ two, stuccoed, interior

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unclear. The undated (c.1950s) floor plan (Fig. 11) indicates than present currently.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

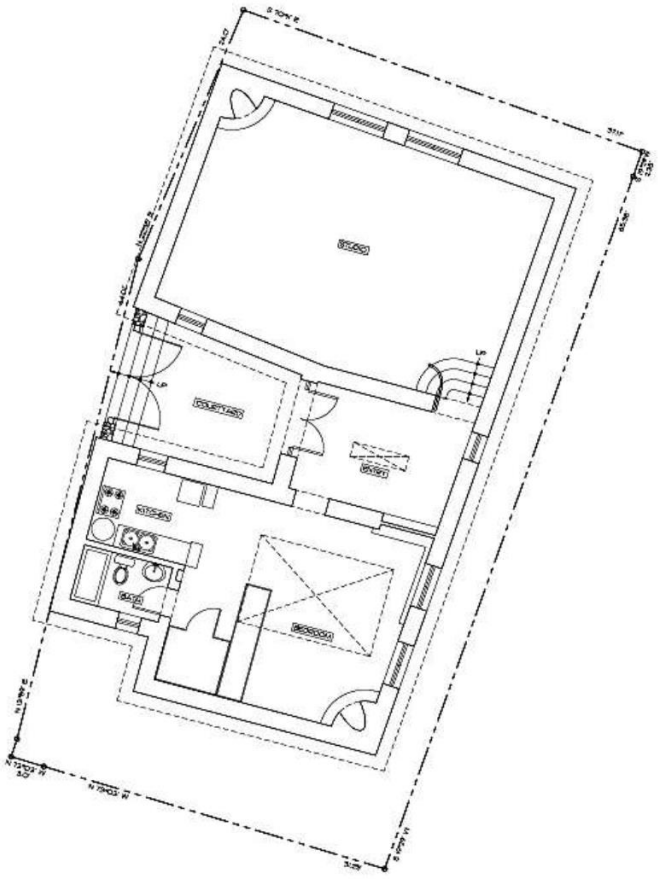
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2023 combination site and floor plan. Martinez Architecture Studio PC.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property **Dorothy N. Stewart Studio/ Galería Mexico**	**2. Location:** **551 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1024** **4. County: Santa Fe** **5. Date of Survey: May 5, 2023**

Architectural Description Continued

Setting

The Dorothy N. Stewart Studio is located off Canyon Road, down a gravel alley leading to the parking area for the Historic Santa Fe Foundation, from which it stands nearly 40' distant. The studio is partially built into a slope and backs directly onto the former Edwin Brooks house at the south. The two-story Thornwood Gallery towers over the studio at the southeast corner (Photo 2); a paved parking lot edges its east elevation. Its north exposure remains unfettered and looks over a few low buildings. The west elevation, its principal façade and entry, feels authentic to its period.

West

The west elevation is evenly divided between two adobe volumes and a slot-like courtyard. The walls are mostly blank with no articulation (Photo 3). They are coated with a dark brown cementitious stucco. A wood fascia board, jutting out a few inches, traces the façade and continues around the other elevations. The painted white board is tacked onto narrow rafters and capped with metal flashing, probably of recent vintage. An older sign displaying its address (551 Canyon) pops out from the wall like a small fin (Photo 4). A clock face encircled by the "C" of Canyon likely dates to the 1980s, when the building worked as a clock repair shop. The most interesting aspect of the façade is its courtyard.

Courtyard

This space is cued by an iron gate across its opening. Rustic Doric-style wood columns frame the entry, holding up a shallow roof made of *latillas* (Photo 5). Buttressing these columns are stone pillars made of river rock. Three flagstone steps with arroyo stone risers lead down to the intimate space. It is floored with rectangular pieces of flagstone, arranged so they appear to direct movement to the front door. Its walls are exposed adobe with a hand-plastered finish, giving the courtyard the sense of an old rural house. Small displays of stones and other natural objects are placed along its walls (Photo 6). Ceramic tiles spelling out "D N S" are embedded in the adobe west of the front door (Photo 7).

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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The courtyard has three openings, consisting of an entry and two windows. The entry is pushed oddly to one side (Photo 8) It contains double glass-and-wood doors flanked by sidelights. A molded pediment tops the door. The door muntins have a wide profile and don't appear particularly old. Large windows are found on each side of the courtyard. They are 6/6 wood sash with a thinner muntin profile and surmounted with Greek Revival pediments like the front door (Photo 9).

North

The roof's almost imperceptible pitch can be observed at the north elevation (Photo 10). The elevation is noteworthy for its paired casement windows. These tall, ten-light windows provided the primary source of natural light to Stewart's art studio and gallery. The opening sits at the center of the wall but its windows are slightly off balance.

East

The east elevation looks onto a concrete parking lot (Photos 11 & 12). It has three openings, each holding wood casements. Two windows near the south end have rectangular lug sills, while the solo window in the middle has no sill. The south windows are shown on an undated floor plan, but the north is not depicted (Fig. 11). This window, looking into the hallway, may have been added later.

South

The south side butts onto a retaining wall of the adjacent property (Photo 13). The east side of the building directly touches the wall while the west side, containing the kitchen and bathroom, is set back by approximately 5'. This section has a small window in the bathroom that does not appear on the floor plan mentioned above (Photo 14). A view from the adjacent property shows the building's roof covered with gravel and penetrated with several stuccoed chimneys and two triangular skylights original to the building.

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Interior

Beginning at the back of the front door, the interior shows much more of the creator's hand than the exterior. As mentioned, the space is divided into three rooms: a hallway, a workroom (now an apartment), and a gallery.

The hallway, a roughly 10'-wide, brick floored space, is spanned by long vigas parallel to the walls (Photo 15). The walls are finished with plaster and interestingly slope inward at the top. Over the entry door and the adjacent walls are nichos, which delighted Stewart and were the subject of her first book (Photo 15). Decorative circles, vines, and flowers are carved into the muntins and panels of the front door (Photo 16). Natural light flows down through a skylight, making the space seem much larger.

Workshop

A doorless opening leads to a former workshop and later an apartment (Photo 17). Flooded with light from a large skylight, it has the same brick flooring as the hallway. A raised *horno* fireplace sits in the southeast corner; storage cabinets have been inserted into the opposite corner (Photo 17). Extending off the west wall are partitions holding a kitchen and a bathroom (Photo 18). Though they seem somewhat improvised, they appear on the undated floor plan. Thin boards across the bathroom ceiling are painted with whimsical scenes of fantastical creatures (Photo 19). In the late 1940s, Stewart turned the gallery into a mini printing press, publishing limited hand block editions of her artwork.

Gallery

On the opposite side of the hallway is Stewart's former studio, working as a painting room and later holding Galería Mexico. Four brick steps lead down to its dark flagstone floor (Photo 20). The ample room is spanned by 13 vigas resting on carved corbels. Topping the vigas are standard milled boards. The north casements provide the primary source of natural light. Several suspended troffers supplement the sunlight. A much smaller window on the south wall overlooks the courtyard. A horno fireplace takes up the northeast corner. The spare room, with its diffused north light and high ceilings, has the feeling of an artist's studio. Of the three rooms, it feels the most preserved.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

The Historic Building Inventory form from the building's initial survey on October 29, 1984 characterized the Dorothy N. Stewart Studio with one word, "Res/Com.," signifying it was both a residence and site of commerce. The surveyor, Michael Belshaw, included the notation "P," to indicate post-World War II construction. Despite its charm, it was too young to be of any historical interest, so Belshaw snapped a photo and moved on (Fig. 1). Like many others, Belshaw, a Columbia University-trained historian, did not know the story of Dorothy Stewart. She had been gone for nearly 30 years. But from 1946 to 1958, the little adobe building tucked down a dirt lane functioned as an art gallery — the first on Canyon Road — and a cultural gathering place. Its history, and Dorothy's, has been mostly forgotten.

Growing Up

Born on April 8, 1891, as the fifth daughter of William Shaw and Delia Allman Stewart, Dorothy Newkirk Stewart grew up in a world of wealth. Her father, a doctor, founded the Medico-Chirurgical College of Philadelphia and the American Academy of Medicine; her mother served as the national secretary of the Young Women's Christian Association. Dorothy grew up in a four-story townhouse in the desirable Rittenhouse Square neighborhood of central Philadelphia. Three live-in African American servants assisted the family.[1] Her father died in 1903 when Dorothy was only twelve.

Dorothy attended the private Agnes Irwin School, an all-girls prep school in Philadelphia, but struggled academically, being more interested in art.[2] She did excel in languages, learning Spanish, Greek, and French — which would later serve her well as she often lived in foreign locations for several months at a time. Still, her mother was concerned, and she removed Dorothy from school for a round-the-world trip at age 17. Dorothy returned to her education and enrolled in the Pennsylvania Academy of the Fine Arts, where she studied under painter Henry Bainbridge McCarter. Many years later one of

[1] U.S. Census Bureau, 1900: Census Place: Lower Merion, Montgomery, Pennsylvania; Roll: 1443; Page: 4; Enumeration District: 0212.

[2] *A Book About D.N.S.* [memorial service pamphlet]. Santa Fe: no pub., c. 1955, n. pag.

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McCarter's paintings was displayed at an exhibit of Dorothy's work at the Art Museum of New Mexico.[3]

After her mother died in 1918, Stewart traveled widely, spending six months in Europe in 1921. She later joined her sister, Margretta, in Hastings, Nebraska, where Margretta's husband, Charles Henry Dietrich, had served as the 11th governor, and later, as a U.S. Senator. Margretta, a graduate of Bryn Mawr, had emerged as a women's suffrage leader. Nine years older, Margretta became Dorothy's unofficial guardian. They remained close and bought property together in Santa Fe. Dorothy used Hastings as a home base and even exhibited at the local county fair in 1922, winning several prizes for her paintings.[4] Though she continued her wandering, Dorothy would return often to Hastings to spend time with her sister.

Finding Santa Fe

In the mid-1920s, the sisters took up traveling together — sometimes in relation to Margretta's work as director of the Nebraska and National League of Women Voters, other times, simply for pleasure. The latter included ventures to Santa Fe, a locale that Margretta had discovered in 1921 as part of her work with the league. Dorothy traveled to Santa Fe in 1922 and 1923 with her sister, befriending Kate Chapman, who became her lifelong friend and collaborator. During the same period, Dorothy traveled to France, where she enrolled in L'École d'art Américaine, Fontainebleau, studying art.[5]

Following her husband's death in 1924, Margretta spent more time in Santa Fe. The sisters visited twice that year, once by train to attend the annual Fiesta and another as part of a lengthy automobile tour, where Margretta interwove League of Women Voters' events in Colorado and Texas with sightseeing in Taos and Santa Fe.[6] That same

[3] "Dorothy Stewart's Instructor Also Has Painting at Museum," *Santa Fe New Mexican*, November 21, 1945, 2.
[4] "Fine Art Awards in Many Classes," *The Hastings Daily Tribune*, August 21, 1922, 6.
[5] "d/d/DNS/Stewart genealogy 1-c," [printout of Dorothy Stewart chronology], Mar 21, 2021, Dorothy N. Stewart Papers, Historic Santa Fe Foundation, Santa Fe, Hereafter, DNS/HSFF. This document and passport and passenger manifest documents on Ancestry.com indicate that Stewart made travels to Mexico and abroad, including China, by herself or with sister Margretta or friends, throughout the 1920s and '30s. The sheer amount of travel could not be worked into the text, but the documents make it clear that the sisters had sufficient wealth and leisure to travel frequently.
[6] "Society," *The Hastings Daily Tribune*, September 2, 1922, 2

year, Margretta purchased two homes in Santa Fe: the Witter Bynner house at the top of College Street and the Juan Prado House at 519 Canyon.[7] The latter would become the sisters' home after they moved to Santa Fe permanently in 1927. In 1925, the sisters spent time traveling through Europe.

Like their contemporaries Amelia and Martha White, the sisters were immensely wealthy. After seeing Burro Alley for the first time, Margretta recalled that Dorothy begged her to buy the entire block,[8] as if that were common.

In April 1928, Margretta acquired the James L. Johnson House east of the Prada home, seeing potential in the rambling old adobe that represented almost an entire block. Commissioning Chapman to restore and expand the house, Margretta turned it into the El Zaguan Hotel (later apartments), a hacienda-type space with a whitewashed corridor strung with nine rooms. It initially attracted wealthy women who spent summers hosting teas on the hotel's patio. During its opening season these included Adele Knox Taylor, wife of James Knox Taylor, the supervising architect for the U.S. Department of the Treasury. While Stewart participated in these teas and other social events, she began to take on a new look, adopting the motifs of the Western cowboy (Fig. 2).

Around this time, Margretta bought a strip of land east of El Zaguan, where Dorothy would build her studio.[9]

Around Mexico and Maria

In the late 1920s, Dorothy turned her compass toward Mexico. She found her passion south of the border, developing a deep, abiding — and romanticized — interest in Mexican culture.

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[7] "2 Ancient Homes and Charming Adobe Houses on College Street Sold," *Santa Fe New Mexican*, October 1, 1924, 2. "d/d/DNS/Stewart genealogy 1-c," DNS/HSFF. Dietrich additionally purchased the Borrego House on Canyon Road.

[8] Molly H. Mullin, *Culture in the Marketplace: Gender, Art, and Value in the American Southwest* (Durham, N.C.: Duke University Press, 2001), 69; original source, Margretta S. Dietrich, *New Mexico Recollections, Part II* (Santa Fe: Vergara Printing Company, 1961), 5.

[9] In 1925, Dorothy acquired an empty lot on Canyon Road from James Baca before leaving on a two-month tour of Europe with Margretta. It is unclear how this land relates to the subject property. "Town Talk," *Santa Fe New Mexican*, May 8, 1925, 2.

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Through multiple trips and long stays, she built connections that would later work their way into her gallery. It was also in Mexico that she began her relationship with Maria Chabot, a dark-eyed Texan who would eventually inherit Dorothy's studio. Their relationship is captured in a run of correspondence held at the Georgia O'Keeffe Research Center.

While usually known as an assistant to Georgia O'Keeffe in the 1940s, Chabot's time in New Mexico began much earlier with Dorothy Stewart.

Maria was born in 1913 in San Antonio, Texas, as Mary Lee Chabot. Her paternal grandfather Charles S. Chabot served as the English ambassador to Mexico in the 1860s.[10] Her father, Charles J. Chabot, was born in Mexico and worked as a merchant. He lost his second wife and a son in a double drowning in 1907.[11] Maria was the only child of Charles J. and his third wife, Olive Chabot. At Brackenridge High School in San Antonio, Maria kept her short hair in a masculine style and dressed in a suit and tie for her 1929 high school photo (Fig. 3).[12]

Stewart made her first extended trip to Mexico in 1929. To travel in her own fashion, she acquired a powder blue Austin truck and added hoops and canvas over the bed, turning it into a motorized Conestoga wagon.[13] After three years of travel and study, she published *Hornacinas, Stories of Niches and Corners of Mexico City*, a visual study of the city's historic nichos, in 1933 under the name "D.N.S." (Fig. 5).

Illustrated with over 50 of her lithographs, the book wove stories of saints and Aztec gods. A positive of the book review in *The Mexico Quarterly* assured that those visiting Mexico City would "find the volume an illuminating and charming guide to the life of the Mexican capital."[14]
The year the book was published, Stewart, 42, met Chabot, 20, in Mexico. The circumstance of their meeting is unknown. They sailed back together from Veracruz on

[10] Barbara Buhler Lynes and Ann Paden, *Maria Chabot—Georgia O'Keeffe, Correspondence, 1941-1949*, (Albuquerque: University of New Mexico Press, 2003), XIV.
[11] "Mother and Son Drown," *Austin Daily Statesman*, August 18, 1907, 2.
[12] John Ellison Echterhoff, editor. *La Retama, 1929*, (San Antonio: Brackenridge High School, 1929), 145.
[13] "Covered Austin and Toofy Give Mexicans Big Laugh; Savage Yaquis Convulsed," *Santa Fe New Mexican*, March 27, 1933.
[14] Irene Fisher, "Book Reviews," *The New Mexico Quarterly* (Vol. 4, No. 3, August 1934), 248.

the S.S. *Habana*, entering New York harbor in late October.[15] After turning 18, Chabot moved to Santa Fe and lived with Dorothy.

Making Murals

Returning to the United States,[16] Stewart found the country weakened by a financial depression. By 1935, she had become involved with the Works Progress Administration Arts Project, a program that put unemployed artists to work and resulted in public murals painted across the country.

In Mexico, she'd become exposed to the great muralists (José Clemente Orozco, Diego Rivera, David Alfaro Siqueiros) and had created her own whimsical version of the Mexican mural at her home on Canyon Road. Painted to resemble a second-class railway car, it depicted a typical scene of passengers clutching babies and animals. It led to a party where Dietrich, Stewart, and their close friends portrayed, as a tableau vivant, Mexican stereotypes (Dorothy, a "peon mujer").[17] By today's standards, the Sunday afternoon soiree would be considered racist.

More serious was Stewart's Works Progress Administration commission to design a large painting for a new theater in Albuquerque designed by architect John Gaw Meem. Prepared for the Little Theatre, the artwork, *Los Moros y Cristianos*, depicted a folk play of Christians fighting Moors on horseback (Fig. 6). It was painted as a fresco, with the assistance of Mexican artist Samuel Moreno and technical input from the University of New Mexico's chemistry and geology departments.[18]

Dorothy had studied the fresco technique in Europe, and along with Chabot, had visited Clemente Orozco during his work on *The Epic of American Civilization* at Dartmouth

[15] The National Archives and Records Administration; Washington, D.C.; Passenger and Crew Lists of Vessels Arriving at and Departing from Ogdensburg, New York, 5/27/1948 - 11/28/1972; Microfilm Serial or NAID: T715, 1897-1957.
[16] After returning from Mexico in 1933, Dorothy sailed for Europe the following year.
[17] "Trip to Mexico, Segunda Class Proves, Proves Popular Excursion," *Santa Fe New Mexican*, December 3, 1935, 2.
[18] "Little Theater Fresco is 900 Sq. Ft. – Is Oldest Enduring Decoration Form," *Albuquerque Tribune*, September 21, 1936, 8.

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College.[19] Stewart's 900-square-foot fresco, with its rhythmic play of horses, was likely her largest and most important work of art. So impressive was the fresco that it was featured in the WPA state guide in a photograph bracketed by images of buildings designed by men (Fig. 6). Unfortunately the mural was lost in the 1970s with an expansion of the theater's lobby.

After the Works Progress Administration project, Stewart and Chabot spent 16 months traveling throughout Europe and Africa, living for a time in Avignon, France.

The First Studio

In the 1930s and '40s, Dorothy acquired land adjacent to property owned by Kate Chapman east of town, a hilly area bordering the national forest.[20] At Atalaya Hill, Chapman built an adobe home from her own design. Dorothy followed suit, erecting a small painting studio. Both were without water. The friends called the area Bean Ranch, threw parties, and did their respective work. Stewart acquired an additional 35 acres from the City of Santa Fe in 1940.[21]

Kate Chapman died in 1944. Stewart, in a will dated July 4, 1944, gave the Atalaya Hill property to Maria Chabot and moved her artmaking to town. Vandalism to the property began in the 1930s and accelerated in the 1950s, when Dorothy found her paintings slashed in her Atalaya Hill studio. There was no public speculation as to the cause of the vandalism at Atalaya Hill, but bigotry against the two women is one possibility.

[19] "Dorothy Stewart Sees Orozco Mural, His Murals at Dartmouth," *Santa Fe New Mexican*, April 2, 1934, 2.
[20] Catherine Colby, *Kate Chapman: Adobe Builder in 1930s Santa Fe* (Santa Fe: Sunstone Press, 2012), 77.
[21] "Legal Notice," *Santa Fe New Mexican*, May 22, 1940, 6. The land was acquired for $350.000.

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Galería Mexico

Starting in 1945[22], Dorothy began work on her last major creation — Galería Mexico. The studio, set on a small patch of ground between El Zaguan and Camino Escondido, likely took form after the conclusion of World War II. Material shortages, and the fact that most able hands were enlisted in the military or working in the war industry on the West Coast, would have delayed its construction. Building anything at that time was an accomplishment.

The adobe building held only two rooms: one containing Dorothy's workspace, a room that increasingly became focused on printmaking, and another that later worked as an exhibition space. Little else is known about its construction or design.

From a newspaper account, it was completed in mid-December 1945.[23] Dorothy first used it to host a party for 80 members of the Santa Fe Indian Club, a social organization her sister established to support Native American servicemen. She followed this celebration with a holiday party thrown for the neighborhood children.

The gallery portion took on the name Galería Mexico. It opened in the summer of 1946 with a show by artist Federico Cantú Garza, a painter, sculptor, and engraver from Mexico City.[24] Stewart coordinated with the Council for Inter-American Cooperation, an organization promoting cultural exchange between the U.S. and Latin America, to host the exhibition. It had already been shown at much larger institutions, including the Pasadena Art Institute and the Denver Art Museum. Considering the gallery's likely primitive conditions, lack of security, and property lighting, hosting the exhibition was a major event for Dorothy's little gallery.

Its operations were funded by a group of private sponsors, including her sister, Sylvanus Morley, Witter Bynner, writer Erna Ferguson, and other cultural leaders. Stewart would

[22] It is the belief that the building was constructed in 1945, based on a newspaper account and other evidence. It could have incorporated an existing structure. Its thick adobe walls are diagnostic of an older type of construction. The author attempted to acquire copies of early deeds and plats from the County regarding the purchase of the lot, but this proved unsuccessful.

[23] "Paso Por Aqui," *Santa Fe New Mexican*, December 27, 1945, 2.

[24] "Inter-American Show to be Exhibited Here," *Santa Fe New Mexican*, July 23, 1946, 3.

use this sponsorship to acquire future traveling exhibits focusing on Latin American artists. The gallery included a small library of reference books that Stewart and Chabot had likely acquired in Mexico.

While it is common to think of Canyon Road as choked with art galleries, there were none when Stewart opened Galería Mexico. There were approximately 13 artists living along the road, and some likely showed their work from their studio homes. Still, the only formal gallery in Santa Fe at the time was the Museum of New Mexico.

Going Big with Small Printmaking

Stewart's studio became increasingly focused on printing activities, starting in the late 1940s after she acquired a foot press from a Spanish-language newspaper in Española. Refining her skills in block printmaking, she added hand-set type. She experimented with colors and linoleum and woodblock prints. The resulting small-press books highlighted her artistry and led to the formation of Pictograph Press, a small printing company overseen by Stewart.

The press began with a tiny book illustrating Shakespeare's *Hamlet*, with images originally meant for the Little Theatre project. Published in 1949, *Hamlet, Prince of Denmark*, depicted scenes from the play across 34 pages of handmade Japanese paper (Fig. 7). The scenes were illustrated with colored block prints (up to eight colors per page), narrated with flowing Caslon typeface. The quirky little book is now a collector's item. The same year, Dorothy published a hand-block pamphlet illustrating Agnes Sims' study of petroglyphs at San Cristobal. The following year, she issued a pamphlet of prints of Native American dances (Fig. 8).

Stewart printed what would be her last booklet in 1954. Entitled *Midsummer Night's Dream*, it illustrated another Shakespeare play with playful block imagery. The following year, pages from the two Shakespeare editions were exhibited at Stanford University's art gallery.[25]

[25] "Stanford Gallery Displays Paintings and Ghost Traps," *The Peninsula Times Tribune*, March 31, 1955, 15.

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During this productive period, Stewart continued to host traveling exhibits at the gallery, highlighting the work of Latin American artists. The space was also used for lectures and other events, many tied to her and her sister's involvement in the New Mexico Association of Indian Affairs.

Death in Mexico

Toward the end of 1955, Stewart and Maria Chabot set off on a holiday trip to Oaxaca. While Stewart and Chabot had broken off more than a decade earlier, they remained friends. Dorothy wrote to Margretta: "Here I am in Paradise again — I went to bed in an enormous room of 18 feet ceiling after our flight, which was most beautiful. Maria had bunches of flowers from the market she bought this morning . . . Everything is so heavenly joyous and delightful, and all sounds entertaining."[26]

But soon, something less felicitous came over Dorothy. She became overwhelmed with a severe headache, making it uncomfortable to keep her eyes open. Concerned, Chabot flew Dorothy to Mexico City, bringing her to a hospital where she waited in a room "the grimmest you can imagine."[27] A few days later, Dorothy Newkirk Chabot died of a brain hemorrhage at 1:45 pm on Christmas Eve in a grim hospital room on an avenue named after Victor Hugo.[28]

Chabot wrote about their last days together in a letter to Margretta, nine hours before Dorothy died. At times including details more befitting of a travel diary (including mention of her own diarrhea), Chabot came around to thanking Stewart for the world she had opened to her, "so many years ago, when I was very young, and had yet to look through the painter's eye."[29]

Following her death, there was a retrospective exhibition of Stewart's paintings, block prints, and samples of her books at the New Mexico Museum of Art.

[26] Quoted in *A Book About D.N.S.*
[27] Maria Chabot, letter to Margaretta Dietrich," [copy of letter], December 24, 1955, DNS/HSFF.
[28] Archivo de Registro Civil de Distrito Federal (Civil Registry Archives); Federal District, Mexico
[29] Maria Chabot, letter to Margaretta Dietrich," [copy of letter], December 24, 1955, DNS/HSFF.

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After D.N.S.

Galería Mexico carried on for a time after Stewart's death. It evolved into a quasi-community center for musical events and as a meeting place for the Society of Friends. In 1958, a New York City painter, Leslie Powell, took over part of the building as his studio. He began to show his art and host exhibits of other Santa Fe artists.

The same year, Margretta, who owned the building, leased another part to Alma Wittlin, an Austrian-trained educator who founded a children's science club called the Young Explorers. Wittlin turned the space into the Young Explorers Science Center, offering a "Green Adventure" camp where children explored physical science through activities such as field trips to La Cienega to study pondlife.[30]

But the adventure camp was short-lived. Just before opening, Dietrich wrote to Wittlin in April 1958, stating she had deeded the property to Chabot. She apologetically informed the science teacher that Chabot would take possession on July 1.[31] While Stewart had willed her Atalaya Hill studio to Chabot, Dietrich explained to Wittlin that the property, because it had been continually vandalized and was without water or utilities, was not suitable for Chabot. Out of generosity — or pressure — Dietrich gave Chabot the gallery.

Chabot was then serving as the manager of Los Luceros Ranch, a large farm in Alcalde owned by Mary Cabot Wheelwright. Wheelwright, who died in 1958, bequeathed the house at Los Luceros to the Wheelwright Museum and the remaining acreage to Chabot.[32] The museum turned down the bequeathment, leaving Chabot to own both the home and land — a responsibility that took almost all her energy.

However, Chabot did not waste any time with the gift from Dietrich. She had the property surveyed and deeded to her a week after Dietrich's letter to Wittlin. A local

[30] "Science Center Plans Special Sumer Meet," *Santa Fe New Mexican*, May 14, 1958, 8.
[31] Margretta Dietrich, letter to Alma Wittlin, April 28, 1958, Maria Chabot Papers, Dorothy Stewart Death, 1944-2001, Bequest of 551 Canyon Road "Galeria Mexico" to Maria Chabot, 1958-1961, Folder 1. Georgia O'Keeffe Museum Archives, Santa Fe, New Mexico. Hereafter, MCP/DNS Bequest.
[32] Michael Miller, "The Secret Sanctuary," *El Palacio* (Fall 2017), https://www.elpalacio.org/2017/09/the-secret-sanctuary.

realtor appraised it at $10,921, and Chabot had its contents inventoried.[33] The inventory lists, among other things, 15 paintings by Stewart, seven oriental rugs, blue and red Mexican rugs, and a record rack holding 16 albums.[34] The inventory is of additional interest as it identifies the building's spaces as the Galería, Hallway, and Workshop, the latter including a kitchen and a bath (Fig. 11).

By June, Chabot had acquired an insurance policy for the property, established gas and electricity accounts, and later obtained a gas range and refrigerator.[35] At some point in this rush of activity, she installed a bathroom and kitchen in the former workshop space. By the next year, it was ready to be leased.

Chabot named it the Galeria and worked with a Santa Fe real estate agent to market the property. This evolved into an agreement with the Opera Association of New Mexico, as the former gallery was turned into a summer rental for operagoers. It leased as a furnished apartment for $125 a month.[36] With this came another inventory: a list of towels, rugs, and dish rags.

There is no indication Chabot ever lived at the property, as she was recorded as residing elsewhere. City directories show only the occasional tenant, with the address often marked "vacant."[37]

In the 1970s, a vocal coach used the space for instruction, and in the 1980s it held a clock repair business. The gallery came into the current owner's possession in 1993.

Appraisal of Significance

Other than a few blog entries, and a recent online article,[38] little has been written about Dorothy Newkirk Stewart. If she is discussed at all, it is usually in reference to her sister, Margretta Dietrich.

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[33] C. A. Bishop, letter to Maria Chabot, May 13, 1958, Folder 1, MCP/DNS Bequest.
[34] "Inventory – Galeria Mexico, 551 Canyon Road," Folder 2, MCP/DNS Bequest.
[35] Miscellaneous receipts, Folder 3, MCP/DNS Bequest.
[36] Various lease documents, Folder 4, MCP/DNS Bequest.
[37] This is based on a review of Santa Fe city directories, from 1960 to 1980.
[38] Jenn Shapland, "Dorothy Stewart," *Southwest Contemporary*, November 28, 2018, https://southwestcontemporary.com/dorothy-stewart/.

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Cocooned in wealth and privilege, Stewart was perhaps too ensconced in her position to have the drive to be artistically productive. But still, her art — including as the removed fresco — appears to be significant in both scope and talent. Late in life, Stewart turned to printmaking with what appears to be great earnestness, producing beautiful handcrafted books (Fig. 9). This work was done exclusively in her studio, the subject of this study. Galería Mexico should be considered for its role in fostering art and community-building.

In her own way, Stewart is significant for her place in a network of powerful women who came to Santa Fe in the 1920s and '30s, some to work as activists, and others to reinvent themselves. As a tenant of Dorothy's later remarked: "The landscape was very masculine. It attracted strong women — and weak men." The tenant went on to speculate: "The landscape was powerful and masculine and it attracted women who weren't really one thing or another, You know, maybe their genes were mixed up. Women who were powerful without men, powerful together as a group."[39] Stewart personified this period of women in Stetson hats.

Conclusion

For these reasons, the recommendation is to designate the Dorothy Newkirk Stewart Studio Contributing to the Santa Fe Downtown and Eastside Historic District, with the west (particularly the courtyard) and north elevations recommended as the primary facades.

As a lesbian, Stewart is significant as a pioneer of Santa Fe's LGBTQ community. Outside the ordinance definition of contributing status, it likely holds significance as an LGBTQ heritage resource. It additionally has strong associations with women-owned and operated businesses.

[39] Julia Lukas, quoted in Mullin, *Culture in the Marketplace,* 76.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations



Figure 1: Copy of October 29, 1984, Historic Building Inventory photograph.

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Figure 2: Undated photographs of Dorothy Stewart.
Courtesy Museum of New Mexico.

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Figure 3: Maria Chabot (left), 1929 high school yearbook photo.



Figure 4: Maria Chabot and Dorothy Stewart in Mexico, c.1933. Courtesy Historic Santa Fe Foundation.

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

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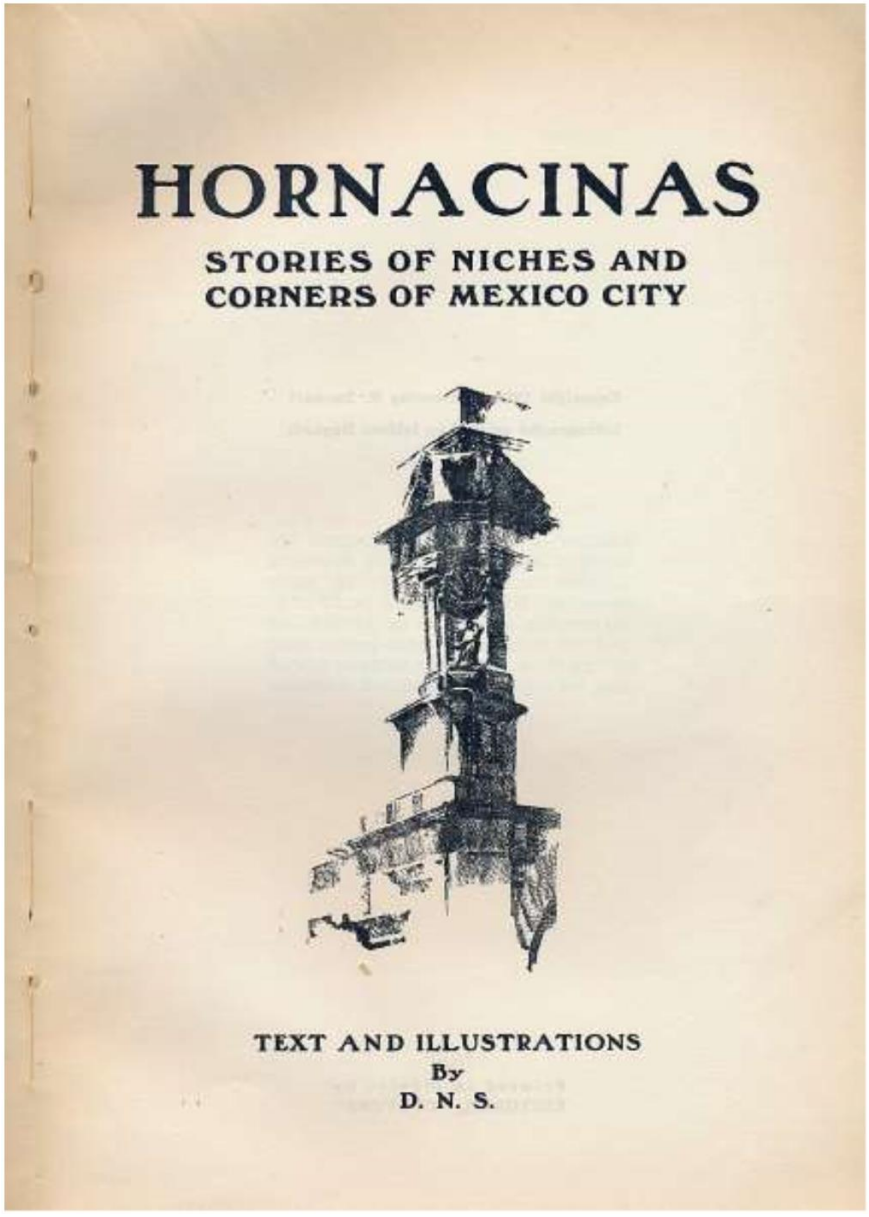

Figure 5: Cover of 1933 *Hornacinas, Stories of Niches and Corners of Mexico City*.

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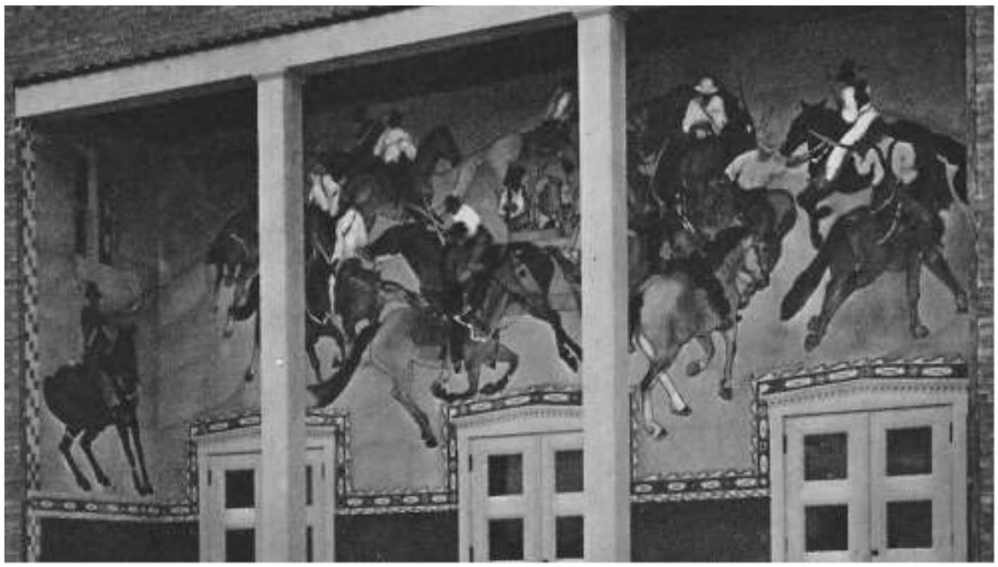

Figure 6: c.1940 photograph of the *Los Moros y Cristianos* fresco, Albuquerque Little Theatre, demolished.



Figure 7: Image from 1949 *Hamlet, Prince of Denmark*. Courtesy Princeton University.

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

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Figure 8: Block print from 1950 *Handbook of Indian Dances*.

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Figure 9: Dorothy Stewart demonstrating printing press, 1953. Courtesy Museum of New Mexico.

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Figure 10: c.1950s Laura Gilpin photograph of Galería Mexico.

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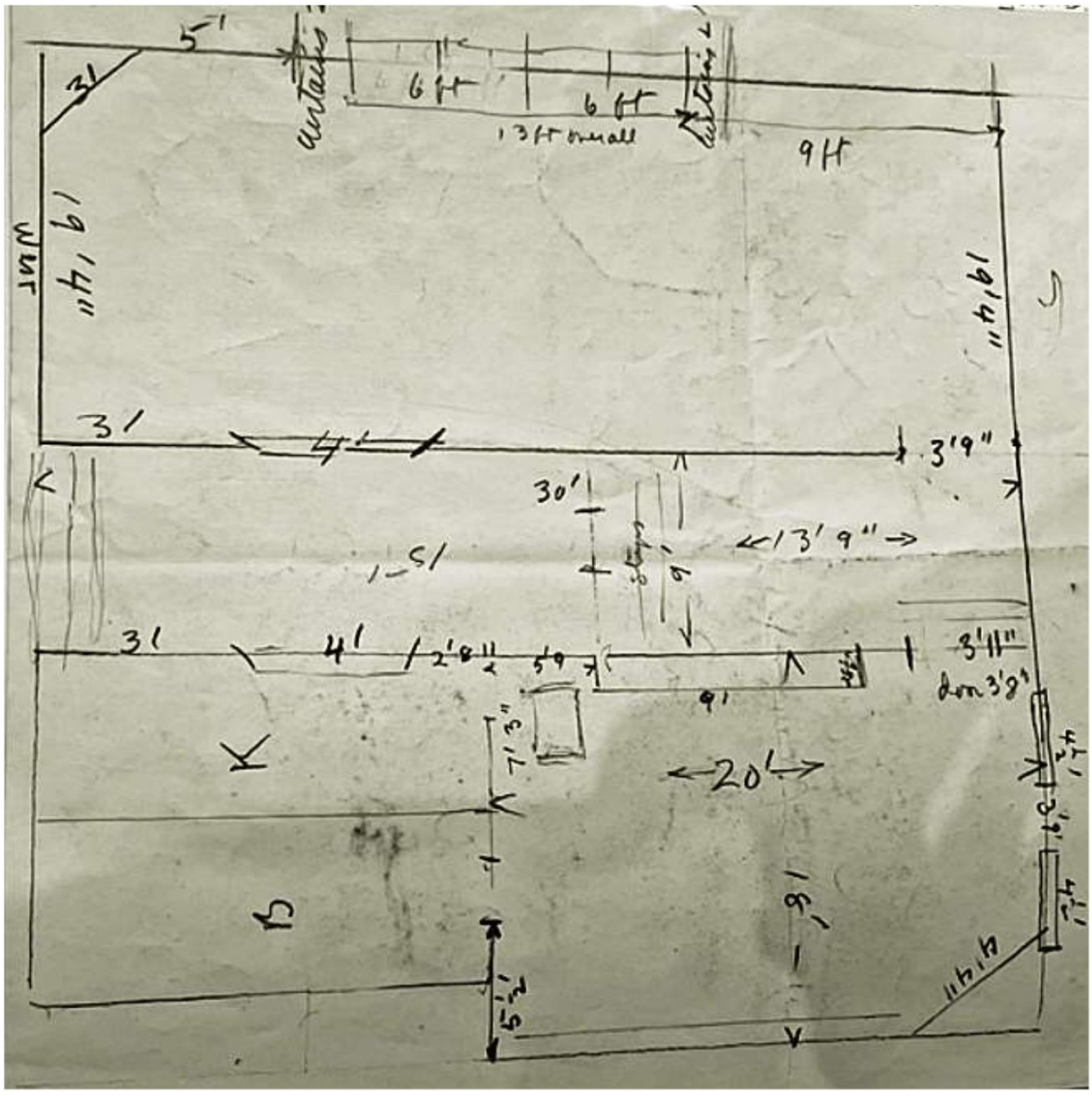

Figure 11: Undated (c.1950s) floor plan.
Courtesy Georgia O'Keefe Museum Archives.
The floor plan is found in a folder correlating chronologically to when Maria Chabot acquired the property in 1958.

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

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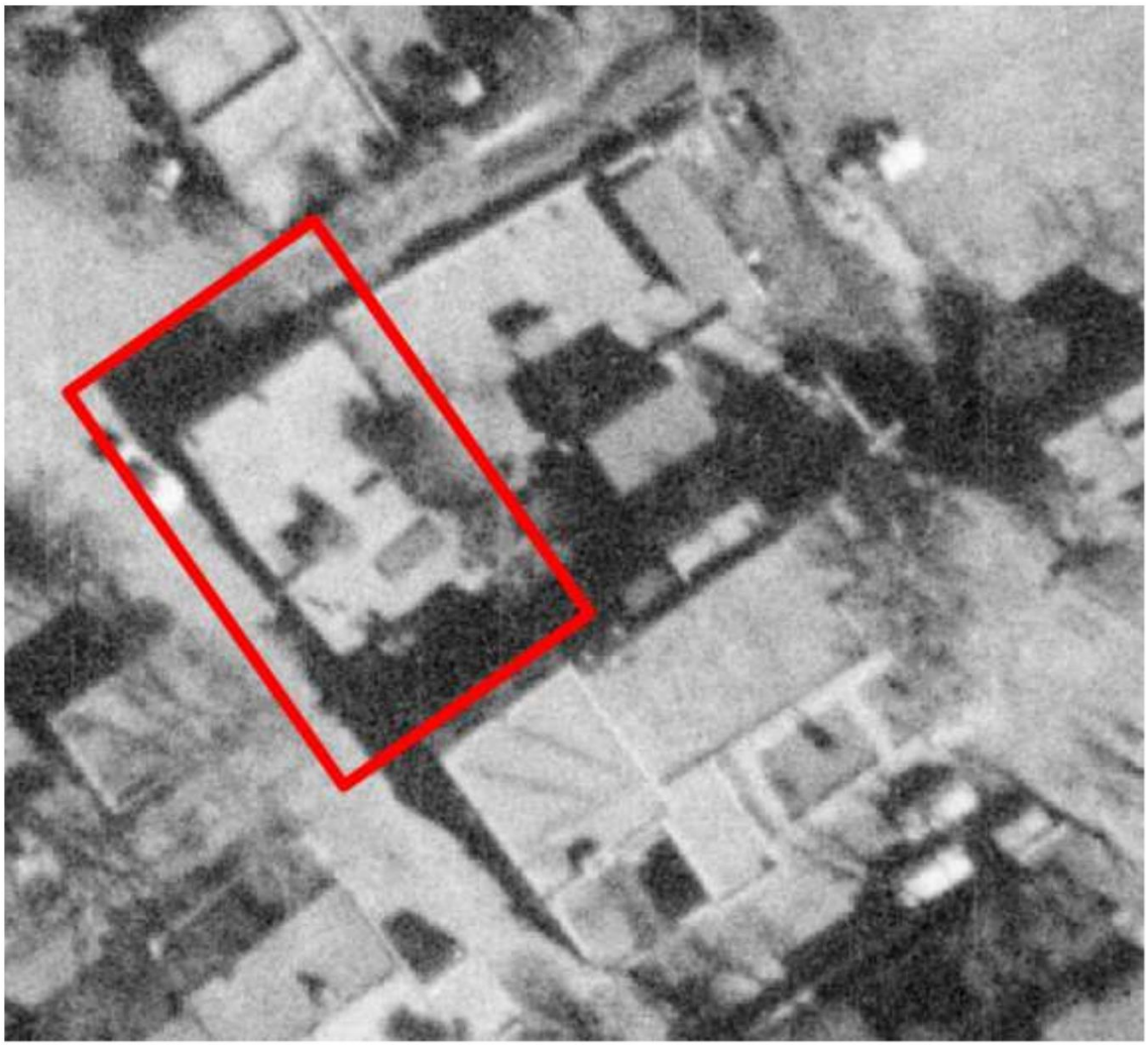

Figure 11: 1958 aerial photograph.

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Survey Photographs

(All images taken by Giulia Caporuscio on May 4, 2023, unless otherwise noted)



Photo 2: West elevation. Camera facing southeast. May 5, 2023.

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Photo 3: West elevation. Camera facing northeast. May 5, 2023.

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Photo 4: Sign. Camera facing north.

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Photo 5: Courtyard. Camera facing west.

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Photo 6: Courtyard. Camera facing south.

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

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Photo 7: Courtyard.Tiles. Camera facing east.

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Photo 8: Courtyard. Front Entry. Camera facing east.

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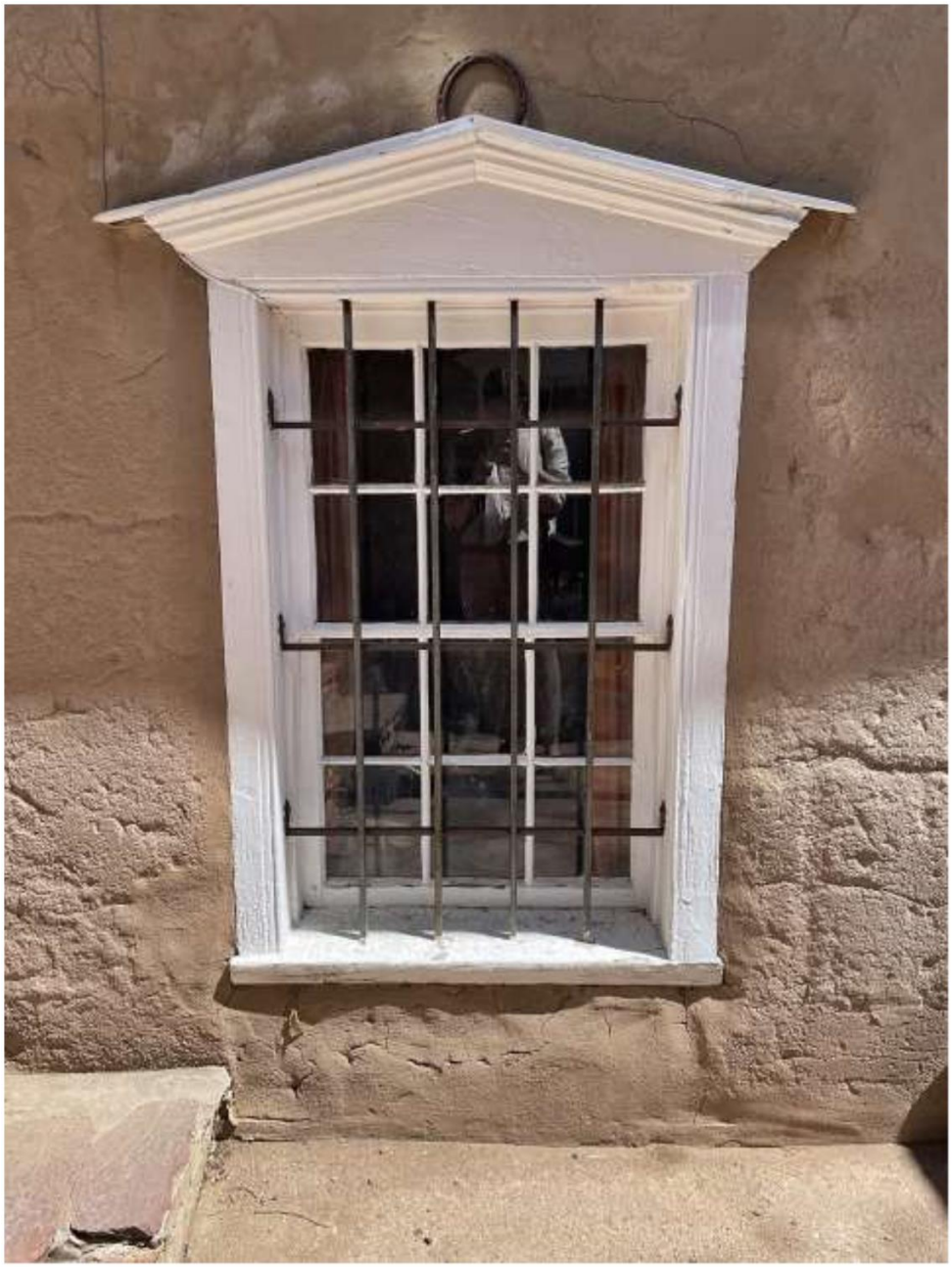

Photo 9: Courtyard. East window. Camera facing east.

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Photo 10: North elevation. Camera facing south.

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Photo 11: East elevation at the gallery end. Camera facing northwest.

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Photo 12: East elevation at gallery end. Camera facing northeast.
Note stonework is not part of subject property.

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Photo 13: South elevation. Camera facing northeast.

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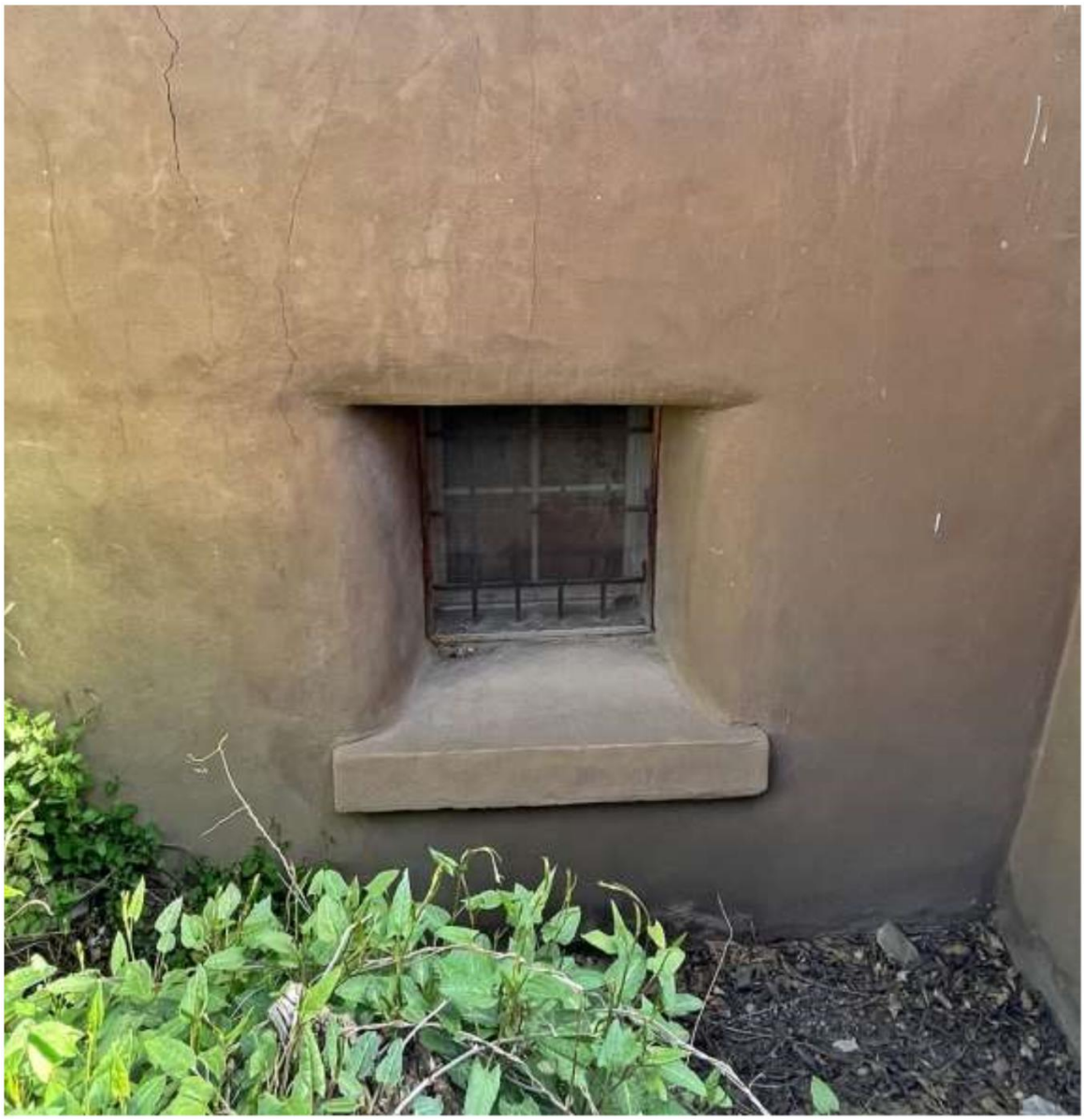

Photo 14: South elevation. Window at bathroom. Camera facing down.

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

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Photo 15: Hallway. Camera facing west.

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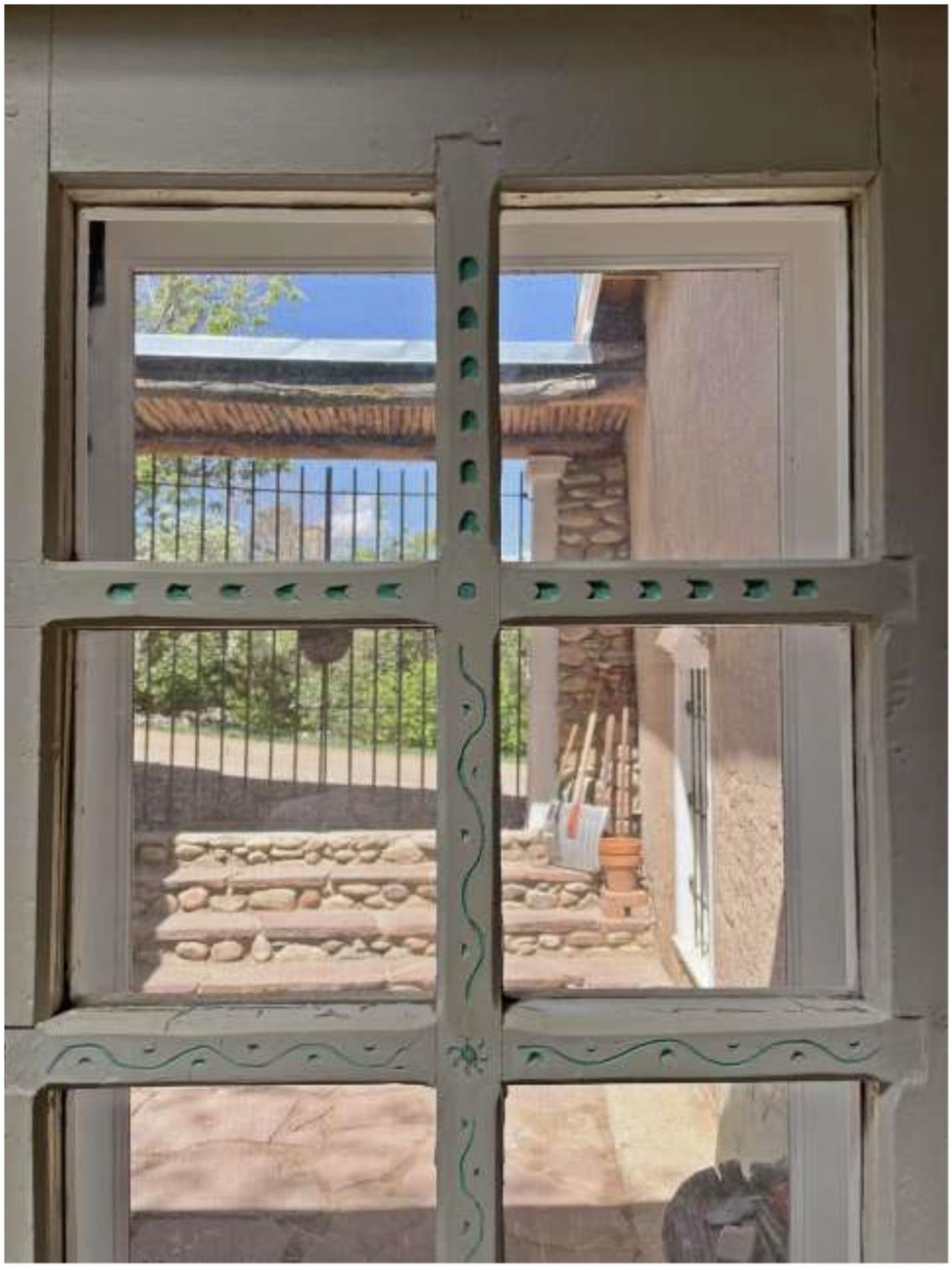

Photo 16: Hallway. Carvings on door. Camera facing west.

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

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Photo 17: Gallery. Camera facing south.

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Photo 18: Gallery. Kitchen. Camera facing west.

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Photo 19: Gallery. Bathroom. Camera facing up.

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

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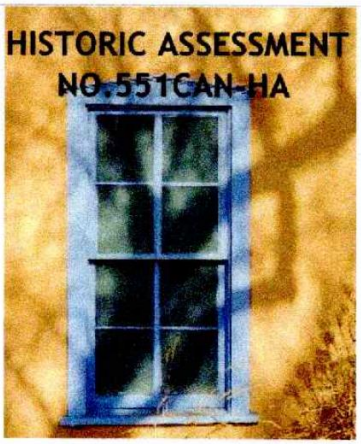
Photo 20: Studio. Camera facing east.

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO MARTINEZ ARCHITECTURE
ADDRESS
SANTA FE, NM 87501



JOB	DATE
551 CANYON RD	03-18-2023

LOCATION	DESCRIPTION
A - SOUTH	24 x 29 R INSWING CASEMENT 2W2H
B - NORTH	28 x 47 DOUBLE HUNG 6/6
DOOR C - WEST	80 x 79 DOOR AND 2-SIDELIGHTS (2.30") DOOR PANELS LH INSWING
D - SOUTH	28 x 47 DOUBLE HUNG 6/6
E - NORTH	66 x 82 - 2 WIDE TWIN (32") FIXED DOOR PANELS 2W5H
F - NORTH	66 x 82 - 2 WIDE TWIN (32") FIXED DOOR PANELS 2W5H
G - EAST	24 x 55 L INSWING CASEMENT 2W4H
H - EAST	53 x 55 - 2 LR TWIN (24") 2-WIDE INSWING CASEMENT 2W4H
I - EAST	53 x 55 - 2 LR TWIN (24") 2-WIDE INSWING CASEMENT 2W4H
J - ROOF	162 x 108 SKYLIGHTS PITCHED
K - ROOF	73 x 23 SKYLIGHT SLOPED

In closing, my professional opinion is that windows A, B & D and door C are historic. Windows E, F, G, H and I are non-historic. J and K skylights are historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

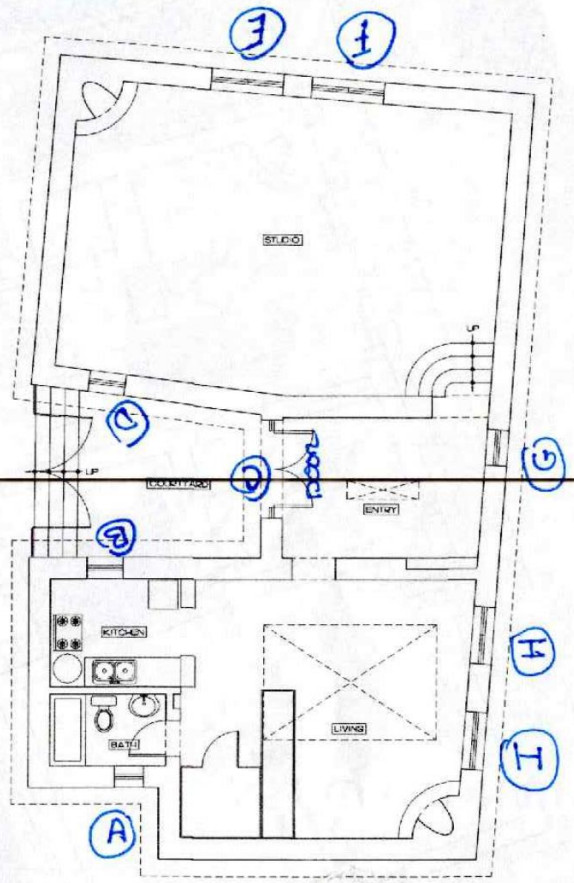
CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

RPA & ASSOCIATES | 551 CANYON ROAD

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A – SOUTH	24 x 29 R INSWING CASEMENT 2W2H	S	**HISTORIC**
B – NORTH	28 x 47 DOUBLE HUNG 6/6	S/U	**HISTORIC** – FRAME RESTORABLE, SASHES UNRESTORABLE
C – WEST	80 x 79 DOOR & 2 SIDELIGHTS	S	**HISTORIC**
D – SOUTH	28 x 47 DOUBLE HUNG 6/6	S/U	**HISTORIC** - FRAME RESTORABLE, SASHES UNRESTORABLE
E – NORTH	66 x 82 – TWIN (32") 2-WIDE FIXED DOOR PANELS 2W5H	S	**NON – HISTORIC** – 1990's SIMPSON MANUFACTURED FIR DOOR
F – NORTH	66 x 82 – TWIN (32") 2-WIDE FIXED DOOR PANELS 2W5H	S	**NON – HISTORIC** – 1990's SIMPSON MANUFACTURED FIR DOOR
G - EAST	24 x 55 L INSWING CASEMENT 2W4H	S	**NON – HISTORIC** – LATE 1986 - 1989 BARN SASHES AND BEAD PRE-MANUFACTURED EXTERIOR TRIM 1990's
H – EAST	53 x 55 – 2 LR TWIN (24") INSWING 2W4H	S	**NON – HISTORIC** – LATE 1986 - 1989 BARN SASHES AND BEAD PRE-MANUFACTURED EXTERIOR TRIM 1990's
I – EAST	53 x 55 – 2 LR TWIN (24") INSWING 2W4H	S	**NON – HISTORIC** – LATE 1986 - 1989 BARN SASHES AND BEAD PRE-MANUFACTURED EXTERIOR TRIM 1990's
J - ROOF	162 x 108 PITCHED SKYLIGHT	S	**HISTORIC –** BROKEN GLAZING REPLACE & RESEAL
K - ROOF	73 x 23 SLOPED SKYLIGHT	S	**HISTORIC –** BROKEN GLAZING REPLACE & RESEAL

NOTES:



PRELIMINARY
PROGRESS SET
NOT FOR CONSTRUCTION

1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 A-2.0 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1621 PASEO DE PERALTA SANTA FE
505-989-4858 studio@martinezarch.com

GALLERIA MEXICANA
551 CANYON ROAD
SANTA FE, NM

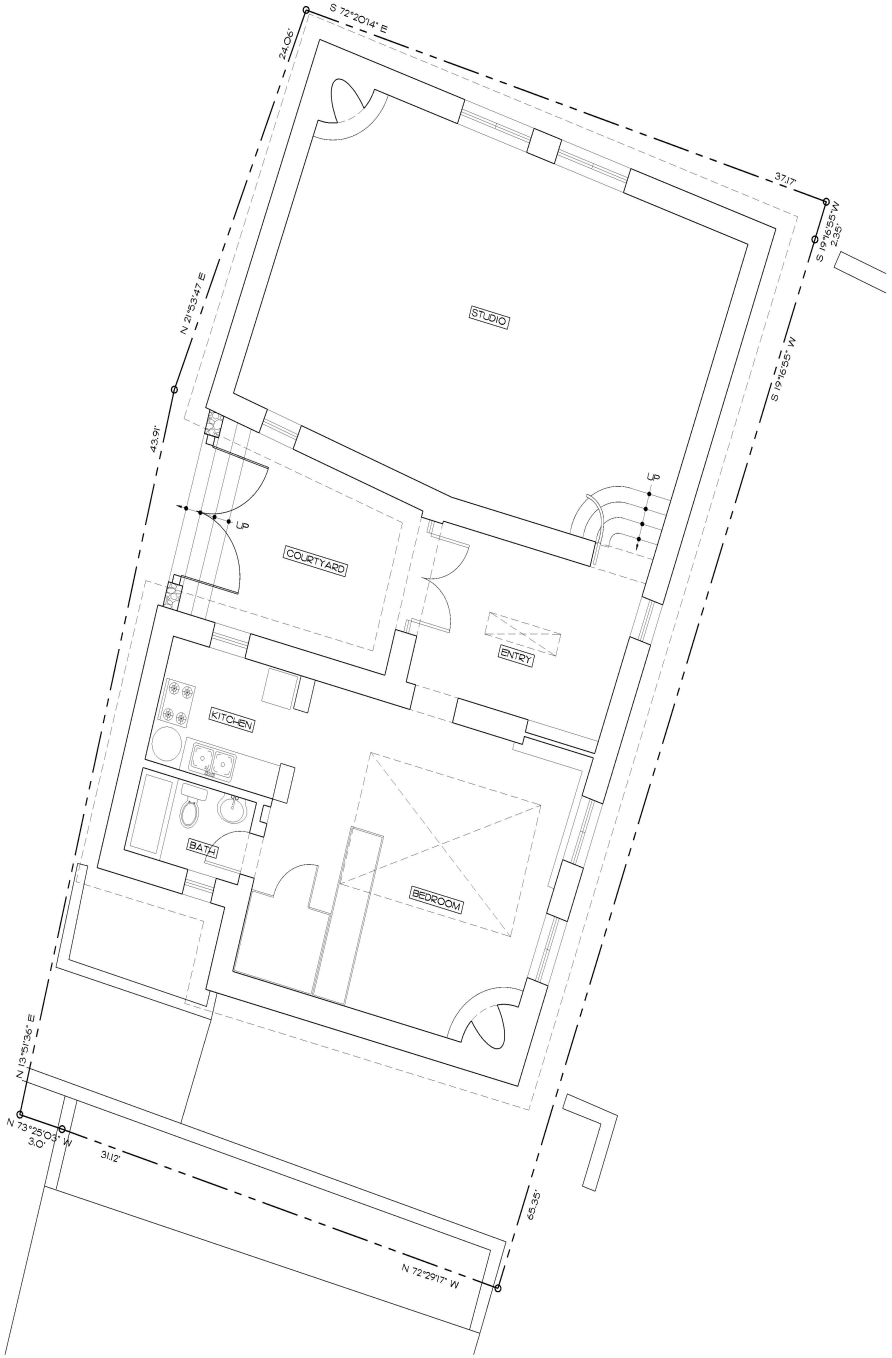
MARCH 8, 2023

EXISTING & PROPOSED FLOOR PLAN

A 2.0

SET #

WEIRD HALL - 2210



1 EXISTING SITE PLAN W/ FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

GALLERIA MEXICANA
551 CANYON ROAD
SANTA FE, NM

JULY 24, 2023

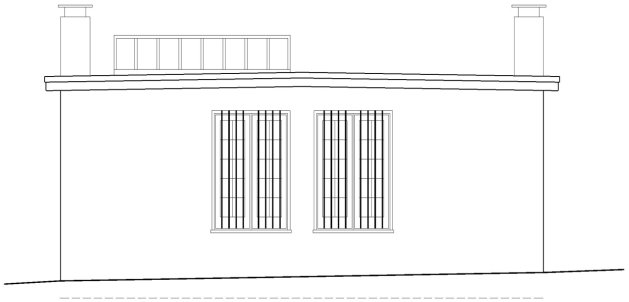
EXISTING SITE PLAN W/ FLOOR PLAN

A-1.0

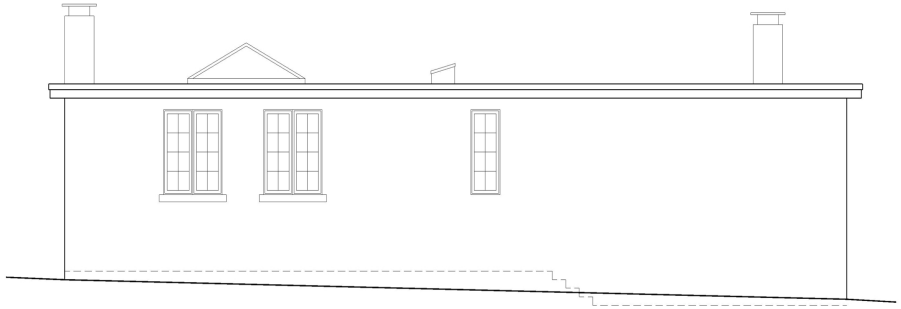
SET #

GALLERIA MEXICANA - 2210

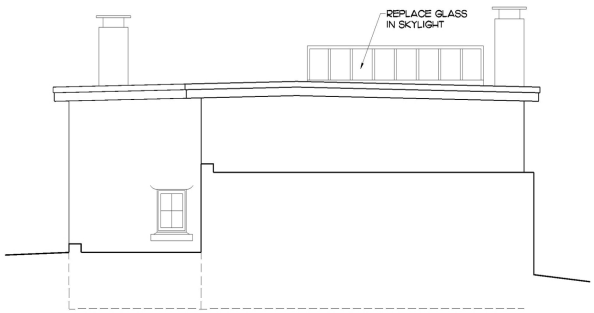
Z:\2210 - Galleria Mexicana Renovation\Current Drawings\2210 - Galleria Mexicana_230724.dwg, 7/24/2023 2:17:42 PM, DWG To PDF.pc3



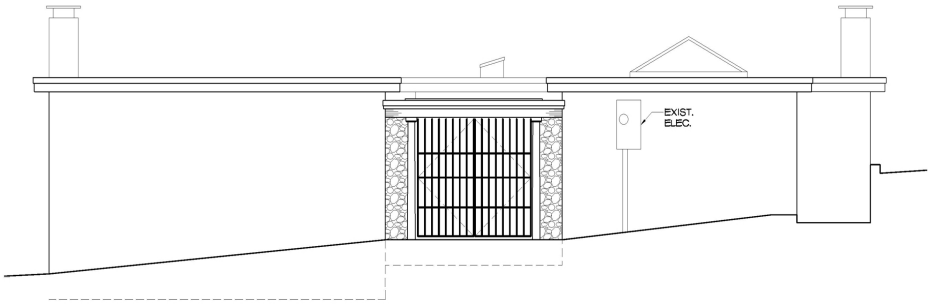
1 A-2.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



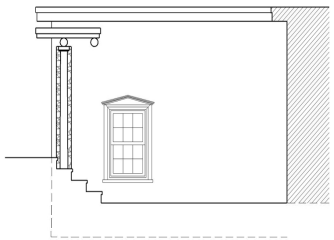
3 A-2.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



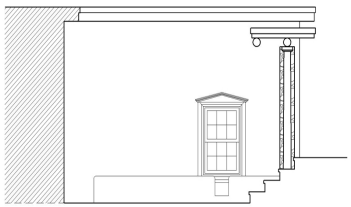
3 A-2.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-2.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-2.0 COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



6 A-2.0 COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

GALLERIA MEXICANA
551 CANYON ROAD
SANTA FE, NM

JULY 24, 2023

EXISTING EXTERIOR ELEVATIONS

A2.0

SET #
GALLERIA MEXICANA - 2210

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City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Ramon Sarason, Senior Planner, Historic Preservation Division

---

Case # 2023-007214-HDRB

Address: 407 West Buena Vista St.
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

___ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan (from HCPI)**

__x__ **Elevations (from HCPI)**

__x__ **Photographs (from HCPI)**

__x__ **Other:** Façade Diagram

STAFF RECOMMENDATION:

Staff recommends the Main Residence and Garage maintain their contributing status. The staff further recommends on the Main Residence, the south façade and porch, (excluding the columns and capitals), the stepped intermediate center parapet visible in the north elevation, and the west façade and enclosed north porch be designated as primary. All to exclude non-historic windows yet maintain bumped windowsills. On the garage, the east facing façade excluding the non-historic window, and south façade excluding the framed addition be designated primary. See attached façade diagram. Per primary for contributing structures, 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

407 W. Buena Vista is a single-family residence listed as contributing to the Don Gaspar Area Historic District. Erected around 1920. The style is a transitional Mission to Pueblo revival-style bungalow. Made of adobe, it sits over a basement and is finished with brown cementitious stucco with a stone foundation and basement. In form, it is a rectangular, flat-roofed box with porches at the front and rear. Including its porches, basement and attached laundry room, it holds approximately 2,830 square feet. The property includes an altered two-car garage and a street wall; the latter was built more recently.

The applicant requests primary façade designation to direct any future plans for remodeling the property.

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.

August 11th, 2023
Bradford and Susan Nichols
407 W Buena Vista St
Santa Fe, New Mexico 87505

Dear Ramon Sarason,

We are requesting primary facade designation for our home at 407 W Buena Vista.

I'm also sending you the HCPI completed for our property by John Murphey of Architectural Historical Services.

Thank you for your assistance in this matter,

Regards,

Bradford & Susan Nichols
603.264.1446
bradford.nichols@gmail.com

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 11, 2023

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

1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **Parcel # 910005048**

5. Property Type:
_x Buildings: 2
_x_Structures:1, wall
__ Site __ Object

6. Date of Survey:
July 27, 2023

7. Previous Survey Date(s):
_x_Yes: August 1982
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.678923, -105.9473757



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation. Camera facing northeast.

11. Brief Description of the Property:

Erected around 1920, 407 West Buena Vista Street is a transitional Mission to Pueblo revival-style bungalow. Made of adobe, it sits over a basement and is finished with brown cementitious stucco. Its stone foundation and basement may be its most interesting features. In form, it is a rectangular, flat-roofed box with porches at the front and rear. Including its porches, basement and attached laundry room, it holds approximately 2,830 square feet. The property includes an altered two-car garage and a street wall; the latter was built more recently. The house and garage are contributors to the Don Gaspar Area Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1920 (1912-1920)
_ _Known _x_ Estimated Source: 1912 "King's" map and 1920 federal census

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

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

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

For: Current owner:

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

Current owner: The Nichols Family Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: house and garage __ Non-contributing _x_ No Status: street wall
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar Area Historic District
Outside boundary of Don Gaspar National Register historic district

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-618
Marion and Aline Gregory House	407 West Buena Vista Street Don Gaspar Area Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe _x_ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised:
Materials: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

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

10. Window Types: House, Laundry Room, Garage

Operation	Material	Glazing	Number
Sash	Wood	1/1	7
Double-Hung	Aluminum	1/1	13
Barn Sash	Wood	1	2
Sliding	Vinyl	1-1	5
Cellar	Wood	Altered for duct	1

Note: Based on visibility and access during survey

11. Door Types: House, Laundry Room, Garage

Type	Style	Material	Number
Single-Leaf	3-Light	Wood	1
Single-Leaf	5-Panel	Wood	1
Single-Leaf	¾-Glass	Wood	1
Overhead	Panel w/lights	Metal	1

12. Chimneys _x_ One, short, stucco stack, center of roof

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

14. Other Significant Features N/A

15. Modifications: _x_ __ No known modifications

#1 Date: Post-1982; wholesale replacement of windows, house; 1982 HBI form
#2 Date: c.1982; and after; replacement of porch posts, house; 1982 HBI form
#3 Date; Recent; addition to front of garage; visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Mission/early Pueblo Revial

17. Documents Available and Their Locations

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

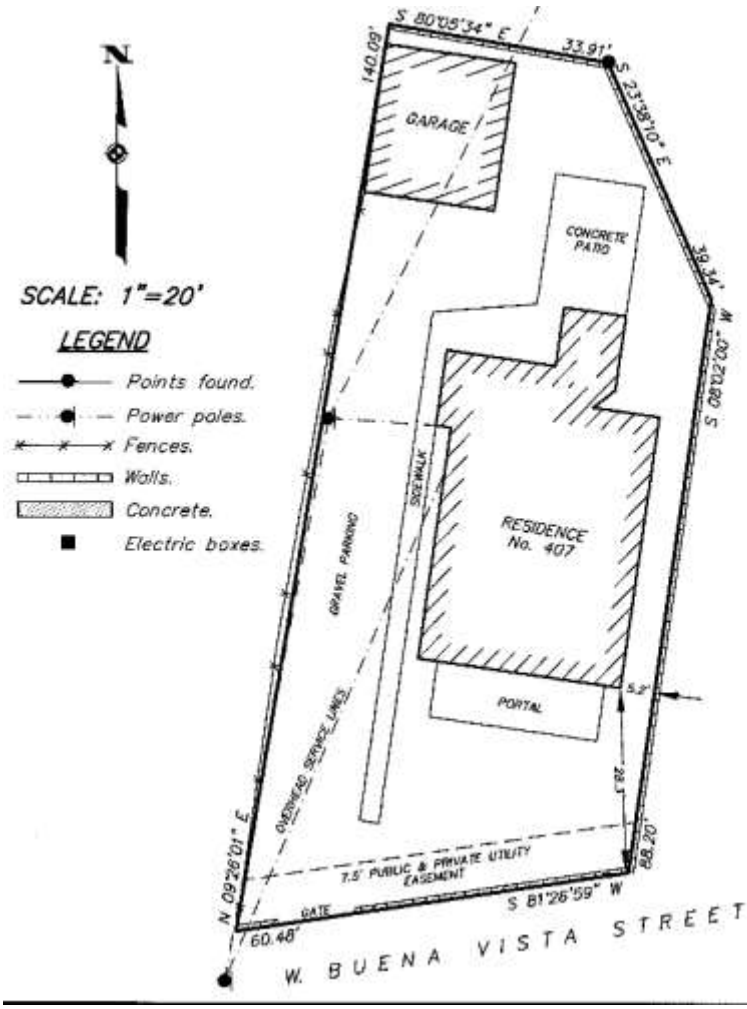
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Unofficial survey plat, c.2003. Courtesy Del Rio Surveys, Inc.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Architectural Description Continued

The house faces south with a nearly full-width porch (Photo 2). This feature, and the Mission-cum-Pueblo-revival parapet, characterize the façade. Framing the porch are 18" x 18" limestone piers (Photo 3). The rusticated blocks are adhered with raised flat mortar joints and topped with a cast stone capital. The piers support rustic wood columns which carry the porch roof beam. In between is a short wall made of penitentiary brick. The porch represents the Craftsman element of the façade.

Looking at the 1982 survey photo, one porch post was a tapered column with a base and capital (Fig. 1). These original posts were replaced with the current trunk-like supports. The present rustic posts, with their "lightning" capitals, are not characteristic of the early 20th century.

Three concrete steps lead to the porch. Its floor is made of scored concrete; its ceiling is a traditional viga and board composition (Photo 4). The porch façade is evenly divided into three bays with a centered entry flanked by vertically oriented openings. The entry holds a non-historic wood door with three vertical lights. Bronzed aluminum undivided sash windows are adjacent. These types of windows are found uniformly across the house. They terminate with stuccoed lug sills. From the 1982 photograph, it appears they were originally multi-light casements.

West

The west elevation traces the driveway leading to the garage (Photo 2). It sits on a raised stone foundation, creating the basement. A few replacement cellar windows cut through the 16" high foundation and give light to the subterranean space. The elevation has three openings holding the same type of aluminum windows as the façade. They are placed to let light and air into a bedroom, bathroom, and kitchen (Photo 5).

The flat façade changes at its north end where an enclosed porch bumps out by 2' (Photo 6). The rectangular volume sits on a raised limestone foundation with beaded mortar joints. Above is a short wall of painted brick topped with a line of sash windows. At the corners are stubby wood posts, similar to the porch columns. This feature appears on the earliest available Sanborn Fire Insurance Company map (1930) as a frame porch (Fig. 5).

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

The north side of the home is a jumble made of the porch and an attached laundry room (Photo 7). A five-panel wood door topped with a fixed transom gives entry to the porch and the back of the house. Adjacent, at a lower height, stands the laundry room (Photos 7 & 8). The roughly 48-square-foot space pushes out by 8'. The adobe volume is entered from the west through a wood-panel-and-glass door. Small square sash windows penetrate its north and east elevations (Photos 8 & 9). There is no direct access from the house to the laundry room. This feature also appears on the 1930 Sanborn map.

East

Standing close to the east property line, this elevation is clearly the functional side of the house (Photo 10). Like the opposite side, it has three openings containing grouped aluminum windows separated by a wide mullion bar (Photo 11). Below are cellar windows.

Interior

The interior reveals a compact Craftsman plan of six rooms. In its arrangement, it is reminiscent of one of the Sears kit house floor plans (Fig. 3).

The front door opens to the living room, with a bedroom to the west and a dining room to the north. The principal rooms have an 8"-high floor rail but no moulding at the ceiling. A built-in china cabinet, potentially original, spans the dining room's north wall (Photo 12). The window stools measure 10¾" deep; the rooms are entered through standard five-panel wood doors. The kitchen and bathroom have been significantly remodeled.

The finished stone basement is a remarkable space, taking up nearly half of the home's footprint. The useable portion has exposed stone walls faced with scored mortar joints (Photo 13). The painted concrete floor is also scored into neat panels. The space, with light passing through multiple cellar windows, is light, airy, and presently used as an office.

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Garage

Taking up the northwest corner of the lot is an approximately 480-square-foot, two-car garage composed of stone (Photo 14). The building is crowned with the same "batwing" type parapet as the house. It has received a frame extension with new metal doors, altering its historic integrity (Photo 15). Based on aerial photographs, this change post-dates 1969.

Street Wall

A stuccoed block wall edges the front of the lot (Photo 1). The 51" high wall was erected after the 1982 survey, replacing a woven wire fence.

Historical Overview

Following the railroad additions of the early 1880s, development shifted to the southeast after the construction of the new capitol. While the capitol building would burn down in May 1892, its short-lived presence stirred development.

In 1887, the *Santa Fe New Mexic*an claimed that the over $800,000 of real estate transactions in the area "amply attests the home faith which exists in New Mexico's capital city, while the unsolicited investment of more than $100,000 of eastern capital sufficiently indicates the confidence which outsiders have in Santa Fe's future."[1]

Eastern investors were mainly large stockholders in the Atchison, Topeka and Santa Railway, including George W. Morse, of New York, and William S. Houghton, of Boston. They would finance subdivisions in the South Capitol area, and Houghton's name is still part of the landscape. Other names, of smaller investors, are forgotten.

Based on the 1912 "King's" map, the subject lot was part of a larger parcel owned by J. H. Vaughn, a Santa Fe businessman (Fig. 2). Vaughn's ownership of the West Buena Vista land likely represented an investment, as the land south of the river was expected to boom after the construction of the new capitol.

[1] "Highland Addition Sale," *Santa Fe Daily New Mexican*, October 22, 1887, 4.

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1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Born in 1861 in Port Chester, New York, John Howard Vaughn was a descendant of Isaac Tripp, a Quaker and settler of Wyoming Valley, Pennsylvania.[2] Vaughn, who grew up in nearby Rye, New York, left at an early age to work as a tea broker in New York City. There he became acquainted with a business partner of Senator Stephen B. Elkins.[3]

Upon Elkin's recommendation, Vaughn came to Santa Fe in 1880. In Santa Fe, he secured a position with the First National Bank, working first as an assistant bookkeeper and later moving up to cashier. He was appointed territorial treasurer during Governor Miguel Antonio Otero's administration, serving in that position for eight years.[4]

There is no indication that Vaughn ever lived on the property. The 1900 federal census recorded him living alone in a home on East DeVargas Street, assisted by two African American servants.[5] He later moved to Washington Avenue, where he also lived alone. He remained unmarried and had no children. John Howard Vaughn died in 1936 and is buried at Fairview Cemetery, surrounded by his contemporaries.

The Homebuilder

Before dying, Vaughn sold the land south of the river to a Michigan man who came to New Mexico to work for the United States Forest Service. The Michigan man and his wife would live in the house for about ten years. The home's DNA is theirs.

Born in 1883, Marion Adelbert Gregory was adopted by George and Ann Washburn after his father died in 1890. He grew up in the Washburn house in Hillsdale, Michigan, attending local schools. In his 20s, he left for New Mexico, where he worked as a ranger at a forest reserve in Tijeras Canyon, east of Albuquerque.[6]

2 Arthur D. Dean*, Genealogy of the Tripp Family Descended from Isaac Tripp, of Warwick, R. I., and Wilkes-Barre, Pa*. (No. pub., 1903). 109.
3 "Sen. Elkins Launched Vaughn on Bank Career Here," *Santa Fe New Mexican*, September 22, 1936, 6.
4 Ibid.
5 U.S. Census Bureau, Year, 1900, Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: 1002; Page: 7; Enumeration District: 0126.
6 U.S. Census Bureau, Year, 1910; Census Place, Tijeras, Bernalillo, New Mexico; Roll: T624_913; Page: 8a; Enumeration District: 0005; FHL microfilm: 1374926.

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In 1911, he married Elizabeth Ackland, an Illinois resident. A few years later he entered the sheep ranching business.[7] They moved to Santa Fe around the same time.

The 1920 census recorded Marion and Elizabeth residing on West Buena Vista Street in a house they owned.[8] The house is given the address "X," potentially suggesting it had been recently completed but had yet to receive a house number.

The subject house's design reflects this period, with its transitional Mission Revival appearance. This house, and a few others scattered around the South Capital area, were designed after the New-Old Style contest and the resulting impulse to build in the new so-called Santa Fe style. It is likely only a coincidence, but the Dutch-born architect Tjalke Charles Gaastra (1879-1947) was the Gregory's neighbor.

A Little Farm

The couple turned their two lots into a small farm. Their land stretched nearly 200' along West Buena Vista, between today's Don Cubero Alley and Gregory Lane, a street named after them. It moved north considerably to a point near the end of today's West Gomez Road.

From newspaper ads they sold both laying hens and broilers as well as peaches (Fig. 4). The little farm is captured on the 1930 Sanborn Fire Insurance Company map, the first to cover the area (Fig. 5). It shows the main house in its current configuration with its front porch, frame back porch and adobe laundry. The property included an adobe garage and other structures — a stable, second residence, and frame outbuildings — located north of the house, on land now associated with a home on Gregory Lane.

The census of the same year found Marion, now 47, Elizabeth, also 47, and Anna Cole, a 77-year-old woman identified as Marion's mother in the house.[9] The property was valued at $12,000, a considerable amount for its time.

[7] "Marion A. Gregory," *Santa Fe New Mexican*, July 28, 1933, 2.
[8] U.S. Census Bureau, Year, 1920; Census Place, Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 13A; Enumeration District: 129.
[9] U.S. Census Bureau, Year, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 11A; Enumeration District: 0009; FHL microfilm: 2341134.

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Elizabeth died in 1932 in a car accident. Marion died the following year in a room at the DeVargas Hotel. He had left the home after Elizabeth's death, turning it into a rental. He is buried alone at Fairview Cemetery.

In 1937, all the land formerly belonging to the couple was platted as the Gregory Addition.

After the Gregorys

Jesse and Bernice Morrison acquired the house after Marion's death. Jesse worked as a carpenter. Their ownership was short-lived. In the 1930s, the property still included the back house north of the current dwelling. In 1936, a widow, Clara Carruth, leased the front house, while H. Reed, a jeweler, and his wife, Bertha, lived in the back home.[10]

The front house was often rented and leased by men (and women) in management positions. This included Frank Hawley, an administrator with the Works Progress Administration; Ray Grayham, an oil broker for the State Land Office; William Maraman, office manager for the Robert E. McKee company and his wife, Kath, who ran a home supply business under their name. Other tenants in the 1940s and '50s included salesmen, gas station operators, and widows.[11]

The larger property then went through a cycle of development. The beginning of this change is evident on the 1948 Sanborn map, which identifies the Hart family as the underlying owner of Lot 4, holding the subject house and the dwelling at the north (Fig. 6). James A. Hart, a Pennsylvania native, moved to Santa Fe from Albuquerque after he acquired the local Coca-Cola bottling franchise in 1919. In 2002, Hart formally re-platted Lot 4, splitting the subject lot into a separate property.[12]

[10] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 56 and 148.
[11] This is based city directory entries, 1938 to 1958.
[12] Dawson Surveys, Inc., "Division Plat Prepared for the Hart Family LTD," approved by City of Santa Fe Planning Commission, September 12, 2002.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

While altered, the house retains its overall form, fenestration pattern, and character. The garage has been changed with an extension added across its front façade. The street wall is recent, post-dating the 1982 survey.

The recommendation is to maintain Contributing status for the house, designating the front (south) elevation as the primary façade. This designation would exclude recent changes, such as non-original windows and replaced porch supports. The garage has been altered, but further investigation is required to assess the level of integrity loss. The front wall is non-historic and recommended Non-Contributing.

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Illustrations



Figure 1: August 1982 Historic Building Inventory photograph. Likely original porch column circled.

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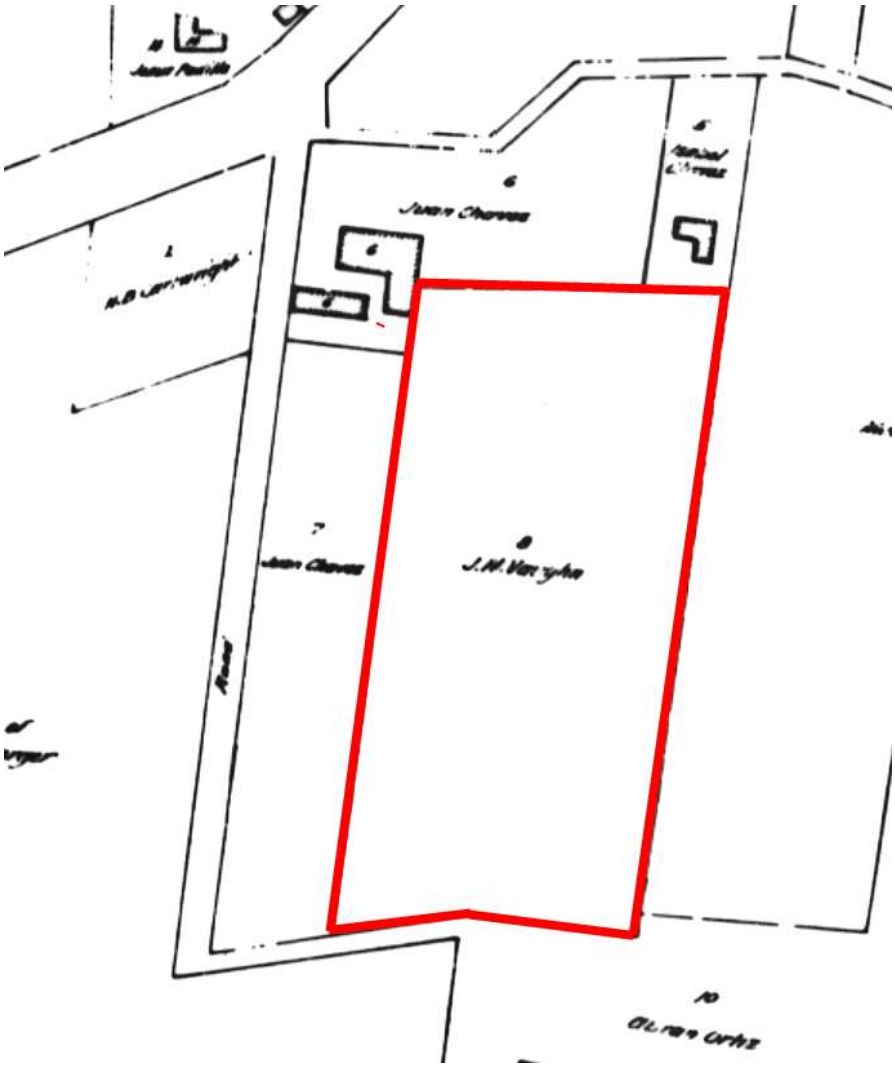

Figure 2: N. L. King, "Map of the City of Santa Fe," 1912.
J. H. Vaughn property highlighted.

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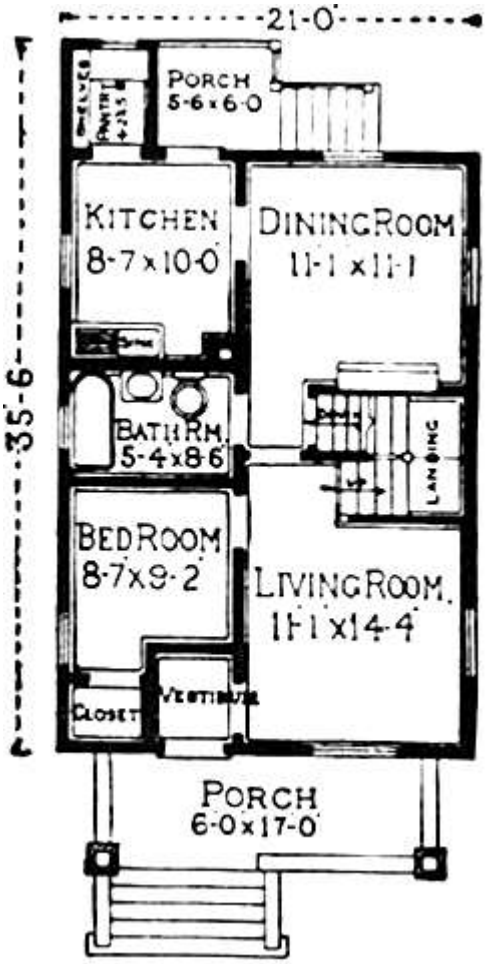

Figure 3: Floor plan for "Alton" Sears Roebuck kit house, 1916-19.

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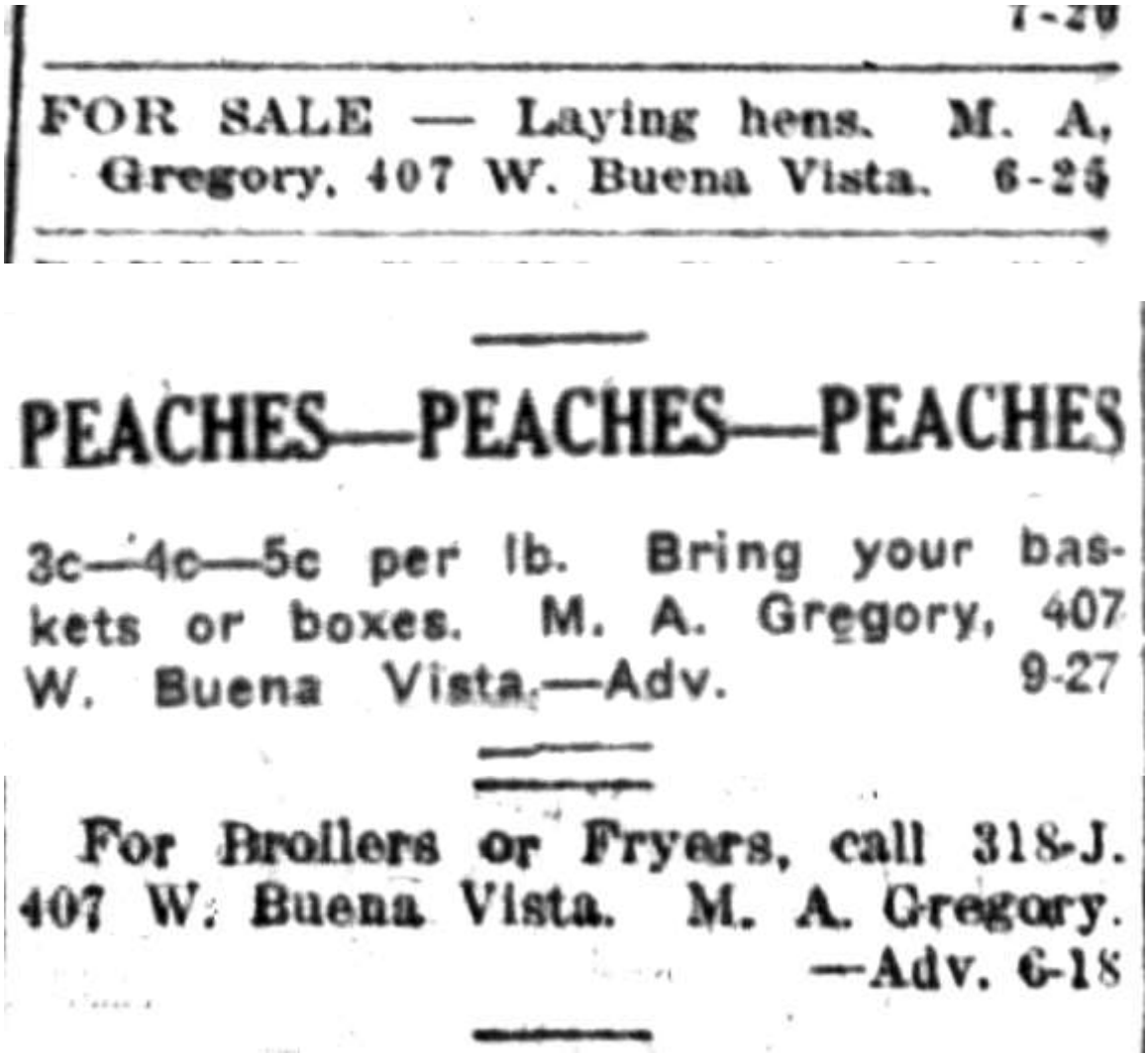

FOR SALE — Laying hens. M. A. Gregory, 407 W. Buena Vista. 6-25

PEACHES—PEACHES—PEACHES

3c—4c—5c per lb. Bring your baskets or boxes. M. A. Gregory, 407 W. Buena Vista.—Adv. 9-27

For Broilers or Fryers, call 318-J. 407 W. Buena Vista. M. A. Gregory. —Adv. 6-18

Figure 4: Various newspapers advertisements: 1925-28.

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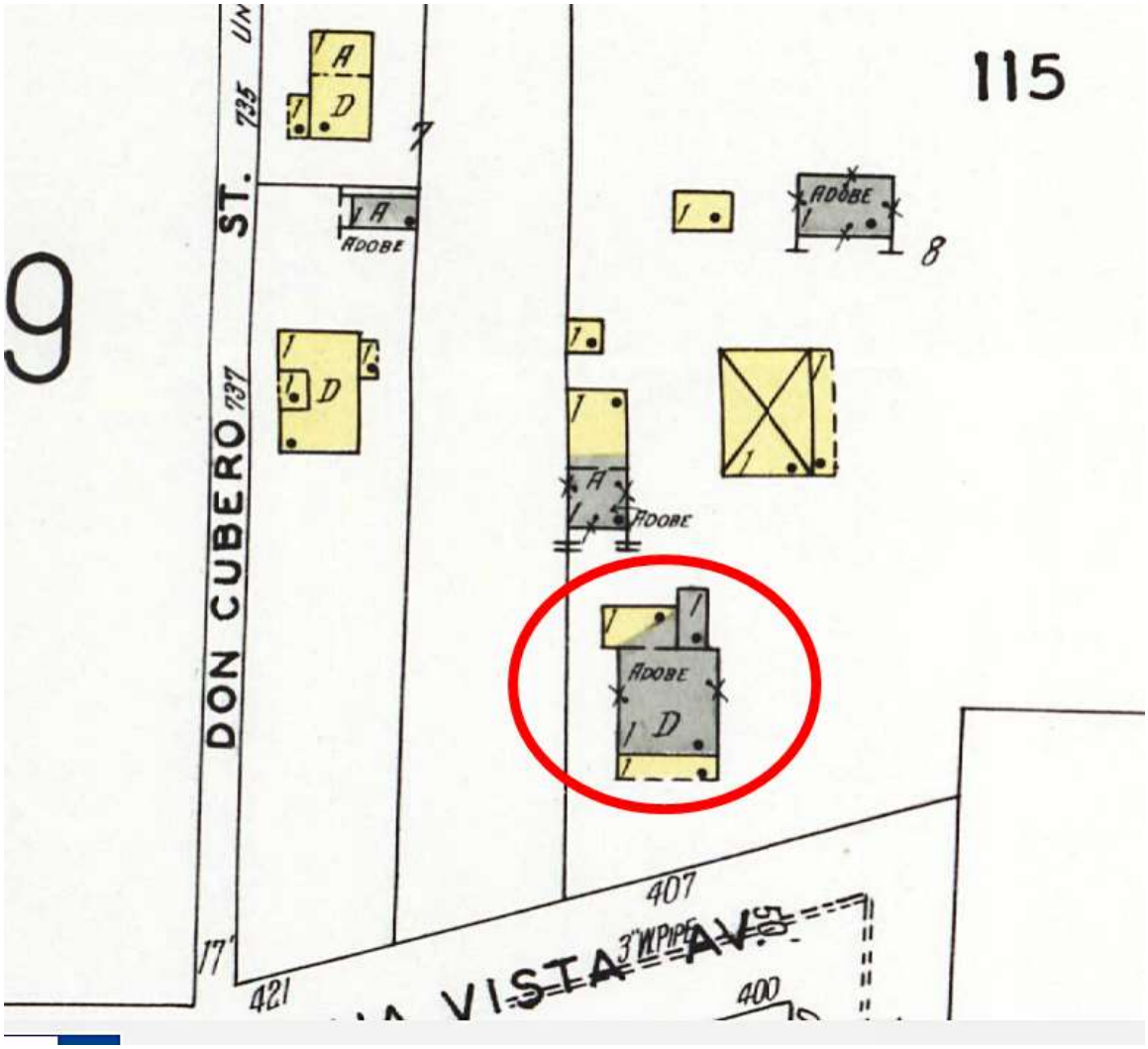

Figure 5: 1930 Sanborn Fire Insurance Company map. House highlighted. Note garage indicated to be of adobe construction.

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Figure 6: 1930/1948 Sanborn Fire Insurance Company map. House highlighted.

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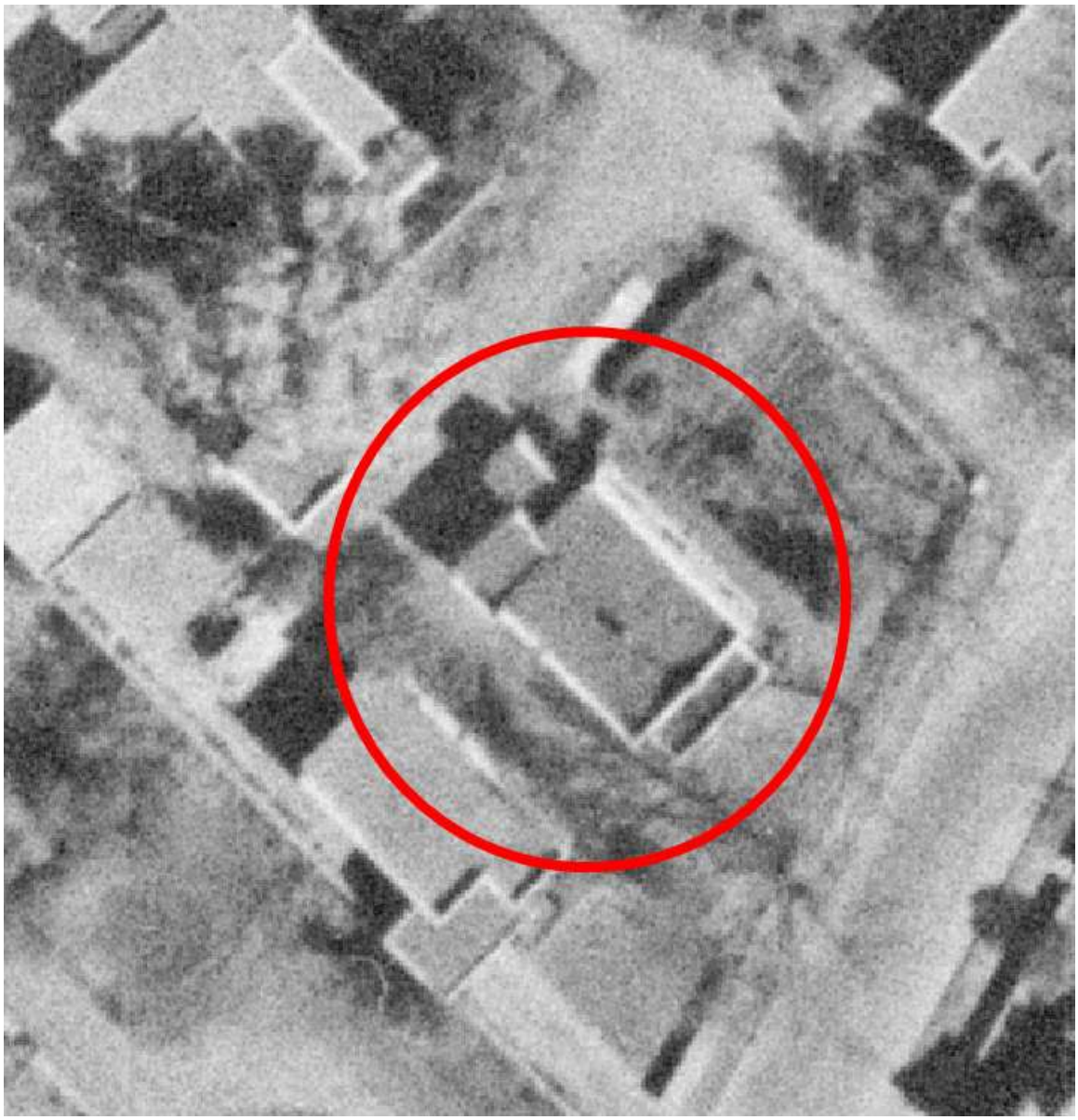

Figure 7: November 10, 1958, aerial photograph.
House highlighted.

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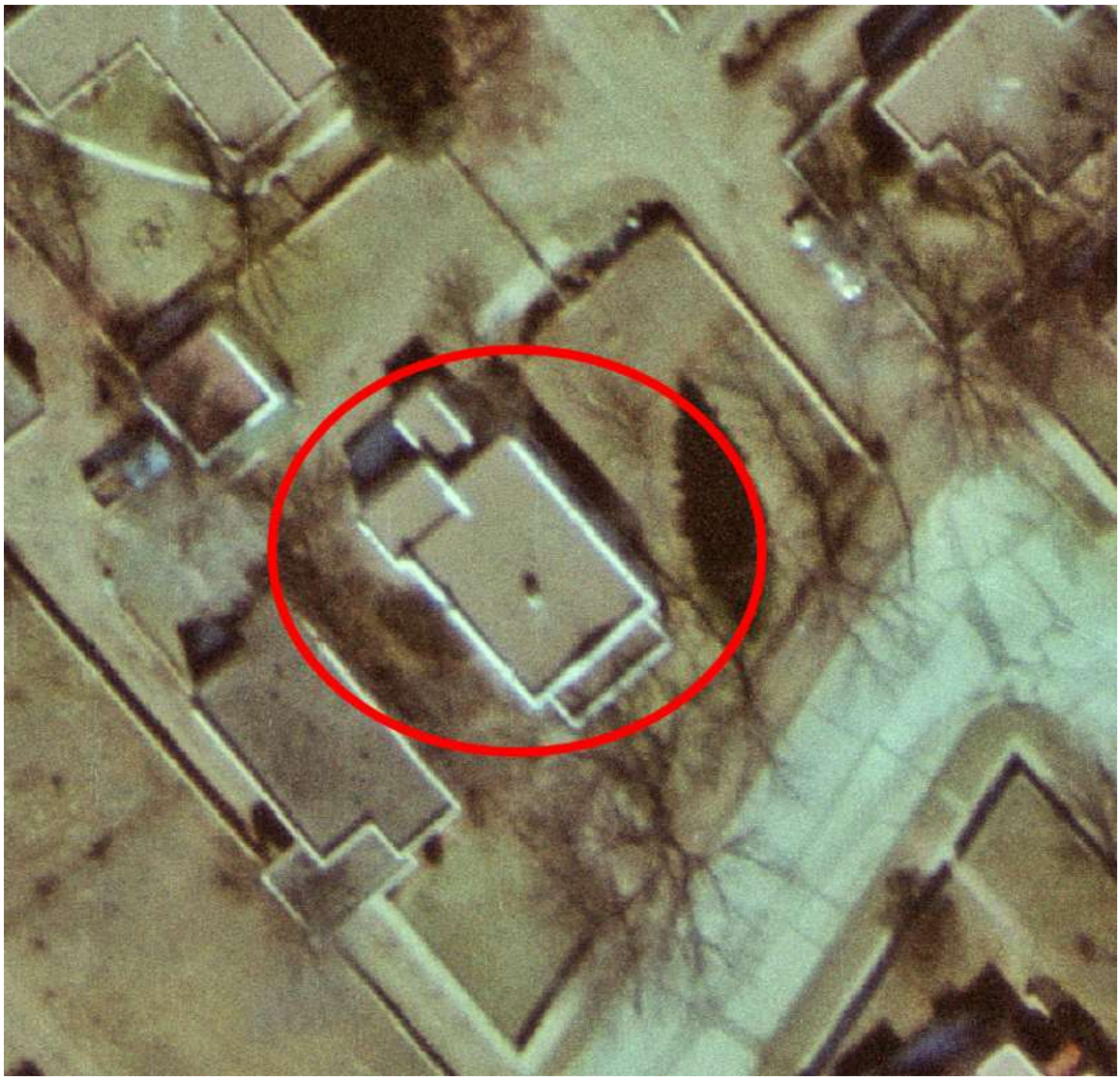

Figure 8: February 27, 1969, aerial photograph.
House highlighted.

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Survey Photographs

(All images taken by John W. Murphey, July 27, 2023)



Photo 2: West and south elevations. Camera facing northeast.

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Photo 3: Porch. Camera facing northeast.

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Photo 4: Porch. Camera facing east.

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Photo 5: Partial west elevation. Camera facing northeast.

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Photo 6: Enclosed rear porch. Camera facing northeast.

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Photo 7: North elevation. Camera facing southeast.

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Photo 8: Laundry Room, north and west elevations. Camera facing southeast.

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Photo 9: Laundry Room, East elevation. Camera facing west.

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Photo 10: East elevation. Camera facing south.

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Photo 11: East elevation, example of replacement windows. Camera facing up.

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Photo 12: Dining Room. Camera facing north.

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Photo 13: Basement. Camera facing east.

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Photo 14: Garage, south and east elevations. Camera facing northwest.

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Photo 15: Garage, showing extension at front. Camera facing east.

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Photo 16: House. Potentially original finish stucco under slurry coat.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H618

building threatened? yes	surveyed date 5-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 455	UTM reference zone 12 (13)	easting [illegible] northing [illegible]

location description
407 W Buena Vista

city/town
Santa Fe

land grant/reservation

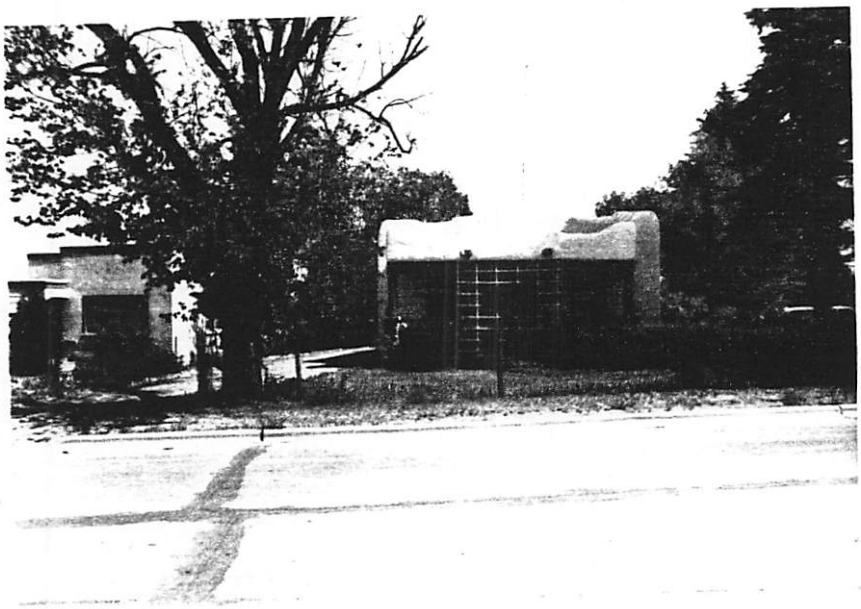
building name

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

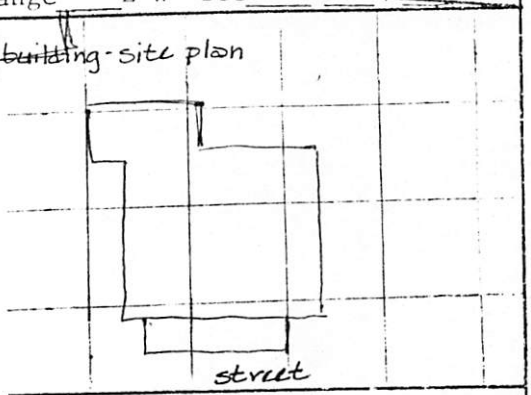
film roll by E.T. no. 15

negative nos. 21 22

loc. of neg. City of Santa Fe



building-site plan



date of construction
1920 estimate before 1928 actual

source
City Directory

use
present (residential)
other ___
historic (residential)
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style
Pueblo Revival

foundation material
~~AV~~ stone

wall material/surface
stucco/adobe

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
elaborately slipped parapet
porch, portal detail
rear brick section
wd d/h
canales

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
___ supporting ___ intrusive

comments
wire fence

1936 cd - Cobb EM
rear - Newport NR
1925 cd - Gregory MA Livestock
1968 Danborn update

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

see back? ___ yes

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007090--HDRB

Project Description: 2023-007090-HDRB. 616 1/2R Galisteo St. Don Gaspar Area Historic District. Contributing. Jamie Clements, agent for Belinda Kathleen McDonald Orr and John Peyton Orr, owners, requests a historic status downgrade from Contributing to non-contributing of a residential structure.

Project Location(s): 616 GALISTEO ST 1/2R
Santa Fe, NM 87505

Contacts:

Property Owner:	Belinda Kathleen McDonald Orr 616 GALISTEO ST 1/2R Santa Fe, NM 87505	kathleensalinas@sbcglobal.net
Property Owner:	John P Orr 616 GALISTEO ST 1/2R Santa Fe, NM 87505	kathleensalinas@sbcglobal.net
Applicant:	MUSEUM OF NEW MEXICO FOUNDATION 1411 PASEO DE PERALTA Santa Fe, NM 87505	
Property Owner:	MUSEUM OF NEW MEXICO FOUNDATION 1411 PASEO DE PERALTA SANTA FE, NM 87501	nativetreasures@museumfound

Contacts:

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number:

Year of Construction: post 1935

Project Type: Historic Status Review

Historic Building Name: Hemmer House

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

Case # 2023-007090-HDRB

Address: 616½R Galisteo Street
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form (1982)**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__X__ **Other:** [2023 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The building at 616 1/2R Galisteo Street is a 1,351 sq. ft. single-family residence listed as contributing to the Don Gaspar Area Historic District.

The property is landlocked with no legal access from either Paseo de Peralta or Galisteo Street, nor can the building be seen from any public right of way. Galisteo Street is approximately 175 feet to the east and Paseo de Peralta is approximately 145 feet to the north.


Paseo De Peralta
Galisteo Street



The building known as the Hemmer House was constructed somewhere between 1935 and 1940 in the Spanish Pueblo Revival style with a front portal with header and wood slat ceiling on the east façade. The portal has a gable roof over it where the rest of the structure is a flat roof. The building is constructed of a combination of concrete block and adobe with a stucco finish in a cream color. There is a mix of windows including vinyl and wood with some fixed, casement, and double hung. Three exterior doors consist of two six-panel wood, and one nine panel wood and glass doors. There are no recorded cases for the structure. While the building has some historic character, it does not contribute to the Don Gaspar Area Historic District.

The applicant requests a downgrade of the building from Contributing to Non-contributing status.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

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

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in case of ground solar collectors by a wall or vegetation;

(vi) in the case of wall collectors by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

(e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

(f) Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2060

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 374	UTM reference zone 12 (13)	easting [illegible] northing [illegible]

location description: 616:616½ Galisteo

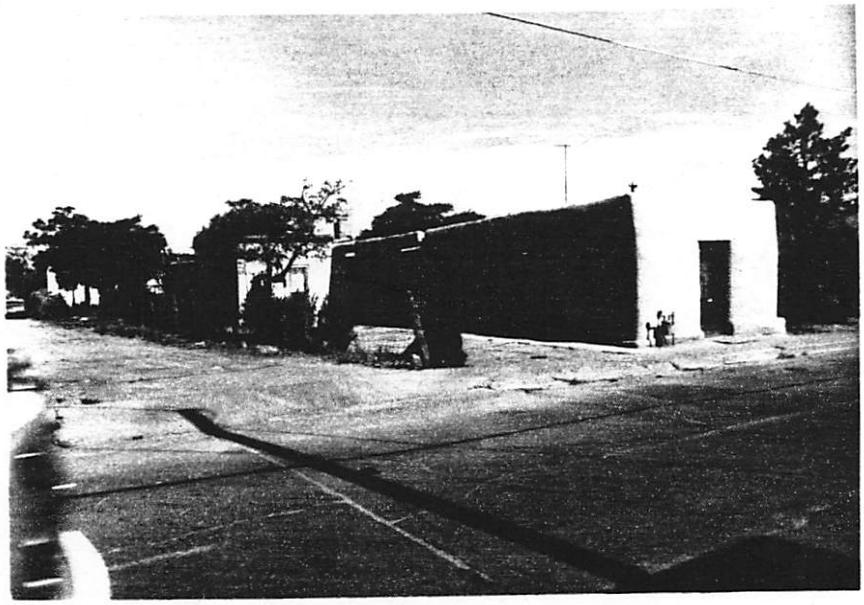
city/town: Santa Fe

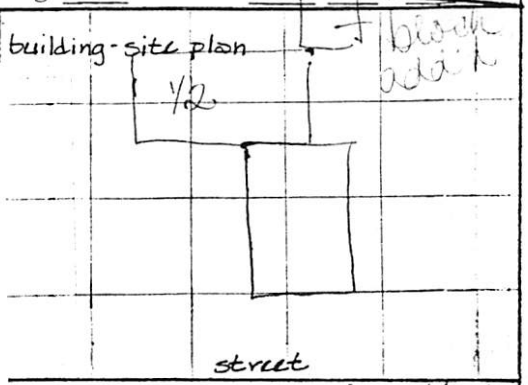
land grant/reservation:

building name:

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

film roll by E.T. no. 13 | negative nos. 11 | loc. of neg. City of Santa Fe





date of construction: front before 1912, rear 1912-28 ___ estimate ___ actual

source: Kings Map, Sanborn, cd

use
present: (residential)
other ___
historic: (residential)
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style: —

foundation material: n/v

wall material/surface: stucco/adobe

degree of remodeling
___ minor X moderate ___ major
describe: windows

architectural features:
parapet, canales
very thick walls
wd d/h 1-1, one fixed pane
½ - brick coping, new alum sliding

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant X contributing
___ supporting ___ intrusive

comments:
1936 cd - Montoya Eulogia; ½ - Martinez Francisco; re
1928 cd - Martinez Frank
½ Montoya Jose jwlr Spitz glry Store
front 1912 Kings Map - Josephina Ortiz de Martinez; rear 1930 Sanborn

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Proposal Letter

17 July, 2023

Lani McCulley
Planner Senior
Historic Preservation Division
Planning and Land Use Department
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Dear Ms McCulley,

We are seeking approval as authorized agents of the owners to downgrade the historic status of a residential property located at 616 1/2R Galisteo Street. The building, which we believe was constructed between 1935 and 1940, is a contributing structure in the Don Gaspar Historic District and is in complete disrepair.

Property Information

- Address: 616 1/2R Galisteo Street
- Legal Description: Lot 5 Block 2 of the Chavez Place Addition
- Construction Date: 1935-1940
- Square Footage: 1351 GSF (includes a 49 square foot portal)
- Lot Size: 1520 square feet
- Current Owners: Belinda Kathleen McDonald & John Peyton Orr

Accompanying this letter are the following documents:

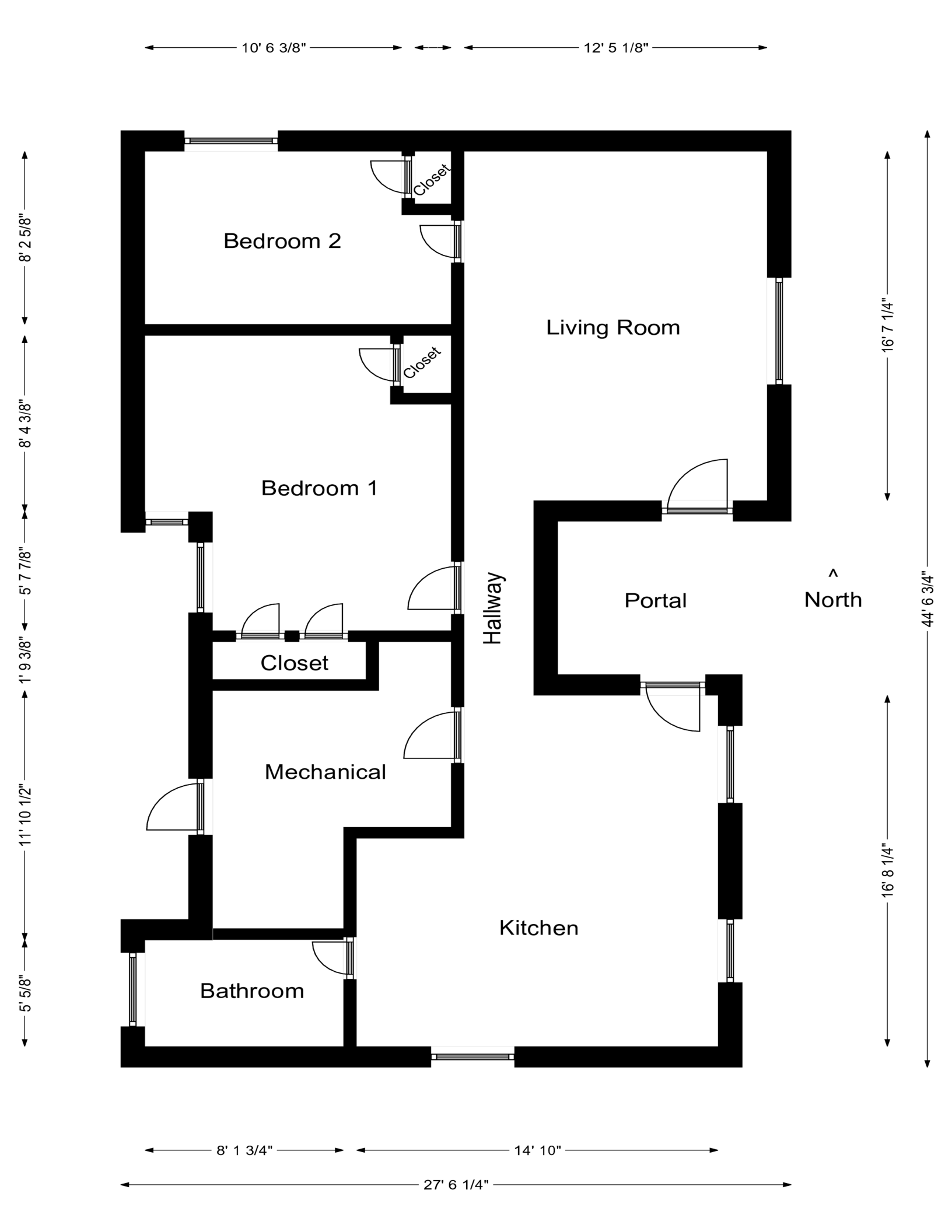
1. Historic Districts Application
2. Existing Floor Plan
   [*616 1/2R Galisteo Street - Floor Plan.pdf*]
3. Exterior Photographs of all four sides of building
   [*616 1/2R Galisteo Street - Exterior Photographs.pdf*]
4. Interior Photographs
   [*616 1/2R Galisteo Street - Interior Photographs.pdf*]
5. Historic Cultural Properties Inventory (HCIP) Surveyed by Beverley Spears

Thank you for your time and consideration of this proposal.

Our very best,

Jamie Clements
President / CEO
Museum of New Mexico Foundation

Wilson Scanlan
Trustee / Building & Grounds Chair
Museum of New Mexico Foundation


10' 6 3/8"
12' 5 1/8"
8' 2 5/8"
8' 4 3/8"
5' 7 7/8"
1' 9 3/8"
11' 10 1/2"
5' 5/8"
16' 7 1/4"
16' 8 1/4"
44' 6 3/4"
Closet
Bedroom 2
Closet
Living Room
Bedroom 1
Hallway
Portal
North
Closet
Mechanical
Kitchen
Bathroom
8' 1 3/4"
14' 10"
27' 6 1/4"



Facade East - 1



Facade East - 2 - Portal



Facade East - 3



Facade East - 4



Facade North 1



Facade North 2



Facade South - 1



Facade South - 2


00165
CL 200 240V 3W TYPE C1S 30TA 1.0Kh
PNM 5514447
335 463 336



Facade West - 1



Facade West - 2





Bathroom - 2









Bedroom 1 - 1



Bedroom 1 - 2



Bedroom 1 - 3



Bedroom 1 - 4



Bedroom 1 - 5



Bedroom 2 - 1



Bedroom 2 - 2





Bedroom 2 - 4



Bedroom 2 - 5



Kitchen - 1



Kitchen - 2



Kitchen - 3












Kenmore
The Ecomizer 5
DANGER
DANGER



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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

1. Name of property:
Hemmer House

2. Location:
616 1/2R Galisteo Street
Santa Fe, New Mexico

3. Local Reference Number:

4. County
Santa Fe County

5. Property Type:
x Building __ Structure
__ Site __ Object

6. Date of Survey:
7 / 13/ 2023

7. Previous Survey Date(s):
___/ ___/ _____
x No previous survey

8. Name of Project:

9. UTM
Zone: 13
Easting: 414569
Northing: 3948942

Photo:



10. Photo Information
Roll #: N/A
Frame #: N/A

Negative Location:

View of:
Front of the Residence (East Facade)

11. Brief Description of the Property:
1,351 GSF residence located in the Don Gaspar Historical District

12. Who uses the property?
The residence is currently vacant and uninhabitable

13. Construction Date:
Date: Between 1935-1940 ___Known _x_ Estimated Source: 1935 Documentos Garantizado (included with this application) referring to buildable land
1940 Census listing inhabitants at 616 1/2 Galisteo Street

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

15. Relationship to Surroundings: x Similar __ Dissimilar

Comments:

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

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



North Facade



Structural Wall Crack - North Wall



Living Room Ceiling

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

Beverley Spears
Spears Horn Architects
1334 Pacheco Street
Santa Fe, NM 87505

(505) 983-6966

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

Belinda Kathleen McDonald
& John Peyton Orr
11 Corte De Vargas
Glorieta, NM. 87535-7139

19. Is Property Endangered? __ Unknown __ No _x_ Yes **How?**
The north wall that abuts a Foundation structure on the west and is scarcely two feet away from the adjoining property to the north is in dismal structural condition with immediate concern for life safety issues. ~ Ed Crocker

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

Describe:

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

None

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? The residence does not have historical significance or great artistic value.

23. National or State Historic District:

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

If 'yes', what is the name of the district? Don Gaspar _x_ State __ National

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: One - supplementary photographs

Supplementary Photographs



South Facade



West Facade

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

1. Name of property:
Hemmer House

2. Location:
616 1/2R Galisteo Street
Santa Fe, New Mexico

3. Local Reference Number:

4. County
Santa Fe County

5. Date of Survey: 13 July, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

x Adobe	__ Brick	__ Composition	x Concrete: Block
__ Concrete: Cast Stone	__Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
__ Metal: Corrugated	__ Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__Stone: Rusticated	__ Stone: Tabular
x Stucco	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	__ Wood: Log	__ Wood: Shingle

__ Wood: Tongue and Groove ___ Other:

7. Number of Stories: __ N/A
Number: x 1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade x Raised
Materials: __ Concrete __ Stone
Other: CMU Stem Wall
Notes:

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Wood	Single Pane	Three
Single Slider	Wood	Single Pane	Two
Single Slider	Vinyl	Single Pane	One
Fixed	Wood	Single Pane	Two

Notes:

11. Doors __ N/A

Type	Style	Material	Number
Panel	One Panel	Wood	One
Panel	Three Panel	Wood	Three
Panel	Five Panel	Wood	One
Panel	Six Panel	Wood	Two
Lite	Nine Panel	Wood and Glass	One

Notes:

12. Chimneys
(describe whether interior or exterior and material)
None

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

14. Other Significant Features
None

15. Modifications: __ No known modifications

#1 New TPO Roof Date: 2020 Known__ Estimated x Source: Current Owners

#2_____ Date:_____Known __ Estimated__ Source:

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:_____

17. Documents Available and Their Locations

1935 Documento Garantizado - County Clerk's office, P-6, pages 30 & 42 Doc #s 48089 & 48370
1971 Warranty Deed - County Clerk's office, Book 279, page 27 Doc # 330,916
1978 Horne Survey for the Museum of New Mexico Foundation
2016 Border Survey - Santa Fe County Records - Book 806, Page 001

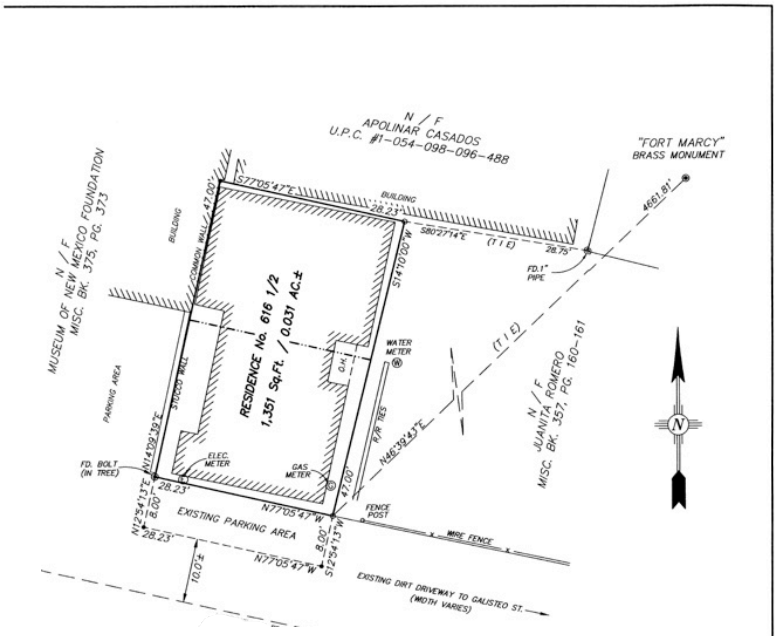
SITE:

18. Attached or Associated Properties

N/A

Are associated properties eligible for listing?

19.Site Plan:



PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES:
This property is landlocked with no legal access from either Paseo de Peralta or Galisteo Street nor can the building be seen from any public right of way. Galisteo Street is ~175 feet to the east and Paseo de Peralta is ~145 feet to the north.



DOCUMENTO GARANTIZADO

Dispuesto y de venta por la Compañía Impresora del Norte, Mercantile, Santa Fe, N. M.

FRANCISCO O. MARTINEZ y
RAMONCITA GARCIA DE MARTINEZ, su esposa
A
ESQUIPULA ROMERO

ESTADO DE NUEVO MEXICO
Condado de Santa Fe. } ss. # 48089.

Protocolado en mi oficina para registro, hoy 7 de Enero A. D., 19 35, a las 3 P. M., y el mismo fue fielmente registrado en el Libro P-6 Registro de Escrituras de dicho Condado de Santa Fe en paginas 30 En fe de lo cual pongo mi mano y sello hoy dia 7 de Enero A. D., 1935

FRANK V. ORTIZ
Secretario de Condado.

Por E.J.Martinez,
Diputado.

ESTA ESCRITURA, Hecha y convenida hoy dia 7 de Enero A. D. mil nuevecientos y Trenta y cinco por y entre Francisco O. Martinez.y Ramoncita Garcia de Martinez su esposa del condado de Santa Fe Estado de Nuevo Mexico, part y de la primera parte, y Esquipula Romero del condado de Santa Fe Estado de Nuevo Mexico, parte y de la segunda parte:

DA FE, Que la dicha parte de la primera parte, por y en consideracion de la suma de Venty y cinco pesos ($25.00) dinero legal de los Estado Unidos, a el los en mano pagado por la dicha parte de la segunda parte, el recibo de la cual es por esta acusado, la s dicha s parte s de la primera parte ha n concedido, contratado vendido, traspasado, y confirmado, y por estas presentes concede n, contrata n, vende n, traspasan o confirman a la dicha parte de la segunda parte y a sus herederos, asignados o sucesores, para siempre, todo solar o trecho de terreno o propiedad raiz, descrito a continuacion, situado en, dentro y estando en el Condado de Santa Fe y Estado de Nuevo Mexico, a saber:

Un trecho de tierra ho solar que mide de norte a sur 24 pies y 11 pulgadas, de Oriente ha poniente mide 27 pies y 4 pulgadas dicho solar conlinda por el norte con propiedad de Ofracia C. Ortiz y por el Oriente conlinda con propiedad del vendedor y por el Sur con propiedad de Ologio Montoya y por el Oriente con propiedad de la senora Shosnard con entradas y salidas libres a la calle de Galisteo

juntamente con todo y singular tenencias y herencias y pertenencias a las mismas correspondiente y tambien el estado, derecho, titulo e interes, cualquiera que sea tanto en la ley como en la equidad de la s dicha s parte s de la primera parte de y en la misma en toda parte y porcion de la misma, con sus pertenencias.

PARA TENER Y POSEER, las dichas premisas, arriba concedidas y descritas, con las pertenencias, a la dicha parte de la segunda parte, sus herederos, sucesores o asignados, para siempre.

Y la s dicha s parte s de la primera parte, por sus herederos, ejecutores, administradores, sucesores o asignados, conviene n, concede n, vende n y conviene n en y con la parte de la segunda parte, sus herederos, ejecutores, administradores, sucesores o asignados, que, a la hora de entregarse y sellarse estas presentes, el los estaba n en pleno derecho de las premisas arriba concedidas, como estado de herencia legal y que tiene buen derecho, pleno poder y autoridad legal para conceder, tratar, vender y entregar la misma en la forma y manera ya dicha y que las mismas estan libres y limpias de todas otras concesiones, tratos, ventas, entriegas, hipotecas, asesamientos, impuestos y obligniciones anteriores, de clase o forma cualquiera; y que la s dicha s parte s de la primera parte, garantiza n y defendera n, para siempre, la quietud del titulo de las premisas arriba concedidas a la parte de la segunda parte, sus herederos, sucesores o asignados, encontra de todas o cualquier persona o personas que legalmente reclamen o hagan reclamo de toda o cualquier parte de ello.

EN TESTIMONIO de lo cual, la s parte s de la primera parte ha n puesto a esto, su s mano s y sello el dia y ano, primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de

Mrs. Chas Craig	Sgd. Frank O. Martinez (Sello)
Robert Martinez.	" Mrs. Ramoncita O. Martinez (Sello)
	(Sello)

ESTADO DE NUEVO MEXICO
Condado de Santa Fe } ss.

Este dia 7 de Enero 19 35, compareci eron personalmente ante mi Francisco O. Martinez y Ramonsita Garcia de Martinez conocida s por mi ser la s persona s designada s en, y ejecut eron el antecedente documento y reconoci eron que habia n ejecutado el mismo como su acto libre y voluntario.

En fe de lo cual he puesto aqui mi nombre y estampado mi sello oficial el dia y ano arriba escritos en este certificado.

Seal

Sgd. J.S. Candelario
Notary Public

My comm Exp. July 24, 1938. INDEXED MDO
COMPARED EJM toMDO.

DOCUMENTO GARANTIZADO

Imprenta y de venta por la Casa para Imprenta del Nuevo Mexicano, Santa Fe, N. M.

Elogia M. Montoya

A

Esquipula Romero et al

ESTADO DE NUEVO MEXICO
Condado de Santa Fe. } ss. # 48370

Protocolado en mi oficina para registro, hoy 1 de Marzo A. D., 1935, a las 4 P. M., y el mismo fue fielmente registrado en el Libro P-6 Registro de Escrituras de dicho Condado de Santa Fe en paginas 42 En fe de lo cual pongo mi mano y sello hoy dia 1 de Marzo A. D., 1935.

Frank V. Ortiz,
Secretario de Condado.

Por E.J. Martinez
Diputado.

ESTA ESCRITURA, Hecha y convenida hoy dia 28 de Febrero A. D. mil novecientos y Treinta y cinco por y entre Elogia M. Monoya esposa de Jose P. Montoya finado del condado de Santa Fe Estado de Nuevo México, part Y de la primera parte, y Senora Esquipula Romero y Berito Romero del condado de Santa Fe Estado de Nuevo Mexico, parte Y de la segunda parte:

DA FE, Que la dicha parte de la primera parte, por y en consideracion de la suma de Diez Pesos $10.00 y otras consideraciones dinero legal de los Estado Unidos, a el la en mano pagado por la dicha parte de la segunda parte, el recibo de la cual es por esta acusado, la dicha parte de la primera parte han concedido, contratado vendido, traspasado, y confirmado, y por estas presentes concede n, contrata n, vende n, traspasa n o confirma n a la dicha parte de la segunda parte y a sus herederos, asignados o sucesores, para siempre, todo solar o trecho de terreno o propiedad raiz, descrito a continuacion, situado en, dentro y estando en el Condado de Santa Fe y Estado de Nuevo Mexico, a saber:

un cuarto y solar que mide de sur a norte veinte y tres (23) de ancho y 27'' pies de largo vente y ciete pies 11 pulgadas de largo con entradas y salidas livres a la calle de Galisteo y con iguales derechos a la noria y colindo por sur con propiedad Mrs. Shenard y por el Poniente Senor Shenard y por el norte con propiedad de Senor Esquipula Romero la compradora y por el Oriente con propiedad de Elogia M. Montoya.

juntamente con todo y singular tenencias y herencias y pertenencias a las mismas correspondiente y tambien el estado, derecho, titulo e interes, cualquiera que sea tanto en la ley como en la equidad de la dicha parte de la primera parte de y en la misma en toda parte y porcion de la misma, con sus pertenencias.

PARA TENER Y POSEER, las dichas premisas, arriba concedidas y descritas, con las pertenencias, a la dicha parte de la segunda parte, sus herederos, sucesores o asignados, para siempre.

Y la dicha parte de la primera parte, por sus herederos, ejecutores, administradores, sucesores o asignados, convienen con, conceden, vende n y convienen en y con la parte de la segunda parte, sus herederos, ejecutores, administradores, sucesores o asignados, que, a la hora de entregarse y sellarse estas presentes, el la estaba en pleno derecho de las premisas arriba concedidas, como estado de herencia legal y que tiene buen derecho, pleno poder y autoridad legal para conceder, tratar, vender y entregar la misma en la forma y manera ya dicha y que las mismas estan libres y limpias de todas otras concesiones, tratos, ventas, entriegas, hipotecas, asesamientos, impuestos y obligaciones anteriores, de clase o forma cualquiera; y que la dicha parte de la primera parte, garantiza y defendera, para siempre, la quietud del titulo de las premisas arriba concedidas a la parte de la segunda parte, sus herederos, sucesores o asignados, encontra de todas o cualquier persona o personas que legalmente reclamen o hagan reclamo de toda o cualquier parte de ello.

EN TESTIMONIO de lo cual, la parte de la primera parte ha n puesto a esto, su s mano s y sello el dia y ano, primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de

Carmen D. Ruiz — Mrs. Eulogia M. Montoya (Sello)

Bessie Lujan — Esposa del Finido Jose P. Montoya (Sello)

(Sello)

ESTADO DE NUEVO MEXICO
Condado de Santa Fe } ss.

Este dia 28 de Febrero 1935, compareci personalmente ante mi Eulogia M. Montoya conocida por mi ser la persona designada en, y ejecutado el antecedente documento y reconoci que habia ejecutado el mismo como su acto libre y voluntario.

En fe de lo cual he puesto aqui mi nombre y estampado mi sello oficial el dia y ano arriba escritos en este certificado.

Seal

Sgd. J.S. Candelario. Notary Public.

My commission exp. July 24, 1935.

INDEXED EJM
COMPARED MDO to EJM

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Ramon Sarason, Senior Planner, Historic Preservation Division

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Case # 2023-006955-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [2017, 2018 case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the demolition of the contributing main residence and the non-contributing adjacent garage/apartment.

BACKGROUND & SUMMARY:

578 West San Francisco Street was a single-family residence that was constructed in the Spanish-Pueblo Revival style by 1940. The building featured rounded parapets and corners and a northwest corner porch with carved corbels, exposed headers, and a square post. The porch entry was a wooden picket gate and a wooden picket baluster installed at the west side of the porch. Two narrow trellises were attached to the front of the porch. The windows and door were not historic.

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

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

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

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

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

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

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

On July 13, 2023, in case #2023-006954-HDRB the board found the main residence to maintain its contributing status.

Now, the applicant proposes demolition of the contributing main residence and the adjacent non-contributing garage/apartment:

EXCEPTION CRITERIA AND RESPONSES:
Exceptions are requested to sections 14-5.2(D)(5)(b) and 14-3.14(G)

(i) *Do not damage the character of the district*
Applicant Response:

The owner plans to replace the existing house exactly with no effective change in appearance thus not changing it's character at all.

Staff Response: Staff feels this criterion has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The walls are unstable and can collapse at any moment threatening anyone who ventures on the site. The property has become a homeless encampment and hide-out for drug abusers making the neighborhood feel unsecure.

Staff Response: Staff feels this criterion has been met.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: The only option in the case of this exception is to rebuild the house. The historic material is not salvageable anymore. The proposed building will look like the original and as such not change the character of the street

Staff Response: Staff feels this criterion has been met.

(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: Simply stated, the special conditions are that nothing is salvageable. The idea is restore the original look and feel of the original building.

Staff Response: Staff feels this criterion has been met.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant
Applicant Response: The owner purchased the building to restore. Due to a fire all the wood structure and smoke damaged material had to be removed. This exposed the crumbly original adobe, which subsequently caved in on itself. The original house had no real foundation or bond beam to keep things in place.

Staff Response: Staff feels this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Applicant Response: A new building will restore safety to the neighborhood and restore the original appearance to the streetscape.

Staff Response: Staff feels this criterion has been met.

RELEVANT CODE CITATIONS:

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.

14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:
(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and

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

(B) Minimum Maintenance Requirements
All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied and
all landmark structures over which the governing body has such jurisdiction shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:
Those which have parts thereof which are so attached that they may fall and injure members of the public or property;
Deteriorated or inadequate foundation;
Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads with safety;
Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;
Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;
Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration;
Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety;
Deteriorated, crumbling or loose plaster;
Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
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
Any fault or default in the building or structure that renders the same structurally unsafe or not properly watertight.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts
(1) Purpose and Intent
It is intended that:
(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

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

5.2(C)(2)(f) Restoration of Status
If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

Removal of Historic Material/Demolition:
14-5.2(D) General Design Standards for All H Districts
(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

14-3.14(G) Standards for Demolition of Historic or Landmark Structures
In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be reestablished by a proposed structure; and
(c) The state of repair or structural stability of the structure under consideration.

14-5.2(I) Westside-Guadalupe Historic District
(1) District Standards

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

(a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a wall or vegetation;

(vi) in the case of wall collectors, by enclosing by end or other walls;

(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;
(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(2) Walls; Fences; Solar Collectors; Administration
Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

14-3.14 Demolition of Historic or Landmark Structure
(A) Summary of Procedure
(1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five day time period if the HDRB, on motion duly passed, determines such delay is necessary.
(2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.
(B) Hearing Required
(1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.
(2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
(3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
(4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
(5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.
(C) Staff Review and Report
Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.
(1) A report on the historic or architectural significance of the structure;
(2) A report from the city building inspector on the state of repair and structural stability of the structure;
(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and

(4) Other information as requested by the HDRB or governing body.
(F) Denial of Demolition Request
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).
(G) Standards
(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
(c) The state of repair and structural stability of the structure under consideration.
(2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
(a) The historical importance of the structure; and
(b) The state of repair and structural stability of the structure.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 578 W. San Francisco

OLD ID NUMBER: 0516 3172

BUILDING NAME:

SANTA FE ID NUMBER: H 3290

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 NE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1940 ACTUAL

SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE:
S-P. Rev.

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? Garage/apt. & storage/carport

IF INVENTORIED, LIST ID NUMBER(S)

H 3290.1

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: Alum. sliding windows

OVERALL CONDITION:

____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

BUILDING THREATENED?

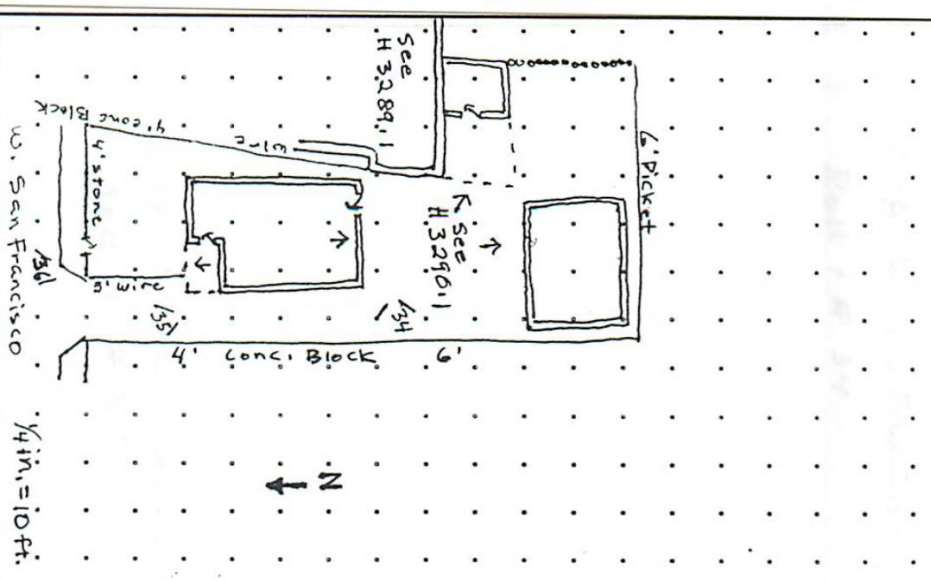
____ YES X NO

PHOTO



#36 North Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

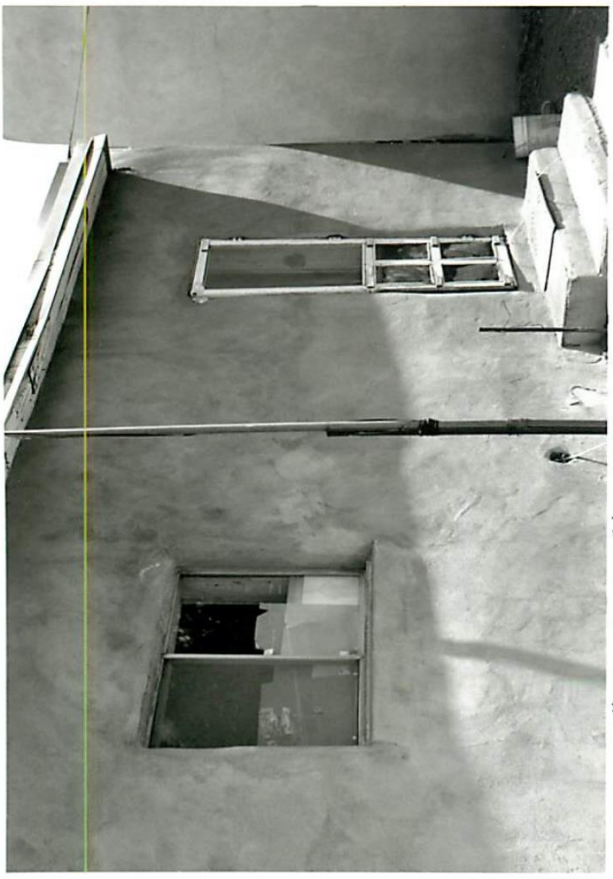
SURVEYED 5/20/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 1 NEG # 34 TO 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat w/parapet drains across rear, wood canale on porch	
BUILDING WALLS	Tan stucco on adobe	
FOUNDATIONS	UV	APPROX. HEIGHT (FT.) 11 ft.
DOORS	☐ solid wood ▯ wood panel w/ 1 glass pane	Front yard has a wire gate & a wrought iron gate
WINDOWS	Aliminum Sliding	
PORCHES OR PORTALES	Flat roof w/parapet, 1x10 decking, 4x6 joists, 6x6 Beams, corbel brackets 8x8 post, trellises & wood balustrade.	
ARCHITECTURAL DETAILS	Bullnosed windows, some windows on E. side (no photo).	
FENCES/WALLS	N: 3' stone wall E: 6' stucco on conc. block. W: 4' to 6' conc. block wall. E: also has a 4' wire fence at side of house & 6' coyote at rear.	
SITE FEATURES		
OTHER/ COMMENTS	This & H3290.1 are owned by Elsie Roybal. No sanborn maps available for this area	

ADDITIONAL PHOTOGRAPHS



#34 South Elevation



#35 West Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3290

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 05163172
field map SFHD #7	number 172	UTM reference easting / zone 12 13	northing

location description: 578 W. San Francisco

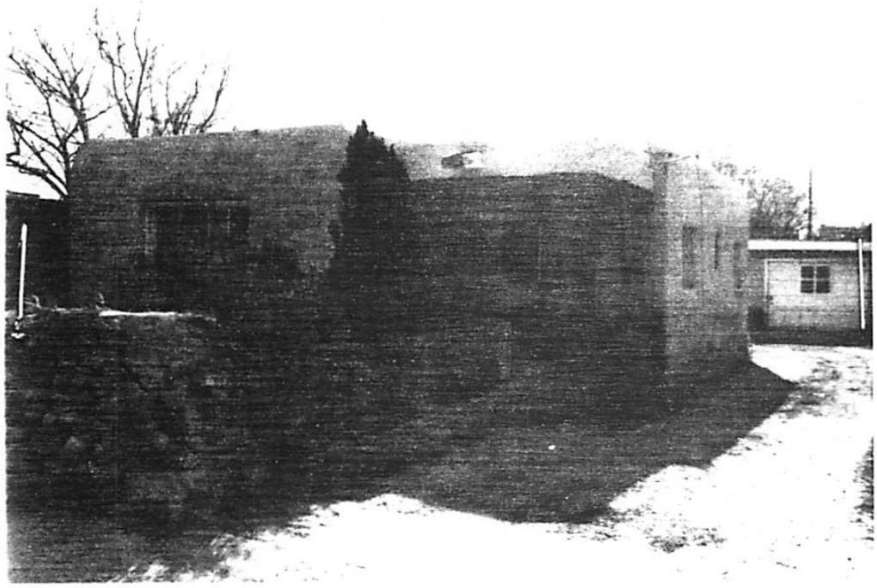
city/town: SANTA FE

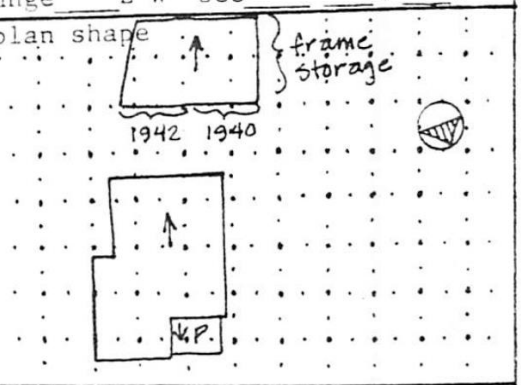
land grant/reservation: na

building name:

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

film roll by SL no. 6	negative nos. 2	loc. of neg. HPB





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

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

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: new alum. windows / rf. once flat with canales, now shed

SPR

wall material/surface: conc. adobe/stucco

architectural features
flat rounded parapet concealing exp'd shed to S., extend'd eave w/ concealed rafters & alum gutter; windows: all new alum. sliding, recessed, projecting sill on one window on W.; doors: 1 large single with large single light; porch: conc. slab w/ square wd. crnr post, wd. zapatas on post & at corners, exp'd wd. lintel, wd. canale on N.; rear porch has conc. stoop; ~~comments~~ rock & conc. wall (3½'-4') on N. prop. line

rear storage sheds to south

surroundings: res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none
if eligible, why? contrib

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

Elsie S. & John P. Roybal, owners

see back? ___yes

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 578 W. San Francisco (rear)

OLD ID NUMBER: 0516 3172.1

BUILDING NAME:

SANTA FE ID NUMBER: H3290.1

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 NE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

by 1942 ESTIMATE _____ ACTUAL

SOURCE(S) Owner

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: residential

OTHER garage/storage

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? main house

IF INVENTORIED, LIST ID NUMBER(S)

H 3290

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: sliding Alum windows

OVERALL CONDITION:

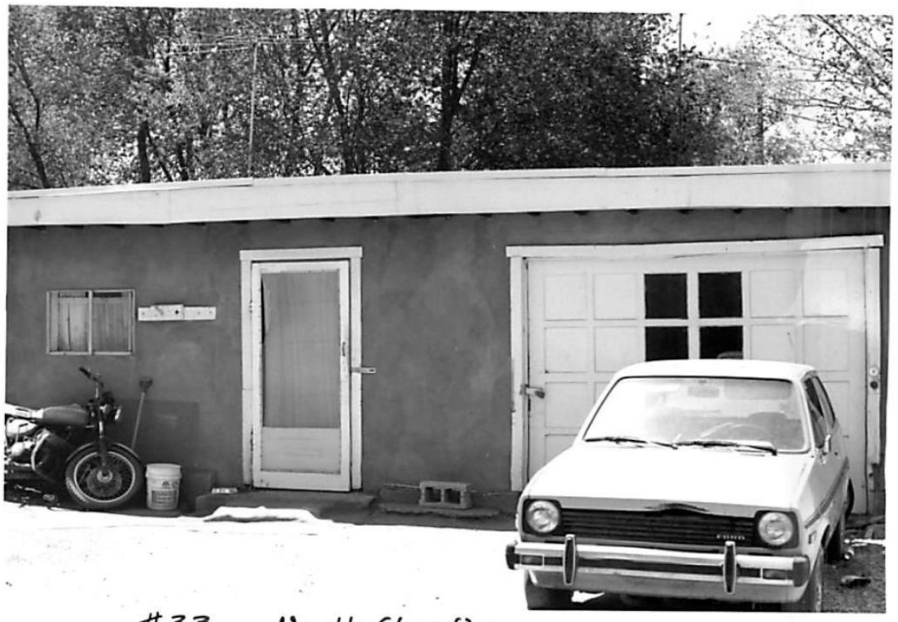
____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

BUILDING THREATENED?

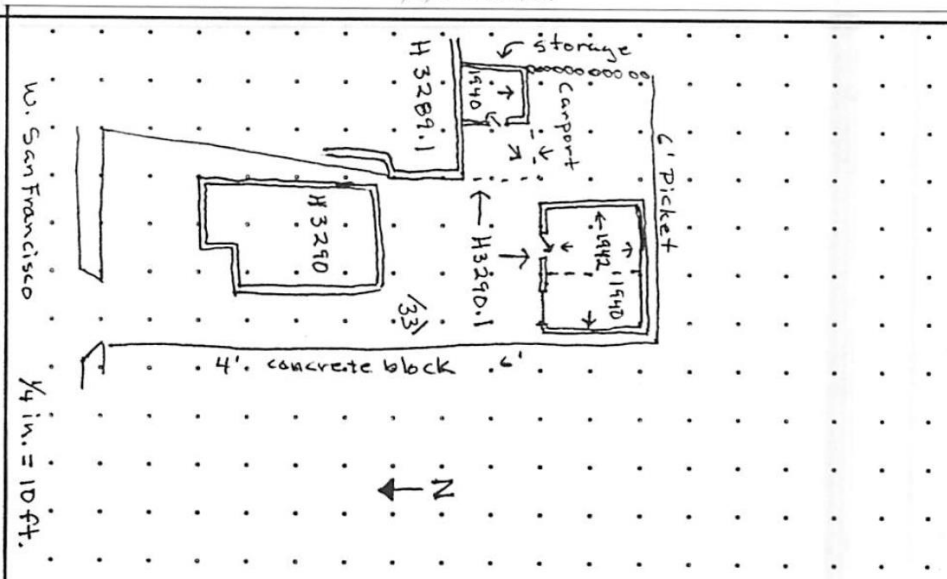
____ YES X NO

PHOTO



#33 North Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

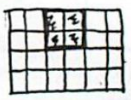
____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/20/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 1 NEG # 33 TO ____

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

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

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

ADDITIONAL PHOTOGRAPHS

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 578½ West San Francisco

OLD ID NUMBER: 0516 3/69.1

BUILDING NAME:

SANTA FE ID NUMBER: H 3293.1

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 23 NE 1/4 SE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1959 ACTUAL

SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE: S-P Rev.

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? House

IF INVENTORIED, LIST ID NUMBER(S)

H 3293

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: Porch/entry added 1994 blends well. parapet repaired

OVERALL CONDITION:

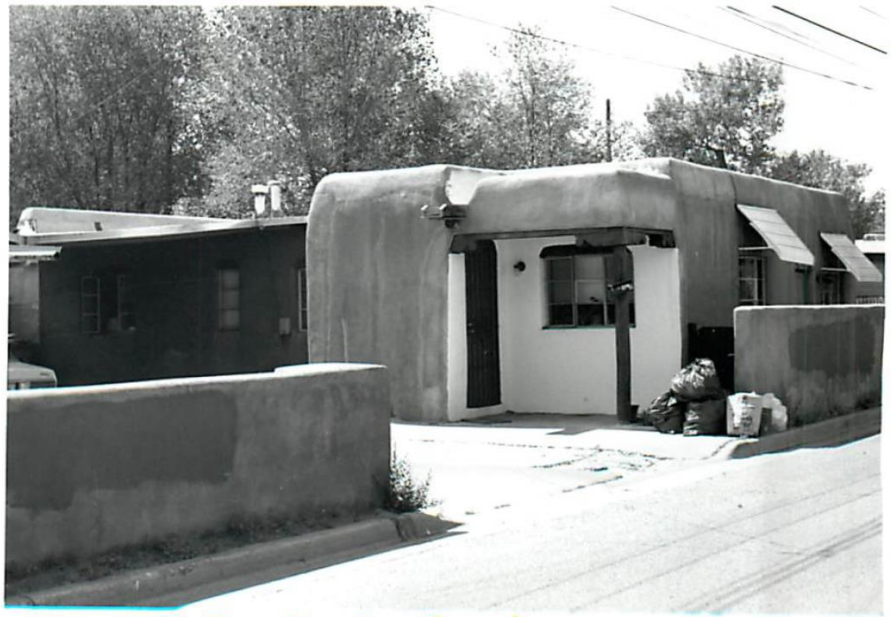
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

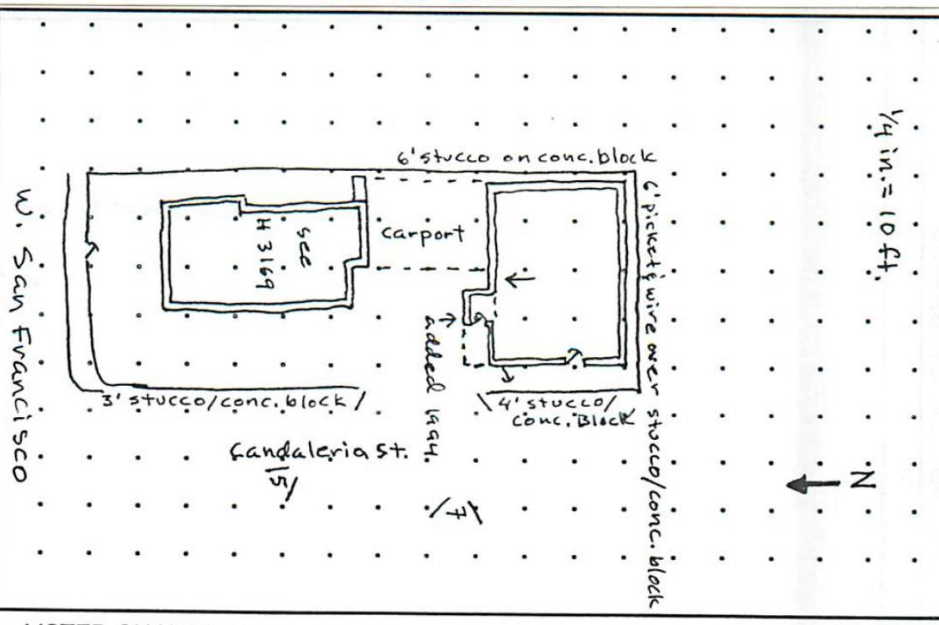
____ YES X NO

PHOTO



#5 North Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/21/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 2 NEG # 5&7 TO ____

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

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

ADDITIONAL PHOTOGRAPHS



#5 West Elevation

City of Santa Fe, New Mexico

Historic Districts Review Board

July 13, 2023
2023-006954-HDRB
Applicant Submittal
Status Review
578 West San Francisco

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
JULY 13, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:38 pm	3
Roll Call	Quorum Present	3
Approval of Agenda	Approved	3-4
Approval of Minutes June 27, 2023	Approved "	4
Approval of Findings & Conclusions	Comments	4
Matters from the Public	Comments	4
Staff Communications	None	4
Old Business	None	4
New Business		
2023-006937-HDRB 404 Apodaca Hill	Postponed to July 25, 2023	5
2023-00006965-HDRB 847 E. Palace Ave.	Postponed to August 8, 2023	5
2023-006970-HDRB 1518 ½ Cerro Gordo Rd.	Approved	5-7
2023-006955-HDR 578 West San Francisco St.	Status	7-10
2023-006968-HDRB 529 E. Palace Ave.	Approved	10-11
2023-007020-HDRB 425 Apodaca Hill	Approved and Status Maintained	11-12

2023-007017-HDRB 645 ½ E. Palace	Withdrawn	12-13
Discussion Items	Comments	13
Matters from the Board	None	13
Next Meeting	Tuesday, July 25, 2023	13
Adjournment	8:00 pm	13

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 trail that was placed on cinder or masonry blocks which can be observed at the ground level. The material in which the structure is constructed out of is consistent with that of a trailer as noted in the flooring, walls, ceiling, and windows. There is some masonry work done to the outside of the structure which covers the blocks on which it sits on.

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

Now, the applicant proposes the following exterior alterations:
1) Enlarge the existing bedroom 75 sq. ft. on the northeast façade.

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

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. (HeatherLamboy)

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:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

June 29, 2023
The City of Santa Fe Historic Preservation Division
200 Lincoln Ave
Santa Fe, NM 87501

To Whom It May Concern:

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

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

Sincerely yours,

Edgar Villaescusa Lara

578 W. San Francisco 505-577-6458 edivilla918@gmail.com



2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23





2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23





2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23





2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23



City of Santa Fe, New Mexico

Historic Districts Review Board

July 27, 2023
2023-006955-HDRB
Applicant Submittal
Demolition
578 W San Francisco

Hands Engineering, Inc.

March 6, 2023

Mr. Edgar Villaescusa
19 Pueble Garcia Road, #17
Santa Fe, NM 87508

RE: 528 WEST SAN FRANCISCO STREET
SANTA FE, NEW MEXICO
Hands Engineering Project No. 2020-5592

Dear Mr. Velasquez:

Per your request, Hands Engineering, Inc. was employed to perform a site visit to the referenced site. On March 1, 2023, James Hands visited the site to gather the information necessary for our analysis. The purpose of the site visit was to evaluate the structural condition of the adobe walls and concrete footings which remain at the site.

Please note that the evaluation was based on my visual observation. Photos were taken at the site and are enclosed.

The existing adobe walls and the existing footings are not structurally sound and cannot be retrofitted to be structurally stable. The existing adobe walls and the existing concrete footings shall be removed and hauled away off site.

Because the structure is in a Historic District, the wall shall be rebuilt with adobe and the building foot print and wall elevations shall be rebuilt like the original building.

The new foundation shall be a new monolithic concrete slab on grade with a monolithic turndown edge to support the walls. These new footings will not be visible, thus maintaining the historic nature, but will support the structure.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated in the discussion above. Should additional facts or evidence become available pertaining to this project I reserve the right to review that information and revise my opinions when appropriate.

Please note that our office has provided structural consultation for only those items listed in this letter. Hands Engineering, Inc. assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please do not hesitate to contact our office should you have any questions or if we can be of further assistance.

Respectfully submitted,

James A. Hands

James A. Hands, PE
President

Encl: Photos

528 West San Francisco Street

JAMES A. HANDS
NEW MEXICO
6151
PROFESSIONAL ENGINEER
3.6.2023



2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23





2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23





2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23





2020-5592 578 West San Francisco, Santa Fe, NM 03-1-23



Octane Architecture LLC
1523 Taos Street
Santa Fe, NM, 87505
505 490 1863

7/26/23
RE: 578 West San Francisco Street – Status downgrade

We are requesting a downgrade of the property from a contributing residence to a non-contributing residence. This is due to there being no residence left on the property to give status to.

There is nothing that can be salvaged with is not only evident by personal inspection but as professionally reported by a structural engineer and that report has been submitted to the Historic Division in past applications.

Regardless of contributing or non-contributing status, the original house will be replicated to its original glory with the exception of wall structure material. It will be replicated in wood not adobe right down to the original wall thickness. Naturally, it won't make any visual difference as both materials are hidden behind a layer of stucco.

Since the last HDRB meeting deemed the disintegrated un-useable walls of broken adobe contributing, we will submit the exception criteria as part of this letter as a separate attachment.



Marc Naktin

octanearch@gmail.com

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-17-088B
October 23, 2018 hearing
Remodel
578 West San Francisco

ITEM # 18-1281

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

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

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

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

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

The applicant requested the following:

1) To add 120 square feet to the south elevation of 578 West San Francisco. The addition will not exceed the existing height of the structure.

2) To remove a chimney at 578 ½ West San Francisco.

3) Stucco will be cementitious El Rey "La Luz."

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of the application as it complied with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);
   _X_ Section 14-5.2(D) General Design Standards; and
   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Westside-Guadalupe Historic District (Section 14-5.2(I)).
6. An Exception Request was not requested in this Application.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review,

approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.

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

Chairperson — Date: 13 November 2018

FILED:
Yolanda Y. Vigil
City Clerk — Date: 11/14/18

APPROVED AS TO FORM:
Assistant City Attorney — Date: 11-13-2018

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
October 23, 2018

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

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

October 23, 2018

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS EXCUSED:
Ms. Meghan Bayer
[one vacancy]

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

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

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

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

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

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

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

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

The applicant requests the following:

1) To add 120 square feet to the south elevation of 578 West San Francisco. The addition will not exceed the existing height of the structure.

2) To remove a chimney at 578½ West San Francisco.

3) Stucco will be cementitious El Rey “La Luz”.

STAFF RECOMMENDATION:

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

Questions to Staff

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

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

Applicant's Presentation

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

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

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

Action of the Board

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

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

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

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

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

The applicant requests the following items for remodel.

1. Addition of 330 square feet to the west elevation second story which will feature non-divided light windows and doors to match the existing. The windows under the portal exceed the 30" lite rule, however since they are under a portal they are allowed by code. The windows on the west elevation exceed the 3' corner rule and an exception is requested per 14-5.2(E)(2)(b). The relevant code citations and exception responses are provided at the end of the memo. The height will match the existing height of 22'-0". The addition is more than 10 feet back from primary elevation, so no exception was requested.

2. Addition of a door to the west elevation on a non-primary façade. The door will allow entry into the solarium from the north. The elevator shaft will remain in the previously proposed location and will be more than 10 feet back from the primary elevation. The height of the shaft will not exceed the height of the building. No exception is required.

City of Santa Fe, New Mexico

memo

DATE: October 23, 2018

TO: Historic Districts Review Board Members

FROM: Nicole Ramirez Thomas, Supervising Planner in Historic Preservation

CASE # H-17-088

ADDRESS: 578/578 ½ West San Francisco
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 9-25-18

Property Owner of Record: GREGORIO SIMENTAL

Applicant/Agent Name: ROBERT ROMERO

Contact Person Phone Number: 505 670-5816

Site Address: 578 W. SAN FRANCISCO

Proposed Construction Description: RE-MODEL - ADDITION

TOTAL ROOF AREA: MAIN - 1291 SF GUEST - 784 SF

LOT: 4400.5 SF

Zoning District: R-2

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

Submittals Reviewed with PZR:

☐ Legal Lot of Record ☐ Development Plan ☐ Building Plans

☒ Existing Site Plan ☒ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector** ☐ Visibility Triangle Required N/A

Use of Structure: ☐ Residential ☐ Commercial Type of Use:

Terrain: ☐ 30% slopes

* Requires an additional review conducted by Technical Review Division.

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

Lot Coverage : 47 %

☐ Open Space Required:

Setbacks:

Proposed Front: Minimum: N/A

2nd Front?

Proposed Rear: Minimum:

Proposed Sides: L R Minimum: 5

Height: Proposed 13'6"

Maximum Height: 17'6" or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 3 Accessible

Minimum: 3

Bicycle Parking:**

Proposed: N/A Minimum:

** Commercial Requirement

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

ROBERT ROMERO [☐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.

Robert Romero 9.26.18

SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by Date: ___/___/___

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

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

Notes:

Zoning Approval:

☐ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: Res. Parking to be in front. Guest house Parking adjent to Guest house. Legal lot of Record shall be submitted with the building permit

REVIEWER: **DATE:** 9/26/18

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

September 25, 2018

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

Dear Board,

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

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

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

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

Sincerely,

Robert Romero

Edgar Villaescusa



Street Views



578 West San Francisco Street



Front North Elevation



578 West San Francisco Street



NW Corner Elevation



West Elevation

578 West San Francisco Street



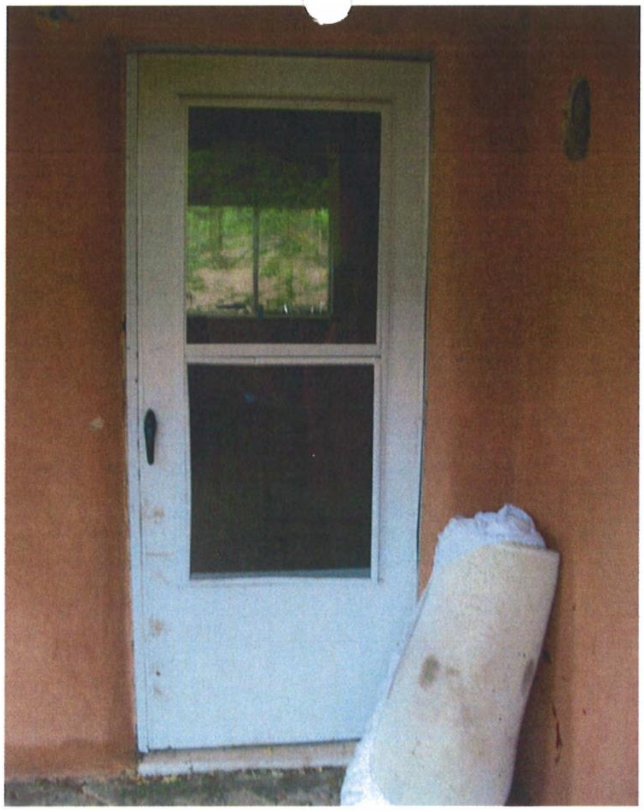
West Elevation Window





West Elevation Windows

578 West San Francisco Street







Front Porch

578 West San Francisco Street



Front North Elevation Window



North Elevation Window under Porch

578 West San Francisco Street



Rear South Elevation with West Elevation



South Elevation with portion of East Facade

578 West San Francisco Street



portion of East Façade from NE Corner

578 West San Francisco Street



Rear Casita and Garage North Elevation



Rear Casita East Elevation

578 West San Francisco Street





West Fence







Yardwall North Elevation with Pedestrian Gate and NW Corner

578 West San Francisco Street



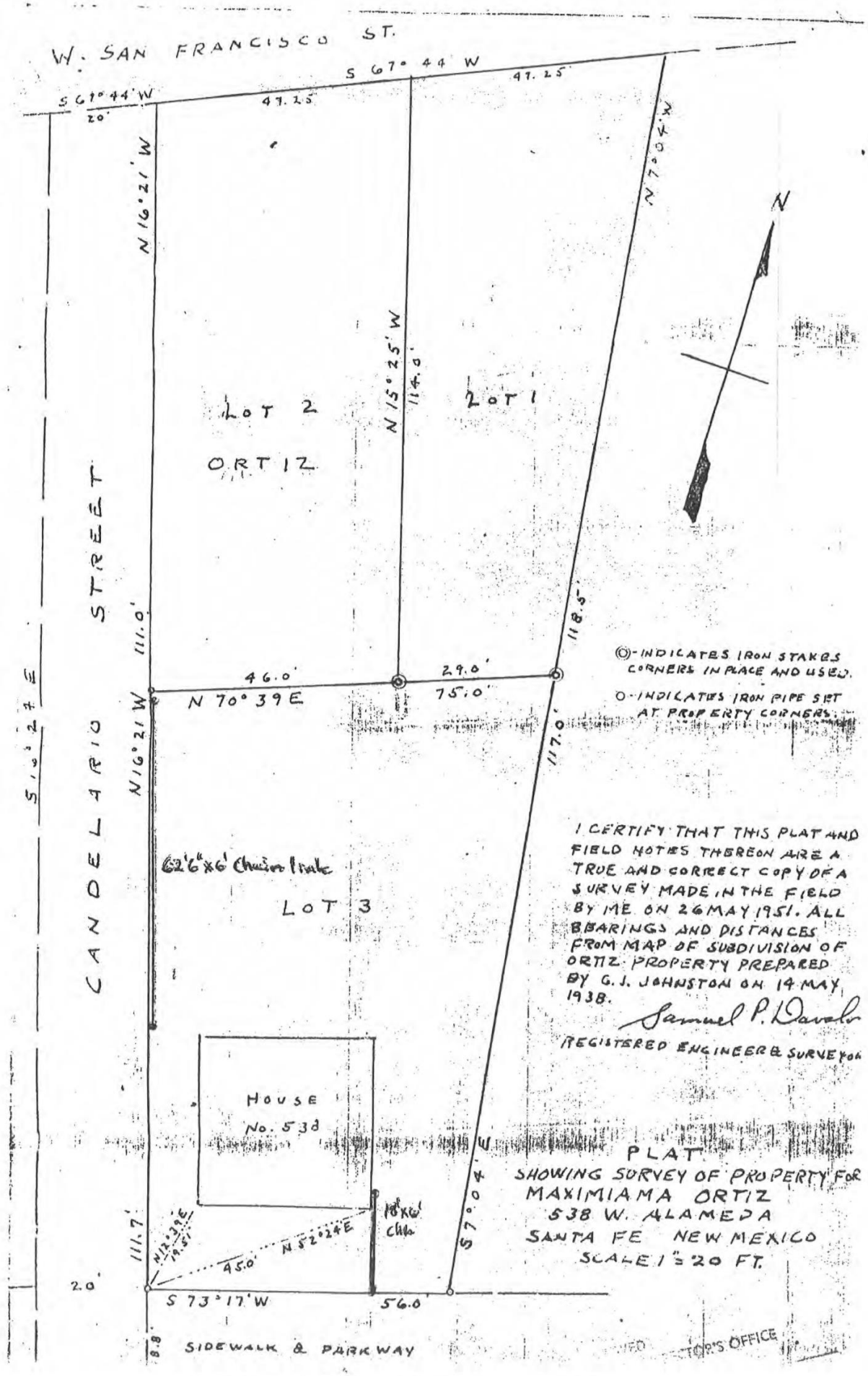
EAST SIDE OF GUEST HOUSE LOOKING AT IT



NORTH ELEVATION GUEST HOUSE



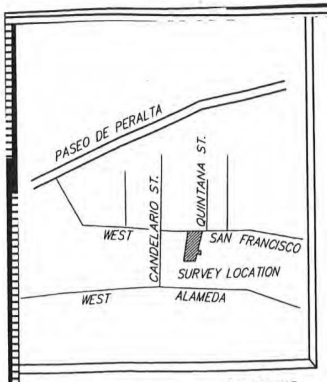
WEST SIDE OF CASITA LOOKING AT IT


W. SAN FRANCISCO ST.
S 67° 44 W
47.25
S 67° 44' W
20.
47.25
N 16° 21' W
N 15° 25' W
114.0'
N 7° 04' W
LOT 2
ORTIZ
LOT 1
CANDELARIO STREET
S 16° 27 E
111.0'
118.5'
46.0'
29.0'
75.0'
N 70° 39 E
N 16° 21 W
117.0'
62'6"x6' Chain link
LOT 3
HOUSE
No. 538
111.7'
N 52° 24' E
45.0'
S 73° 17' W
56.0'
2.0'
8.8'
SIDEWALK & PARKWAY
S 7° 04' W
N
©-INDICATES IRON STAKES CORNERS IN PLACE AND USED.
O-INDICATES IRON PIPE SET AT PROPERTY CORNERS.
I CERTIFY THAT THIS PLAT AND FIELD NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY MADE IN THE FIELD BY ME ON 26 MAY 1951. ALL BEARINGS AND DISTANCES FROM MAP OF SUBDIVISION OF ORTIZ PROPERTY PREPARED BY G. J. JOHNSTON ON 14 MAY, 1938.
Samuel P. Davalos
REGISTERED ENGINEER & SURVEYOR
PLAT
SHOWING SURVEY OF PROPERTY FOR
MAXIMIAMA ORTIZ
538 W. ALAMEDA
SANTA FE NEW MEXICO
SCALE 1" = 20 FT.

PLAT OF BOUNDARY SURVEY
FOR
GORDON G. LEDINGHAM
&
MITZI D. M LEBLON--LEDINGHAM

821026

LOT 3 SURVEY OF SUBDIVISION OF ORTIZ PROPERTY & TRACT 2 OF WARRANTY DEED BOOK 309, PAGE 826, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP



SCALE: 1"=10'

0 10 20 30

LEGEND

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

NOTES

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

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

REFERENCE DEED: INSTRUMENT NO. 1792961

TRACT 2 IS BASED ON A LEGAL DESCRIPTION FROM WARRANTY DEED BOOK 309, PAGE 826.

CERTIFICATE

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

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

DATE OF FIELD WORK

Philip B. Wiegel 21 June, 2016

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

SEWER MANHOLE No. A4/6
64.31'
SEWER MANHOLE No. A4/7
48.73'
MANHOLE No. A4/8
WEST SAN FRANCISCO
N 73°26'57" W
N/TAG 9758
S 88°29'46" E
(N 67°44' E 47.25')
47.36'
N 00°02'20" W
12.08'
Ctr 3.38'
N 78°54'36" E
S 86°09'43" E
30.31'
1/2" RBR
SIDEWALK
OVERHEAD SERVICE LINES
114.16'
ASPHALT DRIVEWAY
21.6'
S 16°15'59" W
PORTAL
GAS MTR.
RESIDENCE No. 578
LOT A
N/F
GORDON & MITZI LEDINGHAM
INST. No. 1792392
PLAT BK. 235, P. 50
(S 7°04' E 118.5')
PROPERTY LINE FROM PLAT BK. 235, P. 50
PORTAL
LOT 2
N/F
JASON KNUTSON
SWD INST. No. 1647344
PLAT BK. 390, P. 37
(N 15°25' W 114.0')
*NOTE
HOUSE & LEGAL FROM LOT A ENCROACH 0.6'
LOT 1
0.101 ACRES±
4400.5 SQ.FT.
DRIVEWAY
RESIDENCE No. 576 1/2
(S 76°15'19" E 32.67')
S 78°19'43" E
32.67'
1.0'
18.56'
CARPORT
TRACT 2
533.5 SQ.FT.
S 18°56'05" W 14.67'
(S 21°00'29" W 14.67')
32.54'
N 85°17'27" W
RESIDENCE/GARAGE
N 07°43'20" E
N/TAG 9758
45.87'
N 85°49'06" W
29.49'
(S 70°39 W NO DIM)
N 85°49'06" W
0.2'
118.78'
N/F
JAMES E. SHOOK
BK. 311, P. 676
LOT 3
N/F
MASSIE F. ORTIZ TRUST
INST. No. 1793692
SUBDIVISION OF ORTIZ PROP.
PLAT DATED 5/14/1938

INSTRUMENT No. 1830200

COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 6 day of July A.D. 2016 at 11:17 o'clock AM, and was duly recorded in Book 821 Page 26 of the records of Santa Fe County

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

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY, NEW MEXICO

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY

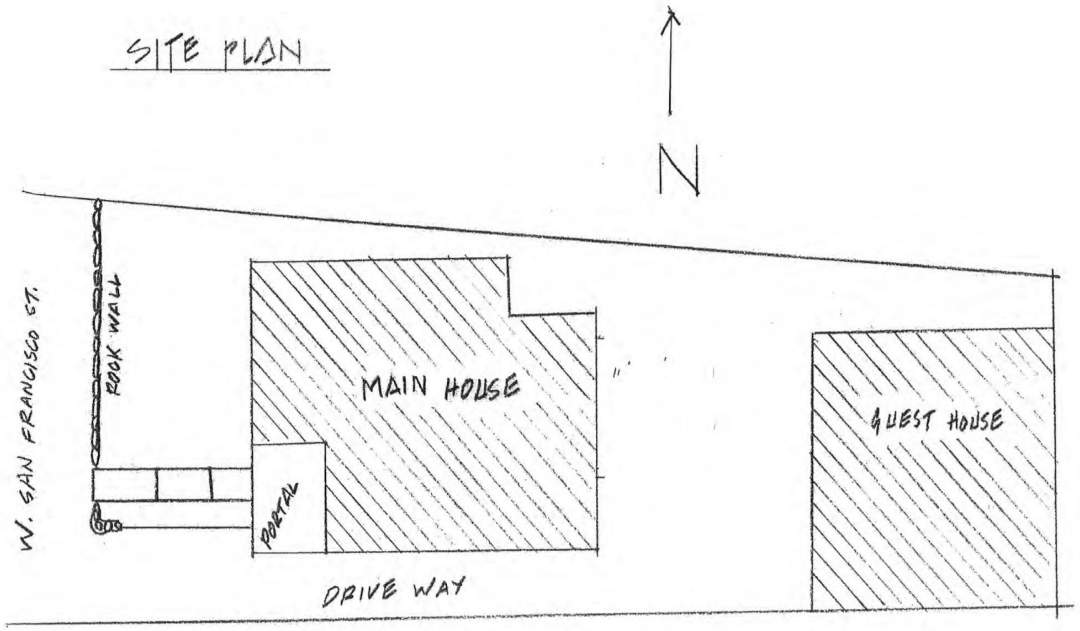
OWNER: ESTATE OF JUAN P. & ELSIE ROYBAL
LOCATION: 578 W. SAN FRANCISCO ST.
SECTION 23, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SUBDIVISION: ORTIZ PROPERTY
SANTA FE COUNTY, NM.
UPC No.: 1-053-099-471-258

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

PROJECT No. 16060429 | Dwg. PW | Ckd. DV | Date: 6/21/16 | REV: 1

RECEIVED
SEP 26 2018
BY:----------

SITE PLAN

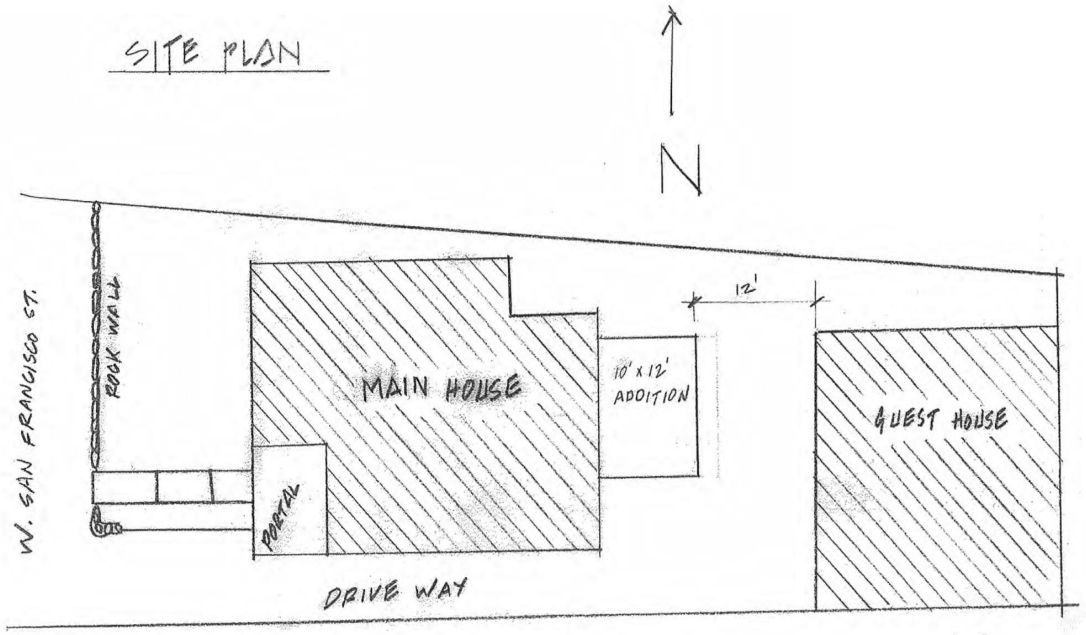


EXISTING

1/8" = 1'

RECEIVED
SEP 26 2018
BY:----------

SITE PLAN

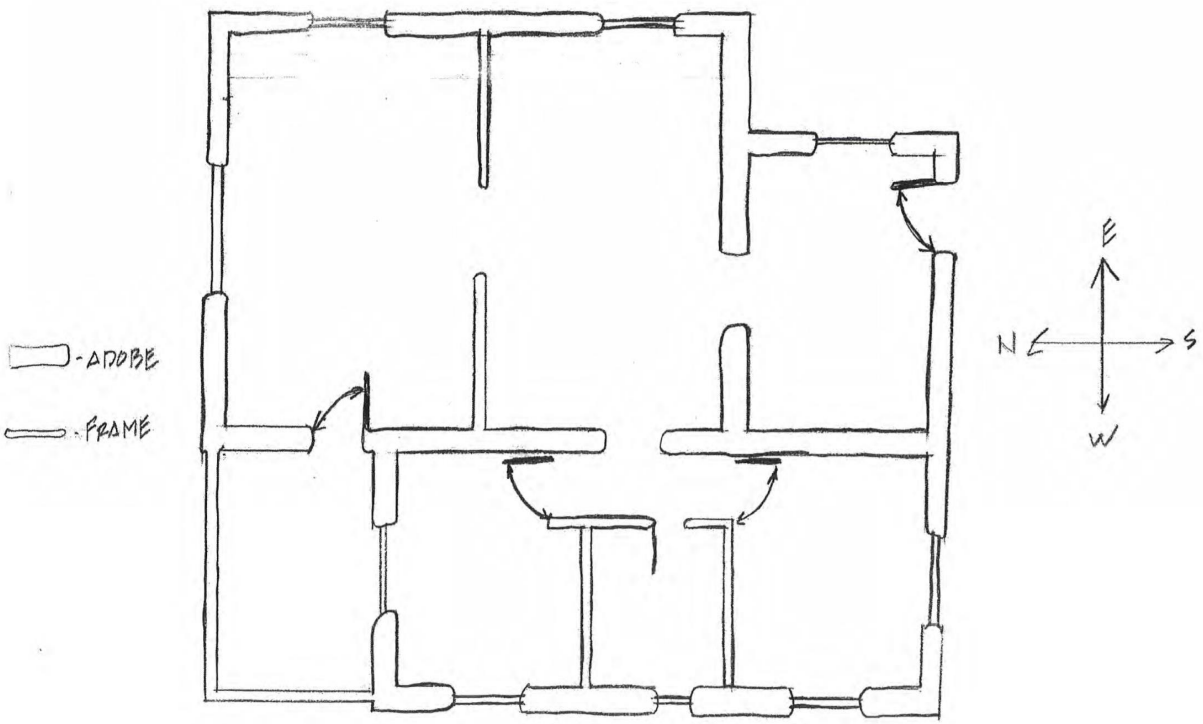


PROPOSED

1/8" = 1'

RECEIVED
SEP 26 2018
BY:_____

FLOOR PLAN

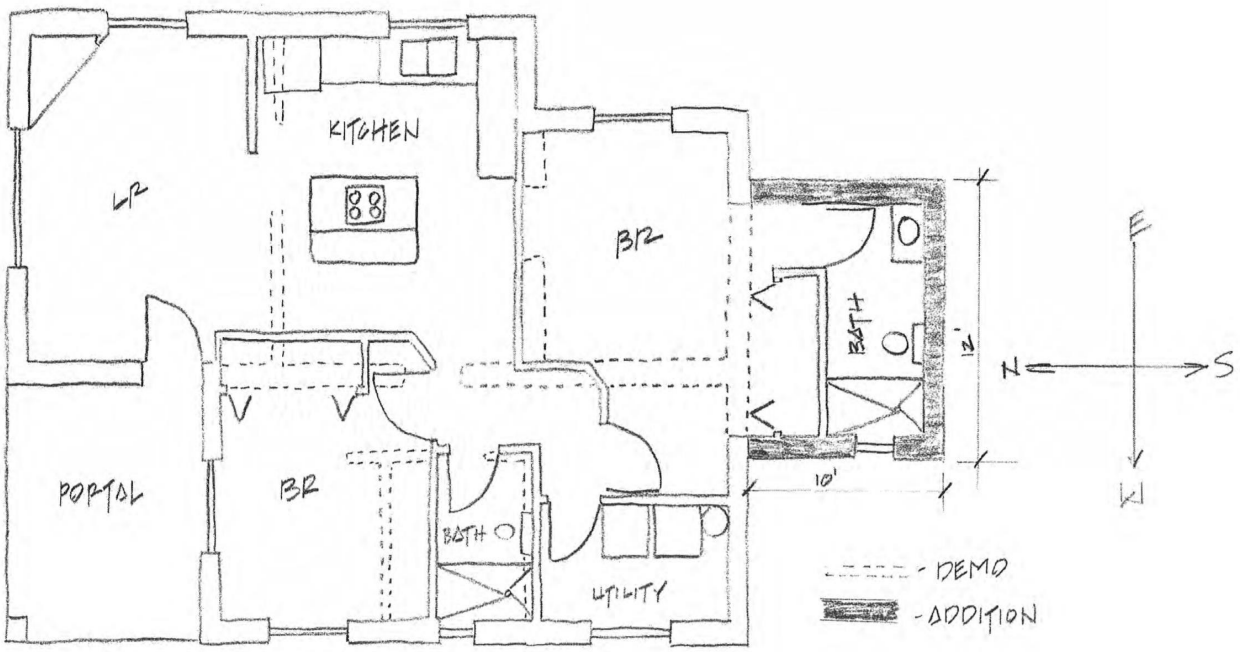


EXISTING 1/4" = 1'

MAIN HOUSE

RECEIVED
SEP 26 2018
BY:_____

FLOOR PLAN



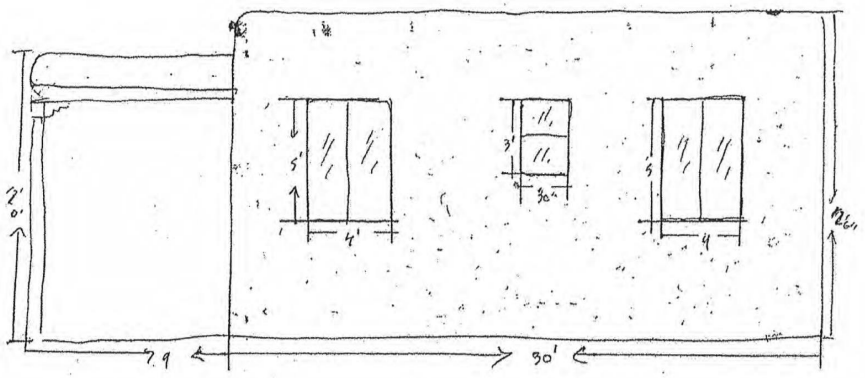
PROPOSED 1/4" = 1'

MAIN HOUSE

RECEIVED
SEP 26 2018
BY:

MAIN HOUSE
EXISTING

WEST ELEVATION



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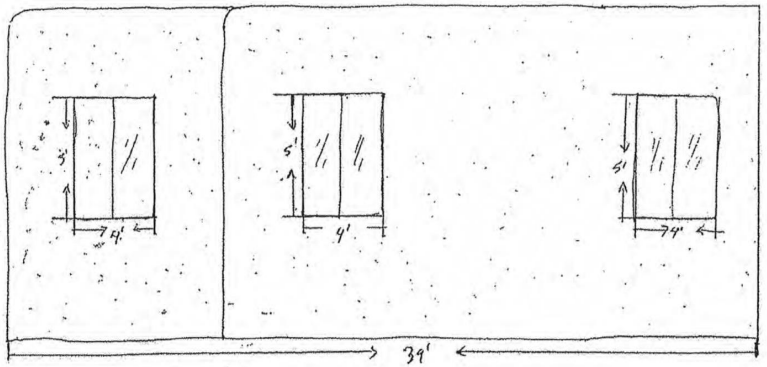
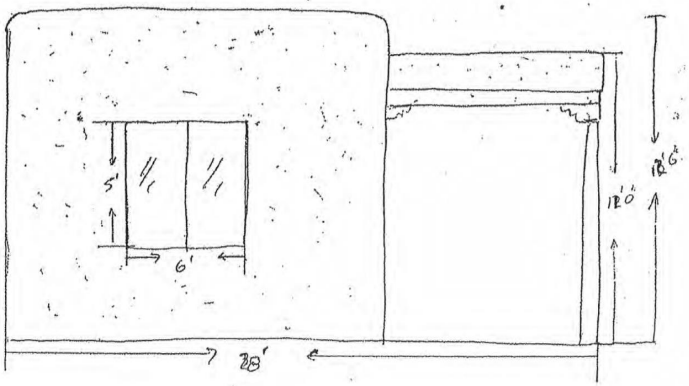
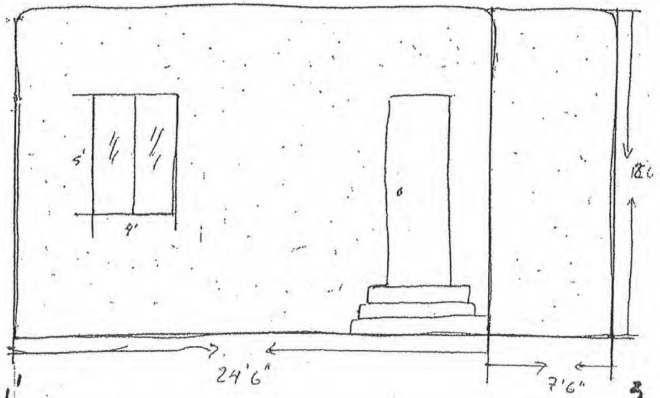


NORTH ELEVATION



SOUTH ELEVATION

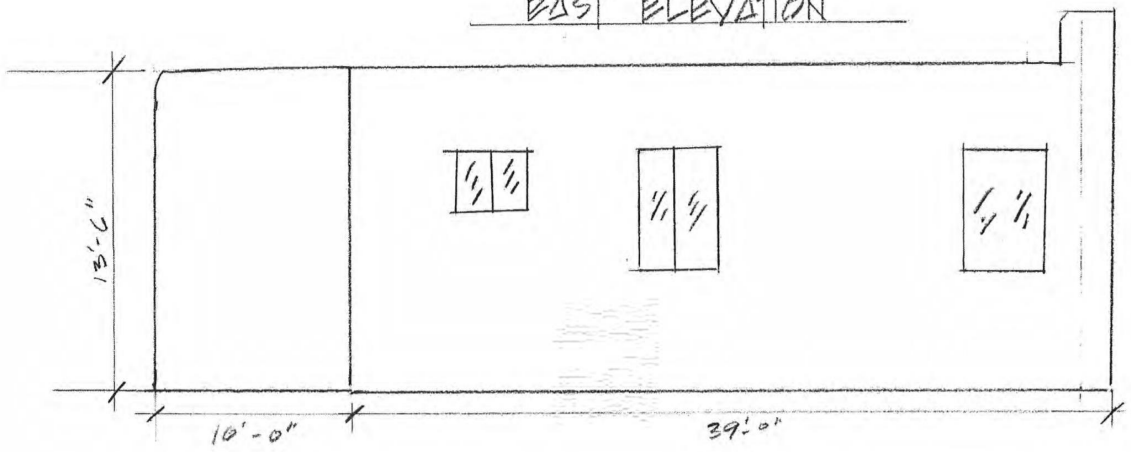


1/4" = 1'

3

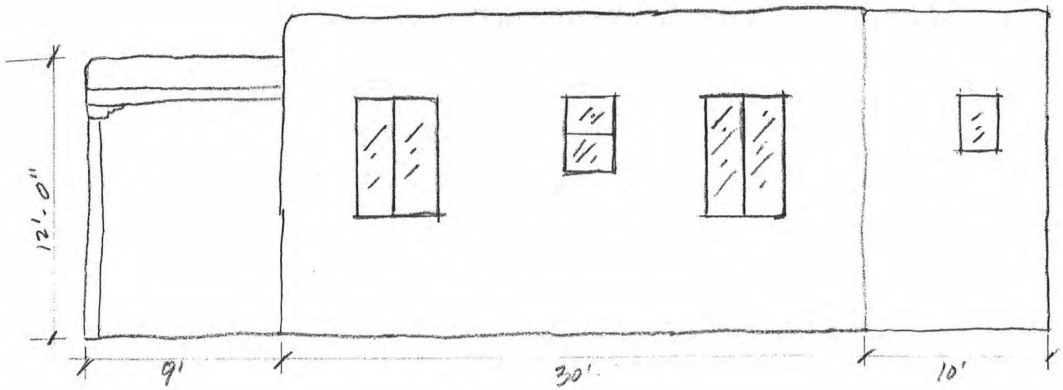
RECEIVED
SEP 26 2018
BY:

PROPOSED
EAST ELEVATION



MAIN HOUSE

PROPOSED
WEST ELEVATION



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SEP 26 2018
BY:

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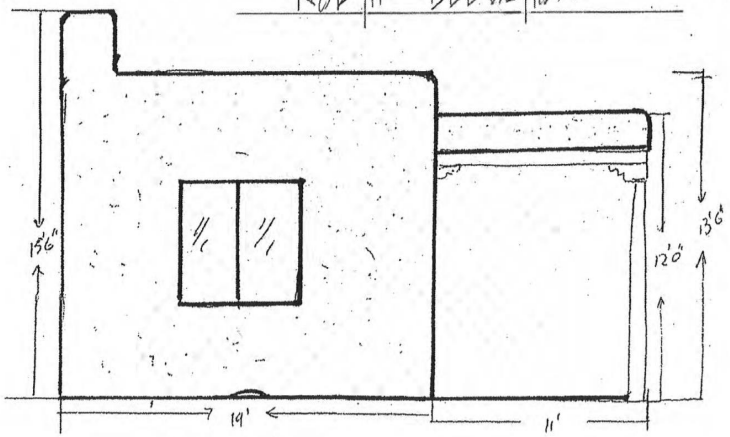

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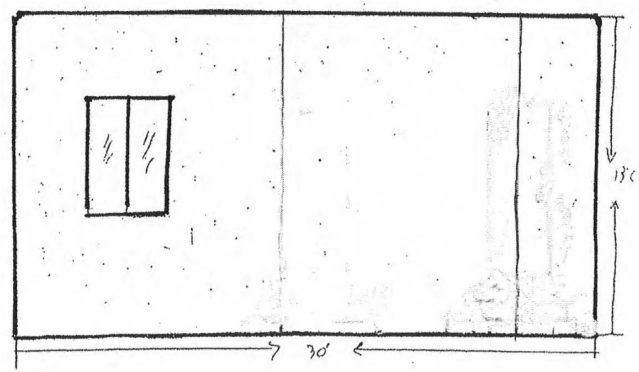


1/4 = 1"

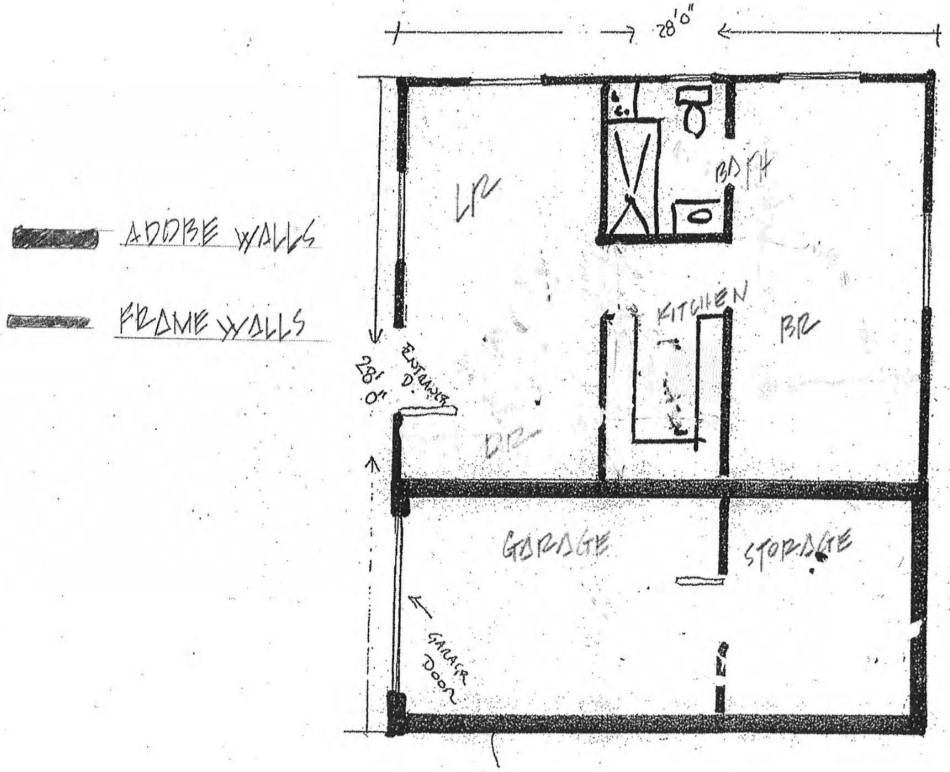
3

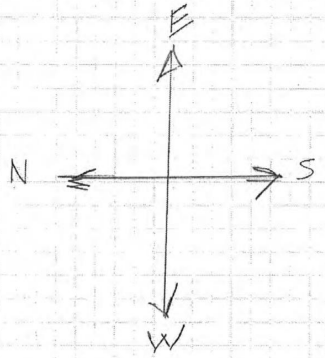
MAIN HOUSE

PROPOSED

RECEIVED
SEP 26 2018
BY:----------

GUEST HOUSE
EXISTING



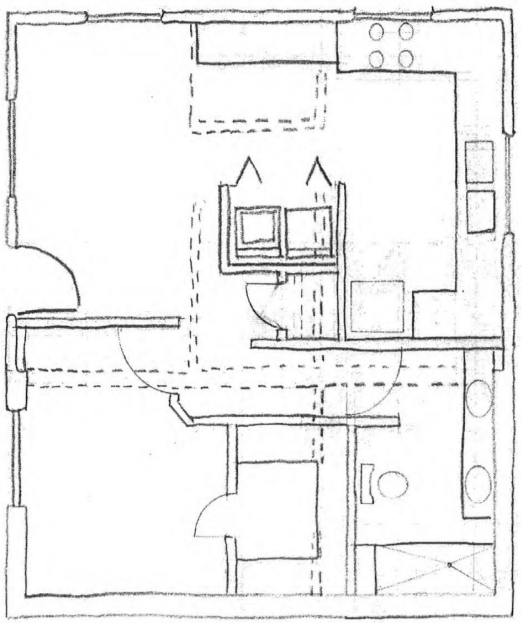


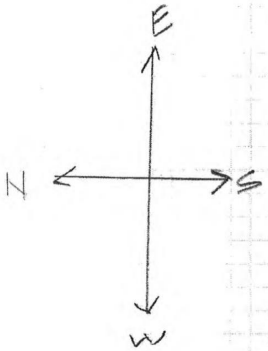
FLOOR PLAN 1/4" = 1'

RECEIVED
SEP 26 2018
BY:

FLOOR PLAN

[----]- DEMO





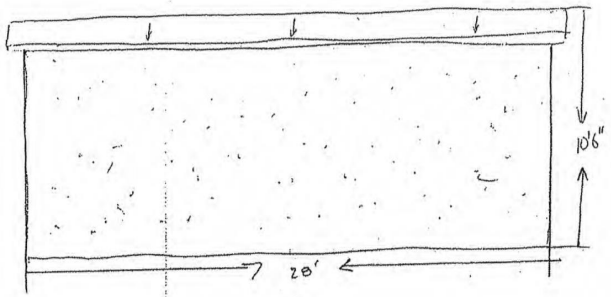
GUEST HOUSE 1/4" = 1'

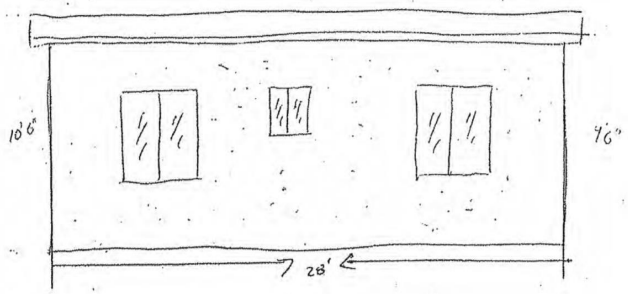
PROPOSED

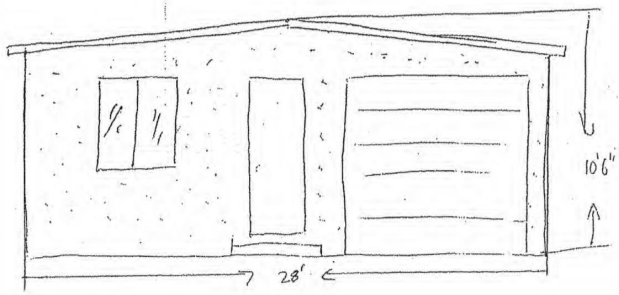
RE
SEP 26 2018
BY:

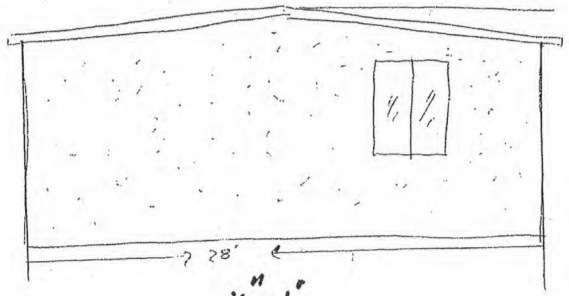
GUEST HOUSE

EXISTING ELEVATIONS









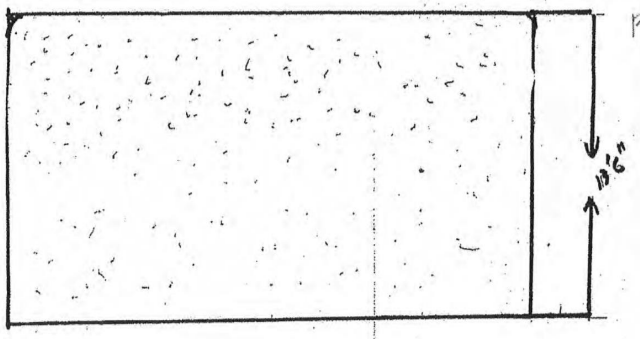
1/4" = 1'

5

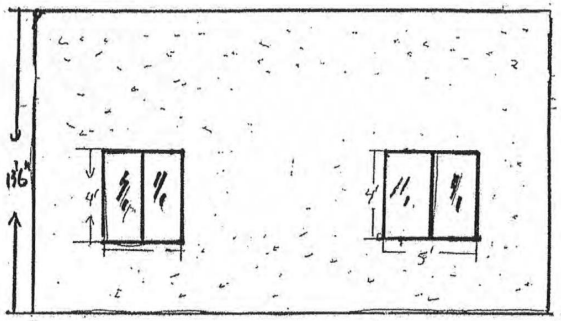
RECEIVED
SEP 26 2018
BY:

WEST ELEVATION

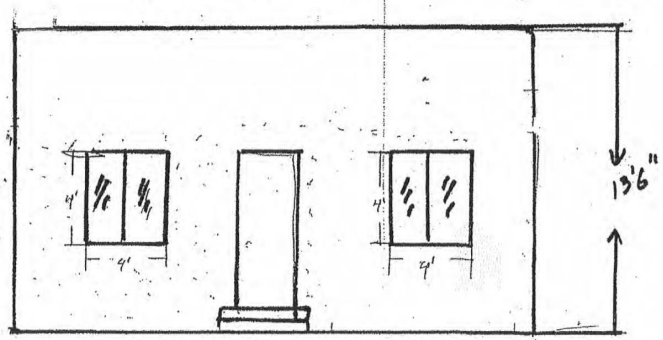
GUEST HOUSE PROPOSED



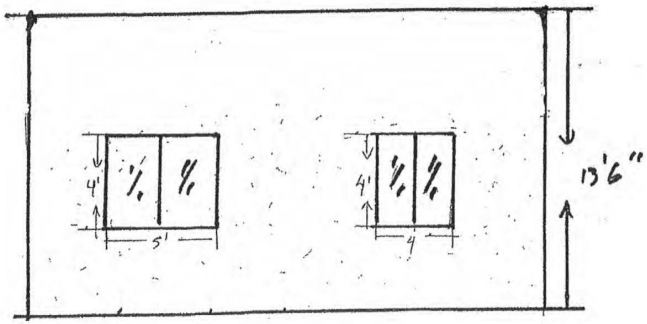
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



1/4" = 1'

S

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-17-088B
February 13, 2018 hearing
Remodel
578 West San Francisco

ITEM # 18-0168

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

Case –H-17-088B
Address – 578 & 578 ½ West San Francisco Street
Agent's Name – Edgar Villaescusa
Owner/Applicant's Name – Gregorio Simental

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

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

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

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

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

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

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of this application in that it complies with Santa Fe City Code (SFCC) Section 14-5.2(D) General Design Standards and (I)Westside-Guadalupe Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure); and

_X_ Section 14-5.2(D) General Design Standards; and
_X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures.

5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Westside-Guadalupe Historic District (Section 14-5.2(E))
6. An Exception Request was not applicable to this Application.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board unanimously approved the Application as submitted.
   _X_ Additional conditions, which are: that the Applicant shall submit the exterior light fixtures and stucco type and color to Historic Preservation Division (HPD) staff for approval before a construction permit application is submitted, and the window and door treatment will be white.

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

Cecilia Rios
Chairperson

27 February 2018
Date:

FILED:

Yolanda Y. Vigil
City Clerk

02/28/18
Date:

APPROVED AS TO FORM:

Assistant City Attorney

2-27-2018
Date:

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
February 13, 2018

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

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

February 13, 2018

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS EXCUSED:

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

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

C. APPROVAL OF AGENDA

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

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

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

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

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

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

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

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

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

2. All windows will be replaced with windows that have single lites in the existing opening dimensions.

3. The roof and woodwork will be repaired or replaced in-kind.

4. The casita/garage will be converted to a casita by increasing the height from 10' 6" to 13' 6", removing the pitched roof, and replacing windows with single-lite units, replacing doors, removing the vehicle door, and changing opening dimensions.

5. Stucco will be El Rey cementitious "Adobe" and window/door trim color and light fixtures were not submitted.

6. The yardwall will be repaired and the wire gate will be replaced with a wood gate in the existing opening.

STAFF RECOMMENDATION:

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

Questions to Staff

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

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

Chair Rios understood that the casita is not contributing.

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

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

Applicant's Presentation

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

Questions to the Applicant

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

Mr. Villaescusa said it is a mechanical room.

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

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

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

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

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

Chair Rios asked about the trim color.

Mr. Villaescusa said the trim will be white.

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

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

Public Comment

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

Action of the Board

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

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

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

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

CITY OF SANTA FE, NEW MEXICO

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

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

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

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

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER H 3290

YEAR OF CONSTRUCTION 1940

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME NA

City of Santa Fe, New Mexico

memo

DATE: February 13, 2018

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-17-088B

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

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

578 West San Francisco Street is a single-family residence that was constructed in the Spanish-Pueblo Revival style by 1940. The building is listed as contributing to the Westside-Guadalupe Historic District and the north and west 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 yardwall was constructed at an unknown historic date. The yardwall is listed as contributing to the district and the north elevation and northwest corner are designated as primary.

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

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

2. All windows will be replaced with windows that have single lites in the existing opening dimensions.

3. The roof and woodwork will be repaired or replaced in-kind.

4. The casita/garage will be converted to a casita by increasing the height from 10' 6" to 13' 6", removing the pitched roof, and replacing windows with single-lite units, replacing doors, removing the vehicle door, and changing opening dimensions.

5. Stucco will be El Rey cementitious "Adobe" and window/door trim color and light fixtures were not submitted.

6. The yardwall will be repaired and the wire gate will be replaced with a wood gate in the existing opening.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted:	578 W SAN FRANCISCO
Property Owner of Record: GREGORIO SIMENTAL	Proposed Construction Description:
Applicant/Agent Name: EDGAR VILLAESCUSA-LARA	REMODEL
Contact Person Phone Number: (505) 577 6458	TOTAL ROOF AREA:

Zoning District: R 29

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

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage : 40 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7 Minimum: _____
2nd Front? _____
Proposed Rear: 15 Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

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

Parking Spaces:
Proposed 2 Accessible _____
Minimum: _____

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

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

EDGAR VILLAESCUSA LARA [☐OWNER ☑APPLICANT ☐AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE DATE

To Be Completed By City Staff:

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

Zoning Approval:
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected** (APPROX. 1938)
Comments/Conditions: Contributing historic structure per Lois/D. Rasch.
Setbacks: 2'6" (E), 7' (W), 14'+ (N) 0' GARAGE SO. & West (Non-Contrib) (NO KITCHEN)

REVIEWER: Margaret Ambrosino **DATE:** 11/29/17

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

November 1, 2017

JAN 2 4 2018

Graecie Simental

1233 COYOTE LN

EL PASO, TX 79912-7490

City of Santa Fe Historic Board,

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

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

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

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

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

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

Gate: Existing chain link fence is severely damaged due to lack of maintance. I will replace with a 36"x 84" wood gate. The dimensions will not change.

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

Going to add a frame residential attached addition to the south-east [illegible]. That will measure 14ft x 7.5ft. Will match the finish stucco, classic adobe brown (El Rey) real Stucco

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

Regards,

Gregorio Sinental

(915) 490-3400

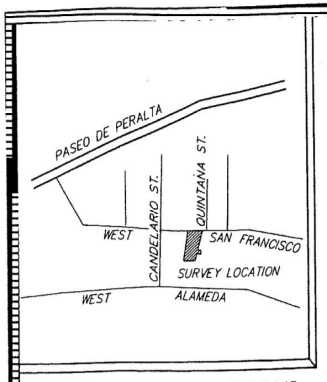

578


578

PLAT OF BOUNDARY SURVEY
FOR
GORDON G. LEDINGHAM
&
MITZI D. M LEBLON--LEDINGHAM

821026

LOT 3 SURVEY OF SUBDIVISION OF ORTIZ PROPERTY & TRACT 2 OF WARRANTY DEED BOOK 309, PAGE 826, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP

SCALE: 1"=10'

0 10 20 30

LEGEND

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

NOTES

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

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

REFERENCE DEED: INSTRUMENT NO. 1792961

TRACT 2 IS BASED ON A LEGAL DESCRIPTION FROM WARRANTY DEED BOOK 309, PAGE 826.

CERTIFICATE

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

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

DATE OF FIELD WORK

Philip B. Wiegel 21 June, 2016

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

INSTRUMENT No. 1830200

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 6 day of July A.D. 2012, at 11:17 o'clock A m., and was duly recorded in Book 821 Page 26 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY

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

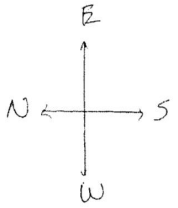
DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200

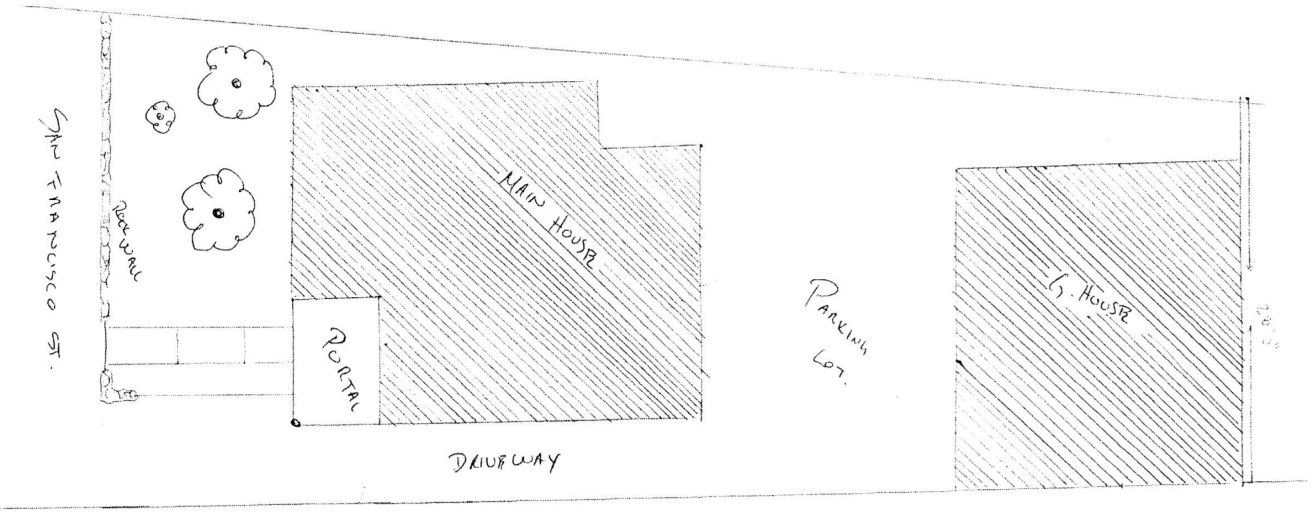
PROJECT No. 16060429	Dwg. PW	Ckd. DV
	Date: 6/21/16	REV. 1

RECEIVED
NOV 29 2017
BY:

SITE PLAN

1/8 = 1'





P. PROPOSAL

Margaret Ambrosino
11/29/17

1

MAIN HOUSE

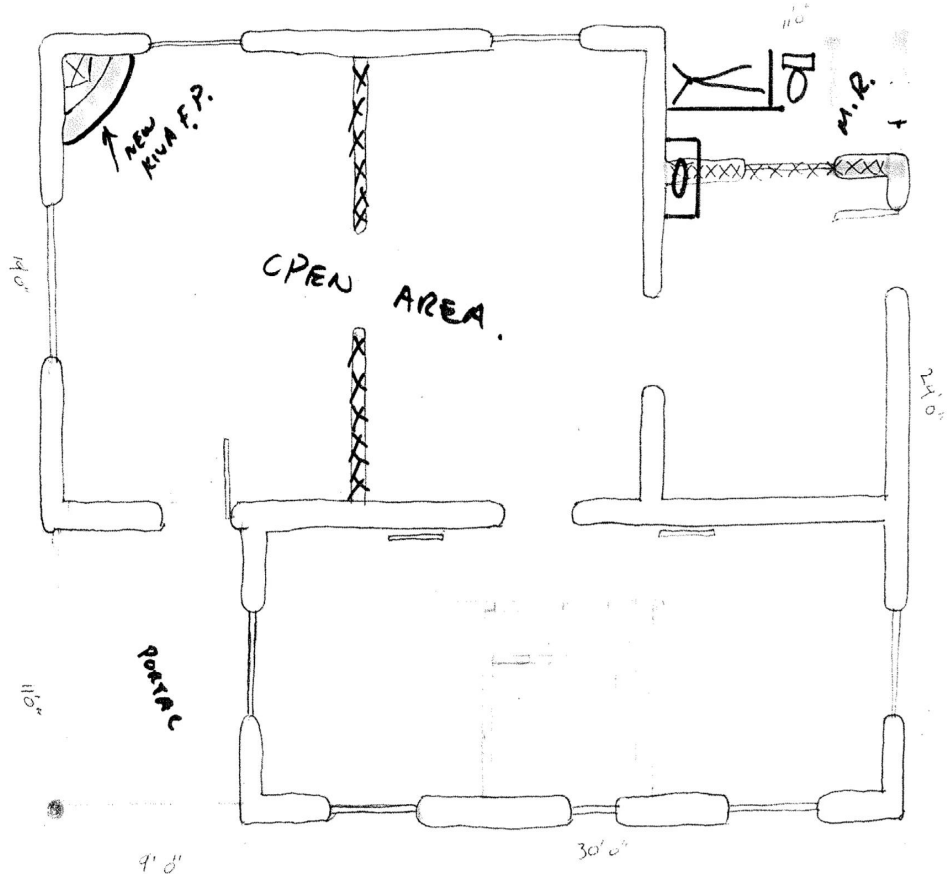
PROPOSAL. FLOOR PLAN

RECEIVED
NOV 2 5 2017
BY:

New BATHROOM AND MECHANICAL ROOM AND NEW KIVA FIRE PLACE.

XXX DEMOLITION WALLS.

Margaret Ambrosino
11/29/17



ADOBE WALLS

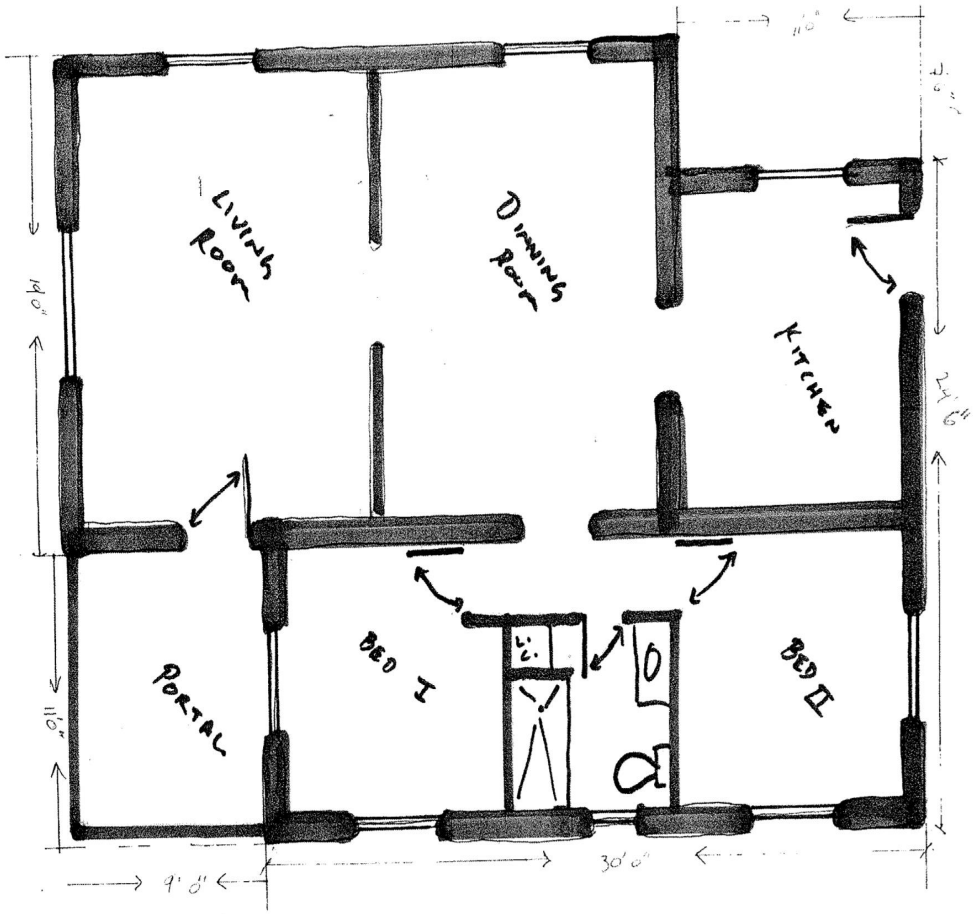
FRAME WALLS

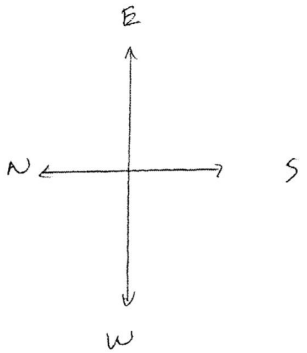
1/4" = 1'

2

MAIN HOUSE FLOOR PLAN — EXISTING

Margaret Ambrosini
11/29/17

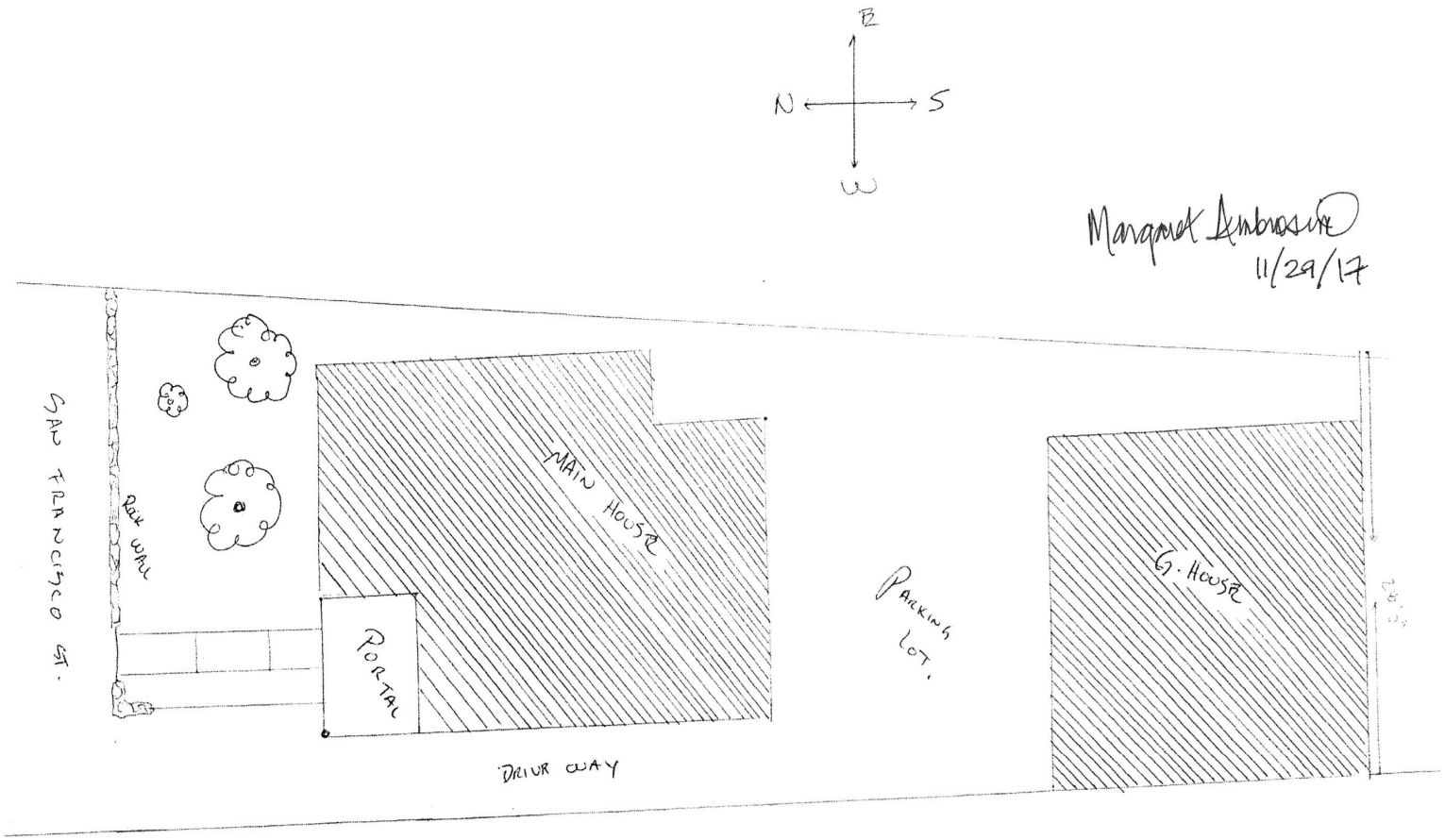




ADOBE WALLS

FRAME WALLS

1/4" = 1'



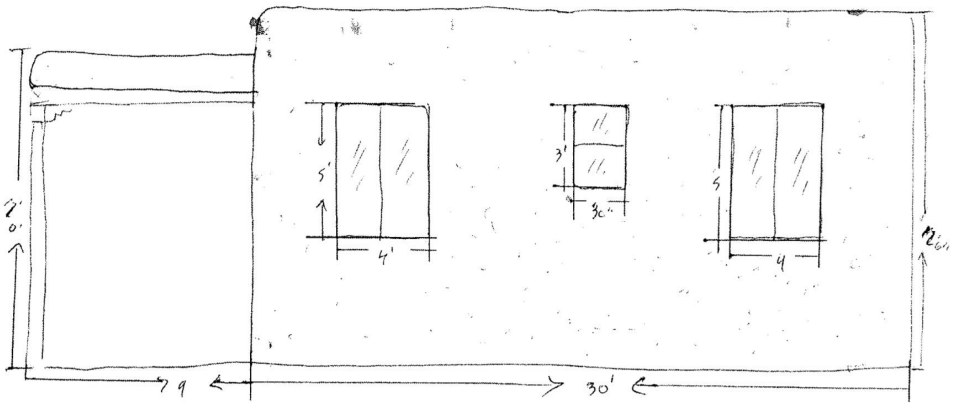
Margaret Ambrosino
11/29/17

E. EXISTING

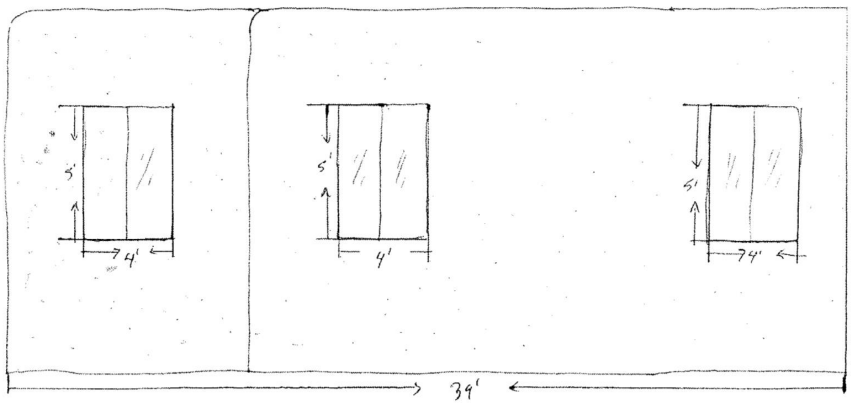
MAIN HOUSE

ELEVATIONS EXISTING

WEST ELEVATION

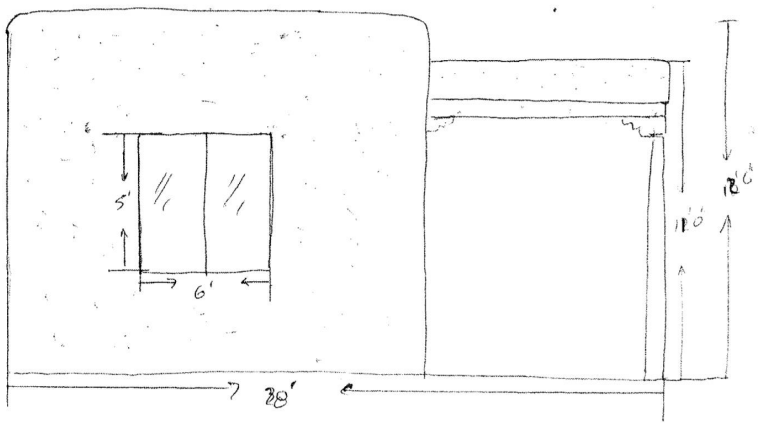


EAST ELEVATION

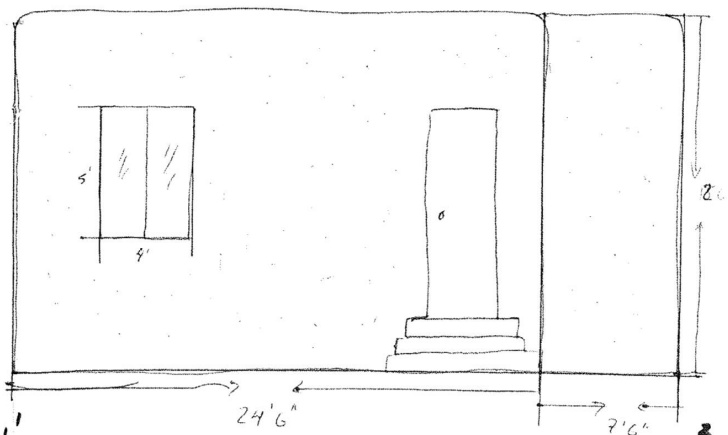


Margaret Ambrosino
11/29/17

NORTH ELEVATION



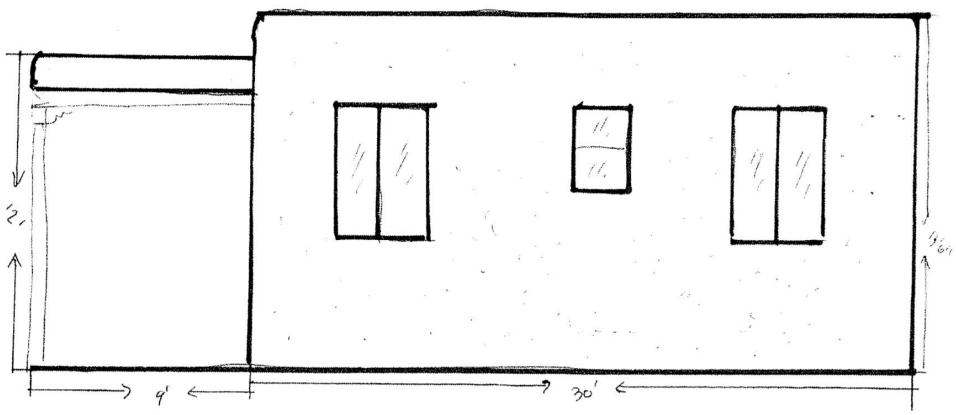
SOUTH ELEVATION



1/4" = 1'

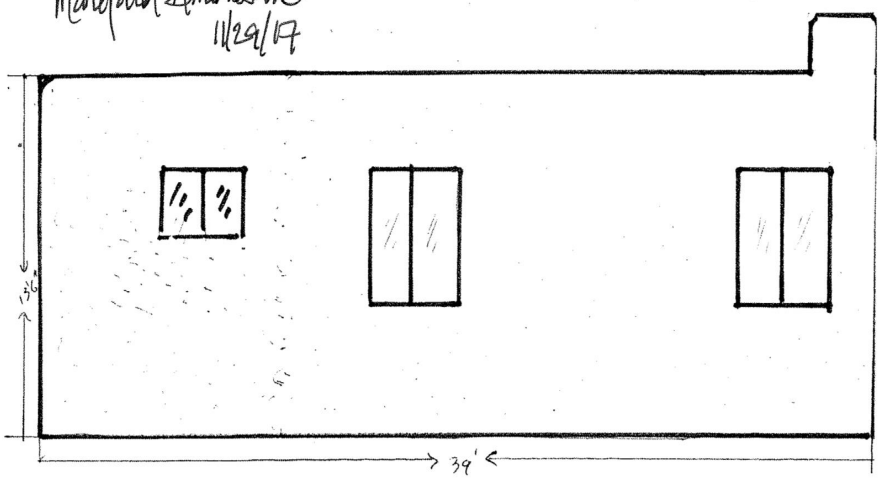
MAIN HOUSE
ELEVATIONS PROPOSAL

WEST ELEVATION

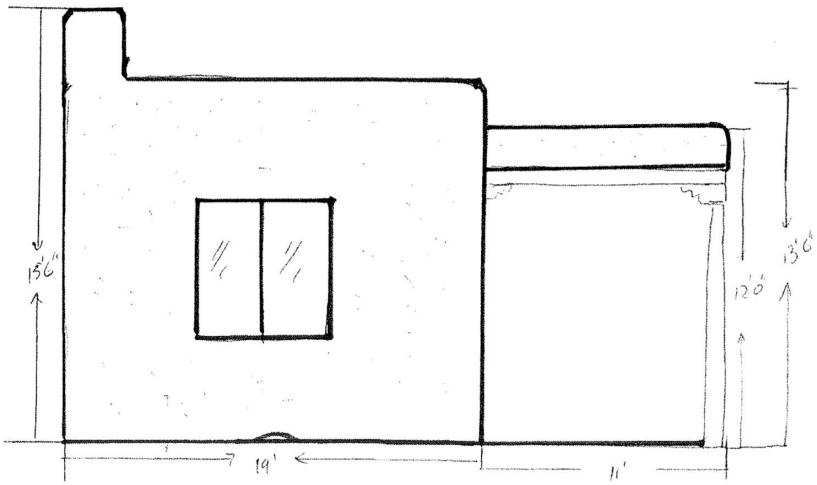


EAST ELEVATION

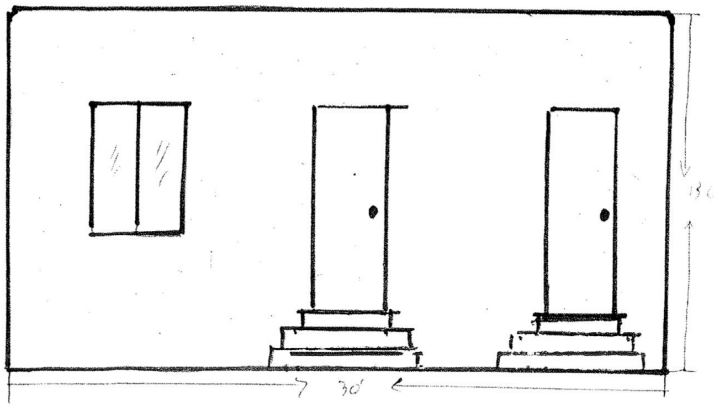
Margaret Ambrosino
11/29/17



NORTH ELEVATION



SOUTH ELEVATION

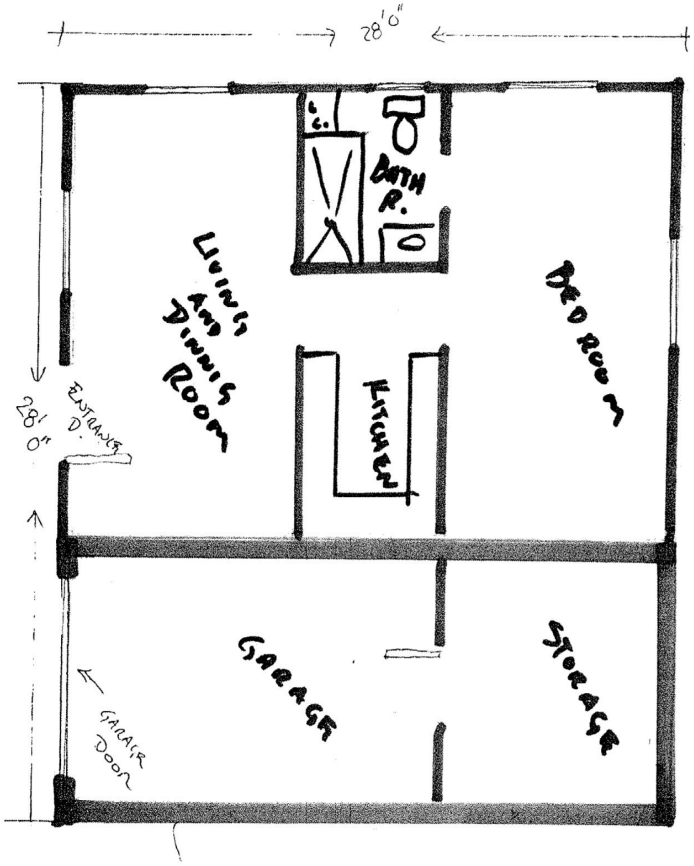


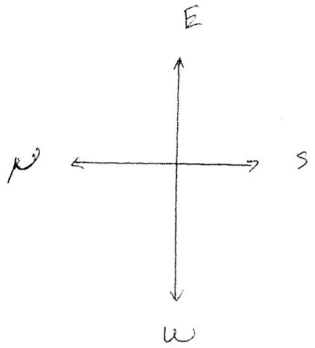
1/4 = 1"

GUEST HOUSE

E. FLOOR PLAN

Margaret Ambrosino
11/29/17





1/4" = 1'

GUEST HOUSE

FLOOR PLAN

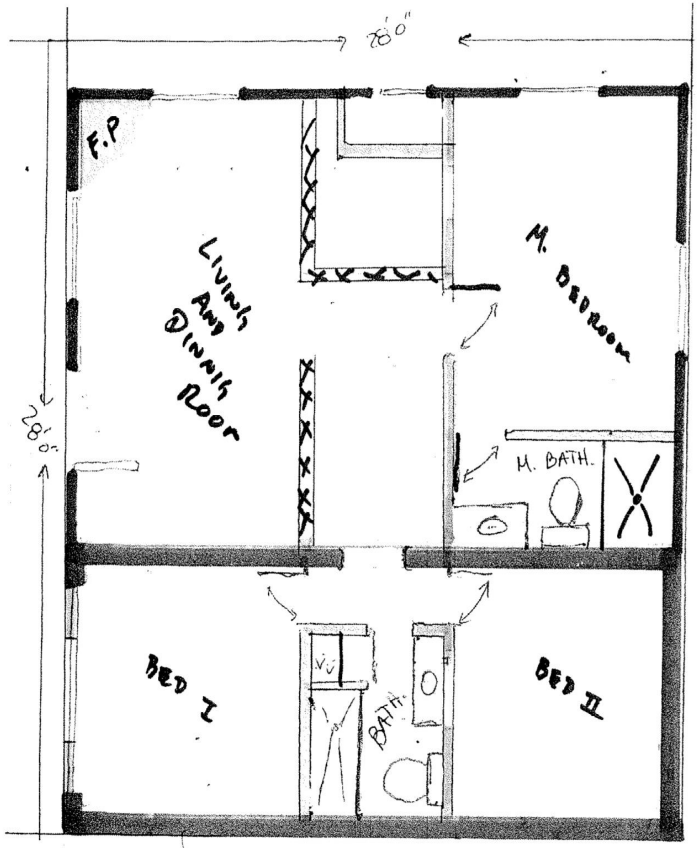
PROPOSAL

Margaret Ambrosino

11/29/17

NOW WALLS AND F.P. PROPOSAL

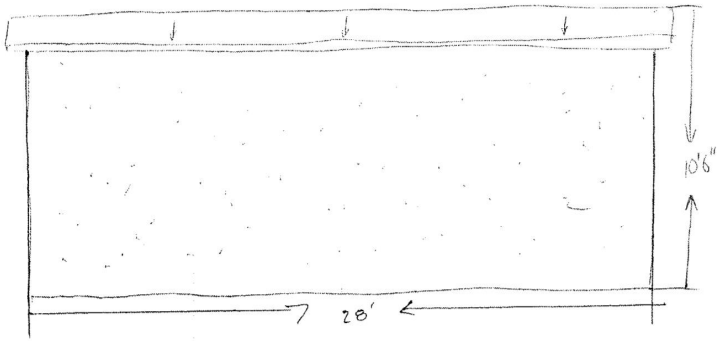
XXXX DEMOLITION WALLS.

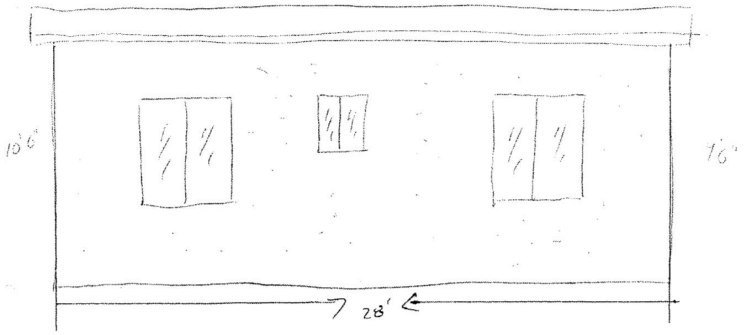


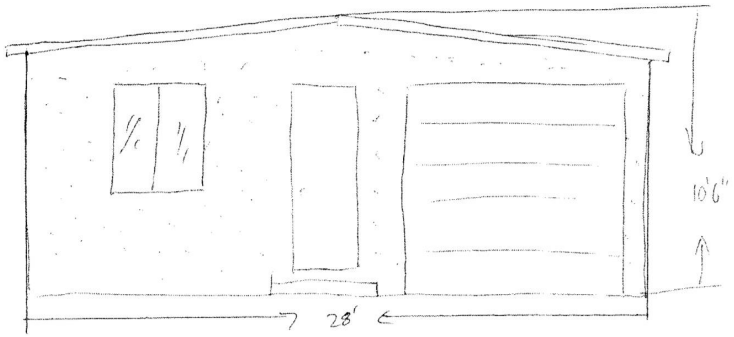
1/4" = 1'

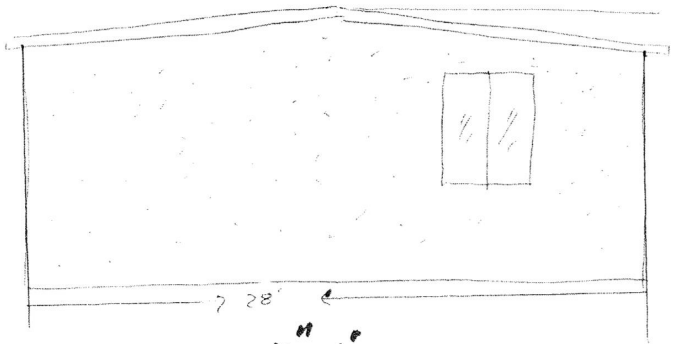
EXISTING GUEST HOUSE ELEVATION

Margaret Ambrosini
11/29/17









1/4" = 1'

5

GUEST HOUSE ELEVATIONS PROPOSAL.

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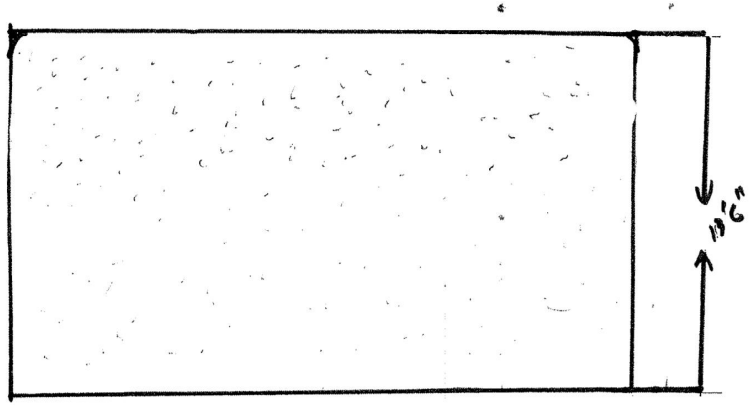
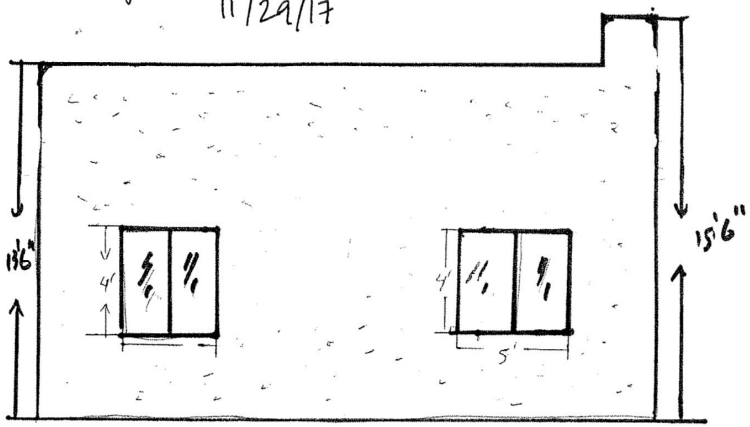
NOV 29 2017
BY:

Margaret Ambrosino
11/29/17

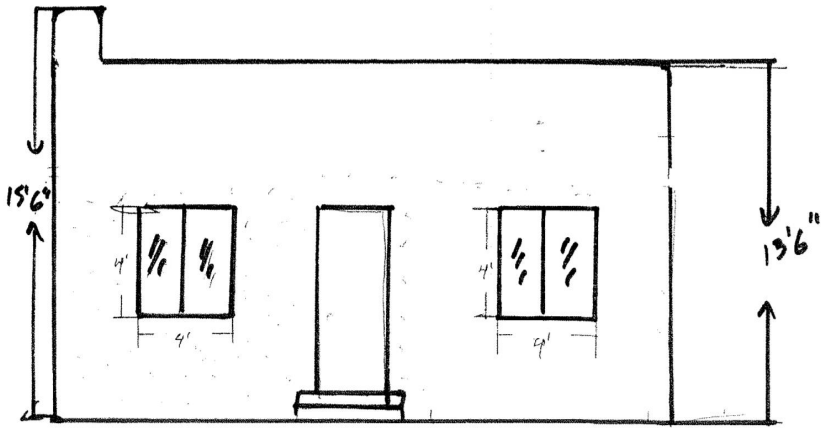
WEST ELEVATION



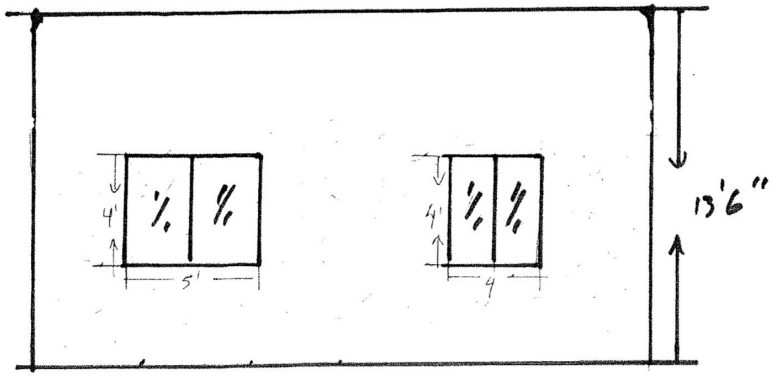
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



1/4" = 1'

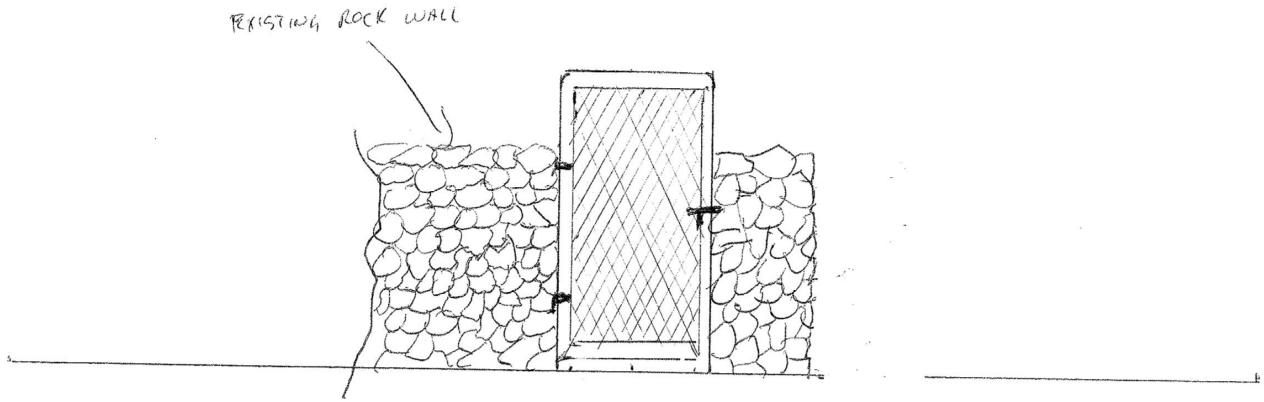
S

U

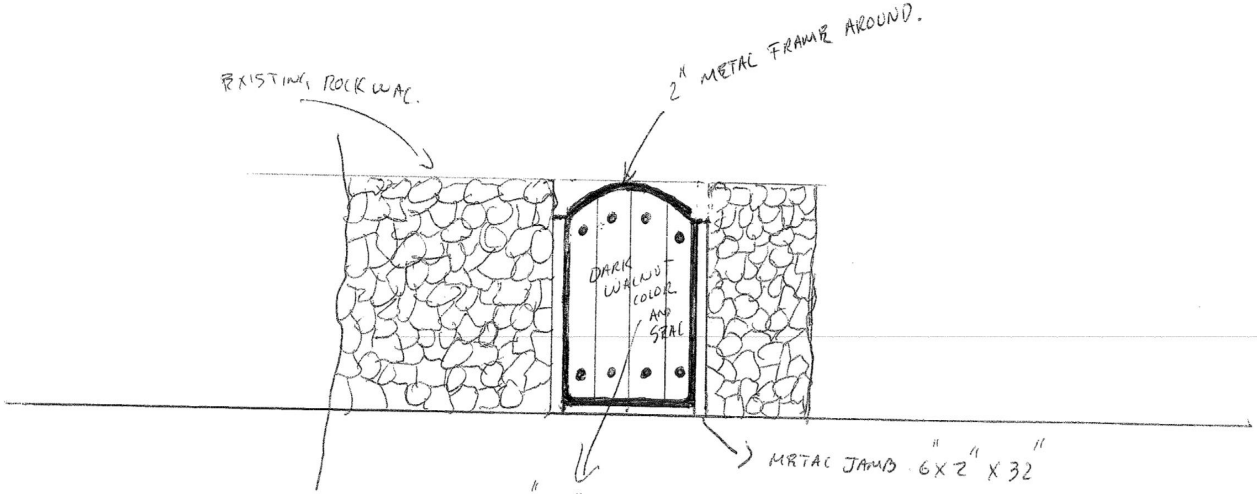
578 WEST SAN FRANCISCO

EXISTING CHAIN LINK GATE 30" X 48"

RECEIVED
JAN 25 2018
BY:



PROPOSAL METAL-WOOD WALL GATE 30" X 32"



1/2" = 1'

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-17-088A
Status Review
578 West San Francisco

ITEM # 17-1132

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

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

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

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

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

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

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

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommends that the Board designate the north and west elevations of the contributing residence with the porch as primary, maintain the non-contributing historic status for the casita/garage, assign the river rock yardwall as contributing with the north elevation and northwest exterior corner as primary, and assign non-contributing historic status to the twisted wire gate and fence.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);

   _X_ Section 14-5.2(D) General Design Standards; and

_X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures

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

CONCLUSIONS OF LAW

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

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

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

Cecilia Rios
Chairperson

24 October 2017
Date:

FILED:

Yolanda Y. Vigil
City Clerk

10/25/17
Date:

APPROVED AS TO FORM:

Assistant City Attorney

10-24-2017
Date:

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
October 10, 2017

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

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

October 10, 2017

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS EXCUSED:
Ms. Meghan Bayer
Mr. Buddy Roybal
Mr. William Powell

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

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

C. APPROVAL OF AGENDA

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

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

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

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

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

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

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

Member Katz said half and Member Boniface agreed.

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

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

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

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

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

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

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

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

STAFF RECOMMENDATION:

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

Questions to Staff

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

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

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

Applicant's Presentation

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

Questions to the Applicant

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

Mr. Lara said he did agree.

Public Comment

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

Action of the Board

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

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

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

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

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

Main House

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

CITY OF SANTA FE, NEW MEXICO

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

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

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

PROJECT NAMES:

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

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER H 3290 + 3290.1

YEAR OF CONSTRUCTION 1940 / 1942

PROJECT TYPE

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

USE, EXISTING Residential ☑ Non-Residential ☐

USE, PROPOSE Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: October 10, 2017

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-17-088

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

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

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

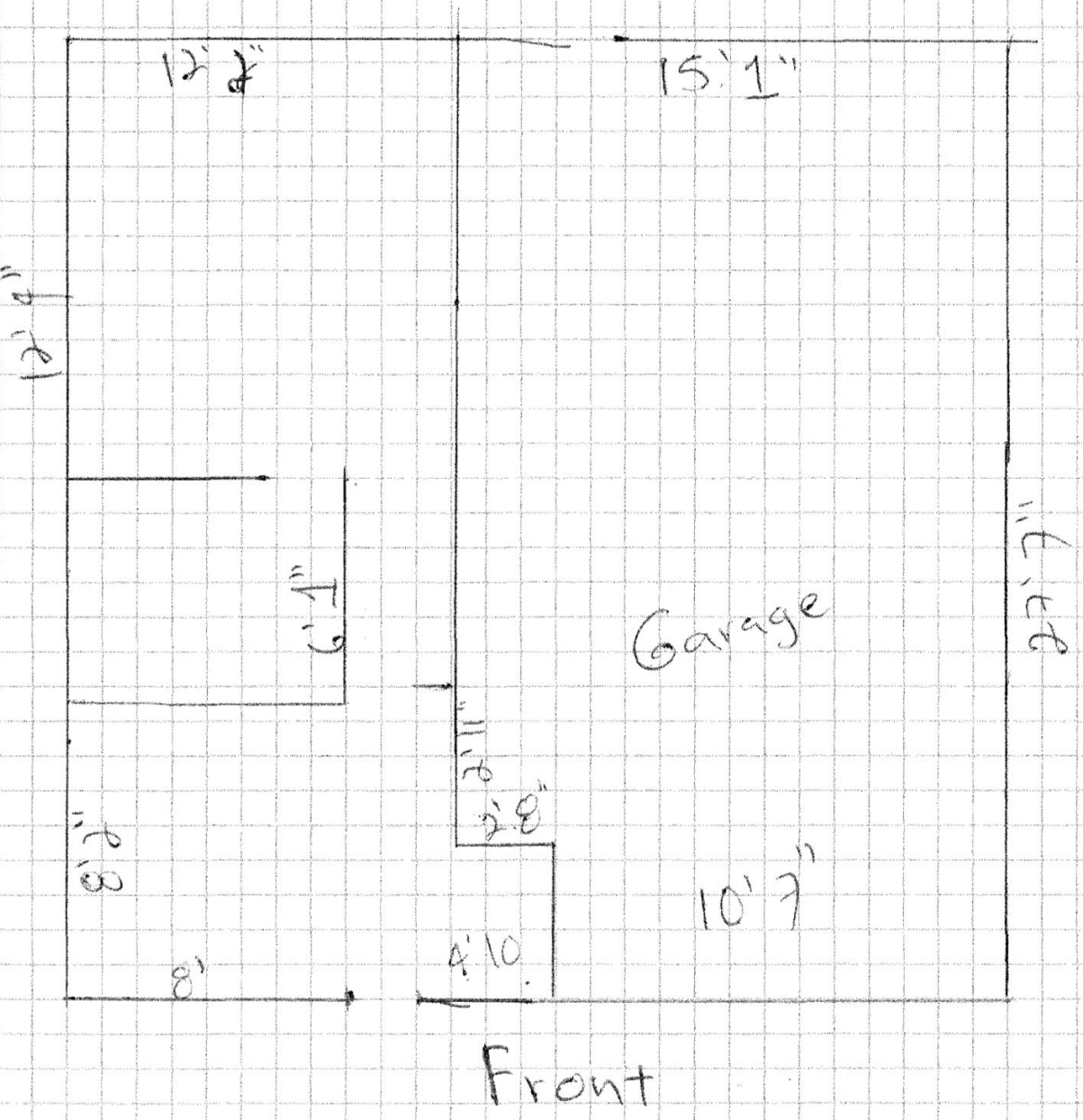
578½ West San Francisco Street is a casita and garage at the rear of the property that was constructed in a vernacular manner by 1942. The building features a historic flip-up wooden vehicle door with 4-lites at the center and 20 (19) wooden panels, a historic pedestrian door, steel casement windows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

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

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


W SAN FRANCISCO ST
QUINTANA ST
CANDELARIO ST
578 W SAN FRANCISCO ST
576 W SAN FRANCISCO ST
600 W SAN FRANCISCO ST A
576 W SAN FRANCISCO ST
578 1/2 W SAN FRANCISCO ST
538 W ALAMEDA ST
534 1/2 W ALAMEDA ST

RECEIVED
SEP 13 2017
BY:





Street Views



578 West San Francisco Street



Front North Elevation



578 West San Francisco Street

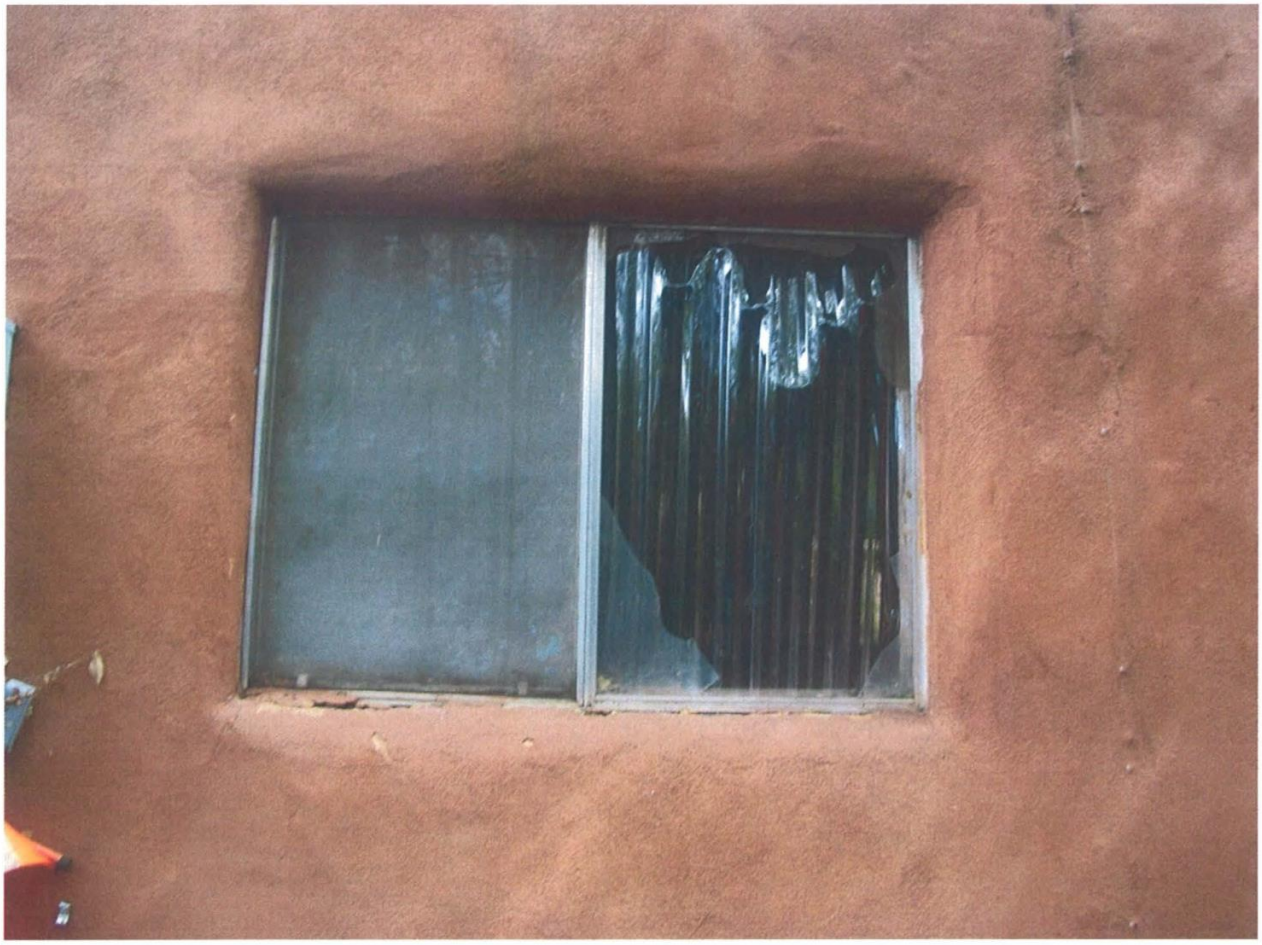


NW Corner Elevation



West Elevation

578 West San Francisco Street



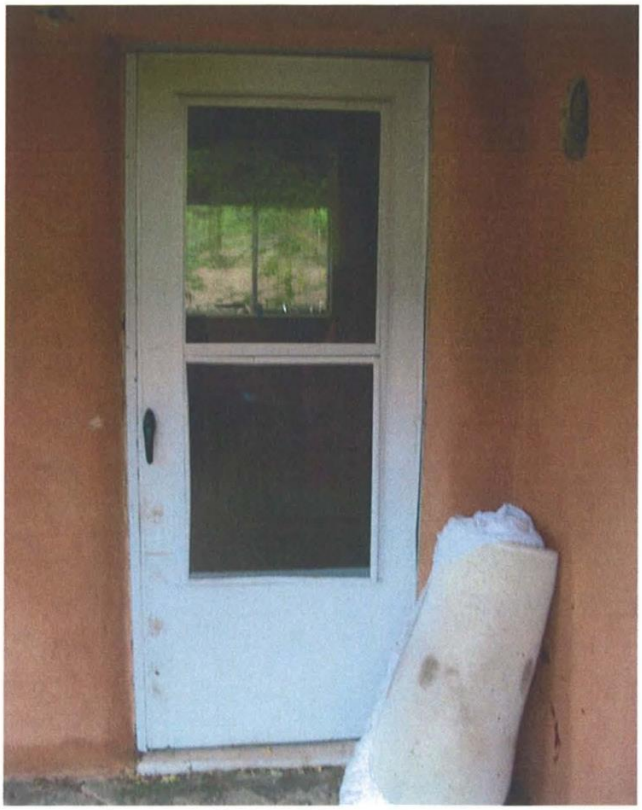
West Elevation Window





West Elevation Windows

578 West San Francisco Street







Front Porch

578 West San Francisco Street



Front North Elevation Window



North Elevation Window under Porch

578 West San Francisco Street



Rear South Elevation with West Elevation



South Elevation with portion of East Facade

578 West San Francisco Street



portion of East Façade from NE Corner

578 West San Francisco Street



Rear Casita and Garage North Elevation



Rear Casita East Elevation

578 West San Francisco Street



EAST SIDE OF GUEST HOUSE LOOKING AT IT





West Fence







Yardwall North Elevation with Pedestrian Gate and NW Corner

578 West San Francisco Street

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Ramon Sarason, Senior Planner, Historic Preservation Division

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Case # 2023-006967-HDRB

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [2017 case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the new residence to replace the structure to be demolished be constructed of adobe to preserve the contributing status (5.2)(C)(2)(f) Restoration of Status), otherwise approves of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

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

porch. Two narrow trellises were attached to the front of the porch. The windows and door were not historic.

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

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

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

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

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

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

During the renovation, the roof of the main residence was removed. Without the roof, the walls began to crumble and deteriorate. Only portions of the walls remain standing. After removing the roof, the applicant has done very little to protect the building from the elements. There has been correspondence between HPD and the applicant regarding the need to meet minimum maintenance standards for historic buildings as required by Section 14-5.2(B) of the Santa Fe City Code.
On July 13, 2023, in case #2023-006954-HDRB the board found the main residence to maintain its contributing status.

Now, the applicant proposes:
A rebuild of the existing main residence of 903 sq. ft. to a height of 12’-6” with a portal of 95 sq. ft. where the maximum allowable height is 13’-10”.

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.

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

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

(a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a wall or vegetation;

(vi) in the case of wall collectors, by enclosing by end or other walls;

(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;
(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(2) Walls; Fences; Solar Collectors; Administration
Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

14-3.14 Demolition of Historic or Landmark Structure
(A) Summary of Procedure
(1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five day time period if the HDRB, on motion duly passed, determines such delay is necessary.
(2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.
(B) Hearing Required
(1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.
(2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
(3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
(4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
(5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.
(C) Staff Review and Report
Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.
(1) A report on the historic or architectural significance of the structure;
(2) A report from the city building inspector on the state of repair and structural stability of the structure;
(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and

(4) Other information as requested by the HDRB or governing body.
(F) Denial of Demolition Request
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).
(G) Standards
(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
(c) The state of repair and structural stability of the structure under consideration.
(2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
(a) The historical importance of the structure; and
(b) The state of repair and structural stability of the structure.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 578 W. San Francisco

OLD ID NUMBER: 0516 3172

BUILDING NAME:

SANTA FE ID NUMBER: H 3290

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 NE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

____ ESTIMATE by 1940 ACTUAL

SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE:
S-P. Rev.

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER ____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? Garage/apt. & storage/carport

IF INVENTORIED, LIST ID NUMBER(S)

H 3290.1

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: Alum. sliding windows

OVERALL CONDITION:

____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

BUILDING THREATENED?

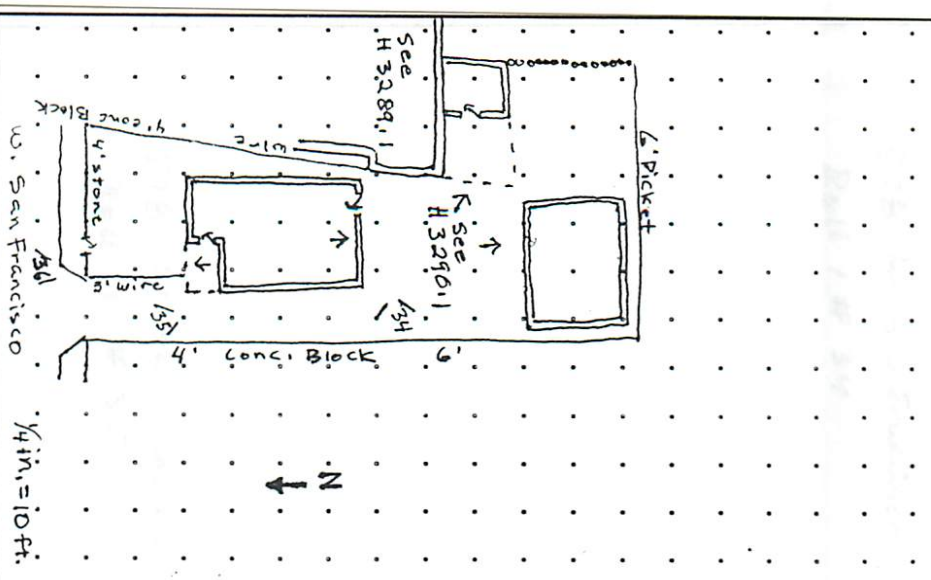
____ YES X NO

PHOTO



#36 North Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

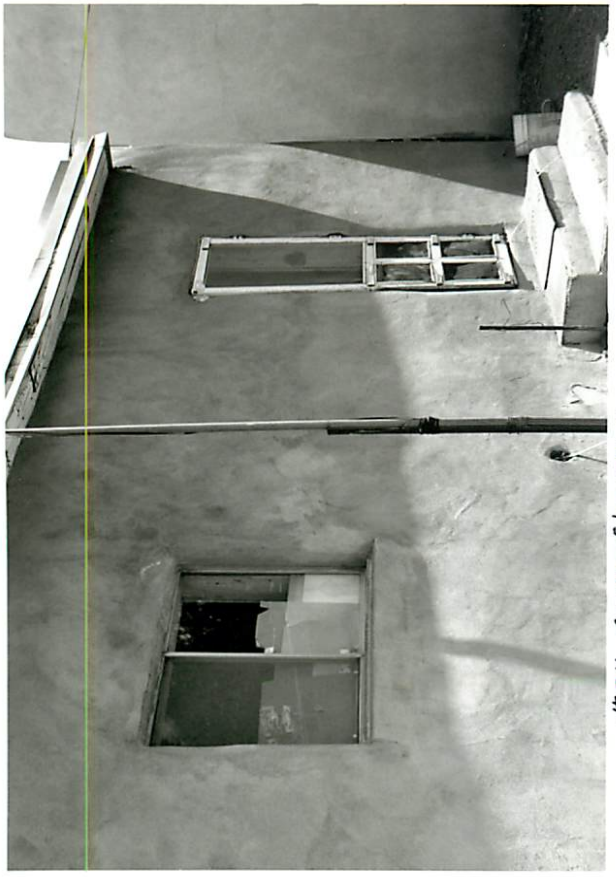
SURVEYED 5/20/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 1 NEG # 34 TO 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat w/parapet drains across rear, wood canale on porch	
BUILDING WALLS	Tan stucco on adobe	
FOUNDATIONS	UV	APPROX. HEIGHT (FT.) 11 ft.
DOORS	☐ solid wood ▣ wood panel w/ 1 glass pane	Front yard has a wire gate & a wrought iron gate
WINDOWS	Aliminum Sliding	
PORCHES OR PORTALES	Flat roof w/parapet, 1x10 decking, 4x6 joists, 6x6 Beams, corbel brackets 8x8 post, trellises & wood balustrade.	
ARCHITECTURAL DETAILS	Bullnosed windows, some windows on E. side (no photo).	
FENCES/WALLS	N: 3' stone wall E: 6' stucco on conc. block. W: 4' to 6' conc. block wall. E: also has a 4' wire fence at side of house & 6' coyote at rear.	
SITE FEATURES		
OTHER/ COMMENTS	This & H3290.1 are owned by Elsie Roybal. No sanborn maps available for this area	

ADDITIONAL PHOTOGRAPHS



#34 South Elevation



#35 West Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3290

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 05163172
field map SFHD #7	number 172	UTM reference zone 12 13	easting northing

location description: 578 W. San Francisco

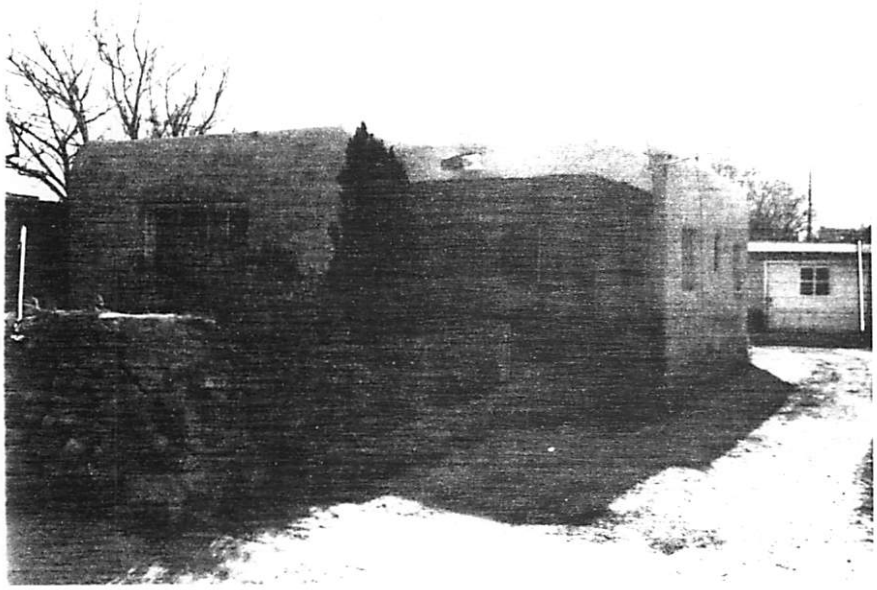
city/town: SANTA FE

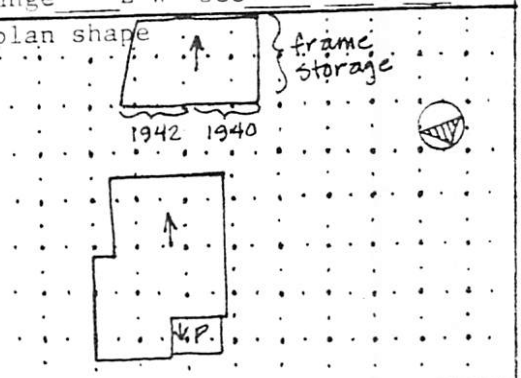
land grant/reservation: na

building name:

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

film roll by SL no. 6	negative nos. 2	loc. of neg. HPB





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

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

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe: new alum. windows / rf. once flat with canales, now shed

SPR

conc.

wall material/surface: adobe/stucco

architectural features
flat rounded parapet concealing exp'd shed to S., extend'd eave w/ concealed rafters & alum gutter; windows: all new alum. sliding, recessed, projecting sill on one window on W.; doors: 1 large single with large single light; porch: conc. slab w/ square wd. crnr post, wd. zapatas on post & at corners, exp'd wd. lintel, wd. canale on N.; rear porch has conc. stoop;
~~comments~~ rock & conc. wall (3½'-4') on N. prop. line

rear storage sheds to south

surroundings: res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why?
contrib

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

Elsie S. & John P. Roybal, owners

see back? ___yes

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 578 W. San Francisco (rear)

OLD ID NUMBER: 0516 3172.1

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H3290.1

TNSP 17 (N) S RANGE 9 (E) W SEC 23 SE 1/4 NE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

by 1942 ESTIMATE _____ ACTUAL

SOURCE(S) Owner

BUILDING DATA

ARCHITECTURAL STYLE:
Vernacular

USE:

HISTORIC: residential

OTHER garage/storage

PRESENT: (residential)

OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? main house

IF INVENTORIED, LIST ID NUMBER(S)

H 3290

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: sliding Alum windows

OVERALL CONDITION:

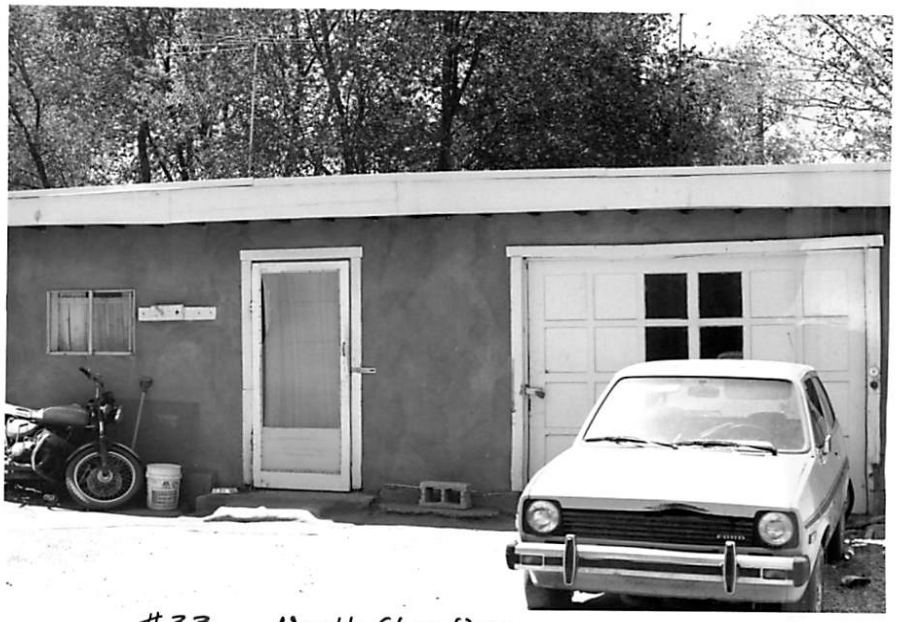
____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

BUILDING THREATENED?

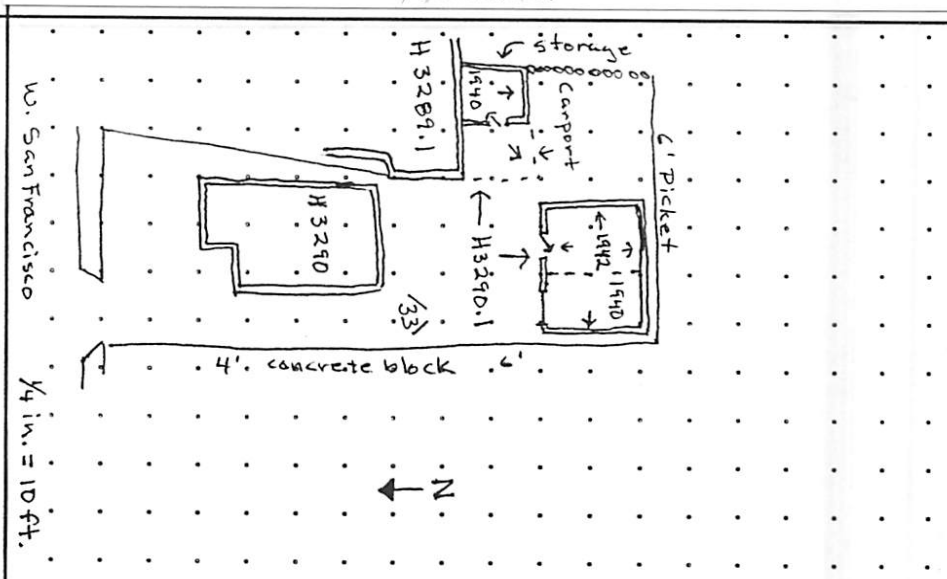
____ YES X NO

PHOTO



#33 North Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

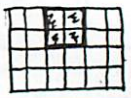
____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/20/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 1 NEG # 33 TO ____

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat w/ overhang - storage shed has parapet drains across s side
BUILDING WALLS	Tan stucco on conc. block & Frame
FOUNDATIONS	not visible — APPROX. HEIGHT (FT.) 10 ft.
DOORS	 wood w/ 1 glasspane — Garage  wood 4 lights - 20 panels
WINDOWS	Aluminum sliding
PORCHES OR PORTALES	
ARCHITECTURAL DETAILS	1X4 white trim on some windows & doors
FENCES/WALLS	E: coyote S: 6' picket W: 6' conc. block
SITE FEATURES	
OTHER/ COMMENTS	Odd - L shaped lot. These structures & the one in front are owned by Elsie Roybal. Herson lives in the apt. adjacent to the garage. Since there is no seperate address and no Sanborn map it is not possible to get an actual date of construction, but Elsie's estimate seems reasonable. No Sanborns for this area.

ADDITIONAL PHOTOGRAPHS

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION

ADDRESS: 578½ West San Francisco

OLD ID NUMBER: 0516 3169.1

BUILDING NAME:

SANTA FE ID NUMBER: H 3293.1

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 23 NE 1/4 SE 1/4

FIELD MAP Santa Fe
Historic Status Map 1996

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1959 ACTUAL

SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE: S-P Rev.

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? House

IF INVENTORIED, LIST ID NUMBER(S)

H 3293

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: Porch/entry added 1994 blends well. parapet repaired

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

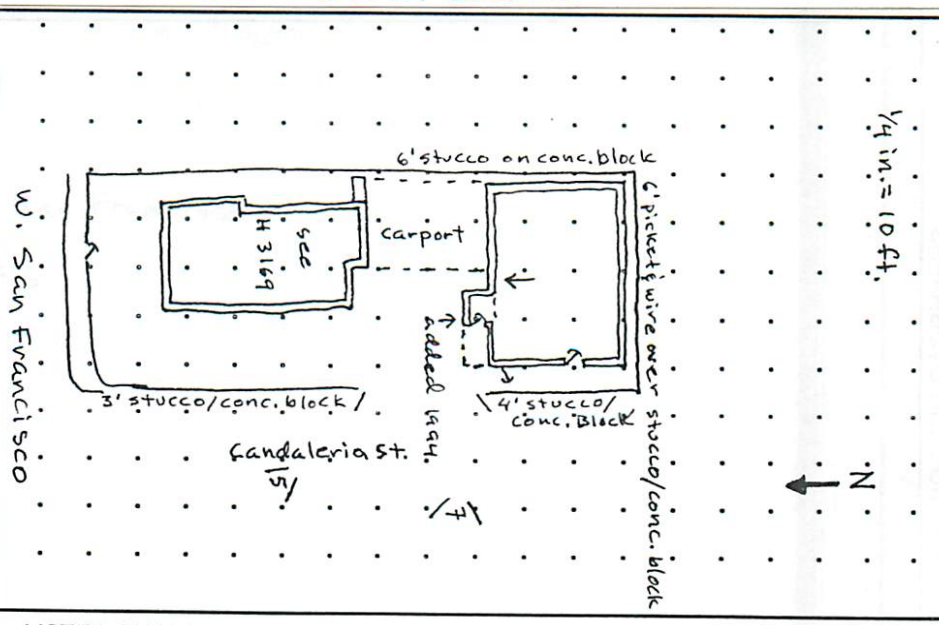
____ YES X NO

PHOTO



#5 North Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Westside-Guadalupe HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/21/96 BY MJH

NEGATIVES WITH NMHPD ROLL # 2 NEG # 5E7 TO ____

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat w/parapet drains across N. overhang.
BUILDING WALLS	Tan stucco on pentile.
FOUNDATIONS	concrete — APPROX. HEIGHT (FT.) 10 ft.
DOORS	 1 wood screen, 1 wrought iron screen.
WINDOWS	 steel csmt. fixed middle  steel csmt. one side fixed  steel csmt. operative — W. side white alum. awnings.
PORCHES OR PORTALES	Stuccoed parapet 1X6 t&G, vigas, 6X6 beams, corbel brackets, wood canale round post. Added 1994.
ARCHITECTURAL DETAILS	Bullnose at windows & doors, exposed lintels, alum. awnings on W. side.
FENCES/WALLS	E: 6' conc. block S: 6' Pickets & wire on 2' stucco/conc. block. W: 4' stucco on conc. block
SITE FEATURES	
OTHER/ COMMENTS	Structure contains 2 small apartments.

ADDITIONAL PHOTOGRAPHS



#5 West Elevation

578 West San Francisco Street

Amendment to existing HDRB approval

This house is currently a HDRB approved project and has a building permit.

The house was being restored after a fire destroyed it.

It was was subsequently gutted down to the adobe walls in preparation to rebuild it as approved by the HDRB.

When the roof was removed the walls were covered and braced until a new roof structure could be constructed.

There was no existing bond beam to tie all of the walls together. The adobe was dry and crumbled to the touch. Even with the bracing and covers the walls started to cave in. Upon field inspection one can see just how fragile the situation is.

Naturally, there was safety concern, so the owner hired a structural engineer to assess the situation. Attached to this application is his report that essentially states the walls are no longer structurally viable. There is no process or technique that will save what is left. The walls are not technically on a proper foundation that is just a layer of parget over mud. In most areas the walls are not even properly tied together and are severely deteriorated.

The owner proposes to rebuild the house as originally approved by the HDRB. No changes to the outside appearance. . Essentially not changing anything as originally drawn except to utilize frame construction in the walls as opposed utilizing the original adobe since it is no longer possible to save them.

The owner intends to replicate the original window offset from the outside, previously approved stucco type and color along with the previous approved windows per the HDRB. This will basically be a brand new house that will be homage of the original house.

CITY OF SANTA FE

A Remodel For
Villaescusa Family
578 west San Francisco Lot 1
Santa Fe, New Mexico

Building Criteria

CONSTRUCTION STYLE: Existing One Story Single Family Residence with a detached casita. Pueblo Style

UTILTIES: Water: City of Santa Fe
Sewer: City of Santa Fe
Gas: New Mexico Gas
Electricity: PNM

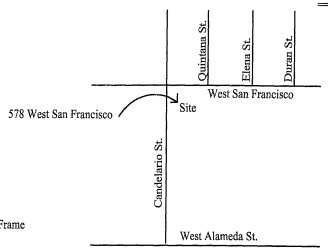
Building Code Information

OCCUPANCY: Single Family Detached

CONSTRUCTION TYPE: Main Residence: Adobe, Casita: Partial adobe & 2x Frame

ALLOWABLE BUILDING AREA: Existing footprints to remain, no additions

SITE: Lot 1, 578 West San Francisco



Drawing Index

ARCHITECTURAL SHEETS

A-0 COVER SHEET/SITE PLAN

A-1.0 MAIN RESIDENCE: EXISTING & DEMOLITION FLOOR PLAN
A-1.1 CASITA: EXISTING AND DEMOLITION FLOOR PLAN
A-1.2 PROPOSED FLOOR PLANS
A-2.0 MAIN RESIDENCE: EXISTING & PROPOSED ELEVATIONS
A-2.1 CASITA: EXISTING AND PROPOSED ELEVATIONS
A-9.0 FIREPLACE DETAILS
E-1.0 ELECTRICAL PLAN

STRUCTURAL SHEETS

S-1 FOUNDATION PLANS
S-2 FRAMING PLANS
S-3 STRUCTURAL DETAILS

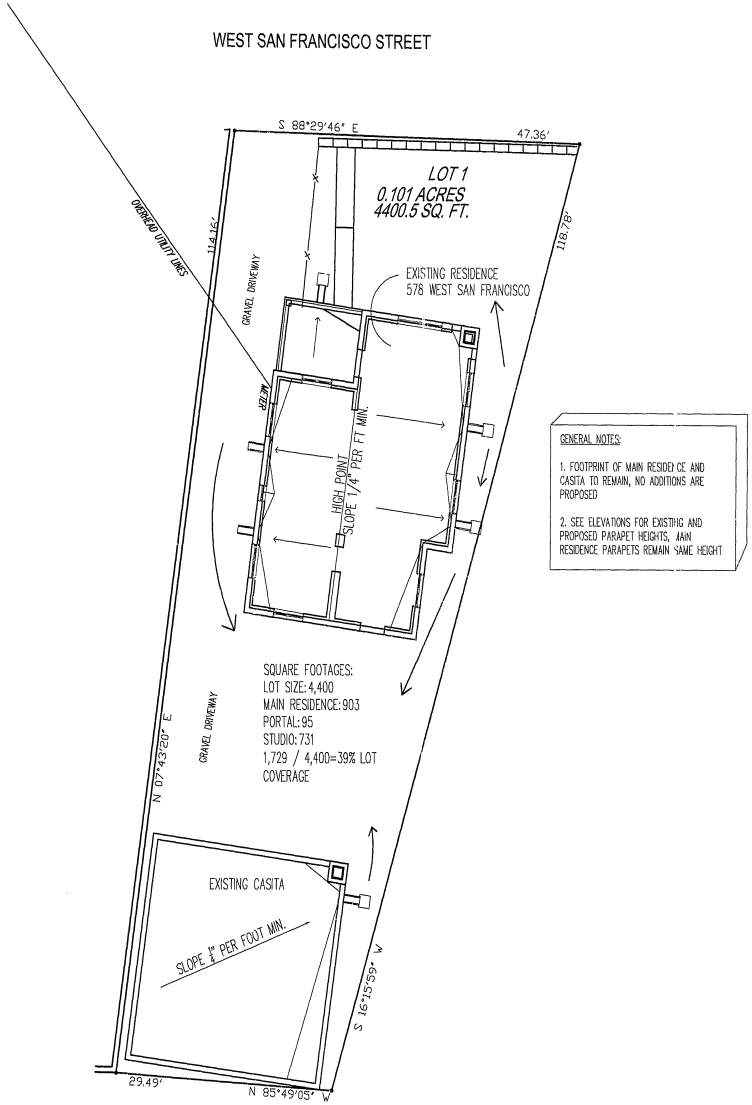
DIRECTIONS

1. HEAD WEST ON WEST ALAMEDA
2. TURN RIGHT ON CANDELARIO ST
3. TURN RIGHT ON WEST SAN FRANCISCO
4. PROPERTY IS SECOND LOT ON RIGHT, PARK ON STREET

PERMIT SET

DATE: DECEMBER 12, 2020

VICINITY MAP NOT TO SCALE



1 SITE PLAN

Scale: 1/8"=1'-0

GENERAL NOTES:

1. FOOTPRINT OF MAIN RESIDENCE AND CASITA TO REMAIN, NO ADDITIONS ARE PROPOSED
2. SEE ELEVATIONS FOR EXISTING AND PROPOSED PARAPET HEIGHTS, MAIN RESIDENCE PARAPETS REMAIN SAME HEIGHT

GENERAL REQUIREMENTS:

1. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. OMISSIONS AND CONFLICTS IN THE CONSTRUCTION DOCUMENTS OR DISCREPANCIES BETWEEN THE DOCUMENTS AND THE FIELD CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

2. DIMENSIONS ARE TO FACE OF ICF STEM WALLS FOR RESIDENCE LAYOUT AND TO FACE OF STUDS ON ALL INTERIOR WALLS. CENTERLINES OF COLUMNS. DOORS AND WINDOWS IN STUD WALLS ARE TO CENTERLINE OF OPENINGS. UNLESS OTHERWISE NOTED

3. SEAL ALL PENETRATIONS (SUCH AS MECH. DUCTS, CONDUITS, ETC) THROUGH RATED WALLS, AS PER UL LISTED ASSEMBLIES. ON EXTERIOR WALLS ANY PENETRATION THROUGH STUCCO WALL TO GET EXPANDED METAL LATH.

4. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK. ANY CLARIFICATION NEEDED ON DRAWINGS OR SPECIFICATION SHALL BE MADE AT TIME OF BID AND NOT ASSUMED TO BE REMEDIED AT A LATER DATE.

5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SERVICES NECESSARY TO COMPLETE THE WORK UNLESS NOTED BY OWNER OR SEPARATE CONTRACT.

6. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.

7. THE CONTRACTOR SHALL COORDINATE ALL WORK IN PROGRESS WITH PERIODIC OWNER REVIEW AND SITE VISITS BY THE A/E TEAM.. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES, SHALL ALSO BE RESPONSIBLE FOR REPAIR TO ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

9. DO NOT SCALE THE DRAWINGS, DIMENSIONS PREFERENCE OVER SCALE, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK

10. CONTRACTOR, SUBCONTRACTORS TO VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK.

11. ALL COST ASSOCIATED WITH THE REFUSE AND DEBRIS DISPOSAL SHALL BE INCLUDED IN THE BID AND CONTRACT PRICE.

12. WHERE EXISTING CONSTRUCTION IS NOT PART OF THIS CONTRACT IS DISTURBED DURING WORK, CONTRACTOR MUST PATCH, REPAIR AND REFINISH TO MATCH THE ORIGINAL CONDITION.

13. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURES RECOMMENDATIONS.

14. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS AND THE BUILDING CODE, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

15. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATIONS OF THE DRAWINGS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT OR OWNER FOR CLARIFICATION.

16. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE WITH OTHER TRADES IN THE INTEREST OF OBTAINING THE MOST PRACTICAL ARRANGEMENT OF EQUIPMENT, PIPING, CONDUITS, DUCTWORK, LIGHT FIXTURES, ETC.

17. ALL BUILDING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE BUILDING PERMIT IS TO BE SECURED FROM THE CITY OF SANTA FE. CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE ALL REQUIREMENTS FOR A COMPLETE PROJECT.

18. WHEN UNSURE OR IN DOUBT ASK THE QUESTION.

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152
ARCHITECTS LLC

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

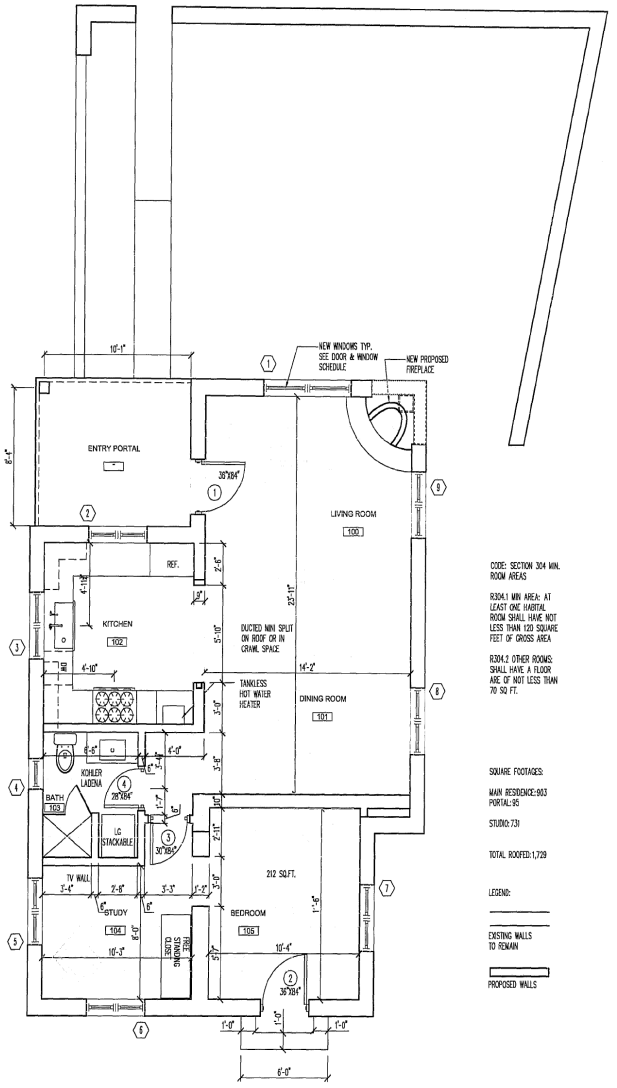
Sheet Description:
EX & PROPOSED SITE PLAN

Date: 12.12.2020
Authorized Use:
☐ Schematic Design
☐ Bid Set
☒ Building Permit

SHEET No. A-0

CITY OF SANTA FE

[redacted]



1 MAIN RESIDENCE: FLOOR PLAN

Scale: 1/4"=1'0"

CODE: SECTION 304 MIN. ROOM AREAS

R304.1 MIN AREA: AT LEAST ONE HABITAL ROOM SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF GROSS AREA

R304.2 OTHER ROOMS: SHALL HAVE A FLOOR ARE OF NOT LESS THAN 70 SQ FT.

SQUARE FOOTAGES:

MAIN RESIDENCE:803
PORTAL:95

STUDIO:731

TOTAL ROOFED:1,729

LEGEND:

EXISTING WALLS TO REMAIN

PROPOSED WALLS

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

IMS ARCHITECTS LLC
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

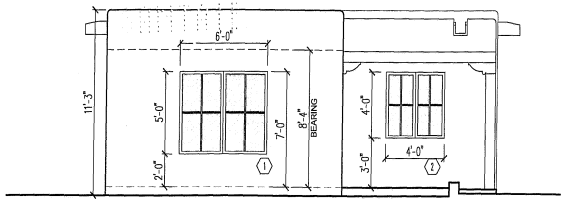
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
PROPOSED FLOOR PLAN

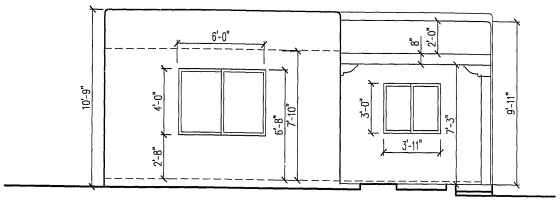
Date: 12.12.2020

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☑ Building Permit

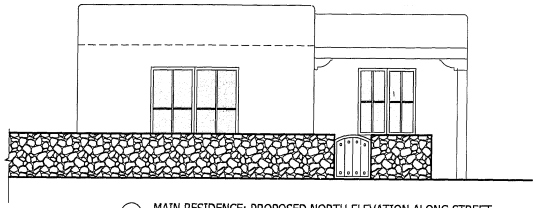
SHEET No.
A-1.2



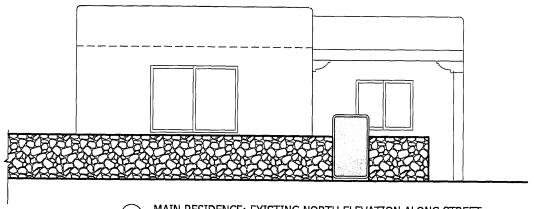
6 MAIN RESIDENCE: PROPOSED NORTH ELEVATION
Scale: 1/4"=1'0"



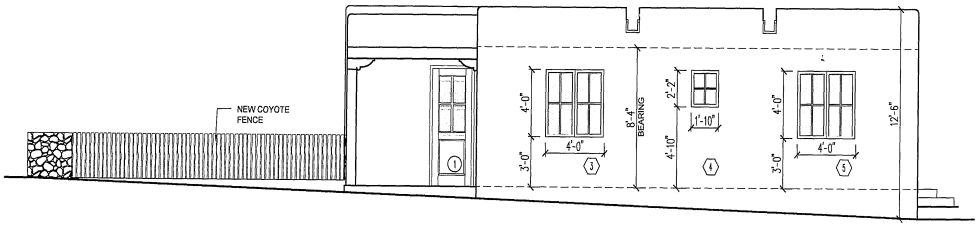
1 MAIN RESIDENCE: EXISTING NORTH ELEVATION
Scale: 1/4"=1'0"



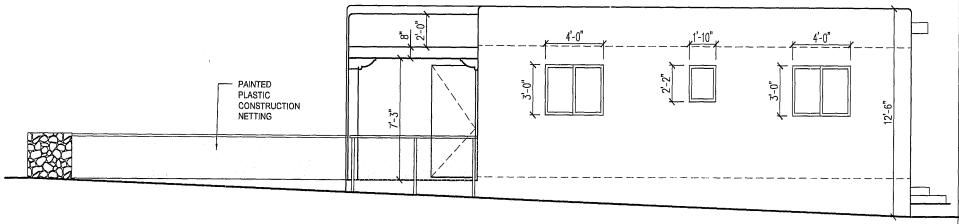
7 MAIN RESIDENCE: PROPOSED NORTH ELEVATION ALONG STREET
Scale: 1/4"=1'0"



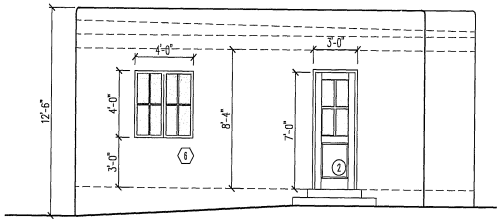
2 MAIN RESIDENCE: EXISTING NORTH ELEVATION ALONG STREET
Scale: 1/4"=1'0"



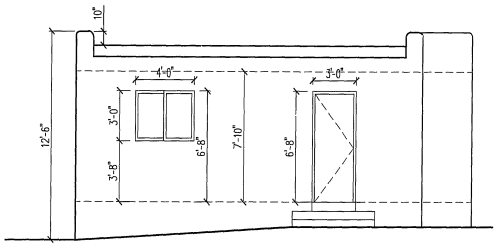
8 MAIN RESIDENCE: PROPOSED WEST ELEVATION
Scale: 1/4"=1'0"



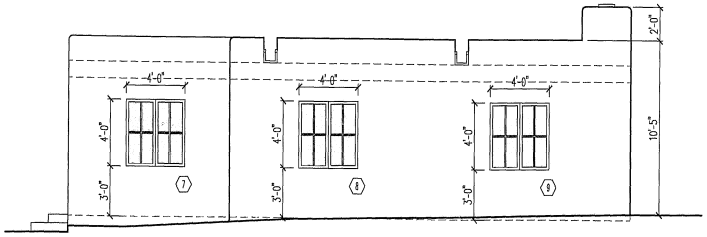
3 MAIN RESIDENCE: EXISTING WEST ELEVATION
Scale: 1/4"=1'0"



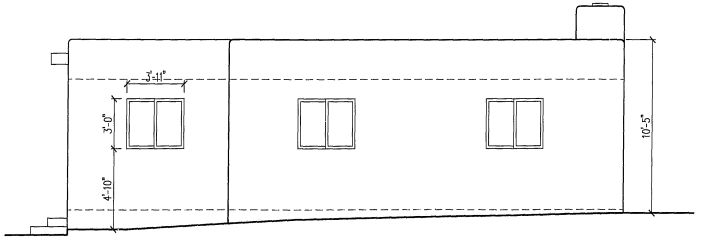
9 MAIN RESIDENCE: PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'0"



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



10 MAIN RESIDENCE: PROPOSED EAST ELEVATION
Scale: 1/4"=1'0"



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

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

IMS ARCHITECTS LLC

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO
SANTA FE, NM 87501

Sheet Description:
MAIN RESIDENCE (EX) & PROPOSED ELEVATIONS

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. A-2.0

City of Santa Fe, New Mexico

memo

CASE FILE #2021-15463

APPROVALS AND PERMIT FILES

City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

Permit NO.: **2021-15463-EXTR** *Permit IVR Number:* **225658**
Permit Type: **Building (Residential) Alterations W/Ext Changes**
Work Classification: **Single Family Detached**
Permit Status: **Issued**
Permit
Issue Date: 05/25/2022 **Expiration: 05/25/2023**

Location Address **Parcel Number**

578 W SAN FRANCISCO ST, Santa Fe, NM 87501 **12328832**

Contacts

EDGAR LARA **Property Owner**
9 VIA NOVA, SANTA FE, NM
A.OLIVIAS@ICLOUD.COM

Description: both interior and exterior remodel, alterations and demo to both main residence and detached casita structures with changes to both floor plans, new fireplaces in both structures, main residence - from 2 bedroom to 1 bedroom with study room, casita - from 1 car garage, 1 bathroom to 2 bedroom, 2 bathroom, flat roof style units, yard wall, re-roof, raise parapets, architectural stamp provided with plans from salomon velasquez #5492 (12-12-2020)

Valuation: $100,000.00
Total Sq Feet: 0.00

Inspection Requests:
https://santafenm-energovpub.tylerhost.net/Apps/selfservice#/home

Occupancy Classification: R-3 1 & 2 Family Dwellings

Type of Construction: V-B

Fees	Amount
Administration Fee	$40.00
Archaeological Fee	$10.00
Permit Fee	$993.75
Residential Plan Review Fee	$496.88
Total:	**$1,540.63**

Payments	Amt Paid
Total Fees	**$1,540.63**
Cash	$1,043.75
Credit Card	$496.88
Amount Due:	**$0.00**

Inspections:

Inspection Type	IVR No.
Building, Frame	106
Building, Exterior Sheathing/Roof Deck	108
Building, Exterior Lath	111
Building, Footing	101
Building, Foundation	103
Grading and Drainage Final	599
Building, Slab	104
Building, Slab Monolithic	105
Green, Insulation	822
Green, Radon System	820
Green, Thermal Bypass	821

By accepting this Permit and conducting work authorized by it, the Parties identified on this Permit under "Contacts" above hereby agree to comply with all applicable statutes and laws adopted by the State of New Mexico, all applicable codes and ordinances adopted by the City of Santa Fe, and all conditions of this Permit. Violation of legal requirements or Permit conditions may result in revocation of this permit under SFCC 1987, Section 14-11.4. Per SFCC Section 14.3-11(B)(5), the construction permit poster must be posted within 24 hours c issuance, must be securely placed on the property, and must be prominently displayed and readable from the street for the duration of construction. As set forth in SFCC 1987, Sectio 14-3.17, this Permit may be appealed within fifteen (15) days of the date it is posted, and in the event that an appeal is upheld, this permit may be revoked. By accepting this Permit ar conducting work, the Parties hereby agree that any grading, building alteration, repairing, or any other construction work conducted during the appeal period is done at the Parties' ow risk and without reliance on the issuance of this Permit. If this Permit is revoked, the Parties may be required to remove or remediate any building, grading, alteration, repairing, or any other construction that was conducted during the appeal period or conducted in violation of legal requirements or Permit conditions.
DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.
Please note that all construction sites and associated permit holders within the City of Santa Fe must adhere to the approved best management practices (BMPs), for construction site management of stormwater runoff. Construction General Permits (CGP) and construction sites that disturb one (1) or more acres, including smaller sites that are part of a larger plan c development, must submit an US EPA Notice of Intent. Please see the following links for guidelines:

How to Apply for an US EPA Notice of Intent (NOI):
https://www.santafenm.gov/media/archive_center/EPA_NOI_Combined.pdf

Best Management Practices for Construction Sites:
https://www.santafenm.gov/media/archive_center/Best_Management_Practices1.pdf

US EPA Helpful Links for Construction Site Management:
https://www.epa.gov/npdes/stormwater-discharges-construction-activities

May 25, 2022

City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

Permit NO.: **2021-15463-EXTR** *Permit IVR Number:* **225658**
Permit Type: **Building (Residential) Alterations W/Ext Changes**
Permit
Work Classification: **Single Family Detached**
Permit Status: **Issued**
Issue Date: 05/25/2022 **Expiration: 05/25/2023**

Final Building	199

Issued By Bobby Padilla, Certified Building Official

May 25, 2022
Date

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City of Santa Fe
Plan Review Comments Report (2021-15463-EXTR)

PERMIT ADDRESS: 578 W SAN FRANCISCO ST
Santa Fe, NM 87501

PARCEL: 12328832

APPLICATION DATE: 05/10/2021
SQUARE FEET: 0.00
EXPIRATION DATE:
VALUATION: $100,000.00

DESCRIPTION: both interior and exterior remodel, alterations and demo to both main residence and detached casita structures with changes to both floor plans, new fireplaces in both structures, main residence - from 2 bedroom to 1 bedroom with study room, casita - from 1 car garage, 1 bathroom to 2 bedroom, 2 bathroom, flat roof style units, yard wall, re-roof, raise parapets, architectural stamp provided with plans from salomon velasquez #5492 (12-12-2020)

CONTACTS	NAME	COMPANY	ADDRESS
Property Owner/Builder	EDGAR LARA		9 VIA NOVA SANTA FE, NM

Building Review Residential Altrtns w/Ext Chngs

REVIEW ITEM	STATUS	REVIEWER
Expediter Approval v.1	Requires Revision	Amanda RomeroAvila email: alromeroavila@santafenm.gov
Expediter Approval v.2	Requires Revision	Amanda RomeroAvila email: alromeroavila@santafenm.gov
Expediter Approval v.3	Requires Revision	Amanda RomeroAvila email: alromeroavila@santafenm.gov
Expediter Approval v.4	Approved	Caleb Mente email: cdmente@santafenm.gov
Grading/Drainage v.1	Approved	William Rivera email: wlrivera@santafenm.gov

General Condition(s) of Approval
1. New impervious surfaces are less than 250 square feet and no slopes are greater than 10% in proposed area of work. No additional storm water storage is required
2. Maintain existing grades & drainage patterns
3. Comply with attached "Terrain Management Regulations" sheet.
4. As per IRC R403.1.7.3, for structures on graded sites, the top of an exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an APPROVED drainage device a minimum of 12 inches plus 2 percent.
For Coyote Fence:
Approved as shown on plan.
General Condition(s) of approval:
-Maintain existing grade & drainage patterns.
-Existing drainage patterns on the property shall not be changed in a way that would increase the amount of stormwater runoff or cause significant change to on-site drainage patterns.
-Proposed wall/fence/retaining wall shall not block any drainage way or easements.
-Proposed wall/fence/retaining wall shall not exceed six(6)ft. in height or as determined otherwise by Historical or other review.
-Comply with any sight distance requirements as applicable. Call Ladd Lucero, 955-6637.
-The combined height of a fence built on a retaining wall shall not exceed the maximum fence height plus four (4) feet as measured above the finished grade on the down slope side. (10ft. max. combined ht.)
FINAL GRADING AND DRAINAGE INSPECTION IS REQUIRED. Site is not in the Escarpment Overlay or regulated floodplain.

Historic Districts v.1	Requires Revision	Gary Moquino email: gsmoquino@santafenm.gov

H-Board approval expired and H-Board conditions have not been met. H-staff needs to approve stucco color and exterior lights.

Historic Districts v.2	Requires Revision	Nicole Thomas Ph: 503-680-1841 email: nicole@wonderstoneconsulting.net

Revision to stucco color and exterior lights require an administrative approval through historic.

Historic Districts v.3	Requires Revision	Gary Moquino email: gsmoquino@santafenm.gov

Need administrative approval from Historic Preservation Division for stucco color. GSM gsmoquino@santafenm.gov

Historic Districts v.4	Approved	Amanda RomeroAvila email: alromeroavila@santafenm.gov

Residential Building v.1 Approved Richard Valentine email: ravalentine@santafenm.gov

BUILDING: approved for both interior and exterior remodel, alterations and demo to both main residence and detached casita structures with changes to both floor plans, new fireplaces in both structures, main residence - from 2 bedroom to 1 bedroom with study room, casita - from 1 car garage, 1 bathroom to 2 bedroom, 2 bathroom, flat roof style units, yard wall, re-roof, raise parapets, architectural stamp provided with plans from salomon velasquez #5492 (12-12-2020)

Refer to the 2015 IRC building codes – chapter and sections as per both interior and exterior remodel and alterations with demo to both main and casita structures Installation and requirements

BATHROOM EXHAUST (BI) EXHT
Refer to chapter 15 section M1507 mechanical ventilation in The 2015 IRC building code for new constructed bathrooms (Exhaust air from bathrooms and toilet rooms shall not be Recirculated within a residence or another dwelling unit

DEMOLITION ONLY (BI) DEM2
1. This permit is for demolition only 2. Demolition of such Structure to an extent of more than 66 2/3 percent of its Floor area at time of destruction shall not be Reconstructed except in conformity with current code Regulations

EGRESS WINDOW OPENINGS (BI) EMGY
All sleeping rooms are to comply w/IRC, section R310 for Emergency egress openings, min net clr width 20", min net Clr ht 24", max sill ht 44", min net clr opening 5.7 s.f.

FOOTING DEPTH BELOW GRADE (BI) FOOT
Footings shall have a minimum depth of 24" below grade or Shall have depth as per plan. Article R403.1.4 SECTION R403

FRAMING REQUIREMENTS (BI) FRAM
All wood framing shall comply to chapter 6, section R601, IRC, refer to table R602.3 (1) for additional information.

LATH AND PLASTER REQUIREMENTS (BI) LATH
All lath and plaster work shall be as per chapter 7, WALL COVERING, section R701, 2015 IRC

MAINTAIN ON OWNERS PROPERTY (BI) FEN2
Fence/wall shall be maintained on owner's property Fence should be secured to resist 90 mph wind speed

PLASTER TO ROOF SEPARATION (BI) WEEP
A reglet, plaster stop, weep screed or equivalent metal Flashing shall be applied where all stucco wall surfaces Terminate at a roof (CHAPTER 7 SECTION R703.6.2.1 (E)

SCUPPERS/CANALES DRAINAGE (BI) SCUP
Canales/scuppers must have metal pan lining extending 6" Minimum to each side of opening and have positive drainage, Chapter 9, 2015 building codes (roof assemblies)

SMOKE ALARMS REMODELS (BI) SMOK
Smoke alarms for alterations, repairs, additions when one Or more sleeping rooms are added or created, alarms shall Be interconnected and hard wired. Section R313.2.1 (IRC)

WINDOWS AND DOORS (BI) WIDO
Article R609 exterior windows and doors installation as per Manufactures specs and requirements. (2015 IRC building Code)

Residential Green Building v.1 Approved Robert Ortiz email: roortiz@santafenm.gov

GREEN BUILDING CODE:
approved as per items selected and incorporated into propose exterior changes and additions to residence from chapter 11 checklist green building requirements - minimum of 40 points required - 60.5 points taken for over 400 additional sf being constructed

RADON DETAIL ON SHEET S-3 DETAILS 2 & 3

Plan Review Comments Report (2021-15463-EXTR)

Residential Zoning v.1	Approved	Lani McCulley email: ljmcculley@santafenm.gov

Legal lot of record is provided.
No new sq. ft.: no alteration to current lot coverage or setbacks.
Height of residence and guest house will not exceed maximum allowable height.
Stucco El Rey "La Luz" meets color requirements.

City of Santa Fe
Plan Review Comments Report (2021-15463-EXTR)

PERMIT ADDRESS: 578 W SAN FRANCISCO ST
Santa Fe, NM 87501

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Need administrative approval from Historic Preservation Division for stucco color. GSM gsmoquino@santafenm.gov Historic Districts v.4	Approved	Amanda RomeroAvila email: alromeroavila@santafenm.gov

Plan Review Comments Report (2021-15463-EXTR)

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Regulations

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Clr ht 24", max sill ht 44", min net clr opening 5.7 s.f.

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RADON DETAIL ON SHEET S-3 DETAILS 2 & 3

Plan Review Comments Report (2021-15463-EXTR)

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Legal lot of record is provided.
No new sq. ft.: no alteration to current lot coverage or setbacks.
Height of residence and guest house will not exceed maximum allowable height.
Stucco El Rey "La Luz" meets color requirements.

City of Santa Fe, NM
Planning Department
200 Lincoln
Sante Fe, NM 87507-4808
(505)955-4333
Welcome

000999-0002 Clarence 05/23/2022 11:20AM

EG INVOICE
LARA, EDGAR
2021-15463-EXTR
2022 Item: INV-00046975

Administration Fee	40.00
Primary Building Permit Fee	993.75
Archaeological Fee	10.00
	1,043.75
Subtotal	1,043.75
Total	1,043.75
CASH	1,043.75
Change due	0.00

Paid by: LARA, EDGAR

Thank you for your payment

CUSTOML. .OPY

21-15463

5-10-21

21-15463

City of Santa Fe
BUILDING PRMINT APPLICATION

11:00AM

Type FAL / FXT Class ____ Accepted by ____ Date Accepted 5/10/21
Amount Paid: Plan Check Fee $ ____ Water Budget Fee $ ____ Balance due Permit Fee $ ____
Land Use Classification ☒ Escarpment ☒ Floodplain ☒ Historical
Type of Construction: Occupancy Group: Division:
I II III IV V FR 1hr. HT N A B E F H I M R S U 1 1.1 1.2 2 2.1 3 4 5 6 7
Zone District ____ Occupancy Load ____

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 516 W Sant Fe Suite or Space # ____
Subdivision Grandstaff Lot ____ Block ____
Lot Square Footage Total 12440

PROPOSED WORK: (Check all that apply)

- ☐ New Construction
- ☐ Additions
- ☐ Exterior Alterations/Repairs
- ☐ Interior Remodel
- ☑ Walls/Fences
- ☐ Grading/Utilities/Landscaping
- ☐ Pools, Sheds
- ☐ Other
- ☐ Signs
- ☐ Freestanding ☐ Wall Mounted

Existing # 1240 sq ft ____
Proposed# 0 sq ft ____
Total 1240

DESCRIPTION OF WORK (e.g. Bathroom addition, new 4 room residential addition, new 8 room residence, new commercial building, etc (Note: Work listed herein must be depicted on accompanying plans and/or information for consideration of review requested) remodel inside share outside

PROPOSED USE describe what facility is to be used for, (e.g. new single family residence, new fast food restaurant, new time share residence, new grocery store, etc. ____

Construction Valuation $ 100,000

SQUARE FOOTAGE	Existing	Proposed	Total
Heated			
Garage			
Patio /Porch			
Total Roofed			
Total Square Footage			

Number of Plumbing Fixtures Proposed
Sinks ____ Showers ____ Tubs ____ Toilets ____

TYPE OF SEWAGE DISPOSAL
☒ Public Sewer ☐ Private System
No. of buildings ____ No. of stories ____
Will the proposed construction result in an increase in the number of residential units?
☐ Yes ☒ No How many? ____
Will the proposed construction result in an increase in water use? ☒ Yes ☐ No
Urinals ____ Water Fountains ____ Other ____

Property Owner 9 via Nova
Mailing Address ____
OWNER/BUILDER ☒ CONTRACTOR ☐
Daytime Telephone # 505 795 3430
Email address A.OlivasC@aol.com

Contractor Home Owner
Mailing Address ____
State License # ____ City License # ____
Daytime Telephone # ____
Email address ____

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided on this application is true and correct and it represents the current and proposed status of the subject property, that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code, and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Edgar Lara Address 9 Via Nova
Email Address ____ Daytime Telephone 577-6458
Signature Applicant/Agent ____ Date ____

21-15463 5-10-21

Application Tracking # 21-15463

City of Santa Fe
BUILDING PRMINT APPLICATION

11:00AM

Type Int / Ext Class _____ Accepted by R Date Accepted 5/10/21

Amount Paid: Plan Check Fee $ _____ Water Budget Fee $ _____ Balance due Permit Fee $ _____

Land Use Classification [X] Escarpment [X] Floodplain [X] Historical

Type of Construction: I II III IV V FR 1hr. HT N

Occupancy Group: A B E F H I M R S U

Division: 1 1.1 1.2 2 2.1 3 4 5 6 7

Zone District _____ Occupancy Load _____

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 578 W Sant Francisco SF NM 87505 Suite or Space # _____

Subdivision Guadalupe Lot _____ Block _____

Lot Square Footage Total 1240

PROPOSED WORK: (Check all that apply)

- [ ] NewConstruction
- [ ] Additions
- [ ] Exterior Alterations/Repairs
- [X] Interior Remodel
- [X] Walls/Fences
- [ ] Grading/Utilities/Landscaping
- [ ] Pools, Sheds
- [ ] Other
- [ ] Signs
- [ ] Freestanding
- [ ] WallMounted

Existing # 1240 sq.ft. _____

Proposed# 0 sq.ft. _____

Total 1240

DESCRIPTION OF WORK: i.e. Bathroom addition, new 4 room residential addition, new 8 room residence, new commercial building, etc (Note: Work listed herein must be depicted on accompanying plans and/or information if consideration of review requested) remodele inside stuco outside

PROPOSED USE: describe what facility is to be used for, i.e. new single family residence, new fast food restaurant, new time share residence, new grocery store, etc. _____

Construction Valuation $ 100,000

SQUARE FOOTAGE	Existing	Proposed	Total
Heated	1,729		
Garage			
Patio /Porch	731		
Total Roofed			
Total Square Footage		1,729	

Number of Plumbing Fixtures Proposed

Sinks _____ Showers _____ Tubs _____ Toilets _____

TYPE OF SEWAGE DISPOSAL

[X] Public Sewer [ ] Private System

No. of buildings _____ No. of stories _____

Will the proposed construction result in an increase in the number of residential units?

[ ] Yes [X] No How many? _____

Will the proposed construction result in an increase in water use? [X] Yes [ ] No

Urinals _____ Water Fountains _____ Other _____

Property Owner

Mailing Address 9 via Nova

OWNER/BUILDER [X] CONTRACTOR [ ]

DaytimeTelephone # 505-795-3430

Email address A.Olivas@icloud.com

Contractor _____

Mailing Address Home Owner

State License # _____ City License # _____

Daytime Telephone # _____

Email address _____

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Edgar Lara Address 9 Via Nova

Email Address _____ Daytime Telephone 577-6458

Signature Applicant/Agent _____ Date _____

21-15463 5-10-21

Application Tracking # 21-15463

City of Santa Fe
BUILDING PRMINT APPLICATION 11:00AM

Type EXT | EXT Class _____ Accepted by _____ Date Accepted 5/10/21

Amount Paid: Plan Check Fee $ _____ Water Budget Fee $ _____ Balance due Permit Fee $ _____

Land Use Classification ☒ Escarpment ☒ Floodplain ☒ Historical

Type of Construction: I II III IV V FR 1hr. HT N Occupancy Group: A B E F H I M R S U Division: 1 1.1 1.2 2 2.1 3 4 5 6 7

Zone District _____ Occupancy Load _____

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 578 W Sant Francisco SE NM 87501 Suite or Space # _____

Subdivision Guadalupe Lot _____ Block _____

Lot Square Footage Total 12440

PROPOSED WORK: (Check all that apply)

- ☐ NewConstruction
- ☐ Additions
- ☐ Exterior Alterations/Repairs
- ☒ Interior Remodel
- ☒ Walls/Fences
- ☐ Grading/Utilities/Landscaping
- ☐ Pools, Sheds
- ☐ Other
- ☐ Signs: ☐ Freestanding ☐ WallMounted

Existing # 1240 sq.ft. _____

Proposed# 0 sq.ft. _____

Total 1240

DESCRIPTION OF WORK: i.e. Bathroom addition, new 4 room residential addition, new 8 room residence new commercial building, etc (Note: Work listed herein must be depicted on accompanying plans and/or information if consideration of review requested) remodel inside share outside

PROPOSED USE: describe what facility is to be used for, i.e. new single family residence, new fast food restaurant, new time share residence, new grocery store, etc. _____

Construction Valuation $ 100,000

SQUARE FOOTAGE	Existing	Proposed	Total
Heated			
Garage			
Patio /Porch			
Total Roofed			
Total Square Footage			

Number of Plumbing Fixtures Proposed

Sinks _____ Showers _____ Tubs _____ Toilets _____

TYPE OF SEWAGE DISPOSAL: ☒ Public Sewer ☐ Private System

No. of buildings _____ No. of stories _____

Will the proposed construction result in an increase in the number of residential units? ☐ Yes ☒ No How many? _____

Will the proposed construction result in an increase in water use? ☒ Yes ☐ No

Urinals _____ Water Fountains _____ Other _____

Property Owner _____

Mailing Address 9 via Nova

OWNER/BUILDER ☒ CONTRACTOR ☐

DaytimeTelephone # 505-795-3430

Email address NOlivas@icloud.com

Contractor Owner

Mailing Address _____

State License # _____ City License # _____

Daytime Telephone # _____

Email address _____

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property, that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Edgar Lara Address 9 Via Nova

Email Address _____ Daytime Telephone 577-6458

Signature Applicant/Agent _____ Date _____

Instructions for Obtaining a Homeowner Permit

- **The legislative intent of the exemption allowing a homeowner to obtain permits for constructing or altering their primary residence without becoming a licensed contractor is strictly to construct or alter a primary residence. Any other use of a homeowner's permit shall result in cancellation of the current homeowner permit and denial of any subsequent request for a homeowner permit**
- **Allows Homeowner to construct or perform work that requires a permit on primary residence only**
- **Homeowner to complete work themselves with or without W-2 employees, or subcontract out work.**
- **Homeowner responsible for obtaining permits & calling for inspections, including corrections of code violations and required re-inspections to obtain Certificate of Occupancy or final inspection as applicable**
- **If contracts out portion of work, must be to licensed contractor who applies for appropriate permits and inspections, which provides recourse to homeowner for issues with contracted work**
- **Homeowner must apply for the permit with the authority having jurisdiction (AHJ) which is either CID or the local permitting authority, whichever is applicable**

A homeowner may apply for a permit as the general contractor to build, construct, alter, repair, demolish or make installations to a single-family dwelling only at the location of the homeowner's primary residence. The homeowner must comply with all provisions of CILA, regulations, standards and codes including requirements for workers compensation insurance. The homeowner permit covers general residential construction only and is limited to a single family residential dwelling unit or an appurtenant structure/free standing storage unit. A homeowner permit does not cover any commercial construction, as defined in the applicable codes, or any other residential dwellings owned by the homeowner including rental dwellings. A homeowner can work alone, hire employees to assist as long as they are paid only wages and receive no other compensation, as defined in CILA 60-13-2 (I.), or hire subcontractors. If hiring employees the homeowner shall comply with all Taxation & Revenue Department reporting requirements. All subcontractors under a homeowner permit must be licensed and shall permit their own work.

A homeowner cannot apply for, or have issued to him/her a homeowner's permit if he/she is not acting as the general contractor for a project but is merely the customer of a contractor as any homeowner would be for a particular scope of work. For example, hiring a licensed contractor to re-roof your residence requires the contractor to obtain permits and inspections without your involvement or liability in the process.

In order to qualify, there are specific requirements that must be met in order to comply with the statutory and regulatory mandates of the Construction Industries Licensing Act ("CILA"). 14.5.2.18 NMAC requires the homeowner sign a "Homeowner Permit Responsibility & Liabilities Acknowledgement" before obtaining such a permit explaining the Homeowner responsibilities and liabilities when assuming primary residence construction. This Instruction form must also be signed

In order for AHJ employees or local planning & zoning department to verify that a homeowner has properly completed the Acknowledgement Form and in order to fully understand his/her responsibilities and liabilities in assuming the project, the homeowner must appear in person either at the appropriate AHJ office or to a local planning and zoning department and provide the following to CID or the local permitting authority:

1. This Acknowledgement and Instruction sheet must be signed and acknowledged as accepting all responsibilities and liabilities by homeowner in person at the CID office or a local planning and zoning department prior to presenting the application packet to CID or local permitting authority.

2. Proof of identity and proof of ownership of the property for which a permit is sought. Proof of identity may include current driver's license; Proof of ownership of the property may include a deed, real estate contract or such other proof as acceptable to the division.

3. Approval of documentation from local planning and zoning office if applicable.

THE HOMEOWNER PERMIT RESPONSIBITLITIES AND LIABILITIES ACKNOWLEDGEMENT FORM MUST BE SIGNED AND NOTARIZED!!

I, EDGAR VILLAESCUSA-LARA state and certify that I have read this instruction sheet completely, that I understand what I must do in order to obtain a homeowner's permit, and agree that I shall comply with the requirements.

Signature

EDGAR VILLAESCUSA-LARA
Printed Name

19 PUEBLO GARCIA RD #17
Address

505 977-6458
Telephone No.

EDIVILLA918@gmail
Email address

READ CAREFULLY-YOUR RIGHTS ARE AFFECTED BY OBTAINING A HOMEOWNER'S PERMIT!!!

New Mexico Regulation and Licensing Department
CONSTRUCTION INDUSTRIES DIVISION
BOX PO Box 25101 • Santa Fe, NM 87504 • Ph (505) 476-4675 • Fax (505) 476-4685
5500 5500 San Antonio Dr. NE • Albuquerque, NM 87109 • Ph (505) 222-9800 • Fax (505) 765-5670
505 S. 505 S. Main St., Suite 118 • Las Cruces, NM 88004 • Ph (575) 524-6320 • Fax (575) 524-6319
www.rld.state.nm.us/construction

HOMEOWNER PERMIT RESPONSIBILITIES AND LIABILITIES ACKNOWLEDGEMENT

Obtaining this permit allows you as the homeowner to self-perform the general construction or to act as the prime (general) contractor.

Homeowner responsibilities and liabilities are strictly monitored and must be adhered to by a homeowner seeking a homeowner's permit. Please read each of the following statements as each pertains to your application for a homeowner's permit. If you agree, you must place your initials on the line adjacent to the statement. If you have any hesitation or cannot agree to each of the conditions you will be denied a permit.

Homeowner must obtain zoning approval from local planning and zoning department prior to submittal to CID or local permitting authority. If you live in an area that does not have a planning and zoning department, you must appear in person at a CID office or a local permitting authority as applicable.

I have verified that the individual signing this document as homeowner has provided (1) proof of identity; (2) proof of ownership of the property; (3) acknowledgement review of the Instruction sheet for obtaining a homeowner's permit AND (4) has completed all portions of this document.

_____
Signature of local permitting authority or
local planning & zoning authorized personnel

_____
Printed Name/ Name of Department

_____
Address

_____
Telephone No.

_____
Email address

After initialing each item, sign the acknowledgement before a Notary Public. Present this document, proof of identity and ownership of the real property, completion of local planning & zoning documents, and the completed building permit application package in person to the AHJ office or local planning and zoning department. The signed and notarized acknowledgement shall be kept on record with the permit

application as proof of the responsibilities and liabilities you have assumed by applying for and obtaining a homeowner's permit.

THIS FORM MUST BE COMPLETED BY HOMEOWNER IN PERSON AT EITHER THE APPROPRIATE PERMITTING AUTHORITY OR THE LOCAL PLANNING AND ZONING DEPT PRIOR TO SUBMITTAL TO THAT AUTHORITY. ALL PORTIONS MUST BE INITIALED OR THIS ACKNOWLEDGEMENT IS DEEMED INCOMPLETE AND UNACCEPTABLE!

Initial adjacent to the appropriate contracting you plan on completing by obtaining the homeowner's permit.

EVL I plan to build/construct a single-family primary residence that will be owned and occupied by me for a minimum of two years after Certificate of Occupancy is issued. Violation of this two year requirement may result in denial of future additional homeowner permits and/or initiation of criminal [unlicensed contracting] charges against you in accordance with the requirements of the Construction Industries Licensing Act, § 60-13-52.

EVL I plan to alter, repair, install or make improvements to my primary residence occupied by me.

EVL I plan to build/construct or improve a free-standing storage building located at my primary residence that is occupied by me.

Read each statement and initial ONLY if you fully agree and acknowledge you will abide by and understand each responsibility and accompany liability.

EVL I fully understand that my entitlement to this Homeowner's Permit is premised on this single-family dwelling being owned and occupied by me as required by statute and rule.

EVL I fully understand that I am personally applying for this Homeowner's Permit and I cannot delegate this task to anyone.

EVL I fully understand that I must comply with all provisions of the Construction Industries Licensing Act, all regulations, and building standards and codes and acknowledge having sufficient familiarity with these laws, standards and codes to be my own homeowner/builder.

EVL I fully understand that I must call for each and every required inspection and make the premises accessible to the inspector.

EVL I fully understand that if I do not want to be responsible for the quality and completion of all work on my home and for compliance with all building standards, codes and construction requirements, I should not obtain a Homeowner's Permit but rather I should hire a licensed general contractor to be responsible for all work.

EVL I fully understand that should I hire anyone, who is not a licensed contractor, to assist me in this construction that I shall pay this employee strictly hourly wages and be responsible for complying with all tax and worker's compensation legal requirements including obtaining appropriate employer tax numbers, withhold and report all state, federal and social security taxes and carry workers compensation insurance as required.

EVL I fully understand that if I do not carry Workers' Compensation Insurance, I may be financially responsible if any of my employees are injured while working on my premises. This financial liability will include employee(s) for whom I may not be required to carry Workers' Compensation insurance or injured workers hired by a subcontractor I hire, who does not carry his own workers compensation insurance.

EVL I fully understand that as the homeowner-builder, I can hire subcontractor(s) to perform all or any portion of the work who will then be responsible for securing permits and obtaining all inspections for that work.

EVL I fully understand that my Homeowner's Permit is only for the general construction portion of the work. Any electrical, mechanical or plumbing work must be permitted separately pursuant to the Construction Industries Licensing Act. This includes either passing all homeowner testing and requirements, submit approved plans, obtain all required permits and call for all required inspections or hire a licensed contractor to perform all work by appropriate permitting and inspections.

EVL I fully understand that, under no circumstances, can I perform HVAC, natural gas or liquid propane ("LP") gas under my Homeowner's Permit and that I must hire appropriately licensed subcontractors to perform such work by obtaining their own permits.

EVL I fully understand that if I hire a GB-02 [licensed residential contractor] or a GB-98 [licensed residential/commercial contractor] to supervise my work, to act in the capacity of a general contractor or project manager, or to perform work in a capacity other than a legal employee or subcontractor who shall obtain all appropriate permits, the homeowner's permit is automatically VOIDED and requires the licensed contractor to permit the project under his license. Any violation by the licensed contractor shall result in legal action against the contractor's license.

EVL I fully understand that I must call for and pass all appropriate inspections including a final inspection to obtain a Certificate of Occupancy, which must be issued prior to my occupation. Failure to call for a final inspection can result in a penalty against me of up to Five Hundred Dollars ($500).

EVL I fully understand that if an inspection results in a cited a code violation, such violation must be cured within ninety (90) days or I can be assessed a penalty of up to Two Hundred Dollars ($200).

EVL I fully understand that if I occupy my home (or addition) prior to a final inspection, no Certificate of Occupancy shall be issued. The failure to obtain a Certificate of Occupancy may present issues in the future if I desire to refinance or sell my home.

EVL I fully understand the Certificate of Occupancy shall state that my home, addition or storage building was built under a Homeowner's Permit.

EVL I fully understand that my remedies for code violations are limited to the permitted work of my sub-contractors who obtain permits and inspections as I have assumed responsibility as prime contractor for the project at my primary residence.

I, EDGAR VILLAESCUSA, stipulate, acknowledge and certify that I have read each of the above statements and I understand each requirement, responsibility and liability that accompanies a Homeowner's Permit. I agree to be bound by all applicable laws, regulations, codes, standards, requirements and responsibilities. I further understand that I cannot perform any electrical, mechanical, plumbing, natural or LP gas work under this project. If I hire a licensed contractor to do any portion of this project, the contractor will apply for his own permit for this portion of the work. I understand I am require to substantiate my construction knowledge to the satisfaction of the Division.

_____

Homeowner signature must be signed and acknowledged before a Notary Public

SWORN AND ACKNOWLEDGED before me this 23 day of May, 2022

_____

Notary Public

My Commission expires: 6/2/25

STATE OF NEW MEXICO
NOTARY PUBLIC
BLANCA G ORNELAS
COMMISSION # 1117840
EXPIRES JUNE 2, 2025

15463

21-15463

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

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

Date:

To: Building Permit Division

From: Carly Piccarello, Planner Manager - Land Use

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

Project Address: 578 W SAN FRANCISCO ST, Santa Fe, NM 87501

Case Number: 2021-004569--ADMIN

Contact Name: Nancy Olivas

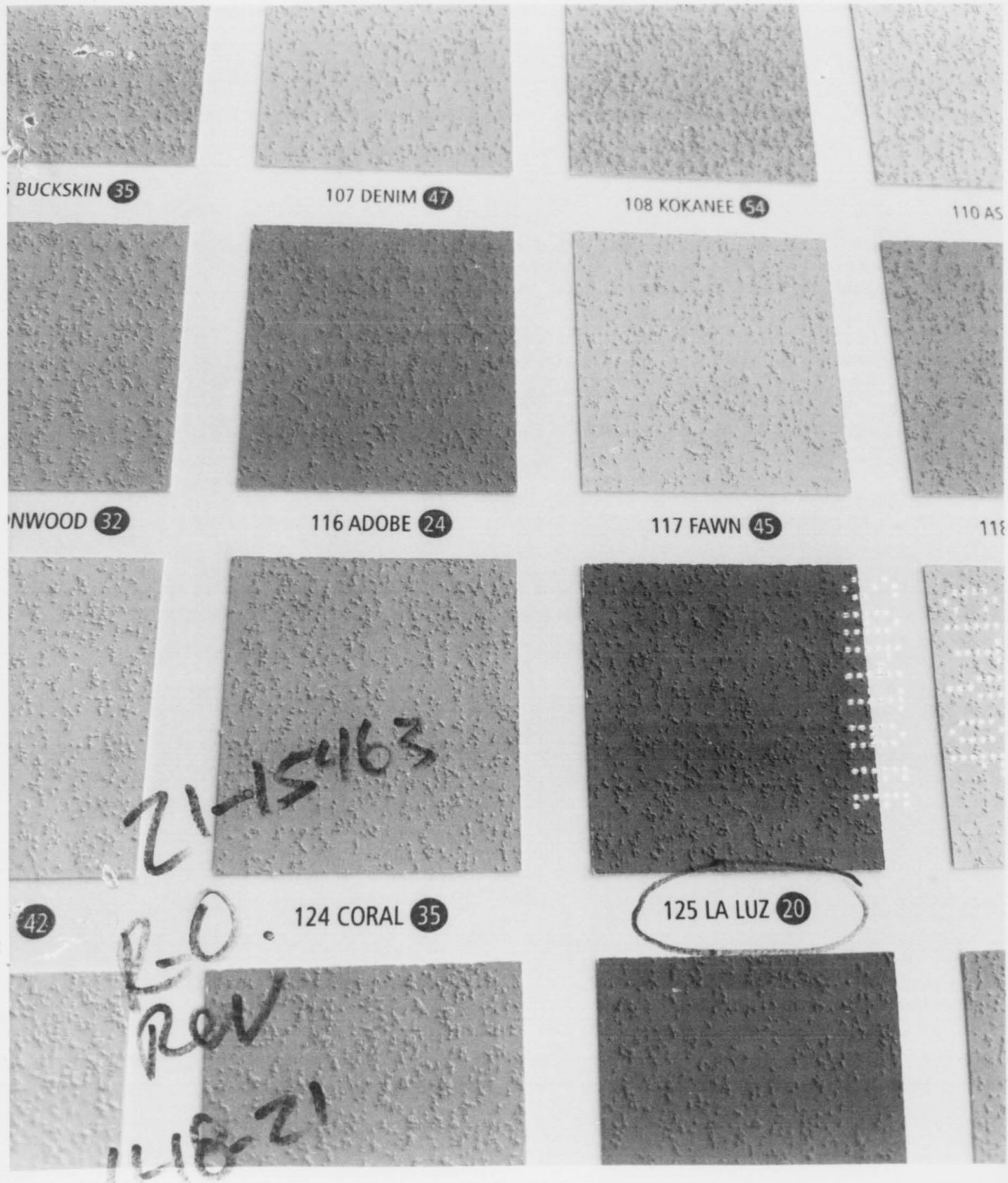
Phone Number:

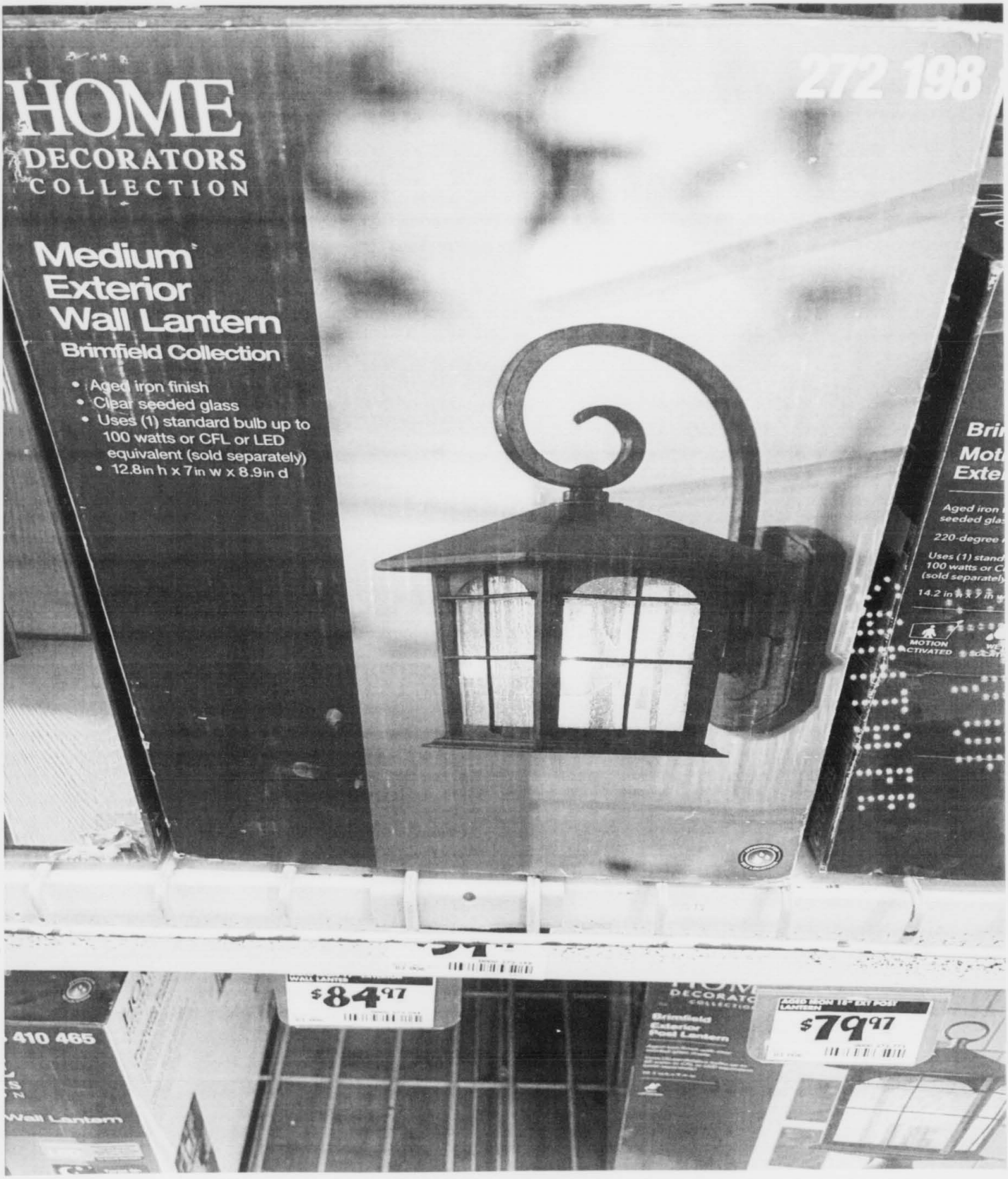
Email: n.olivas@icloud.com

Approved Scope of Work: *Amendment to existing approval 2021-003669-ADMIN. Approval for light fixture and stucco color. Light fixtures will be a wall lantern with crackle glass. Stucco will be El Rey cementitious stucco in "Adobe."*

Revisions
21-15463
5-11-22
MT

FURTHER ACTIONS REQUIRED: FINAL HISTORIC INSPECTION


BUCKSKIN 35
107 DENIM 47
108 KOKANEE 54
110 AS
NWOOD 32
116 ADOBE 24
117 FAWN 45
118
42
124 CORAL 35
125 LA LUZ 20


HOME
DECORATORS
COLLECTION
Medium
Exterior
Wall Lantern
Brimfield Collection
• Aged iron finish
• Clear seeded glass
• Uses (1) standard bulb up to 100 watts or CFL or LED equivalent (sold separately)
• 12.8in h x 7in w x 8.9in d
272 198
$84.97
$79.97

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

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

Date:

To: Building Permit Division

From: Nicole A. Nancy Thomas

Nicole Thomas, Planner Manager - Land Use

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

Project Address: 578 W SAN FRANCISCO ST 1/2, Santa Fe, NM 87501

Case Number: 2021-003669--ADMIN

Contact Name: Nancy Olivas

Phone Number: **Email:**

Approved Scope of Work: *Extension of HDRB approval H-17-088. No changes to approved case. If changes occur administrative approval or HDRB approval will be required.*
Attach both the HDRB approval and the administrative extension need to be attached to each permit set.

Revision
5-20-21
21-1546 3

R. O.

FURTHER ACTIONS REQUIRED:	PERMIT or PERMIT REVISION
	ROUTE TO HISTORIC DIVISION
	INTERIM HISTORIC INSPECTION
	FINAL HISTORIC INSPECTION

578 N SAN FRANCISCO ST

Chapter 11
REMODELING

Item #	Green Building Practices	Points Available
11.3	**COMPLIANCE AND APPLICABILITY**	
11.305.1	**Compliance.** Compliance with Section 305 is mandatory.	
11.305.2	**Compliance options.** The criteria for existing buildings shall be in accordance with Section 305.3 for whole-building ratings or additions greater than 400 sf or Section 305.4 for compliance designations of building functional areas and additions under 400 sf.	
11.305.3	**Whole-building rating criteria**	
11.305.3.1	**Applicability.** The provisions of Section 305.3 shall apply to remodeling of existing buildings that effect 50% or more of the existing conditioned floor area and additions of 400 conditioned sf or greater. In addition to the foundation, at least one major structural system (such as walls) of the existing building shall remain in place after the remodel for the building to be eligible for compliance under Section 305.3. If less of the building remains than needed to be eligible for compliance under Section 305.3 then the Santa Fe Residential Green Building Code for new buildings shall apply.	
11.305.3.1.1	**Additions.** For a remodeled building that meets the applicability for meeting the provisions of Section 305.3 and that includes an addition, the entire building including the addition shall comply with the criteria of Section 305.3.	
11.305.3.3	**Mandatory practices.** For additions and remodels that must comply with Chapter 11, the building, including any additions and common areas, shall satisfy all practices designated as mandatory in Chapter 11.	
11.305.3.4	**Required points for Chapter 11.** A minimum number of 40 points shall be achieved in Chapter 11 in any category.	
11.5	**LOT DESIGN, PREPARATION AND DEVELOPMENT**	
11.500.0	Intent: This section applies to the lot and changes to the lot due to remodeling of an existing building. This section does not apply if there is no landscaping or site work in the project.	
11.503	**LOT DESIGN**	
11.503.0	**Intent.** The lot is designed to avoid detrimental environmental impacts first, minimize any unavoidable impacts, and to mitigate for those impacts that do occur. The project is designed to minimize environmental impacts and to protect, restore, and enhance the natural features and environmental qualities of the lot. **(Points awarded only if the intent of the design is implemented)**	
11.503.1	**Natural resources.** Natural resources are conserved by one or more of the following:	

Item #	Green Building Practices	Points Available
(4)	Basic training in tree or other natural resource protection is provided for the on-site supervisor.	4

11.503.5	**Landscape Plan:** A landscape plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment. **(Where "front" or "rear" only plan is implemented, only half of the points (rounded down to a whole number) are awarded for Items (1)-(6))**	
(2)	Vegetation and trees are selected that are native or regionally appropriate for local growing conditions are selected and specified on the lot plan.	4
(3)	The percentage of cool season turf areas is limited and shown on the lot plan. The percentage is based on the landscaped area of the lot not including the home footprint, hardscape, and any undisturbed natural areas.	
(a)	0 percent	5
(4)	Plants with similar watering needs are grouped (hydrozoning) and shown on the site plan.	5

11.504	**LOT CONSTRUCTION**	
11.504.0	**Intent:** Environmental impact during construction is avoided to the extent possible; impacts that do occur are minimized, and any significant impacts are mitigated.	

11.504.2	**Trees and vegetation:** Designated trees and vegetation are preserved by one or more of the following:	
(1)	fencing or equivalent is installed to protect trees and other vegetation.	3
(2)	Trenching, significant changes in grade, and compaction of soil and critical root zones in "tree save" areas as shown on the lot plan are avoided.	5

11.505	**INNOVATIVE PRACTICES**	
11.505.0	**Intent:** Innovative lot design, preparation and development practices are used to enhance environmental performance. Waivers or variances from development regulations are obtained, and innovative zoning is used to implement such practices.	

(1)	Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods.	5
(c)	Permeable hardscaping: Permeable hardscaping materials are installed.	
(2)	Roofs: Not less than 75 percent of the exposed surface of the roof is in accordance with one or a combination of the following methods.	5
(a)	Minimum initial SRI of 78 for a s low-sloped roof (a slope less than or equal to 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (a slope of more than 2:12). The SRI is calculated in accordance with ASTM E1980. Roof products shall be certified and labeled.	

11.601	**QUALITY OF CONSTRUCTION MATERIALS AND WASTE**	
11.601.0	**Intent:** Design and construction practices that minimize the environmental impact of the building materials are incorporated, environmentally efficient building systems and materials are incorporated, and waste generated during construction is reduced.	

Item #	Green Building Practices	Points Available
11.601.1	**Conditioned Floor Area:** Finished floor area of a dwelling unit after remodeling is limited. Finished floor area is calculated in accordance with NAHBRC Z765. Only the finished floor area for stories above grade plane is to be included in the calculation.	
(1)	less than or equal to 1,000 square feet (93 m^2)	15
(2)	less than or equal to 1,500 square feet (139 m^2)	12
(3)	less than or equal to 2,000 square feet (186 m^2)	9
(4)	less than or equal to 2,500 square feet (232 m^2)	6
(5)	greater than 4,000 square feet (372 m^2)	Mandatory
	(For every 100 square feet (9.29 m^2) over 4,000 square feet (372 m^2), one point is to be added to the threshold points to maximum of 60 required points required.)	
11.601.2	**New Work-Material Usage:** Newly installed structural systems are designed or construction techniques are implemented that reduce and optimize material usage. **(Points awarded only when the newly installed portion of each structural system comprises at least 25% of the total area of that structural system after the remodel).**	9 Points max
(1)	24" OC framing	3
(2)	Single top-plate - extrior and bearing walls	3
(3)	Single top-plate - interior non-bearing partitions	3
(4)	Right-sized headers or insulated box headers	3
(5)	No headers in non-bearing partitions	3
(6)	Ladders at perpendicular wall intersections	3
(7)	Two-stud exterior corner framing ore equivalent	3
(8)	Doubling the rim joist in lieu of header	3
(9)	Ladder blocking or equivalent at intersection of interior wall and exterior wall.	3
(10)	Ladder blocking or equivalent at all interior wall intersections	3
(11)	Other (specify and provide detail)	3
11.601.5	**Prefabricated components.** Precut or preassembled components, or panelized or precast assemblies are utilized for a minimum of 90 percent for the following system or building: **(Points are awarded only when the newly installed system comprises at least 25 percent of the total area of that system of the building after the remodel)**	13 max
(1)	floor system	4
(2)	wall system	4
(3)	roof system	4
(4)	modular construction for any new construction located above grade	13
11.601.6	**Stacked Stories:** Stories above grade are stacked, such as in 1 1/2-story, 2-story, or greater structures. The area of the upper floor is a minimum of 50 percent of the area of the story below, based on areas with a minimum ceiling height of 7 feet (2134 mm).	8 Max
(1)	first stacked story	4
(2)	for each additional stacked story	2

Item #	Green Building Practices	Points Available
11.601.7	**Site-applied Finishing Materials:** Building materials or assemblies listed below that do not require additional site-applied material for finishing are incorporated into the building.	12 Max
(a)	pigmented, stamped, decorative, or final finish for all new concrete or masonry	5
(h)	Use no trim on all new or replaced doors and window counting both interior and exterior and both sides of internal doors.	5

11.602	ENHANCED DURABILITY AND REDUCED MAINTENANCE	
11.602.0	Intent: Design and construction practices are implemented that enhance the durability of materials and reduce in-service maintenance.	

11.602.1	**Moisture Management - Building Envelope**	
11.602.1.2	**Foundation waterproofing.** Enhanced foundation waterproofing is installed In all new foundations, and on not less than 25 percent of the foundation after the remodel using one or both of the following:	4
(1)	rubberized coating, or	
(2)	drainage mat	
11.602.1.5	**Termite Barrier:** Continuous physical foundation termite barrier used with low toxicity treatment or with no chemical treatment is installed.	4
11.602.10	**Exterior Doors:** Entries at exterior door assemblies, inclusive of side lights, are covered by one of the following methods to protect the building from the effects of precipitation and solar radiation. A projection factor of 0.375 minimum is provided.	2 per exterior door 6 Max
(a)	installing a porch roof or awning	
(b)	extending the roof overhang	
(b)	recessing the exterior door	
11.602.1.12	**Roof Overhangs:** Fixed permanent roof overhangs, including portals, in accordance with Table 11.602.1.12, are provided over a minimum of 90 percent of exterior walls for sloped roofs or portals that cover 50% or more of the wall area for flat roofed buildings to protect the building envelope.	4

Table 11.602.1.12
Minimum Roof Overhang for One- & Two-Story Buildings

Inches Rainfall[1]	Eave Overhang (inches)	Rake Overhang (inches)
≤40	12	12
>41 to ≤70	18	12
>70		

(1) Annual mean total precipitation in inches in accordance with Figure 6(2)

For SI: 1 foot = 304.8 mm

11.603	REUSED OR SALVAGED MATERIALS	
11.603.0	**Intent:** Practices that reuse or modify existing structures, salvage materials for other uses, or use salvaged materials in the building's construction are implemented.	

11.603.1	**Reuse of Existing Building:** Major elements or components of existing buildings and structures are reused, modified, or deconstructed for later use. **(Points awarded for every 200 square feet (18.5 m^2) of floor area)**	1 12 Max
11.603.3	**Scrap Materials:** Sorting and reuse of scrap building materials is facilitated (e.g., a central storage area or dedicated bins are provided).	4

11.604	RECYCLED-CONTENT BUILDING MATERIALS

Item #	Green Building Practices	Points Available
11.605	**RECYCLED CONSTRUCTION WASTE**	
11.605.0	**Intent:** Waste generated during construction is recycled. All waste classified as hazardous is properly disposed of.	
11.605.2	**Construction Waste Management Plan:** A construction waste management plan is developed, posted at the jobsite, and implemented with a goal of recycling or salvaging a minimum of 50 percent (by weight) of construction waste.	6
11.608	**RESOURCE EFFICIENT MATERIALS**	
11.608.1	**Resource-efficient materials.** Products containing fewer materials are used to achieve the same end-use requirements as conventional products, including but not limited to:	9 Max (3 per each material)
(2)	engineered wood or engineered steel products	
(3)	roof or floor trusses	
11.611.3	**Universal Design Elements:** Dwelling incorporates on or more of the following universal design elements. Conventional industry tolerances are permitted.	10 Max
(1)	Any no-step entrance into the dwelling which (1) is accessible from a substantially level parking or drop-off area 9no more than 2%) via an accessible path which has no individual change in elevation or other obstruction of more than 1-1/2 inches in height with a pitch not exceeding 1 in 12 and (2) provides a minimum 32-inch wide clearance into the dwelling.	3
(2)	Minimum 36-inch wide accessible route from the no-step entrance into at least one visiting room in the dwelling and into at least one full or half bathroom which has a minimum 32 inch clear door width and a 30-inch by 48-inch clear area inside the bathroom outside the door swing.	3
(3)	Minimum 36-inch wide accessible route from the no-step entrance into at least one bedroom which has a minimum 32 inch clear door width.	3
(4)	Blocking or equivalent installed in the accessible bathroom walls for future installation of grab bars at water closet and bathing fixture, if applicable.	1
11.611.4	**Modular Building Dimensions.** Frame structures or structures made with modular units are designed on 16- or 24-inch dimensions.	2
11.611.5	Use structural vigas, beams, or posts (from less than 300 miles away) (does not apply to decorative vigas) **(1 point per installed 10 linear feet)**	10 Max
11.611.6	Structural insulated panels (SIPS) used for the exterior:	
(1)	Walls	5
(2)	Roof	5
11.611.7	Drainage from canales is done in accordance with all of the following:	5
(1)	Waterproof the foundation behind the splash area and extending 3 feet in both directions.	
(2)	Install an impermeable liner in splash area under canale.	
(3)	Liner or other collector guides water away from structure sloping a minimum of 6 inches over 6 feet for a minimum of 6 feet away from structure.	
11.701	**MINIMUM ENERGY EFFICIENCY REQUIREMENTS**	
11.701.4.3	**Insulation and air sealing,**	

Item #	Green Building Practices	Points Available
11.701.4.3.1	**Building Thermal Envelope.** The building thermal envelope exposed or created during the remodel is durably sealed to limit infiltration. The sealing methods between dissimilar materials allow for differential expansion and contraction. The following are caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film or solid material:	Mandatory
(a)	All joints, seams and penetrations.	
(b)	Site-built windows, doors and skylights.	
(c)	Openings between window and door assemblies and their respective jambs and framing.	
(d)	Utility penetrations.	
(e)	Dropped ceiling or chases adjacent to the thermal envelope.	
(f)	Knee walls.	
(g)	Walls and ceilings separating a garage from conditioned spaces.	
(h)	Behind tubs and showers on exterior walls.	
(i)	Common walls between dwelling units.	
(j)	Attic access openings.	
(k)	Rim joist junction.	
(l)	Other sources of infiltration.	
11.701.4.3.2	**Air Sealing and Insulation.** Grade 3 insulation installation is not permitted. The compliance of the building envelope tightness and insulation installation is demonstrated in accordance with Section 11.701.4.3.2(1) or 11.701.4.3.2(2).	Mandatory
(1)	**Testing Option:** Building envelope tightness and insulation installation is considered acceptable when air leakage is less than seven air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50 Pa). Testing is conducted after rough-in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. Testing is conducted under the following conditions:	
(a)	Exterior windows and doors, fireplace and stove doors are closed, but not sealed;	
(b)	Dampers are closed, but not sealed, including exhaust, intake, makeup air, backdraft, and flue dampers;	
(c)	Interior doors are open;	
(d)	Exterior openings for continuous ventilation systems and heat recovery ventilators are closed and sealed;	
(e)	Heating and cooling system(s) is turned off;	
(f)	HVAC duct terminations are not sealed; and	
(g)	Supply and return registers are not sealed.	
(2)	**Visual inspection option.** Building envelope tightness and insulation installation are considered acceptable when the items listed in Table 11.701.4.3.2(2) applicable to the method of construction and exposed and visible during the remodel, are field verified by an approved third party and a report verifying compliance is provided to the City's Inspection Division.	

Table 11.701.4.3.2(2)
Air Barrier and Insulation Inspection Component Criteria

Component	Criteria
Air barrier and thermal barrier	• Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier.
	• Breaks or joints in the air barrier are filled or repaired.
	• Air-permeable insulation is not used as a sealing material.

Item #	Green Building Practices		Points Available
		• Air-permeable insulation is not installed with an air barrier.	
	Ceiling/Attic	• Air barrier in dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.	
		• Attic access (except unvented attic), knee wall door, or dropdown stair is sealed.	
	Exterior Walls	• Corners and headers are insulated.	
		• Junction of foundation and sill plate is sealed.	
	Windows and doors	• Space between windows/door jambs is sealed.	
	Rim joists	• Rim joists are insulated and include an air barrier.	
	Floors (including above-garage and cantilevered floors)	• Insulation is installed to maintain permanent contact with underside of subfloor decking.	
		• Air barrier is installed at any exposed edge of insulation.	
	Crawlspace walls	• Where installed, insulation is permanently attached to walls.	
		• Exposed earth in unvented crawlspaces is covered with Class I vapor retarder with overlapping joints taped.	
	Shafts, penetrations	• Duct shafts, flue shafts, and utility penetrations, opening to the exterior or an unconditioned space are sealed.	
	Narrow cavities	• Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulations.	
	Garage separation	• Air sealing is provided between the garage and conditioned spaces.	
	Recessed lighting	• Recessed light fixtures not installed in the conditioned space are air tight, IC rated, and sealed to drywall.	
	Plumbing and wiring	• Insulation is placed between the outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.	
	Shower/tub adjacent to exterior wall	• Showers and tubs adjacent to exterior walls have insulation and an air barrier separation from the exterior.	
	Electrical/phone box in exterior walls	• Air barrier extends behind boxes or air sealed-type boxes are installed.	
	Common wall	• Air barrier is installed in common walls between dwelling units.	
	HVAC register boots	• HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.	
	Fireplace	• Fireplace walls include an air barrier.	
11.701.4.3.3	**Fenestration air leakage.** Newly installed windows, skylights and sliding glass doors have an air filtration rate of no more than 0.3 cfm per square foot (1.5 L/s/m^2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m^2), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and tested and labeled. This practice does not apply to site-build windows, skylights and doors.		Mandatory

Item #	Green Building Practices	Points Available
11.701.4.3.4	**Recessed lighting.** Newly installed recessed luminaires installed in the building thermal envelope are sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires are IC-rated and labeled as meeting ASTM E 283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All recessed luminaires are sealed with a gasket or caulk between the housing and the interior of the wall or ceiling covering.	Mandatory
11.701.4.4	**High-efficiency lighting.** A minimum of 50 percent of the newly installed hard-wired lighting fixtures, or the bulbs in those fixtures, qualify as high efficacy or equivalent.	Mandatory
11.701.4.5	**Boiler supply piping.** Boiler supply piping in unconditioned space that is accessible during the remodel is insulated.	Mandatory
11.901	**POLLUTANT SOURCE CONTROL**	
11.901.0	**Intent.** Pollution sources are controlled	
11.901.1	**Space and water heating options**	
11.901.1.1	Natural draft furnace, boilers, or water heaters are not located in conditioned spaces, including conditioned crawlspaces, unless located in a mechanical room that has an outdoor air source and is sealed an insulated to separate it from the conditioned space(s). **(points are awarded only for buildings that use natural draft combustion space or water heating equipment.)**	5
11.901.1.2	Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside air source.	5
11.901.1.3	The following combustion space heating and water heating equipment is installed within conditioned space:	
(1)	all furnaces or boilers	
(a)	power vent furnace(s) or boiler(s)	3
(b)	direct vent (sealed combustion) furnace(s) or boiler(s)	5
(2)	all water heaters	
(a)	power vent water heater(s)	3
(b)	direct vent (sealed combustion) water heater(s)	5
11.901.1.4	Newly installed gas-fired fireplaces and direct heating equipment is listed and is installed in accordance with the NFPA 54,ICC IFG, or the applicable local gas appliance installation code. Gas-fired fireplaces and direct heating equipment are vented to the outdoors.	Mandatory
11.901.1.6	The following electric equipment is installed:	
(1)	Heat pump air handler in unconditioned space	2
(2)	Heat pump air handler in conditioned space	5
11.901.2	**Solid fuel-burning appliances**	
11.901.2.1	Newly installed solid fuel-burning fireplaces, inserts, stoves and heaters are local code compliant and are in accordance with the following requirements:	Mandatory

Item #	Green Building Practices	Points Available
(1)	Site-built masonry wood-burning fireplaces are equipped with outside combustion air and a means of sealing the flue and the combustion air outlets to minimize interior air (heat) loss when not in operation.	
(2)	Factory-built, wood-burning fireplaces are in accordance with the certification requirements of UL 127 and are EPA certified.	
(3)	Wood stove and fireplace inserts, as defined in UL 1482 Section 3.8, are in accordance with the certification requirements of UL 1482 and are in accordance with the emission requirements of the EPA Certification and the State of Washington WAC 173-433-100(3).	
(4)	Pellet (biomass) stoves and furnaces are in accordance with the requirements of ASTM E 1509 or are EPA certified.	
(5)	Masonry heaters are in accordance with the definitions in ASTM E1602 and ICC IBC, Section 2112.1.	
(6)	Removal of or rendering unusable an existing fireplace or fuel burning appliance that is not in accordance with 11.901.2.1 or replacement of each fireplace or appliance that is not in accordance with 11.901.2.1 with a compliant appliance. (Not Mandatory)	7

11.901.3	**Garages.** Garages are in accordance with the following:	
(1)	Attached garage	
(c)	For one- and two-family dwelling units, a 100 cfm (47 L/s) or greater ducted, or 70 cfm (33 L/s) or greater unducted wall exhaust fan is installed and vented to the outdoors, designed and installed for continuous operation, or has controls (e.g., motion detectors, pressure switches) that activate operation for a minimum of 1 hour when either human passage door or roll-up automatic doors are operated. For ducted exhaust fans, the fan airflow rating and duct sizing are in accordance with Appendix A.	8
(2)	A carport is installed, or a detached garage is installed.	10

11.901.12	**Carbon monoxide (CO) alarms.** A carbon monoxide (CO) alarm is installed in a central location outside of each separate sleeping area in the immediate vicinity of the bedrooms. The CO alarm(s) is located in accordance with NFPA 720 and where there is existing electrical lines accessible is hard-wired with a battery back-up. The alarm device(s) is certified by a third-party for conformance to either CSA 6.19 or UL 2034. At least one of the CO alarms is capable of detecting CO concentrations as low as 9 ppm and includes a visible display. **Exception: No CO alarms are required when all three of the following conditions are true: 1. The is no attached garage; 2. There are no gas-fired applianes within the conditioned space and; 3. the are no solid fuel burning applicances in the home, including fireplaces.**	Mandatory

11.902 POLLUTANT CONTROL

11.902.0	**Intent.** Pollutants generated in the building are controlled.	
11.902.1	**Spot ventilation.**	
11.902.1.1	Spot ventilation is in accordance with the following:	
(1)	Bathrooms are vented to the outdoors. The minimum ventilation rate is 50 cfm (23.6 L/s) for intermittent operation or 20 cfm (9.4 L/s) for continuous operation in bathrooms.	Mandatory 1

Item #	Green Building Practices	Points Available
	(Points are awarded only if a window complying with IRC Section R303.3 is provided in addition to mechanical ventilation.)	
(3)	Kitchen exhaust units and/or range hoods are ducted to the outdoors and have a minimum ventilation rate of 100 cfm (47.2 L/s) for intermittent operation or 25 cfm (11.8 L/s) for continuous operation.	8

11.902.1.2	Bathroom and/or laundry exhaust fan is provided with an automatic timer, motion sensor, and/or humidistat:	11 Max
	for first device	5
	for each additional device	2

11.902.1.4	Exhaust fans are ENERGY STAR, as applicable.	12 Max
(1)	ENERGY STAR, or equivalent, fans **(Points awarded per fan.)**	2
(2)	ENERGY STAR, or equivalent, fans operating at or below 1 sone **(Points awarded per fan.)**	3

11.902.2	**Building ventilation systems**	
11.902.2.1	One of the following whole building ventilation systems is implemented and is in accordance with the specifications in Appendix B.	Mandatory where the maximum air infiltration rate is less than 5 ACH50 or no blower door test is performed
(1)	exhaust or supply fan(s) ready for continuous operation and with appropriately leveled controls OR	3
(2)	balanced exhaust and supply fans with supply intakes located in accordance with the manufacturer's guidelines so as to not introduce polluted air back into the building OR	6
(3)	heat-recovery ventilator OR	7
(4)	energy-recovery ventilator	8
11.902.2.2	Ventilation airflow is tested to achieve the design fan airflow at point of exhaust in accordance with Section 11.902.2.1.	4
11.902.2.3	MERV filters 8 or equivalent or greater are installed on central forced air systems and are accessible. Designer or installer is to verify that the HVAC equipment is able to accommodate the greater pressure drop of MERV 8 filters.	3
11.902.3	**Radon control,** Radon control measures are in accordance with the Santa Fe Residential Green Building Code.	

Item #	Green Building Practices	Points Available
(1)	All residential buildings shall be tested both prior to, and after, remodeling or an addition and information regarding the potential health risks of radon exposure shall be supplied to the homeowner. Tests shall be consistent with the USEPA measurement protocols from homes or by the American Association of Radon Scienists and Technol,ogists (AARST) "protocols for Radon Measurements in Homes" (MAH September 2005). It is highly recommended that mitigation be performed if the concentrations are at or above 4 pCi/L. It is recommended that remediation be performed if levels are between 2 and 4 pCi/L. NOTE: Some types of construction may increase radon concentrations including actions that reduce natural ventillation or the introduction of sources of radon such as granite. This information is intended as disclosure only for the homeowner to use at their descretion.	Mandatory
(a)	a passive radon system is installed	7
(b)	an active radon system is installed	10
11.902.4	**HVAC system protection.** The following HVAC system protection measure is performed.	
(1)	HVAC supply registers (boots), return grilles, and rough-ins are covered during construction activities to prevent dust and other pollutants from entering the system.	3 Mandatory
11.902.5	**Central vacuum system.** Central vacuum system is installed and vented to the outside.	3
11.902.6	**Living space contaminants.** The living space is sealed in accordance with Section 11.701.4.3.1 to prevent unwanted contaminants and third-party verified.	Mandatory
11.903	**MOISTURE MANAGEMENT: VAPOR, RAINWATER, PLUMBING, HVAC**	
11.903.0	**Intent.** Moisture and moisture effects are controlled.	
11.903.1	**Plumbing**	
11.903.1.1	Cold water pipes in unconditioned spaces are insulated to a minimum of R-4 with pipe insulation or other covering that adequately prevents condensation.	2
11.903.1.2	Plumbing is not installed in unconditioned spaces such as garages, attics, basements or crawl spaces.	5
11.903.2	**Duct insulation.** Ducts are in accordance with one of the following:	
(1)	All HVAC ducts, plenums, and trunks are in conditioned space.	1
(2)	All HVAC ducts, plenums, and trunks are in conditioned space. All HVAC ducts are insulated to a minimum of R4.	3
11.1001	**BUILDING OWNERS' MANUAL**	
11.1001.0	**Intent.** Information on the building's use, maintenance, and green components is provided.	
11.1001.1	A building owner's manual is provided that includes the following, as available and applicable. **(Points awarded per two items. Points awarded for both mandatory and non-mandatory items.)**	1 9 Max

Item #	Green Building Practices	Points Available
(1)	A green building program certificate or completion document	Mandatory
(2)	List of green building features (can include the Green Building Code checklist).	Mandatory
(3)	Product manufacturer's manuals or product data sheet for newly installed major equipment, fixtures, and appliances, including any alternative energy systems. If product data sheet is in the building owner's manual, manufacturer's manual may be attached to the appliance in lieu of inclusion in the building owner's manual.	Mandatory
(4)	Maintenance checklist.	
(5)	Information on local recycling programs.	
(6)	Information on available local utility or other energy provider programs that purchase a portion of energy from renewable energy providers.	
(7)	Explanation of the benefits of using energy-efficient lighting systems (e.g., compact fluorescent light bulbs, light emitting diode (LED)) in high-usage areas.	
(8)	A list of practices to conserve water and energy.	
(9)	Local public transportation options.	
(10)	A diagram showing the location of safety valves and controls for major building systems.	Mandatory
(11)	Where frost-protected shallow foundations are used, owner is informed of precautions including:	
(a)	instructions to not remove or damage insulation when modifying landscaping.	
(b)	providing heat to the building as required by the ICC IRC or UMC	
(c)	keeping base materials beneath and around the building free from moisture caused by broken water pipes or other water sources.	
(12)	A list of local service providers that offer regularly scheduled service and maintenance contracts to ensure proper performance of equipment and the structure (e.g., HVAC, water-heating equipment, sealants, caulks, gutter and downspout system, shower and/or tub surrounds, irrigation system).	
(13)	A photo record of framing with the utilities installed. Photos are taken prior to installing insulation, clearly labeled, and included as part of the building owner's manual.	
(14)	List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.	
(15)	Information on organic pest control, fertilizers, deicers, and cleaning products.	
(16)	Information on native landscape materials and/or those that have low-water requirements.	
(17)	Information on methods of maintaining the building's relative humidity in the range of 30 percent to 60 percent.	
(18)	Instructions for inspecting the building for termite infestation.	
(19)	Instructions for maintaining gutters and downspouts and importance of diverting water a minimum of 5 feet away from foundation.	
(20)	A narrative detailing the importance of maintenance and operation in retaining the attributes of a green-built building.	
(21)	Where stormwater management measures are installed on the lot, information on the location, purpose, and upkeep of these measures.	
(22)	For buildings originally built before 1978, the EPA publications "Reducing Lead Hazards When Remodeling Your Home" and "Asbestos in Your Home: A Homeowner's Guide".	
(23)	Information regarding energy efficient window treatments	
(24)	Information about protecting the home from fire danger	Mandatory
(25)	Instructions for maintaining solar systems employed in the home (only available if solar systems are employed in the home)	Mandatory
(26)	Provide homeowner with information about mulching and composting	

Item #	Green Building Practices	Points Available
(27)	Provide information about participating in a clean energy program (i.e. purchase energy from PNM Sky Blue).	
(28)	Provide information about about water conservation practices and City incentives	Mandatory

11.1002	Training of Building Owners on Operation and Maintenance

11.1002.1	**Training of building owners.**	
	Building owners are familiarized with the role of occupants in achieving green goals. On-site training is provided to the responsible party(ies) regarding newly installed equipment operation and maintenance, control systems, and occupant actions that will improve the environmental performance of the building. These include:	Mandatory
(1)	HVAC filters or boiler maintenance	
(2)	thermostat operation and programming	
(3)	lighting controls	
(4)	appliances operation	
(5)	water heating settings and hot water use	
(6)	fan controls	
(7)	recycling practices	
(8)	the irrigation system	
(9)	catchment system maintenance	
(10)	all other equipment	

1004	Innovative Practices

1004.2	Translate homeowner documents into Spanish and make both available to homeowner	6

50.5

WARRANTY DEED

April Metcalf and Scott G. Metcalf, wife and husband, for consideration paid, grant to **Gregorio Simentel and Lucia Y. Sanchez,** husband and wife as joint tenants, whose address is - 1232 Coyote Lane, El Paso, TX 79912, the following described real estate in Santa Fe County, New Mexico:

Lot 1, as shown on plat entitled "Plat of Boundary Survey for Gordon G. Ledingham & Mitzi D. M. Leblon-Ledingham...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on July 7, 2017 in Plat Book 821, Page 043 as Instrument

SUBJECT TO restrictions, covenants and conditions of record, and taxes for 2017 and subsequent years.

With warranty covenants.

WITNESS our hands and seal this 16 day of Aug., 2017.

April Metcalf

Scott G. Metcalf

ACKNOWLEDGMENT

State of New Mexico

County of Santa Fe

This instrument was acknowledged before me on this 16 day of Aug, 2017, by April Metcalf and Scott G. Metcalf.

Notary

My Commission expires:

6/5/2020

OFFICIAL SEAL
Steven Riemann
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

e-Recorded 1834026 08/18/17 SFC

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 18TH Day Of August, A.D., 2017 at 11:26:12 AM And Was Duly Recorded as Instrument # 1834026 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - ALROYBAL County Clerk, Santa Fe, NM

WARRANTY DEED

e-Recorded 1830471 07/10/17 SFC

Harvey A. Roybal and Kathryn S. Romero, both unmarried persons, for consideration paid, grant to **April Metcalf and Scott G. Metcalf,** wife and husband as joint tenants, whose address is 20 White Bear Trail, Santa Fe NM 87506, the following described real estate in Santa Fe County, New Mexico:

Lot 1, as shown on plat entitled "Plat of Boundary Survey for Gordon G. Ledingham & Mitzi D. M. Leblon-Ledingham...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on July 7, 2017 in Plat Book 821, Page 043 as Instrument

SUBJECT TO restrictions, covenants and conditions of record, and taxes for 2017 and subsequent years.

With warranty covenants.

WITNESS our hands and seal this 7th day of ~~June~~ July, 2017.

Harvey A. Roybal

Kathryn S. Romero

ACKNOWLEDGMENT

State of New Mexico

County of Santa Fe

This instrument was acknowledged before me on this 7th day of ~~June~~ July, 2017, by Harvey A. Roybal and Kathryn S. Romero.

Notary

My Commission expires:

6/5/20

OFFICIAL SEAL
Steven Riemann
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 10TH Day Of July, A.D., 2017 at 11:24:01 AM And Was Duly Recorded as Instrument # 1830471 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar

Deputy - VDURAN

County Clerk, Santa Fe, NM

PERSONAL REPRESENTATIVE'S DEED

Judith C. Miller, Personal Representative of the Estate of Lillian M. Roybal, Deceased, does hereby grant and convey to Harvey A. Roybal, an unmarried man whose address is 44 2nd SE Street, Rio Rancho, New Mexico 87124 all the interest of the Estate of Lillian M. Roybal, Deceased, in and to the Santa Fe County, New Mexico real property described as follows:

See Exhibit "A"

Subject to: reservations, restrictions and easements of record; and property taxes for the year 2016 and thereafter. With special warranty covenants.

WITNESS MY HAND AND SEAL this 5 day 6, 2016.

The Estate of Lillian M. Roybal, Deceased

By: _____
Judith C. Miller, Personal Representative

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE)

This instrument was acknowledged before me on the 6 day of May, 2016 by Judith C. Miller, Personal Representative of the Estate of Lillian M. Roybal, Deceased.

OFFICIAL SEAL
Lisa Teya
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/8/19

_____
Notary Public

My Commission Expires: 6/8/19

SFC CLERK RECORDED 05/06/2016

EXHIBIT "A"

THAT CERTAIN TRACT OF LAND LOCATED IN THE CITY AND COUNTY OF SANTA FE, STATE OF NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at the NW corner of this tract, from when the SE corner of the intersection of Candelario and San Francisco Streets bears S. 67° 44' W. 47.25 feet distant; thence from said point of beginning N. 67° 44' E., 47.25 feet to the NE corner of this tract; thence S. 7° 04' E., 118.5 feet to the SE corner of this tract; thence S. 70° 39' W., 29.0 feet to the SW corner of this tract; thence N. 15° 25' W., 114.0 feet to the point and place of beginning.

ALL as shown and delineated on that certain plat of survey prepared by G. J. Johnston, RPE and LS No. 114 on 05/14/1938 entitled: "SURVEY OF SUBDIVISION OF ORTIZ PROPERTY", and is intended to be the property described in that certain Warranty Deed (Joint Tenants) recorded in the office of the County Clerk on January 27, 1971, in Book 277 page 899, records of Santa Fe County, New Mexico. Also recorded December 16, 1996 in Book 1330, pages 585-586, records of Santa Fe County, New Mexico. Also recorded on the 17th day of November, A.D., 2005, Instrument No. 1408178, Records of the Santa Fe County Clerk, Santa Fe, New Mexico.

PERSONAL REPRESENTATIV

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 6TH Day Of May, 2016 at 02:32:35 PM And Was Duly Recorded as Instrument # 1792961 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy _____ County Clerk, Santa Fe, NM

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

SFC CLERK RECORDED 05/06/2016

QUITCLAIM DEED

EUGENE S. ROYBAL, an unmarried person, for consideration paid, quitclaims to HARVEY A. ROYBAL whose address is 44 2nd Street, Rio Rancho, New Mexico 87124 the following described real estate in Santa Fe County, New Mexico:

THAT CERTAIN TRACT OF LAND LOCATED IN THE CITY AND COUNTY OF SANTA FE, STATE OF NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WHIT:

Beginning at the NW corner of this tract, from whence the SE corner of the intersection of Candelario and San Francisco Streets bears S. 67° 44' W., 47.25 feet distant; thence from said point of beginning N. 67° 44' E., 47.25 feet to the NE corner of this tract; thence S. 7° 04' E., 118.5 feet to the SE corner of this tract; thence S. 70° 39' W. 29.0 feet to the SW corner of this tract; thence N. 15° 25' W., 114.0 feet to the point and place of beginning.

All as shown and delineated on that certain plat of survey prepared by G. J. Johnston, RPE and LS No. 114 on 05/14/1938 entitled: "SURVEY OF SUBDIVISION OF ORTIZ PROPERTY", and is intended to be the property described in that certain Warranty Deed (Joint Tenants) recorded in the office of the County Clerk on January 27, 1971, in Book 277 page 899, records of Santa Fe County, New Mexico. Also recorded December 16, 1996 in Book 1330, pages 585-586, records of Santa Fe County, New Mexico. Also recorded on the 17th day of November, A.D., 2005, Instrument No. 1408178, Records of the Santa Fe County Clerk, Santa Fe, New Mexico. Also recorded on the 27th day of March, A.D., 2008, Instrument No. 1520024, Records of the Santa Fe County Clerk, Santa Fe, New Mexico.

WITH WARRANTY COVENANTS.

WITNESS MY HAND AND SEAL this 15 day of May, 2015.

Eugene S. Roybal
EUGENE S. ROYBAL (Grantor)

Acknowledgment for Natural Persons

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on May 15th, 2015.

My Commission Expires:
05/02/18

Juan Parra
Notary Public

OFFICIAL SEAL
JUAN PARRA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 05/02/18

COUNTY CLERK
GERALDINE SALAZAR
SANTA FE COUNTY NEW MEXICO

SFC CLERK RECORDED 07/16/2015 02:11:54

QUITCLAIM DEED
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 16TH Day Of July, 2015 at 02:24:43 PM And Was Duly Recorded as Instrument # 1769716 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy County Clerk, Santa Fe, NM

SF 1 • SHORT FORM WARRANTY DEED(NMSF-1812) (REV.9/93) • NEW MEXICO STATUTORY FORM

SFC CLERK RECORDED 03/27/2008

WARRANTY DEED

JUDITH C. MILLER, OR LEON MILLER, M.D.,

, for consideration paid, grant

to KATHRYN S. ROMERO and EUGENE S. ROYBAL, sister and brother,

whose address is 1004 Calle Katarina, Santa Fe, New Mexico, 87507 and 578 San Francisco Street, Santa Fe, New Mexico 87501

the following described real estate in SANTA FE County, New Mexico:

THAT CERTAIN TRACT OF LAND LOCATED IN THE CITY AND COUNTY OF SANTA FE, STATE OF NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at the NW corner of this tract, from when the SE corner of the intersection of Candelario and San Francisco Streets bears S. 67° 44' W., 47.25 feet distant; thence from said point of beginning N. 67° 44' E., 47.25 feet to the NE corner of this tract; thence S. 7° 04' E., 118.5 feet to the SE corner of this tract; thence S. 70° 39' W., 29.0 feet to the SW corner of this tract; thence N. 15° 25' W., 114.0 feet to the point and place of beginning.

ALL as shown and delineated on that certain plat of survey prepared by G. J. Johnston, RPE and LS No. 114 on 05/14/1938 entitled: "SURVEY OF SUBDIVISION OF ORTIZ PROPERTY", and is intended to be the property described in that certain Warranty Deed (Joint Tenants) recorded in the office of the County Clerk on January 27, 1971, in Book 277 page 899, records of Santa Fe County, New Mexico. Also recorded December 16, 1996 in book 1330, pages 585-586, records of Santa Fe County, New Mexico. Also recorded on the 17th day of November, A.D., 2005, Instrument No. 1408178, Records of the Santa Fe County Clerk, Santa Fe, New Mexico.

WITH WARRANTY COVENANTS.

with warranty covenants.

Witness our hand s and seal s this 26th., day of JUNE, 20 06

JUDITH C. MILLER (Seal)

LEON MILLER, M.D. (Seal)

(Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on 26th., day of JUNE, 20 06,

by JUDITH C. MILLER LEON MILLER, M.D.

My commission expires:
(Seal) JULY 13th., 2006.

NOTARY PUBLIC
HEATHER ESPINOZA

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO)
) ss.
COUNTY OF)

FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 27TH Day Of March, A D., 2008 at 10:02 And Was Duly Recorded as Instrument # 1520024 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

(Seal)

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SF 3 • SHORT FORM QUITCLAIM DEED (NMSF-1806) (REV.6/93) • NEW MEXICO STATUTORY FORM

QUITCLAIM DEED

KATHRYN S. ROMERO

, for consideration paid, quitclaim S

to JUDITH C. MILLER OR LEON MILLER, M.D.,

whose address is P. O. BOX 2672, SANTA FE, NEW MEXICO 87504

the following described real estate in SANTA FE County, New Mexico:

THAT CERTAIN TRACT OF LAND LOCATED IN THE CITY AND COUNTY OF SANTA FE, STATE OF NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at the NW corner of this tract, from whence the SE corner of the intersection of Candelario and San Francisco Streets bears S. 67° 44' W., 47.25 feet distant; thence from said point of beginning N. 67° 44' E., 47.25 feet to the NE corner of this tract; thence S. 7° 04' E., 118.5 feet to the SE corner of this tract; thence S. 70° 39' W., 29.0 feet to the SW corner of this tract; thence N. 15° 25' W., 114.0 feet to the point and place of beginning.

All as shown and delineated on that certain plat of survey prepared by G. J. Johnston, RPE and LS No. 114 on 05/14/1938 entitled: "SURVEY OF SUBDIVISION OF ORTIZ PROPERTY", and is intended to be the property described in that certain Warranty Deed (Joint Tenants) recorded in the office of the County Clerk on January 27, 1971, in Book 277 page 899, records of Santa Fe County, New Mexico. Also recorded December 16, 1996 in book 1330, pages 585=586, records of Santa Fe County, New Mexico.

WITH WARRANTY COVENANTS.

Witness MY hand _____ and seal _____ this 4TH day of FEBRUARY, 20 04

(Seal) Kathryn S. Romero (Seal)
KATHRYN S. ROMERO

(Seal) (Seal)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on FEBRUARY 4TH., , 20 04

by KATHRYN S. ROMERO

My commission expires:

(Seal) Heather Espinoza
NOTARY PUBLIC
HEATHER ESPINOZA

FOR RECORDER'S USE ONLY

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO)
) ss.
COUNTY OF

COUNTY OF SANTA FE) QUITCLAIM DEED
STATE OF NEW MEXICO) ss PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 17TH Day Of November, A.D., 2005 at 15:12 And Was Duly Recorded as Instrument # 1408178 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office Valerie Espinoza
Deputy County Clerk, Santa Fe, N

(Seal)

NOTARY PUBLIC

SFC CLERK RECORDED 11/17/2005

VALLIANT ENTERPRISES, INC. • ALBUQUERQUE, NEW MEXICO • 10/99

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1330585

WARRANTY DEED

ELSIE S. ROYBAL, WIDOW OF JOHN P. ROYBAL, SR., for consideration paid, grants to LILLIAN M. ROYBAL, A SINGLE WOMAN, whose address is 518 West San Francisco Street, Santa Fe, New Mexico 87501, the following described real estate in Santa Fe County, New Mexico:

> That certain tract of land located in the City and County of Santa Fe, State of New Mexico, and being more particularly described as folows, to wit:
>
> Beginning at the NW corner of this tract, from whence the SE corner of the intersection of Candelario and San Francisco Streets bears S. 67° 44' W., 47.25 feet distant; thence from said point of beginning N. 67° 44' E., 47.25 feet to the NE corner of this tract; thence S. 7° 04' E., 118.5 feet to the SE corner of this tract; thence S. 70° 39' W., 29.0 feet to the SW corner of this tract; thence N. 15° 25' W., 114.0 feet to the point and place of beginning.
>
> All as shown and delineated on that certain plat of survey prepared by G.M. Johnston, RPE and LS No. 114 on 5/14/38 entitled: "SURVEY OF SUBDIVISION OF ORTIZ PROPERTY," and is intended to be the property described in that certain Warranty Deed (Joint Tenants) recorded in the office of the County Clerk on January 27, 1971, in Book 277 page 899, records of Santa Fe County, New Mexico.

with warranty coventants.

WITNESS my hand and seal this 11th day of DECEMBER, 1996.

_____(Seal) Elsie S. Roybal (Seal)
ELSIE S. ROYBAL

CERTIFICATE OF AUTHENTICITY

THIS IS TO CERTIFY that the microphotographs appearing in this book are accurate and complete reproductions of the records of the SANTA FE COUNTY CLERK as delivered in the regular course of business for microfilming.

BOOK: 1350
DATE: Dec. 20, 1996
Suzanne Yazzie
CAMERA OPERATOR

ACKNOWLEDGEMENT 1330586

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on the 11th day of DECEMBER, 1996, by Elsie S. Roybal.

NOTARY PUBLIC
JUDITH C. MILLER

MY COMMISSION EXPIRES:
July 27th., 2000

JUDITH C. MILLER NOTARY PUBLIC STATE OF NEW MEXICO

COUNTY CLERK JONA G. ARMIJO SANTA FE COUNTY NEW MEXICO

958-256

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 16 day of DEC A.D 19 96, at 1:46 o'clock P m and was duly recorded in book 1330, page 585-586 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk Santa Fe County, N.M.
Lacuny

WARRANTY DEED - Page 2 of 2

CERTIFICATE OF AUTHENTICITY

THIS IS TO CERTIFY that the microphotographs appearing in this book are accurate and complete reproductions of the records of the SANTA FE COUNTY CLERK as delivered in the regular course of business for microfilming.

BOOK: 1330 DATE: Dec. 20, 1996 Suzanne Yazzie
CAMERA OPERATOR

SF-1 SHORT FORM WARRANTY DEED—Rev. 11-69—New Mexico Statutory Form THE VALLIANT CO. ALBUQUERQUE, N. M.

WARRANTY DEED

309826

Jimmy Visarriega and Josie Visarriaga, his wife, for consideration paid, grant to Juan P. Roybal and Elsie S. Roybal, his wife

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

A parcel of land adjoining property now owned by the buyers on the East side. Measuring eighteen feet and eight inches on the west side, said side adjoining property of the buyers; measuring fourteen feet and eight inches on the east side: measuring on the North and South sides thirty-two feet and eight inches respectively. Bounded on the East, North, and South by property of Jimmy Visarriaga and Josie Visarriaga

#362,933

TY OF SANTA FE ISS
OF NEW MEXICO

by certify that this instrument was filed
ord on the 15th day of Mar. A.
1974 at 12:33 o'clock P. M.
d was duly recorded in book 309
page 826 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.

Carolina R. Gonzales
Deputy

with warranty covenants.

WITNESS our hand and seal this 8 Th. day of March, 1974

Jimmy Visarriaga (Seal) (Seal)

Josie Visarriaga (Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Santa Fe } ss.

The foregoing instrument was acknowledged before me this 8 Th. day of March, 1974.
by Jimmy Visarriaga and Josie Visarriaga, his wife
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal) 1/12/77

Eloy A. Martinez
Notary Public

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF
The foregoing instrument was acknowledged before me this
day of 19
by
(Name of Officer)
(Title of Officer) of (Name of Corporation or Acknowledging)
a (State of Incorporation) corporation on behalf of said corporation.
My commission expires:
(Seal)
Notary Public

Call: 2-0115
John Roybal

SF-1 SHORT FORM WARRANTY DEED—Rev. 11-70—New Mexico Statutory Form

THE VALLIANT CO. ALBUQUERQUE, N. M.

WARRANTY DEED (JOINT TENANTS) 277899

LILLIAN M. ROYBAL, a single woman and ELSIE S. ROYBAL, for consideration paid, grant S to JOHN P. ROYBAL, SR., sometimes known as JOHN F. ROYBAL, and ELSIE S. ROYBAL, his wife, as joint tenants with right of survivorship, the following described real estate in SAnta Fe County, New Mexico:

That certain tract of land located in the City and County of Santa Fe, State of New Mexico, and being more particularly described as follows, to-wit:

Beginning at the Northwest corner of this tract, from whence the Southeast corner of the intersection of Candelario and San Francisco Streets bears S. 67° 44' W., 47.25 feet distant; thence from said point of beginning N. 67° 44' E., 47.25 feet to the Northeast corner of this tract; thence S. 7° 04' E., 118.5 feet to the Southeast corner of this tract; thence S. 70° 39' W., 29.0 feet to the Southwest corner of this tract; thence N. 15° 25' W., 114.0 feet to the point and place of beginning.

All as shown and delineated on that certain plat of survey prepared by G. J. Johnston, RPE and Land Surveyor No. 114 on 5/14/38 entitled, "SURVEY OF SUBDIVISION OF ORTIZ PROPERTY", and is intended to be the property described in that certain Warranty Deed recorded in the Office of the County Clerk on February 4, 1970 in Book 270, records of Santa Fe County, New Mexico, and is referred to therein as Lot No. 1. Said Warranty Deed being document numbered 322,279.

with warranty covenants.

WITNESS my hand S and seal S this 1st day of January, 19 71

(Seal) Lillian M. Roybal (Seal)

(Seal) Elsie S. Roybal (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 1st day of January, 19 71.

Lillian M. Roybal, a single person and Elsie S. Roybal.
(Name or Names of Person or Persons Acknowledging)

My commission expires:

(Seal) Notary Public

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.
I hereby certify that this instrument was filed for record on the 27 day of January A.D., 19 71, at 11:00 o'clock A.M., and was duly recorded in book 227, page 229 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
By Deputy

FOR RECORDER'S USE ONLY
329, 732

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this day of , 19 ,
by (Name of Officer)
(Title of Officer) of (Name of Corporation Acknowledging)
a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal) Notary Public

Return to: Roybal 578 San Francisco Santa Fe, N.Mex 87501

e-Recorded 1926771 09/02/20 SFC

UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF TEXAS
EL PASO DIVISION

UNITED STATES OF AMERICA,	§	
	§	
Plaintiff,	§	
	§	
v.	§	**Criminal No. EP-18-CR-03007-DB**
	§	
GREGORIO OMAR SIMENTAL,	§	
	§	
Defendant.	§	

FINAL JUDGMENT OF FORFEITURE

Came on to be considered the United States of America's Motion for Final Judgment of Forfeiture, pursuant to the provisions of the Fed. R. Crim. P. 32.2(c)(1) and (2) and Title 21 U.S.C. §§ 853(n)(1)-(7), and this Court being fully and wholly apprised in all its premises, finds said Motion meritorious. The Court finds that the United States of America has proven by a preponderance of the evidence the nexus between the below-described property, and the violations of Title 21 U.S.C. §§ 846 and 841(a)(1) and (b)(1)(A)(ii) by virtue of the Defendant's written Plea Agreement (ECF No. 36) and the factual basis contained therein. The Court further finds that Defendant GREGORIO OMAR SIMENTAL has an interest in the below-described property, and does hereby GRANT said Motion.

IT IS THEREFORE ORDERED that any and all right, title, and interest of Defendant GREGORIO OMAR SIMENTAL in the below-described property, to wit:

- Real Property located and situated at 578 W. San Francisco, Santa Fe, New Mexico 87501, with all buildings, appurtenances, and improvements thereon and any and all surface and sub-surface rights, title, and interests, if any, and being more fully described as follows:

COUNTY OF SANTA FE } FINAL JUDGEMENT
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 2ND Day Of September, A.D., 2020 at 08:11:33 AM
And Was Duly Recorded as Instrument # 1926771
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - VDURAN County Clerk, Santa Fe, NM

A true copy of the original, I certify,
Clerk, U.S. District Court
By _____
Deputy

e-Recorded 1926771 09/02/20 SFC

LOT 1, AS SHOWN ON PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR GORDON G. LEDINGHAM & MITZI D.M. LEBION-LEDINGHAM..." RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON JULY 7, 2017 IN PLAT BOOK 821, PAGE 042 AS INSTRUMENT

hereinafter referred to as the "Subject Real Property," be and hereby is forfeited to the United States of America;

IT IS FURTHER ORDERED that, pursuant to the Withdrawal of Claim filed by Lucia Yvonne Sanchez-Simental (ECF No. 74), any and all right, title, and interest of Lucia Yvonne Sanchez-Simental in the Subject Real Property be, and hereby is, FORFEITED to the United States of America;

IT IS FURTHER ORDERED that any and all right, title, and interest of Gregorio Omar Simental d.b.a. Simsa Alpha Inc., Lucia Yvonne Sanchez Simental dba Simsa Alpha, and the Santa Fe Tax Assessor be, and hereby are, held in default and FORFEITED to the United States of America;

IT IS FURTHER ORDERED that upon sale of the Subject Real Property the United States shall pay any ad valorem taxes due on the Subject Real Property to the Santa Fe County Assessor;

IT IS FURTHER ORDERED that any and all right, title, and interest of any and all other potential petitioners in the Subject Real Property, and hereby is, held in default and FORFEITED to the United States of America;

IT IS FURTHER ORDERED that the Drug Enforcement Administration and/or the United States Marshals Service, shall dispose of the Subject Real Property, in accordance with law; and

e-Recorded 1926771 09/02/20 SFC

IT IS FURTHER ORDERED that all terms and provisions contained in this Court's Preliminary Order of Forfeiture (ECF No. 41) entered on March 27, 2019, in so much as may be applicable and consistent with this Order, shall remain in full force and effect.

IT IS SO ORDERED.

SIGNED this 27th day of January, 2020.

HONORABLE DAVID BRIONES
SENIOR UNITED STATES DISTRICT JUDGE

TX160I01 Santa Fe County 10/28/20
Tax Miscellaneous Information Inquiry 16:47:20

Tax account ID . . . . . : 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Address . . . . . : 578 W SAN FRANCISCO ST CI
Owner name . . . . . : OLIVAS, NANCY

Press Enter to continue.

Code	App	Date	Note	Free-form information
BD17	TX	2/05/19	C	BAD ADDRESS 2018
IF16	TX	4/13/17	S	RTS MORT ATTEMPTED RETURNED
ADED	LM	9/17/20		1928918 REC 09/24/20
ADHT	LM	9/17/20		Case 3:18 EP-18-CR-0
DQ11	TX	3/28/12		RTS NOT DELIVERABLE AS ADDRESSED UTF
SPCL	LM	8/22/06		ADJ VALUE 6% FOR '07 PER AG/DLC
ADDR	LM	4/28/05		CORR AS PER DAUGHTER JUDITH MILLER PE
ADDR	LM	11/21/03		CHANGE PER JOHN IN OFFICE MSH
	LM	0/00/00		
FLDR	LM	12/21/91		01008 GREEN

TX160I01 Santa Fe County 10/28/20
Tax Miscellaneous Information Inquiry 16:47:20

Tax account ID . . . . . : 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Address . . . . . : 578 W SAN FRANCISCO ST CI
Owner name . . . . . : OLIVAS, NANCY

Press Enter to continue.

Code	App	Date	Note	Free-form information
CRDT	LM	11/30/91		840406
DEED	LM	11/30/91		309/826
VET1	LM	11/30/91		000099198

LMBC1001 SANTA FE COUNTY ASSESSOR'S OFFICE 10/28/20
Special Notes Parcel Misc. Information Inquiry 16:48:25

Location ID . . . . . : 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Location address . . . . : 578 W SAN FRANCISCO ST CI
Primary related party . : OLIVAS, NANCY

Type options, press Enter.
5=View detail

Opt	Description	Notes	Free-form information
	BAD ADDRESS 2017	C	BAD ADDRESS 2018
	RETURN TAX INFO ONLY 2016	S	RTS MORT ATTEMPTED RETURNED

TX405I07 Santa Fe County 10/28/20
Accounts Receivable Inquiry 16:48:46

Account ID, location ID : 12328832 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Pending . . . . . : .00
Account balance . . . . : .01
Current due . . . . . : .01

Type options and/or change effective date, press Enter.
5=View detail
Effective date 10282020

Opt	Yr	Rl	Pd	Amount	Penalty	Interest	Other +/-	Total due
	20	R	1	.01	.00	.00	.00	.01
	20	R	1	.01	.00	.00	.00	.01

TX400I01 Santa Fe County 10/28/20
Account History Inquiry 16:49:08

Account ID, location ID : 12328832 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Pending . . . . . : .00
Account balance . . . . : .01
Current due . . . . . : .01
Type options, press Enter.
5=View detail

Opt	Date	Type	Code	Year	Roll	Period	Amount	Tax receipt
	11/01/20	BILL	20	R	1	.01	1609374	
	9/25/20	PAYMENT	TX	00			3,057.64-	0009660
	11/01/19	BILL	19	R	2	651.64	1545639	
	11/01/19	BILL	19	R	1	651.64	1545639	
	11/01/18	BILL	18	R	2	641.75	1451533	
	11/01/18	BILL	18	R	1	641.75	1451533	
	12/18/17	PAYMENT	TX	00			914.75-	0106303
	11/01/17	BILL	17	R	2	452.61	1366352	
	11/01/17	BILL	17	R	1	452.61	1366352	

TX140I01 Santa Fe County 10/28/20
Valuation Inquiry 16:49:52

Account ID, location ID : 12328832 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Property address . . . . : 578 W SAN FRANCISCO ST CI
Owner name . . . . . : OLIVAS, NANCY

Type year to view, press Enter.
Valuation year 20

Code	Description	Current	Original	Exm/ Inc	
EXG	EXEMPTION GOVERNMENT	67,381.00	67,381.00	Y	Y
IMPR	IMPROVEMENTS	37,144.00	37,144.00	Y	
LAND	LAND VALUE	165,000.00	165,000.00	Y	

		Bottom
Total included:	202,144.00	202,144.00
Net included:	134,763.00	134,763.00
Year: 20 Total excluded:	.00	.00

TX160I01 Santa Fe County 10/28/20
Tax Miscellaneous Information Inquiry 16:47:20

Tax account ID . . . . . : 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Address . . . . . : 578 W SAN FRANCISCO ST CI
Owner name . . . . . : OLIVAS, NANCY

Press Enter to continue.

Code	App	Date	Note	Free-form information
BD17	TX	2/05/19	C	BAD ADDRESS 2018
IF16	TX	4/13/17	S	RTS MORT ATTEMPTED RETURNED
ADED	LM	9/17/20		1928918 REC 09/24/20
ADHT	LM	9/17/20		Case 3:18 EP-18-CR-0
DQ11	TX	3/28/12		RTS NOT DELIVERABLE AS ADDRESSED UTF
SPCL	LM	8/22/06		ADJ VALUE 6% FOR '07 PER AG/DLC
ADDR	LM	4/28/05		CORR AS PER DAUGHTER JUDITH MILLER PE
ADDR	LM	11/21/03		CHANGE PER JOHN IN OFFICE MSH
	LM	0/00/00		
FLDR	LM	12/21/91		01008 GREEN

TX160I01 Santa Fe County 10/28/20
Tax Miscellaneous Information Inquiry 16:47:20

Tax account ID . . . . . : 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Address . . . . . : 578 W SAN FRANCISCO ST CI
Owner name . . . . . : OLIVAS, NANCY

Press Enter to continue.

Code	App	Date	Note	Free-form information
CRDT	LM	11/30/91		840406
DEED	LM	11/30/91		309/826
VET1	LM	11/30/91		000099198

LMBC1001 SANTA FE COUNTY ASSESSOR'S OFFICE 10/28/20
Special Notes Parcel Misc. Information Inquiry 16:48:25

Location ID . . . . . : 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Location address . . . . : 578 W SAN FRANCISCO ST CI
Primary related party . : OLIVAS, NANCY

Type options, press Enter.
5=View detail

Opt	Description	Notes	Free-form information
	BAD ADDRESS 2017	C	BAD ADDRESS 2018
	RETURN TAX INFO ONLY 2016	S	RTS MORT ATTEMPTED RETURNED

TX405I07 Santa Fe County 10/28/20
Accounts Receivable Inquiry 16:48:46

Account ID, location ID : 12328832 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Pending . . . . . : .00
Account balance . . . . : .01
Current due . . . . . : .01

Type options and/or change effective date, press Enter.
5=View detail
Effective date 10282020

Opt	Yr	Rl	Pd	Amount	Penalty	Interest	Other +/-	Total due
	20	R	1	.01	.00	.00	.00	.01
	20	R	1	.01	.00	.00	.00	.01

TX400I01 Santa Fe County 10/28/20
Account History Inquiry 16:49:08

Account ID, location ID : 12328832 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Pending . . . . . : .00
Account balance . . . . : .01
Current due . . . . . : .01
Type options, press Enter.
5=View detail

Opt	Date	Type	Code	Year	Roll	Period	Amount	Tax receipt
	11/01/20	BILL	20	R	1		.01	1609374
	9/25/20	PAYMENT	TX	00			3,057.64-	0009660
	11/01/19	BILL	19	R	2		651.64	1545639
	11/01/19	BILL	19	R	1		651.64	1545639
	11/01/18	BILL	18	R	2		641.75	1451533
	11/01/18	BILL	18	R	1		641.75	1451533
	12/18/17	PAYMENT	TX	00			914.75-	0106303
	11/01/17	BILL	17	R	2		452.61	1366352
	11/01/17	BILL	17	R	1		452.61	1366352

TX140I01 Santa Fe County 10/28/20
Valuation Inquiry 16:49:52

Account ID, location ID : 12328832 12328832
Parcel Code (Map Code) . : 1-053-099-471-258|000-000
Alternate Location ID . : LOT 1, AND TRACT 2 821
Property address . . . . : 578 W SAN FRANCISCO ST CI
Owner name . . . . . : OLIVAS, NANCY

Type year to view, press Enter.
Valuation year 20

Code	Description	Current	Original	Exm/ Inc	
EXG	EXEMPTION GOVERNMENT	67,381.00	67,381.00	Y	Y
IMPR	IMPROVEMENTS	37,144.00	37,144.00	Y	
LAND	LAND VALUE	165,000.00	165,000.00	Y	

		Bottom
Total included:	202,144.00	202,144.00
Net included:	134,763.00	134,763.00
Year: 20 Total excluded:	.00	.00

210371

-2-

SF-5 SHORT FORM SPECIAL WARRANTY DEED—Rev. 11-59—New Mexico Statutory Form

SPECIAL WARRANTY DEED

[illegible] RODRIGUEZ, for consideration paid, grant to [illegible] P. ROYBAL, SR., sometimes known as JOHN F. ROYBAL, and ELSIE [illegible] ROYBAL, his wife, as joint tenants with right of survivorship, the following described real estate in [illegible] County, New Mexico:

That certain tract of land located in the City and County of Santa Fe, New Mexico, being more particularly described as follows, TO-WIT:

Beginning at the Northwest corner of this tract, from whence the Southeast corner of the intersection of Candelario and San Francisco Streets bears S. 67° 44' E., 47.25 feet distant; thence from said point of beginning S. 67° 44' E., 47.25 feet to the Northeast corner of this tract; thence S. 7° 04' E., 118.5 to the Southeast corner of this tract; thence S. 70° 39' W., 29.0 feet to the Southwest corner of this tract; thence N. 15° 25' W., 114.0 feet to the point and place of beginning.

All as shown and delineated on that certain plat of survey prepared by [illegible] Johnston, Registered Professional Engineer and Land Surveyor No. 114, on 5-14-1938 entitled "SURVEY OF SUBDIVISION OF GATZ PROPERTY", and is intended to be the property described in that certain Warranty Deed recorded in the Office of the County Clerk in Book 15 at Page 436, Records of Santa Fe County, New Mexico, and is referred to therein as Lot 1.

with special warranty covenants.

WITNESS my hand and seal this 8th day of February, 1964

(Seal) (Seal)

(Seal) Ruben Rodriguez (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss.

The foregoing instrument was acknowledged before me this 8th day of February, 1964, by RUBEN RODRIGUEZ.
(Name or Names of Person or Persons Acknowledging)

My commission expires: 5/6/67
(Seal)

[signature] Notary Public

FOR RECORDER'S USE ONLY
[illegible] #27[illegible],012
[illegible] 27th Feb. 64
3:56 P:
[illegible]
County [illegible] N. M.
[signature]

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this
day of , 19
by
(Name of Officer)
(Title of Officer) of (Name of Corporation Acknowledging)
a (State of Incorporation) corporation, on behalf of said corporation.
My commission expires:
(Seal)

[signature] Notary Public
Ruben Rodriguez

Application Tracking #

City of Santa Fe
BUILDING PRMINT APPLICATION

Type _____ Class _____ Accepted by _____ Date Accepted _____

Amount Paid: Plan Check Fee $ _____ Water Budget Fee $ _____ Balance due Permit Fee $ _____

Land Use Classification ☐ Escarpment ☐ Floodplain ☐ Historical

Type of Construction: **Occupancy Group:** **Division:**

I II - III IV V FR 1hr. HT N A B E F H I M R S U 1 1.1 1.2 2 2.1 3 4 5 6 7

Zone District _____ **Occupancy Load** _____

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 578 W. San Francisco SF NM 87505 **Suite or Space #** _____

Subdivision Guadalupe Lot _____ Block _____

Lot Square Footage Total 1240

PROPOSED WORK: (Check all that apply)

- ☐ NewConstruction
- ☐ Additions
- ☐ Exterior Alterations/Repairs
- ☒ Interior Remodel
- ☒ Walls/Fences
- ☐ Grading/Utilities/Landscaping
- ☐ Pools, Sheds
- ☐ Other
- ☐ Signs: ☐ Freestanding ☐ WallMounted

Existing # 1240 sq.ft. _____

Proposed# 0 sq.ft. _____

Total 1240

DESCRIPTION OF WORK: i.e. Bathroom addition, new 4 room residential addition, new 8 room residence, new commercial building, etc (Note: Work listed herein must be depicted on accompanying plans and/or information if consideration of review requested) remodole inside stucco outside

PROPOSED USE: describe what facility is to be used for, i.e. new single family residence, new fast food restaurant, new time share residence, new grocery store, etc. _____

Construction Valuation $ 100

SQUARE FOOTAGE

	Existing	Proposed	Total
Heated			
Garage			
Patio /Porch			
Total Roofed			
Total Square Footage			

Number of Plumbing Fixtures Proposed

Sinks _____ Showers _____ Tubs _____ Toilets _____

TYPE OF SEWAGE DISPOSAL

☒ Public Sewer ☐ Private System

No. of buildings _____ No. of stories _____

Will the proposed construction result in an increase in the number of residential units?

☐ Yes ☒ No How many? _____

Will the proposed construction result In an increase in water use? ☒ Yes ☐ No

Urinals _____ Water Fountains _____ Other _____

Property Owner Alvia Nava

Mailing Address _____

OWNER/BUILDER ☒ CONTRACTOR ☐

DaytimeTelephone # 505-795-3430

Email address A.Olivas@icloud.com

Contractor _____

Mailing Address _____

State License # _____ City License # _____

Daytime Telephone # _____

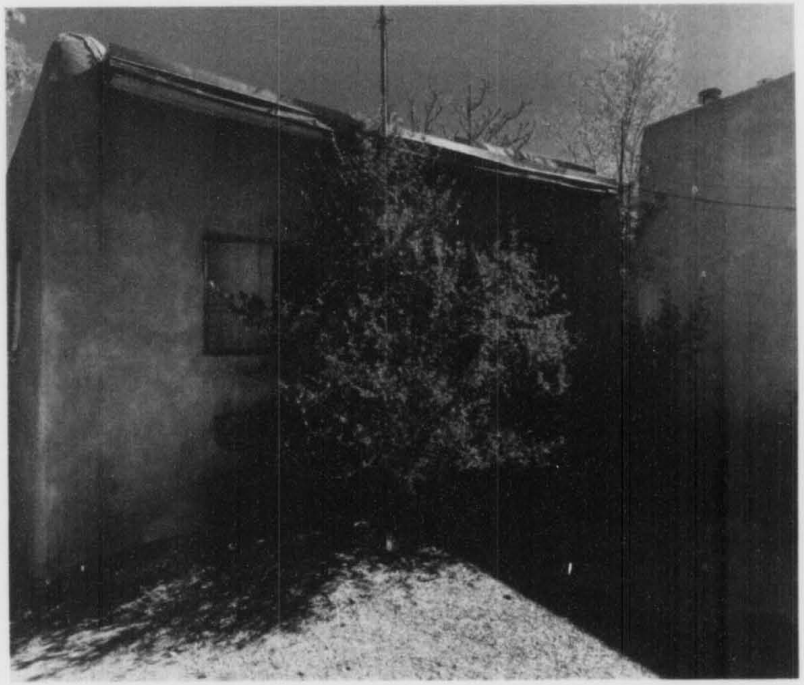
Email address _____

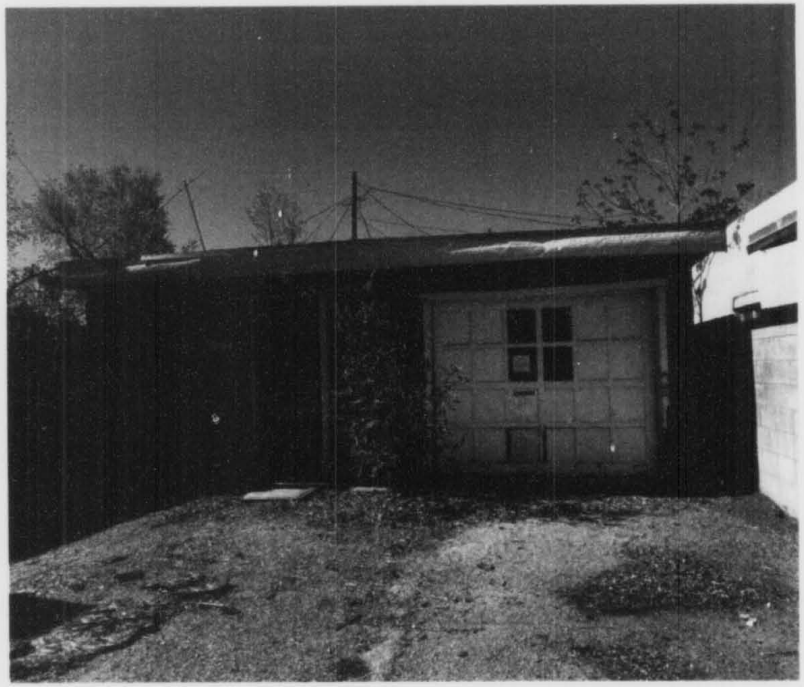
I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

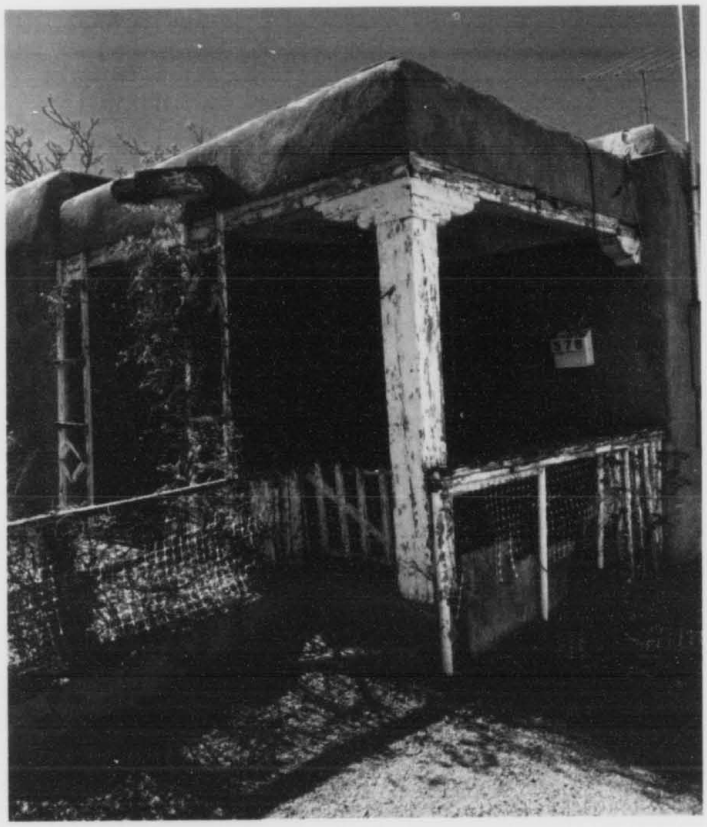
Contact Name _____ Address _____

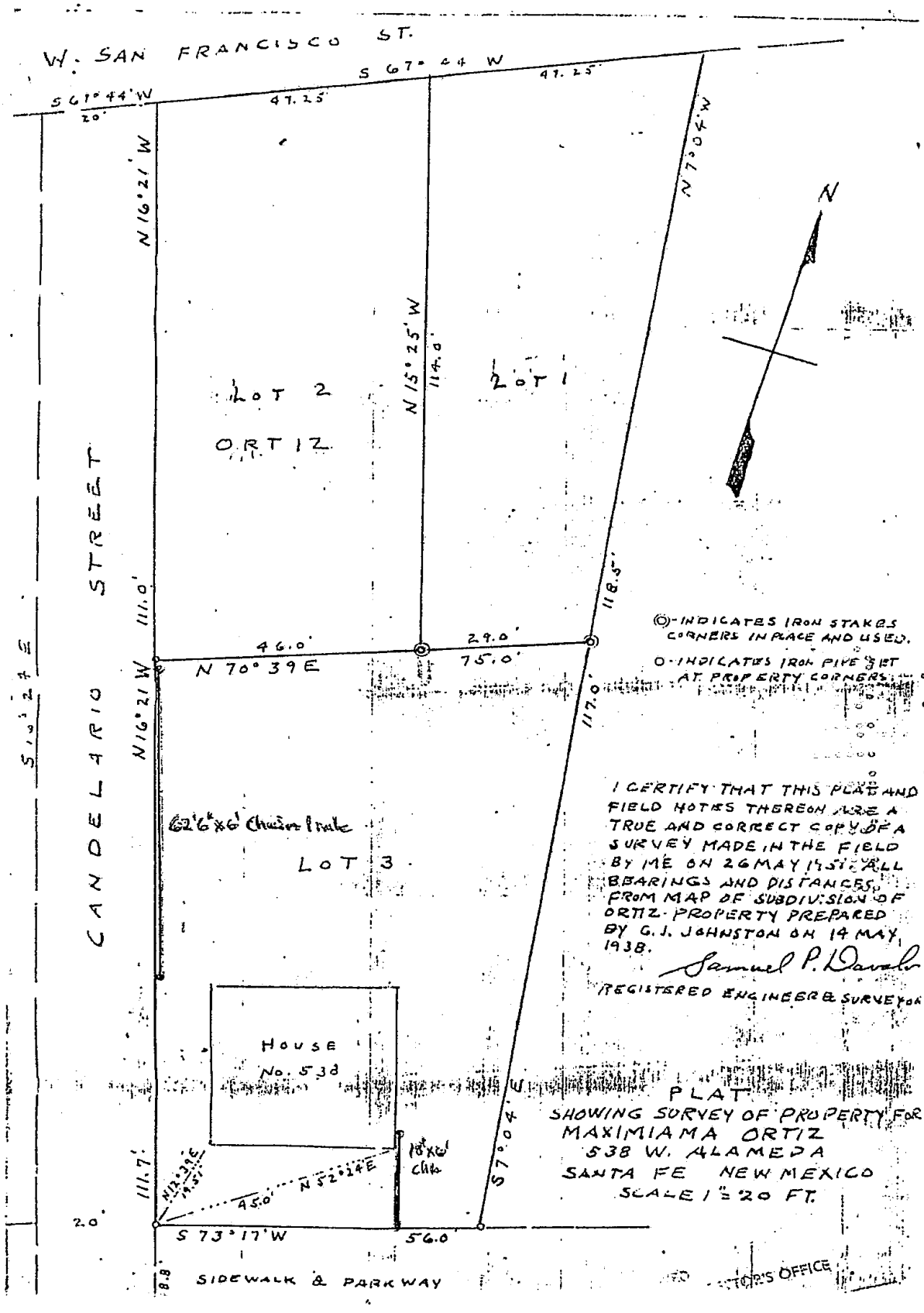
Email Address _____ Daytime Telephone _____

Signature Applicant/Agent _____ Date _____








W. SAN FRANCISCO ST.
S 67° 44 W
47.25
S 61° 44' W
20.
47.25
N 7° 04' W
N 16° 21' W
N 15° 25' W
114.0'
LOT 2
ORTIZ
LOT 1
CANDELARIO STREET
S 16° 21' E
111.0'
N 16° 21' W
46.0'
29.0'
75.0'
N 70° 39 E
118.5'
117.0'
S 7° 04' E
©-INDICATES IRON STAKES CORNERS IN PLACE AND USED.
O-INDICATES IRON PIPE SET AT PROPERTY CORNERS.
I CERTIFY THAT THIS PLAT AND FIELD NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY MADE IN THE FIELD BY ME ON 26 MAY 1938. ALL BEARINGS AND DISTANCES FROM MAP OF SUBDIVISION OF ORTIZ PROPERTY PREPARED BY G. J. JOHNSTON ON 14 MAY, 1938.
Samuel P. Davis
REGISTERED ENGINEER & SURVEYOR
62'6"x6' Chain link
LOT 3
HOUSE
No. 538
18"x6' Chile
N 52° 24 E
45.0'
111.7'
2.0'
S 73° 17' W
56.0'
8.8'
SIDEWALK & PARKWAY
PLAT
SHOWING SURVEY OF PROPERTY FOR
MAXIMIAMA ORTIZ
538 W. ALAMEDA
SANTA FE NEW MEXICO
SCALE 1" = 20 FT.

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

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

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

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

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

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on February 13, 2018. The decision of the Board was to approve the application as submitted with the condition that staff shall approve the stucco type and color and the exterior light fixtures before a permit application is submitted. For further information please call 955-6605.

Sincerely,

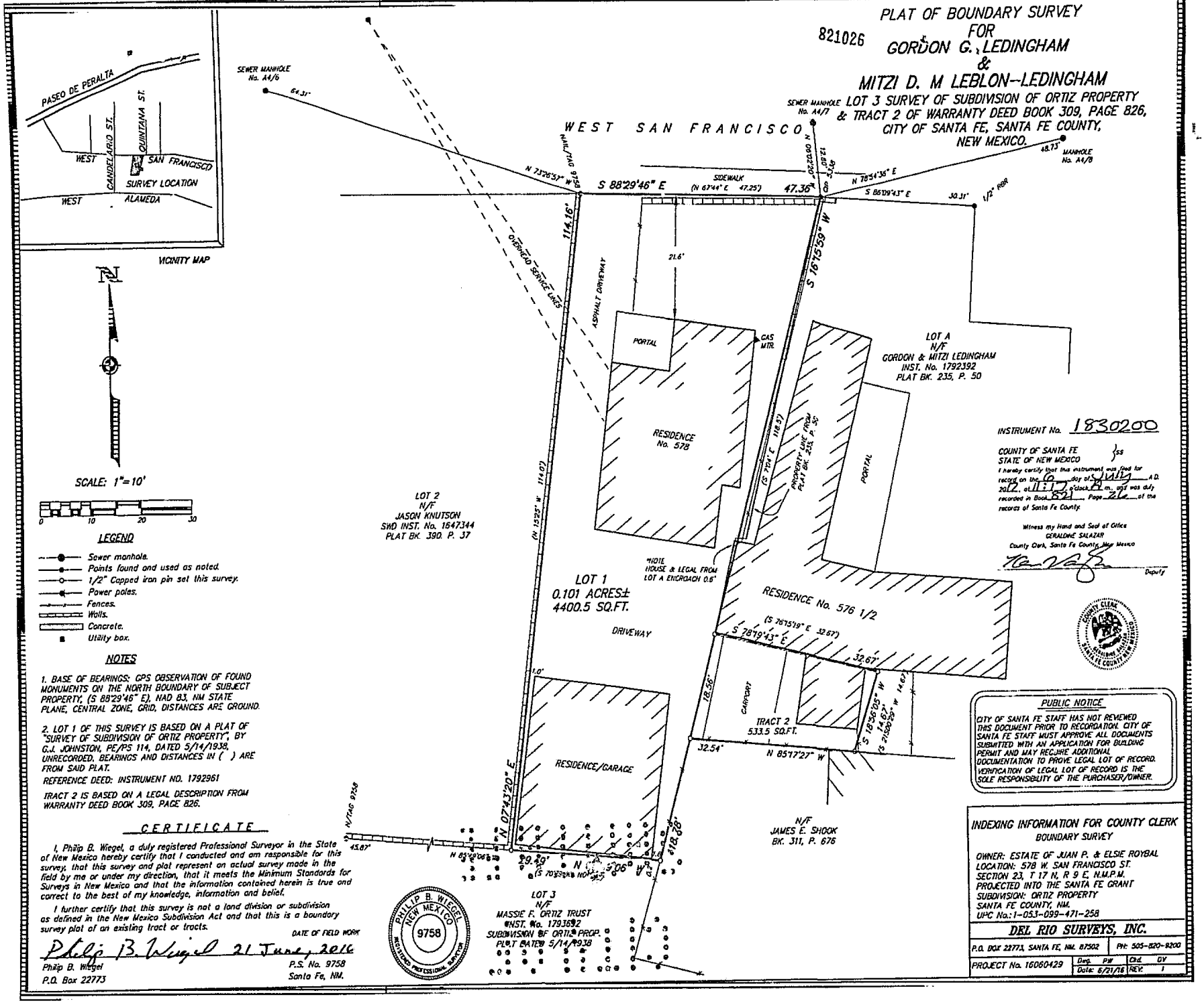
David Rasch
Supervising Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

PLAT OF BOUNDARY SURVEY FOR GORDON G. LEDINGHAM & MITZI D. M LEBLON-LEDINGHAM

821026

LOT 3 SURVEY OF SUBDIVISION OF ORTIZ PROPERTY & TRACT 2 OF WARRANTY DEED BOOK 309, PAGE 826, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



INSTRUMENT No. 1830200

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the 6 day of July A.D. 2012, at 11:17 o'clock A.m., and was duly recorded in Book 821 Page 26 of the records of Santa Fe County.

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

Deputy

LEGEND

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

NOTES

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

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

REFERENCE DEED: INSTRUMENT NO. 1792961

TRACT 2 IS BASED ON A LEGAL DESCRIPTION FROM WARRANTY DEED BOOK 309, PAGE 826.

CERTIFICATE

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

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

DATE OF FIELD WORK

Philip B. Wiegel 21 June, 2016

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK BOUNDARY SURVEY

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

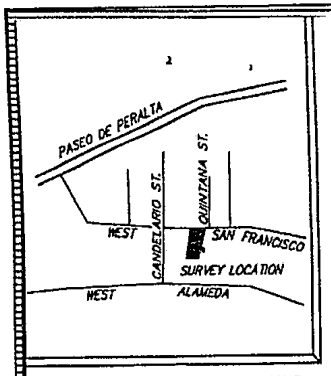
DEL RIO SURVEYS, INC.

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

PLAT OF BOUNDARY SURVEY
FOR
GORDON G. LEDINGHAM & MITZI D. M LEBLON–LEDINGHAM

821942

LOT 3 SURVEY OF SUBDIVISION OF ORTIZ PROPERTY & TRACT 2 OF WARRANTY DEED BOOK 309, PAGE 826, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.



VICINITY MAP

SCALE: 1"=10'

0 10 20 30

LEGEND

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

NOTES

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

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REFERENCE DEED: INSTRUMENT NO. 1792961

TRACT 2 IS BASED ON A LEGAL DESCRIPTION FROM WARRANTY DEED BOOK 309, PAGE 826.

CERTIFICATE

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

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

DATE OF FIELD WORK

Philip B. Wiegel — 21 June, 2016

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

AMENDMENT
THIS SURVEY AMENDED TO ADD DIMENSION TO SOUTHEASTERLY LINE OF LOT 1 (21.92').

Philip B. Wiegel — July, 2017
PHILIP B. WIEGEL, PS 9758 — DATE

INSTRUMENT No 1730321

COUNTY OF SANTA FE) ss
STATE OF NEW MEXICO)
I hereby certify that the instrument was filed for record on the ___ day of ___ A.D. 20__, at ___ o'clock ___ m. and was duly recorded in Book 821 Page 26 of the records of Santa Fe County.

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

COUNTY CLERK SANTA FE COUNTY NEW MEXICO GERALDINE SALAZAR

THIS SURVEY PREVIOUSLY RECORDED IN PLAT BK. 821 AT PAGE 026.

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

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

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 | PH: 505-820-9200

PROJECT No. 16060429	Dwg.	Pat	Ck'd	DY
	Date: 8/21/16		REV.	1

City of Santa Fe

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 23, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 23, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: October 9, 2018
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-18-092B. 1150 Camino San Acacio.
Case #H-18-102. 124 Quintana Street.
Case #H-18-113. 600 Agua Fria Street.
Case #H-18-117. 1463 Canyon Road
Case #H-18-115. 210 Don Gaspar Avenue.
Case #H-18-097B. 613 Garcia Street.
Case #H-18-111. 720 Don Gaspar Avenue.
Case #H-18-022. 1126 ½ Camino Delora.
Case #H-18-108B. 702 Agua Fria Street.
Case #H-18-107. 201 West Marcy Street.
Case #H-18-105. 635 Garcia Street.
Case #H-18-087. 725 Old Santa Fe Trail.
Case #H-18-082. 1469 Canyon Road.
Case #H-16-036. 841 West Manhattan Avenue.

Case #H-18-097B. 613 Garcia Street
Case #H-18-104A. 823 Acequia Madre.
Case #H-18-114. 846 Old Santa Fe Trail
Case #H-18-100. 878 East Palace Avenue.
Case #H-18-116. 650A Old Santa Fe Trail.
Case #H-18-069B. 130-132 Berger Street.
Case #H-18-110. 505 Apodaca Hill.
Case #H-18-109. 833 East Alameda Street.
Case #H-18-108A. 702 Agua Fria Street.
Case #H-18-106. 216 West San Francisco Street.
Case #H-18-089. 546 Canyon Road.
Case #H-18-067. 355 Hillside Avenue.
Case #H-18-078B. 66 – 70 East San Francisco Street.
Case #H-18-060B. 310 Otero Street.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-18-122. 504 Apodaca Hill. Downtown & Eastside Historic District. T. Mark Leik and Anne Carlisle, agents/owners, propose to demolish a garage and construct three pergolas totaling 581 sq. ft. to a maximum height of 9'6", install steps, construct a 5' high coyote fence and gate, and other alterations on a non-contributing residential structure. (Gary Moquino, HPD Construction Inspector, GSMoquino@santafenm.gov, 955-6657)

2. Case #H-17-083. 110 Delgado Street Unit A. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to raise the parapets and install a canale on a non-contributing residential structure. (Nicole Ramirez Thomas, Interim Planner Supervisor, NARamirez-Thomas@santafenm.gov, 955-6660)

3. Case #H-18-086. 107 Cienega Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Albert and Kathie Shulz, owners, proposes to construct a 48" high yard wall on a contributing residential property. (Nicole Ramirez Thomas)

4. Case #H-18-060B. 310 Otero Street. Downtown & Eastside Historic District. Christopher Alba, agent for Georges and Valentine Feghali, owners, proposes to construct 555 sq. ft. of additions to a height of 15'1", an exterior spiral staircase, replace windows and doors, install a roof deck, and stucco a contributing residential structure. (Carlos Gemora, Planner, CEGemora@santafenmn.gov, 955-6670)

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

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DATE: 10/04/2018
TIME: 4:50 PM

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

7. Case #H-18-100. 878 East Palace Avenue. Downtown & Eastside Historic District. Reliable Tech Heating and Cooling, agent for Marilyn Halla, owner, proposes to install visible rooftop HVAC on a contributing residential structure. An exception is requested to install publicly visible rooftop appurtenances (Section 14-5.2(E)(1)(d)). (Carlos Gemora)

8. Case #H-18-118A. 740 Agua Fria Street. Westside-Guadalupe Historic District. HPD Staff requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Carlos Gemora)

9. Case #H-18-118B. 740 Agua Fria Street. Westside-Guadalupe Historic District. Matt Schmidt, agent/owner, proposes to construct 1,005 sq. ft. of additions and a 105 sq. ft. deck with railing, replace windows and doors, install solartubes and exterior lighting, stucco, and paint a non-contributing residential structure. (Carlos Gemora)

10. Case #H-18-119A. 945 and 947 Acequia Madre. Downtown & Eastside Historic District. Hoopes and Associates, agent for Glenn and Julie Davidson, owners, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

11. Case #H-18-119B. 945 and 947 Acequia Madre. Downtown & Eastside Historic District. Hoopes and Associates, agent for Glenn and Julie Davidson, owners, proposes to construct a 1,006 sq. ft. of additions, replace windows and doors, and install skylights, re-roof, removal of yardwalls and fences on the non-contributing 947 residential structure, and construct a 6' high yardwall and vehicle gate at the non-contributing 945 residential structure. (Nicole Ramirez Thomas)

12. Case #H-18-120. 139 Candelario Street. Westside-Guadalupe Historic District. Bernie Romero, agent for Kelly Northington, owner, proposes to alter the roofline by removing overhangs and constructing parapets to a maximum height of 11'6", construct 362 sq. ft. of additions to a height of 11'6", a 139 sq. ft. portal, 56" high fences with gate, remove fencing, gates, portals, buttresses, window sashes, and storage, replace windows and doors, and install exterior lighting on a non-contributing residential structure. (Nicole Ramirez Thomas)

13. Case #H-18-121A. 132 Lorenzo Road. Downtown & Eastside Historic District. Mark Mortier Architect, agent for Jane and Kay Lee, owners, requests a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)

14. Case #H-18-116. 650 A Old Santa Fe Trail. Downtown & Eastside Historic District. Extraordinary Structures, agent for Karen Terras, owner, proposes to demolish a contributing residential structure. An exception is requested (Section 14-5.2(C)(3)). (Nicole Ramirez Thomas)

15. Case #H-18-106. 216 West San Francisco Street. Downtown & Eastside Historic District. Amy Mckenzie, agent for City of Santa Fe, owner, proposes to construct a telecommunications tower on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

16. Case #H-18-107. 201 West Marcy Street. Downtown & Eastside Historic District. Amy Mckenzie, agent for City of Santa Fe, owner, proposes to construct a telecommunications tower on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

City of Santa Fe

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 23, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 23, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: October 9, 2018
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-036. 841 West Manhattan Avenue.
Case #H-18-067. 355 Hillside Avenue.
Case #H-18-105. 635 Garcia Street.
Case #H-18-108B. 702 Agua Fria Street.
Case #H-18-110. 505 Apodaca Hill.
Case #H-18-078B. 66 – 70 East San Francisco Street.
Case #H-18-089. 546 Canyon Road.
Case #H-18-108A. 702 Agua Fria Street.
Case #H-18-111. 720 Don Gaspar Avenue.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-18-122. 504 Apodaca Hill. Downtown & Eastside Historic District. T. Mark Leik and Anne Carlisle, agents/owners, propose to demolish a garage and construct three pergolas totaling 581 sq. ft. to a maximum height of 9'6", install steps, construct a 5' high coyote fence and gate, and other alterations on a non-contributing residential structure. (Gary Moquino, HPD Construction Inspector, GSMoquino@santafenm.gov, 955-6657)

2. Case #H-17-083. 110 Delgado Street Unit A. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to raise the parapets and install a canale on a non-contributing residential structure. (Nicole Ramirez Thomas, Interim Planner Supervisor, NARamirez-Thomas@santafenm.gov, 955-6660)

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7. Case #H-18-118A. 740 Agua Fria Street. Westside-Guadalupe Historic District. HPD Staff requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Carlos Gemora)

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DATE: 10/19/18
TIME: 9:52 AM

8. Case #H-18-118B. 740 Agua Fria Street. Westside-Guadalupe Historic District. Matt Schmidt, agent/owner, proposes to construct 105 sq. ft. of additions and a 105 sq. ft. deck with railing, replace windows and doors, install solartubes and exterior lighting, stucco, and paint a non-contributing residential structure. (Carlos Gemora)

9. Case #H-18-119A. 947 Acequia Madre. Downtown & Eastside Historic District. Hoopes and Associates, agent for Glenn and Julie Davidson, owners, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

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HISTORIC DISTRICTS REVIEW BOARD
October 23, 2018

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MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

October 23, 2018

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS EXCUSED:
Ms. Meghan Bayer
[one vacancy]

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

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

C. APPROVAL OF AGENDA

Ms. Ramirez Thomas said there was a mistake in the caption on Apodaca Hill - there is no demolition of a garage and there is no construction of a five-foot coyote fence and gate.

MOTION: Member Katz moved, seconded by Member Roybal, to approve the agenda as amended.

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

D. APPROVAL OF MINUTES: October 9, 2018

Member Katz requested a change on page 32, fourth paragraph, it should say, "if wanting a pitched roof."

Chair Rios requested the following changes to the minutes:

On page 9, in the Board discussion, "Chair Rios commended Mr. Flores and the County building on Grant Avenue is one of her favorite buildings in Santa Fe."

On page 10, 10th paragraph should read, "Chair Rios asked if the corners are going to be rounded."

On page 33, in the Action of the Board, "Chair Rios said she would vote no and would entertain another motion."

Ms. Gheen requested the following changes to the minutes:

On page 7, third paragraph from the bottom, it should say, "Ms. Gheen replied that through the ordinance 14-5.2-N for historic matters, ~~it does~~ it has a certain jurisdiction."

On page 42 , second paragraph from the bottom should read, "Ms. Gheen asked her to provide findings in the motion for making it Contributing."

On the index page, the action taken on Case #6 was partially approved and partially denied.

Member Biedscheid requested a change on page 38, in the second to last paragraph at the end, said she thought a better approach might be a stucco wall on the street rather than the site.

Member Boniface requested the following changes to the minutes:

On page 2, sixth paragraph, the change requested was on page 16 not page 15.

On page 37, last paragraph, change "how" to "now."

MOTION: Member Biedscheid moved, seconded by Member Katz, to approve the minutes of October 9, 2018 as amended.

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

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-036. 841 West Manhattan Ave.

Case #H-18-022. 1126½ Camino Delora.

Case #H-18-060B. 310 Otero Street.

Case #H-18-067. 355 Hillside Avenue.

Case #H-18-069B. 130-132Berger Street.

Case #H-18-078B. 66 – 70 East San Francisco

Case #H-18-082. 1469 Canyon Road

Case #H-18-087. 725 Old Santa Fe Trail.

Case #H-18-089. 546 Canyon Road.

Case #H-18-092B. 1150 Camino San Acacio.

Case #H-18-097B. 613 Garcia Street.

Case #H-18-100. 878 East Palace Ave.

Case #H-18-102. 124 Quintana Street.

Case #H-18-104A. 823 Acequia Madre.

Case #H-18-105. 635 Garcia Street.

Case #H-18-106. 216 West San Francisco

Case #H-18-107. 201 West Marcy Street.

Case #H-18-108A. 702 Agua Fria Street.

Case #H-18-108B. 702 Agua Fria Street.

Case #H-18-109. 833 East Alameda St.

Case #H-18-110. 505 Apodaca Hill.

Case #H-18-111. 720 Don Gaspar Avenue.

Case #H-18-113. 600 Agua Fria Street.

Case #H-18-114. 846 Old Santa Fe Trail

Case #H-18-115. 210 Don Gaspar Avenue.

Case #H-18-116. 650A Old Santa Fe Trail.

Case #H-18-117. 1463 Canyon Road.

MOTION: Member Roybal moved, seconded by Member Boniface, to approve the Findings of Fact & Conclusions of Law for these twenty-six cases as presented.

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

F. BUSINESS FROM THE FLOOR

Stefanie Beninato said regarding Case #H-18-022 at 1126½ Camino Delora, the so-called northern New Mexico project, the Board approved last week when talking about grade and slope and adjusting streetscape and asking Mr. Gemora his opinion, that as far as she knew, Mr. Gemora is not a surveyor or an engineer. Any lay opinion needs to be stated under oath and testing should be done before an opinion is considered. She felt he was unfairly put on the spot to support findings that are unsupportable. There is case law on this with three or four cases on point, so the Assistant City Attorney could advise the Board on it.

She said she appreciated Mr. Katz's thorough findings but his motion, but the motion that carried didn't have any findings; all it did to adopt the Staff report. The Board is supposed to show how what is approved complies with the law. If you thought the neighbors concern was special treatment going on and the whole thing about the grade and slope was totally irrelevant.

There was no other Business from the Floor.

G. COMMUNICATIONS

Ms. Ramirez Thomas announced she is leaving the City. She said, "This is my last meeting. I have enjoyed working with you."

Chair Rios said, "You rose quickly and did well. And you are having new adventures. We wish you all the luck."

Ms. Carol Johnson praised her for how Mr. Ramirez Thomas stepped into the breach when David Rasch left. She is mapping out everything she has been doing in an effort to keep our CLG status intact. She added that some other folks will be here to help. We are working on interim contracts to go forward without a break. It will be very hard to replace her. She has done great things for us.

Chair Rios said she heard a lot of comments from the public and all were positive. "You were kind to people when they came for help."

H. ACTION ITEMS:

Chair Rios limited public comment to two minutes and Ms. Ramirez Thomas is in charge of the clock.

She welcomed Mr. Gary Moquino, our enforcement officer for the City and this is the first time he will present a case report which is a red tag.

Chair Rios announced to the public that anyone wishing to appeal a Board decision to the Governing Body has up to 15 days after the Findings and Conclusions are approved by the Board.

1. **Case #H-18-122. 504 Apodaca Hill.** Downtown & Eastside Historic District. T. Mark Leik and Anne Carlisle, agents/owners, propose to ~~demolish a garage and~~ construct three pergolas totaling 581 sq. ft. to a maximum height of 9'6", install steps, ~~construct a ' high coyote fence and gate,~~ and other alterations on a non-contributing residential structure. (Gary Moquino), HPD Construction Inspector, GSMoquino@santafenm.gov, 955-6657)

Mr. Moquino presented the Staff Report as follows:

BACKGROUND AND SUMMARY

504 Apodaca Hill is a single-family residence located in the Downtown and Eastside Historic District. The historic status of the house is non-contributing. The original structure was built in the late 19970s and was used as a studio and art gallery. The home was built in the vernacular style. The applicant received a red tag on their property (14.3.11 Construction Permit) and has come forward to resolve the violation.

The Applicant proposes the following:

1. Addition of a 180 square foot pergola on the west elevation. The pergola height will be 9' 5" with a wrought iron railing on patio perimeter. Replace the existing French door with a new French door.

2. Replace the 269 square foot front entry pergola with a new pergola in the same square footage footprint to the existing height.

3. Replace the 132 square foot pergola on the south elevation with a new pergola in the same square footage to a height of 9' 6".

4. Maintenance of existing windows and door with new trim paint.

5. Replace existing coyote fence between front yard wall and garage with in-kind material to the height of 5' and a pedestrian gate.

6. Maintenance of front brick patio with cleaned and reused existing brick.

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked him which of the six items have already been done.

Mr. Moquino said the removal of front pergola in #2. Also the pergola in #1 has also been built. The French doors have been replaced and the south pergola in #3 has been done. Item #5 has been deleted. The applicant did not want to do the front fence to yard wall.

Member Roybal asked if all of that will be in compliance.

Mr. Moquino agreed.

Member Katz went to the display of two photographs and asked if in the left photo was the south pergola that was going to be replaced.

Mr. Moquino agreed.

Member Katz asked if it was going to be replaced with one that looked like the lower-right north pergola picture.

Mr. Moquino agreed.

Applicant's Presentation

Chair Rios skipped over the Applicant and went directly to public comment.

Questions to the Applicant

There were no questions addressed to the applicant at this time.

Public Comment

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She said she loved Jared Kushner's comment about - they are going to use the facts to come out to what they want to believe. "That was actually what he said - want to believe. They are going to use facts to get to what they want to believe. And sometimes that is considered to be insanity.

She said it would be really helpful to know what was red tagged. "To me, it just sounds like it was red-tagged and then there were these recommendations. But it was hard to understand that these things had already been built and that was why it was red tagged and now there either was some of them actually complied with design standards and others did not and were going to be corrected. I just think that would be a really helpful way to present these things."

"I am really happy that the one for French Doors will be replaced. That is not compatible with tradition or historic design or probably anything that was compatible in that neighborhood."

Chair Rios asked if the owners of the project were present.

The owner raised his hand and Chair Rios asked if he had anything to say.

Mr. Mark Leik, 504 Apodaca Hill, was sworn.

Mr. Leik said he wasn't sure he heard Mr. Moquino accurately but #3 has not been replaced.

"We purchased in May and wanted to make some improvements to get it back in condition. I hired a contractor and saw the design standards we have here. We thought we were headed down the right path. These all are great questions, I guess, because we did not obtain the permit, which was for #1, and then we continued with the construction by demolishing the front pergola before talking with Mr. Moquino and got red tagged. We don't want to change the character of the house. The pergolas were degraded, and we wanted to replace them to improve the home.

Chair Rios said, "You do live in a historic district. And all changes have to go through this Board."

Mr. Leik said he understood that now and you have a very good website.

Member Katz asked if the coyote fence is not happening.

Mr. Leik explained that he understood there were some questions about that and that he needed to present a drawing of what they intended so he would bring that back later.

Member Katz asked if there was an old coyote fence falling down.

Mr. Leik said there was, and he believed there were pictures of it in the Board packet.

Member Katz suggested it would be wonderful if Mr. Leik could use any of the old pieces of Cedar wood that last forever and not have to buy new ones.

Mr. Leik said he would be happy to do that.

Action of the Board

MOTION: **Member Boniface moved, seconded by Member Roybal in Case #H-18-122 at 504 Apodaca Hill, to approve the application as recommended by Staff except for the coyote fence.**

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

2. **Case #H-17-083. 110 Delgado Street Unit A.** Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to raise the parapets and install a canale on a non-contributing residential structure. (Nicole Ramirez Thomas, Interim Planner Supervisor, NARamirez-Thomas@santafenm.gov, 955-6660)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

110 Delgado Unit A was constructed in 1962 in a vernacular manner. Historic wood and steel windows are preserved. Removal of character-defining elements on the front façade with non-historic doors and a rear portal massing with Spanish-Pueblo Revival design detract from the historic integrity of the structure. The building is listed as contributing to the Downtown and Eastside Historic District. The east elevation is primary.

The applicant proposes the following:

1) The applicant requests to increase the height of the west parapet by 12 inches. The parapet will match the tallest height of the parapets on the building at 12'-6".

2) Stucco will be El Rey cementitious "Adobe".

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked if this has already been done.

Ms. Ramirez Thomas said part of it has been done. The house is under construction and Mr. Enfield can discuss further how they came to need more parapet on that elevation.

Chair Rios asked if it was previously approved.

Ms. Ramirez Thomas agreed, but this was more than Staff could approve.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said the store front of the old flower store, which is the primary elevation, remains as is. The non-contributing west side, the Board gave permission to remove the portal . But when they removed it, they were looking at an exposed roof. "In the drawing, you can see there is no parapet there now. The parapet's return on this side, if you look at my drawing, you could see little wing parapets and a little chimney that exists in the corner. But the parapet didn't go all the way across. So there is actually no parapet; just a drain and gutter. We just want to carry that parapet across, so we are not looking at the roofing surface. I think you would prefer not looking at the roofing surface. It was an oversight because we couldn't see it when we removed the portal. Then when we demolished the portal, it became very apparent, we were just looking at the roof up there. So we are just asking to infill that small area with parapet."

Questions to the Applicant

Member Biedscheid asked him to clarify that it is only the west parapet where he wanted to add on and that the east parapet remains unchanged.

Mr. Enfield said, "Yes, and at the same height. You see where it returns around on the proposed west elevation that was approved? It is only on the west side and just matching the existing height. And the east remains as previously approved.

Member Katz surmised he was seeking approval for the north part of the west façade.

Mr. Enfield agreed. What was already approved part remains as is.

Public Comment

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

Action of the Board

MOTION: Member Boniface moved, seconded by Member Roybal, in Case #H-17-083 at 110 Delgado Street Unit A, to approve the application as presented.

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

3. **Case #H-18-086. 107 Cienega Street**. Downtown & Eastside Historic District. Architectural Alliance, agent for Albert and Kathie Shulz, owners, proposes to construct a 48" high yard wall on a contributing residential property. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

107 Cienega Street is a 2,093 square foot single family residence built in a Territorial Revival style. The structure was built in the 1940s.The historic status of the building was reviewed by the Board in 2013 and the building was designated as contributing to the district. The east elevation and the north elevation were designated as primary.

Defining features of the structure include the pattern of the brick coping and the crisp corners of the building which are a signature of the Territorial Revival style.

The applicant proposes the following items for remodel.

1) Construct a yard wall at the east property line. The wall will be constructed of CMU and stuccoed. A previous yard wall design was requested, and the applicant has revised the design of the wall to include more stepping.

2) The wall will have a wood gate and a vehicle gate that do not exceed the height of the wall's pilasters.

3) The stucco color will be El Rey cementitious "Sandalwood".

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked if the wall is in harmony with other walls on that street in terms of height

Ms. Ramirez Thomas agreed.

Member Biedscheid asked if the application is only for the front.

Ms. Ramirez Thomas agreed. The side wall is already approved.

Applicant's Presentation

Chair Rios asked if there were questions to the Applicant.

Mr. Enfield (previously sworn) said, "I would like to address the Staff Report, if that is okay."

Chair Rios said yes.

Mr. Enfield said, "We came to the Board on front wall and got approval. What happened was we had to show a 15-foot area at 3' high for a visibility triangle. So when

we presented the 15 feet of three-foot wall to meet the visibility triangle, my client had requested a 4' high wall along the front to match both houses on each side, basically."

"I just wanted to clarify that we did get a three-foot wall approved all the way across. I'm asking for a small portion of it to be four feet high instead of three-feet. It was because we only presented three feet because we were forced to lower the four-foot wall for the visibility triangle. And we thought we would just step the wall up to four feet and the Board would be fine. But then, in the meeting, you guys said, 'well, I think you need to cut that wall and just make it straight across at 3 feet.' So that's why we are here tonight – to try to get back that section at four feet."

Questions to the Applicant

Chair Rios asked ifs the gate is solid.

Mr. Enfield thought that might have been left to Staff, but the Applicant is fine with see-through fenestration.

Mr. Enfield reminded the Board that Member Boniface asked if he could have it all at 3'. We included some photos that showed the wall (A copy if attached to these minutes as Exhibit 1.)

He said the wall at Radio Plaza is 51" high and steps up to meet our wall. It is 48" at the south end and steps up to 51" at Radio Plaza. The- Next photo is of the adjacent house and buttresses are 50" high and the wall is 42" at the low end close to his house and 48" overall.

There is a buttress at the end of the wall and used by us for our gate. Then we show the required 3' for visibility and then step up to 4'. The Staff could approve it, but Ms. Ramirez Thomas is sharp and told him the Board has already approved it, so it has to come back to the Board.

Ms. Ramirez Thomas noted that the Bank photo is on page 32.

Mr. Enfield showed it on the overhead projector.

Member Katz asked if there was any difference in the sight triangle because it is a one-way street.

Mr. Enfield said they argued that at the City and they said someone might be driving the wrong way. I understand the need for safety and I lost.

Member Boniface said, "Thanks for clarifying it, but it was not the crux of my opposition to this. Hunter was saying there is a fence next door, and they were trying match the neighbor's height. I was not objecting to your attempt to match the neighboring wall. I was objecting to the arbitrary height change. It just seems to pop up to 4' . I understand your client wants four feet, but the Traffic Department won't allow four feet. I suggested pilasters as a good way to help break up the wall and eliminate an arbitrary step."

He asked regarding the gate, how tall it is.

Mr. Enfield said, "It would be 51". I'm sorry. I did have that note to specifically say we added pilasters for the HDRB – both sides and I didn't say that in my little chat with you. So thank you, Ed. You are right. We did change that wall.

Member Boniface said it is not on our drawing.

Mr. Enfield said, "You are looking at the wrong drawing."

Member Boniface found it and thanked him. He asked if the gate slides or swings.

Mr. Enfield said it swings in.

Member Biedscheid, to clarify, noted in the application that it refers to a six-foot yard wall that goes from the side to the rear. And the zoning worksheet says all walls shall be at four feet, max. She asked if somebody could clarify that. She wanted to clarify that we are not talking about a six-foot wall on any part of the property because the worksheet says all walls are to be a a maximum of four feet.

Ms. Ramirez Thomas believed there was a six-foot coyote fence on the north side and in back the wall is raised, using coyote fencing to six feet. She was not sure about the comment on the PBR was indicating.

Mr. Enfield said that was approved in the previous meeting. Those are existing walls and one of them they would have to rebuild.

Mr. Gemora read that the underlying zoning is four feet for all walls, fences and hedges.

Ms. Ramirez Thomas explained that the six-foot wall was already approved and not part of this application. For consistency, until there is a better clarification from zoning, the Historic code is always the more restrictive and walls and fences come under that. It must be clarified by the Land Use Director. If Zoning does not grant a permit, it would be a reduction in height.

Mr. Enfield said the Board could look at the minutes to verify that.

Member Biedscheid said she understood.

Public Comment

Ms. Beninato (previously sworn) said where the wall goes up to four feet, that corresponds with the change in building and makes visual sense. I don't like the gate and it seems to be too much at 51". It should be a little lower.

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

Board Discussion

Member Biedscheid said for harmony in the street, the neighboring wall to the south is also a residential building and is 3' around the pedestrian gate. It would be more harmonious at that height.

For the solid vehicle gate, there is one other that is metal and highly fenestrated, so I would recommend this be fenestrated.

Mr. Enfield reiterated that the client already agreed to that.

Action of the Board

MOTION: **Member Katz moved in Case #H-18-086 at 107 Cienega Street, to grant the application per staff recommendation with the condition that the vehicle gate be fenestrated with substantial see through. Member Biedscheid seconded the motion with a friendly amendment that the gate be brought to staff for review and approval. Member Katz accepted the amendment as friendly.**

VOTE: **The motion passed by majority (3-1) voice vote with Members Biedscheid, Katz and Roybal voting in the affirmative and Member Boniface voting against.**

Mr. Enfield applauded Ms. Ramirez Thomas for the way she took charge here. He really appreciated her time here.

4. **Case #H-18-060B. 310 Otero Street**. Downtown & Eastside Historic District. Christopher Alba, agent for Georges and Valentine Feghali, owners, proposes to construct 555 sq. ft . of additions to a height of 15'1", an exterior spiral staircase, replace windows and doors, install a roof deck, and stucco a contributing residential structure. (Carlos Gemora, Planner, CEGemora@santafenmn.gov, 955-6670)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

310 Otero Street is a single-family residence constructed in 1953 by Allen Stamm & Associates in the Pueblo-Spanish Revival style. Before 1969, the garage vehicle door was removed and infilled with a fixed window and the yardwalls were constructed. In 1978, two portals were constructed on the front and rear elevations. The front elevation included infilling of the original portal and removal of steel casement windows and the primary entry door.

In June 2018 the Board designated the residence as Contributing to the Downtown and Eastside Historic District with the street-facing east façade as primary, excluding the non-historic front portal. The rock portions of the front yardwall are additionally designated Contributing.

The applicant proposes to construct a 556 square foot addition (313 square feet of additional footprint) to a height of 15'-1" where the maximum allowable height is 15'-1". The proposal adds a study and bathroom to the southwest corner of the residence with a basement underneath and a roof deck above the addition. The applicant also proposes to replace small bedroom windows on the non-primary southern façade with larger, egress windows. No changes are proposed to the primary façade or the front yardwall.

The following design features are requested:

1. "Pueblo" colored El Rey Cementitious stucco to match existing building walls.
2. 3'-0" stucco parapet walls setback 10'0" from the side property line to comprise roof deck railing to a height of 15'-1".

3. Addition will have "brown" colored aluminum clad windows and doors. All proposed windows will have divided lites.

4. Two existing bedroom windows on the non-primary south elevation will be replaced with larger, egress windows to match the addition.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project as the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Chair Rios asked Staff to show where the parapet is.

Mr. Gemora said it is at the maximum height per calculation and the height is stepped back per zoning requirement. He said the parapet of 3' would be there for a roof deck.

Member Katz said if there was just a railing, would the parapet be straight across?

Mr. Gemora agreed it would be approximately straight across.

Applicant's Presentation

Mr. Philip Alba, 1800 Old Pecos Trail, Suite E-4, was sworn.

He said the owner is an older couple who plan to retire into this modest house. It has little storage, so the basement, which is accessed from the outside, helps. Both are doctors who were practicing in Dubai and she is also an artist.

Questions to the Applicant

Member Katz asked if they would be okay with a railing instead of the higher parapet. He explained that he was not wild about a railing, but it would be less obstructive.

Mr. Alba said they would accept that. They just put in a parapet to match the design. He asked what kind of railing Member Katz envisioned.

Member Katz said he envisioned one that is as invisible as possible. Wrought iron would be acceptable.

Member Boniface said, to expand on that, it would look better if not just attached to the top of the parapet but set back a foot or two behind it from an aesthetic point of view. It is very visible from Otero Street, but more visible from Paseo with the parking lot there.

Mr. Alba said he knew the railing idea has been discussed but not the setback and he couldn't say yea or nay to that. But the clients really want this to be approved and are willing to compromise, but he couldn't give a clear agreement on that possibility.

Member Boniface said it is not a deal breaker, but he saw the necessity of the railing.

Member Katz asked Member Boniface if he was envisioning it right against the parapet. He thought if it was to be attached on the inside of the parapet, it would not compromise the deck size.

Member Boniface agreed that would be a good compromise. Having it just attached to the top of the parapet would be similar to the shortcut of adding latillas to a yard wall. Member Katz's suggestion was fine with him.

Public Comment

Ms. Beninato (previously sworn) said, "I hope you will take his suggestion and Member Boniface's as well, because the parapet is out of proportion and a railing would be better."

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

Action of the Board

MOTION: Member Katz moved, seconded by Member Boniface, in Case #H-18-060B at 310 Otero Street, to approve the application as recommended by Staff with a condition that the parapet around the studio be uniform height and the railing around the roof deck be on the inner edge of the parapet so as to not diminish the size of the roof deck and be wrought iron and be submitted to Staff for approval.

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

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

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

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

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

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

The applicant requests the following:

1) To add 120 square feet to the south elevation of 578 West San Francisco. The addition will not exceed the existing height of the structure.

2) To remove a chimney at 578½ West San Francisco.

3) Stucco will be cementitious El Rey "La Luz".

STAFF RECOMMENDATION:

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

Questions to Staff

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

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

Applicant's Presentation

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

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

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

Action of the Board

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

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

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

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

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

The applicant requests the following items for remodel.

1. Addition of 330 square feet to the west elevation second story which will feature non-divided light windows and doors to match the existing. The windows under the portal exceed the 30" lite rule, however since they are under a portal they are allowed by code. The windows on the west elevation exceed the 3' corner rule and an exception is requested per 14-5.2(E)(2)(b). The relevant code citations and exception responses are provided at the end of the memo. The height will match the existing height of 22'-0". The addition is more than 10 feet back from primary elevation, so no exception was requested.

2. Addition of a door to the west elevation on a non-primary façade. The door will allow entry into the solarium from the north. The elevator shaft will remain in the previously proposed location and will be more than 10 feet back from the primary elevation. The height of the shaft will not exceed the height of the building. No exception is required.

3. Addition of a 384 square foot carport. The carport will be located in the parking area west of the home and will be detached.

4. Extension of portal on the east elevation, second floor.

5. Windows will be "Cascade Blue."

6. Stucco will be El Rey elastomeric "Hacienda."

RELEVANT CODE CITATIONS

14-5.2(E) Downtown and Eastside Standards

(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;

EXCEPTION RESPONSES

Request to Exceed the 30" Lite Rule

(i) Does not damage the character of the district.
There is no visibility of the structure from the streetscape.

Staff Response: Staff agrees with this response. The house is tucked far back from the streetscape.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare.
The windows and doors on the entire existing structure are non-conforming.

Staff Response: Staff agrees with this response. The windows would be mismatched to the rest of the house and would create a hardship.

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

Home owner is amendable to doing an overhang on the west exposure windows or replace the design with 24'x24' awnings.

Staff Response: Staff agrees that the applicant has provided other design options.

STAFF RECOMMENDATION:

Staff finds the exception responses have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All Districts and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios asked if the exception responses were agreed to.

Ms. Ramirez Thomas agreed.

Chair Rios asked what the public visibility is.

Ms. Ramirez Thomas said there is very little visibility. It is at the end of the non-gated residential lot. It is the last house at the end of the street. It might not be visible at all.

Applicant's Presentation

Ms. Linda Mortensen, 1807 2nd St., was sworn. She said the redesign should bring in the exterior door into the solarium, moving it to the north side. Who got to work in the least visible location from the driveway and the front of the house? They are matching the design of that single door. It is the door in the middle. They were trying to duplicate the windows in the solarium and adding side lights and adding a light box on the side. That is all.

Questions to the Applicant

Member Katz thanked her for moving the entry door to the primary façade and being sensitive to it.

Chair Rios thanked her for the aerial elevation.

Public Comment

Ms. Beninato (previously sworn) said, "I know the applicant has come several times with changes, and I guess this is the one that will work. It is not interfering with the primary façade. I just find it hard to use the whole thing about aging in place and a garage not even attached to the structure. I understand that is not part of your consideration. If you want something added, just say that you want to add it. We are all aging in place."

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

Board Discussion

Member Biedscheid asked how far the carport is from the solarium.

Ms. Mortensen said it is two feet from it.

Member Biedscheid knew it isn't attached. Another carport was previously proposed, even when the entry door was directly into the solarium, and she wondered if another configuration would work. There seemed to already be a structure near the new proposed door there. She thought it could double as a garage or carport. In her opinion, moving anything away from the solarium façade would be a plus. Even if it was just a small structure with the roof, and it seems to have an angled roof at that. Even a higher flat roof that would allow you to see through to the front would be a better design.

Ms. Mortensen said she would take that to the client. She said they chose a shed roof because the studio in back has a shed roof.

Member Katz asked if the large tree for the carport is going was going to be removed.

Ms. Mortensen said the owner is requesting to remove the large tree.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Boniface, in Case #H-18-082 at 1469 Canyon Road to approve the application as recommended.

Member Biedscheid said she wondered if he might consider a redesign of the carport. She would like a design that would allow the tree to not be removed.

Member Roybal asked how obstructive the large tree is now to the solarium as to the carport. He wanted to know the difference between the destruction of the tree and putting the carport there.

Ms. Mortensen said it is a fair amount, given the root system is starting to create concrete damage in the studio behind where the proposed carport would go.

Member Boniface asked if the large tree was an elm tree.

Ms. Mortensen was not sure what it is.

Member Roybal agreed with Member Biedscheid's condition.

Chair Rios asked her to be state her condition.

Member Biedscheid asked if the applicant would consider a redesign of the carport.

Ms. Mortensen asked if the rest could be approved.

Chair Rios said yes.

Ms. Gheen asked if the motion is to approve with postponing the carport consideration.

Member Biedscheid said she thought denying it as it interferes with the primary façade.

Member Katz pointed out that postponing it leaves it hanging. He understood they wanted to get on with construction for the main part of the house and that the elevator they wanted is not finished yet. Do not leaves it open for them to come back after everything else is done and they could get a better feel for the redesign.

Chair Rios said the motion is approving everything except the carport and the applicant can come back.

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

7. **Case #H-18-100. 878 East Palace Avenue.** Downtown & Eastside Historic District. Reliable Tech Heating and Cooling, agent for Marilyn Halla, owner, proposes to install visible rooftop HVAC on a contributing residential structure.

An exception is requested to install publicly visible rooftop appurtenances (Section 14-5.2(E)(1)(d)). (Carlos Gemora)

This case was postponed under Approval of the Agenda.

8. **Case #H-18-118A. 740 Agua Fria Street**. Westside- Guadalupe Historic District. HPD Staff requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

740 Agua Fria Street is an approximately 2,000 square foot single-family residence designated as Non-contributing to the Westside-Guadalupe Historic District. Historic property documents suggest that the building was probably constructed in 1932 and staff suspects that it may have been an accessory building that was split off to become its own property.

Reviewing the building's structural condition, it appears that the building was originally constructed as a two-room adobe and that by 1967, additions had been added to the front and rear. In the 1980's a front portal and second story were added along with a pitched roof and external staircase to the second floor. It is estimated that a sunroom was added in the last ten years and that the existing vinyl windows on the first floor were installed approximately 15-20 years ago.

While the front portal can be considered a sympathetic addition to the historic footprint, the pitched roof, second story, external staircase, and sunroom are not minor alterations and appear to envelope, dominate, and/or detract from the structure's historic significance. Due to the noted additions and lack of either historic materials or historic features which contribute to the Westside-Guadalupe district, staff recommends the historic status of the structure be maintained as non-contributing.

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.

Questions to Staff

Chair Rios asked if Staff could explain what was built in 1932.

Mr. Gemora said the central two rooms were original construction and then additions to front and rear.

Chair Rios understood those two rooms are compromised.

Mr. Gemora said all of the first floor is historic but was compromised by the front portal and second floor, staircase and windows. He wasn't sure if the openings were changed.

Owner's Presentation

Mr. Matthew Schmidt, 740 Agua Fria Street, was sworn. He said he and his wife moved here seven years ago and one year later bought this house. "We knew that it needed to be fixed up from the start. We have two children now and one small bedroom. As you see on the bottom right there. They are three and five years old. At some point, the children would like to have their own bedrooms. The second floor was a rental that is very unsafe for children or anyone, with a rickety staircase. We are trying to make it so we can continue to enjoy it . You can see how unsightly the roofline is and we would like it to be contributing and bring it up to the standards it should have.

Questions to the Applicant

Chair Rios noted that it has a porch and then a sloped, pitched roof and then a two-story adobe Pueblo Revival style building. "As Mr. Gemora indicated and I tend to agree with his recommendation that a lot of things have been added and subtracted to this building.

Member Boniface said what Mr. Gemora portrayed in his observations and ours today on-site, I feel it is not a candidate for a contributing building. I think staff recommendations should be followed.

Public Comment

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

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in **Case #H-18- 118A at 740 Agua Fria Street,** to accept the staff recommendation and keep it noncontributing.

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

9. **Case #H-18-118B. 740 Agua Fria Street**. Westside-Guadalupe Historic District. Matt Schmidt, agent/owner, proposes to construct 1,005 sq. ft. of additions and a 105 sq. ft. deck with railing, replace windows and doors, install solar tubes and exterior lighting, stucco, and paint a non-contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

740 Agua Fria Street is an approximately 2,000 square foot single-family residence designated as non-contributing to the Westside-Guadalupe Historic District. While most of the footprint is historic, the windows, second floor, front portal, rear sunroom, and external staircase are not considered historic. The applicant requests two additions, various window and door changes, and small changes to the exterior.

The applicant requests the following two additions:

1. Replace the external staircase on the east façade (side) with an interior staircase on the west façade (side). The addition will add 50 square feet to the historic footprint and approximately 105 square feet total. The addition will not raise the height of the building. Additional roofing will match existing materials.

2. Install a 105 square foot wood/composite deck off the second story on the south façade (rear) to be painted white (Behr "Falling Snow" semi-gloss). A new doorway will be added to access the deck (details below).
The building currently has a couple different window styles and materials, none of which are considered historic. The applicant requests the following window and door changes which would match the first-floor vinyl windows, and would all be colored white (Behr "Falling Snow):

3. Replace the front wooden door which has a single pane 9-lite divided window and a black, metal security door with a fiberglass, wood-patterned door with the same window style and a white metal security door of the same style (north elevation). The front door would be relocated by about 2'-0" to allow a reorganization of the interior floor plan.

4. Install a double-hung window in the stairway addition on the north elevation to match the existing north-facing windows.

5. Replace a north-facing window and install an additional window on the second floor to match the existing north-facing windows on the first floor.
6. Relocate the laundry door on the north elevation to the west elevation (will still access the laundry room).

7. Relocate a west-facing window on the first-floor laundry room to the southern elevation to accommodate the changing laundry door.

8. Replace the west-facing window on the first floor and a small west facing bathroom window where the new stairway will be constructed with a similarly sized window on the first floor in two double-hung windows on the second floor to match existing windows.

9. Replace a south-facing single hung window with a sliding window. Install a sliding window in the bathroom and install a ten-lite window to access the proposed second deck.

10. Replace the east-facing second floor window and door with a single double-hung vinyl window to match existing east-facing windows on the first floor.

The Applicant additionally requests the following exterior modifications:

1. Restuccoing the structure with cementitious El Rey La Luz stucco will.
2. Installing an additional canale and metal downspout and repaint the existing canale and metal downspout white.
3. Install a 10-inch solar tube skylight which will not be visible from the street.
4. Install a new matte black outdoor wall lantern with a second-floor deck door which will match the light outside the laundry door

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project as the application complies with Section 14-5.2(D)(9) General Design Standard word ds for all Historic Districts, Height, Pitch, Scale, and Massing, and 15-5.2(I) Westside-Guadalupe Historic District.

Questions to Staff

Member Katz noted in front of house in the parking area is a metal shed and asked if that is legal.

Mr. Gemora said the metal shed was not included in this application. It was not reviewed. He assumed the metal shed warrants the required setbacks.

Chair Rios asked if there are any visible rooftop appurtenances.

Mr. Gemora said nothing is visible that is being proposed.

Applicant's Presentation

Mr. Schmidt (previously sworn) said all of this is making the house much more livable. By moving the front door, they will have two bedrooms in through the hallway which will make it very usable for them. Additionally, there is almost 500 square feet of unused space upstairs and they would like to use it.

"The window changes will bring more symmetry and energy efficiency to the house. We chose La Luz because it is complementary to neighbors. And we are trying to bring things up to date and have much more usable space for our four-member family.

Questions to the Applicant

Chair Rios asked if he would be willing to change the color of downspouts to be more compatible with the color of the house.

Mr. Schmidt said yes. "I will make them whatever color you want. There are windows trimmed in white, but okay. It doesn't matter to me."

Member Biedscheid asked regarding the choice for vinyl windows. She asked if there were nine windows being replaced or some that are not being replaced. We usually prefer wood or wood clad in the historic district.

Mr. Schmidt said there were a couple of reasons. First, the existing vinyl windows on the north elevation. He wanted to mimic that for the upstairs. So he chose that material. And also, the divided light it shows to the front-facing. And on the back, he chose to have it more open for the sun coming in.

Chair Rios reminded the Board that in this district, divided lites are not required.

Public Comment

Ms. Beninato (previously sworn) said, "I think the changes will be an improvement and the exterior staircase is unusable. I agree with Member Biedscheid on using vinyl. I understand those windows were changed rather recently in additions or changes to the house. And if there are only a few that are vinyl clad, maybe they out to be changed to wood or vinyl clad wood."

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

Action of the Board

MOTION: Member Roybal moved, seconded by Member Boniface, in Case #H-18-118B at 740 Agua Fria Street to approve as recommended and that downspouts match color of the house.

VOTE: The motion passed by majority (3-1) voice vote with Members Boniface, Katz and Roybal voting in the affirmative and Member Biedscheid voting against.

Ms. Gheen asked for clarification on the motion that it was with a condition that the downspouts match house color and not white.

Member Roybal said yes.

10. **Case #H-18-119A. 945 and 947 Acequia Madre**. Downtown & Eastside Historic District. Hoopes and Associates, agent for Glenn and Julie Davidson, owners, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

947 Acequia Madre are is a single-family residence built in the Spanish-Pueblo Revival style and is located in the Downtown and Eastside Historic District. The house is listed as non-contributing. A house existed in this location prior to 1940. The house appears to have undergone many renovations, including the addition of a second story and changes to windows, doors, and the overall fenestration. Most of the window appear to

be of a 1980s wood vintage. The applicant has provided information indicating that the second story of the home was added in 1974, making it less than 50 years old and providing an overwhelming change to the original structure. The applicant is requesting that the status of the property remain non-contributing.

STAFF RECOMMENDATION:

Staff recommends the status of the house remain non-contributing per 14-5.2(C) Regulation of Significant and Contributing Structures as it has little historic integrity or unique characteristic.

Questions to Staff

Chair Rios asked if Staff knew the 1940 footprint. She would guess it was much smaller and had no second story.

Ms. Ramirez Thomas agreed. Sometimes from the interior it could be determined. She guessed the northern part was older.

Member Boniface asked, if it is already non-contributing, why the Board is now deciding that it is non-contributing.

Ms. Ramirez Thomas said it was because at least a portion of the house is 50 years old or older. This house is on the verge, so we wanted to make sure we established it as non-contributing.

Member Biedscheid asked if there is information on the yard wall.

Ms. Ramirez Thomas said she didn't but maybe the applicant would.

Member Biedscheid asked if the wall was included in the non-contributing status.

Ms. Ramirez Thomas said it usually is included as part of the property when considering non-contributing or contributing status.

Applicant's Presentation

Mr. Craig Hoopes, 333 Montezuma, was sworn.

Chair Rios asked if he agreed with the Staff recommendation.

Mr. Hoopes said they don't know the original configuration was. He assumed it was just a two-room house with a carriage house added onto the end of it.

The wall on house side is stone up to a certain point and then stucco above that. He said, "We value that portion of the wall and want to keep it. The portion we are asking to take away is a curved portion that crosses over a property line between the two houses. It was some sort of lane between the two houses and we don't know when that wall was added."

Questions to the Applicant

Chair Rios said she knew this portion of Acequia Madre well and the houses on that portion did not have high walls. Maybe one house did. They were small vernacular style homes. It was not what the walls are today with lots of density.

Mr. Hoopes said, judging from the trees there that are rather ancient, the retaining wall along the street has been there a long time.

Chair Rios agreed that was a long time ago.

Public Comment

Ms. Beninato (previously sworn) said, "I'm sorry the house isn't older. It is a beautiful house and I think it is a good example of solar in the historic district.

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

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-18-119A at 945 and 947 Acequia Madre to follow the Staff recommendation and keep it noncontributing.

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

11. **Case #H-18-119B. 945 and 947 Acequia Madre**. Downtown & Eastside Historic District. Hoopes and Associates, agent for Glenn and Julie Davidson, owners, proposes to construct a 1,006 sq. ft. of additions, replace windows and doors, and install skylights, re-roof, removal of yardwalls and fences on the non-contributing residential structure, and construct a 6' high yardwall and vehicle gate at the non-contributing 945 residential structure. (Nicole Ramirez Thomas

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

945 Acequia Madre is a non-contributing residential structure built in the Spanish-Pueblo Revival style. The home is located in the Downtown and Eastside Historic District and underwent renovation in the 2000s.

947 Acequia Madre are is a single-family residence built in the Spanish-Pueblo Revival style and is located in the Downtown and Eastside Historic District. The house is listed as non-contributing. The house existed in this location prior to 1940. The house appears to have undergone many renovations, including the addition of a second story and changes to windows, doors, and the overall fenestration. Most of the window appear to be of a 1980s wood vintage. The applicant has provided information indicating that the second story of the home was added in 1974, making it less than 50 years old and providing an overwhelming change to the original structure. The previous application affirmed the non-contributing 1status of the property.

The applicant proposes the following for remodel to the family compound:

945 and 947 Acequia Madre (Renovations to Yards)

1) Remodel of existing yard walls.
2) Rework the existing brick driveway.
3) New yard wall, pedestrian gate, and vehicle gate to the maximum allowable height of 6'-0".
4) Stucco will be cementitious El Rey "Buckskin."
5) Wood elements will be stained in the color "Woodbridge."
6) Metal sconces added to opening. Design is provided.

947 Acequia Madre

1. Addition of 1,006 square feet to the existing 2,147 square foot home. The addition will be a single story in the Spanish-Pueblo Revival style. The addition will have two skylights. The applicant proposes a roof deck on top of the addition.

2. Removal of the existing portal and mechanical room on the west elevation.

3. Window openings and exposed lintels will remain, but the windows will be replaced.

4. Replace doors.

5. Re-roof the structure with a tan TPO roof system.

6. Windows will be wood clad in the color "Medium Bronze."

STAFF RECOMMENDATION:

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

Questions to Staff

Member Roybal asked if all windows are being replaced.

Ms. Ramirez Thomas agreed.

Member Katz asked if there is a roof deck.

Ms. Ramirez Thomas said it is on the new addition.

Applicant's Presentation

Mr. Hoopes (previously sworn) said they agree with the staff report and are trying to be sympathetic with the existing structure. The large door is out in mid-air at the moment and they want to keep it as a door to the roof deck. We are trying to keep is as simple as we can.

Questions to the Applicant

Chair Rios asked if the skylights will be low profile.

Mr. Hoopes said they are and will be screened from the street.

Chair Rios asked what color Woodbridge is.

Mr. Hoopes said it is a darker brown, similar to what is there now. The wood is in desperate need of stain treatment.

Ms. Ramirez Thomas had a color sample and shared it with the Board members.

Member Roybal asked what kind of deck would be there and if there would be a parapet around it.

Mr. Hoopes said there is a parapet around it and it is of wood.

Member Biedscheid thought the walls on the Acequia side were very defining on that street, more so on the Acequia side. For these two properties, the stone wall looks as though it could be historic. She was concerned about adding onto the top of the wall at 945. She would prefer a coyote fence, that would look less permanent and the vehicle gate is being put on a very open property. Vehicle gates on that street have fenestration, which is more historic and not obscuring the property. So she recommended either coyote or something with more fenestration would be better.

Mr. Hoopes had no argument with making it a more open gate and wall. The house has been broken into and his clients concerned about their own security. That was why the owners want a gate to limit access into the property.

Member Roybal asked what the high point would be on the roof deck on the south side.

Mr. Hoopes said it is on the proposed west elevation. To the right you see it. That would be the high point.

Public Comment

Ms. Beninato (previously sworn) said, " I'm in support of Member Biedscheid's comment. Roof decks are becoming more popular in the historic zone. This time is less

of a real roof deck with it being on top of the structure, itself. Please think about those that are publicly visible. They might not serve well for historic preservation.

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

Board Discussion

Member Biedscheid asked if there are other roof decks on Acequia Madre.

Ms. Ramirez Thomas recalled that there is one just off Don Miguel. She thought they were common. Pergolas are not native to New Mexico earlier.

Member Biedscheid asked if the Applicant could describe the style of the pedestrian gate.

Mr. Hoopes said they were we matching the style of the vehicle gate in the pedestrian gate. They are actually using the existing pedestrian gate and moving it from the rear to the front. It is a wrought iron open gate.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Katz, in Case #H-18-119B at 945 and 947 Acequia Madre to approve the application as submitted with conditions:

1. **That the stuccoed yard wall in front of 945 be a coyote fence with the support structures on the interior of the property, and**
2. **That the vehicle gate be of wrought iron design, similar to the pedestrian gate, as proposed and,**
3. **That the revised drawings be taken to Staff for approval.**

Chair Rios added that it should be see-through.

Member Biedscheid said wrought iron would be see-through.

Member Katz noted that the pedestrian gate is shown on page 40.

Member Boniface thought the roof deck works and actually improves the exterior elevation on the west. On the right-hand side is a portal which is lower and an entry square projecting out at a slightly different type and behind it, the roof deck parapet. To

him it is very indicative of the vertical stepping and massing found in many Spanish Revival style homes.

Mr. Hoopes said that was designed and worked on by Charles Rosenberg.

Chair Rios asked for low profile skylights as another condition.

Member Katz thought the roof deck worked beautifully and a second floor opens out onto it.

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

12. **Case #H-18-120. 139 Candelario Street.** Westside-Guadalupe Historic District. Bernie Romero, agent for Kelly Northington, owner, proposes to alter the roofline by removing overhangs and constructing parapets to a maximum height of 11'6", construct 362 sq. ft. of additions to a height of 11'6", a 139 sq. ft. portal, 6" high fences with gate, remove fencing, gates, portals, buttresses, window sashes, and storage, replace windows and doors, and install exterior lighting on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

139 Candelario Street is non-contributing residential structure located in the Westside-Guadalupe Historic District. The house is an L-shaped home with a portal and was built in the vernacular style. In 1985 the building inventory notes the addition of frame construction from the 1970 and for that reason the house was designated at non-contributing. The house also has a shed roof and aluminum sliding windows. Given the changes to the home and the severity of some of the disrepair, staff did not request a status review.

The applicant requests the following items for remodel of the property:

1) Addition of 266 square feet of heated space to the west elevation.

2) Addition of a 141 square foot portal to the west elevation. The portal will be constructed of wood and be stained in a "Natural" stain.

3) Remove the existing shed roof and replace the roof. Change the style of the roof to one with a parapet. Skylights will be added. The addition of a parapet will raise the height to 11'-6" and the skylights will be concealed.

4) Replace windows with true divided lite wood units painted "White".

5) Addition of a wood front door at the west elevation which will be stained with a "Natural" stain.

6) Addition of a 4'-10" CMU and stucco yard wall to the west property line.

7) Remove crumbling buttresses on the building, remove existing picket fence and gates at front of property, and remove the storage buildings on the property.

8) Re-stucco in cementitious El Rey "Adobe".

9) Sconces are proposed at the exterior doors, but a design has not been chosen. The applicant requests that staff approve the sconces administratively.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Bernie Romero was sworn. He said, "The house is in need of a lot of repair Buttresses are separating and were filled in with foam. We want to eliminate the buttresses. On the north, we are just replacing sash in-kind and on the east. One window must be for egress and we are replacing aluminum windows with wood windows with the same divided lite pattern.

Questions to the Applicant

Chair Rios observed it is a nice improvement.

Public Comment

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

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-18-120 at 139 Candelario Street to approve the application as recommended by staff with a notation that the sconces at the doors will come to staff for review and approval.

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

13. **Case #H-18-121A. 132 Lorenzo Road**. Downtown & Eastside Historic District. Mark Mortier Architect, agent for Jane and Kay Lee, owners, requests a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

132 Lorenzo Road is an approximately 2,500 square foot residential structure constructed in a vernacular manner and listed as contributing to the Downtown and Eastside Historic District. The current structure is a single story with a low pitch gable roof and a portal extending over portions of the north and east facades. Most windows are aluminum sliders and doors are of modern wood or metal construction. The interior of the structure is currently unfinished, and a roofing project is underway.

Though the exact date of construction is unknown, aerial images show that a portion of the structure clearly existed by 1960 and that by 1967, approximately 50% of the building footprint was present. A 2018 report completed by a historic architectural research consultant documents portions of a historic adobe building on the southwest corner of the building but finds that both the pre-1960 historic adobe and the 1960's historic additions have been heavily altered. The architectural report concurs with staff's initial presumption that that the historic portions of the building do not retain sufficient historic integrity to establish or maintain the character of the historic district.

STAFF RECOMMENDATION:

Due to the fact that neither staff nor the architectural consultant can find historic portions which help to establish or maintain the character of the Downtown and Eastside Historic District, staff recommends downgrading the status of the structure from contributing to non-contributing.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Mark Mortier, 1936 Cerros Colorado, was sworn.

Questions to the Applicant

Chair Rios asked if he agreed with staff recommendations to downgrade it to non-contributing.

Mr. Mortier agreed. There was probably a small adobe portion and almost none of it is left. It doesn't satisfy the definition of contributing.

Public Comment

Ms. Beninato (previously sworn) said, "I lived on Lorenzo Road and there are a number of odd buildings on that road. I'm not saying it should be contributing - just reflecting that we are not protecting more vernacular idiosyncratic buildings. And we are going to lose some structures that actually contribute to what I would have called the funkiness of Santa Fe which is a real attraction."

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

Action of the Board

MOTION: Member Boniface moved, seconded by Member Katz, in Case #H-18-121A at 132 Lorenzo Road to follow the staff recommendation and make it noncontributing.

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

14. **Case #H-18-116. 650 A Old Santa Fe Trail**. Downtown & Eastside Historic District. Extraordinary Structures, agent for Karen Terras, owner, proposes to demolish a contributing residential structure. An exception is requested (Section 14-5.2(C)(3)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

650 Old Santa Fe Trail is a contributing accessory structure located in the Don Gaspar Area Historic District. The building is listed as contributing. The original building is a simple box constructed of adobe and has a unique brick coping pattern at the parapet, giving it a Territorial Revival style. The original building also has vigas, some of which are still projecting, and has a rough stucco exterior. The original building is estimated to be constructed sometime before 1930. Surrounding the south and west side of the building is a frame shed.

The applicant is requesting an exception to demolish a contributing structure. The relevant code citations and exception responses are provided. The applicant has also provided a structural engineers report.

DEMOLITION STANDARDS

Per 14-3.14 Demolition of Historic or Landmark Structure, staff has provided responses to the demolition standards below.

G) Standards

(1) In determining whether a request for **demolition** in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

Staff response: There is no known historic importance.

(b) Whether the *structure* for which **demolition** is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and

Staff response: The structure is not unique to the streetscape. Small buildings exist along Old Santa Fe Trail and are found at the back of larger properties. The proposed design for what will be built in place of the structure has not been presented.

(c) The state of repair and structural stability of the *structure* under consideration.

Staff response: A structural engineer's report has been provided for the Boards review.

(2) In determining whether a request for **demolition** of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

(a) The historical importance of the *structure*; and

(b) The state of repair and structural stability of the *structure*.

RELEVANT CODE CITATIONS

(C) Regulation of Significant and Contributing Structures in the Historic Districts (Ord. No. 2004-26)

(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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(c) Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

(i) An *application* for construction or **demolition** as set forth in Section 14-5.2 as follows:

A. Prior to the *application* being placed on a board agenda or prior to issuance of a *building permit*, if Board approval is not required, staff shall determine whether or not the board should review the status of the *structure*. Staff's determination shall be made within thirty days of submittal of the *application*. If staff's determination is not completed within the thirty days, the *application* shall be forwarded to the board. Review by the board as to the *structure's* status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the *application* immediately following the determination of status. The *application* shall be reviewed based upon the status of the *structure* following the determination of status.

B. Prior to action by the board on the *application*, the board itself may decide to review the status of the *structure*. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the *application* immediately following the determination of the status. The

application shall be reviewed based upon the status of the *structure* following the determination of status.

(ii) A request from the *property owner*; or

(iii) A request initiated by the *city*. Staff shall notify the *property owner* prior to initiating the request.

EXCEPTION RESPONSES

Do not damage the character of the streetscape

The structure in question, while listed as contributing is not significantly contributing to the streetscape for the following reasons.

- It is at the far back of the lot from the streetscape
- The bulk of what is visible are components of an illegal addition
- Even if the addition were removed, the view of the building is blocked by established fencing and still far from the streetscape
- The structure is in derelict condition
- It is in a different historic district from the streetscape (the lot is split between districts)

Because of these factors, removing the building will improve the streetscape in the short term and allow for a compatible and streetscape-enhancing structure to potentially be proposed in the future.

Staff response: Staff agrees with this response. The original building is obscured by buildings closer to the Old Santa Fe Trail street frontage.

Prevent a hardship to the applicant or an injury to the public welfare

The current structure is attracting rodents and the owner's consultation with a pest service resulted in advice that there is currently no feasible way to prevent recurring pest intrusion.

Additionally, human trespassers have been detected on site and have both removed (stolen) items and left their own debris and refuse. Because of the poor condition of the building, it is very possible for a trespasser to injure themselves, creating additional liability for the owner.

In its current condition, the building's presence makes almost a third of the property functionally unusable.

Staff response: Staff does not agree with the response but acknowledges that the current state of the building is not functional.

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

Prior to submitting an application for demolition, various types of remodeling and restoration were considered and proved to be both cost-prohibitive for the applicant and not genuine--the extent of work required to restore the building will functionally be entirely new reconstruction. A great deal of effort has been put into figuring out how to preserve and celebrate the existing structure, but the building is so compromised that such an endeavor would be mere pretense at this point.

The removal of the derelict building will allow the applicant to fully use the property, remove the eyesore of the illegal addition and ensure the property is safe and well-maintained.

In the future, the applicant could return to propose a range of options for a structure that would complement the aesthetic of the original building.

Staff response: Staff does not agree with this response but knows other design options have been considered. The applicant may wish to discuss these with the Board at the hearing.

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

No other structures in the related streetscape that are currently visible have been so extensively compromised by such aggressive illegal additions.

Staff response: Staff does not agree with this response. There are no specific cases provided to make the case that this is the most derelict or that there are no other buildings with terrible, unpermitted additions.

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

The poor condition of the structure was pre-existing at the time the applicant purchased the property. The applicant has attempted to secure the structure from trespass, has consulted pest control companies, and has investigated options for remodel and

restoration. Despite these good faith efforts, none of these avenues have provided satisfactory solutions and have, in fact, revealed the need for demolition.
Staff response: Staff agrees with the response. The building has been in this condition for at least 20 years and it may be that the applicant purchased it in its current condition.

Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

The applicant chose this property with an appreciation for the historic character of the area and the values of preservation cherished by the Santa Fe community. The historic overlay in the city's land development code emphasizes preservation, continuous style in new construction and maintaining general harmony.

The applicant's primary residence, although of newer construction, achieves this style consistency and harmony with the existing streetscape. The small building at the back of the lot, which is actually not of uniform historic designation with the property's street-front but rather shares a designation with the buildings behind it, is designated contributing, but is derelict and all but invisible.

The demolition of the structure will not compromise the style or harmony of the streetscape but will allow for the eventual construction of a building that achieves the desired style and harmony.

For health, safety, financial and liability reasons, the applicant is not content to let the building sit while it further deteriorates. At the same time, restoration has proven to be costly and not genuine, as it would be demolition and replication instead of restoration.

Having allocated significant financial resources to considering options for preserving and restoring the structure, and facing the cost of demolition, the applicant is not currently in a position to commit to replacing the structure.

Staff response: Staff agrees with this response. The demolition of the building will have little impact on the streetscape.

STAFF RECOMMENDATION:

Staff does not find that all of the exception responses have been met but upon further testimony the Board may find they have been. Staff does find that the demolition standards in 14-3.14 have been met, thought the engineer's report is inconclusive. Staff defers to the Board for a decision on the demolition of this structure.

Questions to Staff

Chair Rios said the engineer's report said is inconsistent and asked if Staff could elaborate?

Ms. Ramirez Thomas said the original structure was compromised but not that it could not be repaired.

Chair Rios said on the field trip, we actually went inside it. She asked if they wan to demolish all of it, both frame and adobe?

Ms. Ramirez Thomas agreed. They once talked about demolishing only the frame part but found it hard to figure out what to do with it.

Applicant's Presentation

Mr. Zane Fisher, 2879 All Trades Road, was sworn. He said to clarify, and as mentioned here, the building is actually in the Don Gaspar Area Historic District, and the owner is here and would like to speak. We approached the owner with a design for an accessory structure but when we looked at it, we decided we could not preserve it. It is too dilapidated, and the building would collapse if we tried.

Questions to the Applicant

Chair Rios asked for its size.

Mr. Fisher said it is 200 square feet.

Member Biedscheid wondered what it was used for originally. It looked quite tall and perhaps was a garage or some other kind of out building.

Mr. Fisher said they didn't know, and the owner asked neighbors unsuccessfully. As to the height of the coping, it is a little over 11 feet and the illegal addition is higher.

Member Roybal asked what they went through to make it preservable.

Mr. Fisher said it is largely supported by stucco with no foundation or adobe close to the ground level. And the area above the vigas was done so poorly that it would be difficult to replace the vigas and preserve the wall. "We would have proposed that it would have a legal addition and would have to deal with what the priority elevation would be and how to properly support it while walls were being repaired. The coping is

the only feasible part of it but would deteriorate with remodeling. We propose to document the coping."

Member Katz said Mr. Fisher did a good job in explaining the difficulties. "When we walked in, we were surprised that it looked as good as it is. I suspect there is limited money available. He asked if there are tax credits available to stabilize things until such time as it could be restored."

Ms. Ramirez Thomas said the New Mexico Historic Preservation Division does offer tax credits and some other periphery items such as Habitat for Humanity, which doesn't apply here.

Member Katz said his inclination now is to keep the adobe structure as contributing with the east elevation as primary. So the owner could possibly expand it to be a guest house in the future. I don't know.

Chair Rios explained that any tax credit must be obtained through SHPO and the adobe portion could be contributing, and the applicant couldn't do any changes until they apply for the tax credit.

Member Boniface agreed with Member Katz. "Looking at it today, it is a sweet little building. I like the brick cap on top. We stepped inside because it was so intriguing. I do see the rotting inside. But I'm not sure it lacks a foundation. I didn't see that in the structural engineer's report. That leads me to believe it could be salvaged. That is not specifically addressed, and that report was vague. I know it isn't what you want to hear."

Member Biedscheid agreed with what was said. The coping is really unique and well preserved. That is the best part of the building. The angles and design are such a good quality.

Public Comment

Ms. Beninato (previously sworn) said she was happy that three board members were interested in preserving it. There should be efforts made to preserve it and not taking the easy way out. It is a rather small structure, so it would not take as much to actually preserve it.

The owner, Ms. Karen Terras, was sworn. She said, "I am on a fixed income. As we tried to fix the building, I didn't realize the floor was in such bad shape and termites in it. Someone is coming into It, perhaps over the back wall. Things get moved and she has found cigarette butts there. That really does frighten me. I understood if we kept the old adobe, the addition would have to be four feet away.

Ms. Ramirez Thomas clarified it is either ten feet back from the primary elevation or would need to ask for an exception.

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

Board Discussion

Mr. Fisher asked if Member Katz had said the east elevation would be the primary elevation. If that could be clarified tonight, that would be helpful.

Ms. Ramirez Thomas said the challenge of designating that at this time is that it was not publicly noticed as a status hearing; it is a demolition hearing for a contributing structure. It could also be postponed to a date certain of November 13.

Member Katz thought the Board could postpone it and give them a chance to contact the SHPO office and get some direction.

Member Boniface said, to clarify, about anything needing to be separated, that it doesn't need to be separated but needs any addition to be ten feet back from the primary elevation. It could be attached to the south wall and come out. The rule is not to be separated but to be stepped back. And sometimes, the Board gives exceptions to be closer than ten feet to the primary elevation. So there are options to consider.

"And when I said easier, I speak from experience and I've done this before. It is doable, and I understand limited budgets and we do work with applicants."

Member Biedscheid reminded the Board that no elevation was previously designated as primary.

Ms. Ramirez Thomas said that is correct. It could be done in the future.

Mr. Fisher said they were once told south would be primary.

Ms. Ramirez Thomas said she would have recommended the east as primary.

Chair Rios clarified that primary elevation is not the subject tonight.

Ms. Ramirez Thomas pointed out, for clarity – "Let's say the south and east became primary elevations. By exception, the applicant could still ask for an exception."

Member Katz asked if the Board could approve a demolition of the frame part and postpone the rest. It would only be the adobe portion as contributing.

Ms. Ramirez Thomas agreed.
Ms. Ramirez Thomas explained that the frame structure surrounds the building.

Chair Rios commented that it seems to be flimsy.

Member Biedscheid asked then, if the adobe is designated contributing, but the frame is not.

Ms. Ramirez Thomas agreed.

Member Biedscheid reasoned that the demolition criteria would not require exception responses.

Ms. Ramirez Thomas said that it wouldn't require them to address the exception responses.

Member Biedscheid said it seemed they have not met the criteria for a demolition. She wanted to make sure the exception responses were taken into account.

Ms. Ramirez Thomas explained that, had they come for a remodel to remove nonhistoric material, it would just be part of that remodel and not a demolition.

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-18-116 at 650 A Old Santa Fe Trail ,to postpone this case to a date certain of November 27, 2018 in order to allow for a request for a primary façade and not take action on the shed around it.

He commented that the Board would be happy to see that shed go.

Mr. Fisher said November 13 was not a good date for them.

Ms. Ramirez Thomas said it would be November 27. She said they could discuss options tomorrow with the applicant.

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

15. **Case #H-18-106. 216 West San Francisco Street.** Downtown & Eastside Historic District. Amy McKenzie, agent for City of Santa Fe, owner, proposes to construct a telecommunications tower on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

216 West San Francisco Street is a non-contributing structure located in the Downtown and Eastside Historic District. The structure is a municipal parking garage that was constructed in the 1970s. Currently there is a temporary wireless communications tower located on the top floor of the structure. The applicant is requesting to create a permanent concealed structure. Per 14-6.2(E)(3)(c) this application is required to be heard by the HDRB as administrative approval is not allowed. The Board shall perform the following review per 14-6.2(E)(4) to determine if the application is in compliance. The relevant code citations indicate what the Board should consider in their review of this application.

The applicant proposes the following:

1) Create a concealed wireless communications facility that will conceal four-foot antennas on the north facing wall of the parking structure.

2) Conceal the associated wireless equipment in the northwest corner of the upper floor of the parking garage. An 8-foot-tall CMU wall with a door for access to the equipment will be constructed for the concealment of the equipment.

3) The applicant will use elastomeric El Rey "Coral" where stucco is required.

RELEVANT CODE CITATION

14-6.2(E)(4) Planning Commission and Historic Design Districts Board Review Required

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application*, the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commission or the historic districts review board may place conditions upon its approval of an *application*, but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services*.

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing, 14-5.2(E) Downtown and Eastside Historic District, and 14-6.2(E)Telecommunications Facilities.

Questions to Staff

Chair Rios asked how long the temporary antenna has been there.

Ms. Ramirez Thomas thought it was since March.

Applicant's Presentation

Ms. Amy McKenzie was sworn. She said Verizon Wireless installed the temporary antenna in February. Previous Mayor Gonzales issued an emergency proclamation for lack of 911 service in Santa Fe to get emergency service up to par for the City. It has been working wonderfully and improved things greatly. We now ask for it to be a permanent installation and, to meet the Historic Ordinance - this is not visible - put inside walls to cover the hotels, plaza and businesses. We would take out a section of

the stucco wall, put the antennas inside and cover with an RF panel - to allow signal to pass through the wall. And then stucco and paint to match existing color but do the whole side of the wall to make it blend nicely. There are two installations. The one on top of the garage has equipment cabinets and worked with planners to come up with an aesthetic design. Staff recommended a hard wall and a metal door, so it is not unattractive or obstructive to cars.

She showed the roof design. We worked with parking director and this would not take away any parking area.

Ms. Ramirez Thomas clarified with Ms. McKenzie that the temporary installation will go away and people walking on the sidewalk will not see any antennas or equipment.

Questions to the Applicant

Member Roybal asked if this is strictly Verizon or if it will help other providers.

Ms. McKenzie said it is just Verizon.

Public Comment

Ms. Beninato (previously sworn) was happy that the ugly cell phone tower that has been there for far too long will be gone. And it sounds like an interesting way by putting them inside walls. I'm more concerned with health issues and glad the public against the cell phone antennas didn't show up here. My other concern is with equipment housing. I assume part of that is already there. It would be helpful if it is in the central part of the floor to make it the least visible. I understand different cell phone companies are supposed to work with each other to minimize towers, but I would assume they might one day not have any parking on the roof. I wish the City would require underground equipment instead of on roofs. Aesthetically, it would be more pleasing and safer.

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

Board Discussion

Member Boniface asked if there are only two walls and one is a double gate.

Ms. McKenzie agreed.

Member Boniface asked if it is 8' tall.

Ms. McKenzie agreed.

Member Boniface asked how that height compares with what it is attached to...

Ms. McKenzie said Verizon originally proposed a 6' wall, but David Rasch recommended an 8' wall instead, so we are going with the Staff recommendation.

Member Boniface

Ms. McKenzie said the public won't be able to see the tops.

Member Boniface said he was looking at Verizon's page E-3 and saw the enclosure on the drawing. It appears it matches an existing wall on the west side of the parking structure. It looked taller than what was there previously.

Ms. McKenzie said they went with lower profile equipment that is shorter to alleviate any appurtenance being seen.

Member Boniface understood the equipment structure was open with no roof.

Ms. McKenzie agreed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Boniface, in Case #H-18-106 at 216 West San Francisco Street, to approve the application as submitted.

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

16. **Case #H-18-107. 201 West Marcy Street.** Downtown & Eastside Historic District. Ms. Amy McKenzie, agent for City of Santa Fe, owner, proposes to construct a telecommunications tower on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

201 West Marcy Street is a non-contributing structure located in the Downtown and Eastside Historic District. The structure is the Santa Fe Community Convention Center and municipal parking garage that was remodeled in the early 2000s. Currently there is a temporary wireless communications tower located on the top floor of the structure.

The applicant is requesting to create a permanent concealed structure. Per 14-6.2(E)(3)(c) this application is required to be heard by the HDRB as administrative approval is not allowed. The Board shall perform the following review per 14-6.2(E)(4) to determine if the application is in compliance. The relevant code citations indicate what the Board should consider in their review of this application.

The applicant proposes the following:

1) Create a concealed wireless communications facility that will conceal four-foot antennas within the elevator shaft and parapet at the elevator tower that provides access to the municipal parking under the Convention Center.

2) Conceal the associated wireless will be located on the roof of the elevator shaft and will not be visible above the parapet.

3) The applicant will use elastomeric El Rey "Suede" where stucco is required.

RELEVANT CODE CITATION

14-6.2(E)(4) Planning commission and Historic Design Districts Board Review Required

(b) A *tower* or *antenna* that is located in a historic district and is not otherwise permitted or administratively approved shall be reviewed and approved by the historic districts review board in accordance with applicable requirements of Section 14-5.2 (Historic Districts) and in accordance with this Subsection 14-6.2(E) as follows. In approving an *application*, the historic districts review board shall determine that:

(i) the *application* complies with applicable requirements of Section 14-5.2 and this section; and

(ii) the *applicant* has demonstrated that no other less intrusive means or alternative to the proposed *telecommunications facilities* siting is practicable.

(c) The planning commission or the historic districts review board may not regulate the placement of *telecommunications facilities* on the basis of the environmental effects of radio frequency emissions where such *telecommunications facilities* comply with 47 C.F.R. 1.1310 et seq.

(d) The planning commission or the historic districts review board may place conditions upon its approval of an *application*, but the conditions shall not prohibit or have the effect of prohibiting the provision of *telecommunication services*.

(e) A denial of an *application* or an approval of an *application* with conditions not approved by the *applicant* shall:

(i) be in writing;

(ii) cite to the administrative record; and

(iii) shall not become final until the writing is approved by the planning commission or historic districts review board, as applicable, at its next regularly scheduled meeting.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing, 14-5.2(E) Downtown and Eastside Historic District, and 14-6.2(E)Telecommunications Facilities.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. McKenzie (previously sworn) said this project is similar to the previous one and has two faces for panels - south and east. It will also have the same type of treatment. The entire wall will be stuccoed to match existing colors. But in this application, it has a big equipment box on the ground now and all of the equipment will be moved to the roof below the parapet wall, so equipment and antennas won't be seen from anywhere.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said she was glad this ugly thing will go away nor look like any other city in the world. Still wished more underground could be used.

Ultimately, we will realize how harmful it is. She didn't know why we need telecommunication in the parking facility.

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

Ms. McKenzie clarified that the telecommunications equipment and antenna were not for phones in the parking structure but around it.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Biedscheid, in Case #H-18-107 at 201 West Marcy Street, to approve the application as recommended by Staff.**

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

I. MATTERS FROM THE BOARD

Member Katz and the Board members invited Ms. Ramirez Thomas out to celebrate he work at the City and to offer best wishes for her future.

J. ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

Approved by:

Cecelia Rios

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

SOUTHWESTERN TITLE & ESCROW INC

SANTA FE
236 Montezuma Avenue Santa Fe, NM 87501
505.820.1800 phone 505.820.1882 fax

ALBUQUERQUE
6310 Jefferson St NE Albuquerque, NM 87109
505.242.7711 phone
www.swt-e.com

ESPANOLA
1120 Industrial Park Rd Suite 302 Espanola, NM 87532
505.753.6064 phone 505.753.1273 fax

TITLE SEARCH REPORT

File Number: SFTR200147

Effective Dates of Search:

From: February 27, 1964

To: November 5, 2020

PROPERTY ADDRESS: 578 W.San Francisco Street, Santa Fe, NM 87501

LEGAL DESCRIPTION:
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate and lying in the County of Santa Fe, State of New Mexico, and being more particularly described as follows:

Lot 1, as shown on plat entitled "Plat of Boundary Survey for Gordon G. Ledingham and Mitzi D.M. Lebton-Ledingham...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on July 7, 2017 in Plat Book 821, page 42, as Instrument.

RECORD OWNER: Nancy Olivas

OUTSTANDING MORTGAGES AND UNRELEASED LIENS:
NONE

MISCELLANEOUS
SPECIAL WARRANTY DEED from the United States of America to Nancy Olivas recorded September 24, 2020 as Instrument No. 1928918 in the records of Santa Fe County, New Mexico.

FINAL JUDGMENT OF FORFEITURE from the United State of America to Gregorio Omar Simental recorded September 2, 2020 as Instrument No. 1926771 in the records of Santa Fe County, New Mexico.

WARRANTY DEED from April Metcalf and Scott G. Metcalf, wife and husband to Gregorio Simentel and Lucia Y. Sanchez, husband and wife recorded August 18, 2017 as Instrument No. 1834026 ***RERECORDED*** August 23, 2017 as Instrument No. 1834395 in the records of Santa Fe County, New Mexico.

WARRANTY DEED from Harvey A. Roybal and Kathryn S. Romero, both unmarried to April Metcalf and Scott G. Metcalf, wife and husband recorded July 10, 2017 as Instrument No. 1830471 in the records of Santa Fe County, New Mexico.

PERSONAL REPRESENTATIVE'S DEED from Judith C. Miller (PR) of the Estate of Lillian M. Roybal (deceased) to Harvey R. Roybal, an unmarried man recorded May 6, 2016 as Instrument No. 1792961 in the records of Santa Fe County, New Mexico.

QUITCLAIM DEED from Eugene S. Roybal, an unmarried person to Harvey A. Roybal recorded July 16, 2015 as Instrument No. 1769716 in the records of Santa Fe County, New Mexico.

WARRANTY DEED from Judith C. Miller, or Leon Miller, M.D., to Kathryn S. Romero and Eugene S. Roybal, sister and brother recorded March 27, 2008 as Instrument No. 1520024 in the records of Santa Fe County, New Mexico.

QUITCLAIM DEED from Kathryn S. Romero to Judith C. Miller or Leon Miller, M.D., recorded November 17, 2005 as Instrument No. 1408178 in the records of Santa Fe County, New Mexico.

LAST WILL from Lillian M. Roybal to David Romero as PR recorded November 17, 2005 as Instrument No. 1408176 in the records of Santa Fe County, New Mexico.

DEATH CERTIFICATE for Lillian Marie Roybal recorded November 17, 2005 as Instrument No. 1408177 in the records of Santa Fe County, New Mexico (this DC can not be seen at the records of Santa Fe County, New

Mexico).

POWER OF ATTORNEY from Elsie S. Roybal appoints Lillian M. Roybal recorded December 26, 1996 as Book 1333 pg 167 in the records of Santa Fe County, New Mexico.

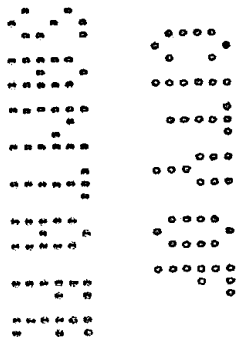
WARRANTY DEED from Elsie S. Roybal, widow of John P. Roybal, Sr to Lillian M. Roybal, a single woman recorded December 16, 1996 as Book 1330 pg 585 in the records of Santa Fe County, New Mexico.

WARRANTY DEED from Lillian M. Roybal, a single woman and Elsie S. Roybal to John P. Roybal, Sr., aka John F. Roybal and Elsie S. Roybal, his wife recorded January 27, 1971 as Book 277 pg 899 in the records of Santa Fe County, New Mexico.

John P. Roybal, Sr. aka John F. Roybal and Elsie S. Roybal, his wife to Lillian M. Roybal, a single woman and Elsie S. Roybal, a married woman recorded February 4, 1970 as Book 270 pg 576 in the records of Santa Fe County, New Mexico.

SPECIAL WARRANTY DEED from Ruben Rodriguez to John P. Roybal Sr. aka John F. Roybal and Elsie Roybal, his wife recorded February 27, 1964 as Book 210 pg 371 in the records of Santa Fe County, New Mexico.

PLAT 821 - 26
PLAT 821 - 42



TAX ACCOUNT NUMBER

12328832

THIS INFORMATION IS A MATTER OF PUBLIC RECORD. THIS COMPANY IN ISSUING THIS REPORT ASSUMES NO LIABILITY ON ACCOUNT OF ANY INSTRUMENT OR PROCEEDINGS CONSTITUTING THE CHAIN OF TITLE TO PROPERTY HEREIN CERTIFIED TO CONTAINING SUCH DEFECTS THAT WOULD RENDER SUCH INSTRUMENT OR PROCEEDINGS NULL AND VOID OR DEFECTIVE , HEREIN ASSUMING THAT ALL INSTRUMENTS IN THE CHAIN OF TITLE TO SAID PROPERTY ARE GOOD AND VALID.

LIABILITY FOR THIS REPORT IS LIMITED TO THE FEE PAID THE COMPANY FOR THIS REPORT, AND THAT MAXIMUM LIABILITY IS LIMITED TO THE CUSTOMER WHO PLACED THE ORDER WITH US. NO ONE ELSE MAY RELY UPON THIS REPORT. THE CUSTOMER, BY ACCEPTING THIS REPORT, AGREES TO INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM ANY CLAIMS OR LOSSES IN EXCESS OF THE PRICE PAID FOR THIS REPORT. THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES THAT THIS REPORT IS RELIABLE FOR TITLE INFORMATION.

If the property which is the subject of this report or guarantee has been used, is being used, or was acquired with the intent that it be used in connection with a marijuana- related enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture or sale of marijuana and/or products containing marijuana, the federal government (or the state or local government if such use is deemed to be non- compliant with state or local law) may claim a preeminent right to the property automatically effective as of the date of the use which it deems illegal. Nothing in this report or guarantee provides assurances against the exercise of such a governmental forfeiture, regulatory or police power, and further, Company expressly reserves the right to decline to close or insure such a property following the completion of any litigation or foreclosure action conducted on said property. You are advised to consult your legal counsel on whether it is required, advisable, or inadvisable to give notice to the Federal and/or State government in order to address potential forfeiture issues.

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 24TH Day Of September, A.D., 2020 at 11:20:57 AM
And Was Duly Recorded as Instrument # 1928918
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - DLROMERO County Clerk, Santa Fe, NM

[Space above this line reserved for use by County Clerk]

Record and return to:
Title Clearing & Escrow, LLC
6102 S. Memorial
Tulsa, OK 74133
Attn: Post Closing/TCEL-24771

CATS #: 19-DEA-646166
Actual consideration: $215,000.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the **UNITED STATES OF AMERICA**, whose address is: c/o United States Marshals Service, Asset Forfeiture Division, 1215 S. Clark Street, Arlington Virginia 22202, appearing herein through the United States Marshal's Service, the Grantor, declares and acknowledges that for the price hereinafter expressed, it has sold, conveyed and delivered, and by these presents does grant, bargain, sell, transfer, assign, set over and deliver without general warranties of title, the property herein conveyed, unto:

NANCY OLIVAS, whose tax mailing address is 9 Via Nova, Santa Fe, NM 87507, the Grantee ("Grantee"),

and Grantor does hereby for and consideration of the sum of TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($215,000.00) and other good and valuable consideration to said Grantor in hand and paid by the Grantee, the receipt whereof is hereby acknowledged, GRANT, BARGAIN, SELL and CONVEY to the said Grantee, its successors and or assigns, the following described property, together with improvements and appurtenances thereunto belonging, to-wit:

LEGAL DESCRIPTION:	See attached Exhibit "A"
ADDRESS:	578 W. San Francisco, Santa Fe, NM 87501
TAX ID/APN:	12328832

Being the same property forfeited to the United States of America by *Final Judgment of Forfeiture* filed January 27, 2020 in in the United States District Court for the Western District of Texas, Case No. 3:18-cr-03007-DB, in the matter of *United States of America vs. Gregorio Omar Simental,* a certified copy of which is recorded in Instrument Number 1926771, Santa Fe County, New Mexico records.

SUBJECT TO:

1. Zoning and other governmental rules, regulations and ordinances.
2. Restrictions, covenants, conditions, easements and other matters of record.

The Grantor covenants to specially warrant the title, with limited warranty covenants only, to the Property hereby conveyed to the Grantee, its, successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

TO HAVE AND TO HOLD the above described property unto Grantee, its successors and assigns forever.

EXECUTED by said Grantor on this 4th day of September, 2020.

UNITED STATES OF AMERICA,
by the United States Marshals Service

By: David B Wilson (Seal)

Printed Name: David B. Wilson

Title: Realty Specialist

STATE OF Ohio
COUNTY OF Warren

The foregoing instrument was acknowledged before me on this 4th day of September, 2020, by David B. Wilson (name of person signing) as Realty Specialist (office/title) of the United States Marshals Service for the UNITED STATES OF AMERICA.

Notary Public
State of Ohio
My commission expires: None

[Notary Seal]
PAMELA STANEK
Notary Public, State of Ohio
My Comm. has no expiration
ORC Section 147.03

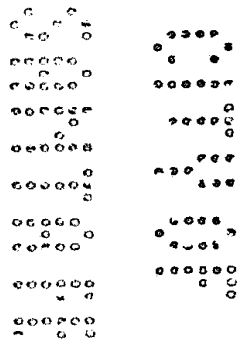
e-Recorded 1928918 09/24/20 SFC

e-Recorded 1928918 09/24/20 SFC

EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate and lying in the County of Santa Fe, State of New Mexico, and being more particularly described as follows:

Lot 1, as shown on plat entitled "Plat of Boundary Survey for Gordon G. Ledingham and Mitzi D.M. Leblon-Ledingham...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on July 7, 2017 in Plat Book 821, Page 042 as Instrument.



For informational purposes only:

Address:	578 W. San Francisco, Santa Fe, NM 87501
TAX ID/APN:	12328832
Prior Owner Source of Title:	Instrument No. 1834395

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

Dear Property Owner/Agent:

Please accept this letter as notice that the Land Use Department has instituted a policy change regarding applying for your building permit. Along with the enclosed Board Action Letter, we have added a copy of your Preliminary Zoning Review Worksheet. Land Use now requires you to attach the PZR with the Board Action Letter to your permit application.

Please contact our office if you have any questions or comments.

Thank you for your cooperation.

Sincerely,

Nicole Ramirez Thomas
Supervising Planner, Historic Preservation Division

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
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Thank you for your cooperation.

Sincerely,

Nicole Ramirez Thomas
Supervising Planner, Historic Preservation Division

A Remodel For
Villaescusa Family
578 west San Francisco Lot 1
Santa Fe, New Mexico

Building Criteria

CONSTRUCTION STYLE: Existing One Story Single Family Residence with a detached casita. Pueblo Style

UTILITIES: Water: City of Santa Fe
Sewer: City of Santa Fe
Gas: New Mexico Gas
Electricity: PNM

Building Code Information

OCCUPANCY: Single Family Detached

CONSTRUCTION TYPE: Main Residence: Adobe, Casita: Partial adobe & 2x Frame

ALLOWABLE BUILDING AREA: Existing footprints to remain, no additions

SITE: Lot 1, 578 West San Francisco



Drawing Index

ARCHITECTURAL SHEETS

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A-1.1	CASITA: EXISTING AND DEMOLITION FLOOR PLAN
A-1.2	PROPOSED FLOOR PLANS
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A-2.1	CASITA: EXISTING AND PROPOSED ELEVATIONS
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E-1.0	ELECTRICAL PLAN

STRUCTURAL SHEETS

S-1	FOUNDATION PLANS
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S-3	STRUCTURAL DETAILS

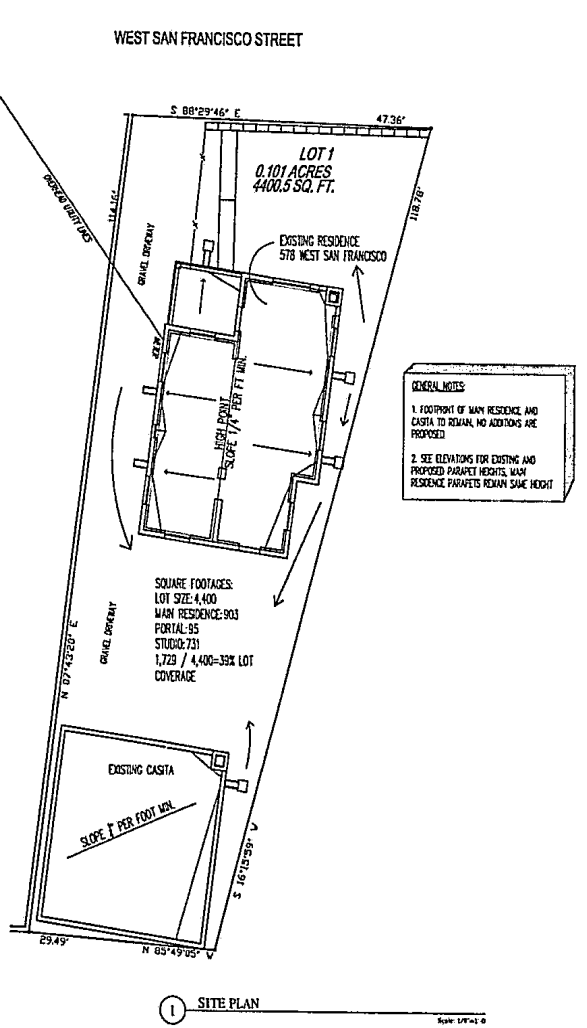
DIRECTIONS

1. HEAD WEST ON WEST ALAMEDA
2. TURN RIGHT ON CANDELARIO ST
3. TURN RIGHT ON WEST SAN FRANCISCO
4. PROPERTY IS SECOND LOT ON RIGHT. PARK ON STREET

VICINITY MAP NOT TO SCALE

PERMIT SET

DATE: DECEMBER 12, 2020



GENERAL NOTES:

1. FOOTPRINT OF MAIN RESIDENCE AND CASITA TO REMAIN, NO ADDITIONS ARE PROPOSED
2. SEE ELEVATIONS FOR EXISTING AND PROPOSED PARAPET HEIGHTS, MAIN RESIDENCE PARAPETS REMAIN SAME HEIGHT

1 SITE PLAN

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

GENERAL REQUIREMENTS:

1. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. OMISSIONS AND CONFLICTS IN THE CONSTRUCTION DOCUMENTS OR DISCREPANCIES BETWEEN THE DOCUMENTS AND THE FIELD CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

2. DIMENSIONS ARE TO FACE OF ICF STEM WALLS FOR RESIDENCE LAYOUT AND TO FACE OF STUDS ON ALL INTERIOR WALLS. CENTERLINES OF COLUMNS. DOORS AND WINDOWS IN STUD WALLS ARE TO CENTERLINE OF OPENINGS. UNLESS OTHERWISE NOTED

3. SEAL ALL PENETRATIONS (SUCH AS MECH. DUCTS, CONDUITS, ETC) THROUGH RATED WALLS, AS PER UL LISTED ASSEMBLIES. ON EXTERIOR WALLS ANY PENETRATION THROUGH STUCCO WALL TO GET EXPANDED METAL LATH.

4. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK. ANY CLARIFICATION NEEDED ON DRAWINGS OR SPECIFICATION SHALL BE MADE AT TIME OF BID AND NOT ASSUMED TO BE REMEDIED AT A LATER DATE.

5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SERVICES NECESSARY TO COMPLETE THE WORK UNLESS NOTED BY OWNER OR SEPARATE CONTRACT.

6. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.

7. THE CONTRACTOR SHALL COORDINATE ALL WORK IN PROGRESS WITH PERIODIC OWNER REVIEW AND SITE VISITS BY THE A/E TEAM.. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES, SHALL ALSO BE RESPONSIBLE FOR REPAIR TO ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

9. DO NOT SCALE THE DRAWINGS, DIMENSIONS PREFERENCE OVER SCALE, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK

10. CONTRACTOR, SUBCONTRACTORS TO VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK.

11. ALL COST ASSOCIATED WITH THE REFUSE AND DEBRIS DISPOSAL SHALL BE INCLUDED IN THE BID AND CONTRACT PRICE.

12. WHERE EXISTING CONSTRUCTION IS NOT PART OF THIS CONTRACT IS DISTURBED DURING WORK, CONTRACTOR MUST PATCH, REPAIR AND REFINISH TO MATCH THE ORIGINAL CONDITION.

13. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURES RECOMMENDATIONS.

14. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS AND THE BUILDING CODE, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

15. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATIONS OF THE DRAWINGS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT OR OWNER FOR CLARIFICATION.

16. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE WITH OTHER TRADES IN THE INTEREST OF OBTAINING THE MOST PRACTICAL ARRANGEMENT OF EQUIPMENT, PIPING, CONDUITS, DUCTWORK, LIGHT FIXTURES, ETC.

17. ALL BUILDING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE BUILDING PERMIT IS TO BE SECURED FROM THE CITY OF SANTA FE. CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE ALL REQUIREMENTS FOR A COMPLETE PROJECT.

18. WHEN UNSURE OR IN DOUBT ASK THE QUESTION.

STATE OF NEW MEXICO
WILLIAM VELASQUEZ
009492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1 505 690 6152

A CUSTOM REMODEL FOR
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
EX & PROPOSED SITE PLAN

Date: 12.12.2020
Architectural Date
Preliminary Design
Bid Set
Building Permit

SHEET No.
A-0

1 MAIN RESIDENCE: EXISTING RESIDENCE

2 MAIN RESIDENCE: DEMOLITION PLAN

SHEET No. A-1.0

Sheet Description:
MAIN RESIDENCE:
(EX) & DEMOLITION
FLOOR PLAN

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
378 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

IMS

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.5152

1 GUEST RESIDENCE: EXISTING RESIDENCE

2 GUEST RESIDENCE: DEMOLITION PLAN

SHEET No. A-1.1	GUEST RESIDENCE: (EX) & DEMOLITION FLOOR PLAN	A CUSTOM REMODEL FOR VILLAESCUSA RESIDENCE 576 WEST SAN FRANCISCO ST SANTA FE, NM 87501	IMS P.O. BOX 1351 SANTA FE, NM 87504 ph. 1 505.290.6152

2 GUEST RESIDENCE FLOOR PLAN

1 MAIN RESIDENCE FLOOR PLAN

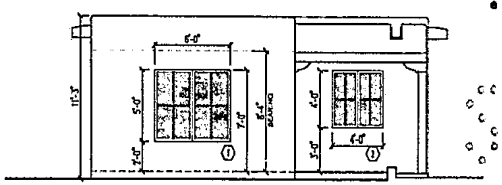
SHEET No. A-1.2

Sheet Description: PROPOSED FLOOR PLAN

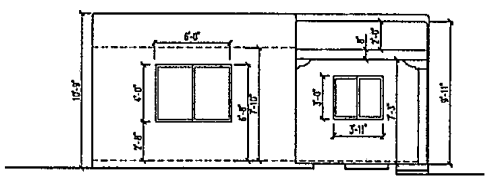
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

IMS

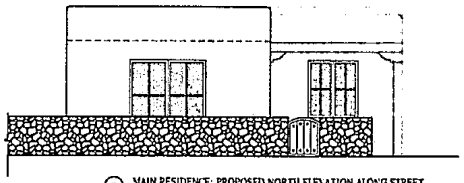
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152



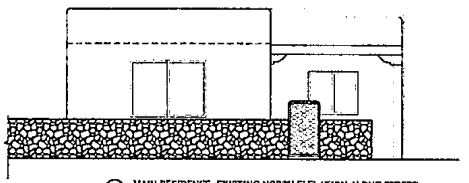
6 MAIN RESIDENCE: PROPOSED NORTH ELEVATION



1 MAIN RESIDENCE: EXISTING NORTH ELEVATION



7 MAIN RESIDENCE: PROPOSED NORTH ELEVATION ALONG STREET



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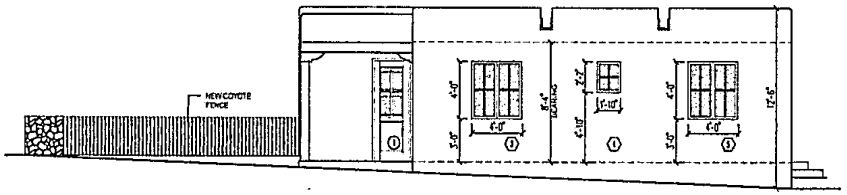
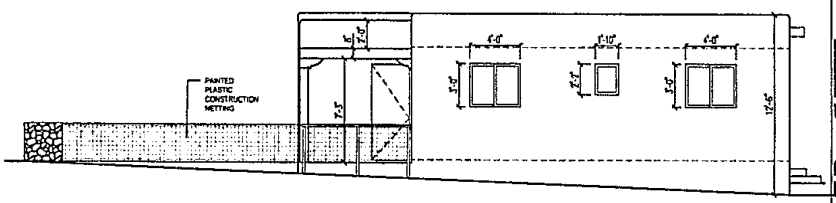
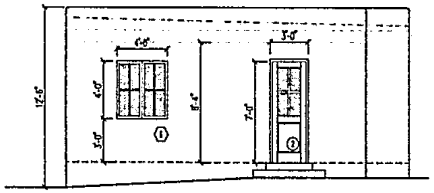


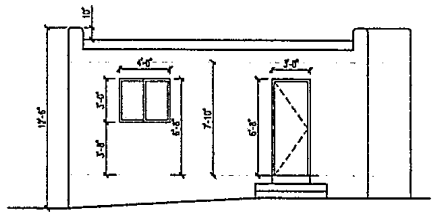
8 MAIN RESIDENCE: PROPOSED WEST ELEVATION



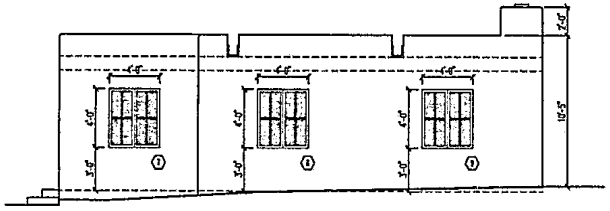
3 MAIN RESIDENCE: EXISTING WEST ELEVATION



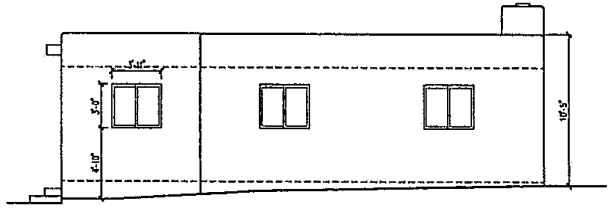
9 MAIN RESIDENCE: PROPOSED SOUTH ELEVATION



4 MAIN RESIDENCE: EXISTING SOUTH ELEVATION



10 MAIN RESIDENCE: PROPOSED EAST ELEVATION



5 MAIN RESIDENCE: EXISTING EAST ELEVATION

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

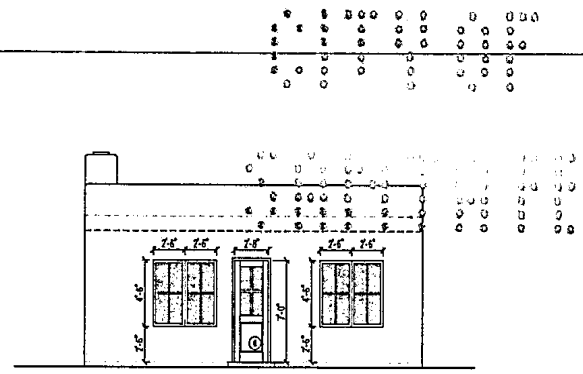
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1 505.290.6152

A CUSTOM REMODEL FOR
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO
SANTA FE, NM 87501

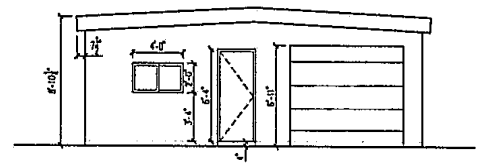
Sheet Description
MAIN RESIDENCE (EX) & PROPOSED ELEVATIONS

Authorized Use
☐ Schematic Design
☐ Bid Set
☒ Building Permit

SHEET No.
A-2.(



8 GUEST HOUSE: PROPOSED NORTH ELEVATION



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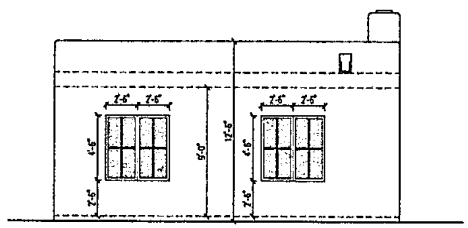
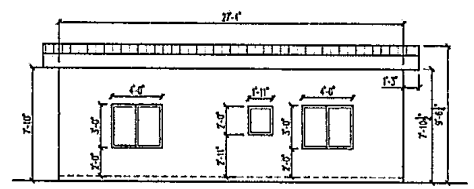


7 GUEST HOUSE: PROPOSED EAST ELEVATION



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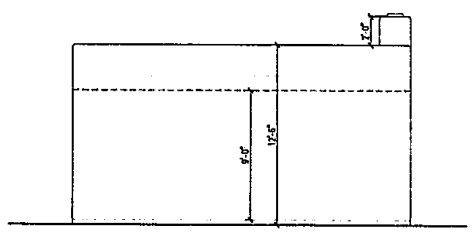
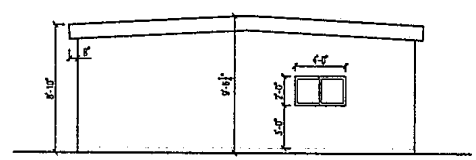
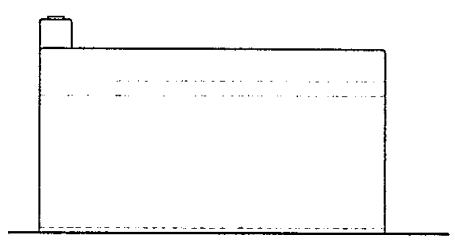


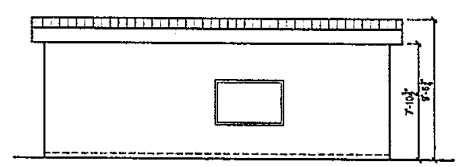
6 GUEST HOUSE: PROPOSED SOUTH ELEVATION



3 GUEST HOUSE: EXISTING SOUTH ELEVATION



5 GUEST HOUSE: PROPOSED WEST ELEVATION



4 GUEST HOUSE: EXISTING WEST ELEVATION

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

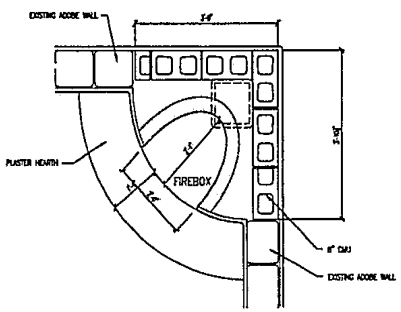
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

A CUSTOM REMODEL FOR
VILLAESCUSA RESIDENCE
576 WEST SAN FRANCISCO
SANTA FE, NM 87501

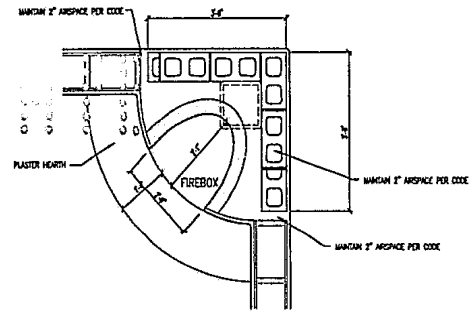
Sheet Description
GUEST RESIDENCE
EXISTING ELEVATIONS

Date 12.12.2020
Authorized Use
☐ Schematic Design
☐ Bid Set
☐ Building Permit

SHEET No.
A-2.1



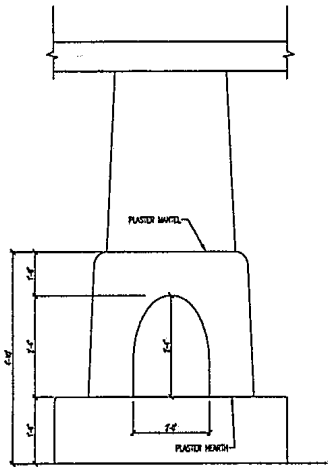
1C MAIN RESIDENCE: PLAN SECTION - FIREBOX
1/2" = 1'-0"



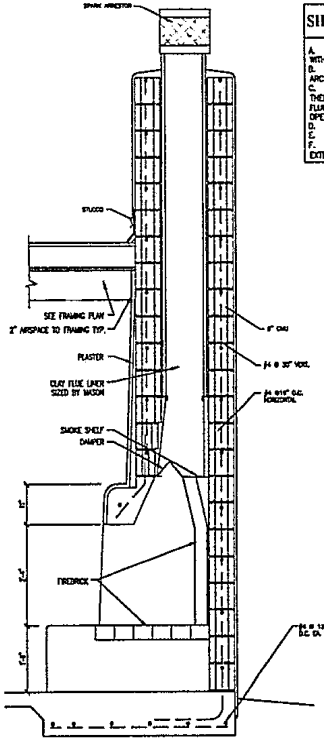
2C CASITA: PLAN SECTION - FIREBOX
1/2" = 1'-0"

SHEET GENERAL NOTES

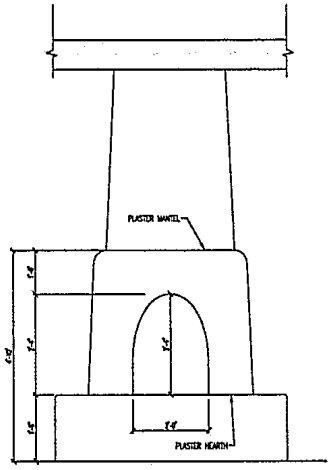
A. IF MASON MUST ALTER A FIREPLACE DIMENSION FOR FLUE OR "DRAW" PURPOSES, MASON MUST CONFIRM WITH ARCHITECT PRIOR TO CHANGING ANY DIMENSION.
B. IF THERE IS A DISCREPANCY IN DIMENSIONS BETWEEN PLAN, SECTIONS, OR ELEVATIONS; BRING TO ARCHITECT'S ATTENTION, DO NOT ASSUME ONE DIMENSION OVER ANOTHER.
C. CLAY FLUE SIZING AND PROPER FUNCTION OF FIREPLACE IS THE SOLE RESPONSIBILITY OF THE MASON. IF THERE IS ANY RESERVATION TO IT'S PROPER FUNCTIONING BRING TO ARCHITECTS ATTENTION BEFORE BUILDING. FLUE TO BE SIZED PER CODE AND WITH AN AREA NOT LESS THAN 1/10TH OF THE AREA OF THE FIREBOX OPENING.
D. ALL FIREPLACES TO HAVE SPARK ARRESTORS
E. ALL FIREPLACES TO HAVE FRESH AIR SUPPLY
F. EXTEND HEARTH 16" AT FRONT AND 8" AT SIDES FOR FIREBOX OPENING LESS THAN SIX SQ.FT. IN AREA, EXTEND 20" AT FRONT AND 12" AT SIDES FOR FIREBOX OPENING EQUAL OR GREATER THAN SIX SQ.FT.



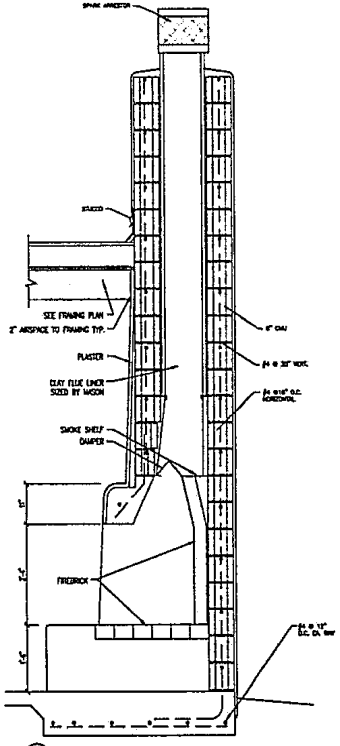
1B MAIN RESIDENCE: FIREPLACE ELEVATION
1/2" = 1'-0"



1A MAIN RESIDECE: FIREPLACE SECTION
1/2" = 1'-0"



2B CASITA: FIREPLACE ELEVATION
1/2" = 1'-0"



2A CASITA: FIREPLACE SECTION
1/2" = 1'-0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

IMS
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.390.6152

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
576 WEST SAN FRANCISCO
SANTA FE, NM 87501

Sheet Description:
FIREPLACE DETAILS

Date: 12.12.2020
Authorized Date:
Schematic Design
Bid Set
Building Permit

SHEET No.
A-9.(

SHEET No. E-1.0

Sheet Description: LIGHTING & POWER PLANS

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

IMS
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

STATE OF NEW MEXICO
REGISTERED
ARCHITECT
009482
VILLASCUSA
12/12/2007

SHEET No.
S-1

Sheet Description
FOUNDATION PLAN

A CUSTOM REMODEL FOR
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

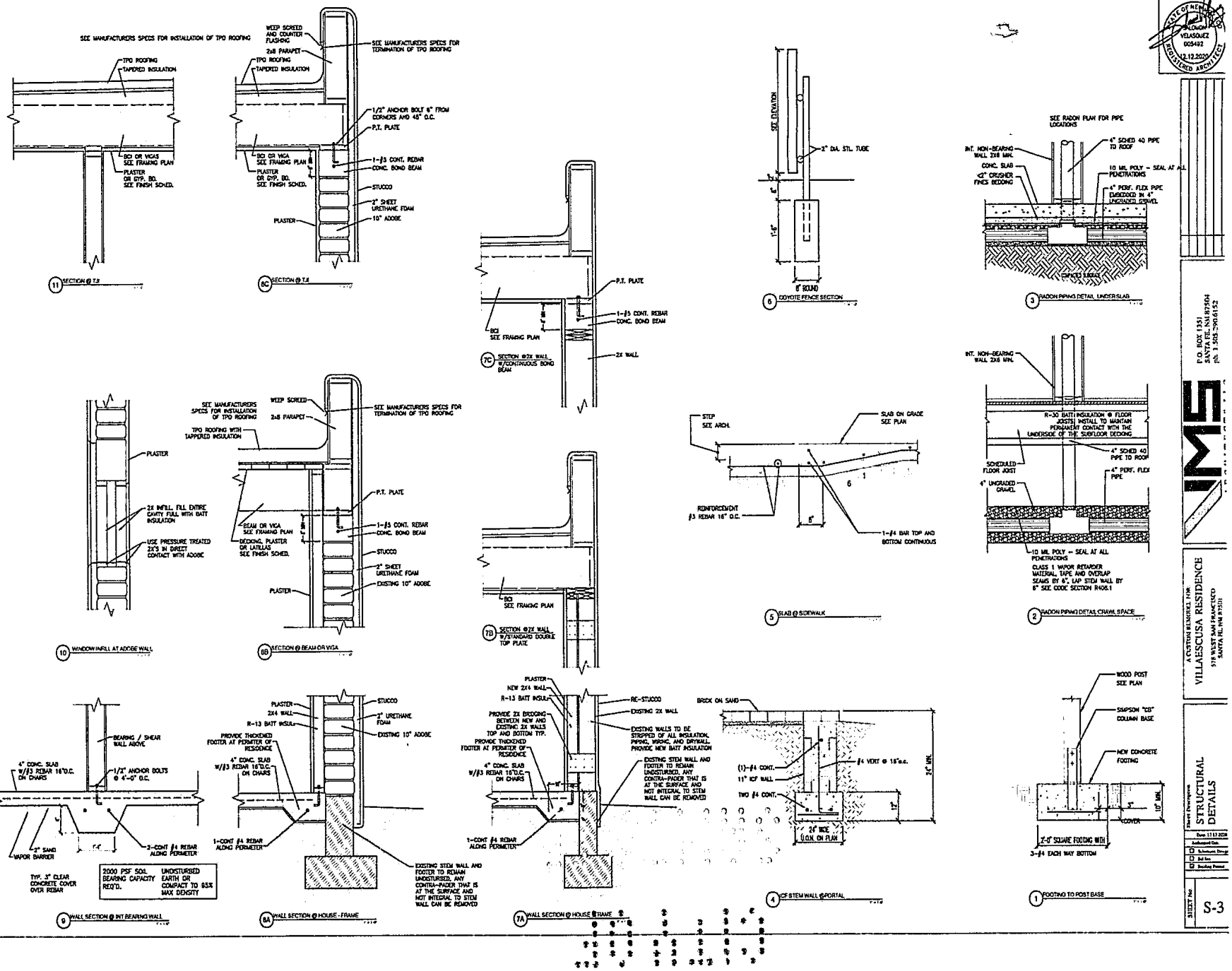
IMS
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

SHEET No. S-2

Sheet Description: FRAMING PLAN

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

IMS
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152



STATE OF NEW MEXICO
VILLAESCUSA
VILLAESCUSA
005492
12.17.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
PH: 1 505-690-8152

A CUSTOM RESIDENCE FOR
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO
SANTA FE, NM 87501

Harris Development

STRUCTURAL DETAILS

Date 12.17.2020
Architectural Date
Schematic Design
Bid Set
Building Permit

SHEET No.
S-3

CITY OF SANTA FE

A Remodel For
Villaescusa Family
578 west San Francisco Lot 1
Santa Fe, New Mexico

Building Criteria

CONSTRUCTION STYLE: Existing One Story Single Family Residence with a detached casita. Pueblo Style

UTILTIES: Water: City of Santa Fe
Sewer: City of Santa Fe
Gas: New Mexico Gas
Electricity: PNM

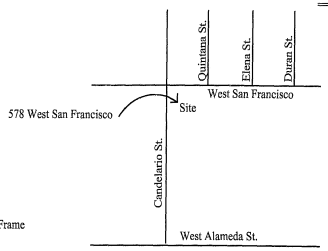
Building Code Information

OCCUPANCY: Single Family Detached

CONSTRUCTION TYPE: Main Residence: Adobe, Casita: Partial adobe & 2x Frame

ALLOWABLE BUILDING AREA: Existing footprints to remain, no additions

SITE: Lot 1, 578 West San Francisco



Drawing Index

ARCHITECTURAL SHEETS

A-0 COVER SHEET/SITE PLAN

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A-1.1 CASITA: EXISTING AND DEMOLITION FLOOR PLAN
A-1.2 PROPOSED FLOOR PLANS
A-2.0 MAIN RESIDENCE: EXISTING & PROPOSED ELEVATIONS
A-2.1 CASITA: EXISTING AND PROPOSED ELEVATIONS
A-9.0 FIREPLACE DETAILS
E-1.0 ELECTRICAL PLAN

STRUCTURAL SHEETS

S-1 FOUNDATION PLANS
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S-3 STRUCTURAL DETAILS

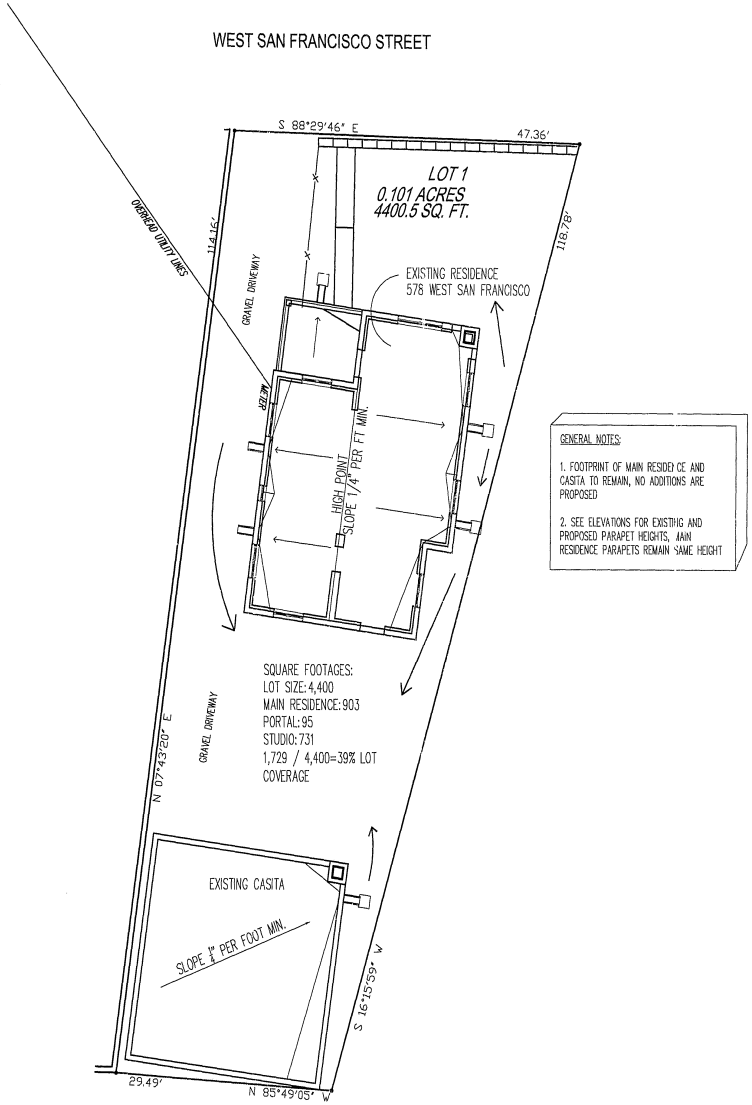
DIRECTIONS

1. HEAD WEST ON WEST ALAMEDA
2. TURN RIGHT ON CANDELARIO ST
3. TURN RIGHT ON WEST SAN FRANCISCO
4. PROPERTY IS SECOND LOT ON RIGHT, PARK ON STREET

PERMIT SET

DATE: DECEMBER 12, 2020

VICINITY MAP NOT TO SCALE



1 SITE PLAN

Scale: 1/8"=1'-0

GENERAL NOTES:

1. FOOTPRINT OF MAIN RESIDENCE AND CASITA TO REMAIN, NO ADDITIONS ARE PROPOSED
2. SEE ELEVATIONS FOR EXISTING AND PROPOSED PARAPET HEIGHTS, MAIN RESIDENCE PARAPETS REMAIN SAME HEIGHT

GENERAL REQUIREMENTS:

1. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. OMISSIONS AND CONFLICTS IN THE CONSTRUCTION DOCUMENTS OR DISCREPANCIES BETWEEN THE DOCUMENTS AND THE FIELD CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

2. DIMENSIONS ARE TO FACE OF ICF STEM WALLS FOR RESIDENCE LAYOUT AND TO FACE OF STUDS ON ALL INTERIOR WALLS. CENTERLINES OF COLUMNS. DOORS AND WINDOWS IN STUD WALLS ARE TO CENTERLINE OF OPENINGS. UNLESS OTHERWISE NOTED

3. SEAL ALL PENETRATIONS (SUCH AS MECH. DUCTS, CONDUITS, ETC) THROUGH RATED WALLS, AS PER UL LISTED ASSEMBLIES. ON EXTERIOR WALLS ANY PENETRATION THROUGH STUCCO WALL TO GET EXPANDED METAL LATH.

4. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK. ANY CLARIFICATION NEEDED ON DRAWINGS OR SPECIFICATION SHALL BE MADE AT TIME OF BID AND NOT ASSUMED TO BE REMEDIED AT A LATER DATE.

5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SERVICES NECESSARY TO COMPLETE THE WORK UNLESS NOTED BY OWNER OR SEPARATE CONTRACT.

6. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.

7. THE CONTRACTOR SHALL COORDINATE ALL WORK IN PROGRESS WITH PERIODIC OWNER REVIEW AND SITE VISITS BY THE A/E TEAM.. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES, SHALL ALSO BE RESPONSIBLE FOR REPAIR TO ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

9. DO NOT SCALE THE DRAWINGS, DIMENSIONS PREFERENCE OVER SCALE, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK

10. CONTRACTOR, SUBCONTRACTORS TO VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK.

11. ALL COST ASSOCIATED WITH THE REFUSE AND DEBRIS DISPOSAL SHALL BE INCLUDED IN THE BID AND CONTRACT PRICE.

12. WHERE EXISTING CONSTRUCTION IS NOT PART OF THIS CONTRACT IS DISTURBED DURING WORK, CONTRACTOR MUST PATCH, REPAIR AND REFINISH TO MATCH THE ORIGINAL CONDITION.

13. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURES RECOMMENDATIONS.

14. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS AND THE BUILDING CODE, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

15. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATIONS OF THE DRAWINGS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT OR OWNER FOR CLARIFICATION.

16. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE WITH OTHER TRADES IN THE INTEREST OF OBTAINING THE MOST PRACTICAL ARRANGEMENT OF EQUIPMENT, PIPING, CONDUITS, DUCTWORK, LIGHT FIXTURES, ETC.

17. ALL BUILDING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE BUILDING PERMIT IS TO BE SECURED FROM THE CITY OF SANTA FE. CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE ALL REQUIREMENTS FOR A COMPLETE PROJECT.

18. WHEN UNSURE OR IN DOUBT ASK THE QUESTION.

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152
ARCHITECTS LLC

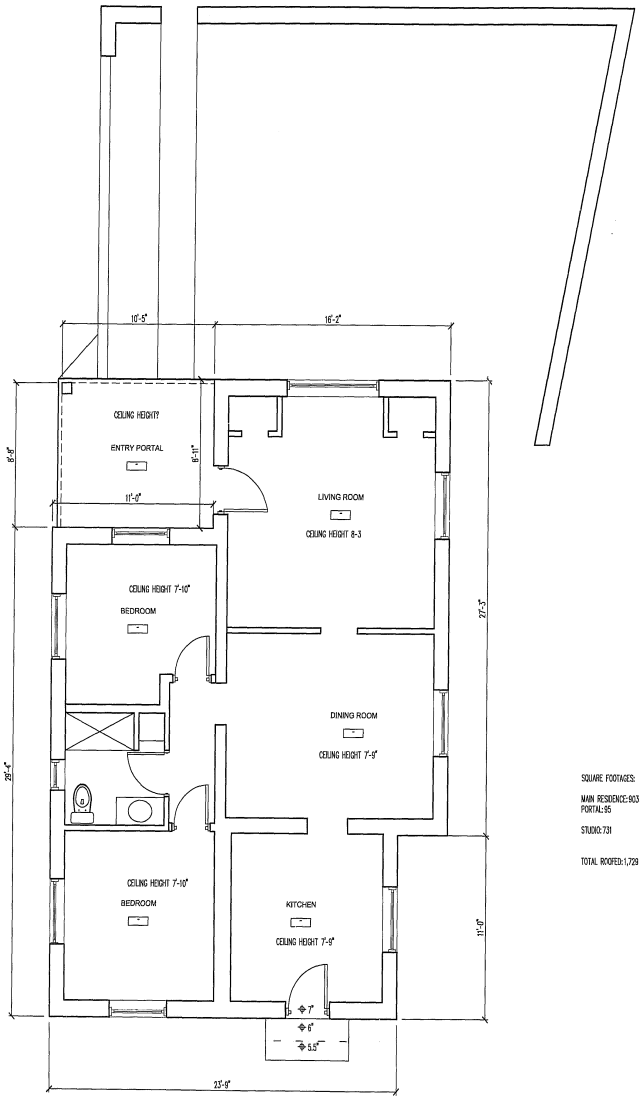
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
EX & PROPOSED SITE PLAN

Date: 12.12.2020
Authorized Use:
☐ Schematic Design
☐ Bid Set
☒ Building Permit

SHEET No. A-0

CITY OF SANTA FE



SQUARE FOOTAGES:

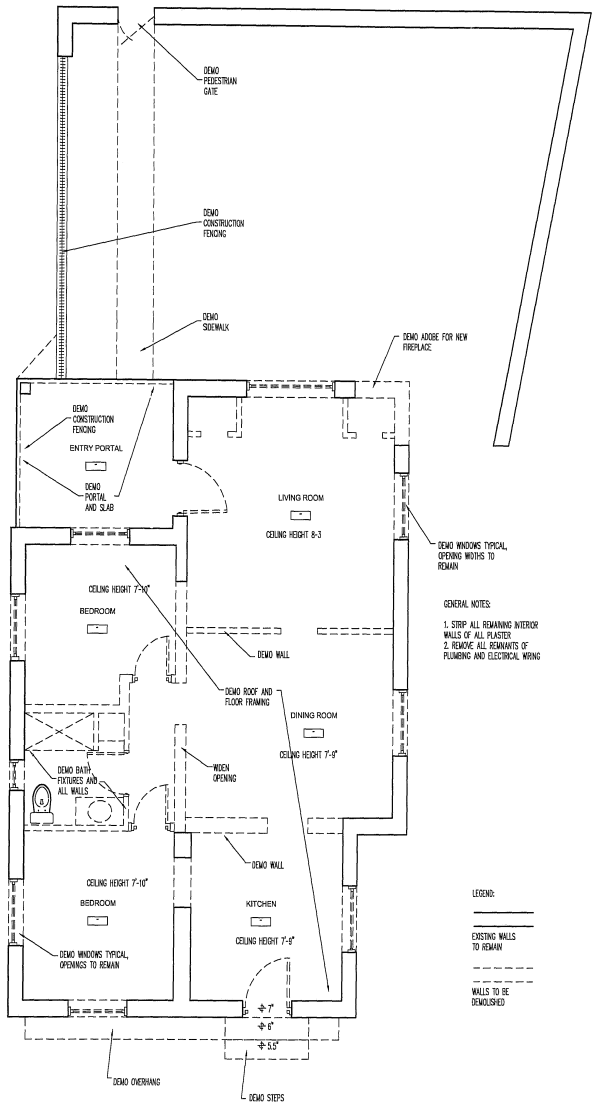
MAIN RESIDENCE:903
PORTAL:95

STUDIO:731

TOTAL ROOFED:1,729

1 MAIN RESIDENCE: EXISTING RESIDENCE

Scale: 1/4"=1'0"



GENERAL NOTES:

1. STRIP ALL REMAINING INTERIOR WALLS OF ALL PLASTER
2. REMOVE ALL REMAINTS OF PLUMBING AND ELECTRICAL WIRING

LEGEND:

EXISTING WALLS TO REMAIN

WALLS TO BE DEMOLISHED

2 MAIN RESIDENCE: DEMOLITION PLAN

Scale: 1/4"=1'0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

IMS ARCHITECTS LLC

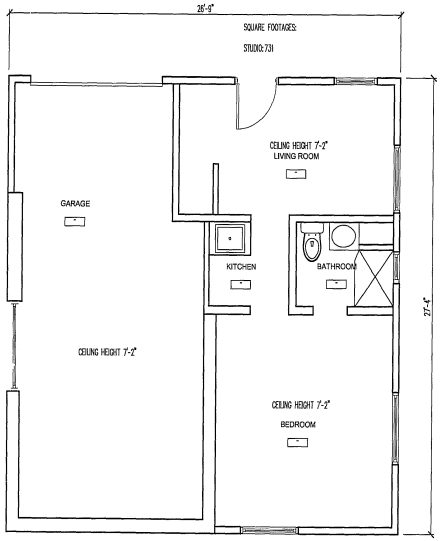
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
MAIN RESIDENCE:
(EX) & DEMOLITION
FLOOR PLAN

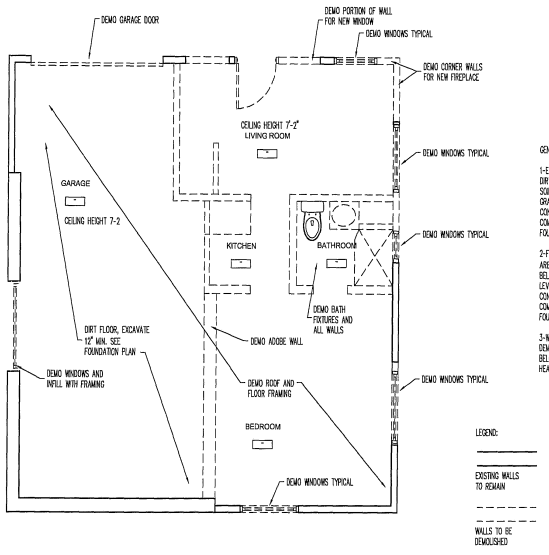
Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No.
A-1.0

CITY OF
SANTA FE



1 GUEST RESIDENCE: EXISTING RESIDENCE
Scale: 1/4"=1'0"



2 GUEST RESIDENCE: DEMOLITION PLAN
Scale: 1/4"=1'0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

IMS ARCHITECTS LLC
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

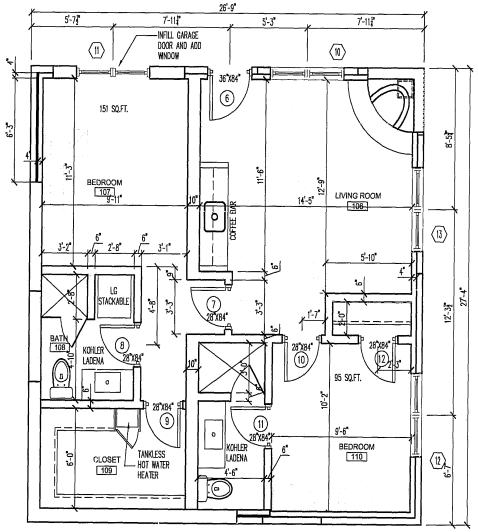
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
GUEST RESIDENCE:
(EX) & DEMOLITION
FLOOR PLAN

Authorized User
☐ Schematic Design
☐ Bid Set
☒ Building Permit

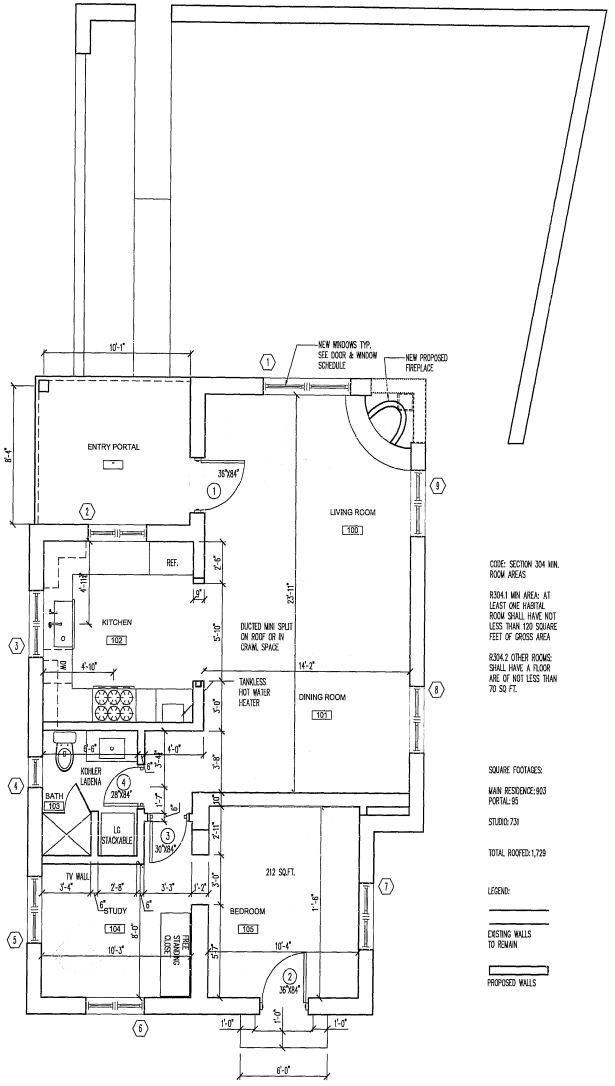
SHEET No.
A-1.1

CITY OF SANTA FE



2 GUEST RESIDENCE: FLOOR PLAN

Scale: 1/4"=1'0"



1 MAIN RESIDENCE: FLOOR PLAN

Scale: 1/4"=1'0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

IMS ARCHITECTS LLC

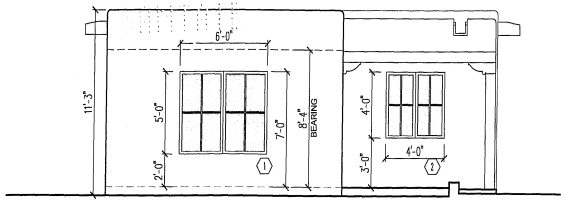
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
PROPOSED FLOOR PLAN

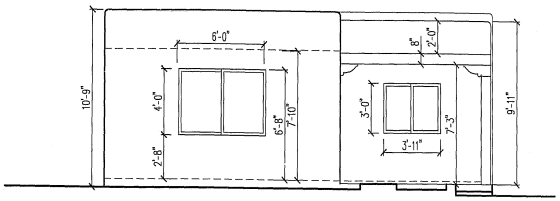
Date: 12.12.2020

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

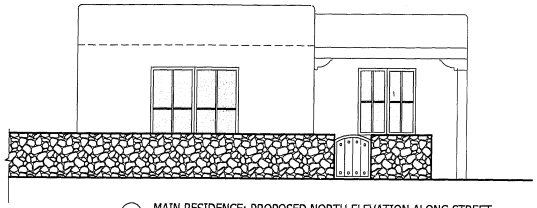
SHEET No. A-1.2



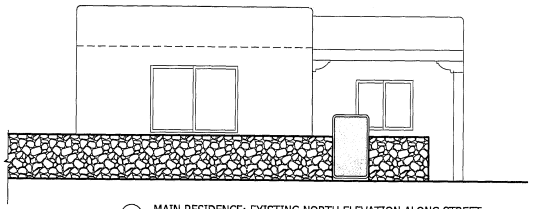
6 MAIN RESIDENCE: PROPOSED NORTH ELEVATION
Scale: 1/4"=1'0"



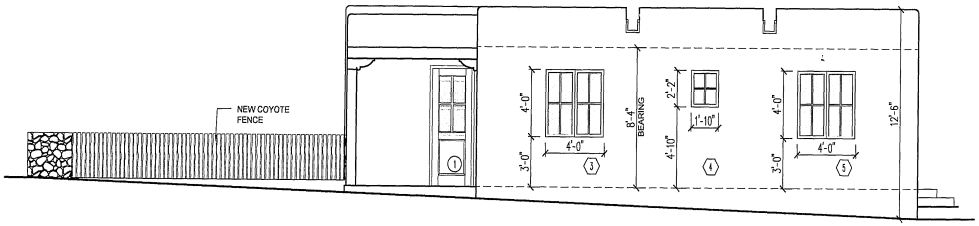
1 MAIN RESIDENCE: EXISTING NORTH ELEVATION
Scale: 1/4"=1'0"



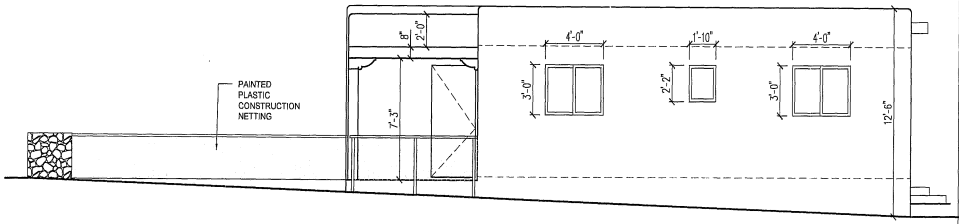
7 MAIN RESIDENCE: PROPOSED NORTH ELEVATION ALONG STREET
Scale: 1/4"=1'0"



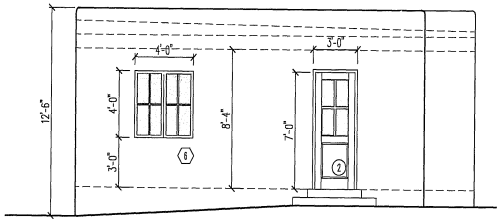
2 MAIN RESIDENCE: EXISTING NORTH ELEVATION ALONG STREET
Scale: 1/4"=1'0"



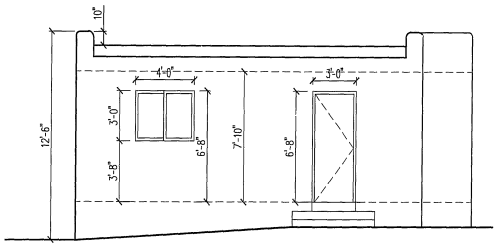
8 MAIN RESIDENCE: PROPOSED WEST ELEVATION
Scale: 1/4"=1'0"



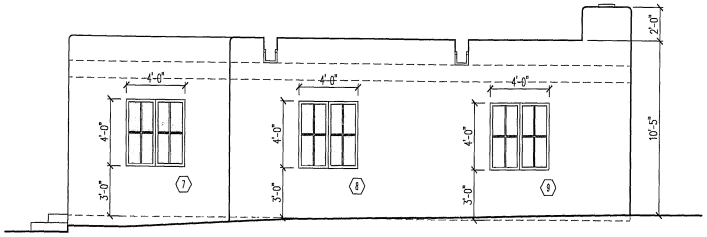
3 MAIN RESIDENCE: EXISTING WEST ELEVATION
Scale: 1/4"=1'0"



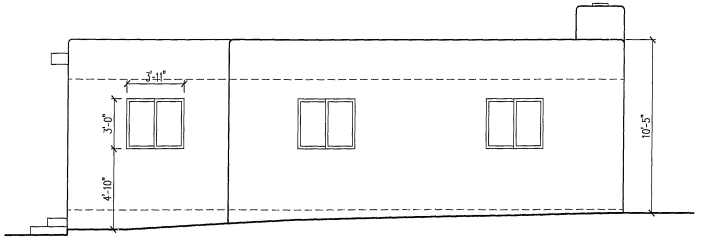
9 MAIN RESIDENCE: PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'0"



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



10 MAIN RESIDENCE: PROPOSED EAST ELEVATION
Scale: 1/4"=1'0"



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

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

IMS ARCHITECTS LLC

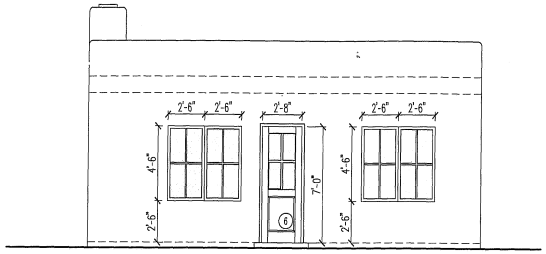
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO
SANTA FE, NM 87501

Sheet Description:
MAIN RESIDENCE (EX) & PROPOSED ELEVATIONS

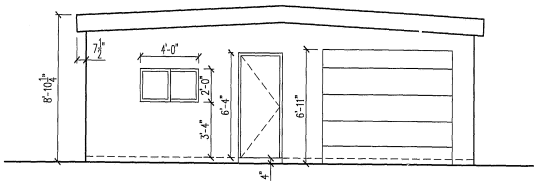
Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. A-2.0

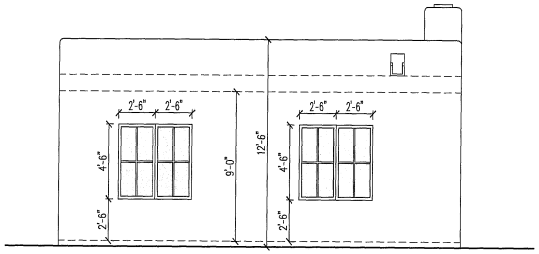
CITY OF
SANTA FE



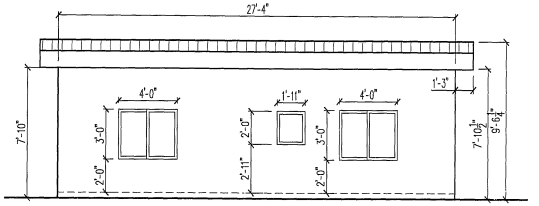
8 GUEST HOUSE: PROPOSED NORTH ELEVATION
Scale: 1/4"=1'0"



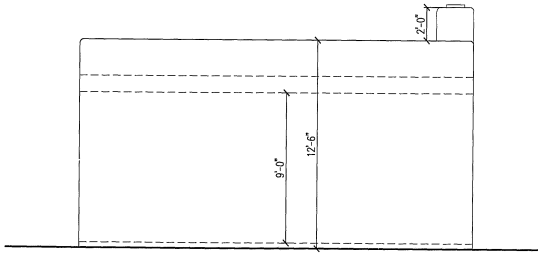
1 GUEST HOUSE: EXISTING NORTH ELEVATION
Scale: 1/4"=1'0"



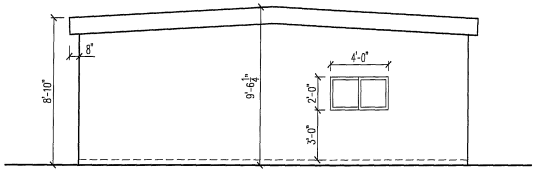
7 GUEST HOUSE: PROPOSED EAST ELEVATION
Scale: 1/4"=1'0"



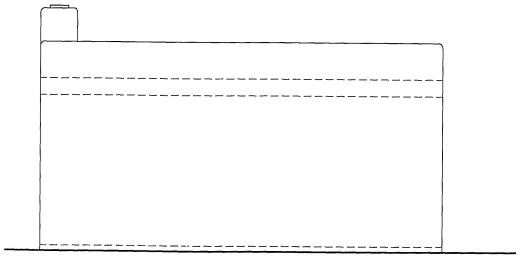
2 GUEST HOUSE: EXISTING EAST ELEVATION
Scale: 1/4"=1'0"



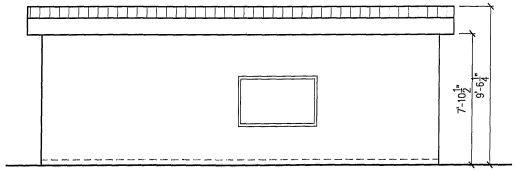
6 GUEST HOUSE: PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'0"



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



5 GUEST HOUSE: PROPOSED WEST ELEVATION
Scale: 1/4"=1'0"



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

STATE OF NEW MEXICO
SOLOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

IMS ARCHITECTS LLC

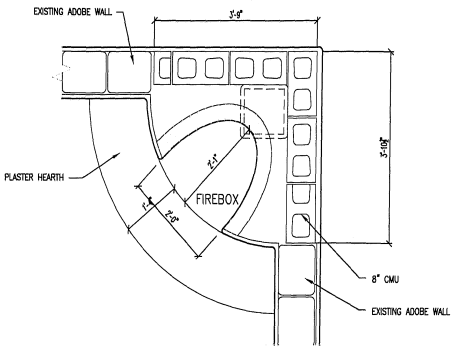
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO
SANTA FE, NM 87501

Sheet Description:
GUEST RESIDENCE
EXISTING ELEVATIONS

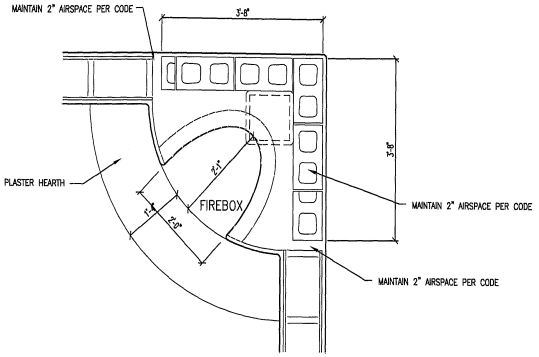
Date: 12.12.2020
Authorized Use:
☐ Schematic Design
☐ Bid Set
☒ Building Permit

SHEET No.
A-2.1

CITY OF SANTA FE



1C MAIN RESIDENCE: PLAN SECTION - FIREBOX
1/2" = 1'-0"

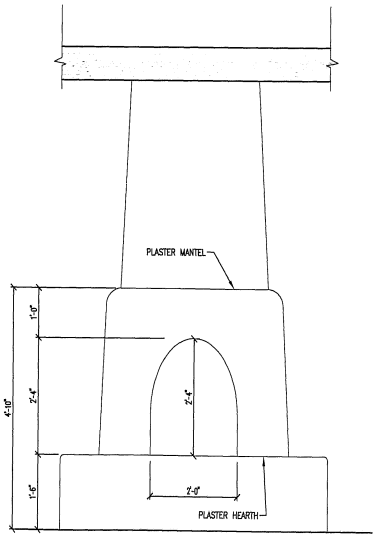


2C CASITA: PLAN SECTION - FIREBOX
1/2" = 1'-0"

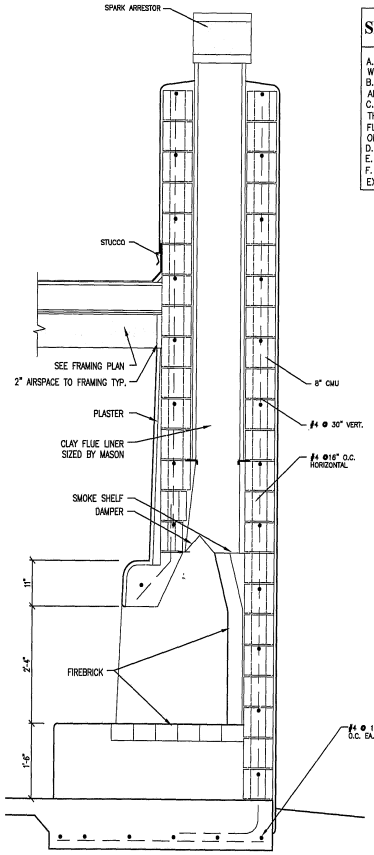
STATE OF NEW MEXICO
SALOMON A. VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

SHEET GENERAL NOTES

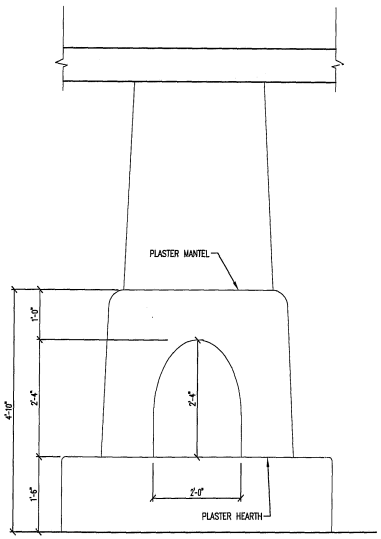
A. IF MASON MUST ALTER A FIREPLACE DIMENSION FOR FLUE OR "DRAW" PURPOSES, MASON MUST CONFIRM WITH ARCHITECT PRIOR TO CHANGING ANY DIMENSION.
B. IF THERE IS A DISCREPANCY IN DIMENSIONS BETWEEN PLAN, SECTIONS, OR ELEVATIONS; BRING TO ARCHITECT'S ATTENTION. DO NOT ASSUME ONE DIMENSION OVER ANOTHER.
C. CLAY FLUE SIZING AND PROPER FUNCITON OF FIREPLACE IS THE SOLE RESPONSIBILITY OF THE MASON. IF THERE IS ANY RESERVATION TO IT'S PROPER FUNCTIONING BRING TO ARCHITECTS ATTENTION BEFORE BUILDING. FLUE TO BE SIZED PER CODE AND WITH AN AREA NOT LESS THAN 1/10TH OF THE AREA OF THE FIREBOX OPENING.
D. ALL FIREPLACES TO HAVE SPARK ARRESTORS
E. ALL FIREPLACES TO HAVE FRESH AIR SUPPLY
F. EXTEND HEARTH 16" AT FRONT AND 8" AT SIDES FOR FIREBOX OPENING LESS THAN SIX SQ.FT. IN AREA, EXTEND 20" AT FRONT AND 12" AT SIDES FOR FIREBOX OPENING EQUAL OR GREATER THAN SIX SQ.FT.



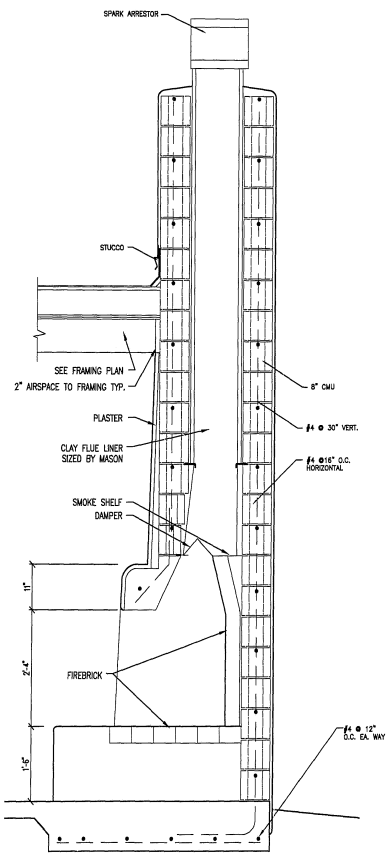
1B MAIN RESIDENCE: FIREPLACE ELEVATION
1/2" = 1'-0"



1A MAIN RESIDECE: FIREPLACE SECTION
1/2" = 1'-0"



2B CASITA: FIREPLACE ELEVATION
1/2" = 1'-0"



2A CASITA: FIREPLACE SECTION
1/2" = 1'-0"

IMS ARCHITECTS LLC
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO
SANTA FE, NM 87501

Sheet Description:
FIREPLACE DETAILS

Date: 12.12.2020
Authorized Use:
☐ Schematic Design
☐ Bid Set
☒ Building Permit

SHEET No. A-9.0

CITY OF SANTA FE

SYMBOL LEGEND:

$ SWITCH	PANEL
$3 3-WAY SWITCH	CEILING FAN
$J JAMB SWITCH	
TV ▽ TV OUTLET	SMOKE&CARBON DETECTOR
DATA / STRUCTURED CABLE	JUNCTION BOX
TELEPHONE OUTLET	ROPE LIGHTING
WALL BRACKET FIXTURE	
CEILING FIXTURE	
2" CEILING MOUNTED RECESSED CANS	
4" CEILING MOUNTED RECESSED CANS	
CEILING MOUNTED RECESSED CAN WALL WASHER	
DUPLEX RECEPTACLE	
4-PLEX	
HALF SWITCHED DUPLEX RECEPTACLE	
GFI GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE	
WP WATER PROOF RECEPTACLE	
FLOOR RECEPTACLE	
220-V RECEPTACLE	
EXHAUST FAN	
FLUORESCENT LIGHT MOUNTED ABOVE DOOR TYP.	

GENERAL NOTES

1. LAYOUT LIGHTING IN FIELD WITH OWNER/ARCHITECT PRIOR TO INSTALLING.

2. SWITCHES, T-STATS, AND VOLUME CONTROLS TO BE ALL GROUPED TOGETHER TYP.

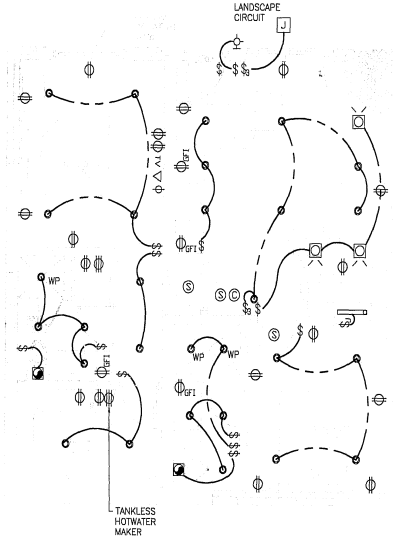
3. PROVIDE DISPOSER AIR SWITCH FOR KITCHEN

4. PROVIDE SMOKE DETECTORS IN COMPLIANCE WITH BUILDING CODE. SMOKE DETECTORS TO BE LOCATED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN A HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOMS. ALL SMOKE DETECTORS TO HAVE AN AUDIBLE ALARM. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL HAVE BACK UP BATTERY POWER.

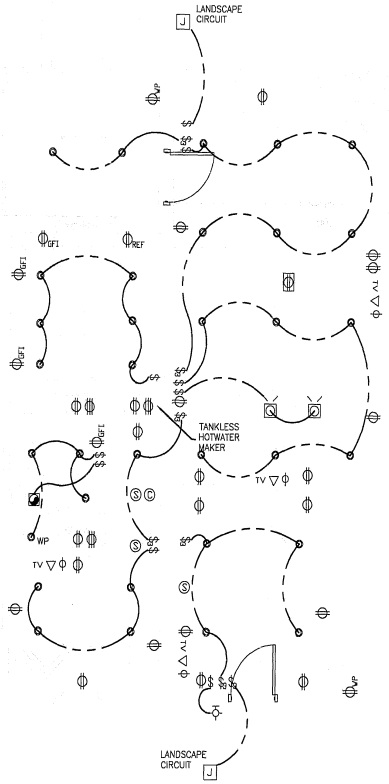
5. ALL SWITCHES ON DIMMERS EXCEPT CLOSETS, STORAGE, MECHANICAL, GARAGE, AND BATHROOMS.

6. ALL RECESSED LIGHTS ARE 4" , UNLESS OTHERWISE NOTED.

7. CONTRACTOR TO PROVIDE ALL OUTLET PLUGS IN COMPLIANCE WITH BUILDING CODE.
8. COORDINATE WITH HVAC SUB ON POWER NEEDS FOR HVAC UNITS. MAIN RESIDENCE DUCTED MINI-SPLIT IN CRAWL SPACE. ON CASITA DUCTED MINI-SPLIT ON ROOF.



2 GUEST RESIDENCE: LIGHTING & POWER PLAN
Scale: 1/4"=1'0"



1 MAIN RESIDENCE: LIGHTING & POWER PLAN
Scale: 1/4"=1'0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

IMS ARCHITECTS LLC
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

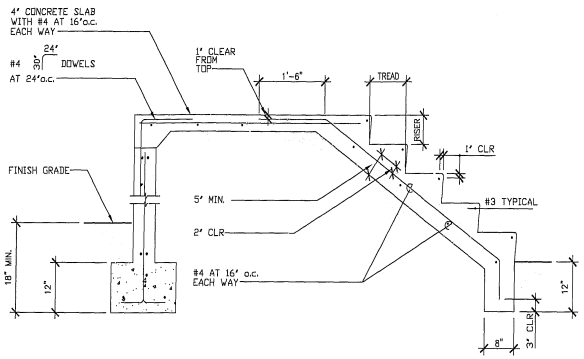
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
LIGHTING & POWER PLANS

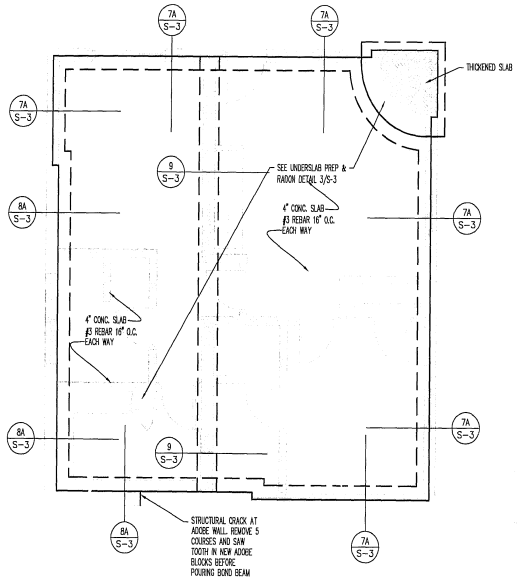
Date: 12.12.2020
Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. E-1.0

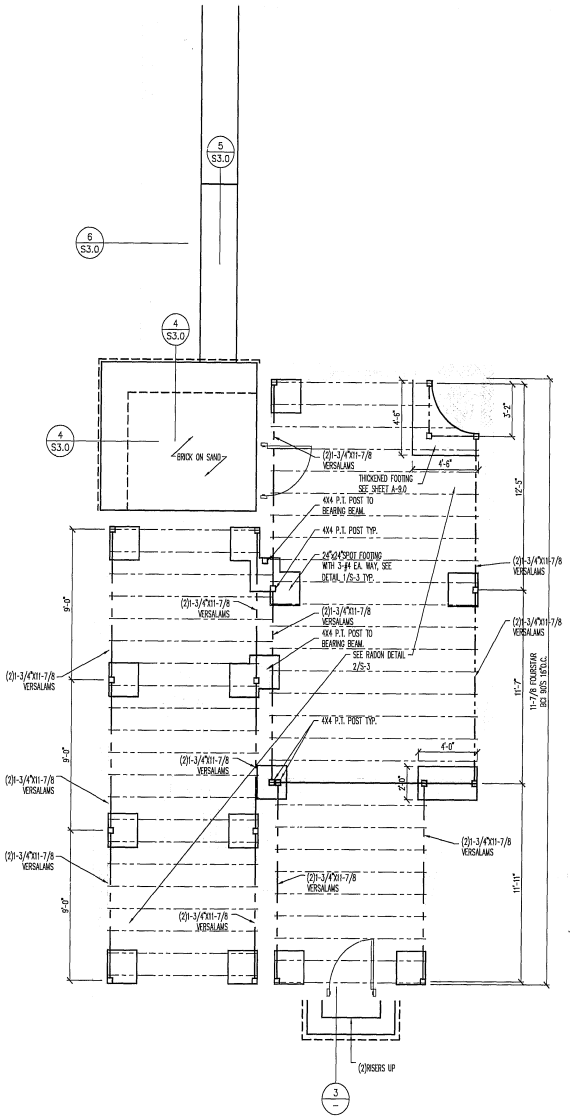
CITY OF
SANTA FE



3 TYPICAL STAIR ON GRADE
3/4"=1'-0"



2 GUEST RESIDENCE: FOUNDATION PLAN
Scale: 1/4"=1'0"



1 MAIN RESIDENCE: FOUNDATION PLAN
Scale: 1/4"=1'0"

FLOOR SHEATHING: 3/4" CDX OR OSB (T&G) APA RATED SHEATHING, SPAN RATING 24/16, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 4"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD.

ROOF SHEATHING: 1/2" CDX OR OSB APA RATED SHEATHING, SPAN RATING 24/0, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 4"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD.

STATE OF NEW MEXICO
SOLOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

IMS ARCHITECTS LLC
P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

A CUSTOM REMODEL FOR:
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578 WEST SAN FRANCISCO ST
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☐ Bid Set
☒ Building Permit

SHEET No.
S-1

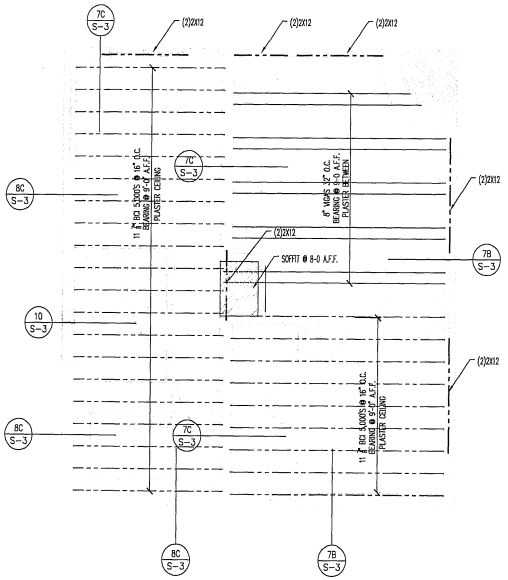
CITY OF
SANTA FE

NON–BEARING WOOD LINTEL

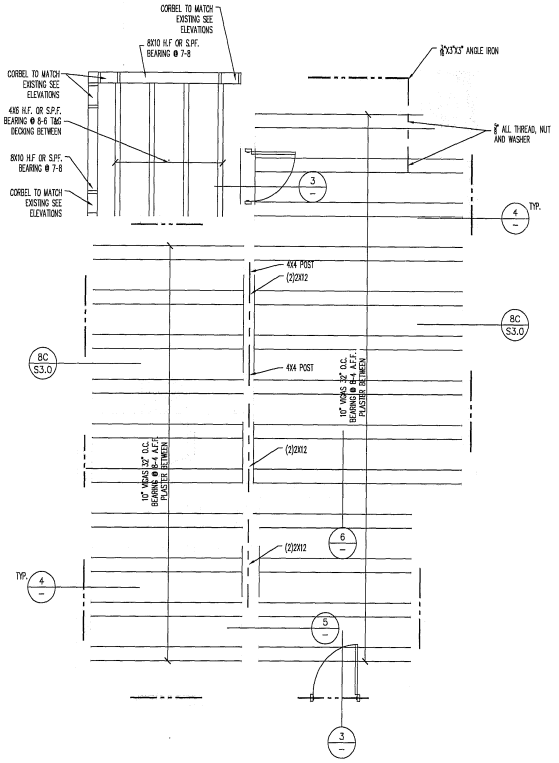
SPAN	HEADER
UP TO 4'-0"	2 – 2x6
4'-0" TO 6'-0"	2 – 2x8
6'-0" TO 8'-0"	2 – 2x10
8'-0" TO 10'-0"	2 – 2x12

ROOF SHEATHING: 1/2" CDX OR OSB APA RATED SHEATHING, SPAN RATING 24/0, NAIL WITH 10d AT 4"o.c. AT BOUNDARY 10d AT 4"o.c. AT EDGES (UNBLOCKED), AND 10d AT 12"o.c. AT FIELD.

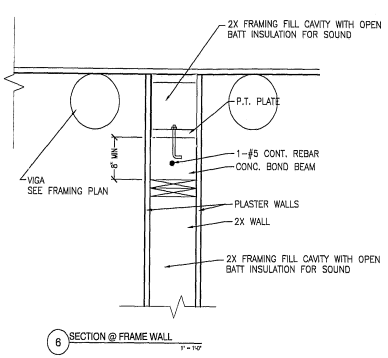
WALL SHEATHING: 1/2" OSB STRUC 1 APA RATED SHEATHING NAIL WITH 10d AT 4"o.c. AT EDGES (BLOCKED ALL EDGES) AND 10d AT 12"o.c. AT FIELD.



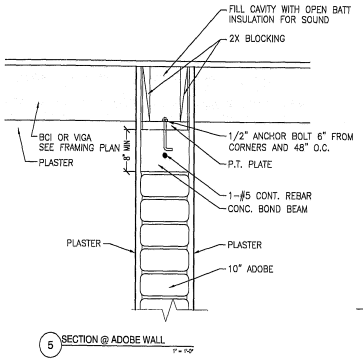
2 GUEST RESIDENCE: FRAMING PLAN
Scale: 1/4"=1'0"



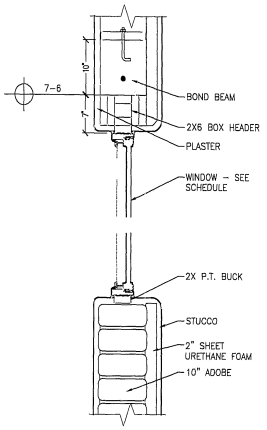
1 MAIN RESIDENCE: FRAMING PLAN
Scale: 1/4"=1'0"



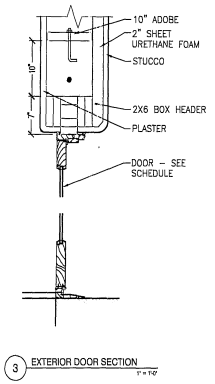
6 SECTION @ FRAME WALL
1" = 1'-0"



5 SECTION @ ADOBE WALL
1" = 1'-0"



4 WINDOW SECTIONS
1" = 1'-0"



3 EXTERIOR DOOR SECTION
1" = 1'-0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
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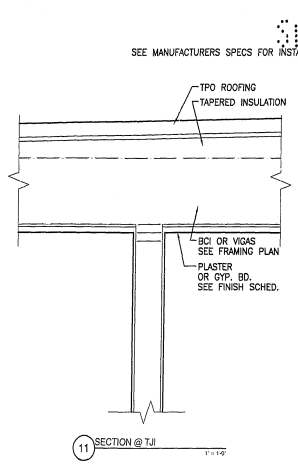
A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO ST
SANTA FE, NM 87501

Sheet Description:
FRAMING PLAN

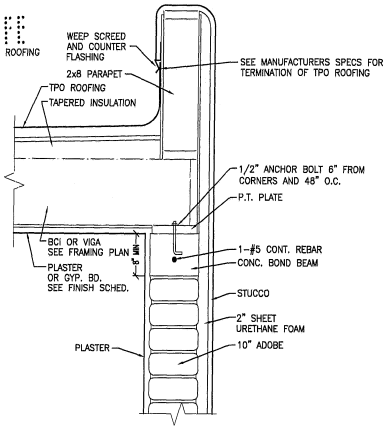
Date: 12.12.2020
Authorized Use:
☐ Schematic Design
☐ Bid Set
☒ Building Permit

SHEET No.
S-2

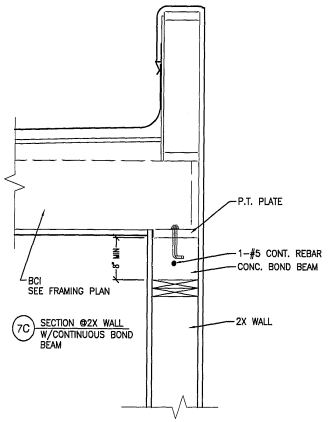
CITY OF SANTA FE



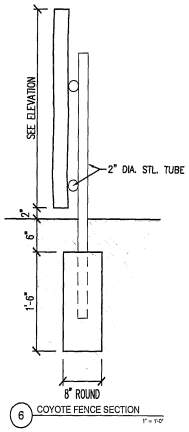
11 SECTION @ TJI 1" = 1'-0"



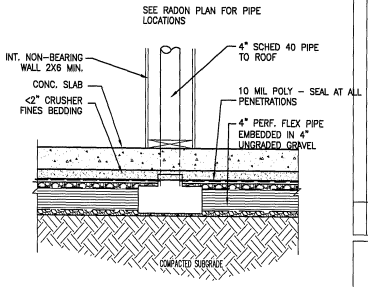
8C SECTION @ TJI 1" = 1'-0"



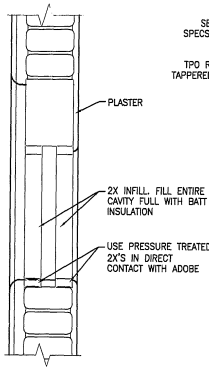
7C SECTION @2X WALL W/CONTINUOUS BOND BEAM



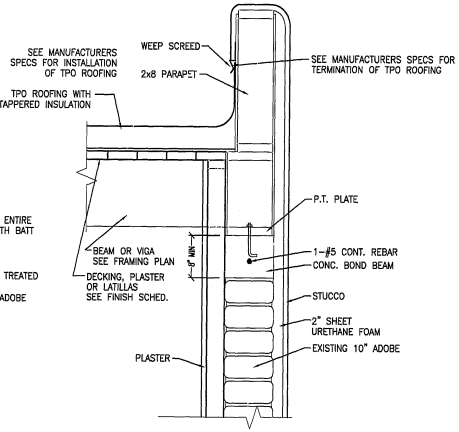
6 COYOTE FENCE SECTION 1" = 1'-0"



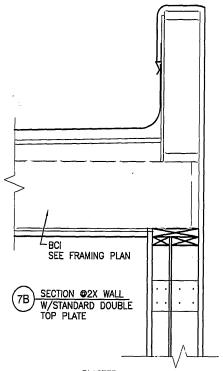
3 RADON PIPING DETAIL: UNDER SLAB 1" = 1'-0"



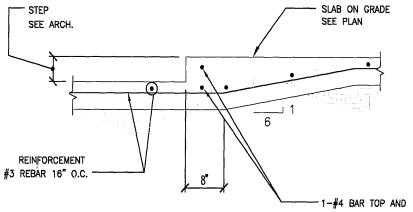
10 WINDOW INFILL AT ADOBE WALL 1" = 1'-0"



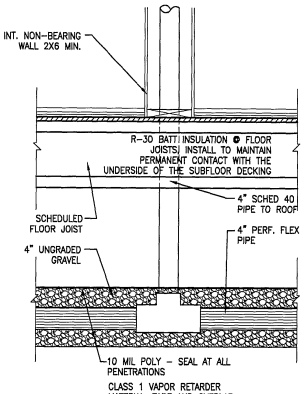
8B SECTION @ BEAM OR VIGA 1" = 1'-0"



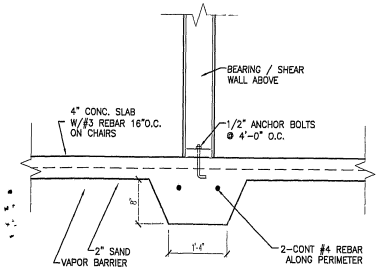
7B SECTION @2X WALL W/STANDARD DOUBLE TOP PLATE



5 SLAB @ SIDEWALK 1" = 1'-0"



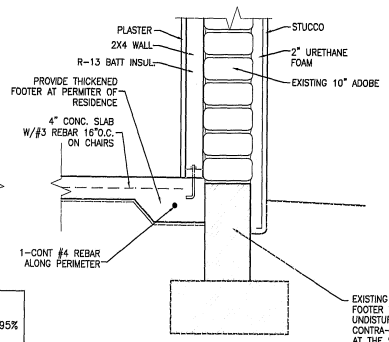
2 RADON PIPING DETAIL: CRAWL SPACE 1" = 1'-0"



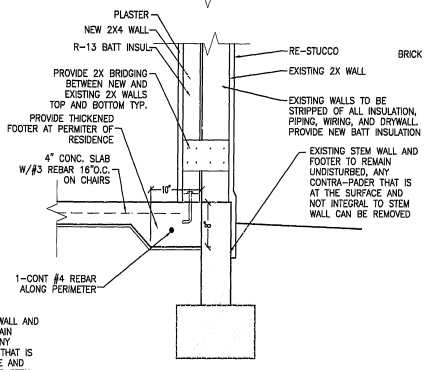
TYP. 3" CLEAR CONCRETE COVER OVER REBAR

2000 PSF SOIL BEARING CAPACITY REQ'D.	UNDISTURBED EARTH OR COMPACT TO 95% MAX DENSITY

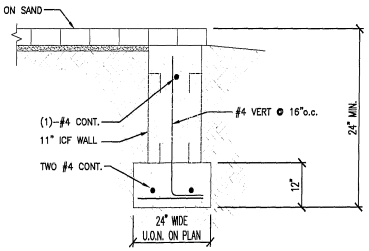
9 WALL SECTION @ INT BEARING WALL 1" = 1'-0"



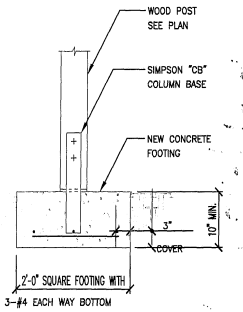
8A WALL SECTION @ HOUSE - FRAME 1" = 1'-0"



7A WALL SECTION @ HOUSE - FRAME 1" = 1'-0"



4 ICF STEM WALL @PORTAL 1" = 1'-0"



1 FOOTING TO POST BASE 1" = 1'-0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
12.12.2020
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

IMS ARCHITECTS LLC

A CUSTOM REMODEL FOR:
VILLAESCUSA RESIDENCE
578 WEST SAN FRANCISCO
SANTA FE, NM 87501

Sheet Description: STRUCTURAL DETAILS

Date: 12.12.2020
Authorized Use:
☐ Schematic Design
☐ Bid Set
☒ Building Permit

SHEET No. S-3

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: 2023-007221-HDRB. 135 Grant Ave. Downtown & Eastside Historic District. JenkinsGavin, agent for Georgia O'Keeffe Museum, owner, requests historic status for fence and wall along Grant Ave.

Case number: 2023-007221-HDRB

Project Type: Status Review

PROJECT LOCATION (S): 135 Grant Ave

PROJECT NAMES:

OW – Georgia O'Keefe Museum, 123-135 Grant Ave, Santa Fe, NM 87501

AP – JenkinsGavin, 130 Grant Ave, Santa Fe, NM 87507 (505) 820-7444

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____H-2241_____

YEAR OF CONSTRUCTION ____pre-1912-2000_____

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME: Georgia O'Keffe Museum (Otero-Bergere House)

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

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

---

Case # 2023-007221-HDRB

Address: 123-135 Grant Ave
Historic Status: No status
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the fence be designated as significant with the west as the primary façade and wall be designated as contributing with the south being the primary facade, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

135 Grant Avenue is the Georgia O'Keeffe Museum Administrative Offices (previously the Otero-Bergere House) and is listed as a significant structure and 123 Grant Avenue is the old Safeway building and is designated as a non-contributing structure to the Downtown and Eastside Historic District. The white wooden picket fence on the western property line and the masonry stuccoed wall on the eastern and southern property line of the Otero-Bergere property, are currently not statused. The white wooden picket fence was constructed between

the 1870s to 1880s and was initially established as a property boundary marker. The wooden fence has previously undergone renovations between 1912, the 1970s, and into the early 2000s. The masonry stuccoed wall was constructed pre-1958 and established the eastern and southern property boundaries. The wall has undergone previous maintenance and construction between 1958 and the early 2000s as seen by the height variations on the east and south sides. The white wooden picket fence and the masonry stuccoed wall represent an old historic reference point which is significant and contributes to the sense of place which is an essential part of the Grant Avenue streetscape and the Downtown and Eastside Historic District.

The white wooden picket fence was constructed surrounding the house on all sides and were used to define property boundaries. The wooden picket fence heads varied in shapes and styles from spade to gothic and currently are a triangular shape. The white wooden picket fence shares the incorporation of a territorial architectural design uncommon to the Historic Santa Fe Downtown area and specifically to Grant Avenue. As the population grew with the influx of new people so did the architecture which these newcomers brought with them, and which established the area and has defined this area for more than a century. The white wooden picket fence has maintained a significant detail to the Grant Avenue streetscape and Downtown and Eastside Historic District.

The masonry stuccoed wall on the properties east and south sides was constructed between 1941 to 1958 and helps to establish and maintain the character of the Downtown and Eastside Historic District. The initial construction was out of concrete cinder blocks and stuccoed over. The exact date is uncertain; however, the wall is over 50-years old and identified as historic. The height of the wall varies between 72” on the east side to 102” on the south side. The masonry wall is the property boundary marker for the Georgia O’Keeffe Museum Administrative Offices and contributes to the characteristics commonly observed in the architectural design of the Downtown and Eastside Historic District.

Previous cases include:

In 1999, the Otero-Bergere House was designated as significant to the Downtown and Eastside Historic District by the HDRB.

In 2000, the HDRB approved maintenance and repair of the fence in kind.

In 2021, the former Safeway building at 123 Grant Avenue was designated as “noncontributing” by the HDRB in a status review hearing. The HDRB approved demolition of this existing building and associated parking lot and kiosk on September 14, 2021.

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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

ADDRESS: 135 Grant

ID NUMBER: 0516 10069

BUILDING NAME: A.M. Bergere house

SANTA FE ID NUMBER: H 2241

IDENTIFICATION

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION: 1870s/

____ ESTIMATE 1926 ACTUAL

SOURCE(S) NR nomination

BUILDING DATA

ARCHITECTURAL STYLE: Territorial / Span. Pueblo Rev.

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER ____

SURROUNDINGS: commercial/ residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? garage (attached)

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR garage collapsed – rebuilt

EXPLAIN:

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED? See comments

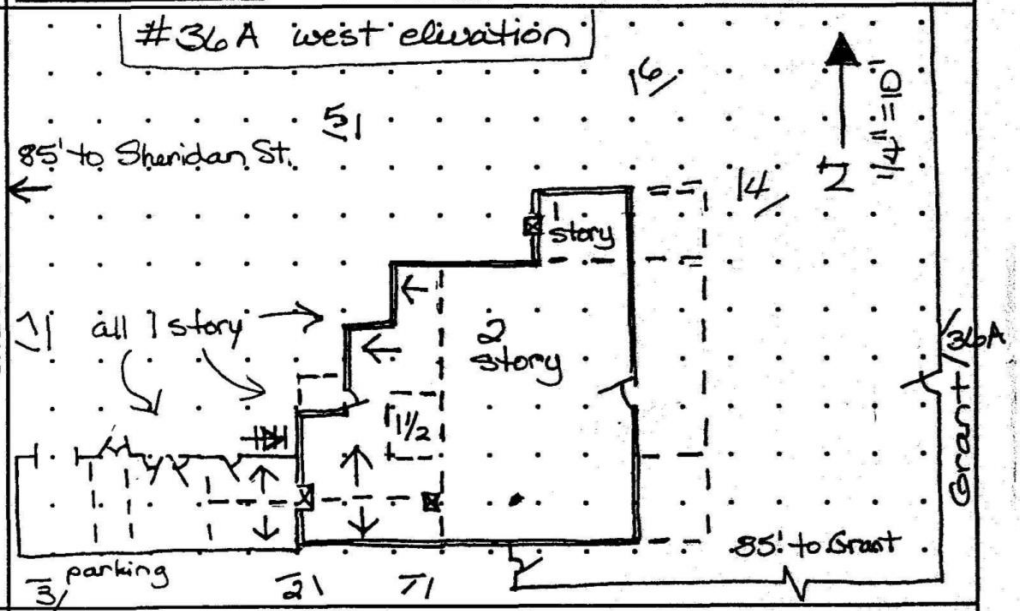
X YES ____ NO

PHOTO



#36A west elivation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Downtown & Eastside HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

137

SURVEYED 7/95 BY ____

NEGATIVES WITH NMHPD ROLL # DB10 NEG # 1 TO 7

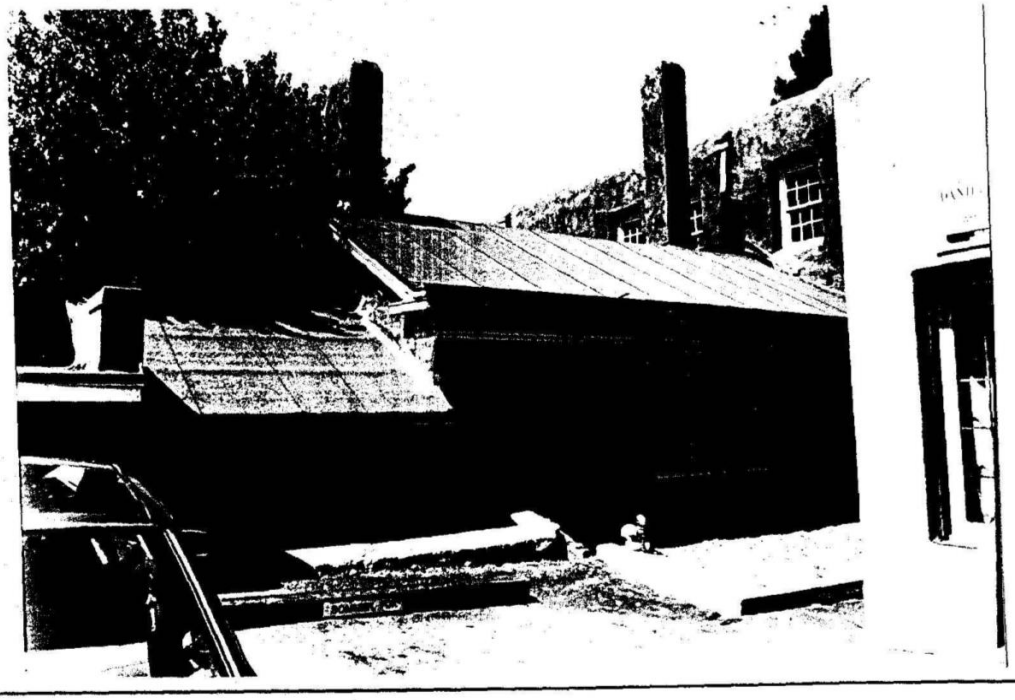
DB9 36A

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	W portion flat 2 story w/ some projecting vigas, stepped parapet E - pitched gable w/ wood fascia; asphalt roofing
BUILDING WALLS	adobe 1st story, pentile 2nd story - brown stucco, slightly battered, porch walls white brown wainscot
FOUNDATIONS	adobe on river rock
DOORS	W - wood panel with sidelights over panels, wood beam, 6 light transom; E - wood panel with 1 upper light; storage & garage wing - wood panel, panel w/ 4 lights, plank
WINDOWS	6/6 wood DHWs 2nd story N & E, wood 8 light casement 2nd floor S & W, large 2/2 wood DHWs with shutters 1st floor W, wood 6/6 large DHWs 1st floor S, paired 6&8 light csmt
PORCHES OR PORTALES	W - projecting wood porch with large square posts & beams, plank ceiling & floor, large stucco corner piers, spindle balustrade upper, ~~balustrade~~ balustrade lower; wood pergola S
BALCONIES	balcony over W porch has wood pergola, balustrade
COURTYARDS	
FENCES/WALLS	white picket fence W, stucco walls S & E around grounds
ARCH. DETAILS	territorial cornices on E portion; wood window frames; tall masonry chimneys on E & S; few window grilles
OTHER	connected to flat roofed storage rooms & garage NE garage collapsed & was recently rebuilt

COMMENTS Spanish-Pueblo Revival renovation in 1926 changed pitched to flat 2 story & added sunporch, but the house retains much of its Territorial character. Its historic setting is almost entirely gone but the grounds act as a buffer on 3 sides. The building to the north is encroaching by raising and paving its parking lot, causing water to stand against the walls of the building.

ADDITIONAL PHOTOGRAPHS



#2 N center with raised parking lot

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION		
ADDRESS	135 Grant	ID NUMBER: 0516 100069
		SANTA FE ID NUMBER: H2241
		SURVEYED/RESEARCHED DATE 7/95 BY DB

The house at 135 Grant is an important survivor of the U.S. Occupation & Territorial period in Santa Fe. One of two remaining officers' houses built in the 1870s as part of the Fort Marcy Military Reservation, this house retains much of its original fabric. The Spanish Pueblo Revival renovation and addition, which occurred in 1926, seems to have been done for practical more than stylistic reasons. Additional space was created especially on the second floor by the replacement of the pitched roof with a flat one — thus the family created additional living area using the prevailing style. This kind of addition is common in New Mexico.

The present owner says that, other than maintenance, the only changes during the past several years involve the garage, which was rebuilt at a cost of approx. $30,000 when it collapsed due to water damage, and enclosure of the adjacent space for storage. This space had, until then, housed a privy.

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

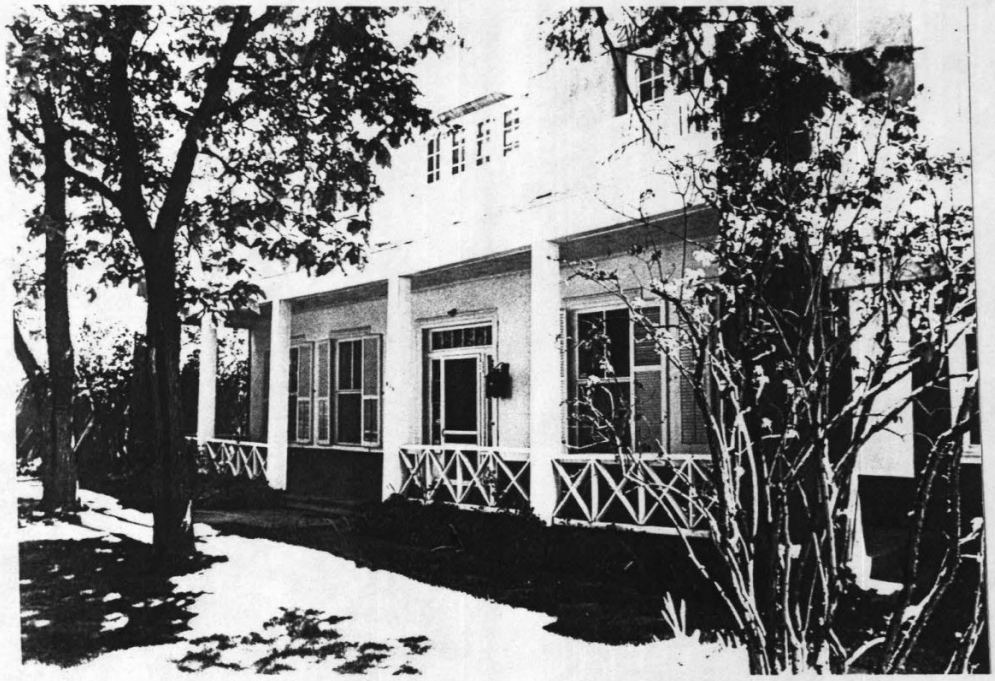
135 Grant

ID NUMBER: 0516 10069

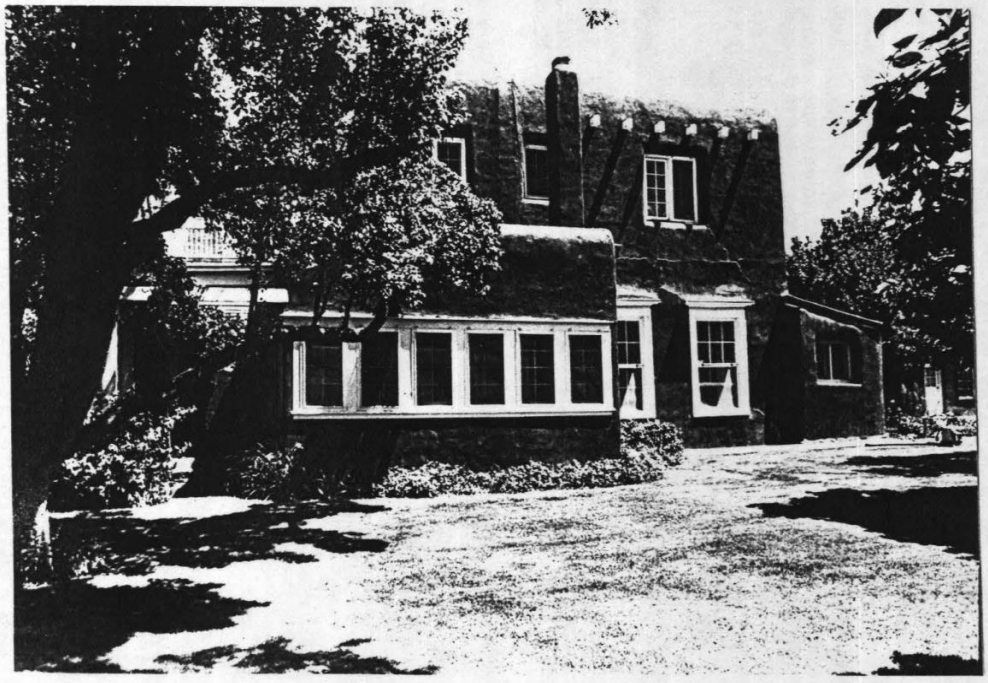
SANTA FE ID NUMBER: H2241

SURVEYED/RESEARCHED

DATE 7/95 BY DB



#4 west elvation



#6 south elvation

140

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

135 Grant

ID NUMBER: 0516 I 0069

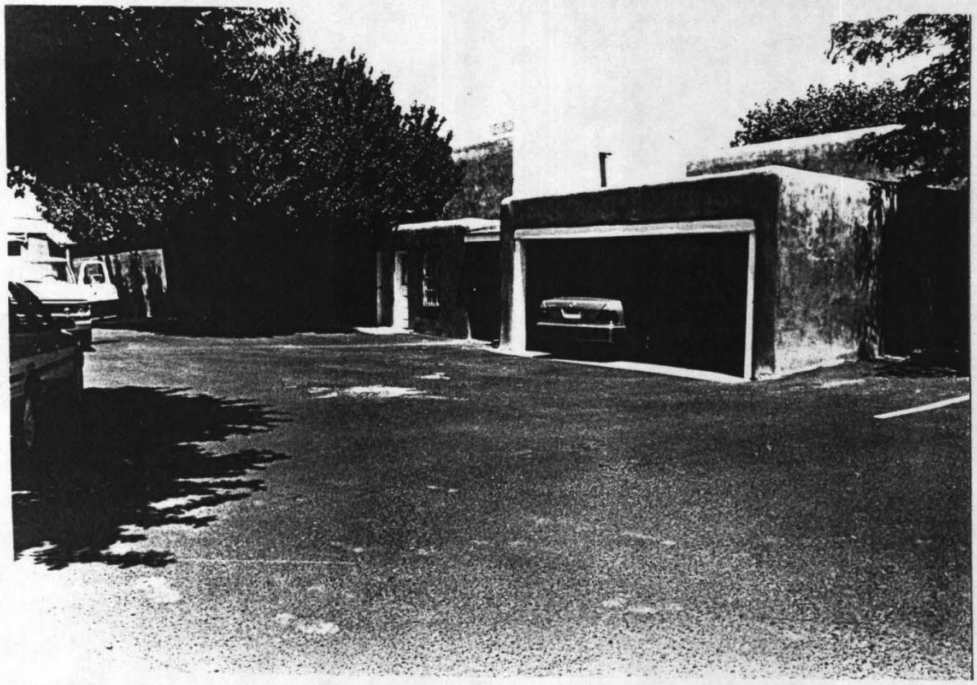
SANTA FE ID NUMBER: H2241

SURVEYED/RESEARCHED

DATE 7/95 BY DB



#5 east elevation



#7 garage/storage from SE

14

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

135 Grant

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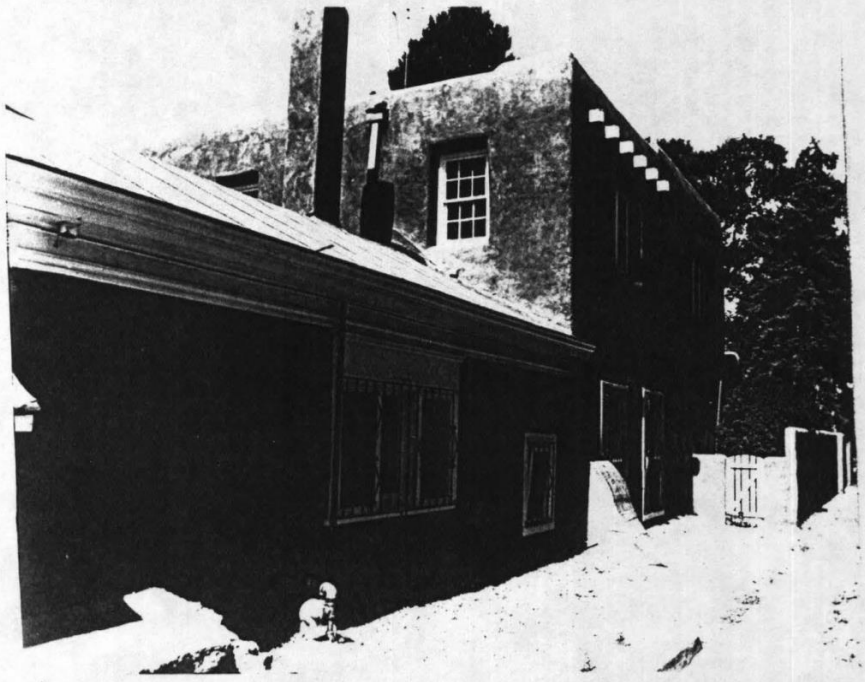
SANTA FE ID NUMBER: H 2241

SURVEYED/RESEARCHED
DATE 7/95 BY DB



#3 from NE



#1 N, W end

142

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

City of Santa Fe, New Mexico

memo

GRANT ST. WALL HEIGHT CALCULATION

	GRANT ST.			AVG.
1	#37	37"	36"	37"
2	#3?	38"	39"	39"
3	B&B	36"	32"	34"
4	130	38"	36"	37"
5	136	#4"	46"	45"
6	146 Griffin	31"	29"	30"
7	208 Griffin	33"	30"	32"
8	214 Griffin	47" - 48"		48"
9	Griffin Side of 1st Pres	70"	66"	68"
10	1st Pres			
11	GRANT SIDE OF 1st PRES	40" - 59"		50"
12	Sweeney	69" - 46"		58"
		78" - 42"		60"
		total =		538"
		÷ 12 =		44.8"

MAXIMUM ALLOWABLE HT. = 45"

OR 3', 9".

1/3

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Otero-Bergere House Fence and Wall**	**2. Location:** **135 Grant Avenue** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2241** **4. County: Santa Fe** **5. Date of Survey:** **July 2, 2021; July 7, 2021; July 12, 2021; August 4, 2021; July 25, 2022**

ADDENDUM

Otero-Bergere House: Fence and Wall
135 Grant Avenue, Santa Fe, New Mexico (APN# 10248320)

John W. Murphey Architectural History Services, August 10, 2023



Figure 1: Panel of White Picket Fence. July 12, 2021, John W. Murphey.

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Figure 2: Parcel aerial.

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Current Historical Designation

The property holding the fence and wall is listed on the National Register of Historic Places as the Alfred M. Bergere House (NRIS 75001166) and designated a Significant Structure in the Santa Fe Downtown and Eastside Historic District. Neither the fence nor the wall has been formally evaluated for City of Santa Fe Contributing Status.

Addendum Background

A review of 1990s plat maps and other records determined that the so-called East-West Wall separating the former Safeway and Otero-Bergere House properties belonged to the latter property.[1] Following this discovery, the project proponents and the City of Santa Fe Historic Preservation Division agreed that the wall and a separate fence on the Otero-Bergere property would be considered for status independent of the Safeway Building.[2] City staff advised that the fence and wall status could attach to the existing Historic Building Inventory for the Otero-Bergere House, with the focus only on the history of the wall and fence.

Property Capsule History

The land on which the Otero-Bergere House stands was historically part of the royal presidio, a military fortification that protected Santa Fe during the colonial period. Following American Occupation, it developed into the Fort Marcy Military Reservation.[3]

[1] Colin T. Cameron, telephone conversation with Georgia O'Keeffe Museum project team and June 21, 2021, email to Daniel Hernandez et al.

[2] March 24, 2021, Zoom meeting with City of Santa Fe staff, and Daniel L. Schwab email communication to John Murphey, May 18, 2021.

[3] The following history is taken from John W. Murphey, "Safeway No. 921, Georgia O'Keeffe Education Annex," New Mexico Historic Properties Inventory form, June 13, 2021.

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The first iteration of the house — one of six Officers' Quarters — began in 1870 with construction of a quarried stone foundation. Like fort structures from the Spanish period, it was constructed of adobe. Unlike these, it had a Georgian central passage plan and a flow of separate rooms in a parlor, dining, chamber, and kitchen configuration. It included additional rooms in an ell at the rear and bedrooms on an upper story accessed by stairs in the hall. The one-and-half-story cross-gabled plan and its placement back from the street made it distinctive. The officers' houses were likely the first American-plan homes erected in Santa Fe. Part of the fort landscape included a picket fence delineating each home's front, side and rear lot lines.

The house served as military housing until around 1904, after which it became a private residence owned at various times by the Baca, Luna, Otero, and Bergere families. In c.1924, during Eduardo Otero's ownership, it was transformed into a Pueblo Revival-style residence. Nina Otero is thought to have overseen the work.

After 1976, following the death of Anita Bergere and Mary Kennedy, an attorney named Harry Bigbee acquired the property and used the house for his law practice. In 2001, the Georgia O'Keeffe Museum renovated the building, transforming it into the Research Center.

Picket Fence

A long, white picket fence edges the front of the Bergere-Otero House and marks the boundary between the private yard and the public right-of-way (Fig.3). Reconstructed and repaired in 2000-2001, it may incorporate elements of an earlier fence.

Its basic construction consists of 8' sections of staves or pickets nailed to rails, which are, in turn, supported by posts. Each panel contains 19 pickets. The pickets — 3' high, 3⅛" wide, and ⅝" thick — are spaced 2" apart. They taper at the top to a squared-off point (Fig. 4).

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The framework is made of ½" x 3½" wood rails joining interval posts. The top rails lap across the posts with angled mitered joints; the bottom rails tie into the posts with dados (Fig. 5). The pickets are affixed to the frame by two round-head machine nails spaced 1" apart (Fig. 6). A few staves show a different nailing pattern, with smaller finish-type nails spaced 2" apart.

The ½" x 4 ⅜" posts are located on the interior and are not visible from the outside. The fence is bolstered by a concrete base or curb, measuring 8½" across and 13½" high (Fig. 7). This element brings the fence's height to approximately 46" above the sidewalk.

Toward the north end is an opening holding a gate (Fig. 8). The entrance, made of the same pickets, is framed by square wood posts. The 11½" x 11½" posts are faced with boards and topped with a similar mitered capital. These may be older and survived the 2000-2001 reconstruction. The 4'-wide gate has a Z-braced frame and opens with newer butt hinges.

The fence reveals two types of paint layering, potentially suggesting the age of its members. A majority of the pickets and some rails show only one layer of white paint at wear points (Fig. 9). Other members (mostly rails) reveal multiple layers of paint (Fig. 10).

History

Based on photographs from the 1870s and '80s, wood picket fences defined the Fort Marcy Reservation, being located along the street and on the sides and backs of the individual house lots. While there are no images of the front of the Otero-Bergere House from this period (Figs. 11 & 12), photographs of the officers' housing on Lincoln Avenue show a similar fence design (Fig. 13). The picket heads are of various shapes, some closer to a spade or Gothic point (Fig. 14); they rested directly on the ground or on a bottom plate.[4]

[4] Newspaper accounts of the period present the arrival of the picket fence as an act of progress. As example, in 1883, a short piece in the *New Mexican* cheers the replacement of an "old unsightly wire fence" with a "neat picket fence, painted white."

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The clearest historic images of a fence at the front of the property are photographs taken at the house in 1912 for the wedding party of Estella Bergere and Aldo Leopold (Figs. 15 & 16). Though the fence is situated in the background, enlarging and cropping the images gives a good sense of its design at the time. Later photographs of the house continue to show a picket fence at the front of the property.

The most critical image for this study is a photograph taken of a portion of the gate area on October 28, 1976 (Fig. 17). The picture shows a fence that is different from the type seen in the Leopold wedding pictures and the structure that is in place currently. As shown in the photograph, the pickets have a pointed head and are arranged at a wider spacing than currently. There are also more pickets between the posts. In the picture, moving south from the gate, there are 22 staves before the image is cropped. While the bottom rail is not visible, the top rail appears on the exterior side of the fence.

2000 HDRB Case

This or another fence came under consideration by the Board in 2000. Architect Greg Allegretti, who was the local associate for Gluckman Mayner Architects, designers of the Georgia O'Keeffe Museum and Research Center, came before the Board with a proposal to replace a picket fence. Representing the client's wishes, Allegretti initially proposed a solid wall. This was discouraged by HDRB staff, leading to a revised proposal to replace the fence with a new picket structure.[5]

The revision included replacing the existing wood gate posts with stuccoed concrete "pilasters." The design was based on a schematic drawing prepared by Gluckman Mayner (Fig 18).
At the November 14, 2000 HDRB hearing, the Board reviewed the fence replacement under Case #H-09-149. Following a discussion of its design, member Randall Bell made a motion "to

[5] Greg Allegretti, telephone conversation with John Murphey, July 7, 2021. Allegretti characterized the work as a construction/reconstruction project.

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renovate the fence as is and replace in kind as needed" instead of replacing it.[6] After further consideration, the Board voted unanimously "To renovate the existing fence as is, replacing material in kind where necessary, to retain or replace the base as necessary, and keeping the fence white."[7]

It is unclear what occurred after HDRB approval. The Wolf Corporation oversaw its reconstruction. The company's files identify the project as "repaired to match existing."[8]

The conclusion is that the fence was repaired and reconstructed, which included introducing new wood members. However, the current structure more closely resembles the 2000 drawing than the fence that stood in 1976. In this way, it is essentially a reconstruction following the Gluckman Mayner design.

Evaluation of Status

While a wood picket fence has defined the west edge of the property for over 100 years, the current structure, based on a 1976 photograph and an examination of existing materials and design, is not historic. Evidence indicates that the earlier structure was replaced to a great extent in the 2000-2001 project. Its design did not follow the earlier fence, but a design created by the architect. Consisting of a mix of new and older members, recast in a new design, it does not meet the threshold for Contributing status.

The recommendation is to designate the white picket fence a Noncontributing Structure to the Downtown and Eastside Historic District.

[6] "Minutes of the City of Santa Fe Historic Design Review Board," November 14, 2000, 19.
[7] Ibid.
[8] Susan Martinez, Wolf Corporation, telephone conversation with John Murphey, July 19, 2023.

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East-West Wall

Separating the Otero-Bergere House and Safeway properties is a 272' long solid wall. The stuccoed wall shows considerable variety in height, measuring at different points between roughly 72" and 102." As observed in a 1976 photograph coupled with physical evidence, the variations in height likely represent additions to an older, shorter wall.

Starting at the east end, which ties into a street wall along Sheridan Avenue, the "East Section" maintains a 72" height as it parallels the former Safeway building (Fig. 19). Aesthetic issues on the Otero-Bergere side, and a lack of adequate space on the Safeway exposure (Fig. 20), prevented the consultant from penetrating this section. Its construction is unclear. The section has pilasters on the Otero-Bergere side, potentially from older construction or an intervention.

After this roughly 110'-long section, the wall jumps to 102" high at the "Middle Section" (Fig. 21). Moving westward through a series of steps, it lowers to 72" and then steps up again to 86½" (Fig. 22). The wall terminates at Grant Avenue, tying into a lower cross wall dating to the Safeway era (Fig. 23).

Examination of the wall on the Otero-Bergere side revealed multiple layers of stucco. A fissure crack showed the currently painted stucco adhered by fiberglass meshing, covering an earlier cementitious salmon-color stucco (Fig. 24).

To understand the composition of the lower and assumed older wall west of the Safeway building, six penetrations were made at a position of 12" above grade. Removing layers of stucco and using a mason's tool revealed CMU hollow block construction (Fig. 25). The blocks were reminiscent of property walls erected in Santa Fe's subdivisions in the 1950s and '60s.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Otero-Bergere House Fence and Wall**	**2. Location:** **135 Grant Avenue** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2241** **4. County: Santa Fe** **5. Date of Survey:** **July 2, 2021; July 7, 2021; July 12, 2021; August 4, 2021; July 25, 2022**

History

The history of the East-West Wall is unclear. Anecdotal evidence suggests a wood picket fence separated the properties until the first Safeway building was constructed in 1941. A November 10, 1958 aerial photograph shows a wall running the length of the property (Fig. 26). By its shadow, it seems to be taller than the adjacent parked cars. This structure continues to appear in later aerials (Fig. 27). Physical and visual evidence indicates this wall was added upon in height, sometimes to a significant extent (Fig 28).

Evaluation of Status

The origin of the lower portion of the wall is unclear. However, penetrations indicated that, at least west of the Safeway building, it is of CMU block construction — a common postwar building material. Visual and physical evidence shows that this earlier structure was significantly built up in height and further altered with new stucco applications.

The recommendation is to designate the East-West Wall a Noncontributing Structure to the Downtown and Eastside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figures



Figure 3: White picket fence. July 2, 2021, John W. Murphey.

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Figure 4: Picket head. Apparent cut line circled. July 25, 2023, John W. Murphey.

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Figure 5: Dado connection. July 25, 2023, John W. Murphey.

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Figure 6: Two-nail pattern on picket. July 25, 2023, John W. Murphey.
Note multiple layers of paint on top rail.

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

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Figure 5: Concrete curb or base. July 2, 2021, John W. Murphey.

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Figure 6: Gate. July 25, 2023, John W. Murphey.

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Figure 7: Top rail with only one layer of paint. July 25, 2023, John W. Murphey.

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Figure 8: Top rail with multiple layers of paint. July 2, 2021, John W. Murphey.

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Figure 11: Otero-Bergere House, 1873. Timothy H. O'Sullivan, photographer. Source: Still Picture Records Section, Special Media Archives Services Division, National Archives and Records Administration, College Park, Maryland.

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Figure 12: Crop and blowup of Figure 11.

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Figure 13: Officers' Quarters, Lincoln Avenue, c.1880-82. William Henry Jackson, photographer. Source: Negative #001723, Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

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

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Figure 14: Headquarters Building, c.1880-82. William Henry Jackson, photographer. Source: Negative # 001723, Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

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

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Figure 15: Cropped image of Otero-Leopold wedding party photograph, 1912. Source: The Aldo Leopold Archives, University of Wisconsin, Madison.

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Figure 16: Cropped image of Otero-Leopold wedding party photograph, 1912. Source: The Aldo Leopold Archives, University of Wisconsin, Madison.

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Figure 17: Otero-Bergere House with front gate and fence, October 28, 1976. 135 Grant Avenue Family Album. Source: Private Collection. Image courtesy of the Georgia O'Keeffe Museum, Santa Fe, New Mexico.

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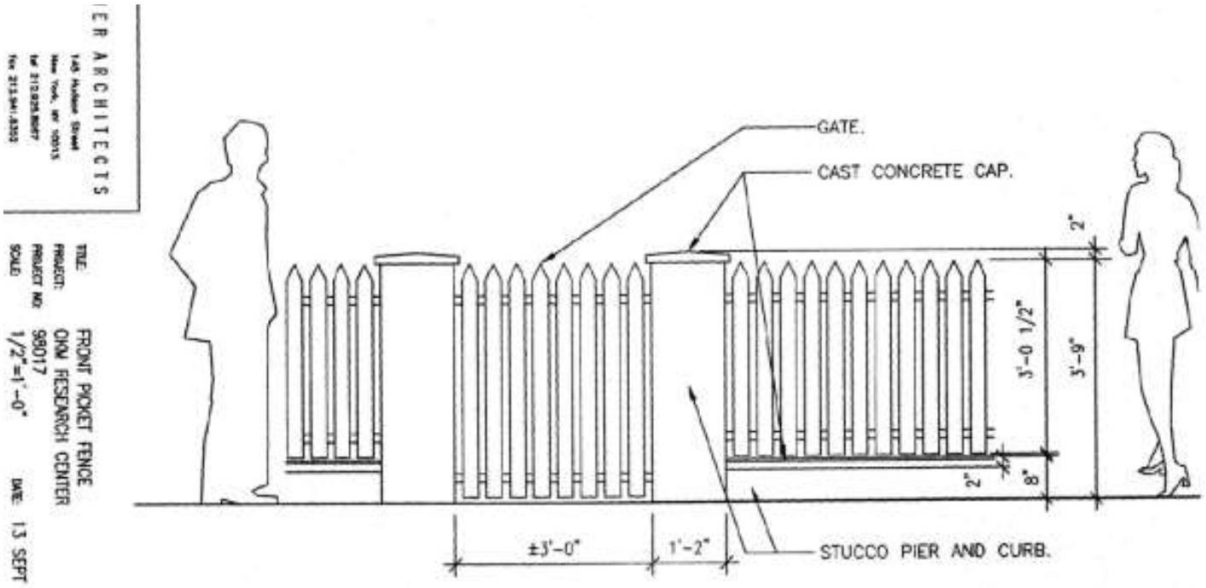

Figure 18: Picket design submitted in HDRB application, 2000. Gluckman Mayner Architects. Source: City of Santa Fe.

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Figure 19: "East Section." July 2, 2023, John W. Murphey.

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Figure 9: "East Section," south elevation, left, Safeway Building, right. July 2, 2023, John W. Murphey.

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Figure 21: "Middle Section," showing increase in height. July 2, 2021, John W. Murphey.

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Figure 102: "West Section." July 2, 2021, John W. Murphey.

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Figure 23: "West Section" terminus. July 2, 2023, John W. Murphey.

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Figure 24: Delamination of "Middle Section," showing multiple stucco applications. July 2, 2021, John W. Murphey.

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Figure 25: Test bore #4, "Middle Section," showing CMU construction. August 4, 2021, John W. Murphey.

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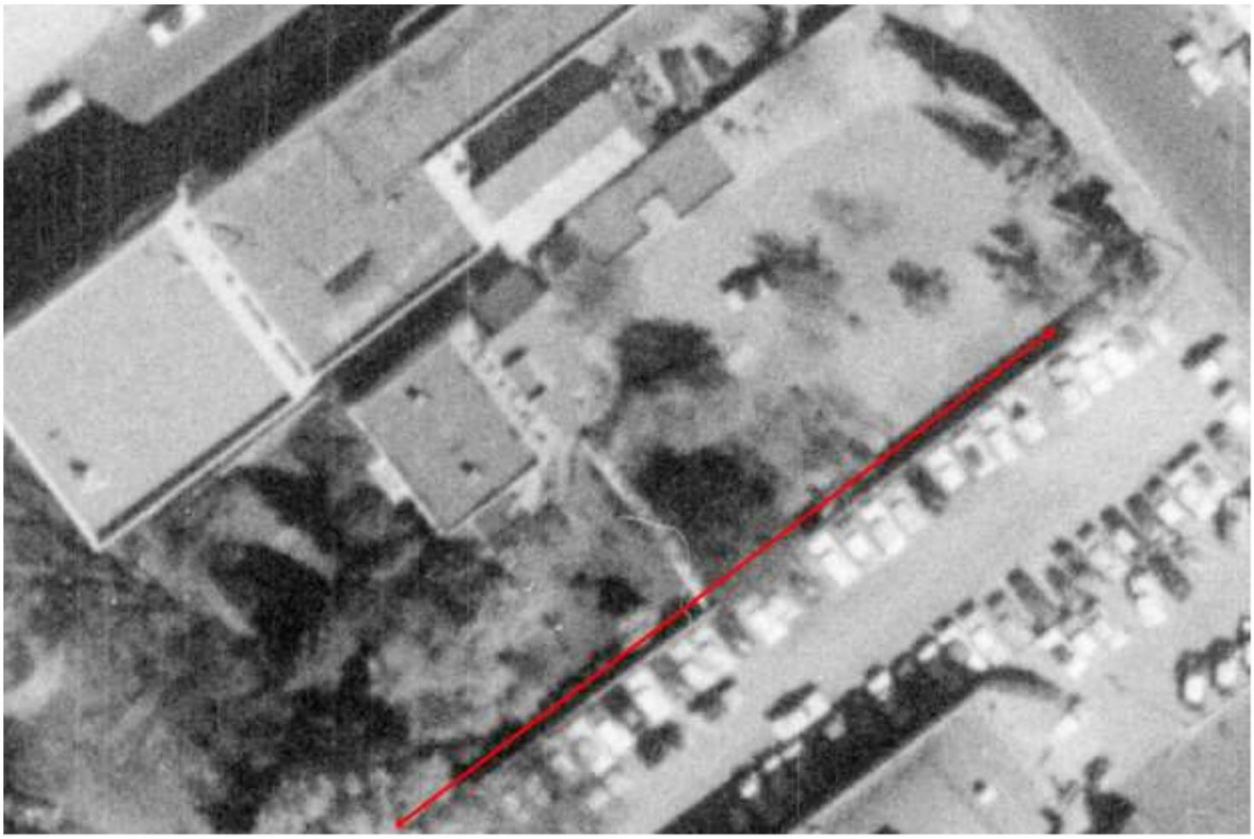

Figure 26: November 10, 1958, aerial photograph. Source: New Mexico Department of Transportation. A wall is visible.

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Figure 27: May 1, 1973, aerial photograph. Source: New Mexico Department of Transportation. A wall is visible.

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Figure 28: East-West Wall and fireplace, October 28, 1976. 135 Grant Avenue Family Album. Source: Private Collection. Image courtesy of the Georgia O'Keeffe Museum, Santa Fe, New Mexico. Note that the wall appears to be added upon in height.

###

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 14, 2023

Paul Duran, Senior Planner, Historic Preservation Division
Heather Lamboy, Assistant Director, Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Historic Status Review Application – Wall and Fence
135 Grant Avenue (Otero-Bergere House)

Dear Paul and Heather,

This letter is submitted on behalf of 123-135 Grant, LLC / Georgia O'Keeffe Museum ("Applicant") in application to the Historic Districts Review Board ("HDRB") for historic status review of a stuccoed masonry site wall and white picket fence located at 135 Grant Avenue (the "Property"). The ±0.767-acre property is the site of the significant Otero-Bergere House, located in the Downtown and Eastside Historic District. To the north at 201 West Marcy Street sits the Education Center for the Museum, and to the south at 123 Grant Avenue is the former Safeway building (to be demolished) and the site of the new museum building. The west side of the property is the Grant Avenue frontage, and the east side of the property is the Sheridan Street frontage.

Project Background

The former Safeway building at 123 Grant Avenue was designated as "noncontributing" by the HDRB in a status review hearing on July 13, 2021, and the HDRB approved demolition of this existing building and associated parking lot and kiosk on September 14, 2021 (see attached Board Action Letters). At that time, Historic Preservation Division staff requested that the Applicant provide an addendum to the HCPI for the Otero-Bergere House at 135 Grant Avenue to request historic status review of walls and fences prior to any demolition or alteration of site walls and fences that may be needed for the proposed new museum building and site improvements at 123 and 135 Grant Avenue. Now the Applicant is presenting such an addendum and requesting historic status determination by the HDRB for the white picket fence on the Grant Avenue frontage at the Otero-Bergere House and the masonry wall that runs east-west along the south property line of the property at 135 Grant Avenue.

HCPI Documentation and Recommendations

An addendum to the HCPI forms for the Bergere House is attached, at the request of Historic Preservation Division staff, and historic status recommendations are provided.

As described in the HCPI, wooden picket fences were components of the historic built environment associated with the former Fort Marcy's officer's quarters, to which time period the Otero-Bergere house dates. There is a photo from a 1912 wedding on the property in which a white picket fence can be seen, indicating that a white picket fence was at one point in time part of the historic site. That said, when the HDRB reviewed the fence in 2000, the existing fence at that time was not considered historic material, as it was built in 1976, and the HDRB permitted its replacement in kind. As a result of the picket fence not being constructed of historic materials and the design not matching that in historic photos, the HCPI recommendation is for non-contributing status.

The east-west masonry wall was also evaluated for historic integrity, and although the historic picket fence in that location was replaced with a low stuccoed wall by 1958, the HCPI recommends non-contributing status as a result of substantial alterations over time such that the majority of the existing wall is non-historic material.

Please let me know if you have any questions or require any additional information.

Sincerely,

JENKINSGAVIN, INC.

Lisa Gavioli

Lisa Gavioli
Senior Project Manager

Attachments:
1) HDRB Application Form
2 Letter of Owner Authorization
3) Lot of Record Documentation
4) HCPI, 135 Grant – Bergere House (1995)
5) HCPI Addendum, 135 Grant Ave (picket fence and E-W wall only)
* *Historic Aerials, Photos and Drawings of the Property included.*
6) H-00-149 Case Documents (for reference)

April 24, 2023

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: **123 and 135 Grant Avenue**
123-135 Grant LLC (on behalf of the Georgia O'Keeffe Museum)

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

123-135 Grant LLC, on behalf of the Georgia O'Keeffe Museum

By: Cody Hartley
Cody Hartley, Director and CEO

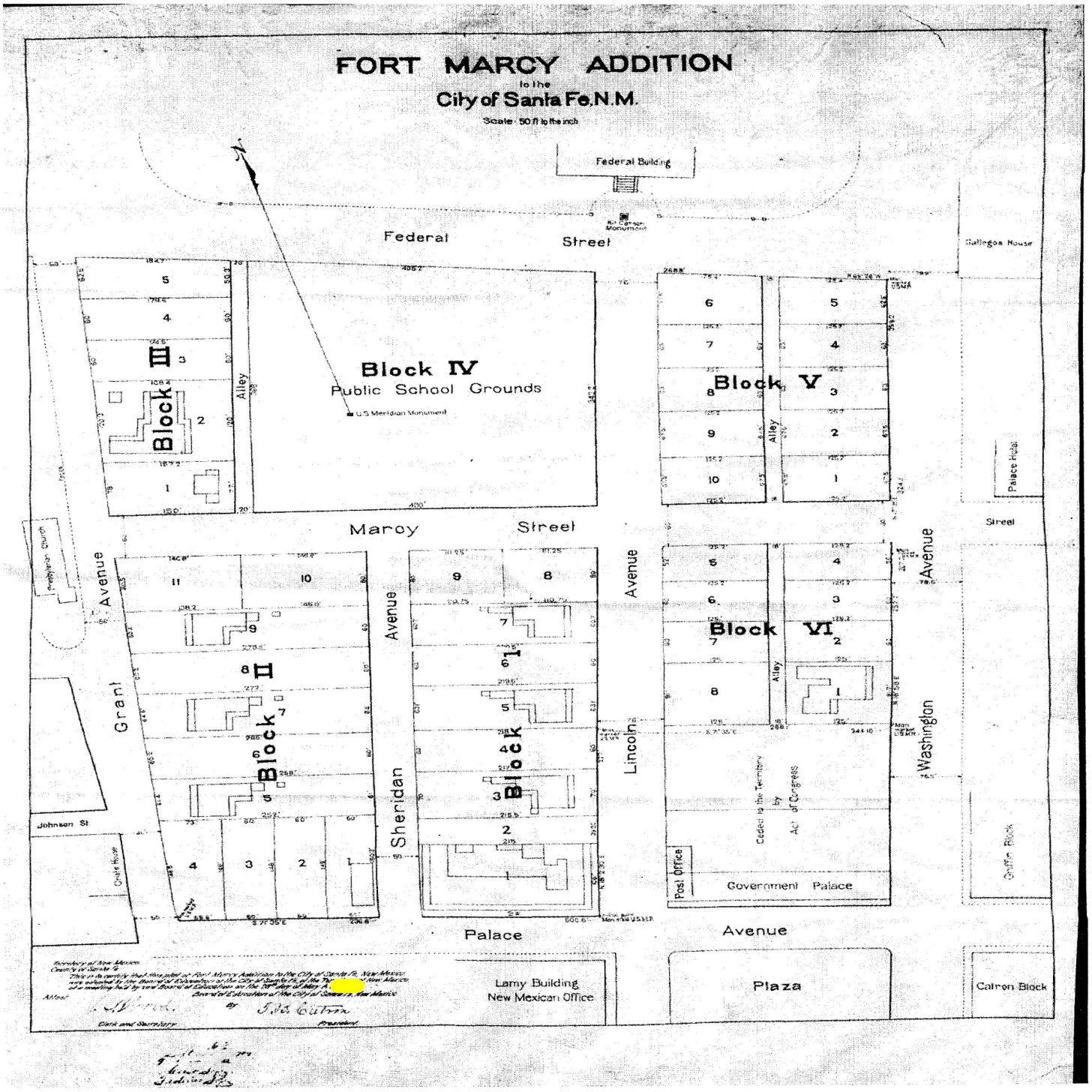
4-24-23
Date

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 24 day of April, 2023 by Cody Hartley.

Notary Public

MARIAH GUTIERREZ
Notary Public - State of New Mexico
Commission # 1120050
My Comm. Expires November 20, 2025


FORT MARCY ADDITION
to the
City of Santa Fe, N.M.
Scale: 50 ft to the inch
Federal Building
Federal
Street
Gallegos House
Block IV
Public School Grounds
U.S Meridian Monument
Block III
Block V
Alley
Marcy
Street
Palace Hotel
Presbyterian Church
Avenue
Grant
Block II
Block I
Sheridan
Lincoln
Block VI
Washington
Johnson St
Ceded to the Territory by Act of Congress
Post Office
Government Palace
Palace
Avenue
Plaza
Catron Block
Lamy Building
New Mexican Office
Territory of New Mexico
County of Santa Fe
Board of Education of the City of Santa Fe, New Mexico
Attest
Clerk and Secretary
President

WARRANTY DEED 1338534

HARRY L. BIGBEE, a single man, for consideration paid, grants to JEFFREY L. FORNACIARI, as a nominee, whose address is Post Office Box 2068, Santa Fe, New Mexico 87504-2068, the following described real estate in the city and county of Santa Fe, New Mexico

> Lots 8 and 9, Block 2, Fort Marcy Addition, within projected Section 24, T17N, R9E, NMPM, Santa Fe County, N M , being described as follows
>
> Beginning at the southwest corner, from which the center of sanitary sewer manhole cover No A4G-23 in Grant Ave. bears N45°50'W, 37 93 feet,
>
> Thence from said point of beginning N11°03'22"E, 120 38 feet, thence S72°28'26"E, 285 94 feet; thence S17°35'05"W, 119 96 feet, thence N72°24'02"W, 272.25 feet to the point of beginning, and as shown by Boundary Survey prepared for Harry L. Bigbee by Gary E. Dawson, NMPS 7014, dated 6 Dec 1996, and recorded in the office of the County Clerk, Santa Fe, N M , in Book 352, Page 048,
>
> Subject to restrictions, reservations, limitations, easements and conditions of record and zoning ordinances, taxes and city or county assessments not yet due and payable,

with warranty covenants

Witness my hand and seal this 13th day of January, 1997.

Harry L Bigbee
HARRY L. BIGBEE, a single man

SF 1-SHORT FORM WARRANTY DEED Rev. 9/93 New Mexico Statutory Form

SFA# 96121841

WARRANTY DEED

1381592

H. P. ENTERPRISES, LTD., A N.M. LIMITED PARTNERSHIP for consideration paid, grant

to BSF FOUNDATION, A TEXAS NOT FOR PROFIT CORPORATION

whose address is

the following described real estate in SANTA FE County, New Mexico:

Lots 6, 7 and a portion of Lot 5, Block 2 Fort Marcy Addition, as shown and delineated on plat of survey entitled "Plat of Survey for Poohbah, Inc. On Lot 6, 7 and a portion of Lot 5, Block 2 Fort Marcy Addition to the City of Santa Fe, Santa Fe county, New Mexico. 123 Grant Avenue", prepared by David E. Cooper, P.S. No. 9052, dated December 31, 1996, bearing Project No. C-0481296. Filed for record January 31, ,1997, as Document No. 972,576, appearing in Plat Book 355 at page 011, records of Santa Fe County, New Mexico.

SUBJECT TO: SEE ATTACHED EXHIBIT"A"

with warranty covenants.

WITNESS it's hand and seal this 4th day of February, 1997.

H. P. ENTERPRISES, LTD. (Seal) (Seal)

(Seal) (Seal)

BY: RUDOLPH B. SACKS JR. VICE-PRESIDENT OF P,P & P, INC., GENERAL PARTNER OF H.P. ENTERPRISES, LTD.

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on , 19 .

by
(name(s) of person(s))

My commission expires:

(Seal)

Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on February 04, 19 97.
(date)

by RUDOLPH B. SACKS JR.
(Name of Officer)

VICE-PRESIDENT of P,P & P, INC., GENERAL PARTNER OF H.P. ENTERPRISES, LTD.
(Title of Officer) (Name of Corporation Acknowledging)

a corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

My Commission Expires 4 - 3 - 98

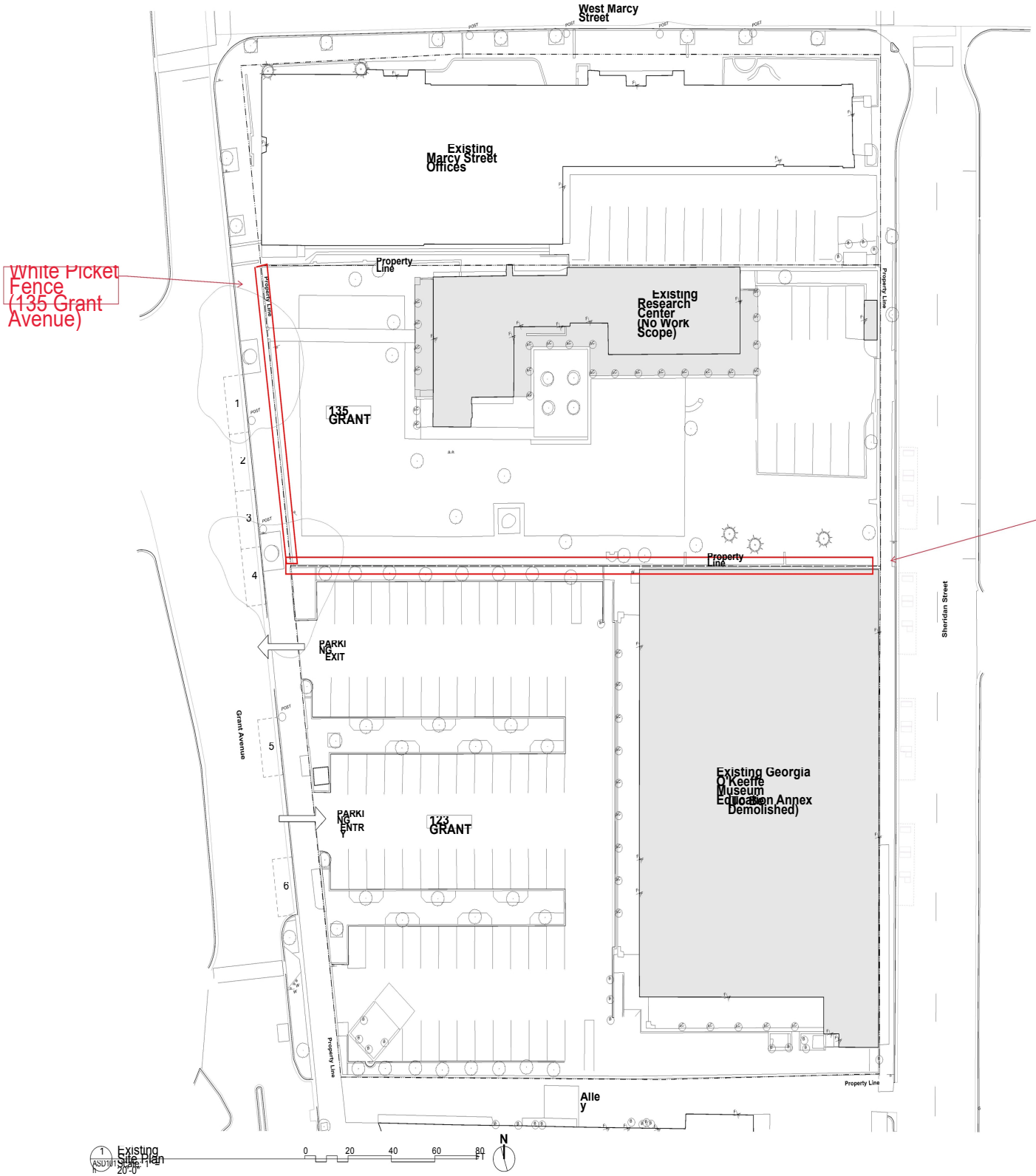
FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 12 day of June A.D. 19 97 at 3:02 o'clock P m and was duly recorded in book 1381, page 592-594 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Veronica Clayton
Deputy



1 Existing Site Plan
ASD101 Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION

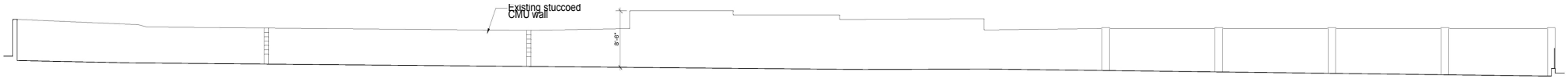
Consultant

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

GEORGIA O'KEEFFE MUSEUM
Design Development
123 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date: August 14, 2024
Drawn By:
Checked By:
File: GOKM -AS100 Site Plan.vwx
Set: HDRB Schematic Drawings
Title: Site Plan - Existing
Sheet: ASD101
8/11/2024



1 ASD200h North Face of Existing Wall at South Property Line
Scale: 1/8" = 1'-0"

0 4 8 12 16 FT



2 ASD200h Existing Fence at Grant Avenue
Scale: 1/8" = 1'-0"

0 4 8 12 16 FT

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

GEORGIA O'KEEFFE MUSEUM
Design Development
123 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date: **August 14, 2024**
Drawn By:
Checked By:
File: GOKM -AS100 Site Plan.vwx
Set: **HDRB Schematic Drawings**
Title: **Fence and Wall Existing**
ASD200h
Sheet: 9/18/23



135 Grant Ave – White Picket Fence
Overview from Grant Ave



135 Grant Ave – White Picket Fence



135 Grant Ave – White Picket Fence



135 Grant Avenue – E-W Wall (North side, View facing South)



135 Grant – E-W Wall (South side, View facing North)



135 Grant – E-W Wall
(South side, West end)

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007140--HDRB

Project Description: 2023-007140-HDRB. 1369 Cerro Gordo Rd. Downtown & Eastside Historic District. Non-Contributing. Patrick McDowell, agent for J. Midyette, owners, proposes to raise the height from 11'6" to the maximum allowable height of 14-7" and change its' roofline and roof material, stucco, and install garage and pedestrian doors on a carport and storage structure.

Project Location(s): 1369 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Applicant:	Patrick D McDowell 868 E Palace AVE Santa Fe, NM 87501	patrick@mcdowellfinehomes.c
Property Owner:	J Nold Midyette 1369 CERRO GORDO SANTA FE , NM 87505	jnoldmidyette@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: No

Publicly Visible Facade-West: No

Historic District Inventory Number: NA

Year of Construction: circa 1990

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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Case # 2023-007140-HDRB

Address: 1369 Cerro Gordo Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

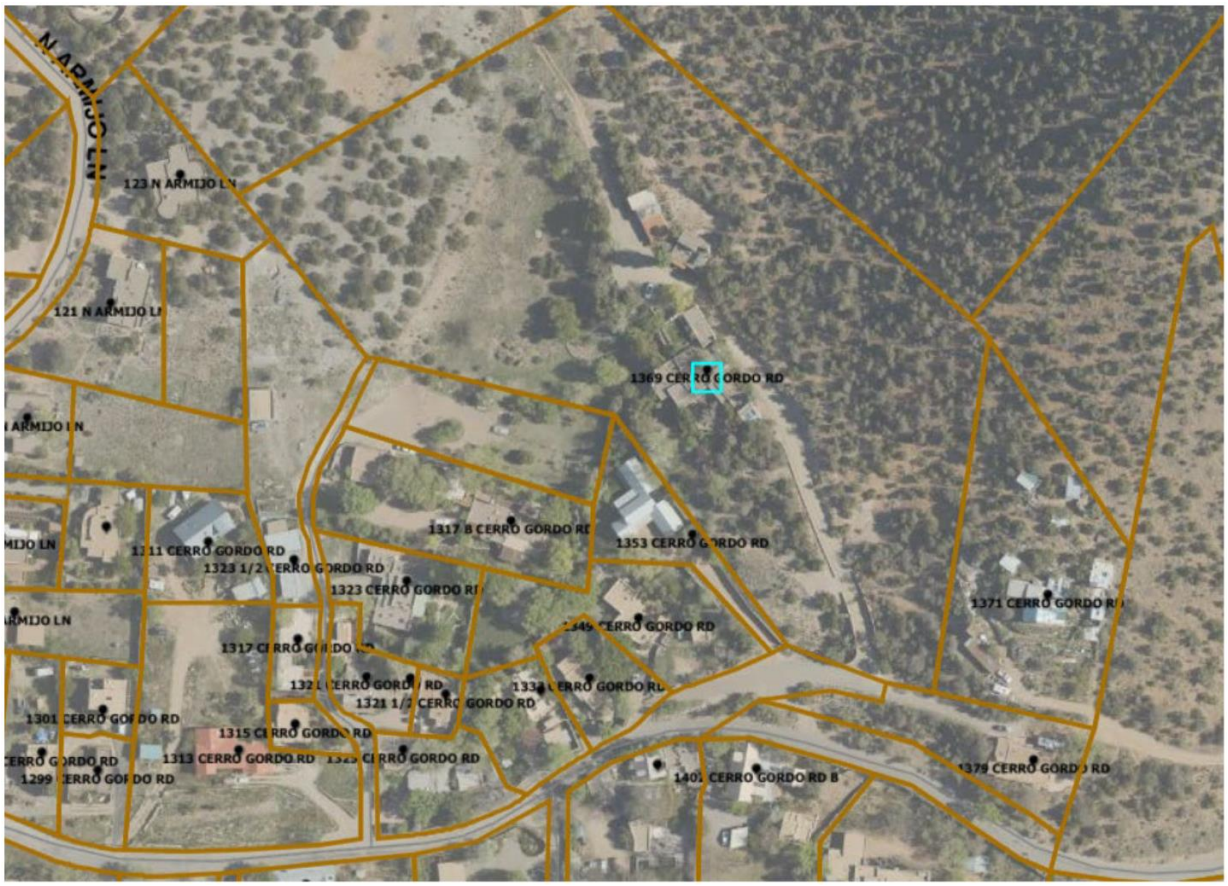
CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
___ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	__x__ Elevations
____ Other: [previous cases & administrative approvals]	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

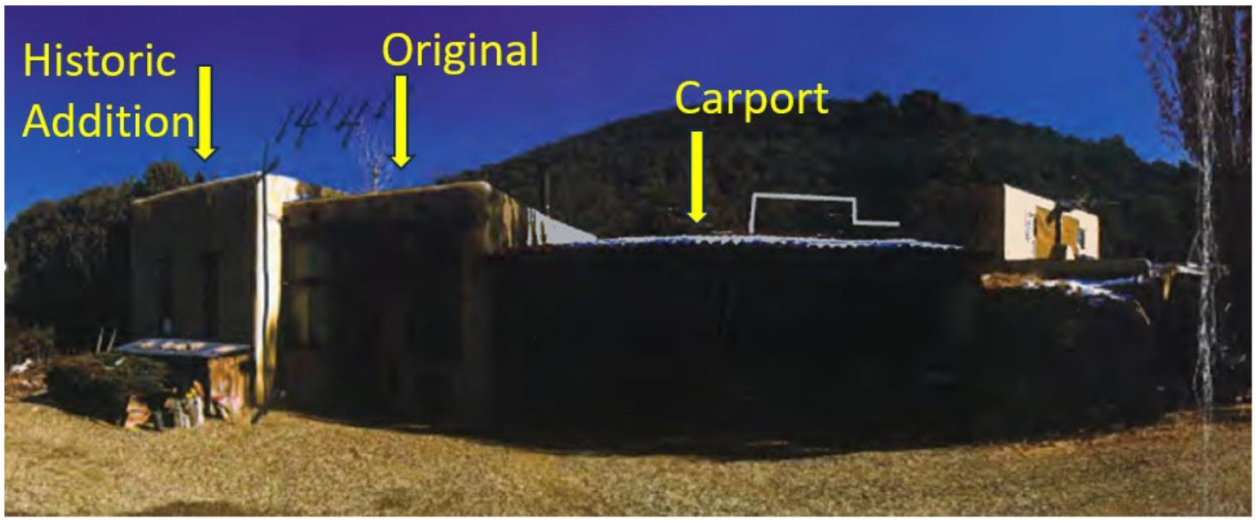
The property at 1369 Cerro Gordo Road is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The closest building on the lot to Cerro Gordo Road is approximately 300 feet down the gated and locked private drive.

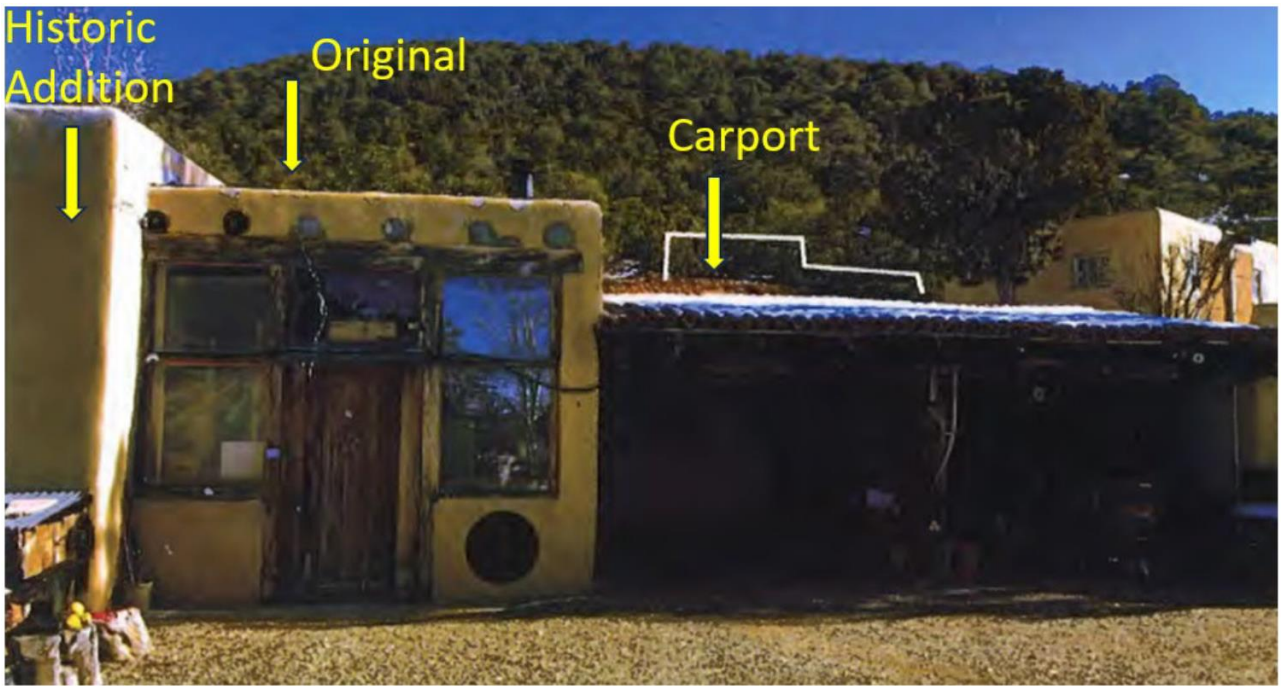


The property has 4 buildings, a primary residence with a guest house on the west side of the property, a secondary residence with garage on the east side of the property, and a workshop with carport to the north of the secondary residence located on the east side of the property. All structures on the property are listed as non-contributing and are referred to as non-contributing in all cases since 2016. However, no status review of the property is on record. The Historic Preservation office has no inventory for the property. In the H-16-038B case file, the applicant refers to additions in the 1980s and 1998 on the primary structure. An addition in 1998 was permitted under permit BLDR-1998-0891. The garage addition on the secondary residence from 2016 is greater than 50% of the original structure. The shop and carport structure are not mentioned in previous cases though photos show them in their current layout. Historic Preservation files for the 1980's and the 1998 cases referenced are no longer on file and no case was found for the carport. However, given the amount of work done since 2016 which shows in the case summaries to follow and the photos from the case packets, Staff determines that the property continues to be a non-contributing property.



The shop with carport is the focus of this case. The shop is adobe and was most likely constructed as one of the original structures on the property in 1932. An addition to the shop was built on the north side at an unknown date but is historic. The carport is a much later addition to the shop. The carport is constructed out of scrap materials including boards, latillas, concrete, and old clay tiles salvaged from other properties. The applicant believes that the carport was added sometime in the late 1970s.





The property has been before the HDRB on several occasions since 2016.

An addition of 1,760 sq. ft. was approved on the main residence on June 28, 016 under case H-16-038B along with pilasters, metal gates, and raising the yardwalls along the driveway to 6'on the west and 6' over a 4' retaining wall for a total of 10' along the east.

A 1,250 sq. ft. two car garage addition in Spanish Pueblo Revival style and a yardwall and pedestrian arch were approved at the secondary residence (referred to as the studio in previous cases) on November 14, 2017, under case H-16-038C. In 2019, under case 2019-001519-HDRB the H-16-038C case was amended to raise the height of the freestanding garage from 13'6" to 17'6" where the maximum allowable height is 14'7". The exception request to raise the height was a result of issues with the slope of the property.

An addition of 260 sq. ft. with a portal, installation of windows and a patio at the primary residence and a 148 sq. ft. portal addition and a gate entry and yardwall realignment, hardscaping and exterior lighting at the guest house were approved under case 2020-002820-HDRB.

The property has also been approved for yardwalls, fences, vehicle, and pedestrian gates administratively in 2009 and 2017. In 2020, the previously approved case 2020-002820-HDRB0733 was changed slightly through an administrative approval.

Now, the applicant proposes the following exterior alterations:

1. Enclose the existing carport and alter its design by removing the tile roof, raising the roofline, redirecting the slope to the east, and installing a parapet, a TPO roof, canales on the east elevation, install viga tails and beams with patina covers on the west elevation, and match the garage doors to the other property garage doors. The height of the garage will match the shop portion of the building at a height of 14'4"

2. Install a concrete foundation where none exists in the carport/garage.

3. Repair and clean up existing windows on the south and north elevations. The windows will remain and be repaired. The wood encasing the windows will be stained to match the residences darker brown natural wood color.

4. The full structure (shop and garage) will have stucco applied using El Rey cementitious "Adobe" stucco.

5. Install viga topped portal roof at the center door of the structure on the west elevation. The header above the door will be removed.

6. Install double doors at the shop building. The shop currently has two windows with headers on the north end of the west elevation. These will be removed, and the wall infilled to fit the double doors with header.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

14-12 Noncontributing Structure:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in

other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old

Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3.21.23

Property Owner of Record: J Noid Midyette

Applicant/Agent Name: Patricia McDowell

Contact Person Phone Number: (505) 629-6673

Site Address: 1369 Cerro Gordo Rd Santa Fe NM 87501

Proposed Construction Description: Remodel Carport

TOTAL ROOF AREA:

Zoning District: R-1

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: Downtown & historic, Eastside

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

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

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

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

Terrain: ☐ 30% slopes None

Lot Coverage : _____ %
☐ Open Space Required: NA

Setbacks:
Proposed Front: 44.7 Minimum: 7
2nd Front? _____
Proposed Rear: 25.0 Minimum: 13
Proposed Sides: L 40 R 5' Minimum: 5

Height: Proposed 13'5"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
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.

Patricia McDowell [☐OWNER ■APPLICANT ☐AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE **DATE**

To Be Completed By City Staff: 2023-006624-PAR

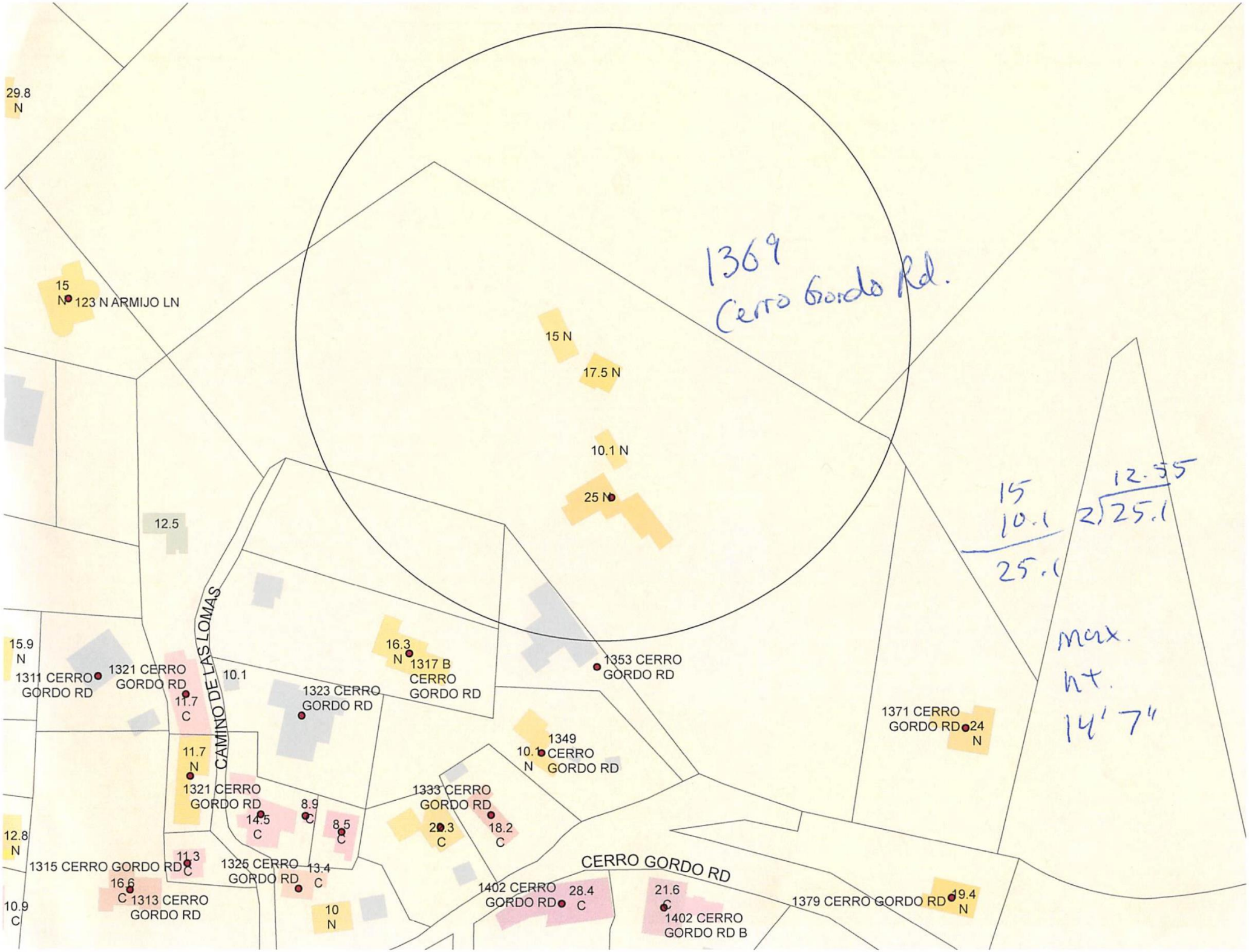
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: __/__/__
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

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

REVIEWER: Stephanie Perea **DATE:** 3/31/23

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

Revised 20 November 2020


1369
Cerro Gordo Rd.
29.8
N
15
N
123 N ARMIJO LN
15 N
17.5 N
10.1 N
25 N
12.5
CAMINO DE LAS LOMAS
15.9
N
1311 CERRO
GORDO RD
1321 CERRO
GORDO RD
11.7
C
10.1
16.3
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1317 B
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1313 CERRO
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1402 CERRO
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15
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2 25.1
max.
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14' 7"

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-16-038B
Remodel
1369 Cerro Gordo Road

Project description: J Midyette, agent/owner, proposes to construct a 1,760 sq. ft. addition to a height of 15' and raise the driveway entry yardwall to the maximum allowable height of 6' on a non-contributing residential property.

Case number: H-16-038
Project Type: HDRB

PROJECT LOCATION (S): 1369 Cerro Gordo Road

PROJECT NAMES:

OW – J. Midyette Santa Fe, NM 87501	1369 Cerro Gordo Road 303-489-0427
AP – J. Midyette Santa Fe, NM 87501	1369 Cerro Gordo Road 303-489-0427

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Non-Contributing
PUBLICLY VISIBLE FACADE-EAST	No
PUBLICLY VISIBLE FACADE-NORTH	No
PUBLICLY VISIBLE FACADE-SOUTH	No
PUBLICLY VISIBLE FACADE-WEST	No
HISTORIC DISTRICT INVENTORY NUMBER	NA
YEAR OF CONSTRUCTION	Post 1966
PROJECT TYPE (NEW, ADD, ETC.)	Remodel
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	NA

City of Santa Fe, New Mexico

memo

DATE: June 28, 2016

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation DR

FROM: Sobia Sayeda, Senior Planner Technician in Historic Preservation SS

CASE # H-16-038

ADDRESS: 1369 Cerro Gordo
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1369 Cerro Gordo is a 3,453 Sq. Ft. single family residence. The building is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following items:

1. A 1,760 Sq. Ft. 15' high addition is proposed along the south-west corner of existing structure, where the maximum allowable height is 19'. Wood windows are divided lite. Wood doors, windows, exposed vigas and other wooden elements are proposed to be in natural wood finish. The stucco is El-Rey "Adobe" color. Railing at French doors on West elevation is proposed in the elevation drawings, no material and finishes are proposed.

2. Existing stuccoed yard wall along west side of the driveway is proposed to be raised to 6' height.

3. Stuccoed yard wall along east side of the driveway is proposed to be 6' high with 4' retaining, not to exceed 10' total height.

4. A pilaster at 6'-8" height on the east and a pilaster at 6'-6" height with 1' retaining on the west of the driveway are proposed. Naturally rusted metal gates at the height of 7'-6" are proposed. No exception for the gate was requested.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

Be Completed By Applicant:

Date Submitted: 2 MAY 2016

Property Owner of Record: J Nold Midyette

Applicant/Agent Name: J Nold Midyette

Contact Person Phone Number: (303 489-0427 CELL 505-984-8183 Residence

Site Address: 1369 Cerro Gordo, Santa Fe 87501

Proposed Construction Description: MASTER BEDROOM ADDITION

TOTAL ROOF AREA: 7,635 (ENTIRE RESIDENCE INCLUDING ADDITION)

Zoning District: R-1

Lot Coverage : 348 %

□Open Space Required: NA

Overlay: □ Escarpment _____
□ Flood Zone*
☑ Other: DOWNTOWN & EASTSIDE HISTORIC

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

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

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

Use of Structure: ☑ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes NONE

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

Setbacks:
Proposed Front: 256' Minimum: 7
2nd Front? _____
Proposed Rear: 409' Minimum: 15
Proposed Sides: L30 R300 Minimum: 5

Height: Proposed 15'
Maximum Height: 19'-21' or EXISTING 19'-21'
☑ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces: 8 EXISTING
Proposed_____ Accessible_____
Minimum:_____

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

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

J Nold Midyette [☑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.

J Nold Midyette 2 MAY 2016
SIGNATURE DATE

To Be Completed By City Staff:

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

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

REVIEWER: _____ **DATE:** 5/3/16

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 5-10-2016	1369 Cerro Gordo
Property Owner of Record: J NOLD MIDYETTE	**Proposed Construction Description:** 6ft tall wall @ exterior max 53 linear feet @ 6ft tall
Applicant/Agent Name: MARK S. SKOOG	
Contact Person Phone Number: (7) 505-690-4395	**TOTAL ROOF AREA:** 20 linear feet @ 2ft

Zoning District: R-1

Overlay: ☑ Escarpment fence to be outside
☐ ~~Flood Zone~~*
☐ Other: _____

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

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

Access and Visibility: ☐ ~~Arterial or Collector~~**
☒ Visibility Triangle Required oked

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

Terrain: ☐ ~~30% slopes~~ _____

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

Lot Coverage: exist %
☐ ~~Open Space Required:~~ _____

Setbacks:
Proposed Front: N/A Minimum: N/A
2nd Front? —
Proposed Rear: — Minimum: —
Proposed Sides: L— R___ Minimum: —

Height: Proposed see below 6"
Maximum Height: see Below or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed N/A Accessible_____
Minimum: existing

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

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

MARK S. SKOOG [☐OWNER ☒APPLICANT ☐AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

[signature] 5-10-2016
SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☐ ~~Escarpment Approval by~~ N/A Date: __/__/__
☐ ~~Flood Plain Approval by~~ N/A Date: __/__/__
☐ ~~Traffic Engineering Approval by~~ _____ Date: __/__/__
Notes: Outside Escarpment Shading, setback no traffic require

Zoning Approval:
☐**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions: 53 linear feet @ 6' feet, 13' linear 2ft to 4ft max

REVIEWER: [signature] **DATE:** 5/10/16

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

PROPOSAL LETTER

May 6, 2016 (revised May 27, 2016)

RE: 1369 Cerro Gordo Rd.

Mr. David Rasch
Planner Supervisor
City of Santa Fe Historic Preservation Division

Dear Mr. Rasch,

This proposal letter is to itemize each element of the proposed addition to 1369 Cerro Gordo Road, as well as give a brief architectural history of the existing building, showing that the post-1966 renovations and additions did not have conform to the current "General Design Standards for all Historic Districts" in Santa Fe and that said additions greatly altered the pre-1966 facades, therefore making it a non-contributing structure.

Proposed Addition

The proposed addition meets the "Downtown and Eastside Design Standards" for non-contributing buildings. It is one story in the "Old Santa Fe Style" with a flat roof, and the exterior walls are adobe with a dark earth. It has no panes of glass larger than 30" in any dimension. The proposed addition will be approximately 1,760 square feet total. See the attached "Proposed First Floor Plan" for reference. The addition will include a master bedroom suite with bathroom, as well as a laundry room. The master bedroom, study and bathroom addition as proposed is approximately 64' long (north to south) by 17'-8" wide (east to west). The laundry utility room as proposed is approximately 11'x11'. At its highest point, the addition will be approximately 15' above grade. The highest point of existing structure is 23'-6" above the same grade point. The structure will be adobe with El Rey #116 "adobe" stucco (see sample attached). All windows will be a combination of double hung, fixed, and casement. See elevations for windowpane divisions. All windows and doors will have natural wood trim (see attached partial elevation).

Existing

Please see the attached color coded "Existing Floor Plan" for reference. The yellow area was built pre- 1930s. This portion of the existing building is adobe construction. The green area was built in the late 1930s. This portion is "Pen Tile" construction. The orange area was added in the mid-1980s. The pink area was added in 1998. Of the approximate 3,453 total square feet of the building, approximately 1,408 square feet have been added since 1966. The primary façade (north façade) was altered substantially during the mid-1980s addition/remodel, as well

as the east facade and west façade. On all of these façade remodels, some openings were added and existing openings enclosed. Of the approximate 288 linear feet of total exterior façade on the building, approximately 175 linear feet were altered during the mid-1980s addition/remodel, including alterations on the primary facade. Approximately 25 linear feet of façade was substantially altered in the 1998 addition, therefore about 70% of the total façade of the building has been substantially altered (openings reconfigured, elevations changed, etc.) post 1966.

Proposed Entry Drive Wall

The entry drive wall repair and renovation includes raising the existing stucco wall along the west side of the entry drive and adding a stucco wall to the east side of the entry drive. The proposed wall does not face out and cannot be seen from any right-of-way. The existing wall along the public right-of-way is 6' high on the Cerro Gordo Road side and varies between 6-9' tall on the property side. The proposed wall on the east side of the entry drive per the drawings is not to exceed 6' on the uphill side and 8' on the downhill side. On the west side of the drive, the existing wall is approximately 3' high to retain the soil, and we are proposing raising that to the same 8' on the downhill side and 6' on the uphill side in order to assure security into the site to the entry gate.

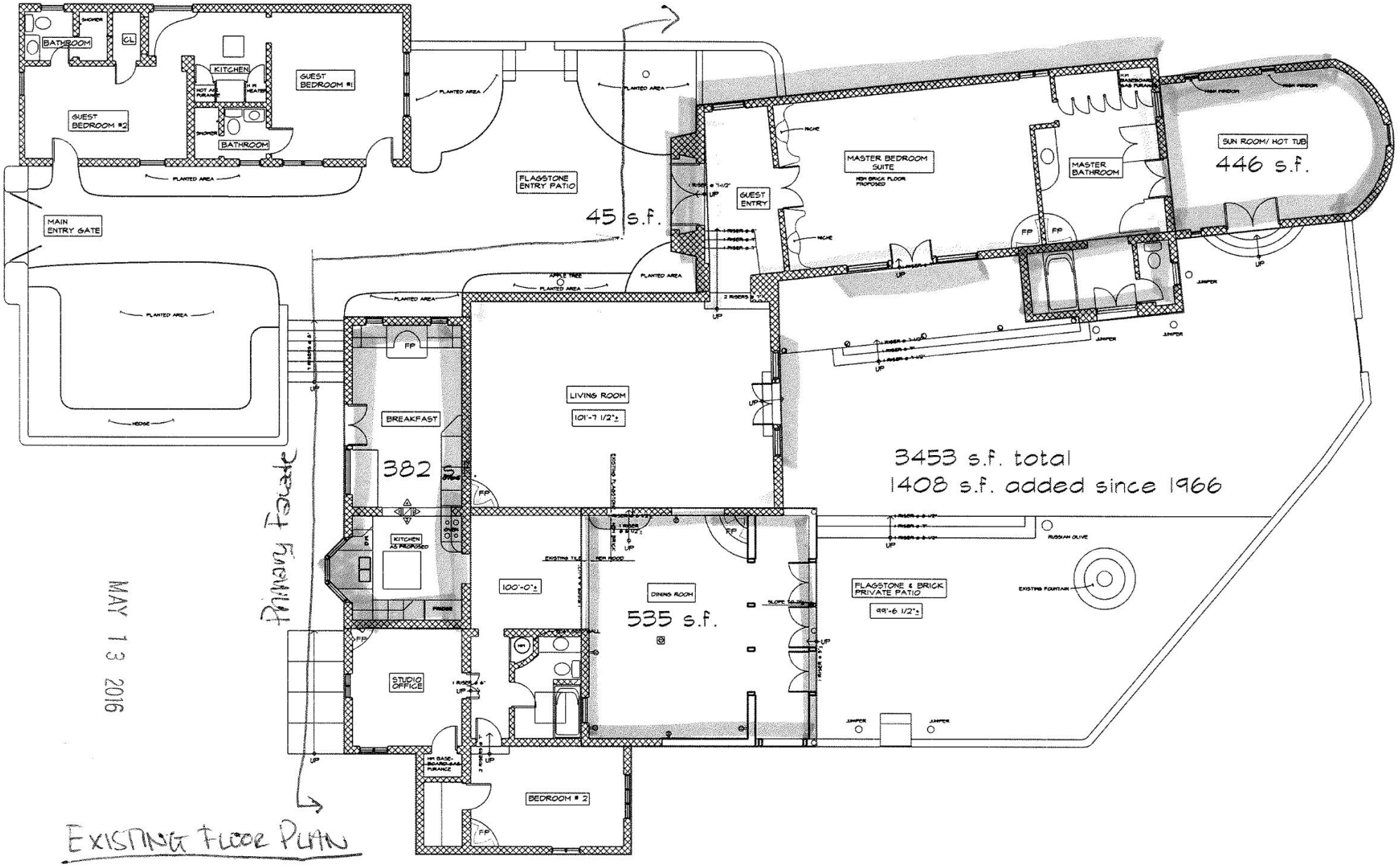
If you have any questions, please do not hesitate to contact me at (303)489-0427.

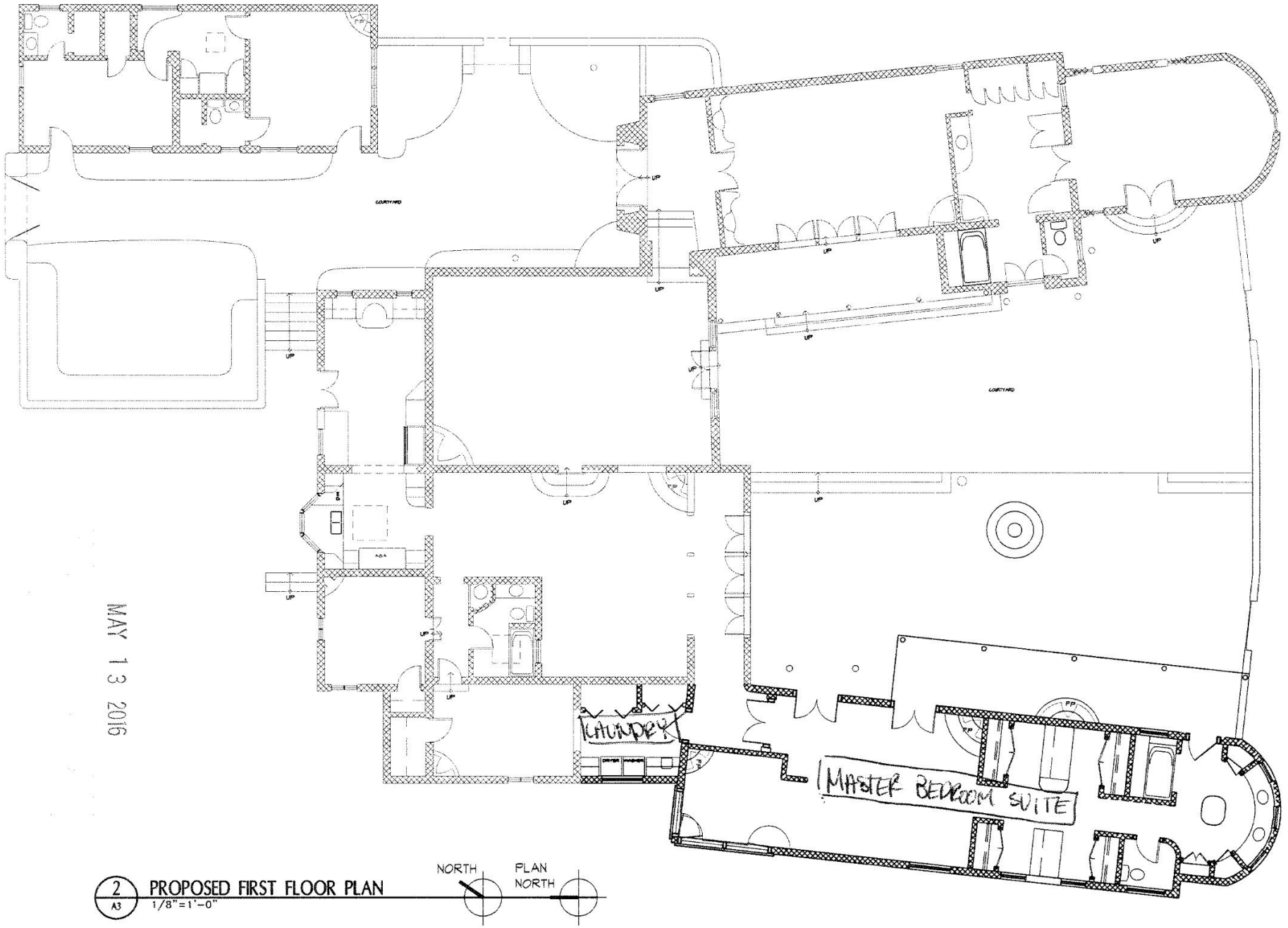
Sincerely,

J Nold Midyette, owner 1369 Cerro Gordo Rd. KV

The above information is true and correct to the best of my knowledge and based on the information I have.

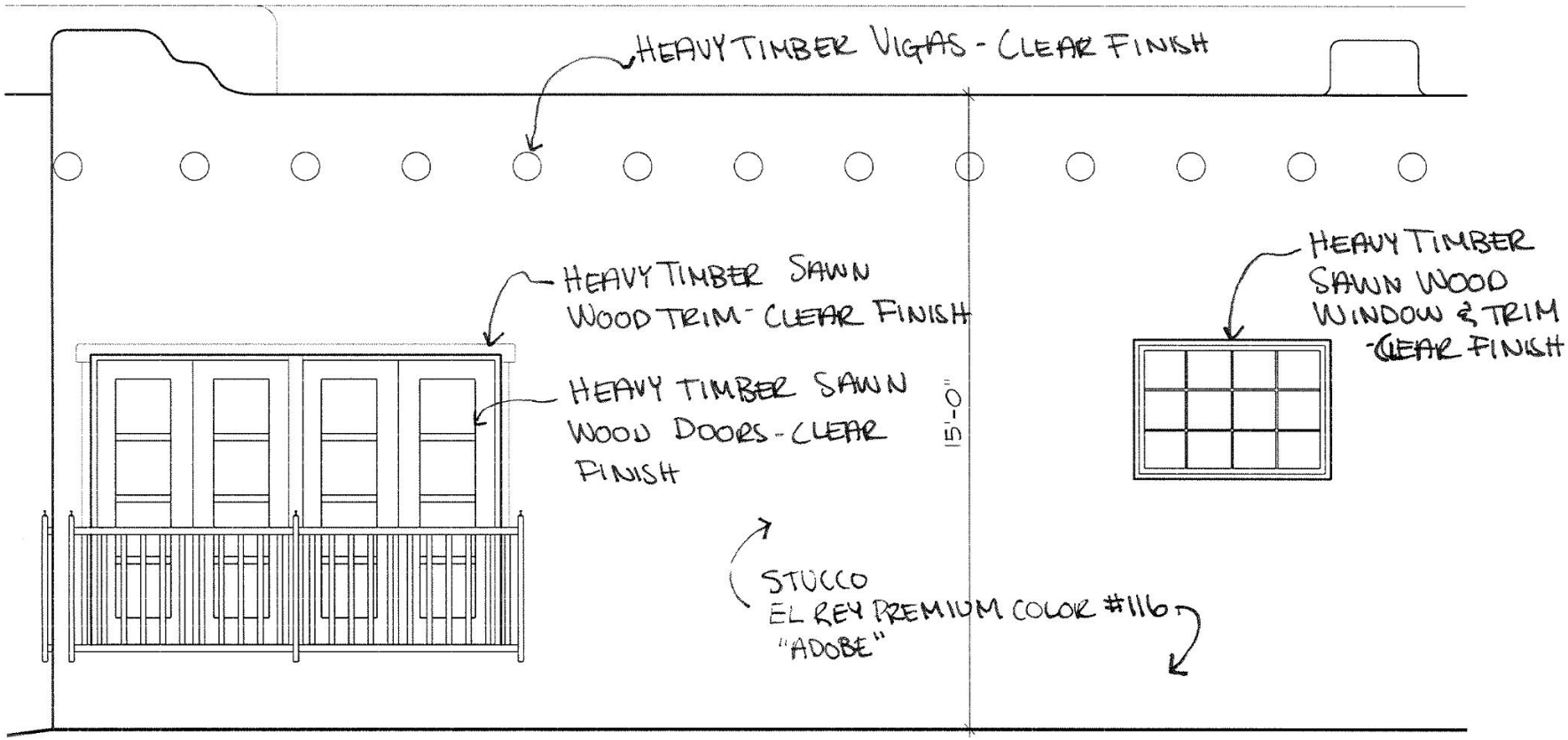
J Nold Midyette, owner 1369 Cerro Gordo Rd. KV


BATHROOM
SHOWER
CL
KITCHEN
GUEST BEDROOM #1
GUEST BEDROOM #2
BATHROOM
PLANTED AREA
FLAGSTONE ENTRY PATIO
45 s.f.
MAIN ENTRY GATE
GUEST ENTRY
MASTER BEDROOM SUITE
MASTER BATHROOM
SUN ROOM/ HOT TUB
446 s.f.
LIVING ROOM
101'-7 1/2"±
BREAKFAST
382
KITCHEN AS PROPOSED
100'-0"±
DINING ROOM
535 s.f.
STUDIO OFFICE
BEDROOM # 2
FLAGSTONE & BRICK PRIVATE PATIO
99'-6 1/2"±
EXISTING FOUNTAIN
RUSSIAN OLIVE
HEDGE
3453 s.f. total
1408 s.f. added since 1966
Primary Façade
MAY 13 2016
EXISTING FLOOR PLAN



MAY 13 2016

2 / A3 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"

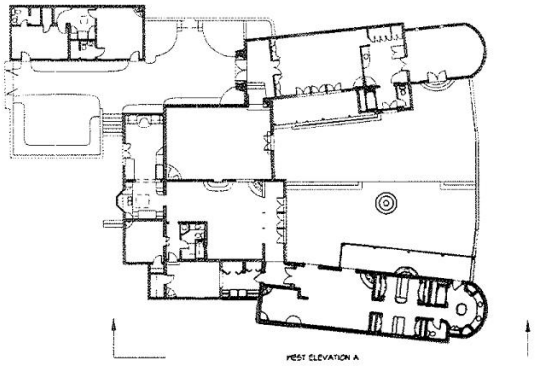


PARTIAL ELEVATION

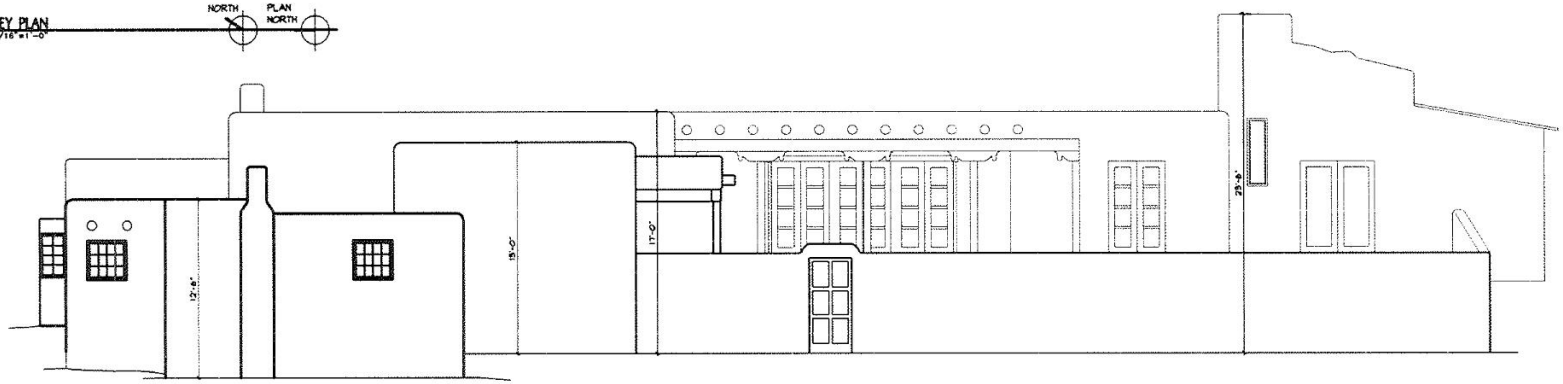
MAY 13 2016

SEE PHOTO PAGES 1 & 2

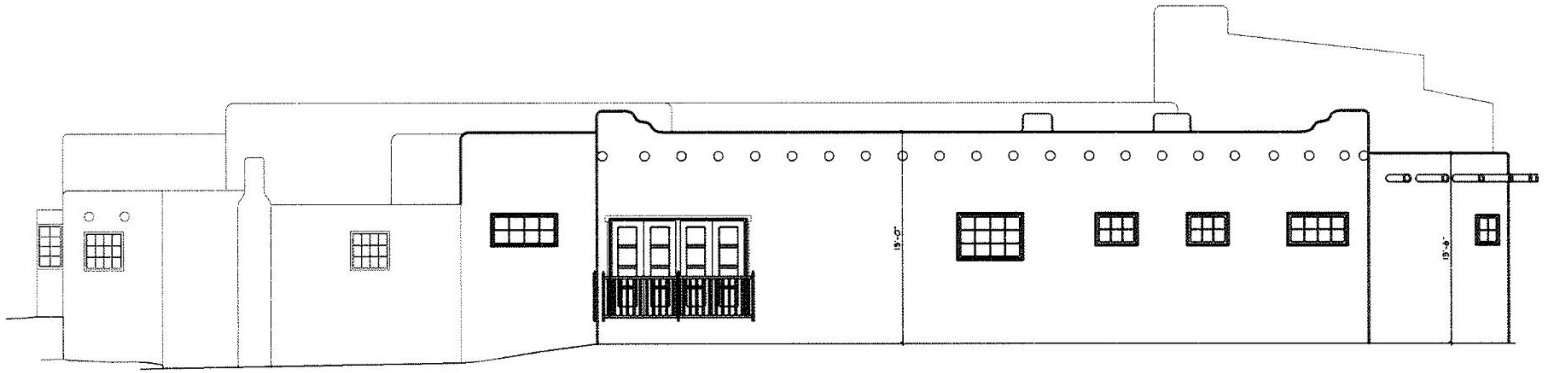
MAY 13 2016



1 KEY PLAN
1/16"=1'-0"



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



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

Midyette architects p.c.
Architecture · Planning · Interior Design
Boulder · Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9900 Fax 443-9920

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JOB NO
1553

Proposed Master Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

HISTORIC DISTRICT REVIEW BOARD SUBMITTAL

CONTENTS:

EXISTING & PROPOSED WEST ELEVATIONS

DRAWN KRV

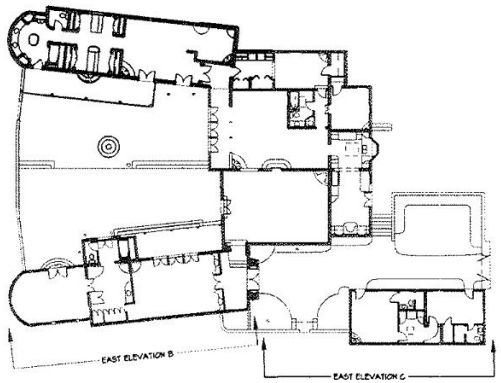
CHECKED JNH

ISSUE RECORD:
HISTORIC REVIEW 5-2-16

DATE 5/2/16

SHEET NO
A4

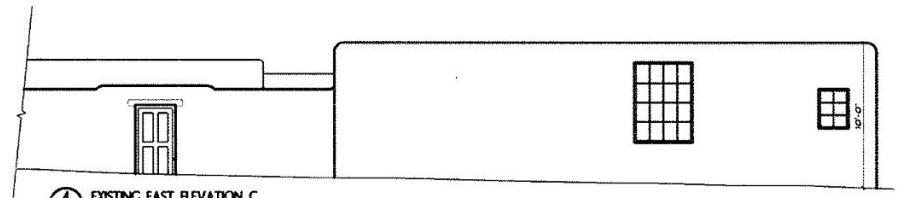
SEE PHOTO PAGES 6 & 7



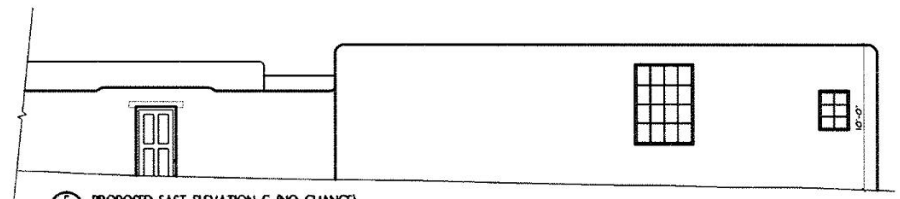
1 KEY PLAN
1/16"=1'-0"

NORTH

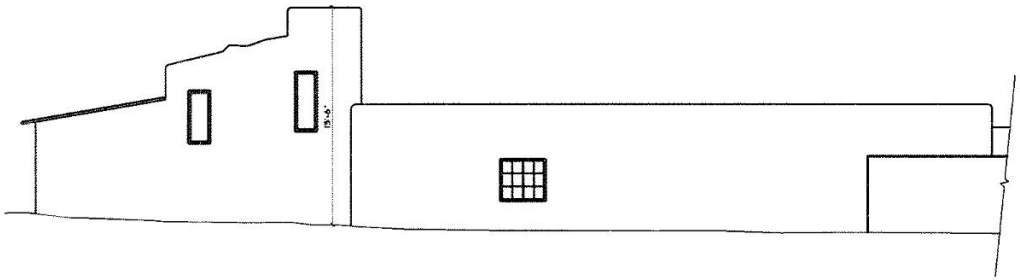
PLAN NORTH



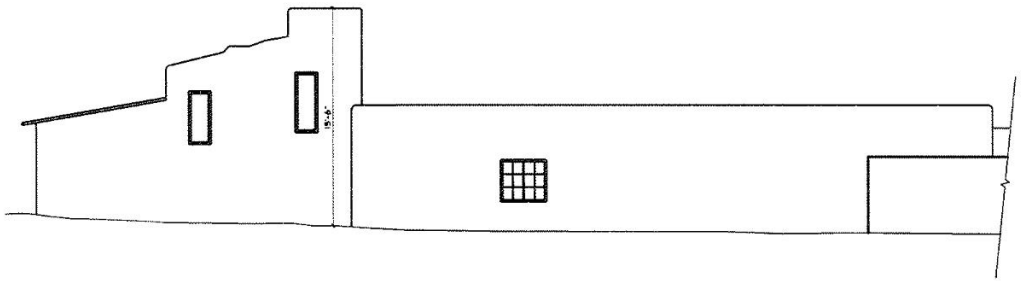
4 EXISTING EAST ELEVATION C
1/4"=1'-0"



5 PROPOSED EAST ELEVATION C (NO CHANGE)
1/4"=1'-0"



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



3 PROPOSED EAST ELEVATION B (NO CHANGE)
1/4"=1'-0"

MAY 13 2016

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Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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JOB NO
1553

Proposed Master Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

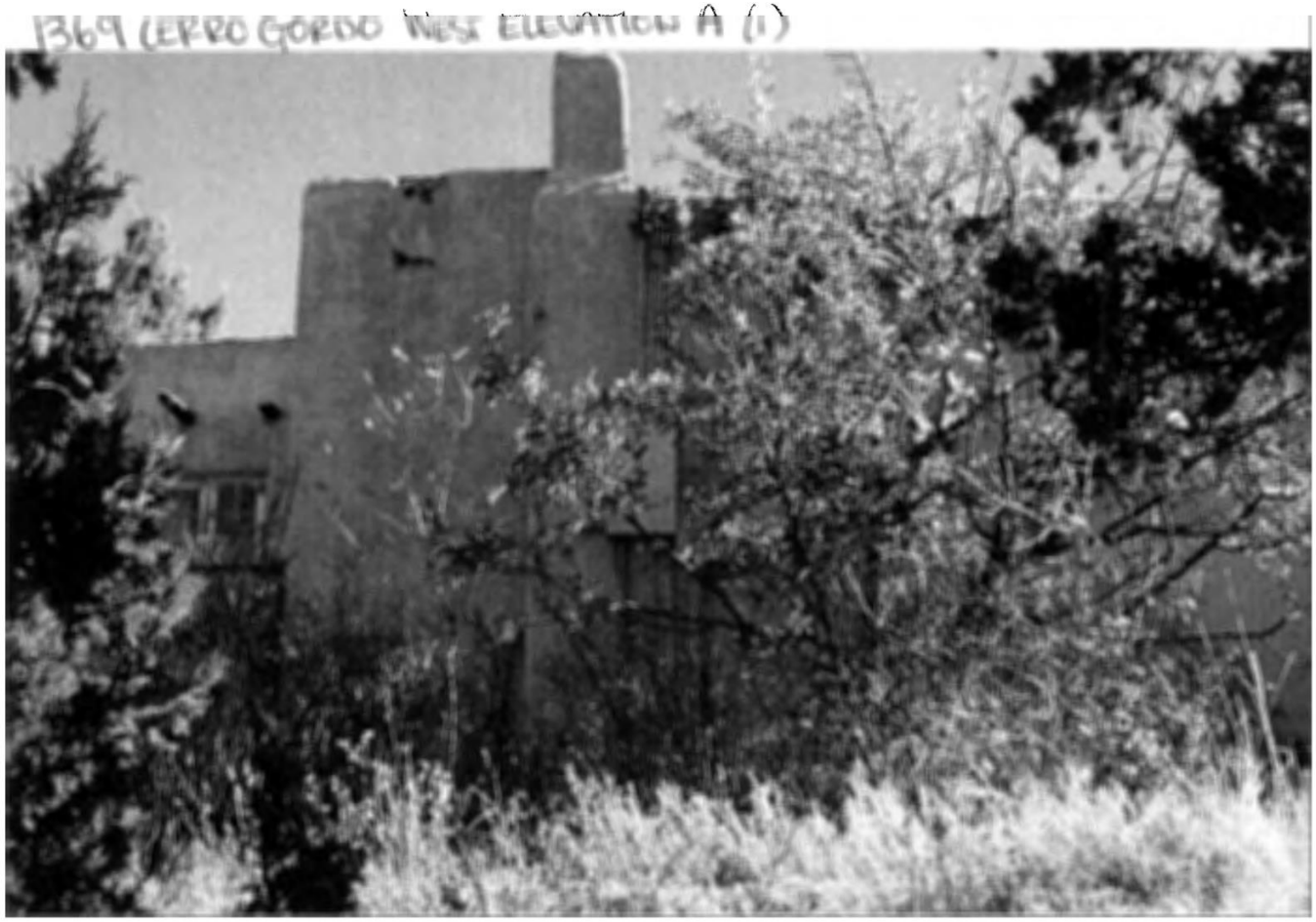
HISTORIC DISTRICT REVIEW BOARD SUBMITTAL

CONTENTS:
EXISTING & PROPOSED EAST ELEVATIONS

DRAWN: KRV
CHECKED: JNM
ISSUE RECORD:
HISTORIC REVIEW 5-2-16

DATE: 5/2/16

SHEET NO.
A8

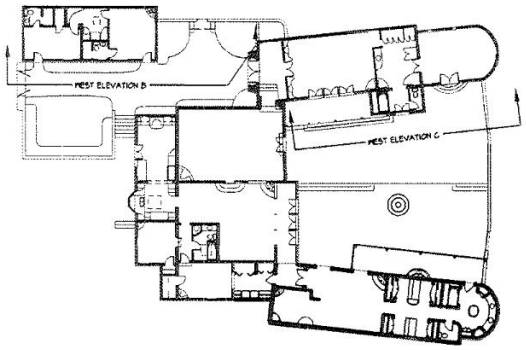

1369 CERRO GORDO WEST ELEVATION A (1)


1369 CERRO GORDO WEST ELEVATION A (2)



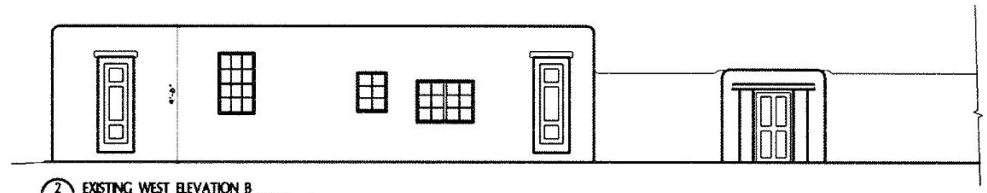
1369 (FERRO GORDO WEST ELEVATION #3)

SEE PHOTO PAGE 3

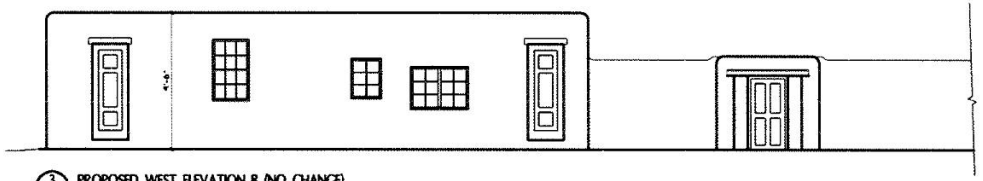


1 KEY PLAN
A5 1/16"=1'-0"

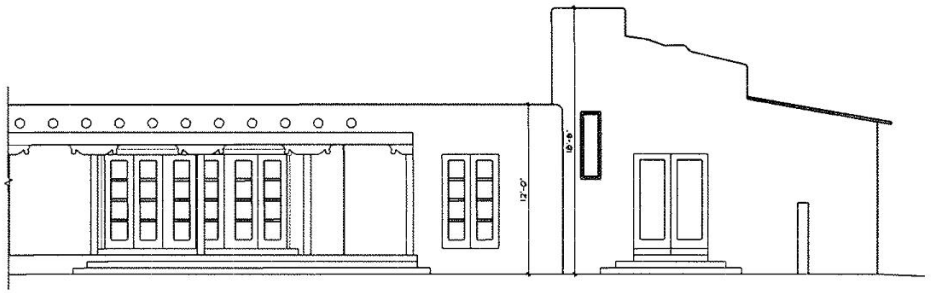
NORTH
PLAN NORTH



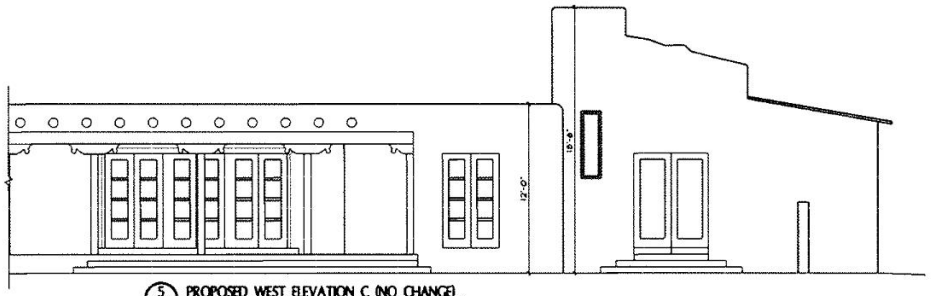
2 EXISTING WEST ELEVATION B
A5 1/4"=1'-0"



3 PROPOSED WEST ELEVATION B (NO CHANGE)
A5 1/4"=1'-0"



4 EXISTING WEST ELEVATION C
A5 1/4"=1'-0"



5 PROPOSED WEST ELEVATION C (NO CHANGE)
A5 1/4"=1'-0"

MAY 13 2016

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JOB NO
1553

Proposed Master Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

HISTORIC DISTRICT REVIEW BOARD SUBMITTAL

CONTENTS:
EXISTING & PROPOSED WEST ELEVATIONS

DRAWN: KRV
CHECKED: JNH
ISSUE RECORD: HISTORIC REVIEW 5-2-16
DATE: 5/2/16
SHEET NO
A5

B69 CERRO GORDO WEST ELEVATION C (1)

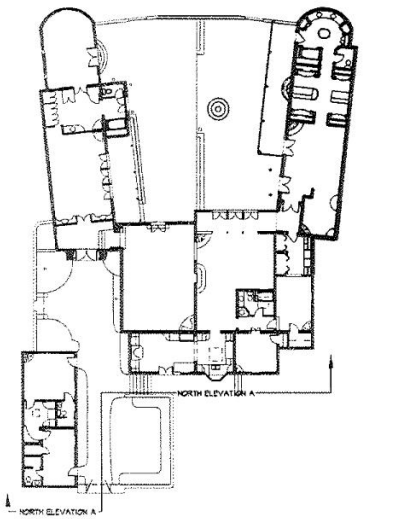




B69 CERRO GORDO WEST ELEVATION C (2)

SEE PHOTO PAGES 4 & 5

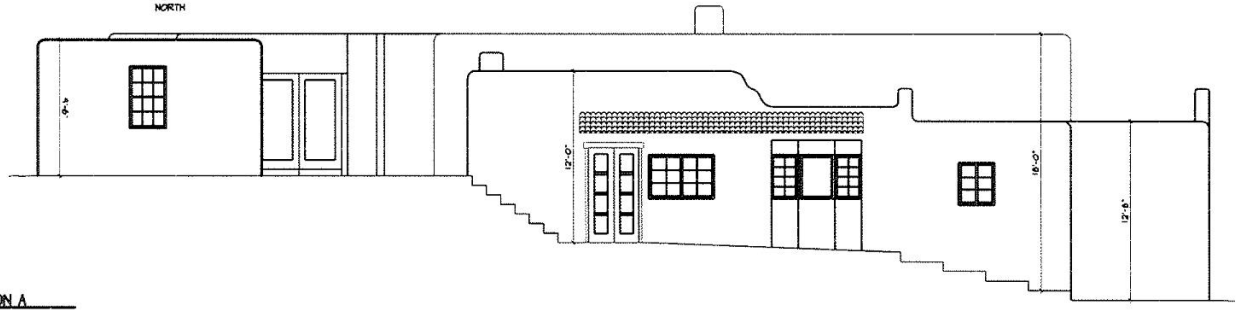
MAY 13 2016



1 KEY PLAN 1/16" = 1'-0"

NORTH

PLAN NORTH



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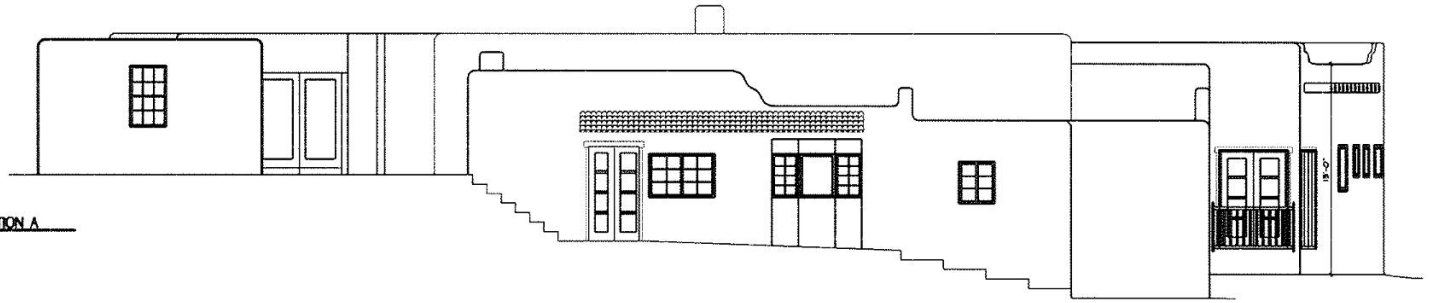

3 PROPOSED NORTH ELEVATION A 1/4" = 1'-0"

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Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

JOB NO 1553

Proposed Master Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

HISTORIC DISTRICT REVIEW BOARD SUBMITTAL

CONTENTS:

EXISTING & PROPOSED NORTH ELEVATIONS

DRAWN: KRV

CHECKED: JMH

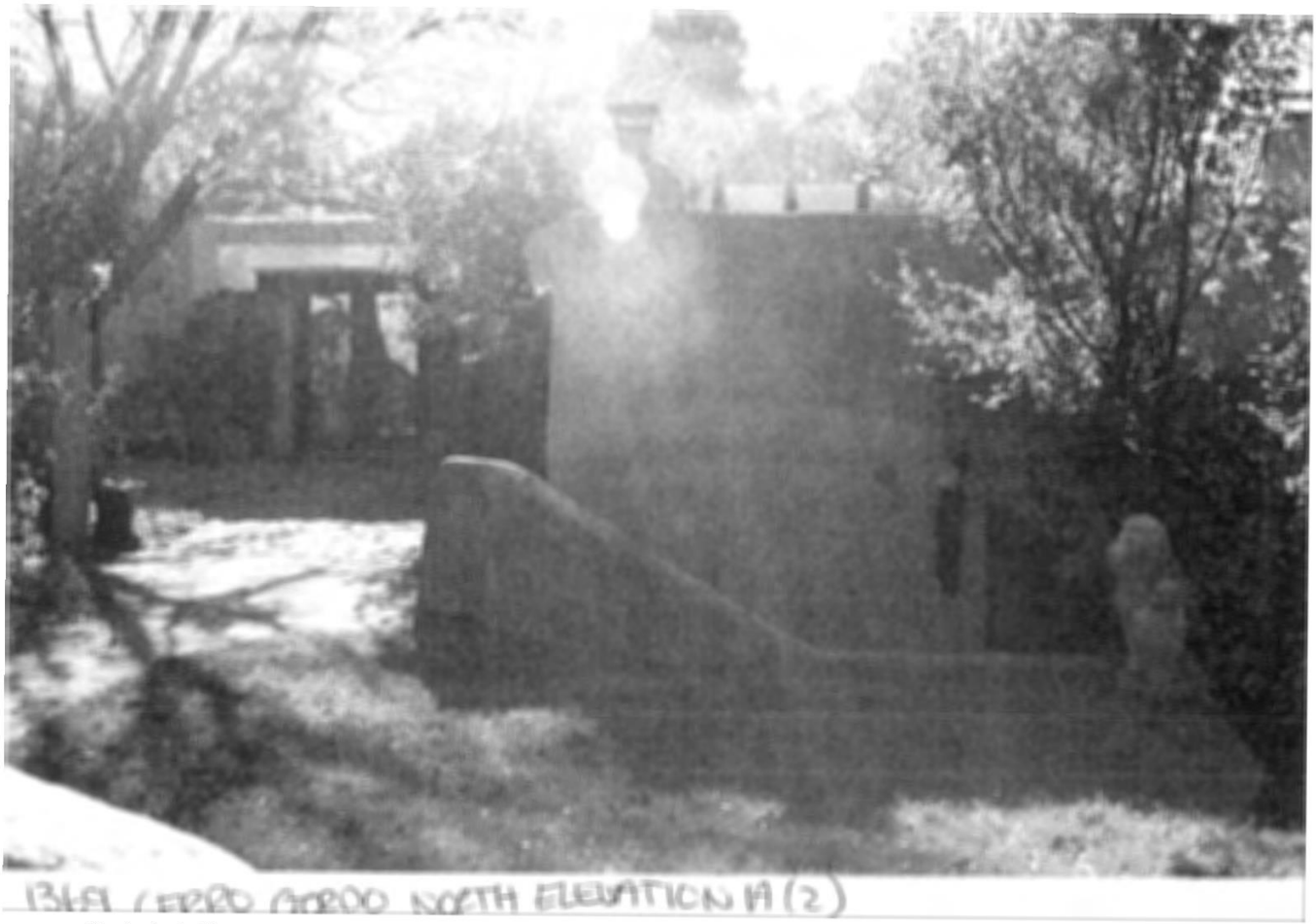
ISSUE RECORD:
HISTORIC REVIEW 5-2-16

DATE: 5/2/16

SHEET NO.
A6

1369 CERRO GORDO NORTH ELEVATION 1A (1)





1369 CERRO GORDO NORTH ELEVATION 1A (2)

1369 CERRO GORDO NORTH ELEVATION A (3)



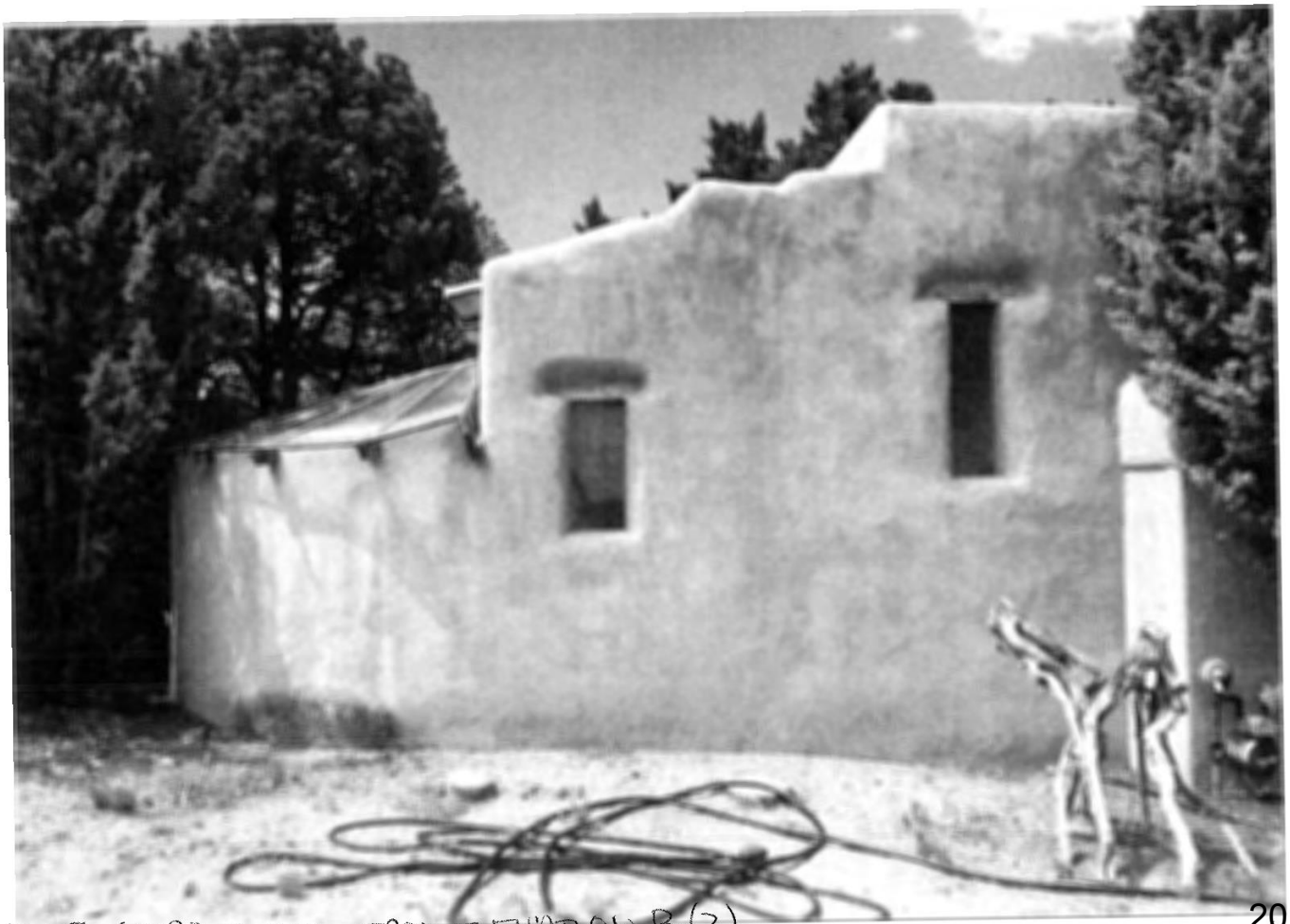


1369 CERRO GORDO NORTH ELEVATION A (4)

DATE 5

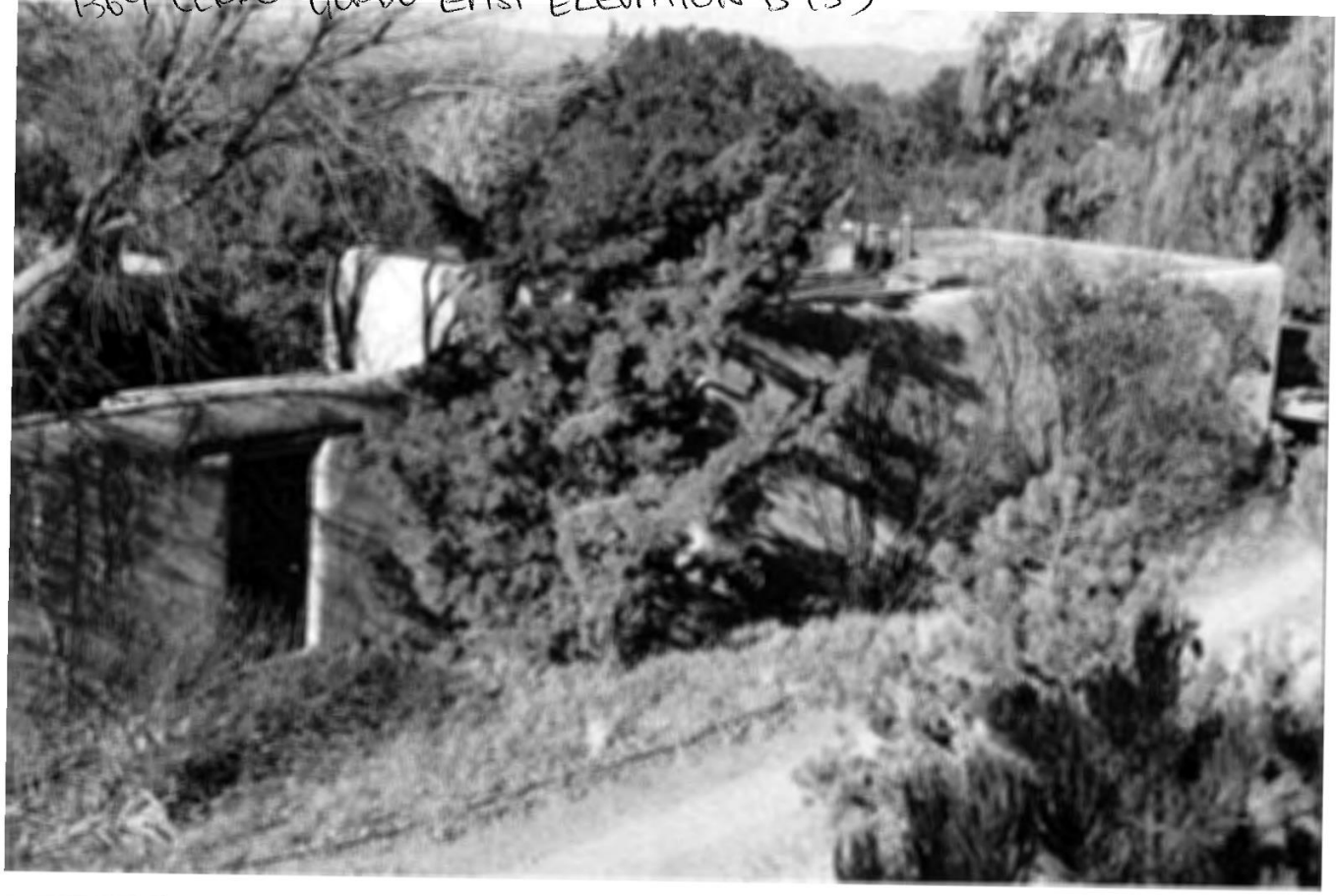
1369 CERRO GORDO EAST ELEVATION B (1)

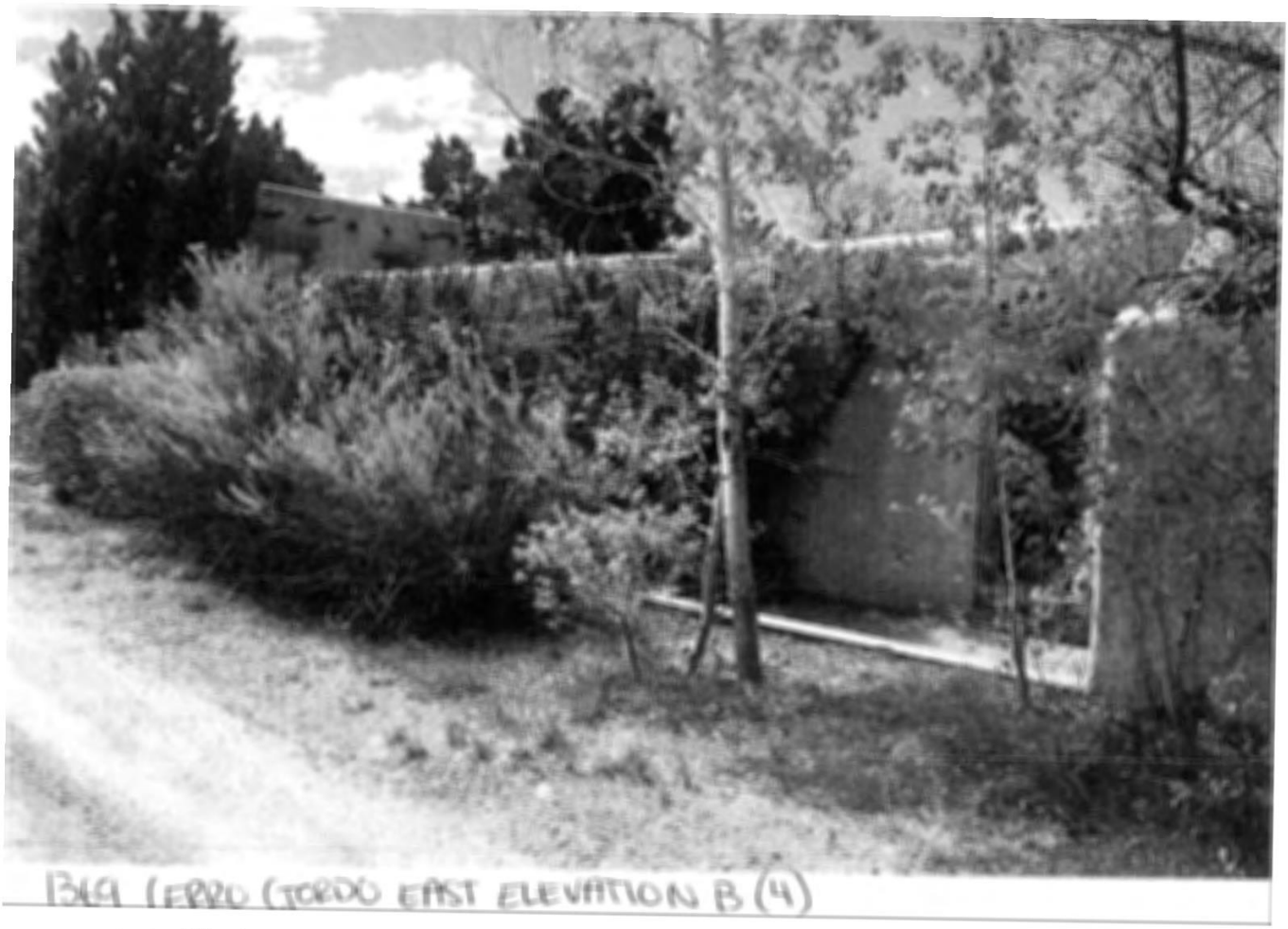




1369 CERRO GORDO EAST ELEVATION B(2)

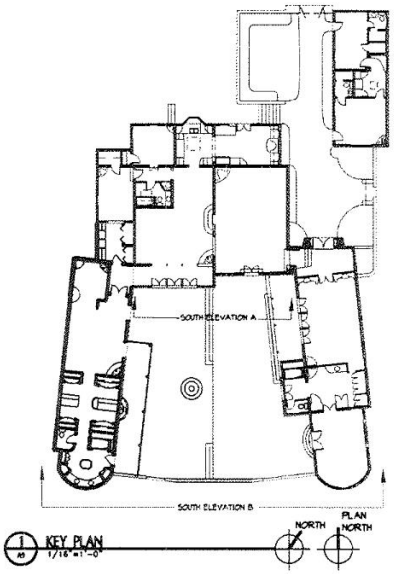
1369 CERRO GORDO EAST ELEVATION B (3)



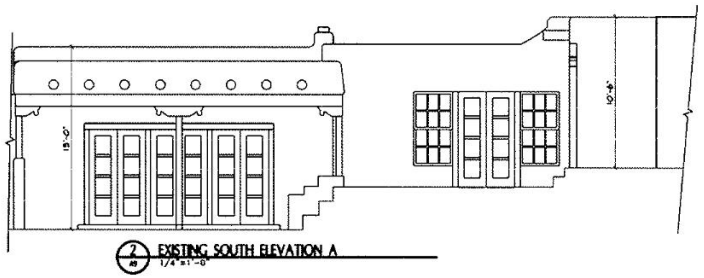


1369 CERRO GORDO EAST ELEVATION B (4)

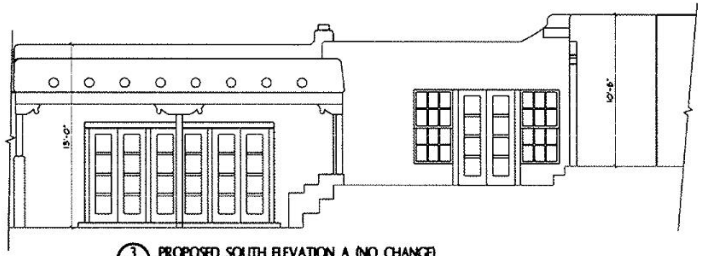
SEE PHOTO PAGE 8



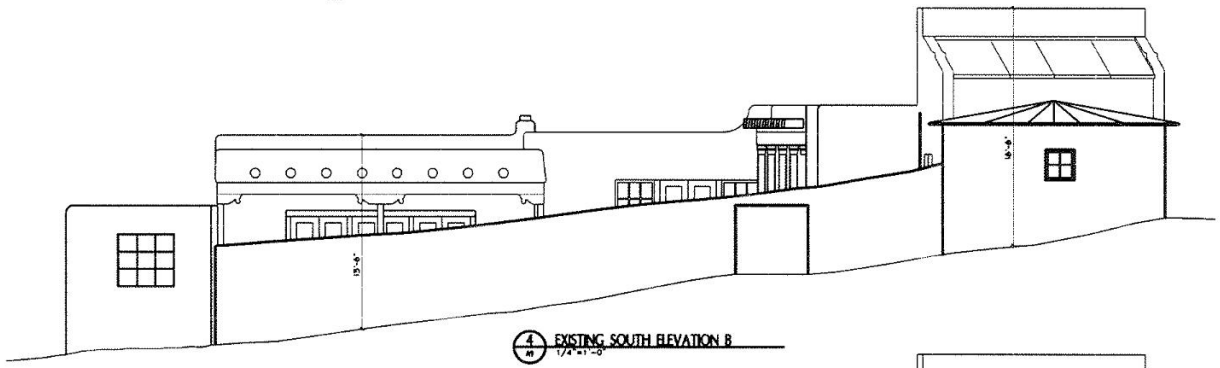
1 KEY PLAN 1/16" = 1'-0"



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



3 PROPOSED SOUTH ELEVATION A (NO CHANGE) 1/4" = 1'-0"



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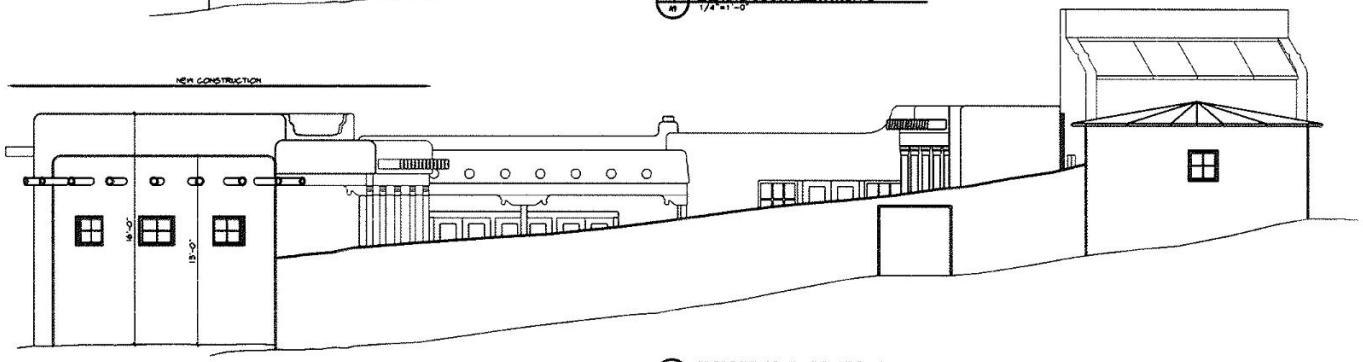


5 PROPOSED SOUTH ELEVATION B 1/4" = 1'-0"

MAY 13 2016

Midyette architects p.c.
Architecture · Planning · Interior Design
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9900 Fax 443-9920

JOB NO 1553

Proposed Master Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

HISTORIC DISTRICT REVIEW BOARD SUBMITTAL

CONTENTS:

EXISTING & PROPOSED SOUTH ELEVATIONS

DRAWN: KRV

CHECKED: JMH

ISSUE RECORD
HISTORIC REVIEW 5-2-16

DATE: 5/2/16

SHEET NO A9

1369 CERRO GORDO SOUTH ELEVATION A (1)





1369 CERRO GORDO SOUTH ELEVATION A (2)











1353 Cerro gordo Rd.

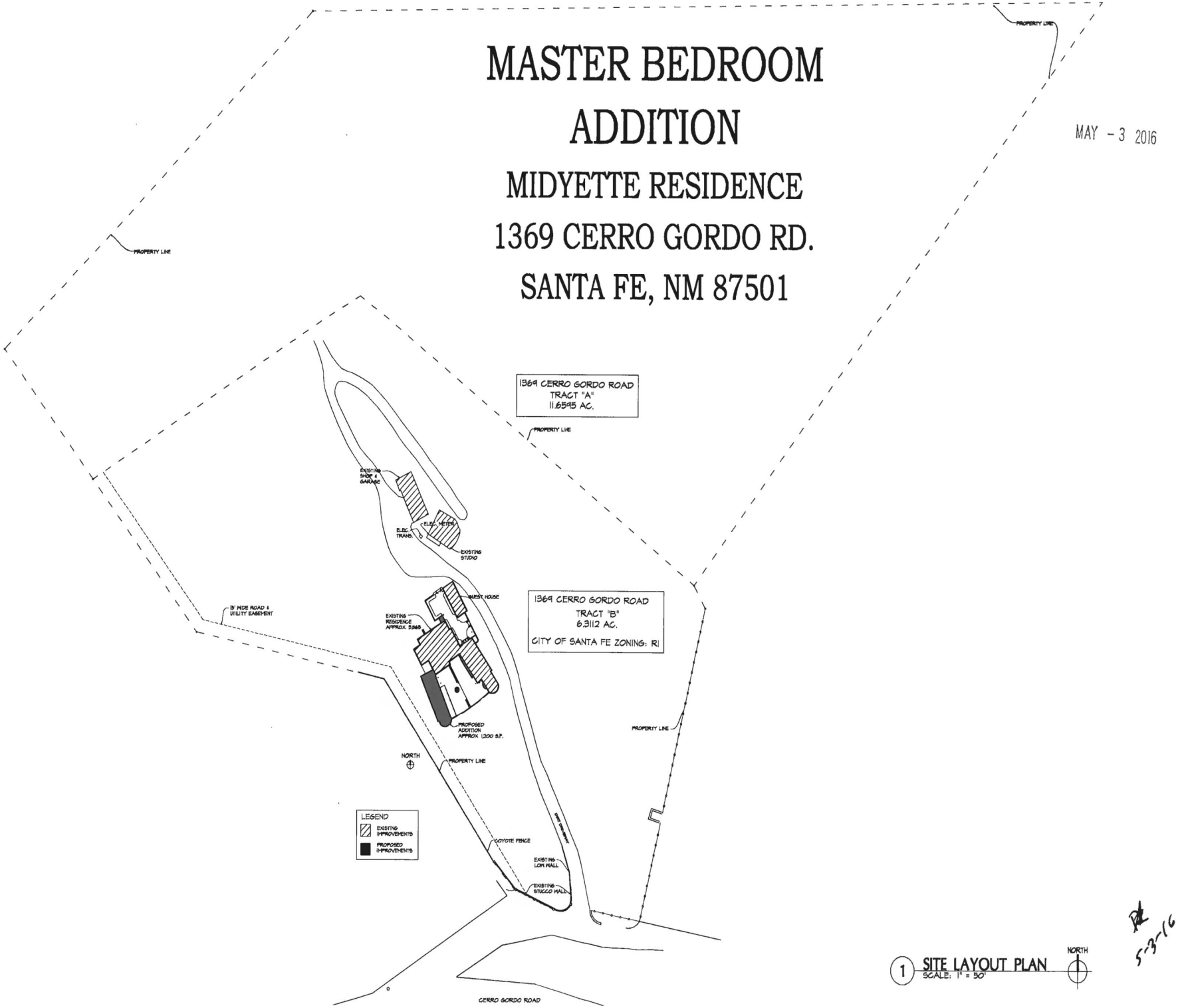
MASTER BEDROOM ADDITION

MIDYETTE RESIDENCE

1369 CERRO GORDO RD.

SANTA FE, NM 87501

MAY - 3 2016



1 SITE LAYOUT PLAN
SCALE: 1" = 50'

NORTH

5-3-16

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JOB NO.
1553

Proposed Master Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

HISTORIC DISTRICT REVIEW BOARD SUBMITTAL

CONTENTS:
COVER & SITE PLAN

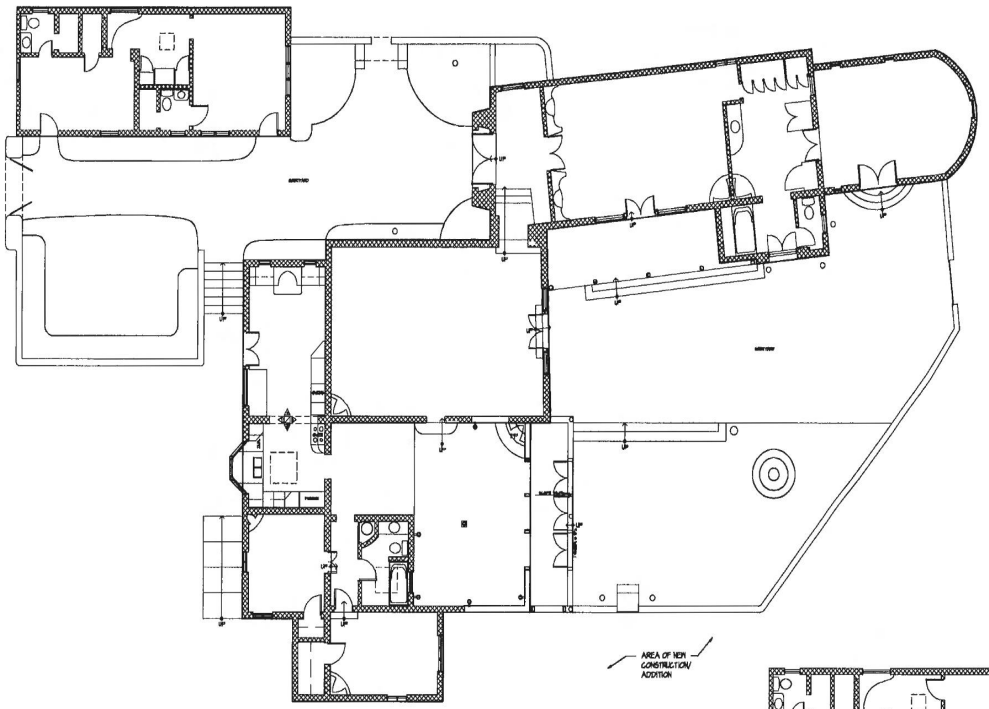
DRAWN: KRV

CHECKED: JNM

ISSUE RECORD:
HISTORIC REVIEW 5-2-16

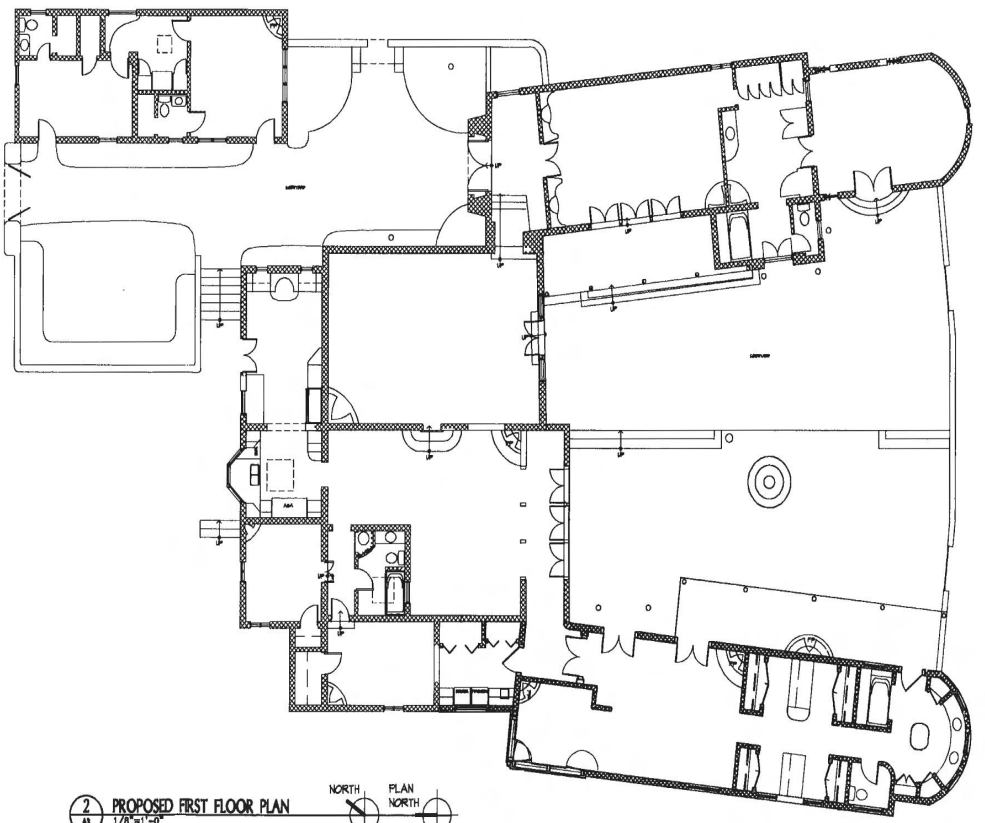
DATE: 5/2/16

SHEET NO.
A1
25



1 A3 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"

NORTH PLAN NORTH



2 A3 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"

NORTH PLAN NORTH

5-2-16

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CONTENTS:

EXISTING FIRST FLOOR PLAN
& PROPOSED FIRST FLOOR PLAN

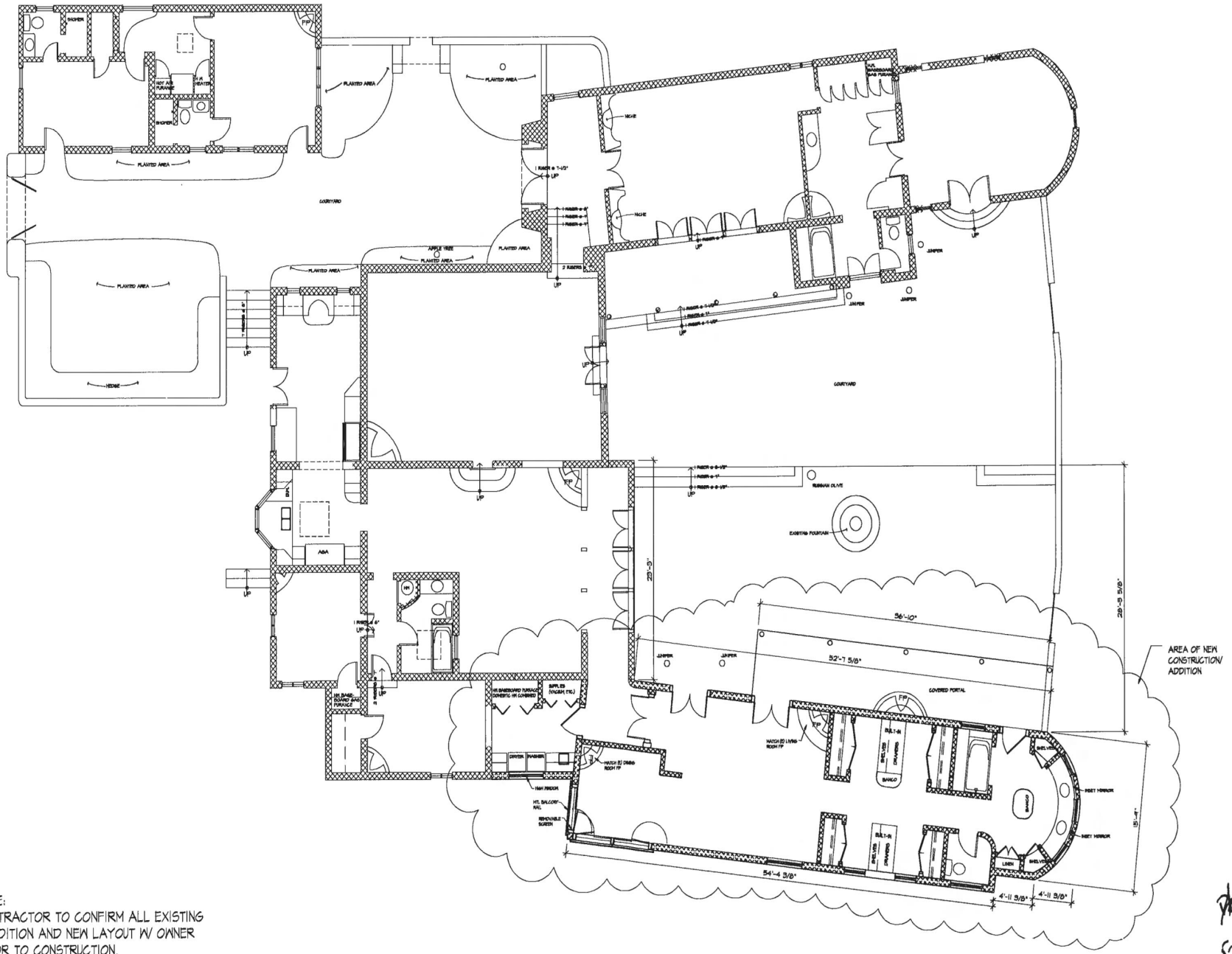
DRAWN KRV

CHECKED JMH

ISSUE RECORD:
HISTORIC REVIEW 3-2-16

DATE: 3/2/16

SHEET NO.
A3
26



NOTE:
CONTRACTOR TO CONFIRM ALL EXISTING CONDITION AND NEW LAYOUT W/ OWNER PRIOR TO CONSTRUCTION.

1/A2 EXISTING FIRST FLOOR PLAN WITH PROPOSED ADDITION
3/16"=1'-0"

NORTH | PLAN NORTH

5-3-16

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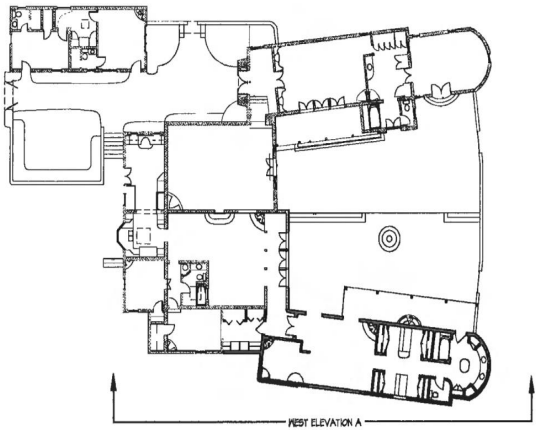
EXISTING FIRST FLOOR PLAN WITH PROPOSED ADDITION

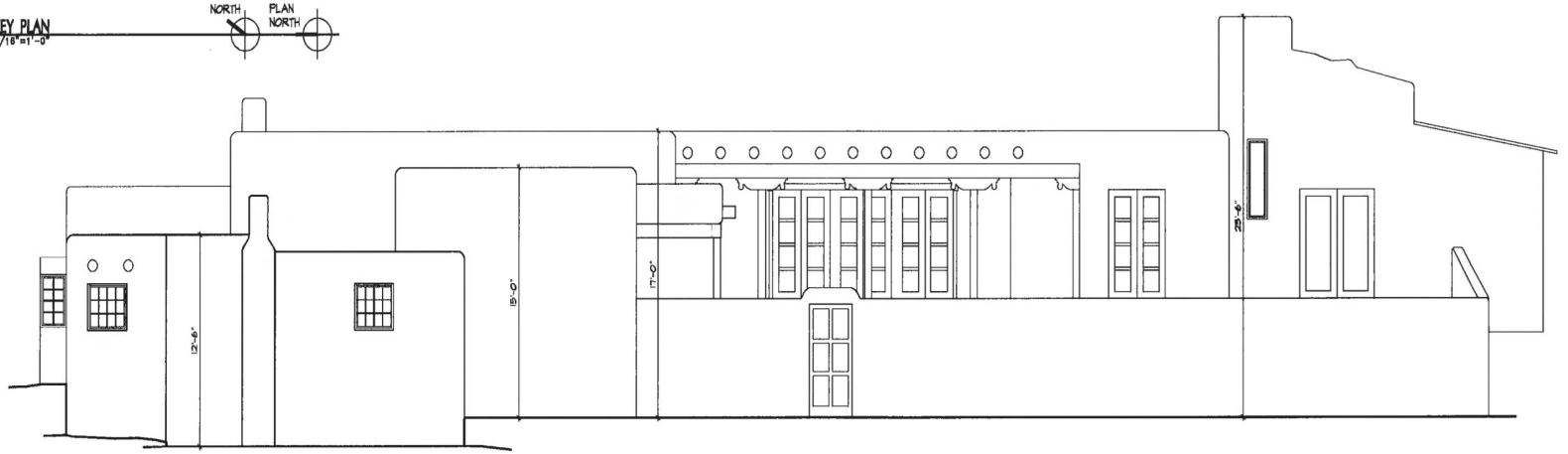
DRAWN KRV
CHECKED JMM
ISSUE RECORD:
HISTORIC REVIEW 5-2-16
DATE: 5/2/16

SHEET NO:
A2

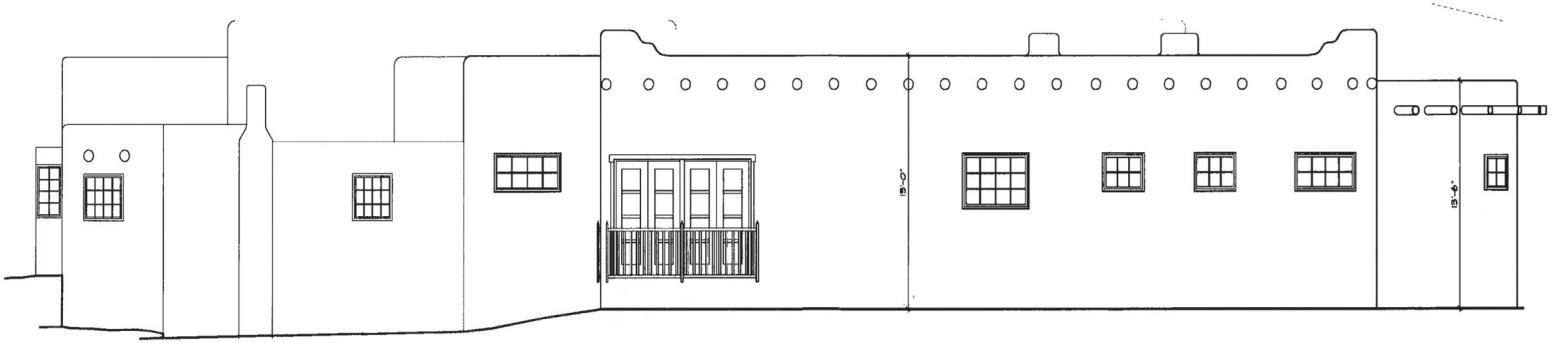


1/M KEY PLAN
1/16"=1'-0"

NORTH NORTH PLAN



2/M EXISTING WEST ELEVATION A
1/4"=1'-0"



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

5-3-16

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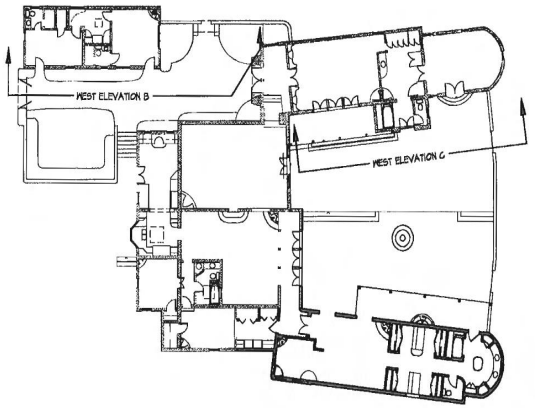
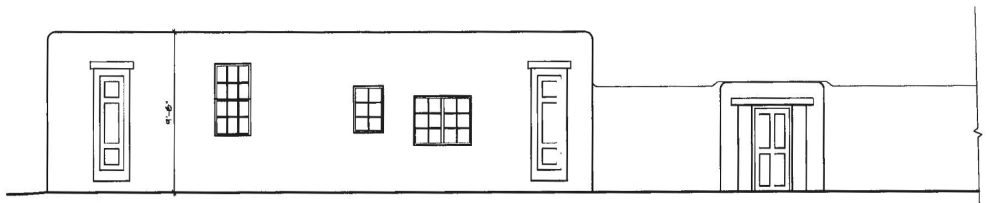
DATE: 5/2/16

SHEET NO:
A4
28

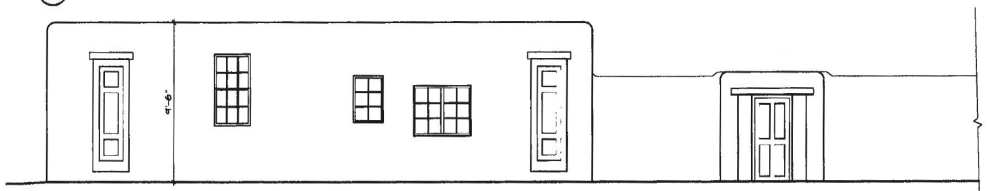


1 A5 KEY PLAN 1/16"=1'-0"

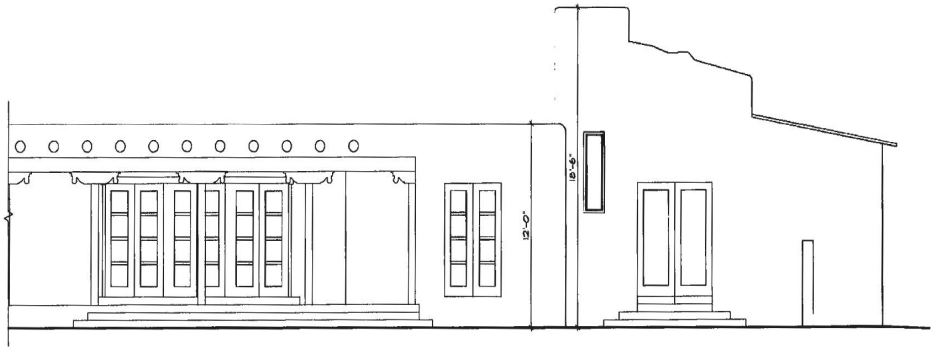
NORTH PLAN NORTH



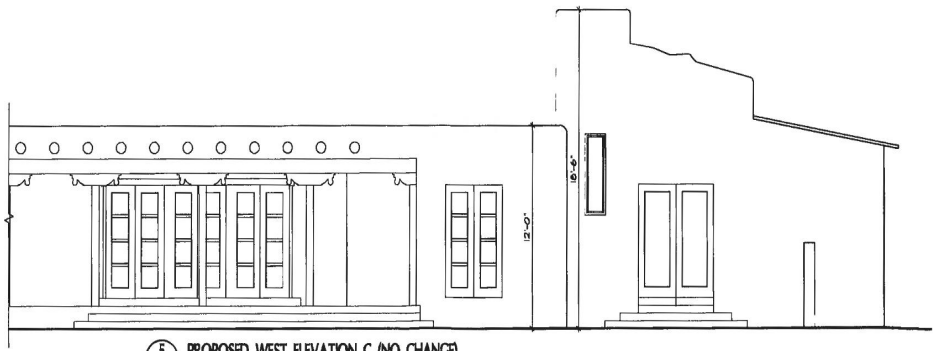
2 A5 EXISTING WEST ELEVATION B 1/4"=1'-0"



3 A5 PROPOSED WEST ELEVATION B (NO CHANGE) 1/4"=1'-0"



4 A5 EXISTING WEST ELEVATION C 1/4"=1'-0"



5 A5 PROPOSED WEST ELEVATION C (NO CHANGE) 1/4"=1'-0"

5-3-16

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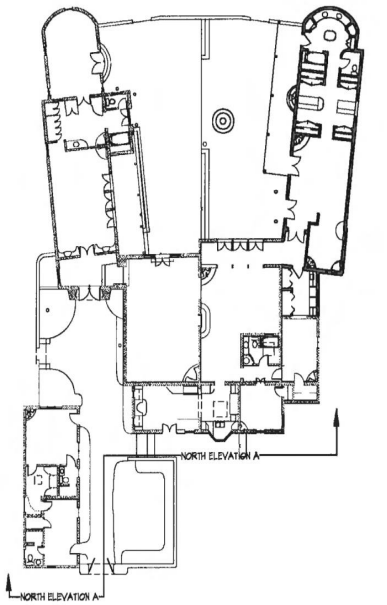
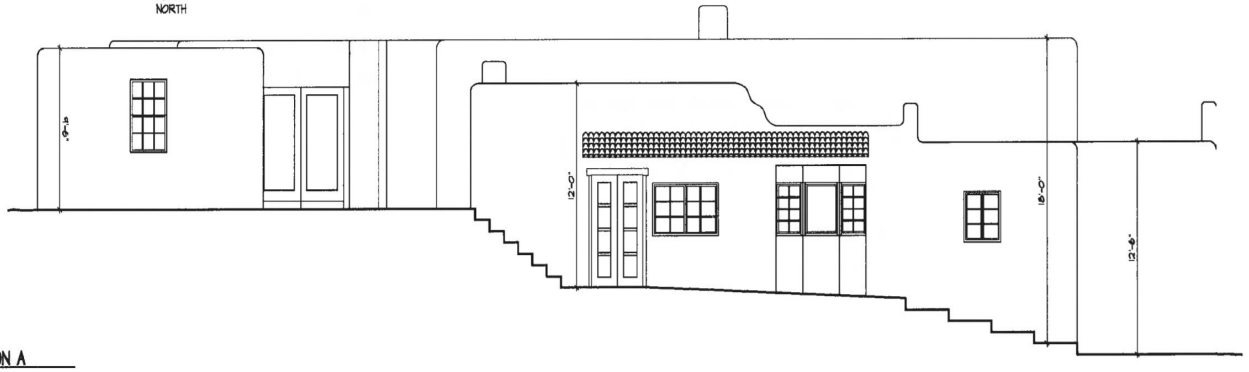
SHEET NO:
A5
29



1 M6 KEY PLAN
1/16"=1'-0"

NORTH
PLAN NORTH



2 M6 EXISTING NORTH ELEVATION A
1/4"=1'-0"

NEW CONSTRUCTION



3 M6 PROPOSED NORTH ELEVATION A
1/4"=1'-0"

5-3-16

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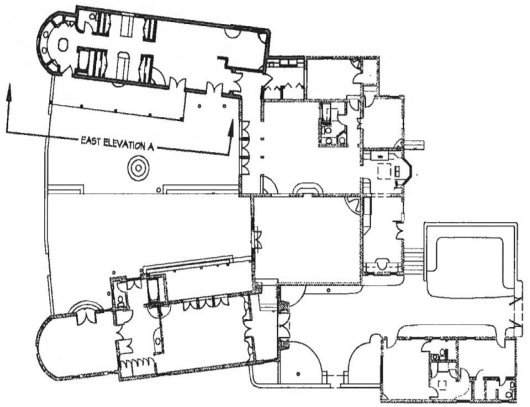
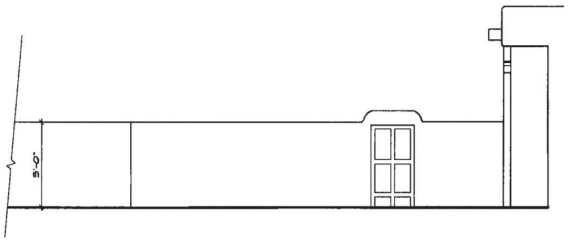
SHEET NO:
A6



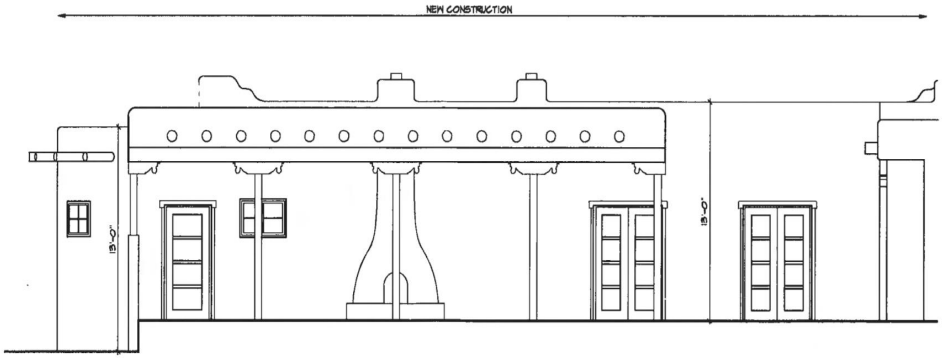
1 KEY PLAN
A7 1/16"=1'-0"

NORTH

PLAN NORTH



3 EXISTING EAST ELEVATION A
A7 1/4"=1'-0"



3 PROPOSED EAST ELEVATION A
A7 1/4"=1'-0"

5-3-16

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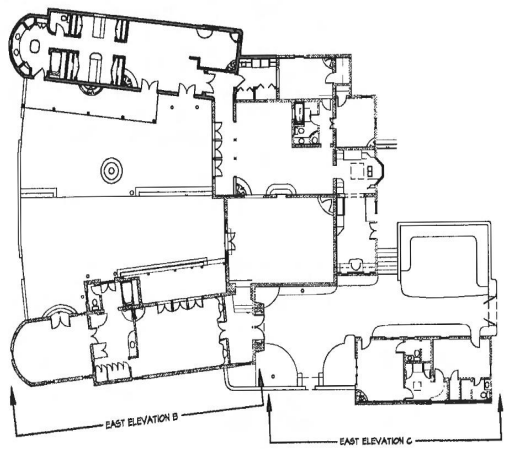
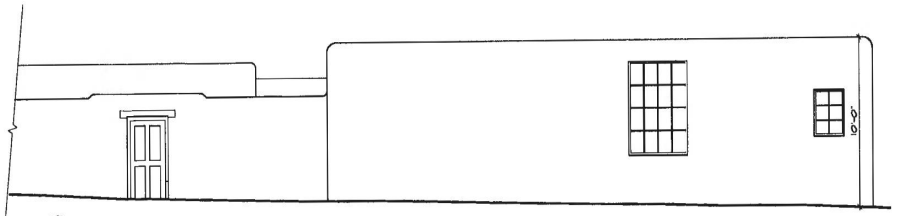
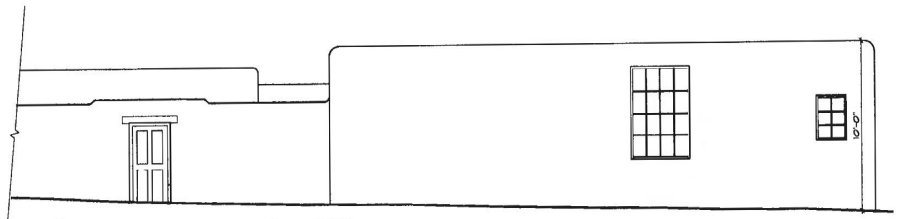
SHEET NO:
A7
31



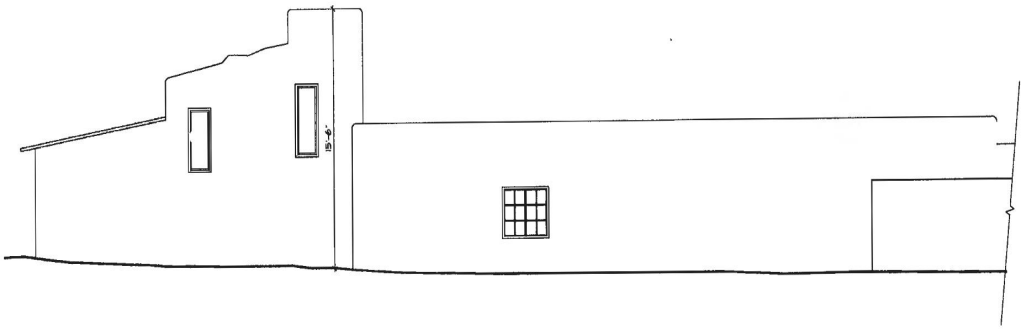
1 A8 KEY PLAN 1/16"=1'-0"



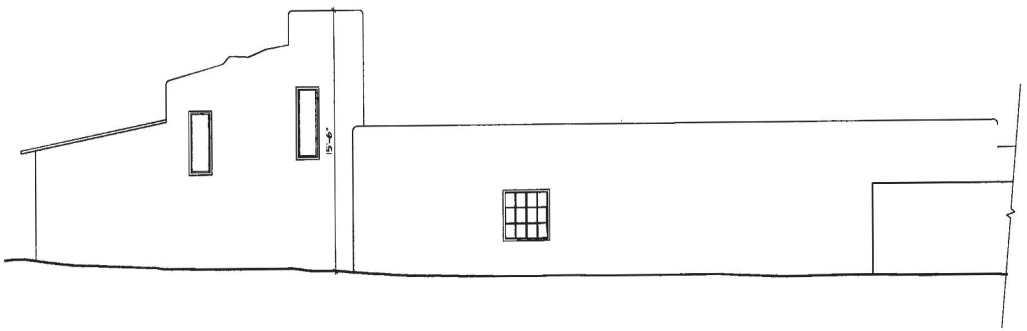
4 A8 EXISTING EAST ELEVATION C 1/4"=1'-0"



5 A8 PROPOSED EAST ELEVATION C (NO CHANGE) 1/4"=1'-0"



2 A8 EXISTING EAST ELEVATION B 1/4"=1'-0"



3 A8 PROPOSED EAST ELEVATION B (NO CHANGE) 1/4"=1'-0"

5-3-16

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HISTORIC REVIEW 5-2-16

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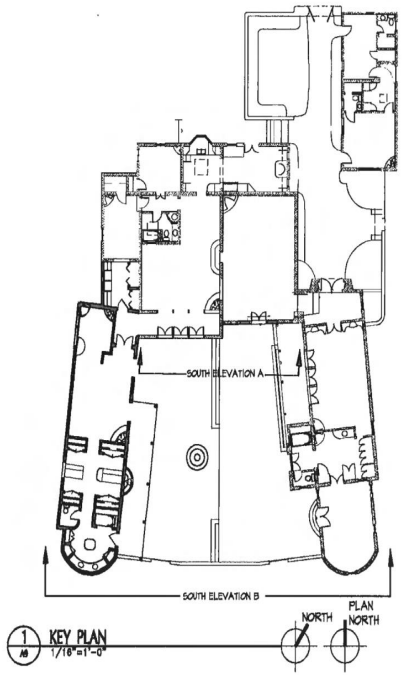
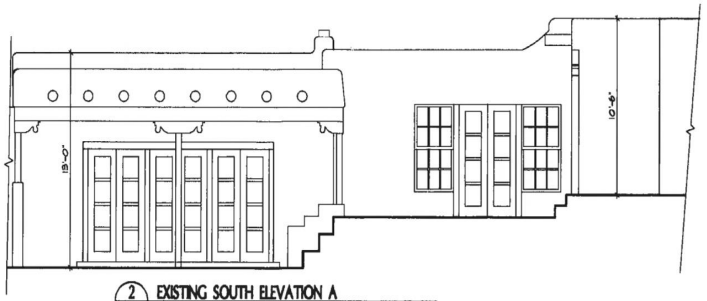
SHEET NO: A8



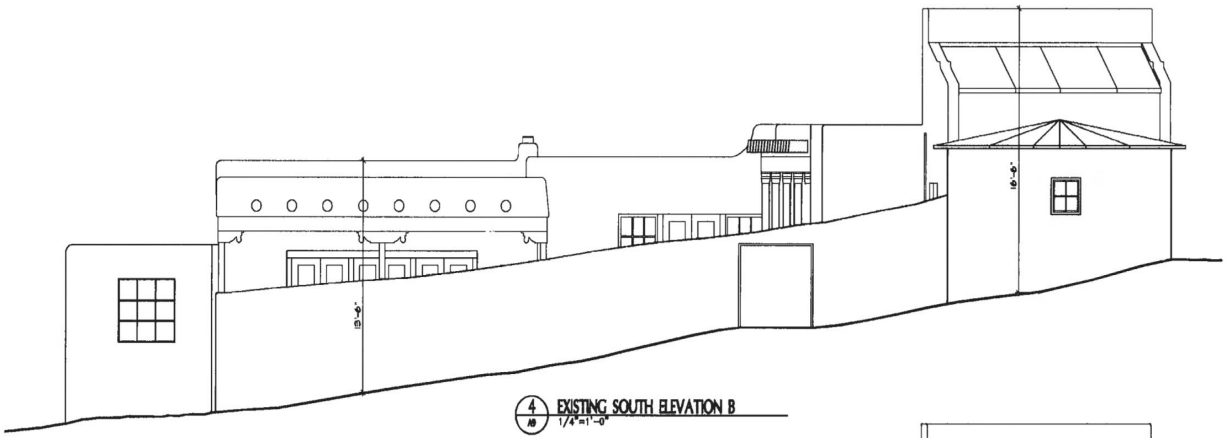
1 KEY PLAN
A9 1/16"=1'-0"



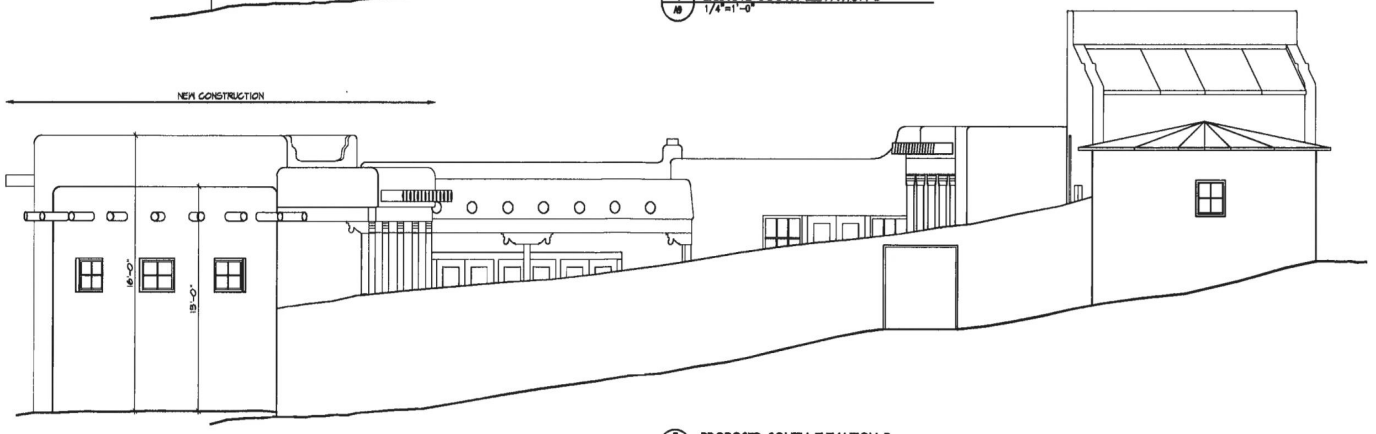
2 EXISTING SOUTH ELEVATION A
A9 1/4"=1'-0"



3 PROPOSED SOUTH ELEVATION A (NO CHANGE)
A9 1/4"=1'-0"



4 EXISTING SOUTH ELEVATION B
A9 1/4"=1'-0"



5 PROPOSED SOUTH ELEVATION B
A9 1/4"=1'-0"

5/3/16

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SHEET NO.
A9
33



VICINITY MAP

SCALE 1" = 2000'

VALLE LEJANO UNIT 3

LOT 1 SALVADOR 215.84' LOT 2 GONZALES 133.32' GRANT

N/F KELLIHIN

530.13'

198018

TIE N30°48'35"E 28.00' S/W CAPPED REBARS

S88°44'14"E 926.58' 115.36'

TIE N89°08'37"E 8.29'

NAIL IN ROCK PILE S.E. CORNER SALVADOR GONZALES GRANT

No. 4 REBAR TIE N43°31'37"W 22.46'

77.35' S40°27'0"W

MC 2 1" PIPE No. 3 REBAR S89°47'32"E 47.29'

LOT 10 OF LOT 11 BOUNDARY 533.59'

No. 4 REBAR

15' DRAIN. CONT.

MAY - 3 2016

NEW TRACT 'A'
11.6595 Ac.±

VALLE LEJANO UNIT 4

LOT 12 SOUTH 460.40' BEARING BASE

LOT 13

40' WIDE PUBLIC INGRESS AND EGRESS EASEMENT

1" PIPE TIE S48°23'34"W 22.37'

N47°15'00"E

7/8" PIPE 42.45' No. 3 REBAR 401.31'

LOT 14

40' WIDE R/W NORTH KHAKUM LANE

LOT 1 MIRANDO SUBDIVISION N/F JOE MIRANDO 141.85'

N60°29'09"E 0.40'

406.55' S33°29'31"E

NEW LOT LINE

OLD LOT LINE

NEW LOT LINE

SHED

CONT. DRIVEWAY

ADOBE SHOP and GARAGE

7'x7' WELL COVER

ELEC. METER ELEC. TRANS. PORTAL ADOBE RESIDENCE

ADOBE GUEST HOUSE

ADOBE WALL BLOCK WALLS

NEW TRACT 'B'
6.3112 Ac.±

216.91' N/F WALDO SANCHEZ N38°32'22"W

3/4" PIPE 251.72' 15' WIDE ROAD AND UTILITY EASEMENT

6'x6' PAD

N77°42'47"W

No. 3 REBAR IN CONC.

N/F JOSE T. SANCHEZ

246.68'

ADOBE RESIDENCE PORTAL BLOCK WALLS STONE WALL

NEW Addition

OLD LOT LINE

CONT. DRIVEWAY

N/F PORFIRIO LUCERO

N35°16'18"W

No. 4 REBAR S59°38'56"W 2.58'

N42°00'51"W 42.13'

No. 4 REBARS 166.75'

BLOCK WALLS

No. 3 REBAR TIE N18°50'08"W 1.30'

50.47'

N77°09'56"W

No. 4 REBAR

334.37'

S14°26'47"W

No. 4 IRON ROD 343.32' 857.11' S29°53'33"E 29.43'

1/2" PIPE

N/F WILLIAM BARKER

FENCE LOG WALLS N/F CORT SCHREAM

ENCROACHMENTS ROCK WALL

TIE S78°31'10"W 336.83'

N/F KUELTHAU

W. P. A. ROAD

MANHOLE No. W-14-8-3

CERRO GORDO ROAD

TOTAL AREA:
17.9707 Ac.±

TECHNICAL REVIEW LOT-OF-RECORD CREATED

ORIGINAL ADJACENT B&A Cerro Gordo

☐ ENCROACHMENT ☐ FLOOD PLAIN ☐ SUBDIVISION

☐ IMPACT FEES ASSESSED

☐ DRAINAGE PLAN REVIEW

Office 5/11/16 DATE

SCALE 1"=50'

0 10 20 30 40 100

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON AND LYIN SITUATE WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDESIGNED OWNER AND PROPRIETOR. SAID OWNER DOES HEREBY GRANT EASEMENTS AS SHOWN HEREON. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO, PURSUANT TO SECTION 3 - 20- 2, N.M.S.A. 1978.

Joan Nold Midyette 2/6/89

JOAN NOLD MIDYETTE DATE

ATTEST & NOTARY PUBLIC: William T Hogan Jr 2-6-89 6/24/91

NOTARY DATE COMM. EXP.

APPROVAL OF THIS PLAT, BY THE CITY OF SANTA FE DOES NOT CONSTITUTE APPROVAL OF ANY LOT LINE ENCROACHMENTS, OF ANY).

LEGEND

BEARINGS BASED ON A PLAT OF SURVEY BY SAMUEL P. DAVALOS, N.M.P.E. AND L.S. NO. 564, DATED AUG. 7, 1948, JULY, 1949, AND JULY, 1971, TITLED: "PLAT SHOWING SURVEY OF PROPERTY FOR TULSA RIG, REEL AND MANUFACTURING CO., 1353 CERRO GORDO ROAD, SANTA FE, NEW MEXICO, SCALE: 1"=100'."

● DESIGNATES POINTS FOUND AND USED AS NOTED.

○ DESIGNATES NO. 4 REBAR WITH ALUMINUM CAP SET WITH THIS SURVEY.

• DESIGNATES CALCULATED POINT NOT SET.

DESIGNATES CITY OF SANTA FE SANITARY SEWER M.H.

DESIGNATES FENCE LINES.

THESE LANDS ARE SUBJECT TO ALL APPURTENANT EASEMENTS OF RECORD.

APPROVALS

CITY ENGINEER 3/1/89 DATE

CITY PLANNER 3/1/89 DATE

617.54

STATE OF NEW MEXICO } SS

COUNTY OF SANTA FE }

I hereby certify that this instrument was filed for record on the 1st day of March A.D. 19 89 at 8:55 o'clock A.M. and was duly recorded in book 196 page 912 of the records of Santa Fe County.

Witness my hand and Seal of Office Rebecca G. Arrellano

County Clerk, Santa Fe County, N.M.

By: Deputy

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF APRIL, 1988, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Richard E. Smith

RICHARD E. SMITH, N.M.P.L.S. #5837

ATTEST BY NOTARY PUBLIC: [illegible] 6-15-88 5-24-89

NOTARY DATE COMM. EXP.

OFFICIAL SEAL
NORMAN LUCIEN LAGASSE
NOTARY PUBLIC - NEW MEXICO
My Commission Expires 5-24-89

SMITH WILLIAMSON & ASSOCIATES
1210 Luisa Street Suite 3 Santa Fe, New Mexico 87501
505/983-3334

LOT LINE ADJUSTMENT PLAT OF SURVEY FOR

JOAN NOLD MIDYETTE

LANDS WITHIN THE SANTA FE GRANT, WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

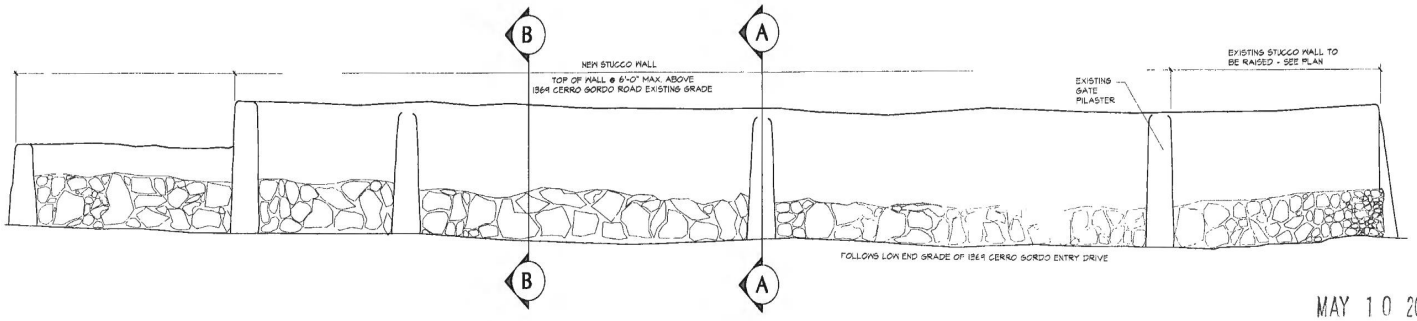
SCALE:	DATE:	DRAWN BY:	CHECKED BY:	PROJECT No.:
1"=50'	APR. 1988	[illegible]	[illegible]	2913

D. 29, F. 2 B. 141, P. 36

SD 89-6

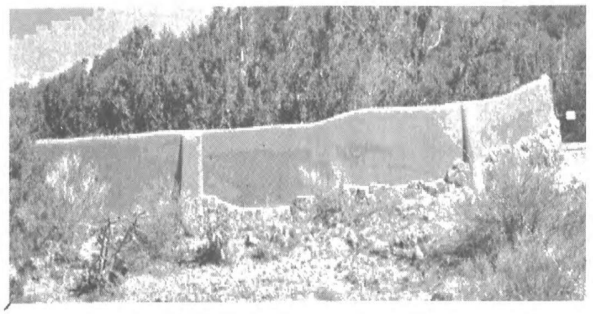
MS

2009 -
- 6 trees @ 90 -

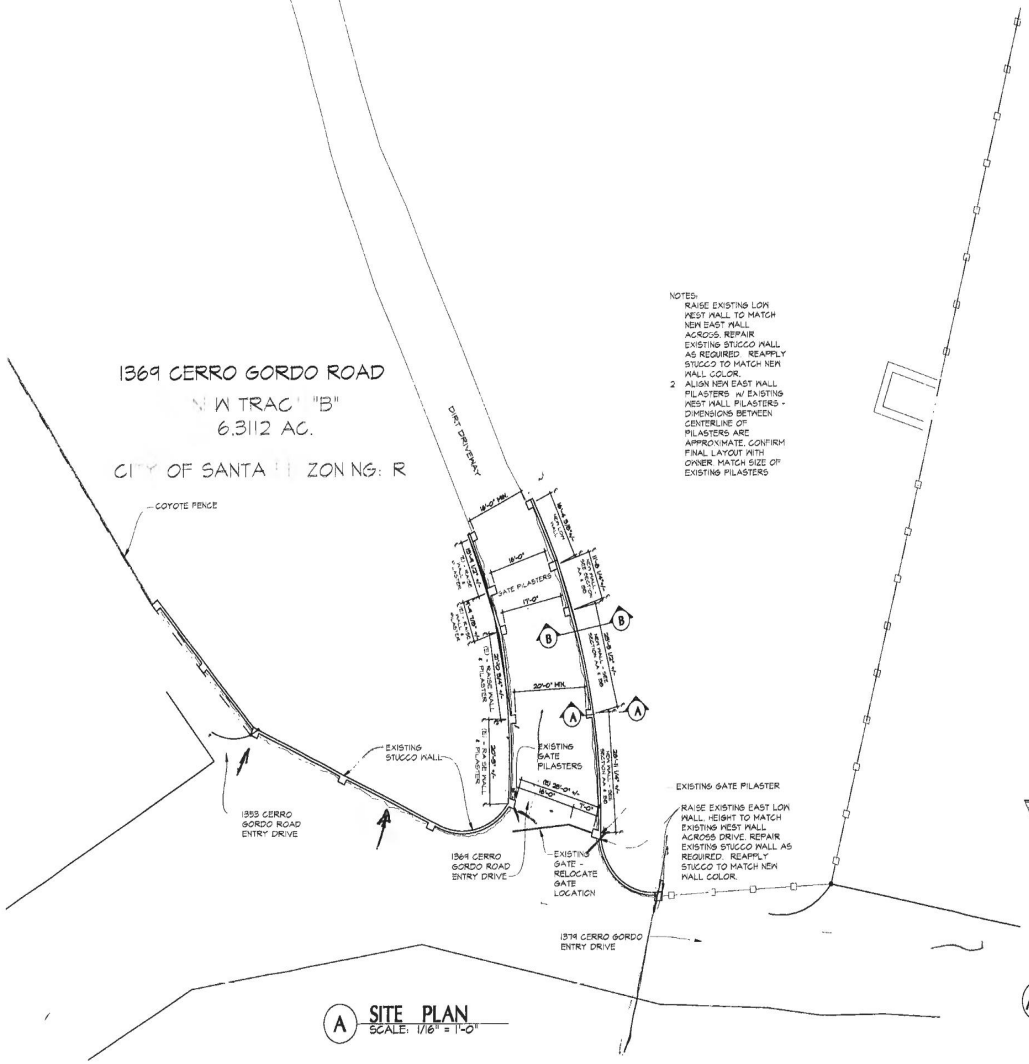


B ELEVATION: NEW STUCCO BUTTRESSED WALL ALONG 1369 CERRO GORDO ENTRY DRIVE
SCALE: 1/4" = 1'-0"

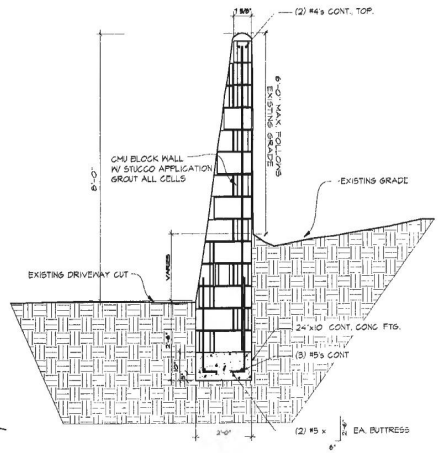
MAY 10 2016



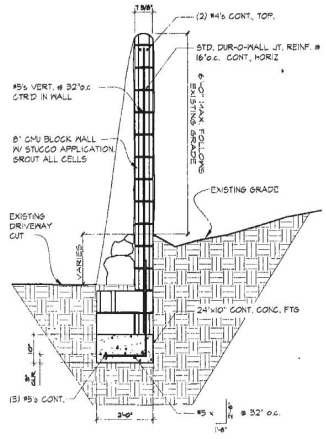
C PICTURE: EXSITING STUCCO WALL
SCALE: NTS



A SITE PLAN
SCALE: 1/16" = 1'-0"



AA SECTION: NEW STUCCO BUTTRESS
SCALE: 1/2" = 1'-0"



BB SECTION: NEW 8" BLOCK WALL
SCALE: 1/2" = 1'-0"

5/10/16

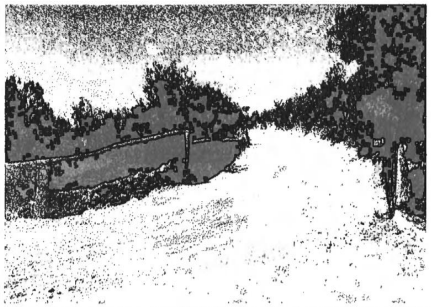
MIDYETTE RESIDENCE
1369 CERRO GORDO
SANTA FE, NM 87501

ENTRY DRIVE & WALL
REPAIR & RENOVATION

DRAWN: KRV
CHECKED: JNM
ISSUE RECORD:
DATE: 05-09-2016
SHEET NO: A100

COPYRIGHT
All drawings and written information duplicated, disclosed or otherwise appearing herein shall not be used without written consent.

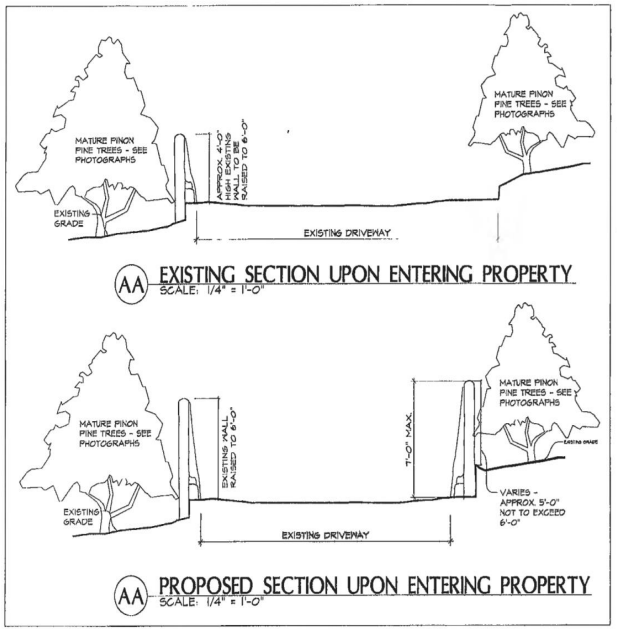
JOB NO.
CONTENTS:



A EXISTING WEST STUCCO WALL LOOKING NORTH
SCALE: NTS

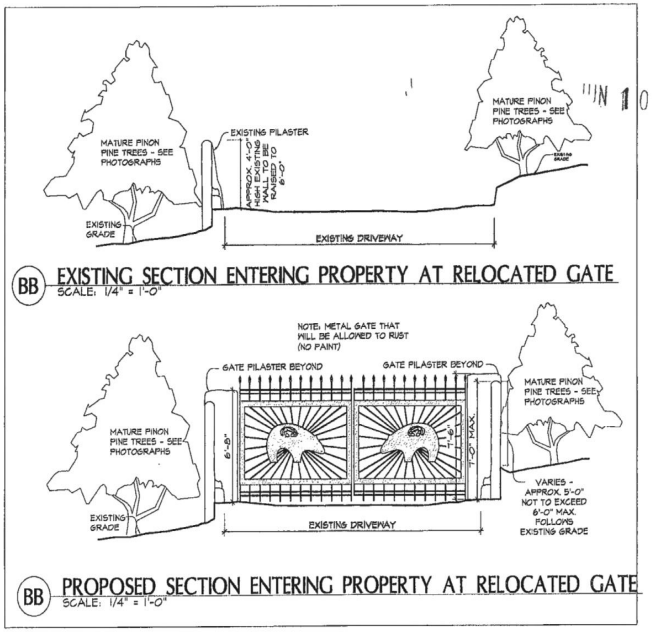


B EXISTING WEST STUCCO WALL LOOKING SOUTH
SCALE: NTS



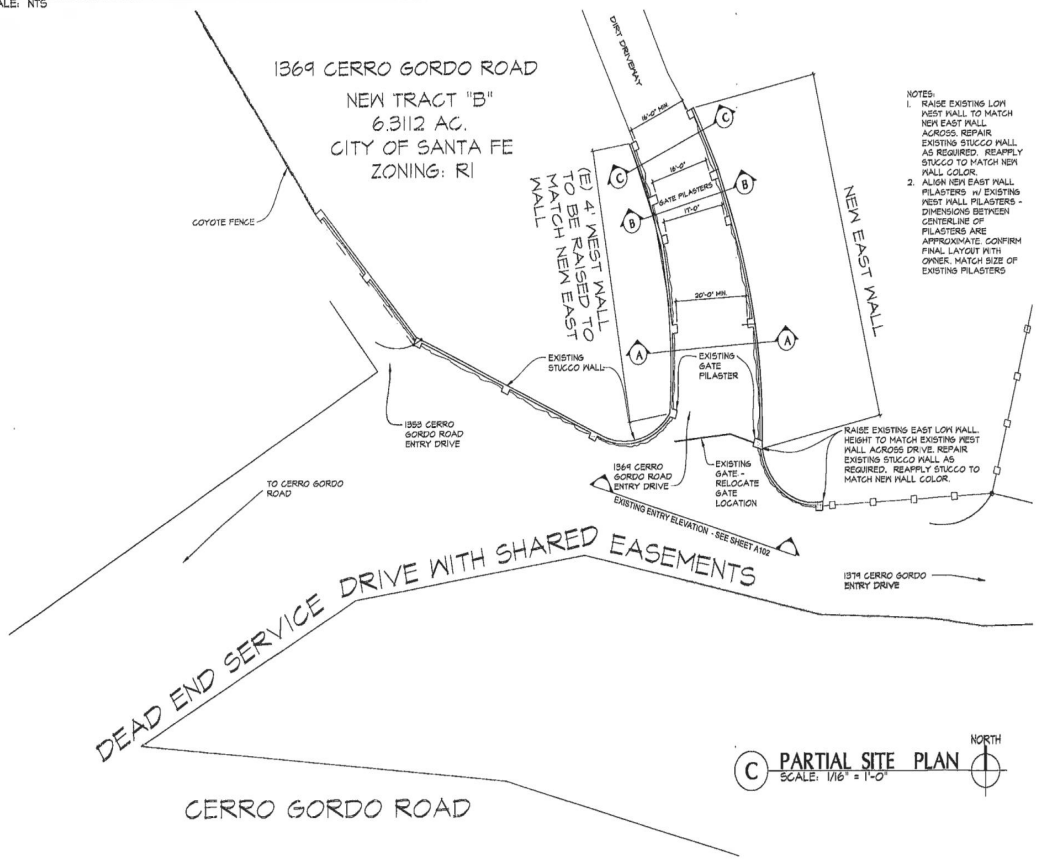
AA EXISTING SECTION UPON ENTERING PROPERTY
SCALE: 1/4" = 1'-0"

AA PROPOSED SECTION UPON ENTERING PROPERTY
SCALE: 1/4" = 1'-0"



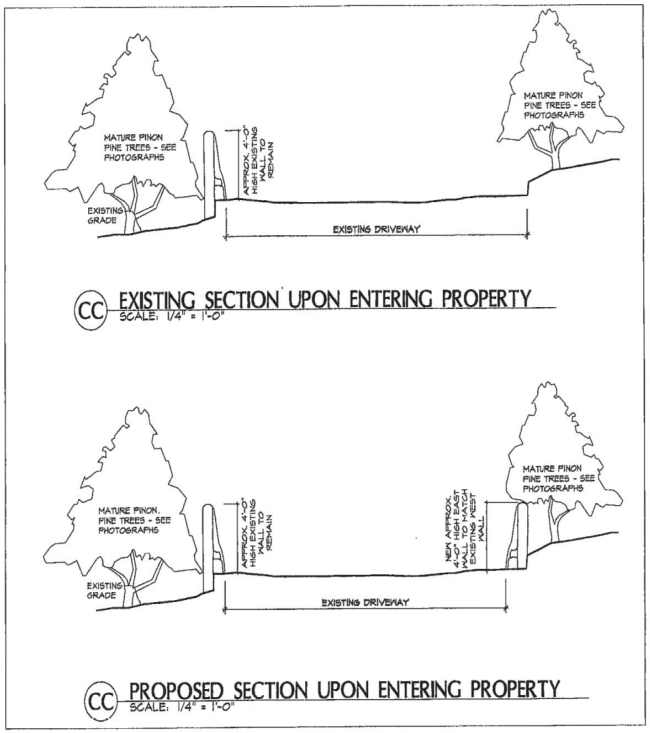
BB EXISTING SECTION ENTERING PROPERTY AT RELOCATED GATE
SCALE: 1/4" = 1'-0"

BB PROPOSED SECTION ENTERING PROPERTY AT RELOCATED GATE
SCALE: 1/4" = 1'-0"



NOTES:
1. RAISE EXISTING LOW WEST WALL TO MATCH NEW EAST WALL ACROSS. REPAIR EXISTING STUCCO WALL AS REQUIRED. REAPPLY STUCCO TO MATCH NEW WALL COLOR.
2. ALIGN NEW EAST WALL PILASTERS w/ EXISTING WEST WALL PILASTERS - DIMENSIONS BETWEEN CENTERLINE OF PILASTERS ARE APPROXIMATE. CONFIRM FINAL LAYOUT WITH OWNER. MATCH SIZE OF EXISTING PILASTERS

C PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"



CC EXISTING SECTION UPON ENTERING PROPERTY
SCALE: 1/4" = 1'-0"

CC PROPOSED SECTION UPON ENTERING PROPERTY
SCALE: 1/4" = 1'-0"

COPYRIGHT
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JOB NO.

MIDYETTE RESIDENCE
1369 CERRO GORDO
SANTA FE, NM 87501

CONTENTS:
ENTRY DRIVE & WALL REPAIR & RENOVATION
SITE PLAN, PHOTOGRAPHS, AND SECTIONS

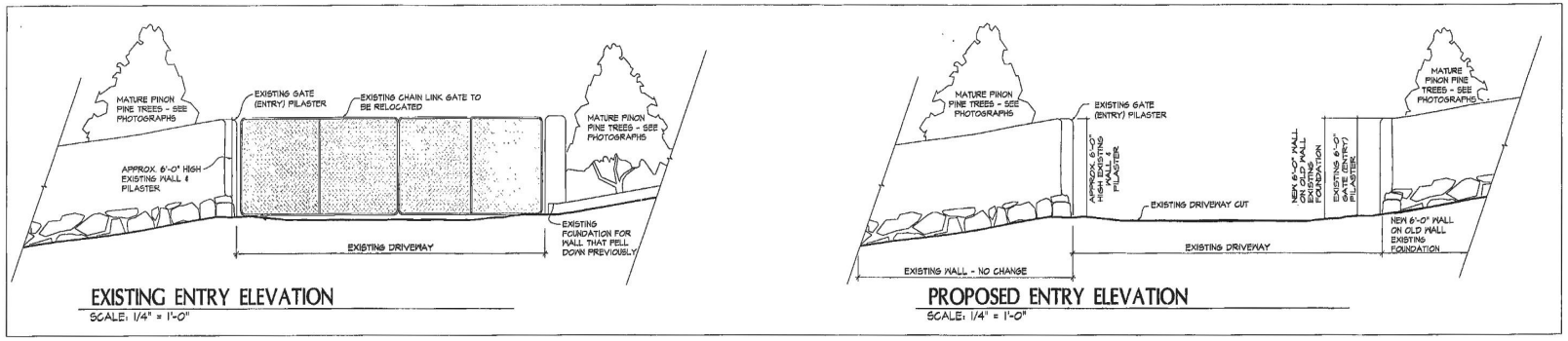
DRAWN
KRV

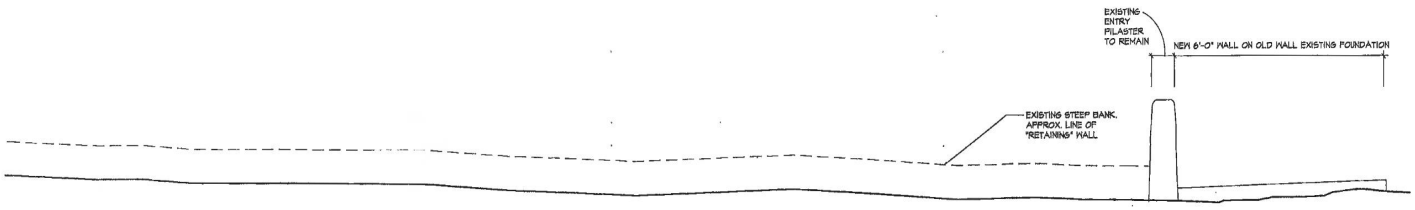
CHECKED:
JNM

ISSUE RECORD:
HDRB REVIEW 08-08-2016
HDRB REVIEW 08-10-2016 (REVISED)

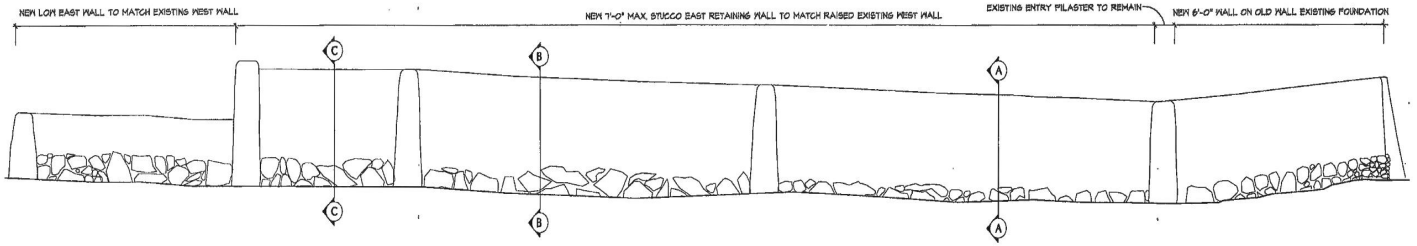
DATE:
08-10-2016

SHEET NO.
A101

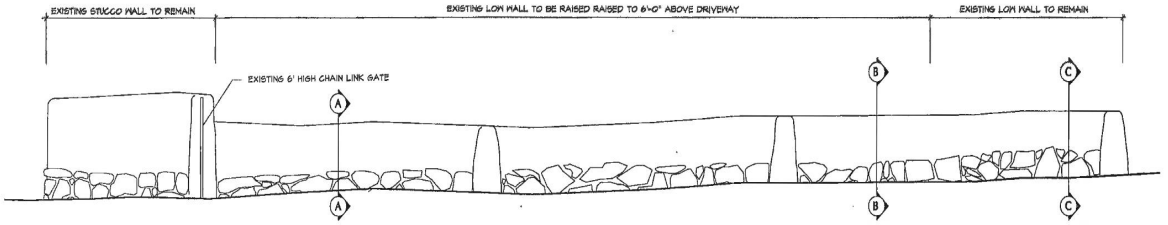




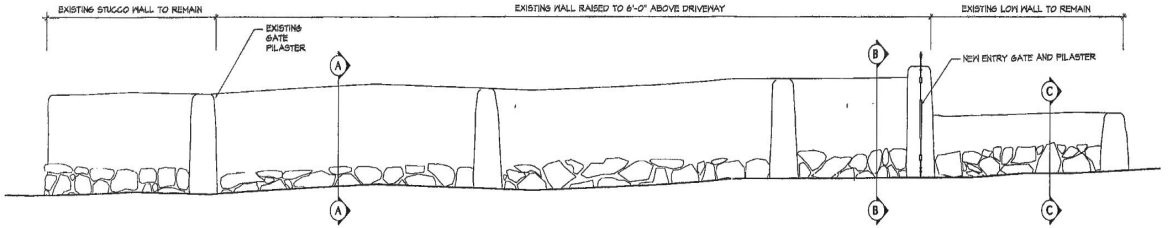
A ELEVATION LOOKING EAST: EXISTING 1369 CERRO GORDO ENTRY DRIVE
SCALE: 1/4" = 1'-0"



B ELEVATION LOOKING EAST: PROPOSED STUCCO BUTTRESSED WALL ALONG 1369 CERRO GORDO ENTRY DRIVE
SCALE: 1/4" = 1'-0"



C ELEVATION LOOKING WEST: EXISTING STUCCO BUTTRESSED WALL ALONG 1369 CERRO GORDO ENTRY DRIVE
SCALE: 1/4" = 1'-0"



D ELEVATION LOOKING WEST: PROPOSED RAISED STUCCO BUTTRESSED WALL ALONG 1369 CERRO GORDO ENTRY DRIVE
SCALE: 1/4" = 1'-0"

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JOB NO.

MIDYETTE RESIDENCE
1369 CERRO GORDO
SANTA FE, NM 87501

CONTENTS:
ENTRY DRIVE & WALL REPAIR & RENOVATION
EXISTING & PROPOSED ELEVATIONS

DRAWN
KRV

CHECKED:
JNM

ISSUE RECORD:
HDRB REVISM 06-06-2016
HDRB REVISM 06-10-2016 (REVISED)

DATE:
06-10-2016

SHEET NO.
A102

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-16-038C
Remodel
1369 Cerro Gordo Road

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: J. Nold Midyette, agent/owner, proposes to construct a 1,250 sq. ft. two-car garage to a height of 13'6" at a non-contributing property.

Case number: H-16-038
Project Type: HDRB

PROJECT LOCATION (S): 1369 Cerro Gordo

PROJECT NAMES:

OW – J. Nold Midyette 1369 Cerro Gordo Road Santa Fe, NM 87501

AP – J. Nold Midyette 1369 Cerro Gordo Road Santa Fe, NM 87501

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☑

HISTORIC DISTRICT INVENTORY NUMBER NA

YEAR OF CONSTRUCTION NA

PROJECT TYPE

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

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME NA

City of Santa Fe, New Mexico

memo

DATE: August 8, 2017

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-16-038

ADDRESS: 1369 Cerro Gordo Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1369 Cerro Gordo Road is a large lot located away from the public way that has four residential structures listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A free-standing 1,250 square foot two-car garage will be constructed to a height of 13' 6" where the maximum allowable height is 14' 7". The adobe structure is designed in the Spanish-Pueblo Revival style. It will feature rounded edges and corners, protruding viga tails, divided-lite windows, and exposed wooden headers over wooden garage doors. Finishes include El Rey cementitious stucco in "Adobe" and natural wood trim.

2. A 6' long yardwall and pedestrian arch will connect the garage to an existing adjacent studio structure. The entry will have a stuccoed, stepped parapet over an exposed wooden header.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

Be Completed By Applicant:	Site Address:
Date Submitted:	1369 CERRO GORDO, SANTA FE 87501
Property Owner of Record: J NOLD MIDYETTE	**Proposed Construction Description:**
Applicant/Agent Name: J NOLD MIDYETTE	DETACHED GARAGE
Contact Person Phone Number: (303) 489-0427 CELL 505-984-8183 RESIDENCE	**TOTAL ROOF AREA:**

Zoning District: R-1

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☑ Other: DOWNTOWN & EASTSIDE HISTORIC

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

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

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

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

Terrain: ☐ 30% slopes NONE

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

Lot Coverage : _____%
- ☐Open Space Required: NA

Setbacks:
Proposed Front: 447' Minimum: 7
2nd Front? _____
Proposed Rear: 237' Minimum: 15
Proposed Sides: L 10' R 91' Minimum: 5

Height: Proposed 13'-6"
Maximum Height: 14'-7" or
- ☒ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces: 8 EXISTING
Proposed _____ Accessible _____
Minimum: _____

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

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

J Nold Midyette [☑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.

J Nold Midyette 7/7/17
SIGNATURE DATE

To Be Completed By City Staff:

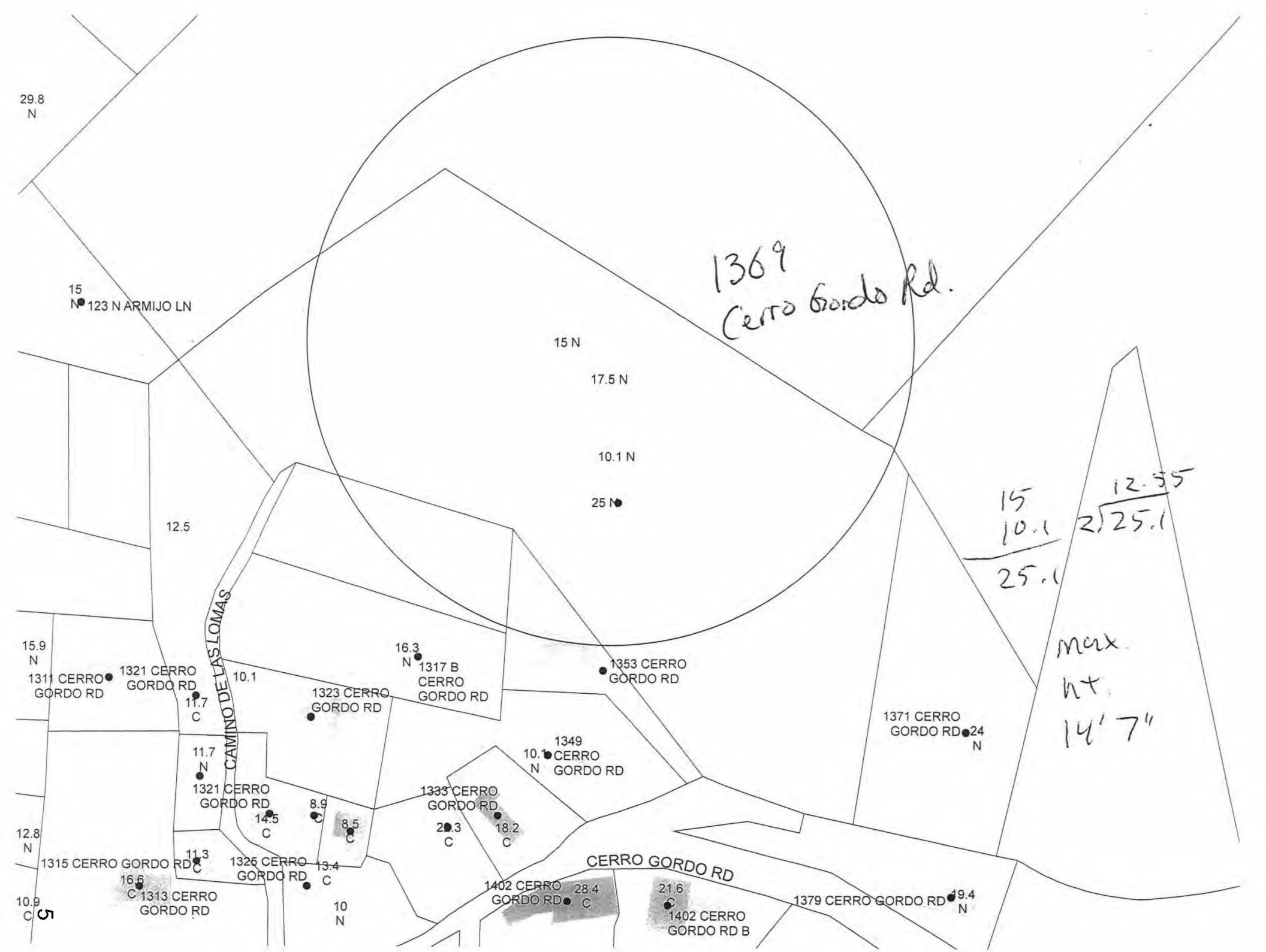
Additional Agency Review if Applicable:
- ☐ Escarpment Approval by _____ Date: __/__/__
- ☐ Flood Plain Approval by _____ Date: __/__/__
- ☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes: _____

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

REVIEWER: Jack Berk **DATE:** 7/10/17

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


29.8
N
15
N
123 N ARMIJO LN
15 N
17.5 N
10.1 N
25 N
12.5
1369
Cerro Gordo Rd.
15
10.1
25.1
12.55
2 25.1
max
ht.
14' 7"
15.9
N
1311 CERRO
GORDO RD
1321 CERRO
GORDO RD
11.7
C
10.1
CAMINO DE LAS LOMAS
16.3
N
1317 B
CERRO
GORDO RD
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GORDO RD
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N
1321 CERRO
GORDO RD
1333 CERRO
GORDO RD
8.9
C
14.5
C
8.5
C
20.3
C
18.2
C
12.8
N
11.3
C
1315 CERRO GORDO RD
1325 CERRO
GORDO RD
13.4
C
16.6
C
1313 CERRO
GORDO RD
10.9
C
10
N
CERRO GORDO RD
1402 CERRO
GORDO RD
28.4
C
21.6
C
1402 CERRO
GORDO RD B
1379 CERRO GORDO RD
9.4
N

5

PROPOSAL LETTER

June 26, 2017

RE: 1369 Cerro Gordo Rd. – Detached Garage

Mr. David Rasch
Planner Supervisor
City of Santa Fe Historic Preservation Division

Dear Mr. Rasch,

The purpose of this proposal letter is to itemize each element of the proposed detached garage at 1369 Cerro Gordo Road.

Proposed Addition

The proposed addition meets the "Downtown and Eastside Design Standards" for non-contributing buildings. It is one story in the "Old Santa Fe Style" with a flat roof and vigas which project out of the north and south walls. The exterior walls are adobe with El Rey #116 "adobe" stucco. No pane of glass is larger than 30" in any dimension. The proposed addition is approximately 1,250 square feet total. See the attached "Proposed First Floor Plan" for reference. The addition will be approximately 39' long (north to south) by 32' wide (east to west). A yard wall approximately 6' long runs east to west at the north end of the garage to define a walk-through "breezeway" between the proposed garage and existing studio. At its highest point, the addition will be approximately 13-6" above grade. All windows and doors will have natural wood trim. All windows will be of the casement type. See elevation sheets A3-A5 for materials and windowpane divisions.

Existing

The site of the existing garage is currently a parking area which was excavated prior to 1967. This parking area is located to the east of an existing studio structure. The parking area is approximately 32' wide (east to west) starting from the existing driveway (north) and terminating approximately at the south end of the existing studio structure.

PROPOSAL LETTER

If you have any questions, please do not hesitate to contact me at (303)489-0427.

Sincerely,

J Nold Midyette, owner 1369 Cerro Gordo Rd.

The above information is true and correct to the best of my knowledge and based on the information I have.

J Nold Midyette, owner 1369 Cerro Gordo Rd.



1369 Cerro Gordo – North Elevation 1



1369 Cerro Gordo – North Elevation 2



1369 Cerro Gordo – North Elevation 3



1369 Cerro Gordo – South Elevation



1369 Cerro Gordo – East Elevation



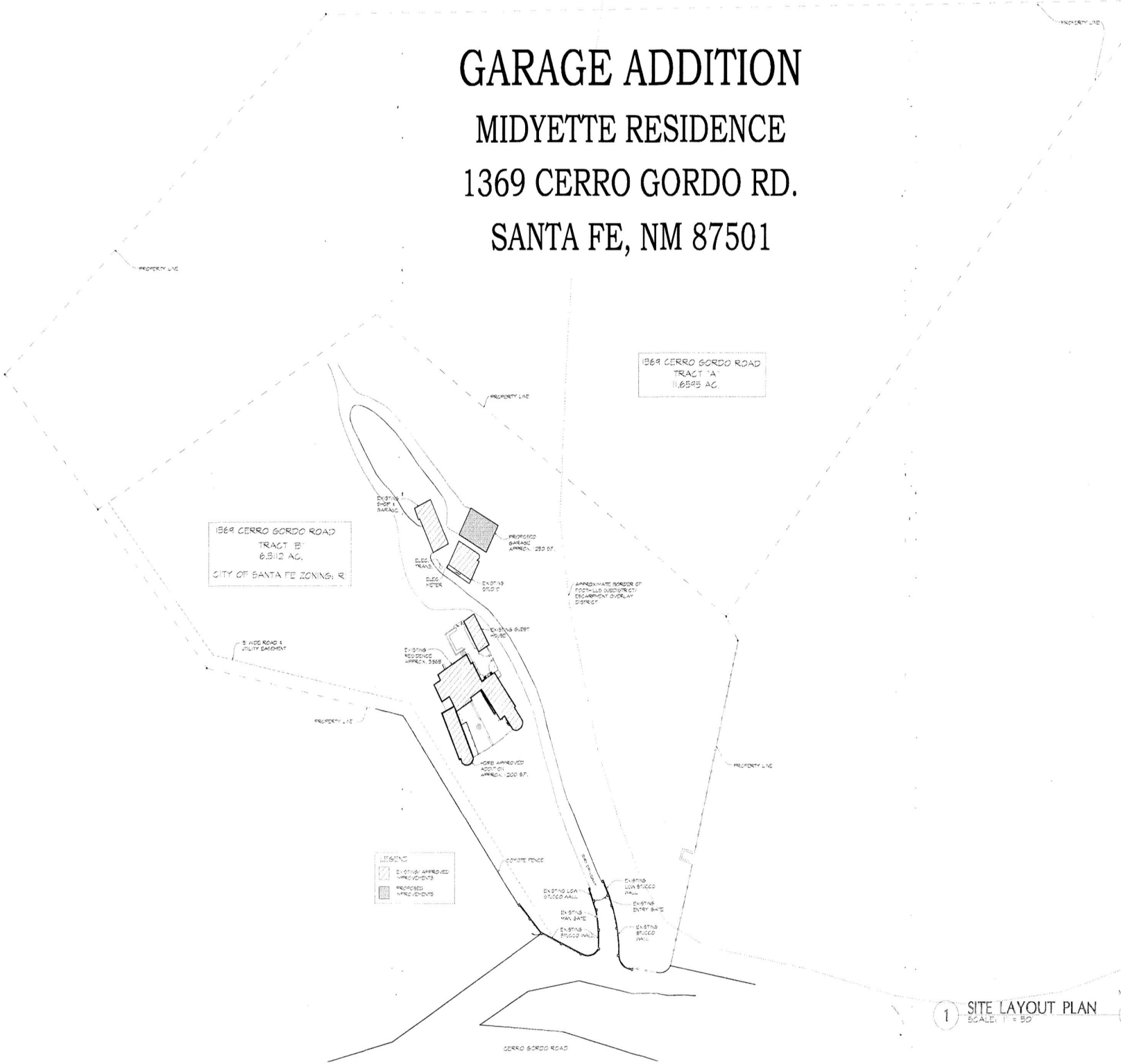
1369 Cerro Gordo – West Elevation

GARAGE ADDITION

MIDYETTE RESIDENCE

1369 CERRO GORDO RD.

SANTA FE, NM 87501



1 SITE LAYOUT PLAN
SCALE: 1" = 50'

NORTH

NCB
7/10/17

RECEIVED
JUL 10 2017
BY:

Midyette architects p.c.
Architecture Boulder | Planning | Interior Design Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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All drawn and written information contained herein shall not be used without written consent of Midyette architects p.c.

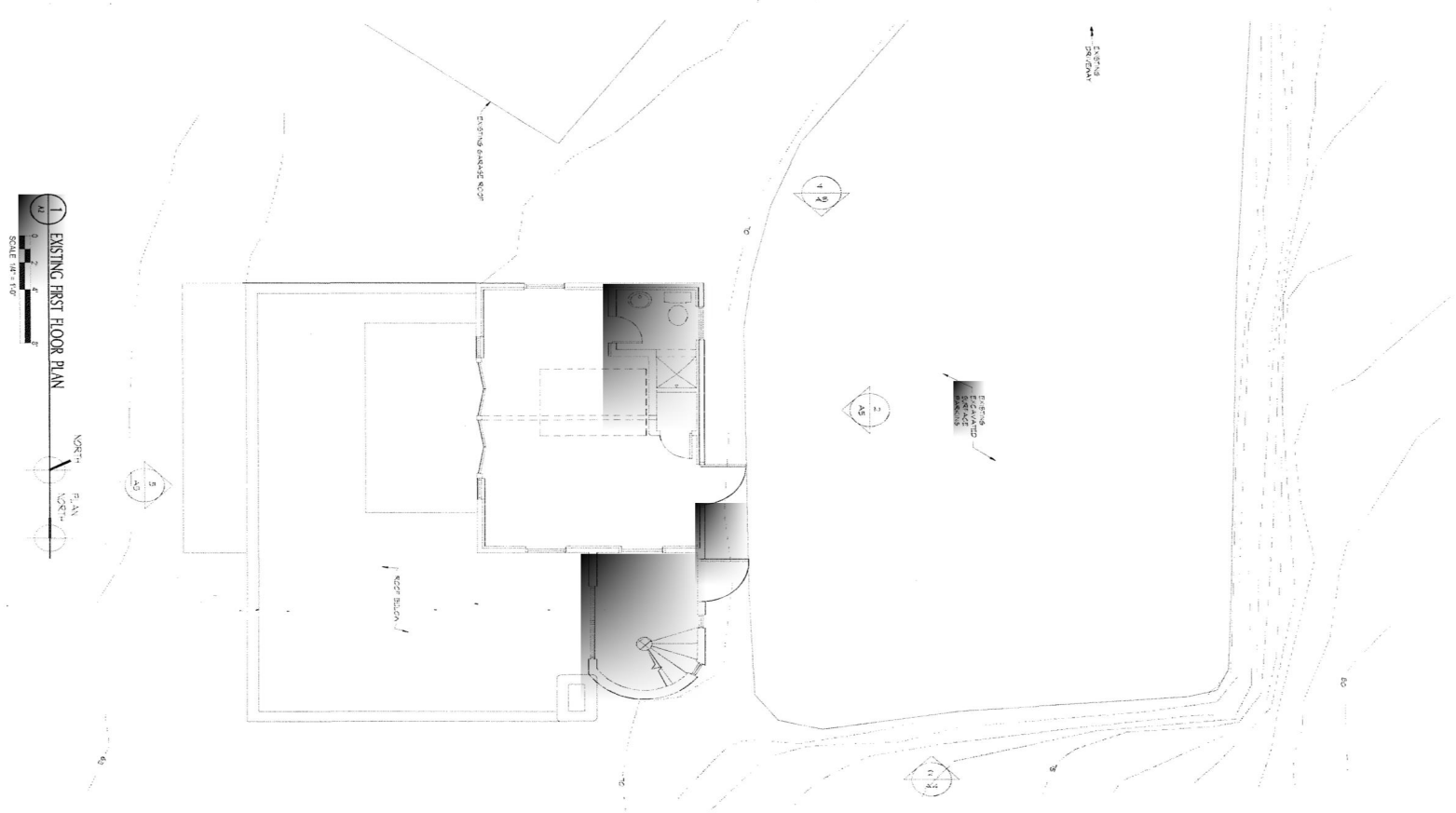
JOB NO.
1553

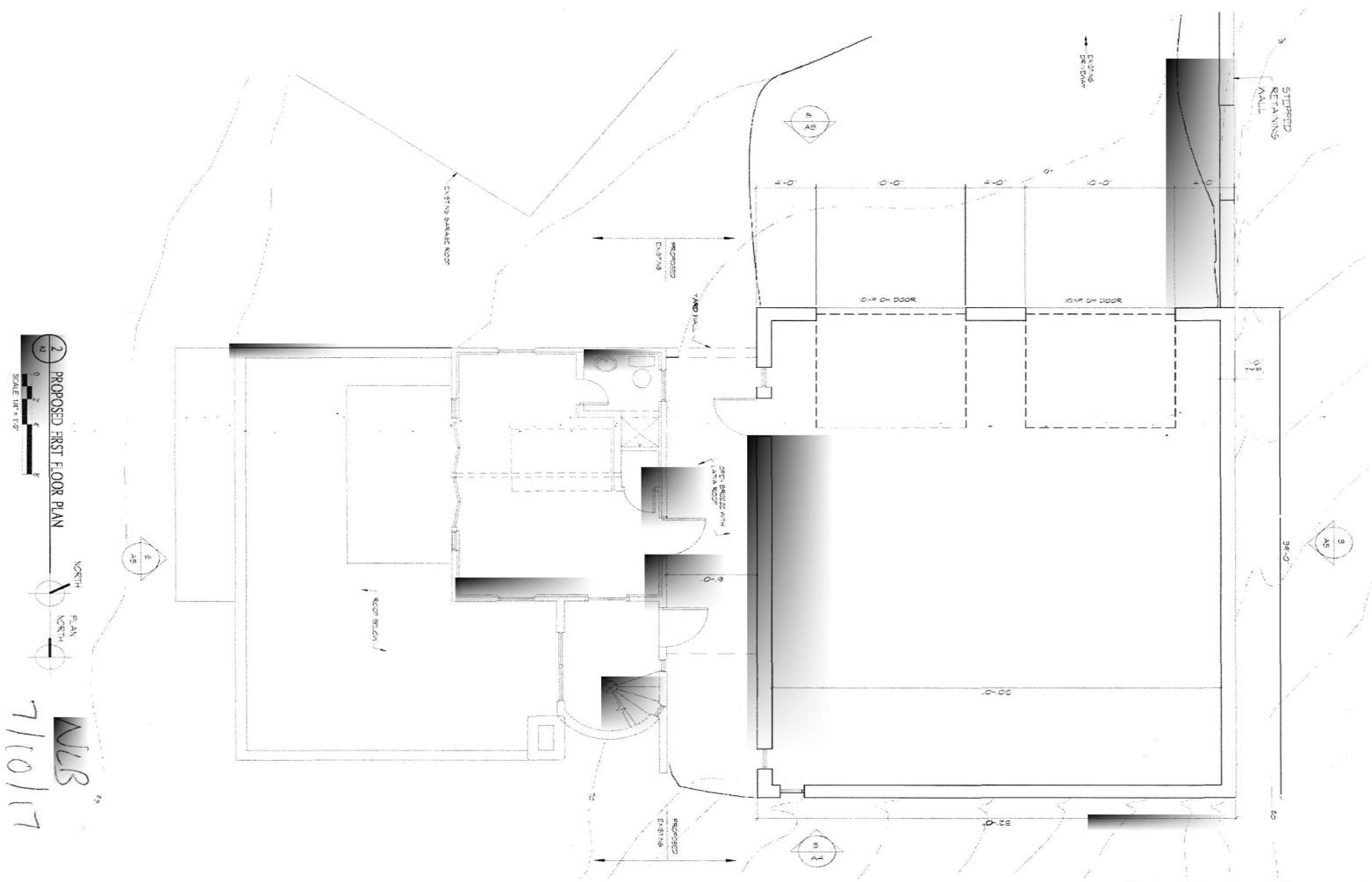
Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
COVER & SITE PLAN

DRAWN: NRV
CHECKED: JNM
ISSUE RECORD: HISTORIC REVIEW 8-29-17
DATE: 8/29/17

SHEET NO.
A1





NLB
7/10/17

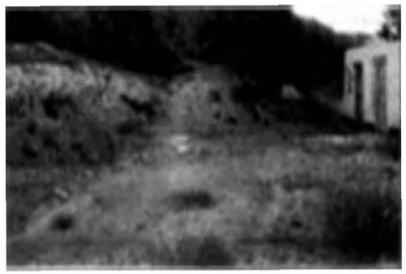
SHEET NO. A2 13	DATE: 6/29/17	ISSUE RECORD: HISTORIC REVIEW 6-29-17	CHECKED: JAM	DRAWN: KRV
CONTENTS:	EXISTING & PROPOSED FIRST FLOOR PLAN			

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

1553

Midyette architects p.c.
Architecture Planning Interior Design
Boulder Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

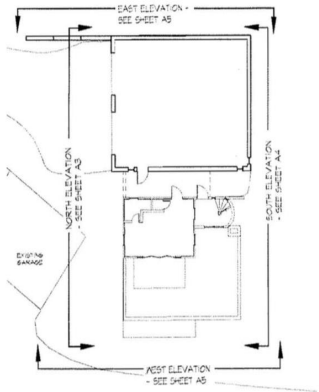
BY:



1 A3 PICTURE: EXISTING "NORTH ELEVATION 3"
N.T.S.

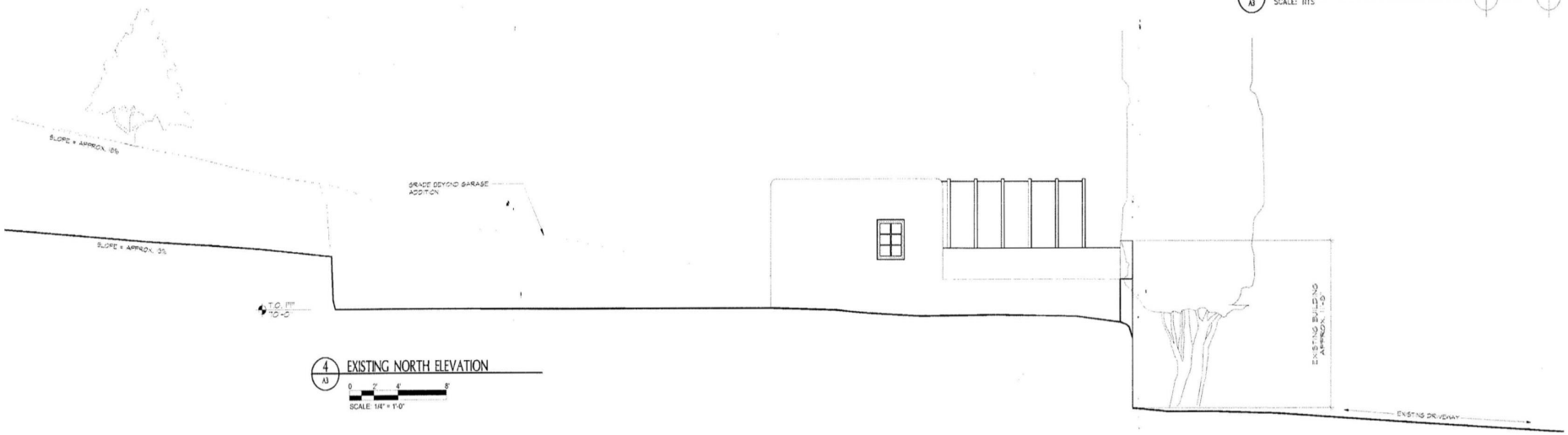


2 A3 PICTURE: EXISTING "NORTH ELEVATION 2"
N.T.S.

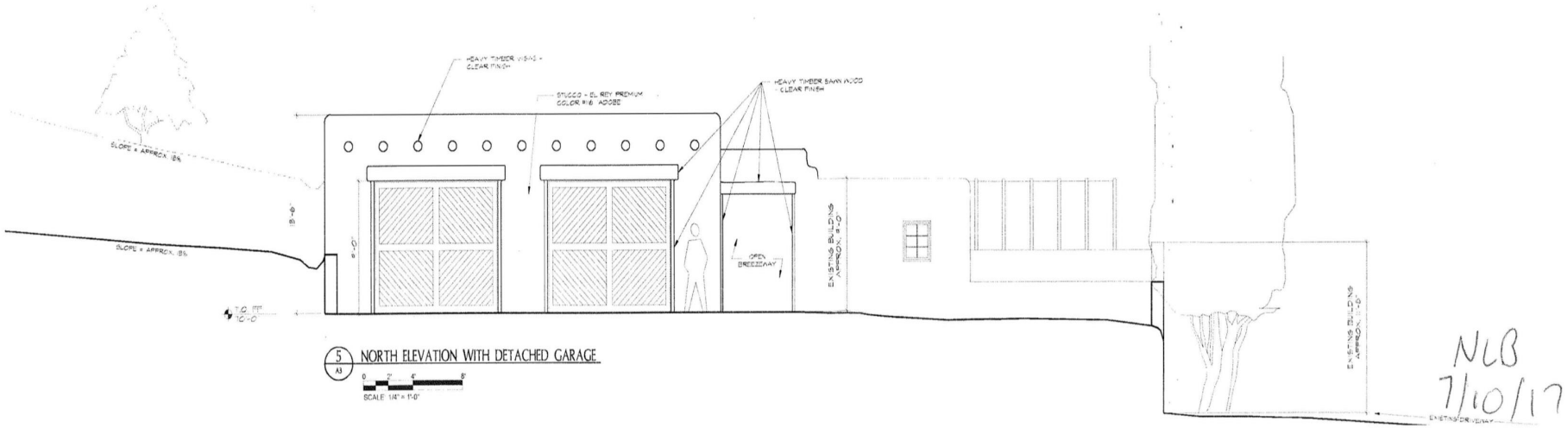


3 A3 ELEVATION KEY PLAN
SCALE: NTS

NORTH
PLAN NORTH



4 A3 EXISTING NORTH ELEVATION
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



5 A3 NORTH ELEVATION WITH DETACHED GARAGE
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

NLB
7/10/17

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Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
EXISTING & PROPOSED NORTH ELEVATION

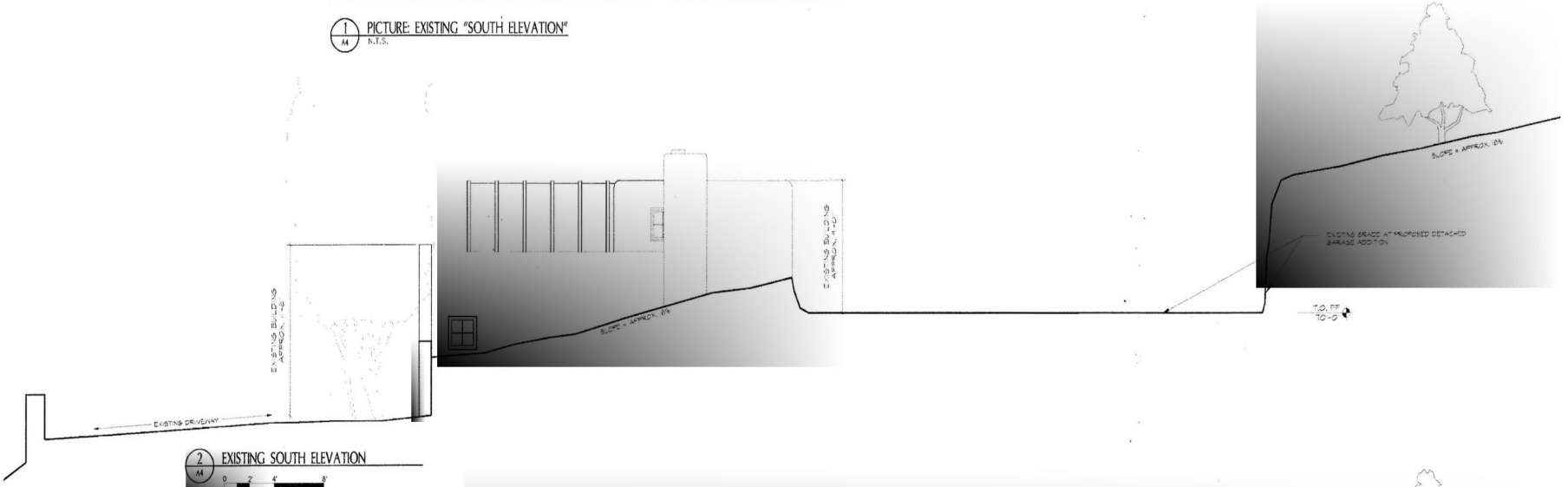
DRAWN: KRV
CHECKED: JAM
ISSUE RECORD:
HISTORIC REVIEW 6-28-17

DATE: 6/28/17

SHEET NO.
A3



1 / A4 PICTURE: EXISTING "SOUTH ELEVATION"
N.T.S.



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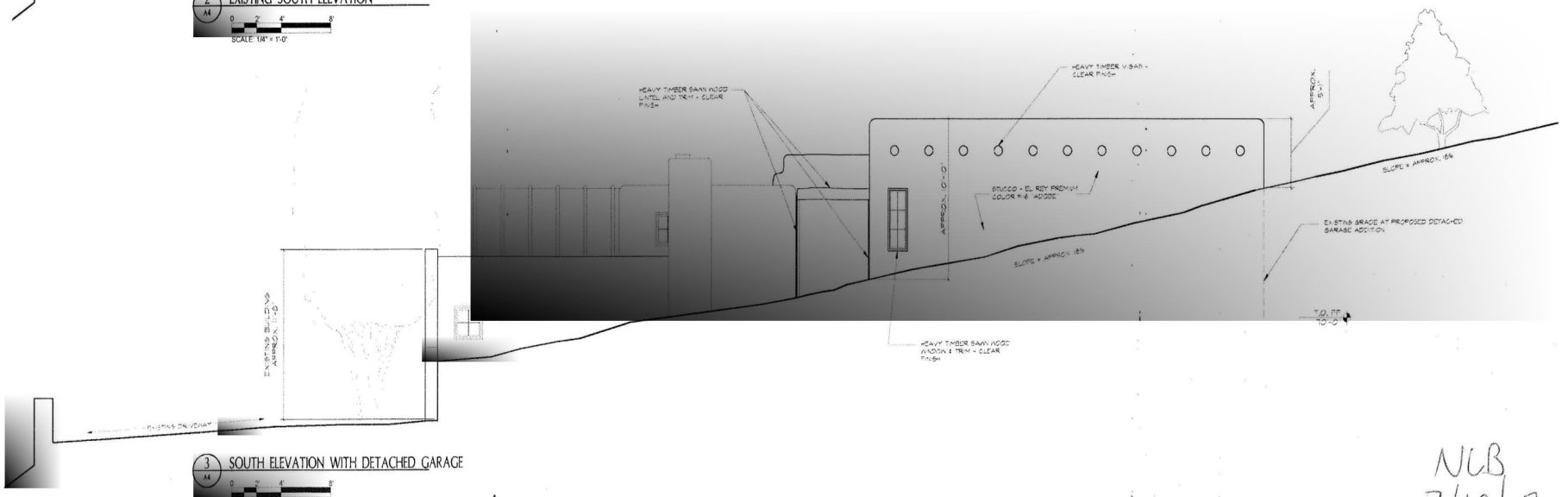

3 / A4 SOUTH ELEVATION WITH DETACHED GARAGE
SCALE: 1/4" = 1'-0"

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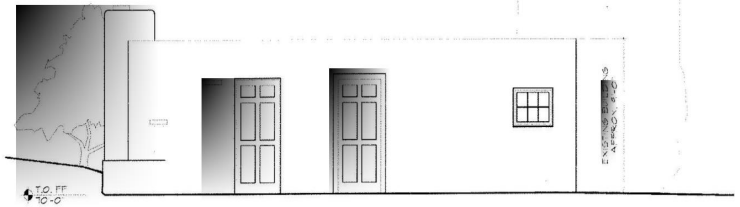
Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
EXISTING & PROPOSED SOUTH ELEVATION

DRAWN: KRV
CHECKED: JAM
ISSUE RECORD: HISTORIC REVIEW 8-29-17
DATE: 8/29/17
SHEET NO.
A4



1 A5 PICTURE: EXISTING "EAST ELEVATION"
N.T.S.



2 A5 EXISTING EAST ELEVATION
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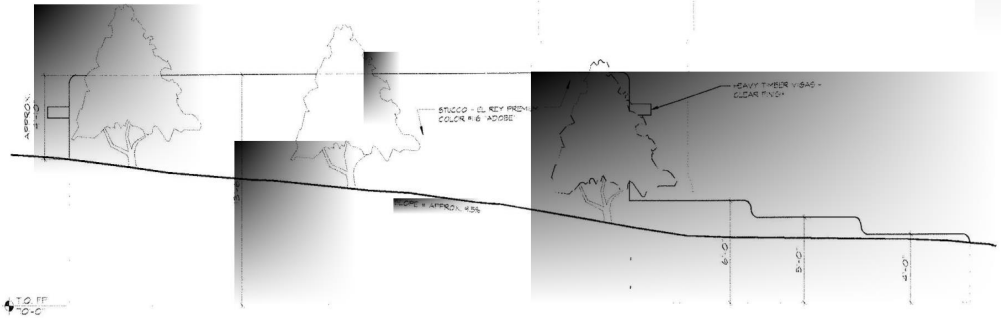
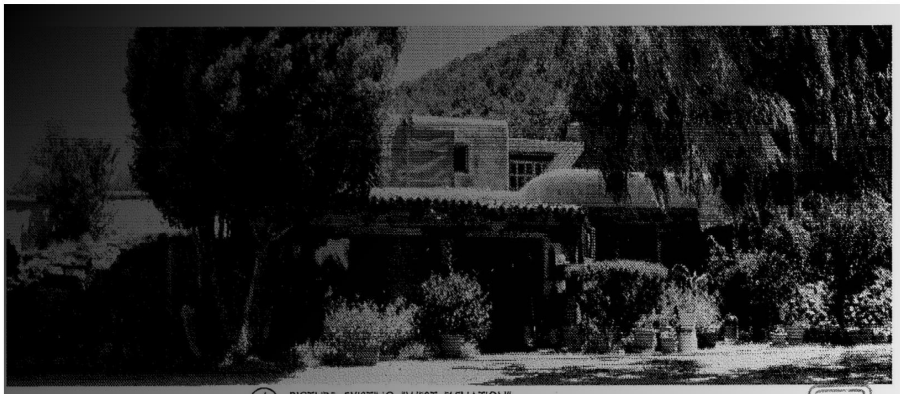
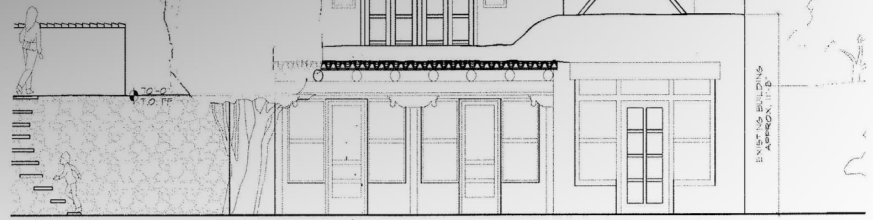


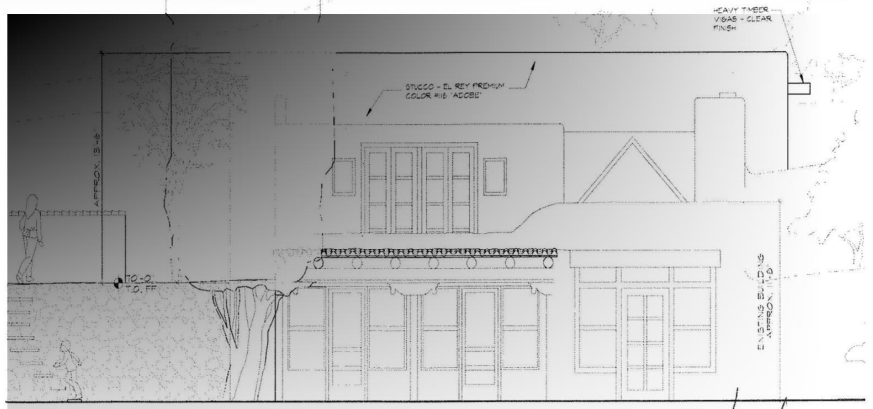
3 A5 EAST ELEVATION WITH DETACHED GARAGE
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



4 A5 PICTURE: EXISTING "WEST ELEVATION"
N.T.S.



5 A5 EXISTING WEST ELEVATION
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



6 A5 WEST ELEVATION WITH DETACHED GARAGE
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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JOB NO. 1553

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
EXISTING & PROPOSED
EAST & WEST ELEVATIONS

DRAWN: KRV
CHECKED: JMM
ISSUE RECORD:
HISTORIC REVIEW 6-24-17
DATE: 6/24/17
SHEET NO. A5

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: J. Nold Midyette, agent/owner, proposes to construct a 1,250 sq. ft. two-car garage to a height of 13'6" at a non-contributing property.

Case number: H-16-038
Project Type: HDRB

PROJECT LOCATION (S): 1369 Cerro Gordo

PROJECT NAMES:

OW – J. Nold Midyette	1369 Cerro Gordo Road	Santa Fe, NM 87501
AP – J. Nold Midyette	1369 Cerro Gordo Road	Santa Fe, NM 87501

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☑

HISTORIC DISTRICT INVENTORY NUMBER NA

YEAR OF CONSTRUCTION NA

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME NA

City of Santa Fe, New Mexico

memo

DATE: November 14, 2017

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-16-038

ADDRESS: 1369 Cerro Gordo Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1369 Cerro Gordo Road is a large lot located away from the public way that has four residential structures listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A free-standing 1,250 square foot two-car garage will be constructed to a height of 13' 6" where the maximum allowable height is 14' 7". The adobe structure is designed in the Spanish-Pueblo Revival style. It will feature rounded edges and corners, protruding viga tails, divided-lite windows, and exposed wooden headers over wooden garage doors. Finishes include El Rey cementitious stucco in "Adobe" and natural wood trim.

2. A 6' long yardwall and pedestrian arch will connect the garage to an existing adjacent studio structure. The entry will have a stuccoed, stepped parapet over an exposed wooden header.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

Be Completed By Applicant:

Date Submitted:

Property Owner of Record: J NOLD MIDYETTE

Applicant/Agent Name: J NOLD MIDYETTE

Contact Person Phone Number: (303) 489-0427 CELL
505-984-8183 RESIDENCE

Site Address: 1369 CERRO GORDO, SANTA FE 87501

Proposed Construction Description: DETACHED GARAGE

TOTAL ROOF AREA:

Zoning District: R-1

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☑ Other: DOWNTOWN & EASTSIDE HISTORIC

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

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

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

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

Terrain: ☐ 30% slopes NONE

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

Lot Coverage : _____%
☐Open Space Required: NA

Setbacks:
Proposed Front: 447' Minimum: 7
2nd Front? _____
Proposed Rear: 237' Minimum: 15
Proposed Sides: L 90' R 91' Minimum: 5

Height: Proposed 13'-6"
Maximum Height: 14'-7" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces: 8 EXISTING
Proposed _____ Accessible _____
Minimum: _____

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

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

J Nold Midyette _____ [☑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.

J Nold Midyette 7/7/17
SIGNATURE DATE

To Be Completed By City Staff:

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

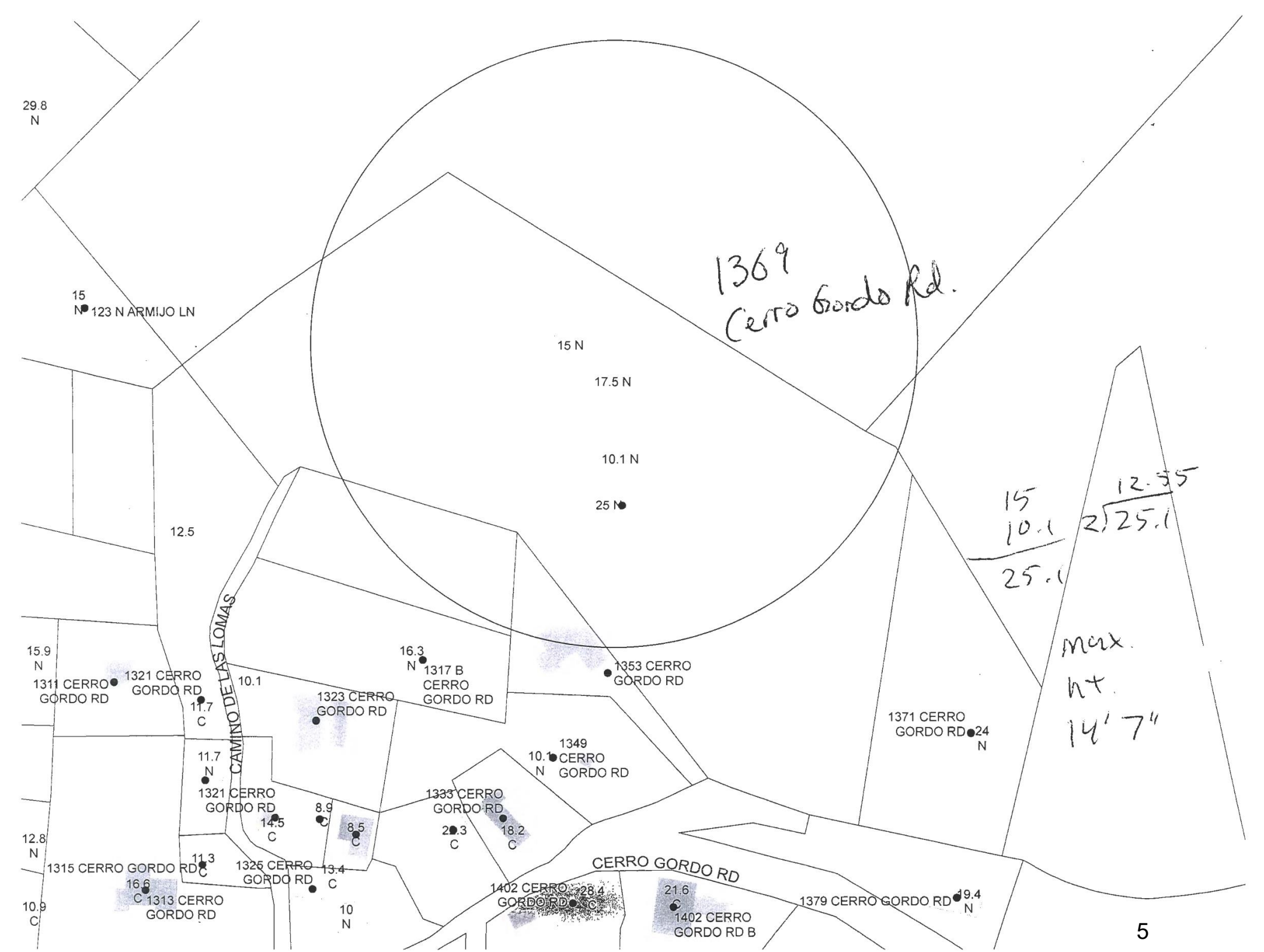
Notes: _____

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

REVIEWER: Jack Berk **DATE:** 7/10/17

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

Revised 11/13


1369
Cerro Gordo Rd.
29.8
N
15
N
123 N ARMIJO LN
15 N
17.5 N
10.1 N
25 N
12.5
15
10.1
25.1
12.55
2 25.1
max.
ht.
14' 7"
15.9
N
1311 CERRO
GORDO RD
1321 CERRO
GORDO RD
11.7
C
CAMINO DE LAS LOMAS
10.1
16.3
N
1317 B
CERRO
GORDO RD
1323 CERRO
GORDO RD
1353 CERRO
GORDO RD
1371 CERRO
GORDO RD
24
N
1349
10.1
N
CERRO
GORDO RD
11.7
N
1321 CERRO
GORDO RD
1333 CERRO
GORDO RD
8.9
C
14.5
C
8.5
C
20.3
C
18.2
C
12.8
N
1315 CERRO GORDO RD
11.3
C
1325 CERRO
GORDO RD
13.4
C
CERRO GORDO RD
16.6
C
1313 CERRO
GORDO RD
1402 CERRO
GORDO RD
28.4
C
21.6
C
1379 CERRO GORDO RD
19.4
N
10.9
C
10
N
1402 CERRO
GORDO RD B

PROPOSAL LETTER

June 26, 2017

RE: 1369 Cerro Gordo Rd. – Detached Garage

Mr. David Rasch
Planner Supervisor
City of Santa Fe Historic Preservation Division

Dear Mr. Rasch,

The purpose of this proposal letter is to itemize each element of the proposed detached garage at 1369 Cerro Gordo Road.

Proposed Addition

The proposed addition meets the "Downtown and Eastside Design Standards" for non-contributing buildings. It is one story in the "Old Santa Fe Style" with a flat roof and vigas which project out of the north and south walls. The exterior walls are adobe with El Rey #116 "adobe" stucco. No pane of glass is larger than 30" in any dimension. The proposed addition is approximately 1,250 square feet total. See the attached "Proposed First Floor Plan" for reference. The addition will be approximately 39' long (north to south) by 32' wide (east to west). A yard wall approximately 6' long runs east to west at the north end of the garage to define a walk-through "breezeway" between the proposed garage and existing studio. At its highest point, the addition will be approximately 13-6" above grade. All windows and doors will have natural wood trim. All windows will be of the casement type. See elevation sheets A3-A5 for materials and windowpane divisions.

Existing

The site of the existing garage is currently a parking area which was excavated prior to 1967. This parking area is located to the east of an existing studio structure. The parking area is approximately 32' wide (east to west) starting from the existing driveway (north) and terminating approximately at the south end of the existing studio structure.

PROPOSAL LETTER

If you have any questions, please do not hesitate to contact me at (303)489-0427.

Sincerely,



J Nold Midyette, owner 1369 Cerro Gordo Rd.

The above information is true and correct to the best of my knowledge and based on the information I have.



J Nold Midyette, owner 1369 Cerro Gordo Rd.



1369 Cerro Gordo – North Elevation 1



1369 Cerro Gordo – North Elevation 2



1369 Cerro Gordo – North Elevation 3



1369 Cerro Gordo – South Elevation



1369 Cerro Gordo – East Elevation



1369 Cerro Gordo – West Elevation

GARAGE ADDITION

MIDYETTE RESIDENCE

1369 CERRO GORDO RD.

SANTA FE, NM 87501

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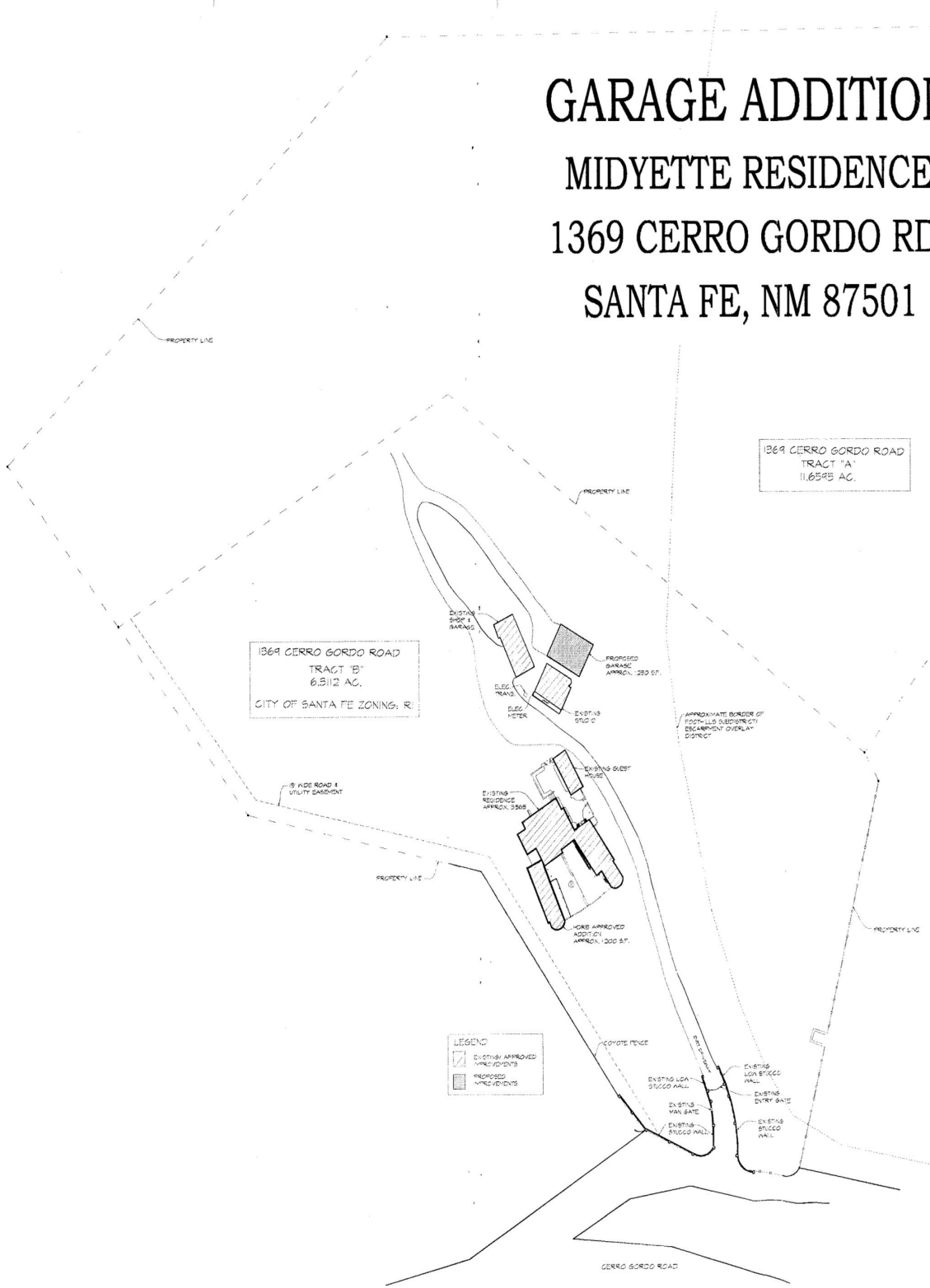

1 SITE LAYOUT PLAN
SCALE: 1" = 50'

NORTH

NCB
7/10/17

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JOB NO: 1553

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

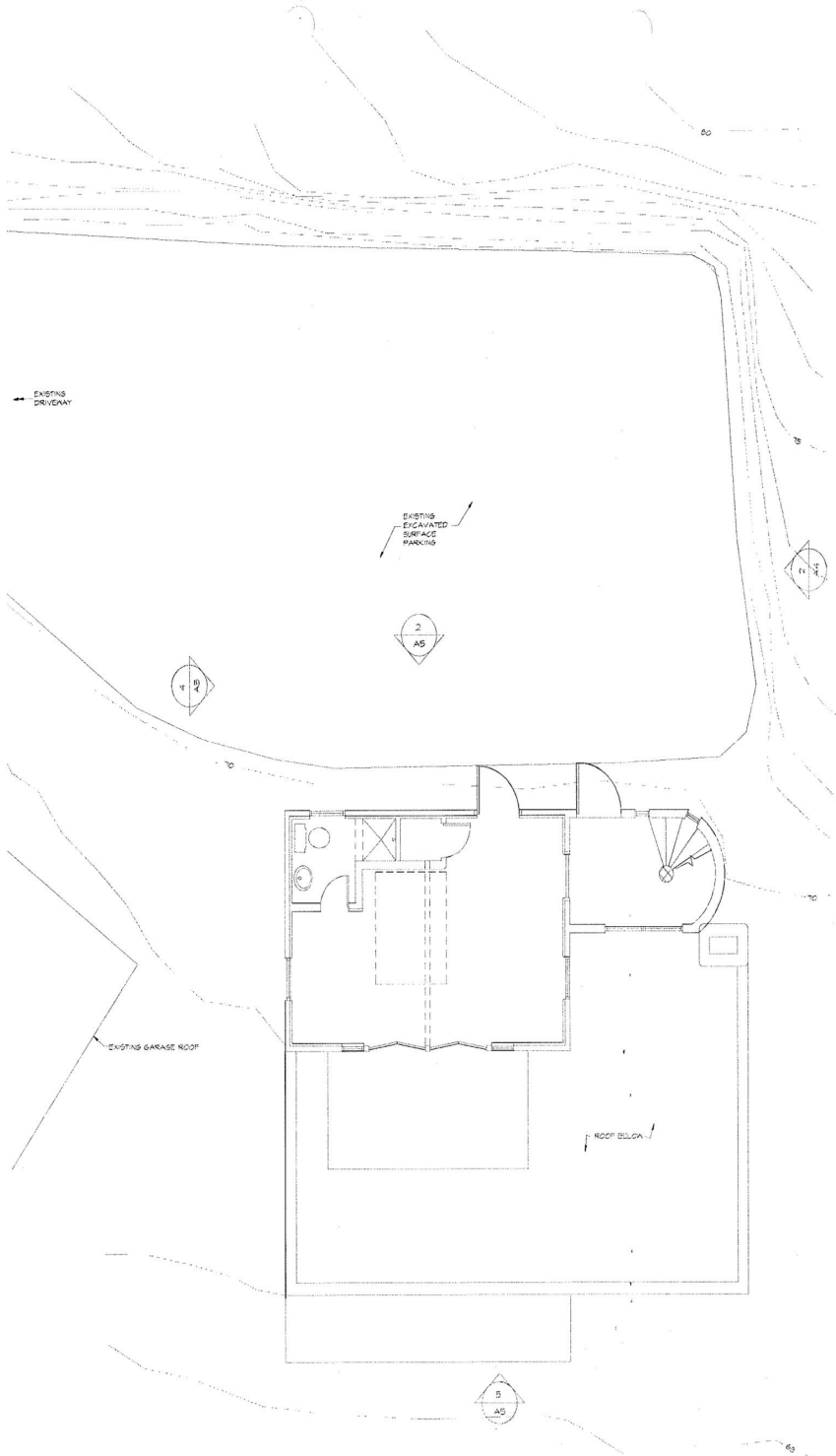
CONTENTS:
COVER & SITE PLAN

DRAWN: KRV
CHECKED: JNM
ISSUE RECORD:
HISTORIC REVIEW 6-29-17

DATE: 6/29/17

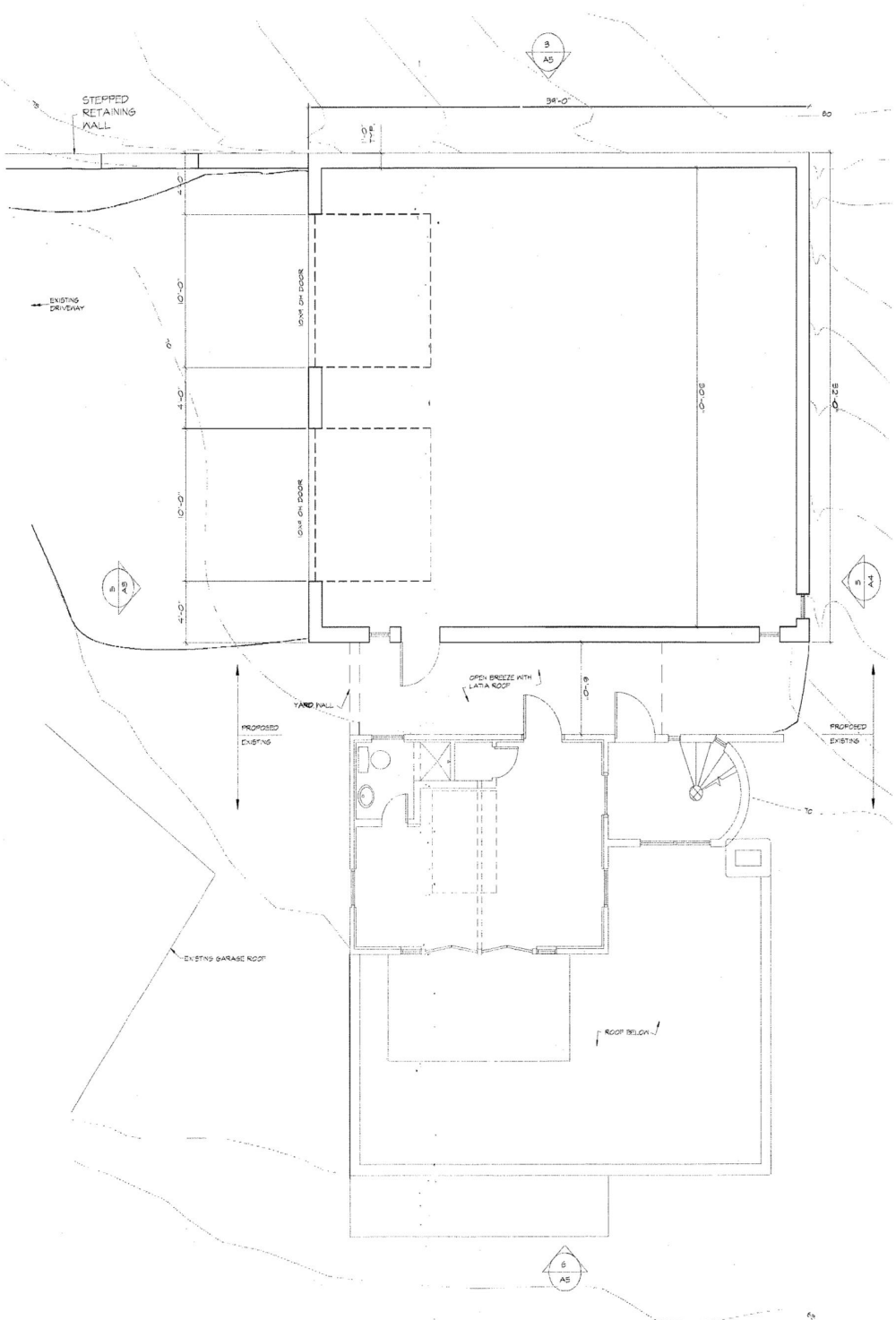
SHEET NO: A1

12



1 A2 EXISTING FIRST FLOOR PLAN

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



2 A2 PROPOSED FIRST FLOOR PLAN

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

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JOB NO. 1553

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
EXISTING & PROPOSED FIRST FLOOR PLAN

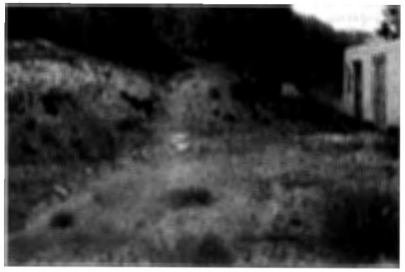
DRAWN: KRV

CHECKED: JAM

ISSUE RECORD:
HISTORIC REVIEW 6-29-17

DATE: 6/29/17

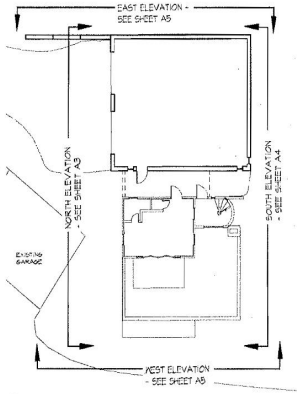
SHEET NO: A2



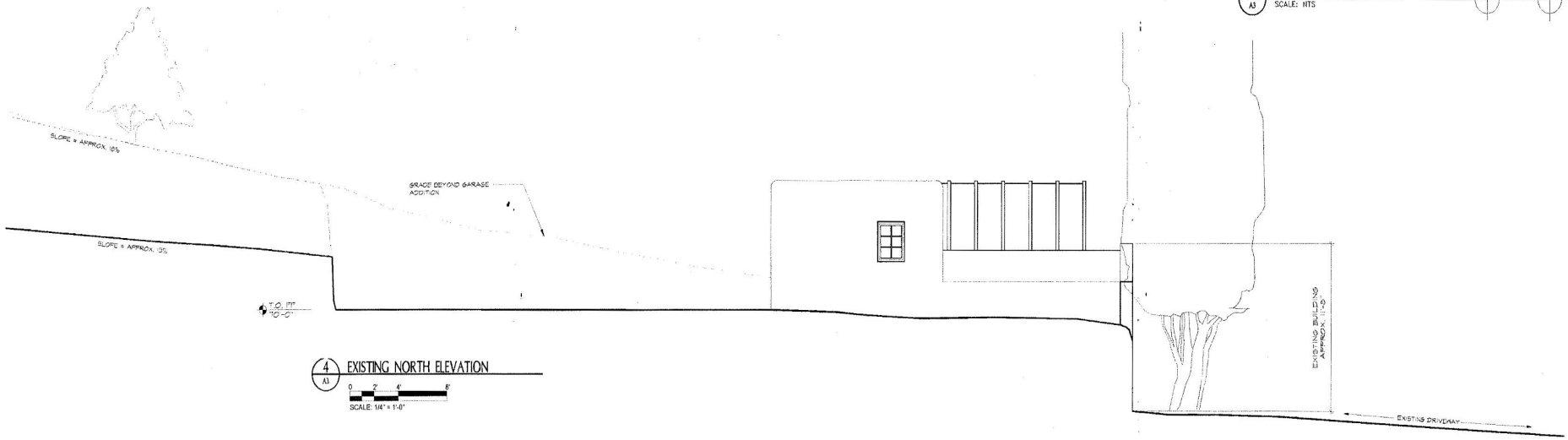
1 A3 PICTURE: EXISTING "NORTH ELEVATION 3"
N.T.S.



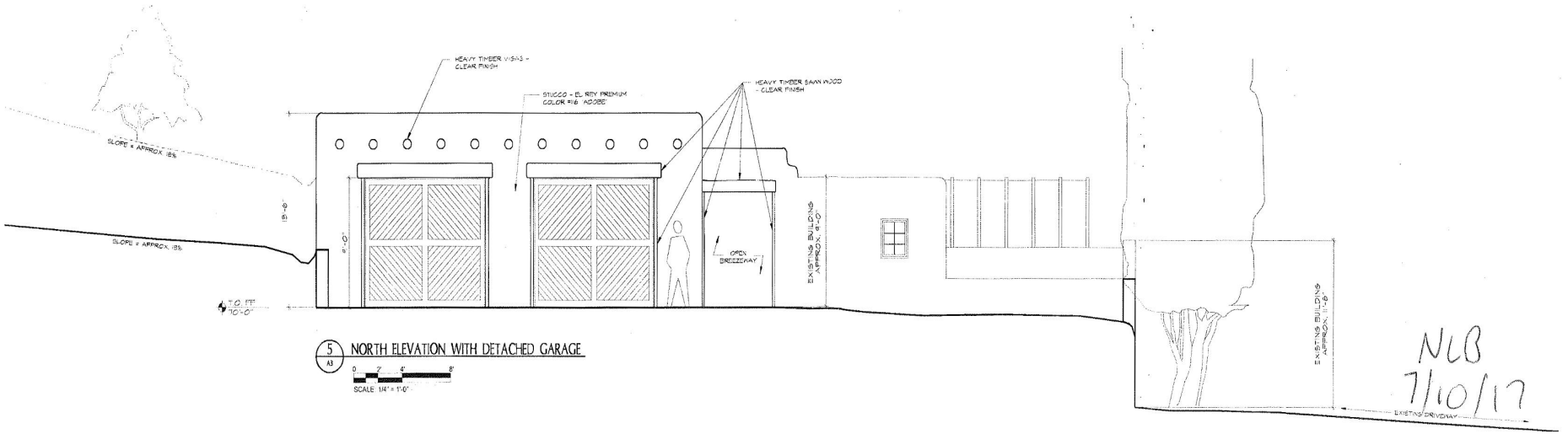
2 A3 PICTURE: EXISTING "NORTH ELEVATION 2"
N.T.S.



3 A3 ELEVATION KEY PLAN
SCALE: NTS



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



5 A3 NORTH ELEVATION WITH DETACHED GARAGE
SCALE: 1/4" = 1'-0"

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Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
EXISTING & PROPOSED NORTH ELEVATION

DRAWN: KRV
CHECKED: JNM
ISSUE RECORD: HISTORIC REVIEW 6-29-17
DATE: 6/29/17
SHEET NO.: A3
14



1 M PICTURE: EXISTING "SOUTH ELEVATION"
N.T.S.

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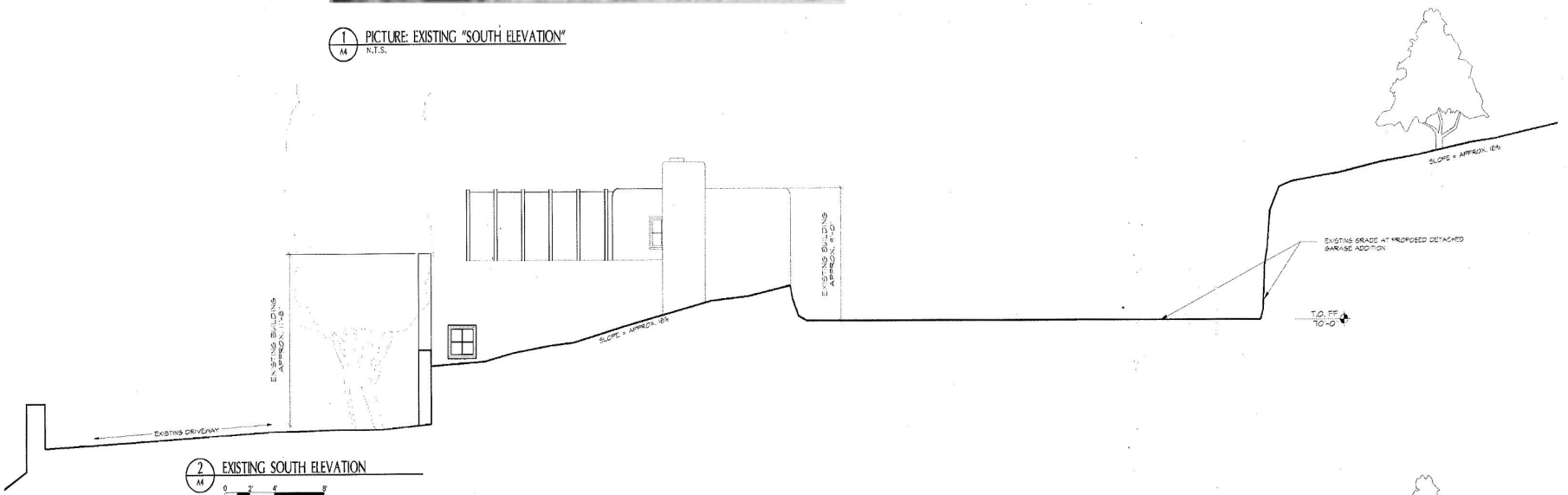
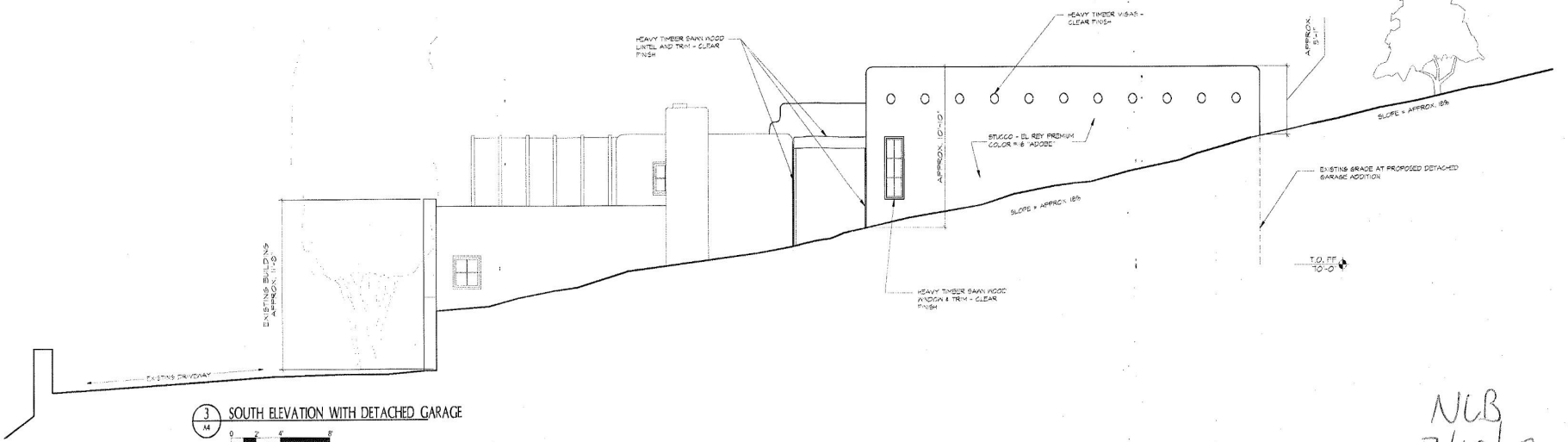


2 M EXISTING SOUTH ELEVATION
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



3 M4 SOUTH ELEVATION WITH DETACHED GARAGE
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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JOB NO.
1553

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
EXISTING & PROPOSED SOUTH ELEVATION

DRAWN:
KRV

CHECKED:
JNM

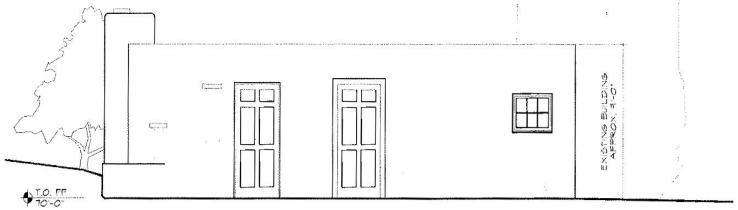
ISSUE RECORD:
HISTORIC REVIEW 6-29-17

DATE: 6/29/17

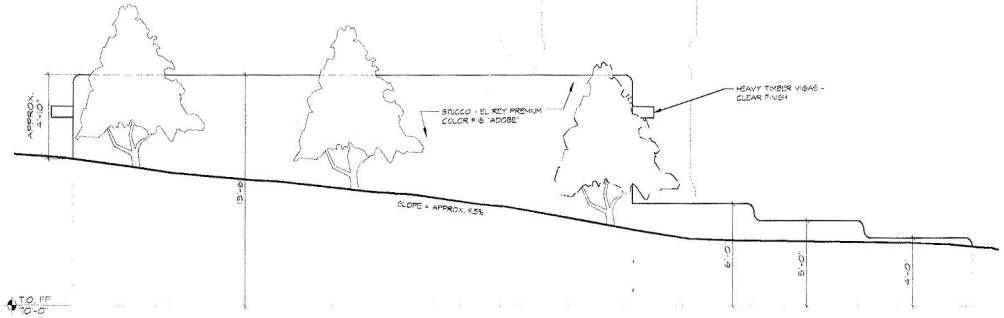
SHEET NO.
A4
15



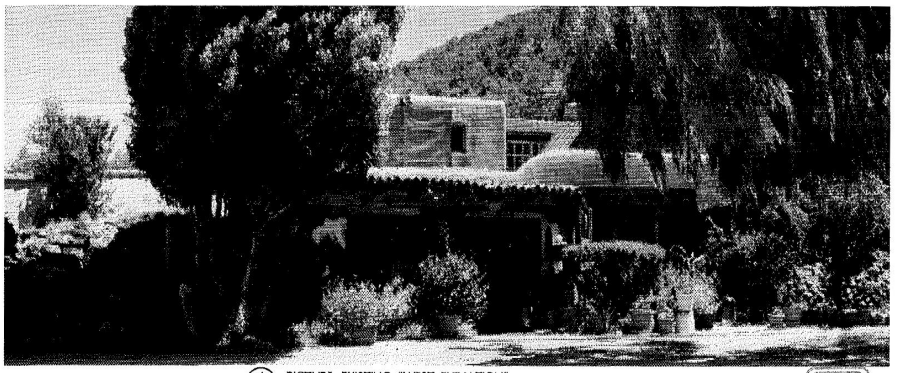
1 A5 PICTURE: EXISTING "EAST ELEVATION"
N.T.S.



2 A5 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A5 EAST ELEVATION WITH DETACHED GARAGE
SCALE: 1/4" = 1'-0"



4 A5 PICTURE: EXISTING "WEST ELEVATION"
N.T.S.



5 A5 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 A5 WEST ELEVATION WITH DETACHED GARAGE
SCALE: 1/4" = 1'-0"

RECEIVED
JUL 10 2017
BY:

7/10/17
NLB

Midyette architects p.c.
Architecture · Planning · Interior Design
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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JOB NO.
1553

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
EXISTING & PROPOSED
EAST & WEST ELEVATIONS

DRAWN:
KRV

CHECKED:
JNM

ISSUE RECORD:
HISTORIC REVIEW 6-29-17

DATE: 6/29/17

SHEET NO:
A5
16

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case 2019-001519-HDRB Alterations to H-16-038C 1369 Cerro Gordo Road

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Doug McDowell, agent for J Nold Midyette, owner, proposes to raise the height of the parapet and door on a previously approved non-contributing, non-publicly visible garage addition. An allowance for additional height is requested for a sloping site, per Section 14-5.2(D)(9)(c)(ii).

Case number: **2019-001519-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): **1369 Cerro Gordo Road**
PROJECT NAMES:

OW – J Nold Midyette 1369 Cerro Gordo Road Santa Fe, NM 87505

AP – Doug McDowell PO BOX 1567 Santa Fe, NM 87504

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☒ Contributing ☐ Significant ☐ Landmark ☐ N/A ☐

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☒

HISTORIC DISTRICT INVENTORY NUMBER N/A

YEAR OF CONSTRUCTION _____

PROJECT TYPE

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

USE, EXISTING Residential ☐ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☒ Non-Residential ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: January 14, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2019-001519-HDRB

Address: 1369 Cerro Gordo Road
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

1369 Cerro Gordo is located away from the public way containing four residential structures with non-contributing status in the Downtown and Eastside Historic District.

An application for a free-standing 1,250 sq. ft. garage in the Spanish Pueblo Revival Style was approved by the HDRB on November 14, 2017 (case H-16-038). The proposed building height was 13 ft. 6 in. The maximum allowable height was 14 ft. 7 in.

This application amends the above-mentioned application. The applicant wishes to raise the height of the parapet by 3 ft in on the East and Northeast side of the approved Garage addition, as well as the garage door on that side. This is necessary to retain the hillside which is higher than the topographical survey originally indicated.

The new proposed height exceeds the maximum allowable height of 14 ft. 7 in. by 1 ft. 11. In. The slope of the site has a difference of over eight feet. Therefore an increase in the allowable height from 14 ft. 7 in. 16 ft. 6 in. may be granted by the HDRB, per to (D)(9)(c)(ii)(F). The applicant requests this height allowance for a sloping site.

RELEVANT CODE CITATIONS:

Sloping Sites:

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

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

McDOWELL FINE HOMES
DESIGNERS BUILDERS
Since 1976

December 17, 2019
Ms. Lisa Roach
Historic Preservation Division
City of Santa Fe, New Mexico

Re HDRB #H16038 and Extension
Proposed Garage Addition, 1369 Cerro Gordo Road

Permit # 19-2634

Dear Ms. Roach,

We are requesting Board approval to raise the height of the parapet on the East and Northeast side of the approved Garage addition.

The amount of hillside to retain is higher than the topographical survey indicated and structural requirements require the height to retain effectively. We cannot gain access to reduce the grade as it will disturb Escarpment areas and also be visible.

We understand that the Board has the authority to approve up to a four foot increase where existing terrain works in harmony with the stepping of the improvement. We think this case represents that situation.

In addition due to the change in the ceiling structure to increase the retaining from north to south to east to west, we are requesting to remove the viga tails as they will not be authentic.

We are also requesting to increase the height of the door on the north east side to work with the height increase and the new ceiling structure.

The elevations in question are not visible from any right of way or adjoining properties. They cannot be sen until one drives up to the garage. This is due to the existing stepping up the hill nature of the existing improvements.

Thank you for you consideration in this matter.

Best Regards,

Doug McDowell

Doug McDowell
Agent/ Contractor
McDowell Fine Homes



RECEIVED
DEC 17 2010
BY:

MAY - 3 2016

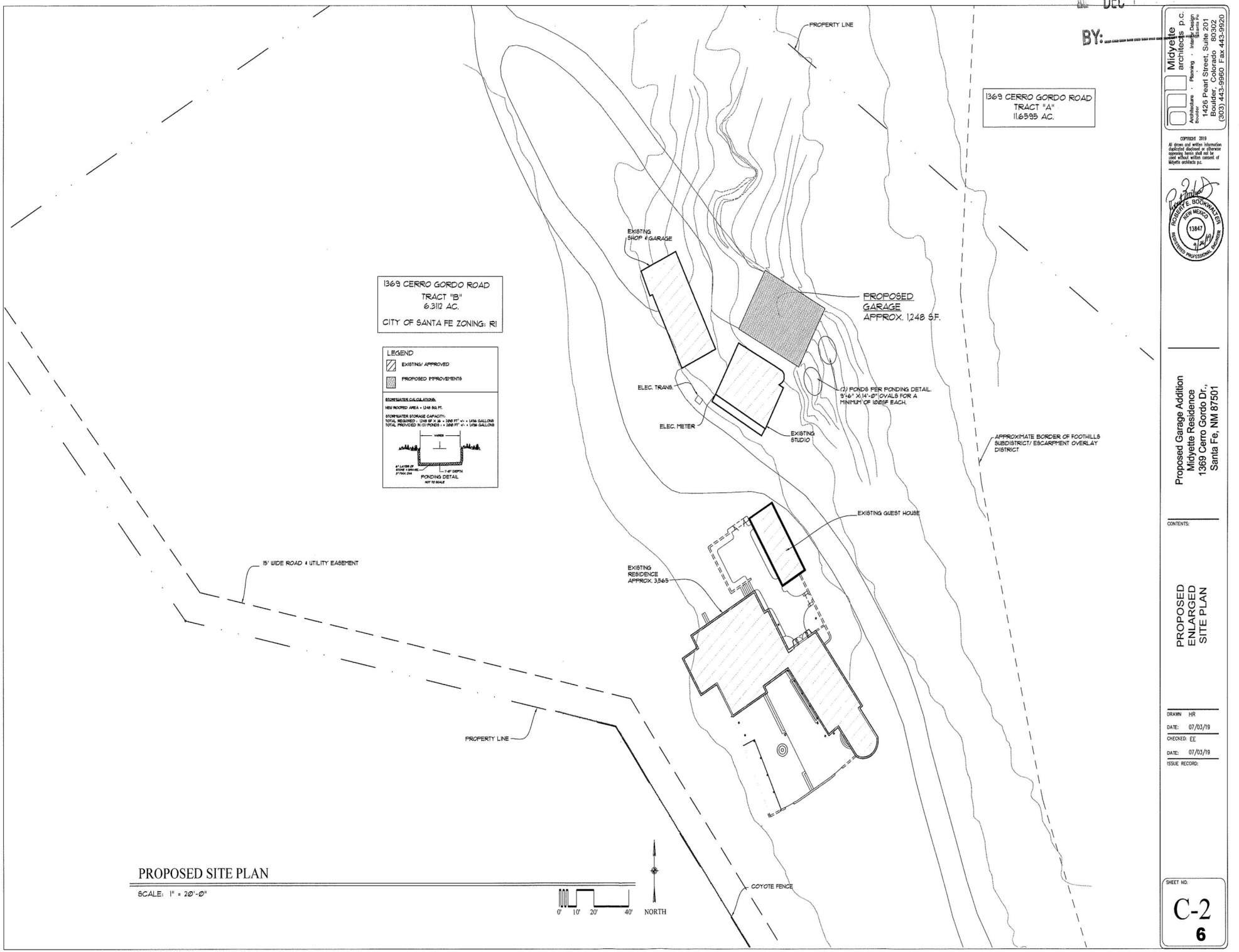
VALLE LEJANO UNIT 3
LOT 1 SALVADOR
LOT 2 GONZALES
GRANT
N/F WELLMAN
LOT 10 OF
LOT 11 BOUNDARY
LOT 12
LOT 13
LOT 14
VALLE LEJANO UNIT 4
SOUTH
BEARING BASE
15' DRAIN. EASEMENT
40' WIDE PUBLIC INGRESS AND EGRESS EASEMENT
40' WIDE R/W NORTH ARROYO LANE
N47°15'00"E
480.50'
S89°47'32"E
553.59'
926.58'
S40°27'0"E
NEW TRACT 'A'
11.6595 Ac.±
NEW TRACT 'B'
6.3112 Ac.±
NEW LOT LINE
OLD LOT LINE
406.55'
S53°28'3"E
N60°29'09"E
141.95'
401.51'
N/F BERNARD SERVIS DIVISION
N/F WALDO SANCHEZ
N38°32'22"W
316.91'
251.72'
N/F JOSE T. SANCHEZ
N77°42'47"W
246.88'
N/F PORFIRIO LUCERO
N25°16'18"W
N42°00'51"W
42.13'
S59°38'56"W
2.58'
166.75'
N77°09'58"W
N/F KIELTHAU
W. P. A. ROAD
CERRO GORDO ROAD
MANHOLE No. W-16-8-3
TIE S78°51'0"W 3364'
N/F WILLIAM BARKER
S29°53'33"E
29.43'
S14°28'47"W
354.37'
857.11'
343.22'
SHED
DIRT DRIVEWAY
ADOBE SHOP and GARAGE
ADOBE RESIDENCE
ADOBE GUEST HOUSE
ADOBE WALL
BLOCK WALLS
STONE WALL
7'x7' WELL COVER
ELEC. METER
ELEC. TRANS.
PORTAL
15' WIDE ROAD AND UTILITY EASEMENT
8'x8' PAD
No. 3 REBAR IN CONC.
NEW ADDITION
FENCE
LOG WALLS
N/F CORY SCHWARM
ENCROACHMENTS
ROCK WALL
TIE N16°50'08"W 1.50'
No. 4 IRON ROD
1/4" PIPE
1" PIPE
No. 3 REBAR
No. 4 REBAR
TIE S48°22'34"W 22.37'
TIE N43°37'37"W 22.46'
TIE N0°44'14"E 115.36'
TIE N0°44'14"E 9.29'
NAIL IN ROCK PILE S.E. CORNER SALVADOR GONZALES GRANT
MAGNETIC NORTH
12°E
SCALE 1"=50'

TOTAL AREA:
17.9707 Ac.±

TECHNICAL REVIEW LOT OF RECORD CREATED
ORIGINAL ABS. #27 Baca Grado
☐ ENCROACHMENT ☐ EASEMENT ☐ ENCROACHMENT AGREEMENT ☐ ROAD DEDICATION ☐ ROAD VACATION
☐ PRE-DEVELOPMENT ☐ DEVELOPMENT PLAN ☐ SUBDIVISION ☐ SUMMARY REVIEW ☐ VARIANCE
☐ MASTER PLAN ☐ ZONING ☐ ☐ ☐

DEC

BY:



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

Midyette architects p.c.
Architecture · Planning · Interior Design
Boulder · Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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ROBERT E. BOOKWALTER
NEW MEXICO
13847
9/26/19
REGISTERED PROFESSIONAL ENGINEER

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr.,
Santa Fe, NM 87501

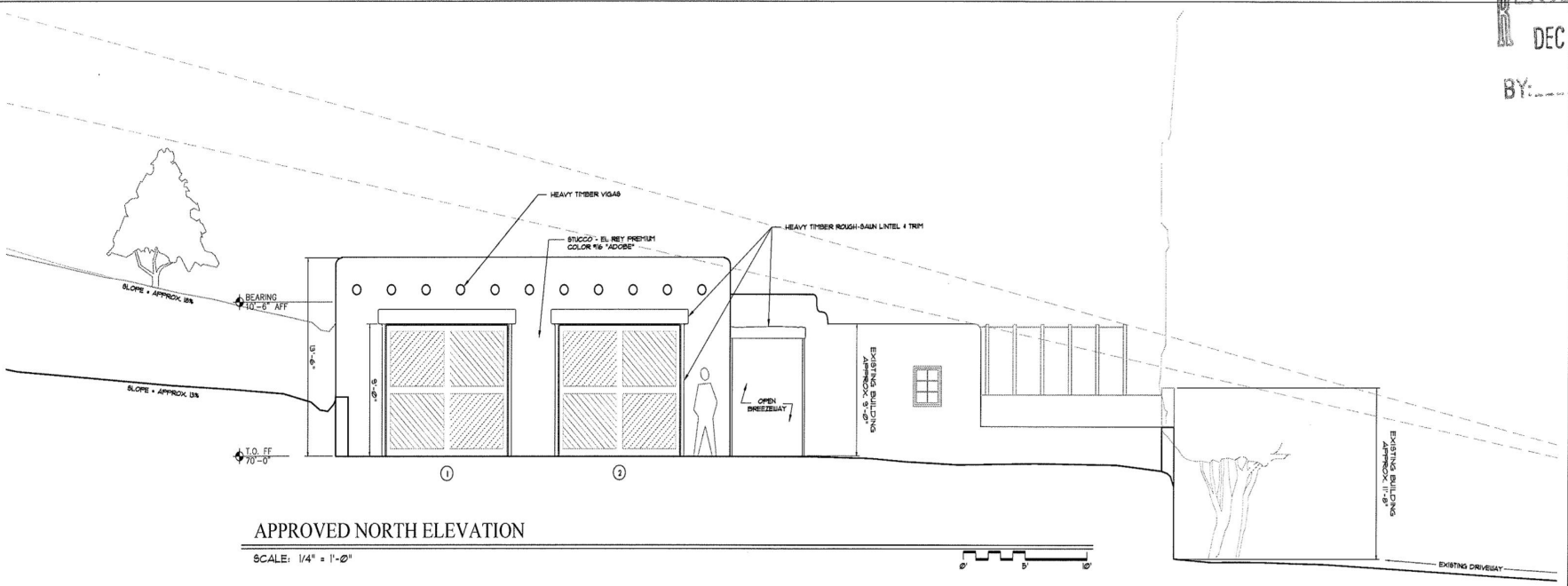
CONTENTS:

PROPOSED ENLARGED SITE PLAN

DRAWN HR
DATE: 07/03/19
CHECKED: EE
DATE: 07/03/19
ISSUE RECORD:

SHEET NO:
C-2
6

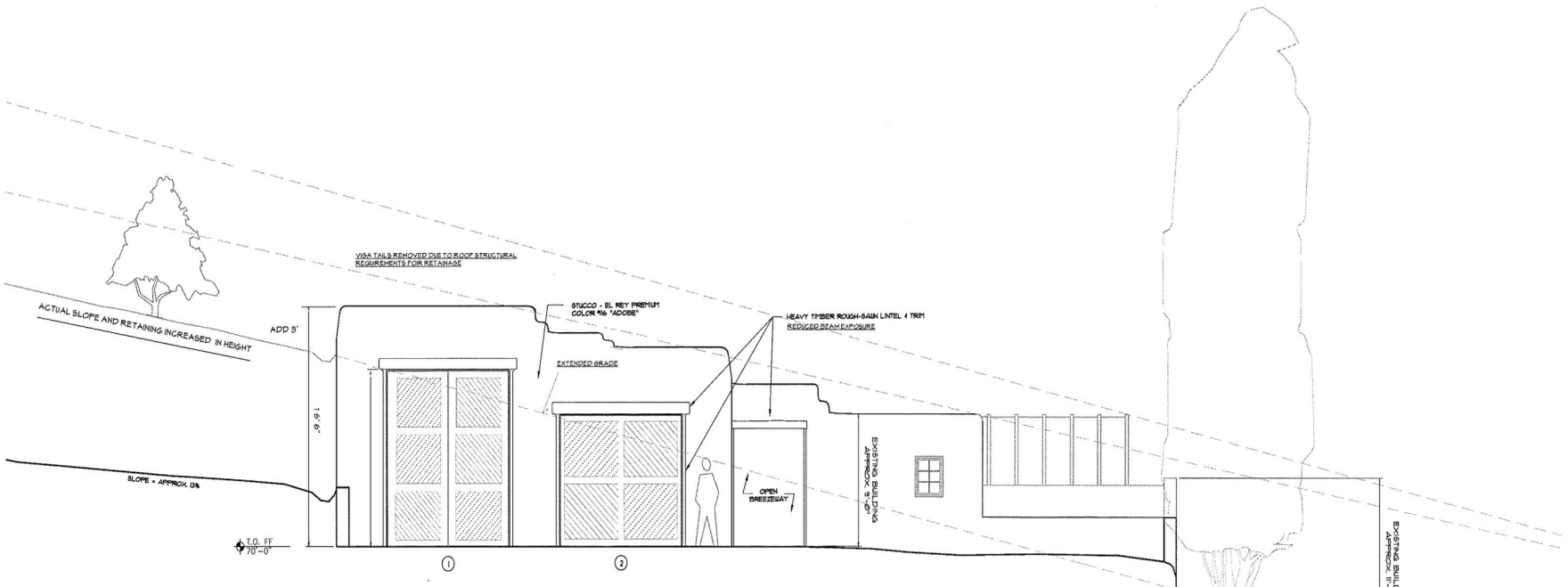
RECEIVED
DEC
BY:



APPROVED NORTH ELEVATION

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

0' 5' 10'



PROPOSED NORTH ELEVATION

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

0' 5' 10'

Midyette architects p.c.
Architecture · Planning · Interior Design
Boulder
1426 Pearl Street, Suite 203
Boulder, Colorado 80302
(303) 443-9666 Fax 443-9920

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Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr.,
Santa Fe, NM 87501

CONTENTS:

APPROVED & PROPOSED ELEVATIONS

DRAWN HR

DATE: 12/12/2019

CHECKED: EE

DATE: 12/12/2019

ISSUE RECORD:

SHEET NO:

A-2.1

RECEIVED
DEC 17 2019
BY:

McDOWELL FINE HOMES
SINCE 1976
P.O. BOX #1567 SANTA FE, NM 87504 505.982.5238

SHEET TITLE

SHEET NO.

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case 2020-002820-HDRB Remodel 1369 Cerro Gordo Road

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Doug McDowell, agent for J. Midyette, owner, proposes to construct a freestanding garage, additions, and replace windows on a non-contributing residential structure.

Case number: **2020-002820-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1369 Cerro Gordo Road

OW – J. Midyette 1369 Cerro Gordo Road, Santa Fe, NM 87501 jnoldmidyette@gmail.com

AP -- Doug McDowell 1317 B Cerro Gordo Road, Santa Fe, NM 87501 doug@mcdowellsantafe.com

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER None

YEAR OF CONSTRUCTION Unknown

PROJECT TYPE

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

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME N/A

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020

TO: Historic Districts Review Board Members

FROM: Angela Schackel Bordegaray, Senior Planner
Historic Preservation Division

Case # 2020-002820-HDRB

Address: 1369 Cerro Gordo
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- x District Standards & yard wall & fence standards.
- ____ Historic Inventory Form
- x Zoning Review Sheet
- x Other: Previous cases H-16-038B, H-16-038C

APPLICANT SUBMITTALS

- x Proposal Letter
- x Site Plan/Floor Plan
- x Elevations
- x Photographs
- ____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

1369 Cerro Gordo is a large lot located away from the public way that has three structures listed as non-contributing to the Downtown and Eastside Historic District. The property's structures include an adobe residence and an adobe shop and garage, all in Spanish-Pueblo Revival style. The board approved a garage addition to the main house in 2016.

The applicant proposes the following changes:

Main House

- Add on to the kitchen on the north elevation. The north wall will be extended to enlarge the kitchen by 260 sf. Two new windows will be installed on this wall. The expanded kitchen will have a portal with corbels and beams.
- Revise the main entry. The new entry will feature double doors with windows. Patio will be reconfigured around the remodeled entry.

Guest House

- Addition of a 148 sf portal on the west side of the guesthouse. The portal will have wood beams and corbels. The existing doors and windows of the guesthouse will remain.
- The house's gate entry and yard wall will be shifted to the south realigning the exterior gate and walkway to the proposed portal addition to the west elevation of the guesthouse. The gate and yard wall will not change in material or style.

Add exterior lights that will be night sky-approved.

RELEVANT CODE CITATIONS:

14-5.2(E) Downtown and Eastside Design Standards

(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.

OLD PZR

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

Be Completed By Applicant:	Site Address:
Date Submitted: 2 MAY 2016	1369 CERRO GORDO, SANTA FE 87501
Property Owner of Record: J Nold MIDYETTE	Proposed Construction Description:
Applicant/Agent Name: J Nold MIDYETTE	MASTER BEDROOM ADDITION
Contact Person Phone Number: (303 489-0427 CELL 505-984-8183 Residence	TOTAL ROOF AREA: 7,635 (ENTIRE RESIDENCE INCLUDING ADDITION)

Zoning District: R-1

Overlay: ☐ Escarpment ☐ Flood Zone* ☑ Other: DOWNTOWN & EASTSIDE HISTORIC

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

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

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

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

Terrain: ☐ 30% slopes NONE

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

Lot Coverage: 34.8 % ☐ Open Space Required: NA

Setbacks:
Proposed Front: 256' Minimum: 7
2nd Front? _____
Proposed Rear: 409' Minimum: 15
Proposed Sides: L30 R300 Minimum: 5

Height: Proposed 16'
Maximum Height: 19'-21' or EXISTING 19'-21'
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces: 8 EXISTING
Proposed _____ Accessible _____
Minimum: _____

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

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

J Nold MIDYETTE [☑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.

J Nold Midyette — 2 MAY 2016
SIGNATURE — DATE

To Be Completed By City Staff:

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

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

REVIEWER: _____ **DATE:** 5/3/16

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

McDOWELL FINE HOMES
DESIGNERS BUILDERS
Since 1976

November 2, 2020

Ms. Angela Bordegary
Historic Preservation Division
City of Santa Fe
Re 1369 Cerro Gordo RoaD

Dear Ms. Bordegary,

We are requesting Board review and approval approval for the following revisions and additions to the residence located at 1369 Cerro Gordo Road.

These revisions and additions are not publicly visible from the public right of way.

1. Remodel and additions to the existing Kitchen
2. Revisions and additions the existing Main Entry.
3. Add a new Portal on the west facade of the Guest House.
4. Replace non contributing windows with windows in a similar style to the approved windows being used on the previously approved and currently under construction Master Bedroom Addition.
5. Modify the existing Courtyard wall and gate by moving it to the west to allow entry to the west of the proposed Portal Addition to the Guest House

All finishes will be similar as the finishes approved for the Master Bedroom Addition.

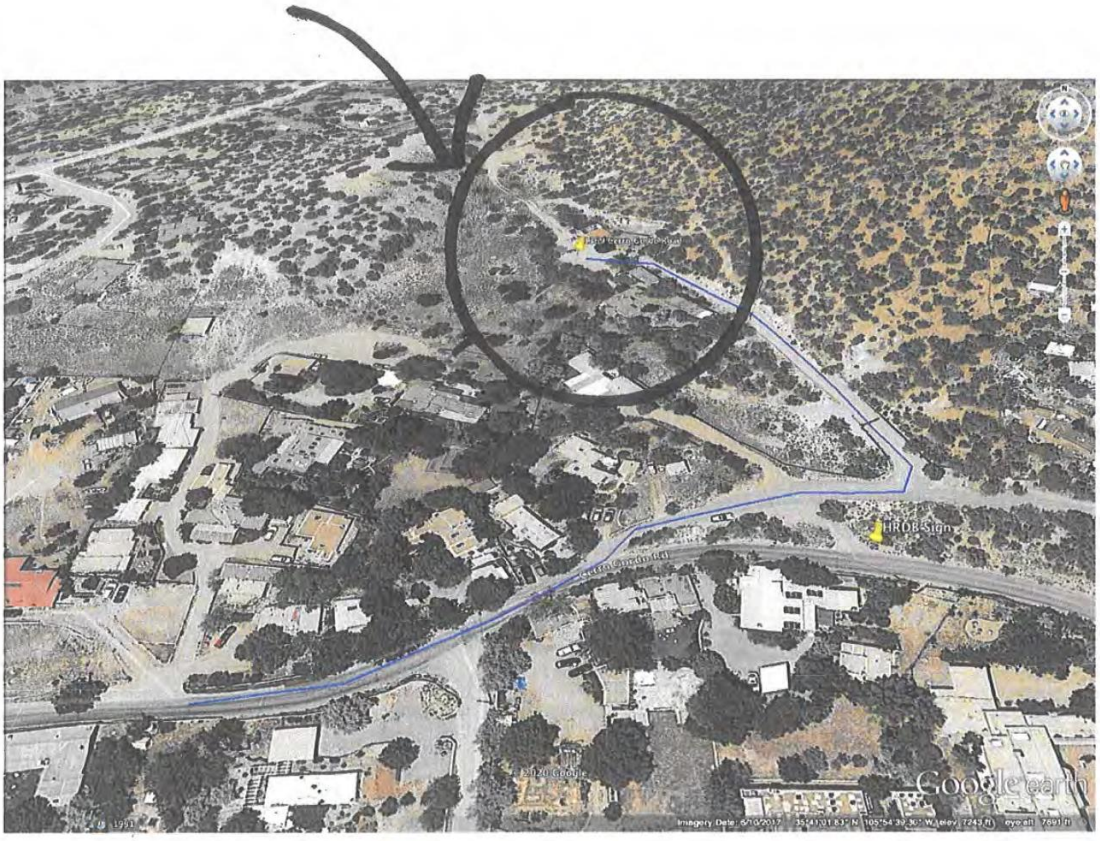
All exterior lights shall be night sky approved.

Thank you for your kind consideration of this request.

Take Care

Doug McDowell

Doug McDowell
President
McDowell Fine Homes
Agent For,
J and Kay Midyette
Owners
1369 Cerro Gordo Road



1369 CERRO GORDO

AERIAL VIEW

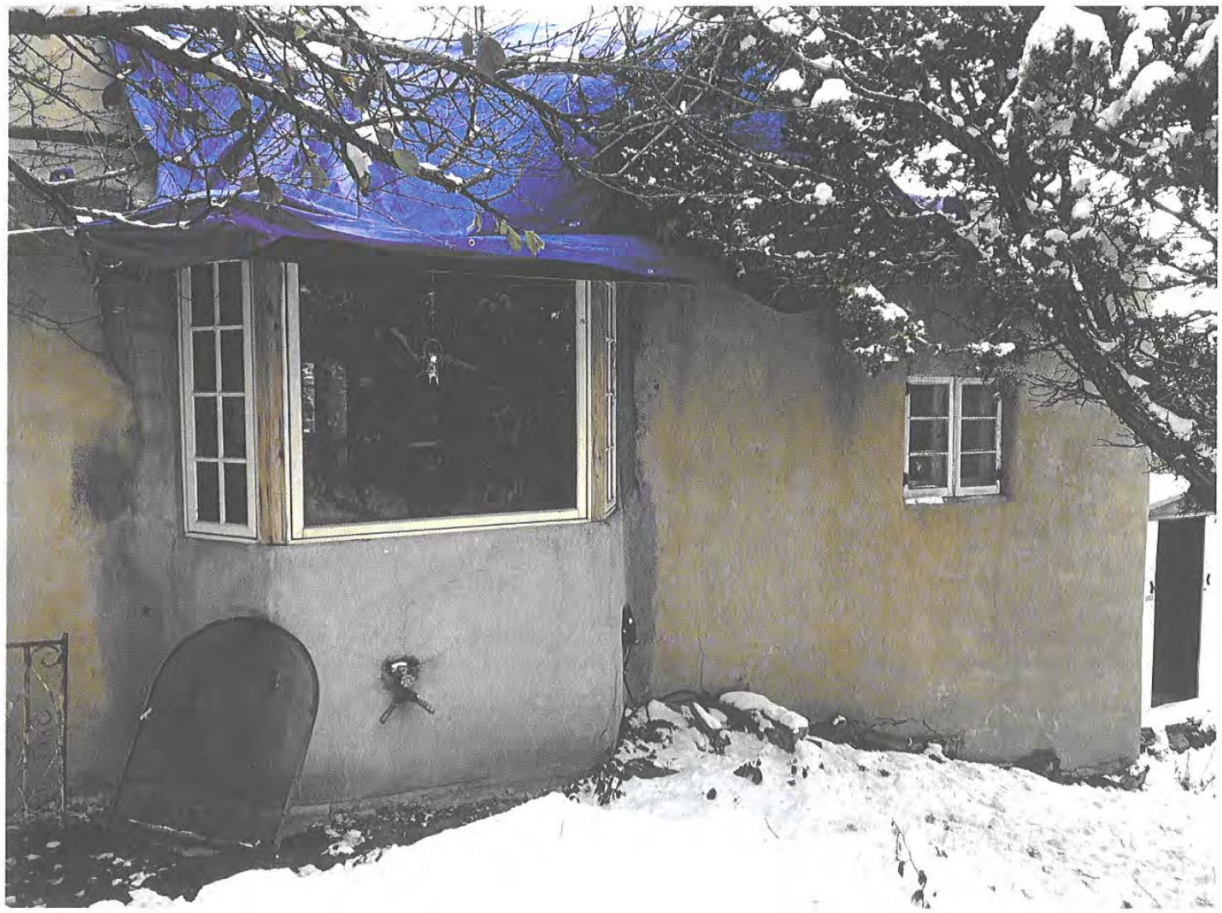
1369 CERROGORDA



EXISTING
KITCHEN ADDITION REMODEL NORTH

MAIN HOUSE

1369 CERRO GORDO



EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo



EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo



EXISTING
GUEST HOUSE PORTAL ADDITION WEST

1369 · Cerro Gordo



EXISTING
COURTYARD WALL AND GATE REVISION

1369 Cerro Gordo



EXISTING
GUEST HOUSE PORTAL ADDITION WEST

1369 Cerro Gordo



EXISTING
KTCHEN REMODEL ADDITION NORTH
MAIN HOUSE

1369 Cerro Gordo



EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo



EXISTING
MAIN ENTRY REMODEL



VICINITY MAP

SCALE: 1" = 2000'

VALLE LEJANO UNIT 3

LOT 1 SALVADOR

LOT 2 GONZALES

N/F KELLIHIN GRANT

198018

TIE N50°48'33"E 28.0' — SW CAPPED REBARS

TIE N89°28'57"E 9.29'

S88°44'14"E 115.36'

926.58'

NAIL IN ROCK PILE S.E. CORNER SALVADOR GONZALES GRANT

No. 4 REBAR

TIE N43°32'57"W 22.46'

37.35'

S40°27'07"W

No. 2 1" PIPE

47.29'

No. 3 REBAR

S89°47'32"E

LOT 10 OF

53.18'

553.59'

No. 4 REBAR

LOT 11 BOUNDARY

15' DRAIN. EASMT.

N

SOUTH 469.45' BEARING BASE

NEW TRACT 'A'
11.6595 Ac.±

VALLE LEJANO UNIT 4

LOT 13

LOT 12

10' WIDE PUBLIC INGRESS AND EGRESS EASEMENT

1" PIPE

TIE S48°23'34"W 22.97'

N47°15'00"E

42.45'

No. 3 REBAR

7/8" PIPE

401.31'

LOT 14

LOT 1 MIDLAND SUBDIVISION

N/F JOE MEDINA

60' WIDE R/W NORTH RAMILO LANE

141.96'

No. 3 REBAR

N60°29'05"E

0.40'

NEW LOT LINE

406.56'

S33°29'31"E

OLD LOT LINE

NEW LOT LINE

SHED

DIRT DRIVEWAY

ADOBE SHOP and GARAGE

7'x7' WELL COVER

ELEC. METER

ELEC. TRANS.

ADOBE RESIDENCE

PORTAL

ADOBE GUEST HOUSE

ADOBE WALL

BLOCK WALLS

ADOBE RESIDENCE

PORTAL

BLOCK WALLS

STONE WALL

NEW TRACT 'B'
6.3112 Ac.±

215.91'

N/F WALDO SANCHEZ

N38°32'22"W

3/4" PIPE

251.72'

5'x8' PAD

N77°42'47"W

No. 3 REBAR IN CONC.

0.4'

246.68'

N/F JOSE T. SANCHEZ

N/F PORFIRO LUCERO

N35°16'16"W

No. 4 REBAR

N42°00'51"W 42.13'

S59°38'56"W 2.58'

BLOCK WALLS

No. 4 REBARS

166.75'

No. 3 REBAR

TIE N18°50'06"W 1.30'

50.47'

No. 4 REBAR

384.37'

N77°09'56"W

W. P. A. ROAD

TIE S78°31'10"W 33.83'

N/F KUELTHAU

MANHOLE No. W-14-B-3

CERRO GORDO ROAD

543.23'

No. 4 IRON ROD

S29°53'33"E 29.43'

837.11'

1 1/2" PIPE

S14°28'47"W

N/F WILLIAM BARKER

FENCE

LOG WALLS

N/F CARY SCHRAMM

ENCROACHMENTS

ROCK WALL

TECHNICAL REVIEW LOT OR RECORD CREATED

OFFICIAL ADDRESS 1349 Cerro Gordo

SUBDIVISION CONTROL ORDINANCE

ZONING ORDINANCE

SUBDIVISION IMPROVEMENTS AGREEMENT

GUARANTEE POSTED (POSTPONED)

SANTA FE PLAN'G & ZONING COMMISSION

SCALE 1"=50'

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON AND LYING SITUATE WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. SAID OWNER DOES HEREBY GRANT EASEMENTS AS SHOWN HEREON. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO, PURSUANT TO SECTION 3 - 20- 2, N.M.S.A. 1978.

JOAN NOLD MIDYETTE — DATE 2/6/89

ATTEST BY NOTARY PUBLIC: NOTARY — DATE 02-06-89 — COMM. EXP. 01/23/91

APPROVAL OF THIS PLAT, BY THE CITY OF SANTA FE DOES NOT CONSTITUTE APPROVAL OF ANY LOT LINE ENCROACHMENTS, (IF ANY).

LEGEND

BEARINGS BASED ON A PLAT OF SURVEY BY SAMUEL P. DAVALOS, N.M.P.E. AND L.S. NO. 564, DATED AUG. 7, 1948, JULY, 1949, AND JULY, 1971, TITLED: "PLAT SHOWING SURVEY OF PROPERTY FOR TULS RIG, REEL AND MANUFACTURING CO., 1353 CERRO GORDO ROAD, SANTA FE, NEW MEXICO, SCALE: 1"=100'."

- ● DESIGNATES POINTS FOUND AND USED AS NOTED.
- ○ DESIGNATES NO. 4 REBAR WITH ALUMINUM CAP SET WITH THIS SURVEY.
- • DESIGNATES CALCULATED POINT NOT SET.
- ◎ DESIGNATES CITY OF SANTA FE SANITARY SEWER M.H.
- —+— DESIGNATES FENCE LINES.

THESE LANDS ARE SUBJECT TO ALL APPURTENANT EASEMENTS OF RECORD.

APPROVALS

CITY ENGINEER — DATE 3/1/89

CITY PLANNER — DATE 3/1/89

TOTAL AREA: 17.9707 Ac.±

RICHARD E. SMITH NEW MEXICO 5831 REGISTERED LAND SURVEYOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF APRIL, 1988, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

RICHARD E. SMITH, N.M.P.L.S. #5831

ATTEST BY NOTARY PUBLIC: NOTARY — DATE 6-15-88 — COMM. EXP. 5-24-89

OFFICIAL SEAL. NORMAN LUCIEN LAGASSE NOTARY PUBLIC STATE OF NEW MEXICO My Commission expires 5-24-89

617.89

COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 1st day of March A.D. 19 89 at 1:04 o'clock PM. and was duly recorded in book 194 page 512 of the records of Santa Fe County.

Witness my hand and Seal of Office Lena G. Acevedo

County Clerk, Santa Fe County, N. M.

Deputy

SMITH WILLIAMSON & ASSOCIATES

1210 Luna Street Suite 3 Santa Fe, New Mexico 87501 505/983-5334

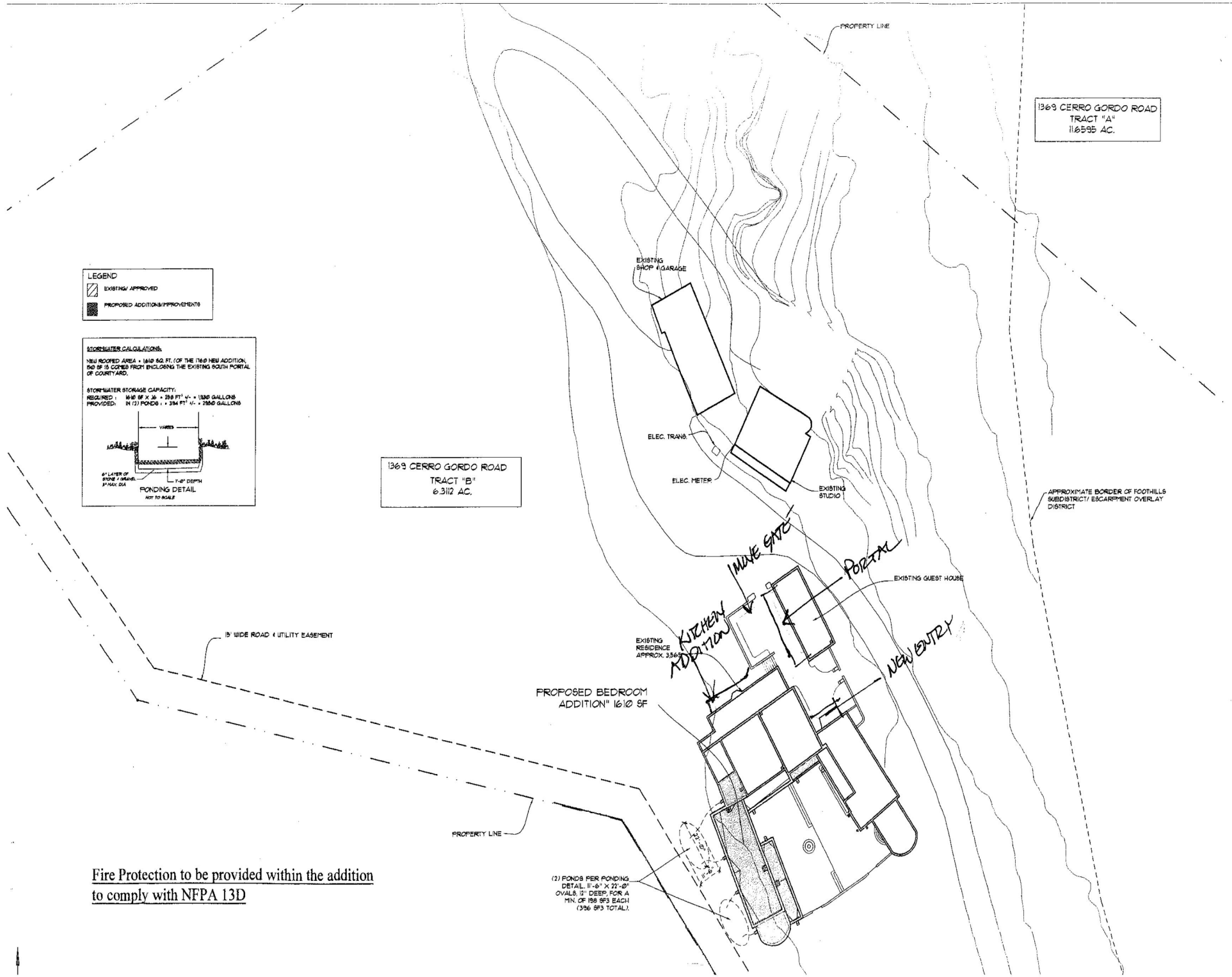
LOT LINE ADJUSTMENT PLAT OF SURVEY FOR

JOAN NOLD MIDYETTE

LANDS WITHIN THE SANTA FE GRANT, WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

17

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	PROJECT
1"=50'	APR, 1988	NORMA	RES	2913



Fire Protection to be provided within the addition to comply with NFPA 13D

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Boulder · Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-8960 Fax 443-9920

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JOB NO.

ROBERT E. BOOKWALTER NEW MEXICO 13847 REGISTERED PROFESSIONAL ENGINEER

Proposed Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr.,
Santa Fe, NM 87501

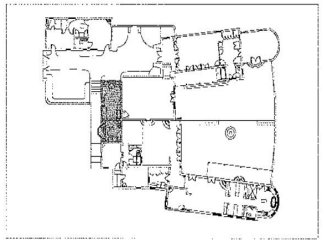
CONTENTS:

PROPOSED ENLARGED SITE PLAN

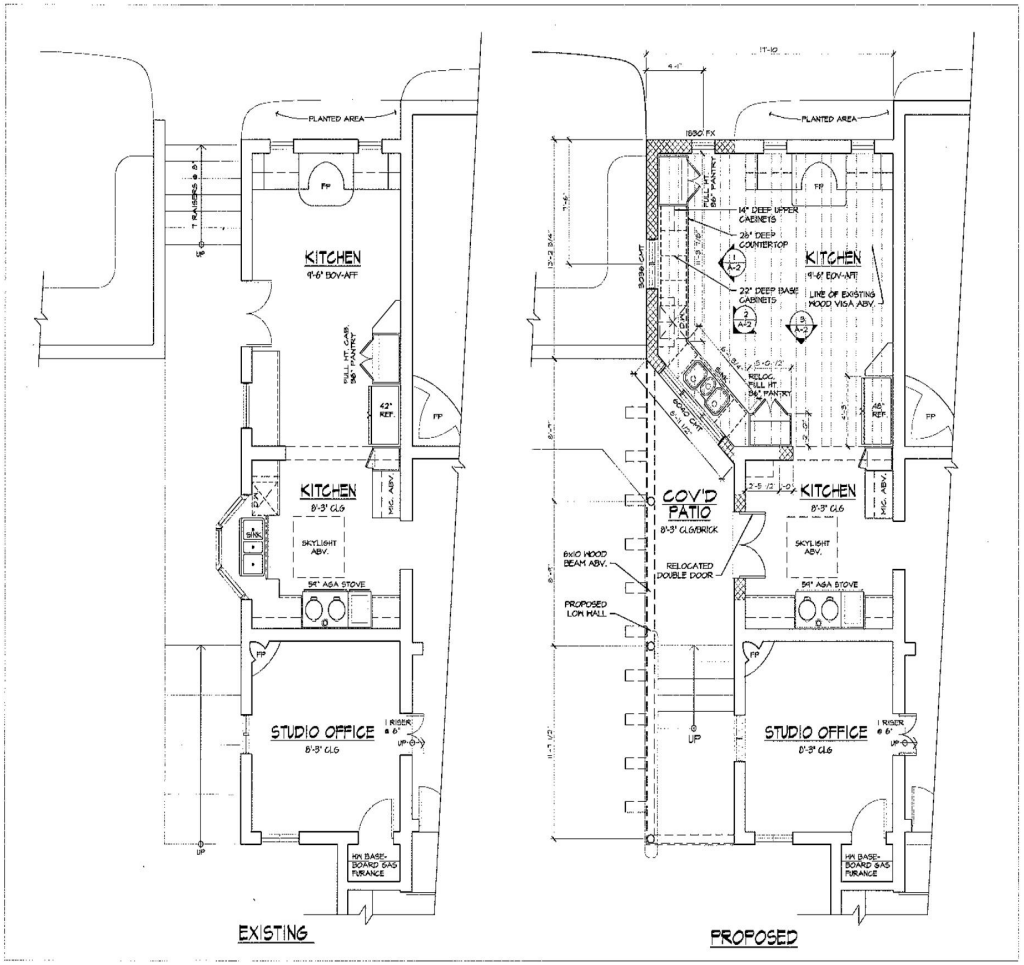
DRAWN: SJ
DATE: 09/23/19
CHECKED: EE
DATE: 09/23/19
ISSUE RECORD:

KITCHEN REMODEL

1369 Cerro Gordo
Santa Fe, NM 87501



1 KEY PLAN
SCALE: 1/32" = 1'-0"



2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFERENCES
NEW WALL
EXISTING WALL

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Boulder Santa Fe
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JOB NO.
2057

Kitchen Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS

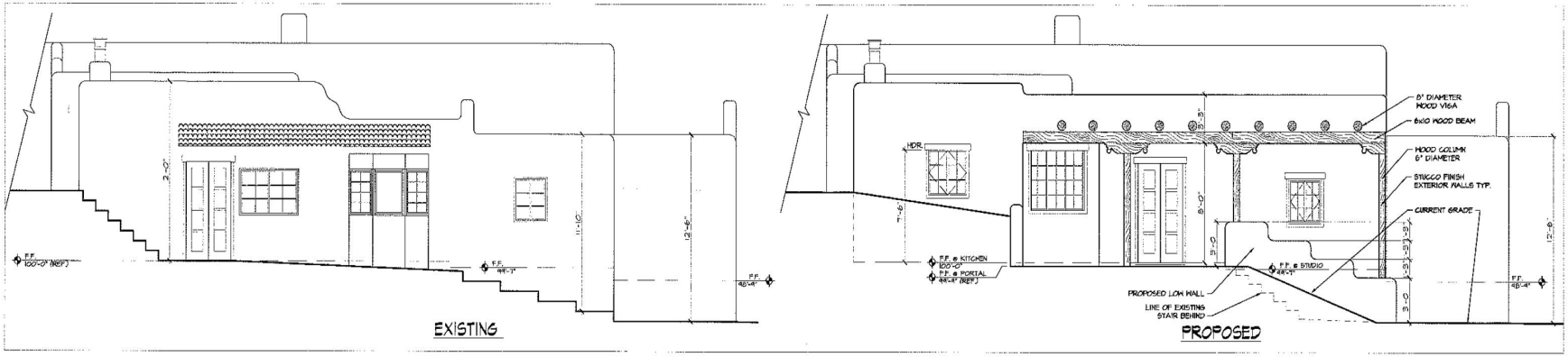
ISSUE RECORD:

DRAWN	DATE
DS	07.02.20
CHECKED:	DATE
JNM	07.02.20

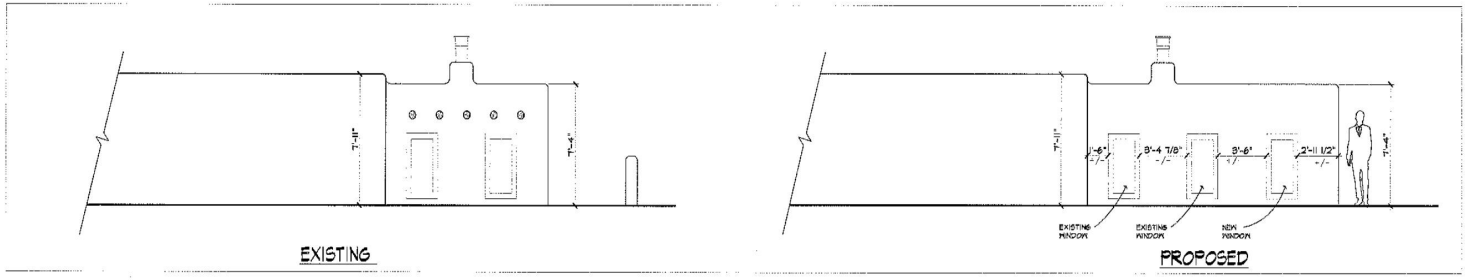
REVISED:
1 09-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

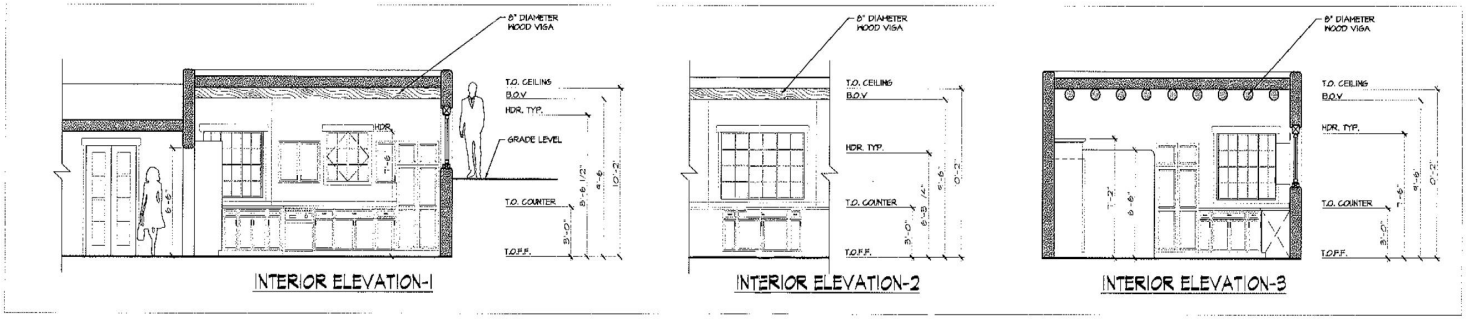
SHEET NO.
A-1



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



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



3 PROPOSED INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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JOB NO.
2057

Kitchen Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
ELEVATIONS & INT. ELEVATIONS

ISSUE RECORD:

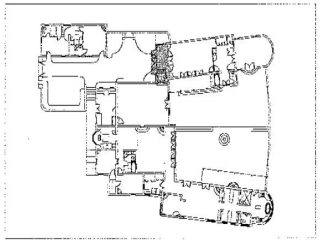
DRAWN: OG DATE: 07.02.20
CHECKED: JNM DATE: 07.02.20
REVISED:
1 04-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

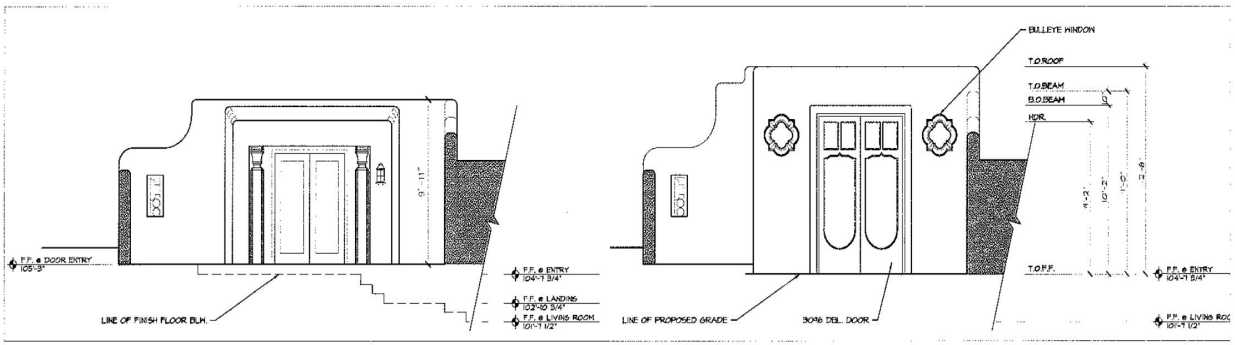
SHEET NO:
A-2

MAIN ENTRY - REMODEL

1369 Cerro Gordo
Santa Fe, NM 87501



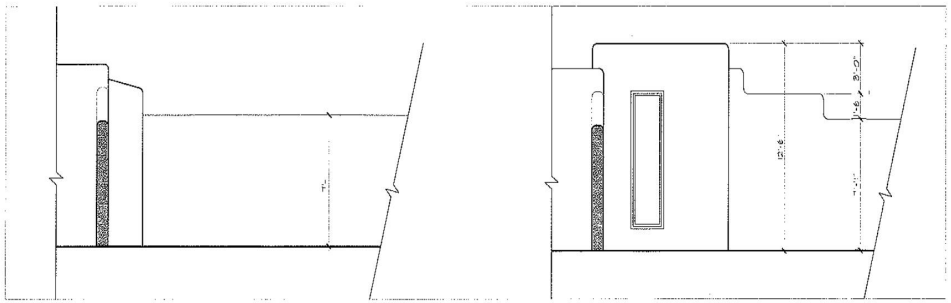
1 KEY PLAN
SCALE: 1/32" = 1'-0"



EXISTING

PROPOSED

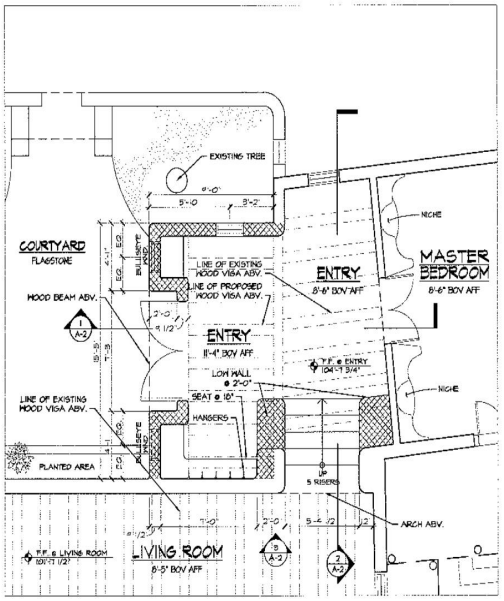
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



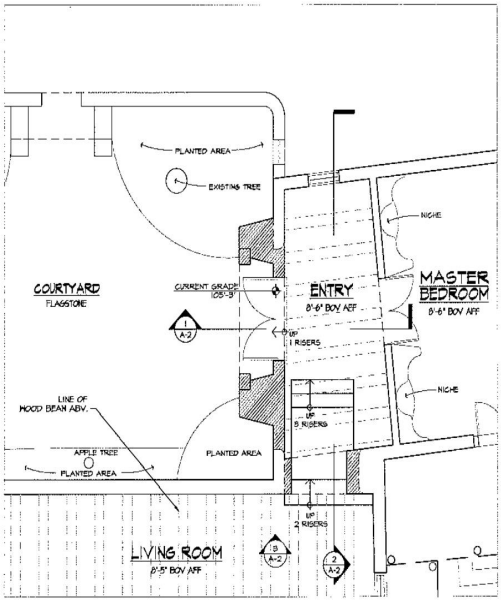
EXISTING

PROPOSED

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



PROPOSED



EXISTING

4 MAIN ENTRY FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFERENCES

- NEW WALL
- EXISTING WALL
- WALL TO DEMOLISH

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JOB NO. 2058

Main Entry - Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS & ELEVATIONS

ISSUE RECORD:

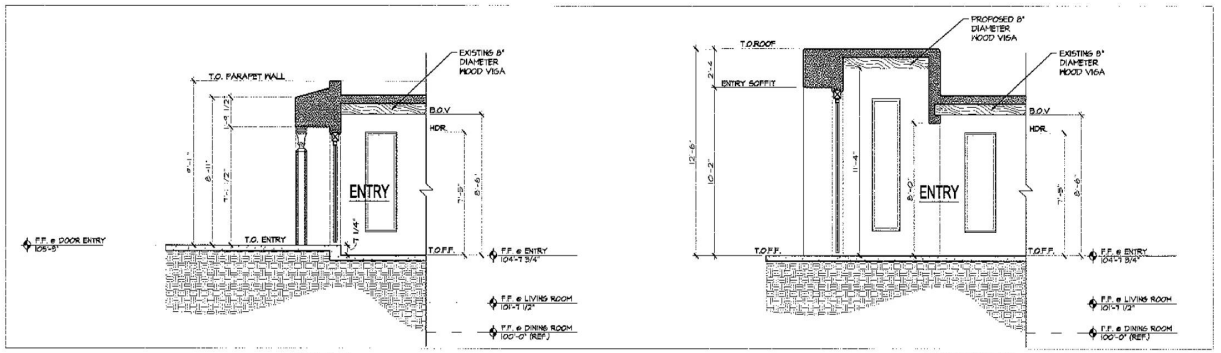
DRAWN	DATE
OG	07.02.20

CHECKED:	DATE
JNM	07.02.20

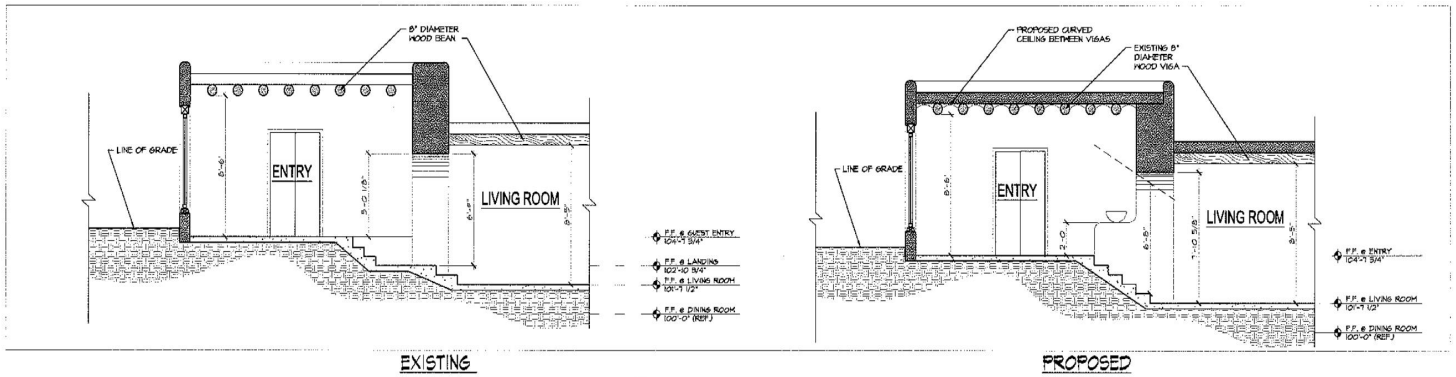
REVISED:
1. 09-08-2020 REVISION
2. 10-12-2020 REVISION

DATE: 10.12.2020

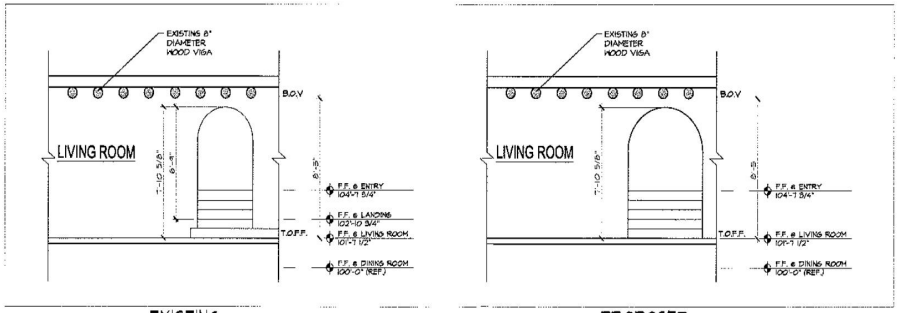
SHEET NO. A-1



1 SECTION – A
SCALE: 1/4" = 1'-0"



2 SECTION – B
SCALE: 1/4" = 1'-0"



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

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JOB NO.
2058

Main Entry - Remodel
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
SECTIONS & INT. ELEVATIONS

ISSUE RECORD:

DRAWN	DATE
DS	07.02.20
CHECKED:	DATE
JNM	07.02.20

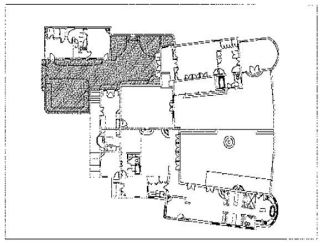
REVISED:
1 09-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

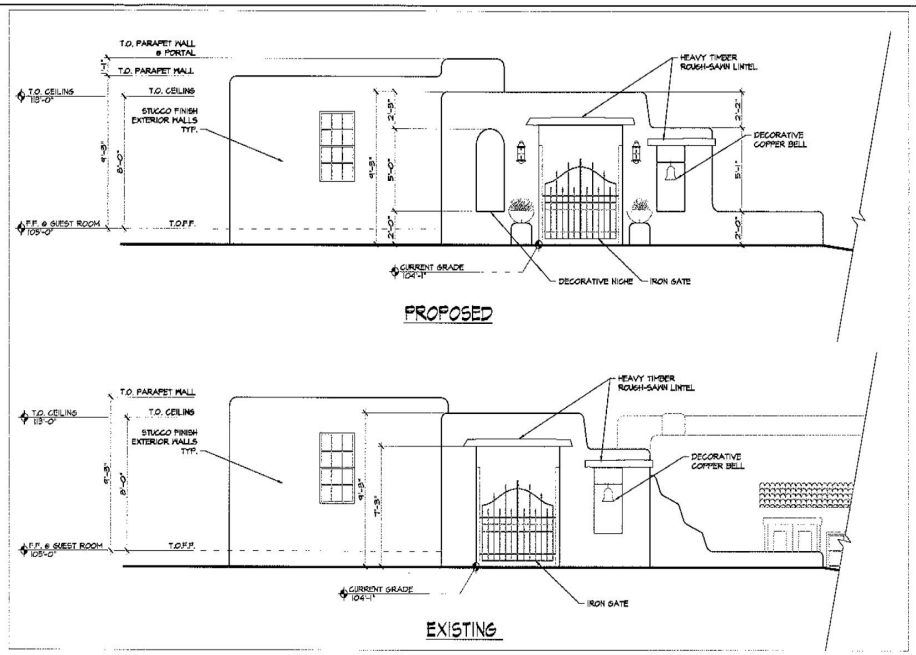
SHEET NO:
A-2

MAIN ENTRY - PATIO REMODELATION

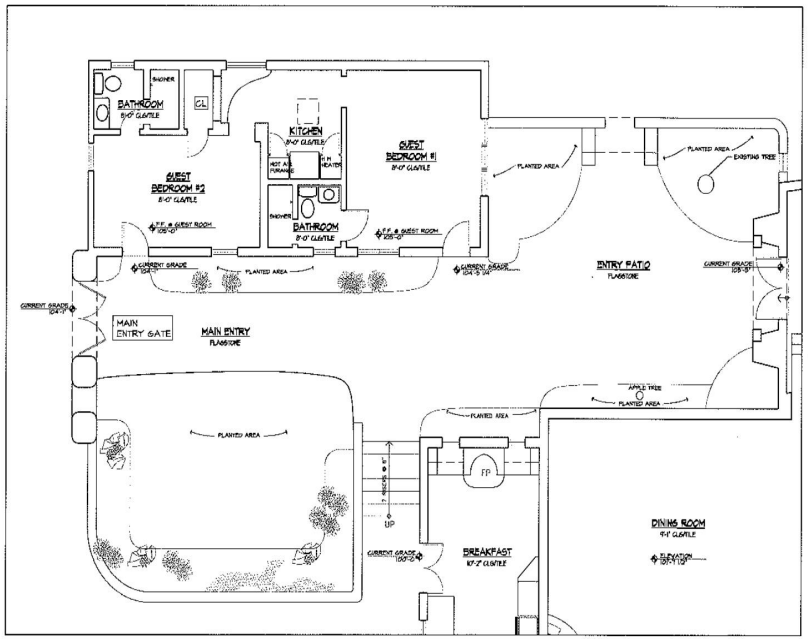
1369 Cerro Gordo
Santa Fe, NM 87501



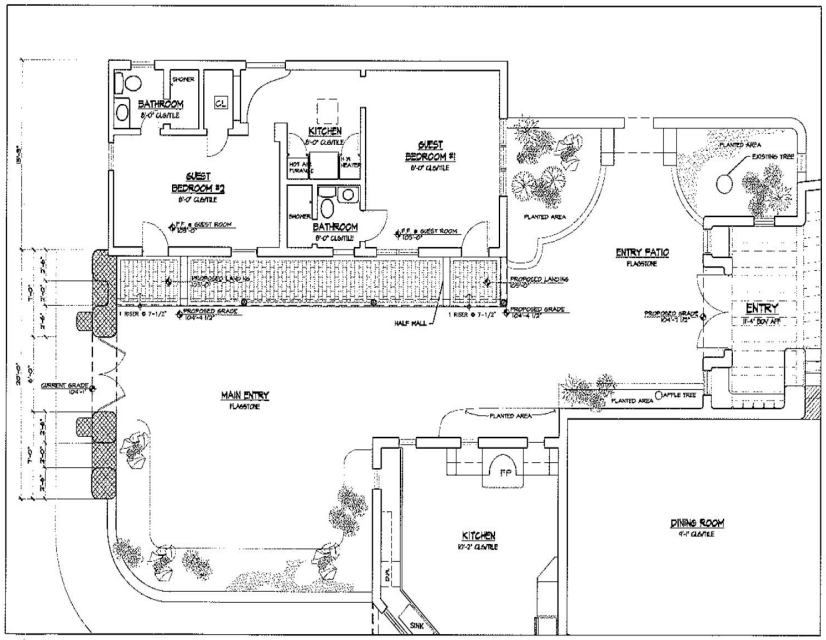
1 KEY PLAN
SCALE: 1/32" = 1'-0"



3 ENTRY PATIO - ENTRY WALL & GATE
SCALE: 1/4" = 1'-0"



EXISTING



PROPOSED

REFERENCES
NEW WALL
EXISTING WALL

2 MAIN ENTRY PATIO FLOOR PLAN
SCALE: 3/16" = 1'-0"

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JOB NO.
2059

Main Entry - Patio Renovation
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS & ELEVATIONS

ISSUE RECORD:

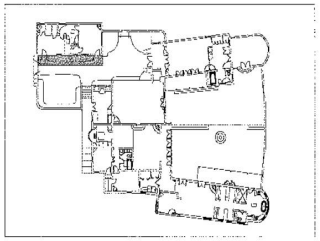
DRAWN: OG — DATE: 07.02.20
CHECKED: JNM — DATE: 07.02.20
REVISED:
1 09-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

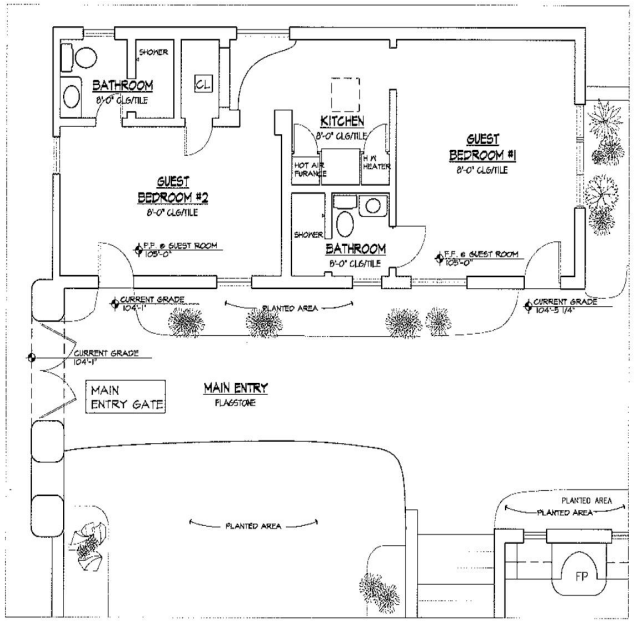
SHEET NO.
A-1

GUEST HOUSE - PORTAL ADDITION

1369 Cerro Gordo
Santa Fe, NM 87501



1 KEY PLAN
SCALE: 1/32" = 1'-0"



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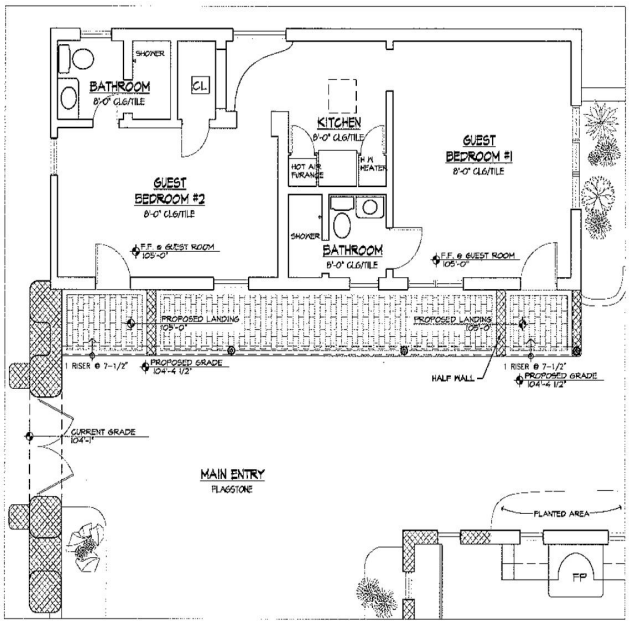
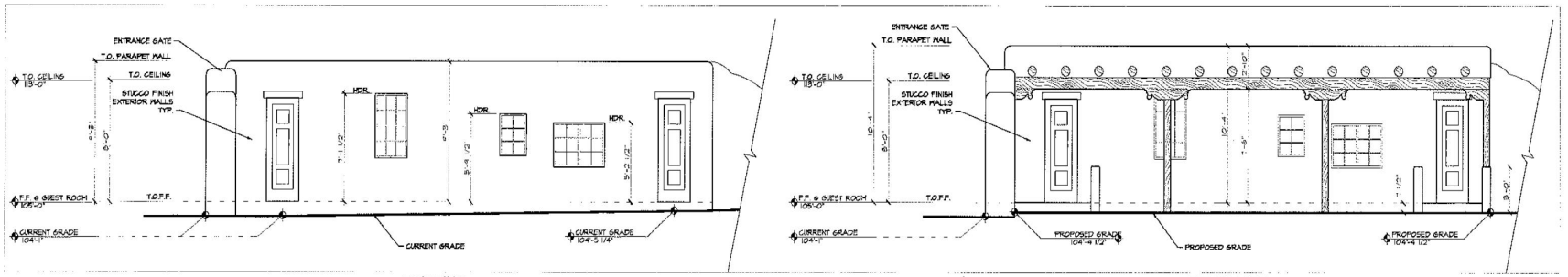


PROPOSED

2 GUEST HOUSE - PORTAL ADDITION PLAN
SCALE: 1/4" = 1'-0"





EXISTING

PROPOSED

3 GUEST HOUSE - PORTAL ADDITION - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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JOB NO.
2060

Guest House - Portal Addition
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS & ELEVATIONS

ISSUE RECORD:

DRAWN DATE
OG 07.02.20

CHECKED: DATE
JNM 07.02.20

REVISED:
1 09-08-2020 REVISION
2 10-12-2020 REVISION

DATE:
10.12.2020

SHEET NO.
A-1

EXISTING SITE PLAN

MIDYETTE RESIDENCE

1369 CERRO GORDO RD.

SANTA FE, NM 87501



1 SITE LAYOUT PLAN
SCALE: 1" = 50'

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JOB NO: 1553

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:
COVER & SITE PLAN

DRAWN: KRV

CHECKED: JNM

ISSUE RECORD:
HISTORIC REVIEW 6-29-17

DATE: 6/29/17

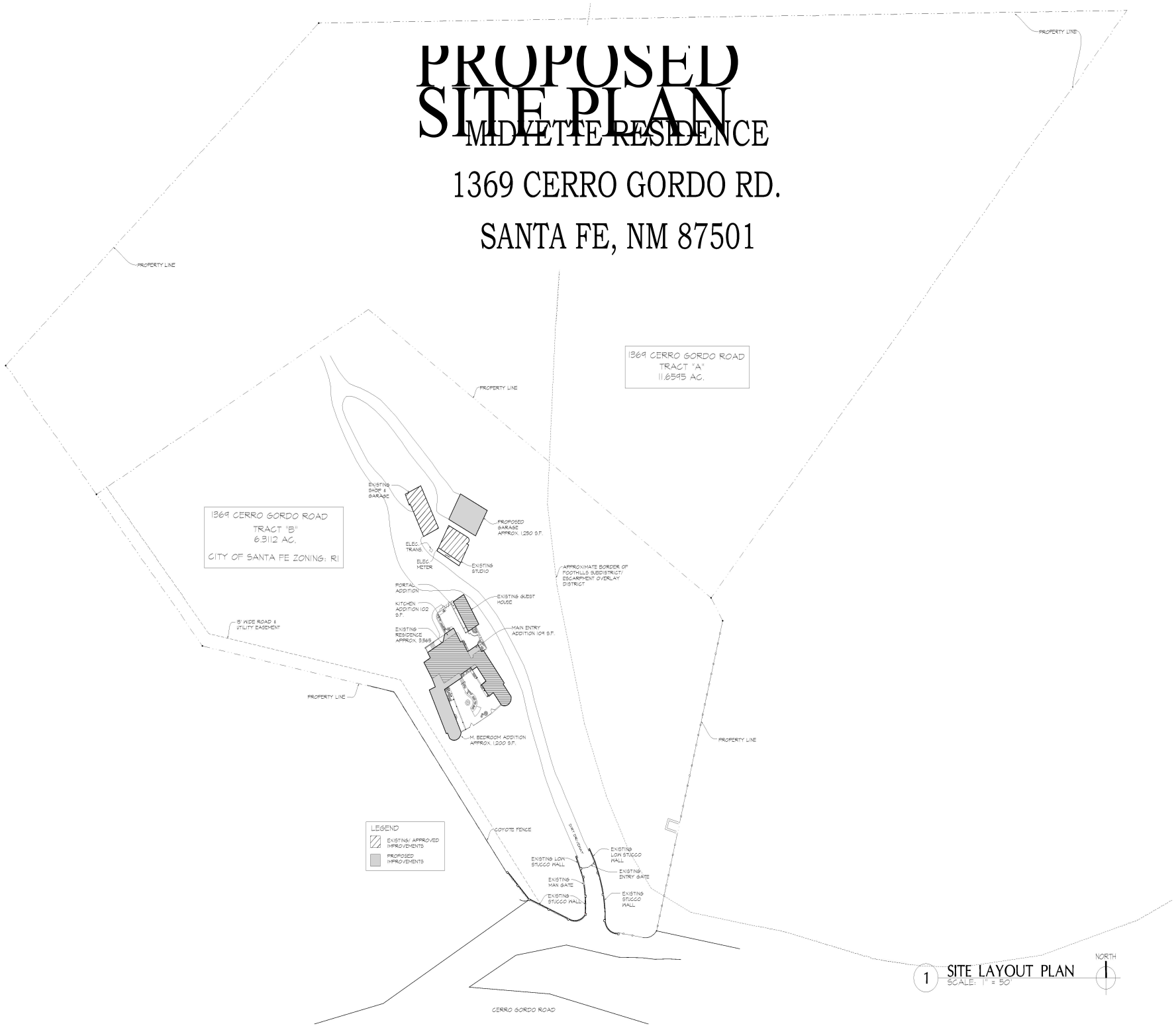
SHEET NO: A1

PROPOSED SITE PLAN

MIDYETTE RESIDENCE

1369 CERRO GORDO RD.

SANTA FE, NM 87501



1 SITE LAYOUT PLAN
SCALE: 1" = 50'

NORTH

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JOB NO: 1553

Proposed Garage Addition
Midyette Residence
1369 Cerro Gordo Dr., Santa Fe, NM 87501

CONTENTS:

COVER & SITE PLAN

DRAWN: KRV

CHECKED: JNM

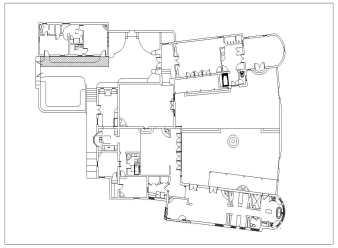
ISSUE RECORD:
HISTORIC REVIEW 6-29-17
REVISION 10-27-20

DATE: 6/29/17

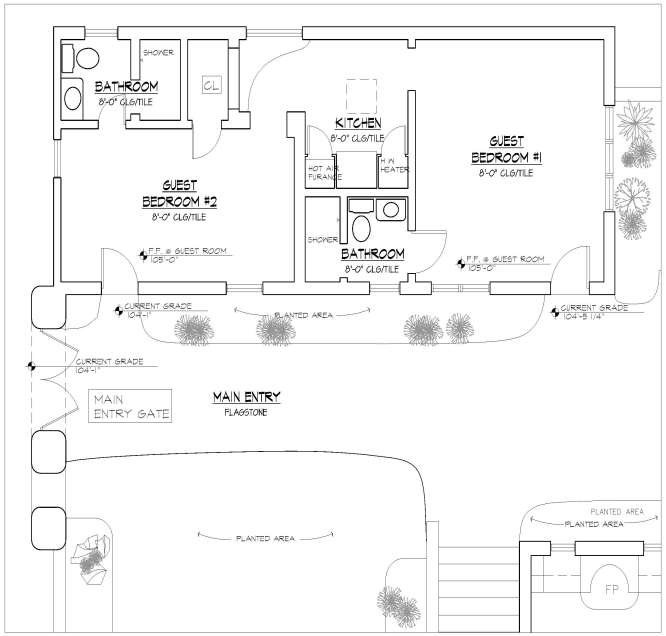
SHEET NO: A1

GUEST HOUSE - PORTAL ADDITION

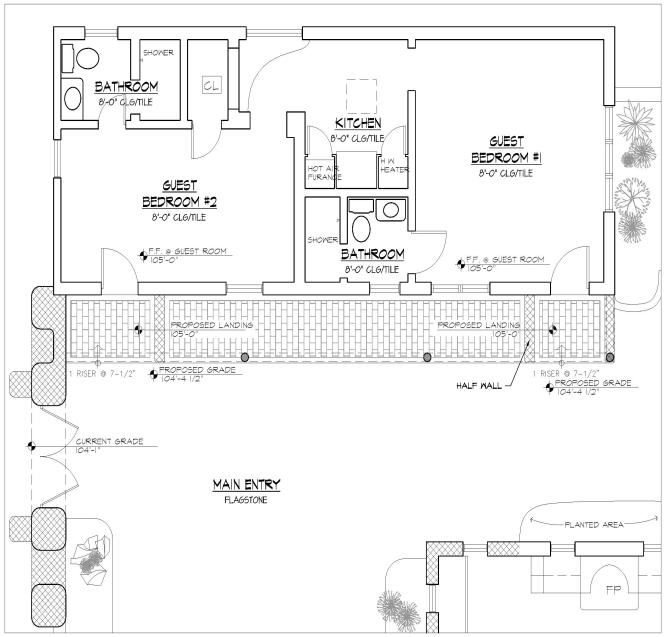
1369 Cerro Gordo
Santa Fe,
NM 87501



1 KEY PLAN
SCALE: 1/32" = 1'-0"



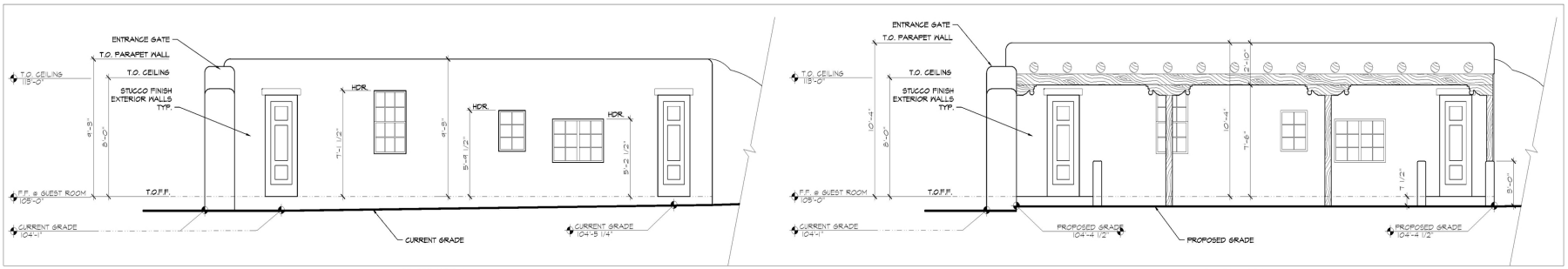
EXISTING



PROPOSED

2 GUEST HOUSE - PORTAL ADDITION PLAN
SCALE: 1/4" = 1'-0"

REFERENCES
NEW WALL
EXISTING WALL



EXISTING PROPOSED

3 GUEST HOUSE - PORTAL ADDITION - WEST ELEVATION
SCALE: 1/4" = 1'-0"

Midyette architects p.c.
Architecture : Planning : Interior Design
Boulder Santa Fe
1711 Pearl Street, Suite 200
Boulder, Colorado 80302
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JOB NO.
2060

Guest House - Portal Addition
Midyette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS & ELEVATIONS

ISSUE RECORD:

DRAWN DATE
DS 07.02.20

CHECKED: DATE
JMM 07.02.20

REVISED:
△09-08-2020 REVISION
△10-12-2020 REVISION

DATE:
10.12.2020

SHEET NO.
A-1

City of Santa Fe, New Mexico

Historic Districts Review Board

Administrative Approvals 1369 Cerro Gordo Road

Full scale

303-443-9920

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: David A. Rasch, Acting Division Director DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer

Date: 2.5.09

The work proposed at 1369 Cerro Gordo Rd. **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Stucco and rock finished wall and irregular-top coyote fence to 6' high from highest grade, as submitted.

Thank You.

RASCH, DAVID A.

Full Scale
ADMIN 09-63

From: J Nold Midyette [jnm@pearlstreetmallproperties.com]
Sent: Monday, November 09, 2009 10:09 AM
To: bbsfdesign@comcast.net
Cc: jhiatt@santafenm.gov; RASCH, DAVID A.; davidsftb@aol.com
Subject: RE: Start of work - wall & Fence - 1369 Cerro Gordo

Bonnie

I have done everything as agreed and explained over the past year - I realize that you do not want me to build the wall and fence that I have a right to build. Your project (building your house) five feet from my property line was a problem you created. You had the right to do so. You dug out the natural grade, put up a retaining wall, the top of which was actually below the existing grade before you "feathered it out" on my property. I graciously agreed that I would consider the top of your wall "grade" and only go six feet above that rather than return existing grade to its original level. As you are well aware, you dug out for the wall and dug on my property. After the retaining wall was finished, my side was backfilled up to the top but was never properly compacted so it settled. In order to protect your wall my side was dug down enough to cause a very small slope away from the wall. It was made very clear and agreed upon at the arbitration that the plans submitted would consider the top of your retaining wall (even though it is below what was the existing undisturbed grade on my property) was to be considered "grade" and the fence would not go more than 6 feet above it.

I understand that you have time to once again renege on any agreements made. I understand that as you have threatened before that you have "friends on the Council and in Historic "high places" and as you told the contractor you intend to "go to them on Monday. Your continued harassment has gone way too far.

I intend to build the wall and fence as approved and to start as planned. I have paid you the courtesy of having the contractor meet with you and explain to the painstakingly "nth detail" the project and its schedule. You also had more than enough time to review the plans before approval. Please do not continue to play the downtrodden, sick and powerless small landowner who cares only about the historic preservation of the area. You continue to use this approach for your own gains and remain a very strong passive aggressive person who always expects to get her way regardless of what is fair or right.

As was stated at the end of the arbitration - in this case let us hope "that a good fence (the one agreed upon) builds good neighbors.

Sincerely

J Nold Midyette
Pearl Street Mall Properties, Inc.
1420 Pearl Street | Suite 200 | Boulder CO 80302
Phone:: 303-444-9571 | Fax: 303-443-9920 jnm@pearlstreetmallproperties.com

-----Original Message-----
From: bbsfdesign@comcast.net [mailto:bbsfdesign@comcast.net]
Sent: Sunday, November 08, 2009 11:08 AM
To: J Nold Midyette
Subject: Re: Start of work - wall & Fence - 1369 Cerro Gordo

Hi jay,
I did meet with David and there are parts of your intended project that I don't understand. I'm ill today, but will try to have a conversation with the City tomorrow. It might be good to put off the start of construction until I better understand your plans.
B

On Nov 5, 2009, at 2:46 PM, J Nold Midyette wrote:

> Bonnie,
>
> The construction of the wall and fence along our mutual property
> line is going to commence very soon. As was discussed and agreed
> to at the meeting, the contractor will have to be on your property
> at times to accomplish the construction and finish the wall on your
> side. I have discussed with the contractor at length that he is to
> cooperate with you to minimize any disturbance to you. I am
> copying this e-mail to him also. I have worked with David before
> and he has always been sensitive and courteous and I am sure that
> he will react reasonably to all reasonable requests and will work
> with you during this construction.
>
> Contacts are as follows:
> J Nold Midyette
> Pearl Street Mall Properties, Inc.
> 1420 Pearl Street | Suite 200 | Boulder CO 80302
> Phone:: 303-444-9571 | Fax: 303-443-9920
> jnm@pearlstreetmallproperties.com
>
> Bonnie Bishop
> PO Box 385
> Santa Fe, New Mexico 87504
> Phone: 505-984-1750
> bbsfdesign@comcast.net
>
> David Birnbaum
> Santa Fe Builders, Inc.
> 1400 Maclovia #1
> Santa Fe, New Mexico 87505
> Phone: 505-983-3777 Cell: 505-470-0727
> dacvidsftb@aol.com
>
>
>
> I am sending this to David also and request that David contact you
> with his start date and that he discuss with you the project and
> his schedule.
>
> Please do not hesitate to contact me with ant questions
>
> J
>

RASCH, DAVID A.

From: RASCH, DAVID A.
Sent: Tuesday, November 10, 2009 9:59 AM
To: 'J Nold Midyette'; bbsfdesign@comcast.net
Cc: davidsftb@aol.com
Subject: RE: Start of work - wall & Fence - 1369 Cerro Gordo

Bonnie / Jay,

I have reviewed the plans which we have on file.

The proposal includes the construction of a rock and stucco yardwall to the left of the existing rock and stucco yardwall which the new wall will match. The maximum allowable height is 6' for both the wall and the buttresses and the height shall follow grade and be measured from the highest grade side of the wall. Also, the coyote fence will be 6' high as measured from the highest grade side of the fence and it shall follow grade. At this point there are no steps proposed in the wall or fence, just irregular latillas tops on the fence.

David Rasch
Historic Preservation
City of Santa Fe

-----Original Message-----
From: J Nold Midyette [mailto:jnm@pearlstreetmallproperties.com]
Sent: Monday, November 09, 2009 3:18 PM
To: bbsfdesign@comcast.net
Cc: RASCH, DAVID A.; davidsftb@aol.com
Subject: RE: Start of work - wall & Fence - 1369 Cerro Gordo

Bonnie

I do not wish nor do I have the time to one at a time have you try to have me change what has already been agreed to. So, please send me all your questions and have it be the last question, request, concern, etc. I think we would both prefer this.

I will address this question which I hope is the last. If it is not the last, please do not send any more unless you send it with the assurance that you have thought up all you can and will not further waste our time.

The tree was discussed. It was understood that the tree is on my property, but some of the limbs cross over to your property. You stated that these limbs are a nice addition to your property and I agreed to: 1. Work around these limbs and save as many as feasible (not as you now state " bypass the juniper and swing wide at that point to preserve the trees) 2. Not cut the tree down as part of this project and 3. To build the fence in a way that would allow the major higher limbs to continue to be a nice addition to your property.

In response to your concern and the fact that there is one major "offshoot" at ground level, I think it best not to have any "mutual" situations that will require cooperation of both parties in the future.

Therefore, we will cut off the offshoot and the smaller limbs that cross the property line and continue the fence without interruption along the property line. I am sure you will agree that this will make it more conducive to our mutual hope that "a good fence makes good neighbors".

I AM SENDING THIS TO YOU AND TO THE CONTRACTOR TO ASSURE NO MISUNDERSTANDING. TO REITERATE REGARDING THE JUNIPER TREE: 1: WE WILL TRIM THE TREE SO THAT NO PART OF IT CROSSES THE PROPERTY LINE. 2. WE WILL CONTINUE THE FENCE UNINTERRUPTED ALONG THE PROPERTY LINE.

I believe that this accommodate your concern as there will be no section of the fence with

"the structure without the latillas"

As you are aware, the project starts tomorrow and I have asked the contractor to continue, in spite of the difficulties he encountered on Saturday, to work with you as feasible for a good working relationship. I have told him that it is my sincere hope that you will allow him and his workers to accomplish his task in a efficient manner and pleasant environment.

J

-----Original Message-----
From: bbsfdesign@comcast.net [mailto:bbsfdesign@comcast.net]
Sent: Monday, November 09, 2009 1:56 PM
To: J Nold Midyette
Subject: Re: Start of work - wall & Fence - 1369 Cerro Gordo

Jay,
Your contractor told me the coyote fence would exactly follow the wall with the vertical step downs and ups.
He also told me that the coyote fence would stop, but the metal structure would continue through the juniper, I'm concerned about what that will look like (the structure without the latillas). I thought you said you would bypass the juniper and swing wide at that point to preserve the trees.
On Nov 9, 2009, at 1:41 PM, J Nold Midyette wrote:

> Bonnie
>
> First - it was discussed at length that we would have to stucco the
> existing
> wall when the new wall was built in order to have it all match and
> that we
> would raise it to six feet above grade along Cerro Gordo in order
> to try to
> prevent intruders climbing over. We are not "reconstructing" it
> per your
> words but raising it as agreed upon and approved per the plans by
> you and
> the City. Other than trying to "win", why do you care what I am
> doing along
> Cerro Gordo?
>
> The existing grade was higher than you new wall. If you wish I
> will ask the
> contractor to make the transitions random but in no case less than
> six feet
> above that particular point in your wall and not be a straight
> horizontal
> line (which the fence never was going to be. To quote the Historic
> preservation section of the planning division of Santa Fe in a
> February 2009
> document approving this, the fence was to be an "irregular-top
> coyote fence
> to 6' high"). It remains my intension to abide by that requirement.
>
> -----Original Message-----
> From: bbsfdesign@comcast.net [mailto:bbsfdesign@comcast.net]
> Sent: Monday, November 09, 2009 10:57 AM
> To: J Nold Midyette
> Cc: 'Santa Fe Trail Builders, Inc'; 'J Nold Midyette'
> Subject: Re: Start of work - wall & Fence - 1369 Cerro Gordo
>
> Dear Jay,
> My concerns are these:
> It was not my understanding that you will be reconstructing the entire
> existing stucco wall that already exists on Old Cerro Gordo Road in
> order to raise it 6". I agree that the side existing grade for the

> most part follows the height of my retaining wall but it is not ok for
> your coyote fence to follow the hard edges of my wall, stepping down
> at right angles, but rather I want them to follow the natural
> undulations of the terrain there.
> Please respond to my concerns.
> Thank you,
> Bonnie Bishop
>

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: 4.21.17

To: BUILDING PERMIT DIVISION

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

Date Submitted: 4.21.17

Contact Name: J. Midyette

Phone Number: 303-489-0427

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

Project Address: 1369 Cerro Gordo Rd.

Description of Proposed Work:

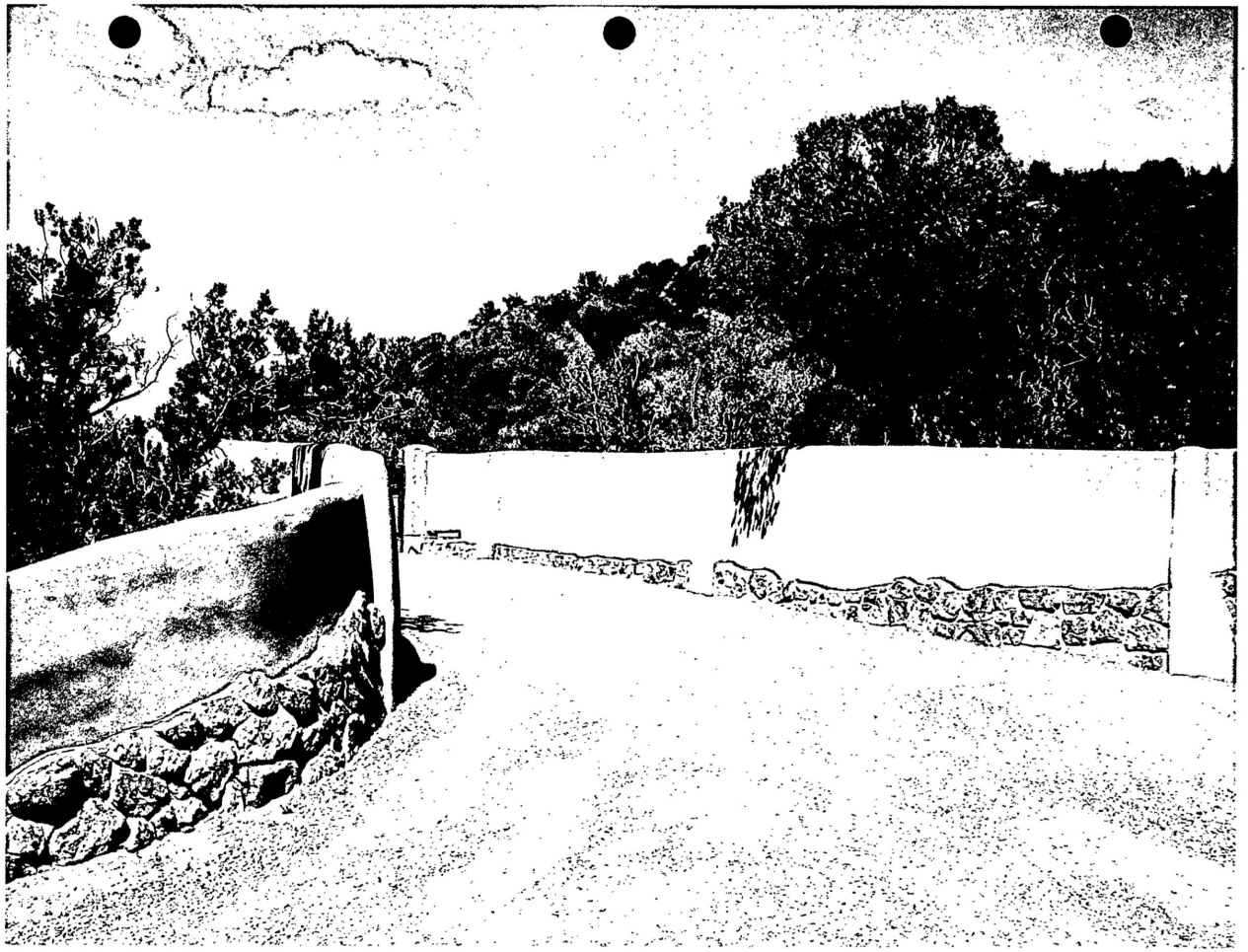
install pedestrian gate near vehicle gate on W wall to match material + design of vehicle gate

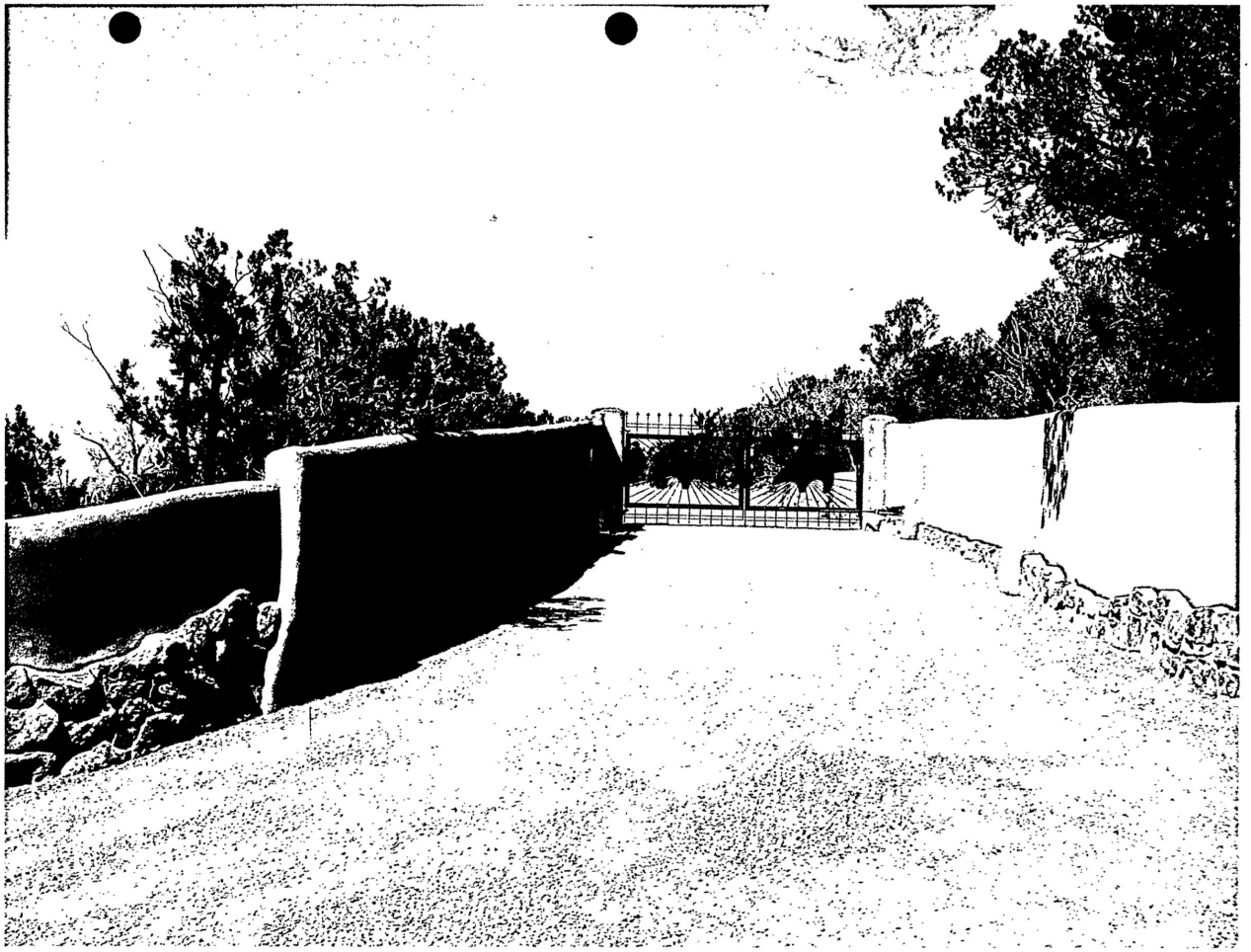
☐ **I agree to the conditions of approval above.**

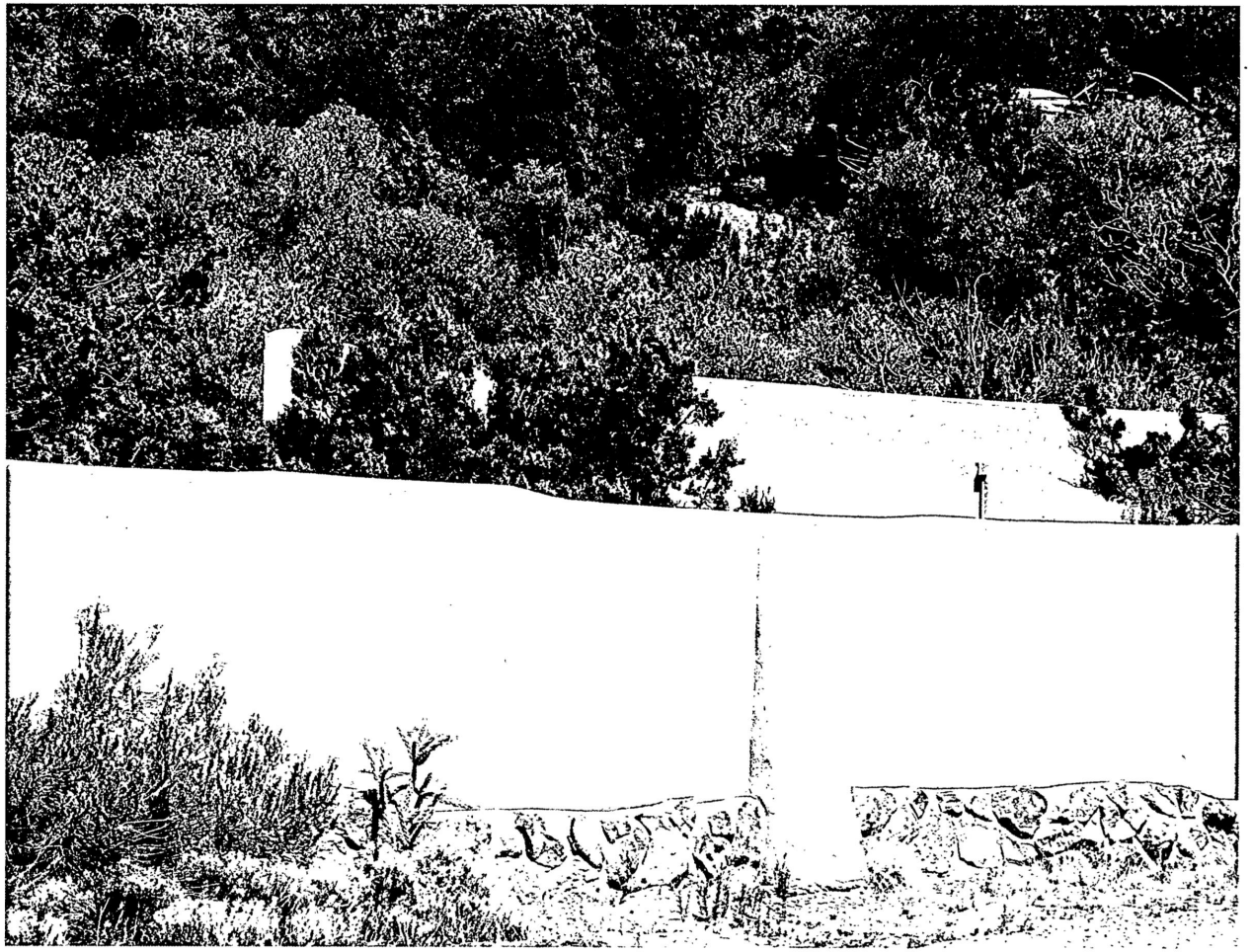
Print Name	Signature	Date

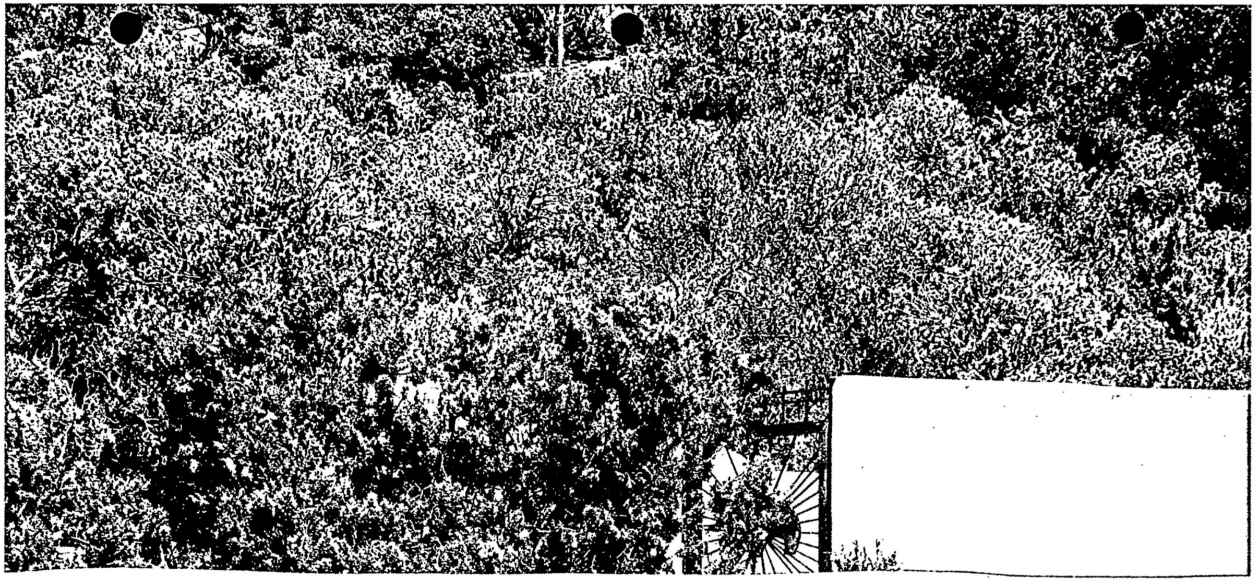
PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

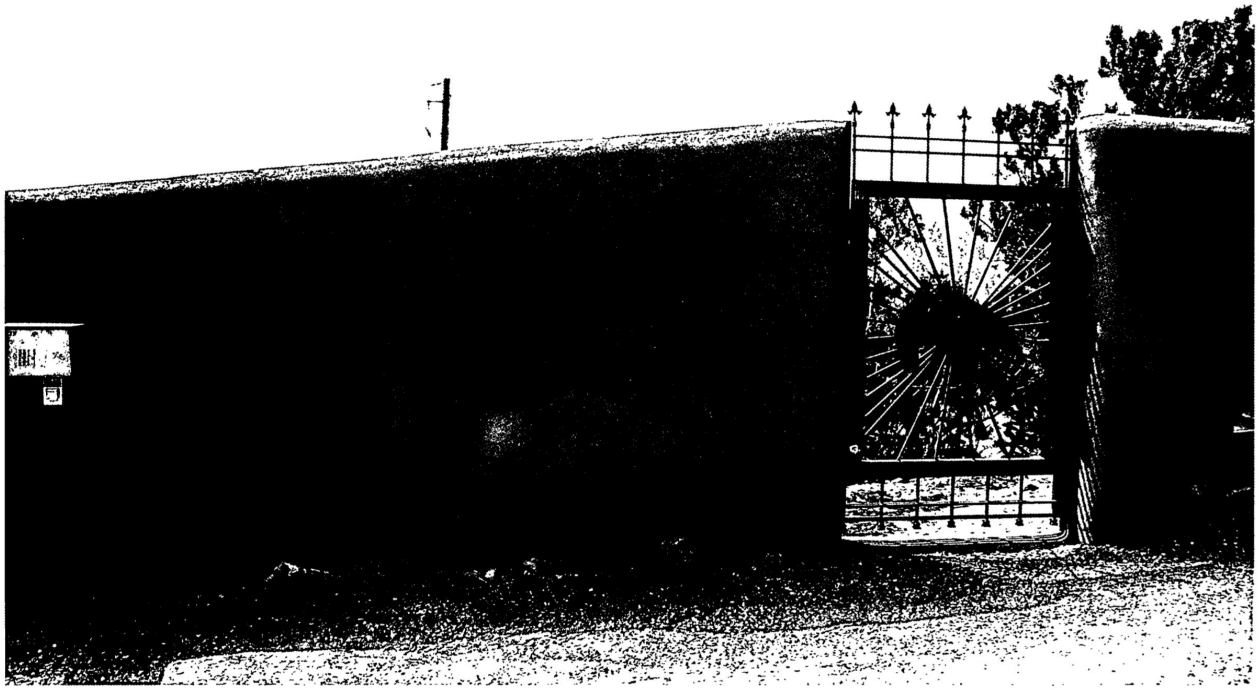
☐ Yes ☑ No	PERMIT or PERMIT REVISION REQUIRED	DR
☐ Yes ☑ No	ROUTE TO HISTORIC DIVISION	DR
☐ Yes ☑ No	INTERIM HISTORIC INSPECTION	DR
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	DR











ADDRESS . : 1369 CERRO GORDO RD SUBDIV:
TENANT, NBR: TRACT B, 6.31 AC LOT
CONTRACTOR : E BUILDERS INC PHONE : (505) 690-4395
OWNER . . : MIDYETTE, J NOLD PHONE : (303) 489-0427
PARCEL . . : 1-056-099-026-084- -
APPL NUMBER: 16-00001558 FENCES/WALLS

PERMIT: BLDR 00 BUILDING PERMIT RESIDENTIAL

TYP/SQ	REQUESTED / COMPLETED	INSP RESULT	DESCRIPTION / RESULTS/COMMENTS
F001 01	8/10/16	BLP	FOOTING TIME: 17:00 VRU #: 003690468
	9/01/16	AP	Poster building permit not given...contrator will post paper permit..
F007 01	9/16/16	MDP	FOUNDATION TIME: 17:00 VRU #: 003708401
	9/16/16	AP	yard walls...
LAIN 01	10/12/16	GBM	LATH AND INSULATION VRU #: 003720726
	10/12/16	AP	Lath.
ES01 01	3/21/17	SAA	ESCARPMENT, FINAL TIME: 17:00 VRU #: 003796711
	3/22/17	AP	complies with all escarpment regulations
G002 01	3/21/17	WAM	GRADING & DRAINAGE, FINAL TIME: 17:00 VRU #: 003796703
	3/21/17	DA	Backfill and swale soil away from wall and to the discharge point.
G002 02	3/30/17	WAM	GRADING & DRAINAGE, FINAL TIME: 17:00 VRU #: 003801909
	3/30/17	AE	s
HSF 01	4/03/17	GSM	HISTORIC, FINAL TIME: 17:00 VRU #: 003803129
	4/3/17	DA	

---------- COMMENTS AND NOTES ----------
PEDESTRIAN GATE NOT APPROVED, NEED APPROVAL FROM HISTORIC STAFF OR HISTORIC BOARD.

____ APPROVED BY: _____ DATE: _____
__/__ DISAPPROVED: _____ DATE: 4/3/17
SUPERVISOR
____ APPROVED BY: _____ DATE: _____
____ DISAPPROVED: _____ DATE: _____

Pursuant to the New Mexico Tort Claims Act:

The City will defend and indemnify all field inspectors in the event an Administrative Authority or Administrative Official executes it's discretionary powers.

DAVID RASCH
2nd Floor City Hall

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: 18 July 2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR STAFF INITIALS

Lani McCulley, HPD Planner Technician Senior STAFF INITIALS

Date Submitted: 18 July 2019

Contact Name: Doug McDowell

Phone Number: 690-9999

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

Project Address: 1369 Cerro Gordo Road

Description of Proposed Work:

Extend HDRB approval for H-16-038 from 28 June 2019 to 28 June 2020 as requested.

☒ I agree to the conditions of approval above.

Print Name _____ Signature _____ Date _____

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

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

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

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Date: 18 July 2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR STAFF INITIALS

Lani McCulley, HPD Planner Technician Senior STAFF INITIALS

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☑ Yes ☐ No	ROUTE TO HISTORIC DIVISION	
☑ Yes ☐ No	INTERIM HISTORIC INSPECTION	
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

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Date: 18 July 2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR (STAFF INITIALS)

Lani McCulley, HPD Planner Technician Senior (STAFF INITIALS)

Date Submitted: 18 July 2019

Contact Name: Doug McDowell

Phone Number: 690-9999

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Project Address: 1369 Cerro Gordo Road

Description of Proposed Work:

Extend HDRB approval for H-16-038 from 28 June 2019 to 28 June 2020 as requested.

☒ I agree to the conditions of approval above.

Print Name _____ Signature _____ Date _____

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

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

July 18, 2019

Historical Review
City of Santa Fe
Santa Fe, New Mexico

I am requesting an extension to HDRB approval H-16-038 located @ 1369 Cerro Gordo Road. We will be applying for permit July 2019.

Thank You

Doug McDowell
McDowell Fine Homes
505-690-9999
doug@mcdowellsantafe.com

ITEM # 16-0644

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

Case #H-16-038
Address – 1369 Cerro Gordo Rd
Agent's Name – Jay Midyette
Owner/Applicant's Name – Jay Midyette

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

1369 Cerro Gordo is a 3,453 square-foot, single-family residence. The building is listed as non-contributing to the Downtown and Eastside Historic District. The Applicant proposed to remodel the property with the following Items:

1. A 1,760 square-foot, 15' high addition was proposed along the south-west corner of existing structure, where the maximum allowable height is 19'. Wood windows are divided lite. Wood doors, windows, exposed vigas and other wooden elements were proposed to be in natural wood finish. The stucco is El-Rey "Adobe" color. Railing at French doors on West elevation was proposed in the elevation drawings; no material and finishes are proposed.
2. Existing stuccoed yard wall along west side of the driveway was proposed to be raised to 6' height.
3. Stuccoed yard wall along east side of driveway was proposed to be 6' high with 4' retaining, not to exceed 10' total height.
4. A pilaster at 6'-8" height on the east and a pilaster at 6'-6" height with 1' retaining on the west of the driveway was proposed. Naturally rusted metal gates at the height of 7'-6" were proposed. No exception for the gate was requested.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of this application in that it complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.
4. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))
6. An exception request was not submitted with to this Application.
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review,

approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board unanimously approved the Application as recommended by Staff.
   a. _X_ Additional conditions, which are that: there be no rooftop appurtenances, the wood finish is natural, and the gate be fenestrated.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

14 July 2016
Date:

FILED:

Yolanda Y. Vigil
City Clerk

7/18/16
Date:

APPROVED AS TO FORM

Assistant City Attorney

7/14/2016
Date:

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

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

Date: 7/29/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR
STAFF INITIALS

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

Date Submitted: 7/19/2019

Contact Name: Doug McDowell

Phone Number: 505-690-9999

Project Address: 1369 Cerro Gordo Rd

Description of Proposed Work:

Amend a previous HDRB approval (Case H-16-038) with the following:
1) Add a portal at south elevation, as drawn on sheet A-3.3;
2) Enlarge windows on south elevation, as drawn on sheet A-3.2;
3) Alter dimensions of windows on west elevation, as drawn on sheet A-3.1;
4) Add a pair of doors to the west elevation, as drawn on sheet A-3.1; and
5) Eliminate steps in parapet on west elevation, such that the parapet will continue straight across, as drawn on A-3.1.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

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

McDOWELL FINE HOMES
DESIGNERS BUILDERS
Santa Fe , New Mexico
Est. 1976

RECEIVED
JUL 19 2019
BY:

July 18, 2019
Ms. Lisa Roach
Historic Preservation Division
City of Santa Fe, New Mexico
Re: 1369 Cerro Gordo Road
Proposed Master Bedroom Addition - Midyette Residence

Dear Ms Roach,

We are requesting Administrative Approval for the following renovation to the residence located at 1369 Cerro Gordo Road, Case Number H-16-038

1.On Page A 9 of the HDRB approved set, A 3.2 of the permit set we are requesting approval to add a narrow portal in front of the living room door to the courtyard. This is to protect the door and give a covered walkway in the courtyard from the portal off the bedroom on the South Elevation while providing protection for the door to the living room. The architect forgot to add it. The proposed portal is not visible from any public right of way and is behind the large courtyard wall enclosing the courtyard. In addition we are requesting approval to change the windows in the bathroom for egress on the same elevations and page numbers. . These windows are not publicly visible as well.

2.On Page A4 of the HDRB approved set, A 3.1 of the permit set, we are requesting enlarging the windows on the West elevation in the bedroom, closets and bathroom to allow for egress. It is bubbled on the original HDRB drawings.

3.On page A4 of the approved HDRB drawings, page A 3.1 there is a stepped down parapet on the west facade. We are requesting to eliminate this step down as there is enough room for proper insulation above the vigas. The height will still be within the allowable height.

I look forward to your review and should you decide any of the items need to go to the HDRB, we will cross them out on the permit set. I think the portal addition is the largest request but it is enclosed within a courtyard and compliments the historic nature of the house.

Sincerely,

Doug McDowell
Agent for J Midyette
McDowell Fine Homes
P.O. Box 1567
Santa Fe, NM 87504

Full Scale

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: March 05, 2020

To: Building Permit Division

From: Daniel Schwab

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

Project Address: 1369 CERRO GORDO RD, Santa Fe, NM 87501

Case Number: 2020-001857--ADMIN

Contact Name: MCDOWELL FINE HOMES

Phone Number: 505-982-5238 **Email:** DOUG@MCDOWELLSANTAFE.COM

Proposed Changes: *Updated plans showing vigas*

Conditions of Approval: *approve as submitted*

FURTHER ACTIONS REQUIRED:

- PERMIT or PERMIT REVISION
- ROUTE TO HISTORIC DIVISION
- INTERIM HISTORIC INSPECTION
- FINAL HISTORIC INSPECTION

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

doug@McDowellsantafe.com

PROJECT DESCRIPTION: Doug McDowell, agent for J Nold Midyette, owner, proposes to raise the height of the parapet and door on a previously approved non-contributing, non-publicly visible garage addition. An allowance for additional height is requested for a sloping site, per Section 14-5.2(D)(9)(c)(ii).

Case number: **2019-001519-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1369 Cerro Gordo Road
PROJECT NAMES:

OW – J Nold Midyette 1369 Cerro Gordo Road Santa Fe, NM 87505

AP – Doug McDowell PO BOX 1567 Santa Fe, NM 87504

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on January 14, 2020. The decision of the Board was to approve the application as submitted with the condition that drawings are resubmitted showing the vigas and placement to staff for approval.

For further information, please call 505-955-6605.

RECEIVED
MAR - 5 2020
BY:_____

Sincerely,

Daniel Schwab
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe, New Mexico

Historic Districts Review Board

Current Case

2023-007140-
1309 Cerro
UDRB
Gordo Road
Remodel

July 27th, 2023
Ms., Lain Mcculley
Historic Preservation Division
City of Santa Fe New Mexico

Site Address: 1369 Cerro Gordo Rd, Santa Fe, New Mexico

Dear Ms., Mcculley,

We are submitting this application to enclose a Carport in to a garage and change the Roof Line on a Property where all other structures on the property have been recently under construction and restored.

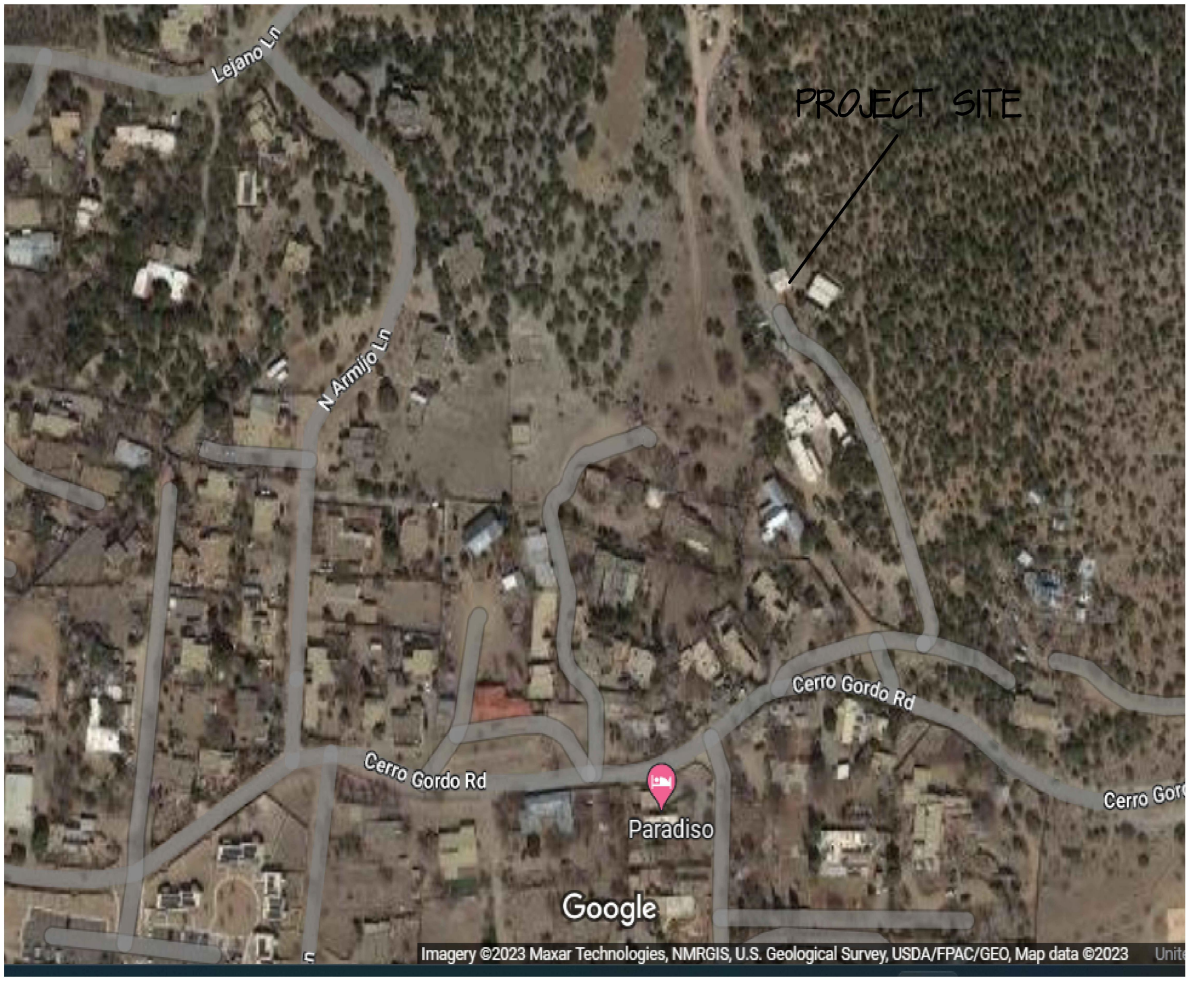
The Carport is a building that is a covered parking area and a shop for the property the roof was installed roughly 35 years ago, and was deemed non contributing in a 2016 HDRB submittal of the property.

The Owner Mr., Midyette is proposing to remove the tile roof that is not in keeping with the style of the area or the structures on the property, raise the parapet line to match the height of the conjoining roof line, install a TPO roof and canals to the Rear of the building and catch the water as done with the two other roof lines that are apart of the structure. In addition add viga tails and beams to match the design of the structures on property and match the two garage doors.

The windows that exist will stay but we will clean up the existing wood and stain to match existing stain on main house,
The stucco will be a cementious El Rey Adobe this will also match all restored structures on the property.

We also ask to install a pair of double doors to the shop building for access, as this will be used for tools to maintain the property and its beauty

We appreciate your time and consideration



CONSTRUCTION NOTES

PLANS ARE SCHEMATIC IN NATURE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN FIELD. PROJECT ENGINEER SHALL APPROVE ANY CHANGES.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 IRC.

DIRECTIONS TO 1369 CERRO GORDO ROAD:

FROM PASEO DEL PERALTA, TURN EAST ONTO WEST ALAMEDA STREET GO 0.8 MILES; TURN LEFT ONTO CERRO GORDO ROAD FOR 2.2 MILES; 1369 IS ON THE LEFT

Midyette architects p.c.
Architecture · Planning · Interior Design
Boulder Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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JOB NO.
1370

REMODEL / REPAIR
1369 CERRO GORDO RD
SANTA FE, NM 87501

DESIGN DEVELOPMENT

CONTENTS:
COVER

DRAWN
PR

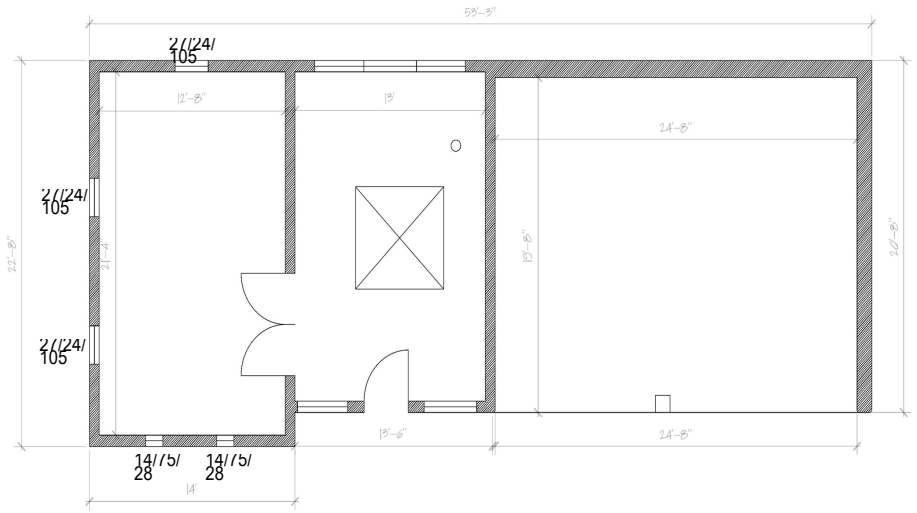
CHECKED:
JNM

ISSUE RECORD:

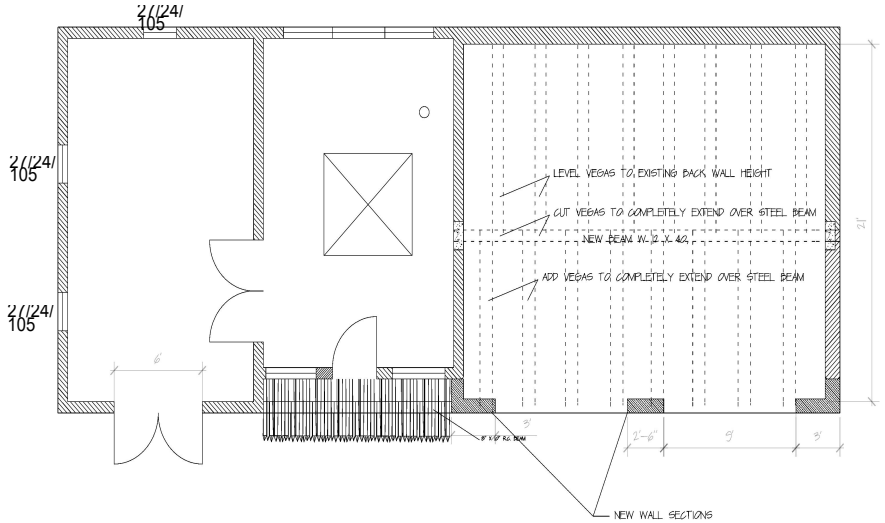
DATE:
07-27-2020

SHEET NO:
C-1

BEAM
LOAD
21*25*45*.5 =
11,812 LB
11,812 LB/25 = 472
LB/LF = 39.3 LB/IN
L/240 = 300 IN/360 = 0.83
IN DEFELCTION



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



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

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JOB NO.
1370

REMODEL / REPAIR
1369 CERRO GORDO RD
SANTA FE, NM 87501

DESIGN DEVELOPMENT

CONTENTS:

FLOOR PLAN

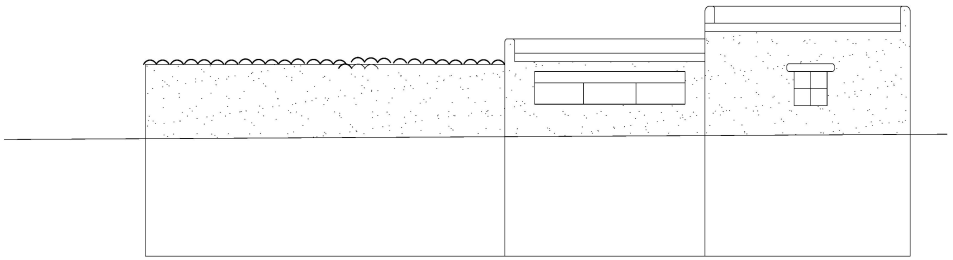
DRAWN
PR

CHECKED:
JNM

ISSUE RECORD:

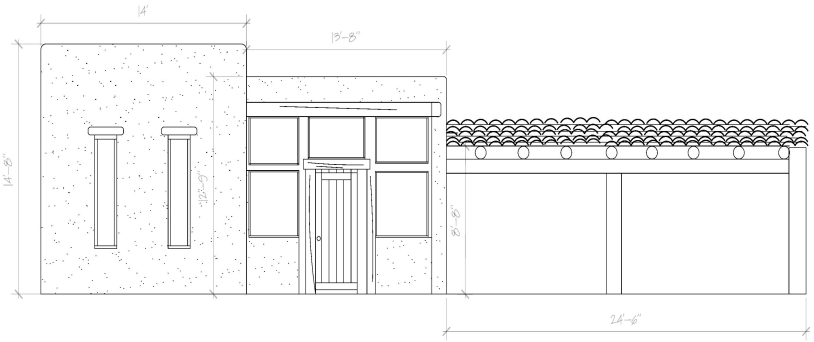
DATE:
07-27-2020

SHEET NO:
A-1



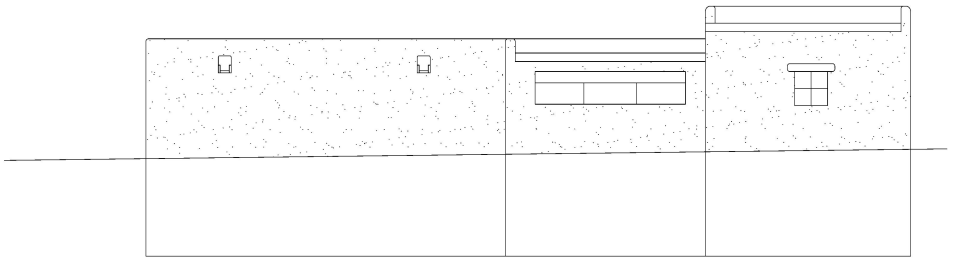
East Elevation - Existing

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



West Elevation - Existing

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



East Elevation - PROPOSED

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



West Elevation - PROPOSED

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

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JOB NO.
1370

REMODEL / REPAIR
1369 CERRO GORDO RD
SANTA FE, NM 87501

DESIGN DEVELOPMENT

CONTENTS:
ELEVATIONS

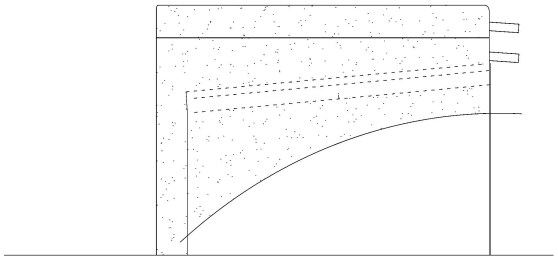
DRAWN
PR

CHECKED:
JNM

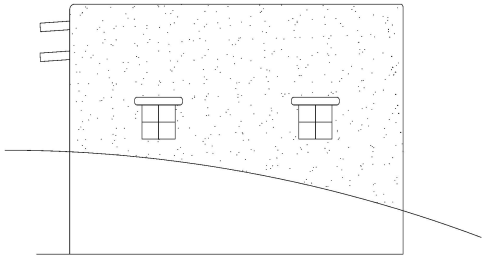
ISSUE RECORD:

DATE:
07-27-2020

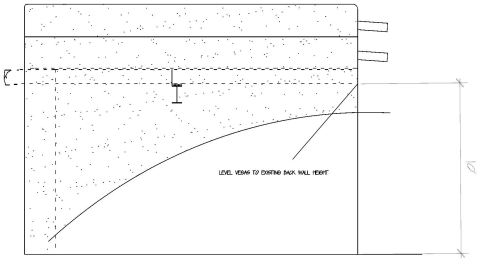
SHEET NO:
A-2



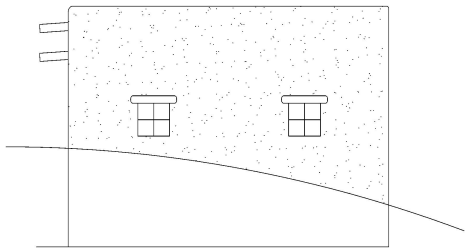
South Elevation
SCALE: 1/4"=1'-0"



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



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



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

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JOB NO.
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REMODEL / REPAIR
1369 CERRO GORDO RD
SANTA FE, NM 87501

DESIGN DEVELOPMENT

CONTENTS:

ELEVATIONS

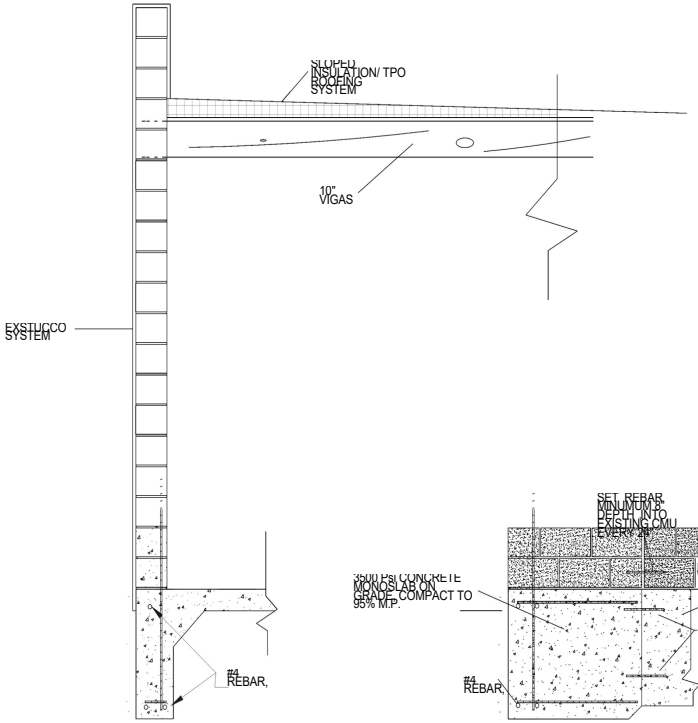
DRAWN
PR

CHECKED:
JNM

ISSUE RECORD:

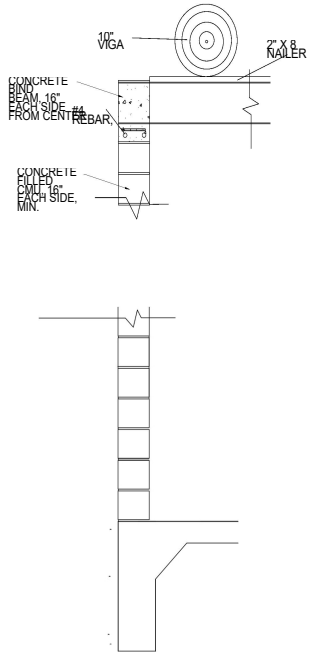
DATE:
07-27-2020

SHEET NO:
A-1



A MONO FOUNDATION SECTION

B MONO FOUNDATION SECTION



C BEAM SUPPORT DETAIL

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Boulder Santa Fe
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Boulder, Colorado 80302
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JOB NO.
1370

ADDITION / REMODEL
ADDRESS
Boulder, CO 80302

DESIGN DEVELOPMENT

CONTENTS:

DETAILS

DRAWN
PR

CHECKED:
JNM

ISSUE RECORD:

DATE:
07-27-2020

SHEET NO:
A-3

RECEIVED
DEC 17 2019
BY:

McDOWELL FINE HOMES
SINCE 1976
P.O. BOX# 1567 SANTA FE, NM 87504 505.982.5238

SHEET TITLE

SHEET NO.

8

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-006503--HDRB

Project Description: Case #2023-006503-HDRB. 1243 Canyon Road. Downtown and Eastside Historic District. Non-Contributing. Martinez Architecture Studio, agent for Price Lind Holdings, owner, proposes alterations to a previously approved design for constructing a garage, additions, window replacement, and other remodel elements.

Project Location(s): 1243 CANYON RD
Santa Fe, NM 87501

Contacts:

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

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: H-1243 and H-1243.1

Year of Construction: 1932/1950/ etc.

Project Type: Remodel

Historic Building Name: Bigelow House

City of Santa Fe, New Mexico

memo

DATE: September 12 2023

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

Case # 2023-006503-HDRB

Address: 1243 Canyon Road
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

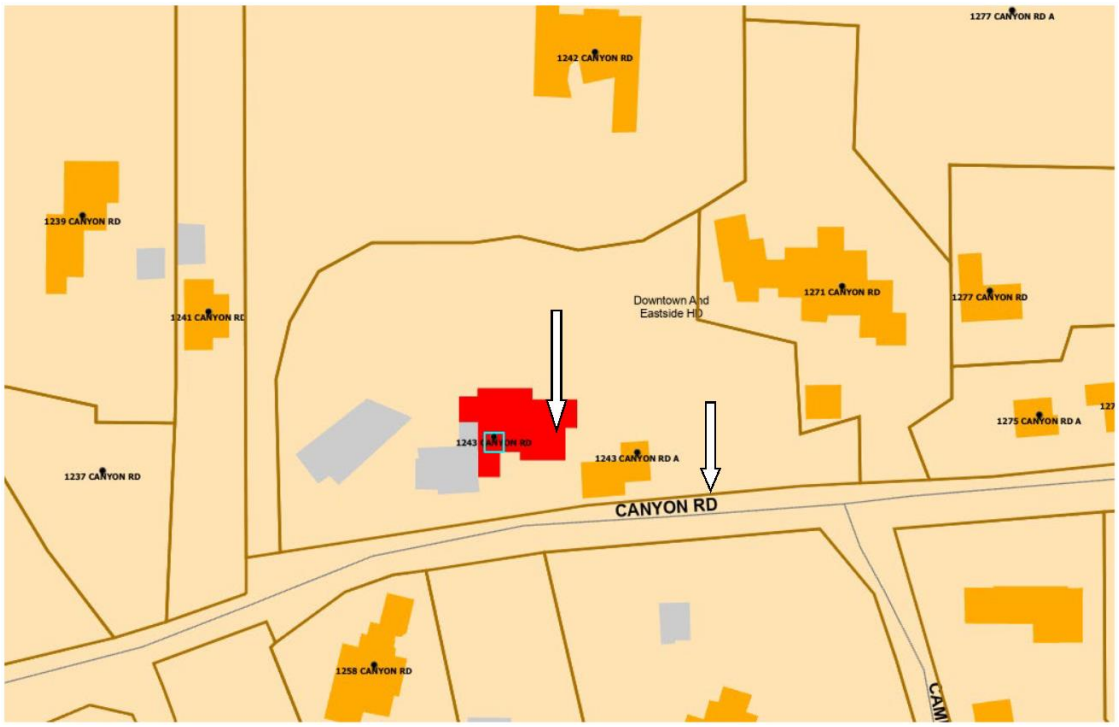
STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

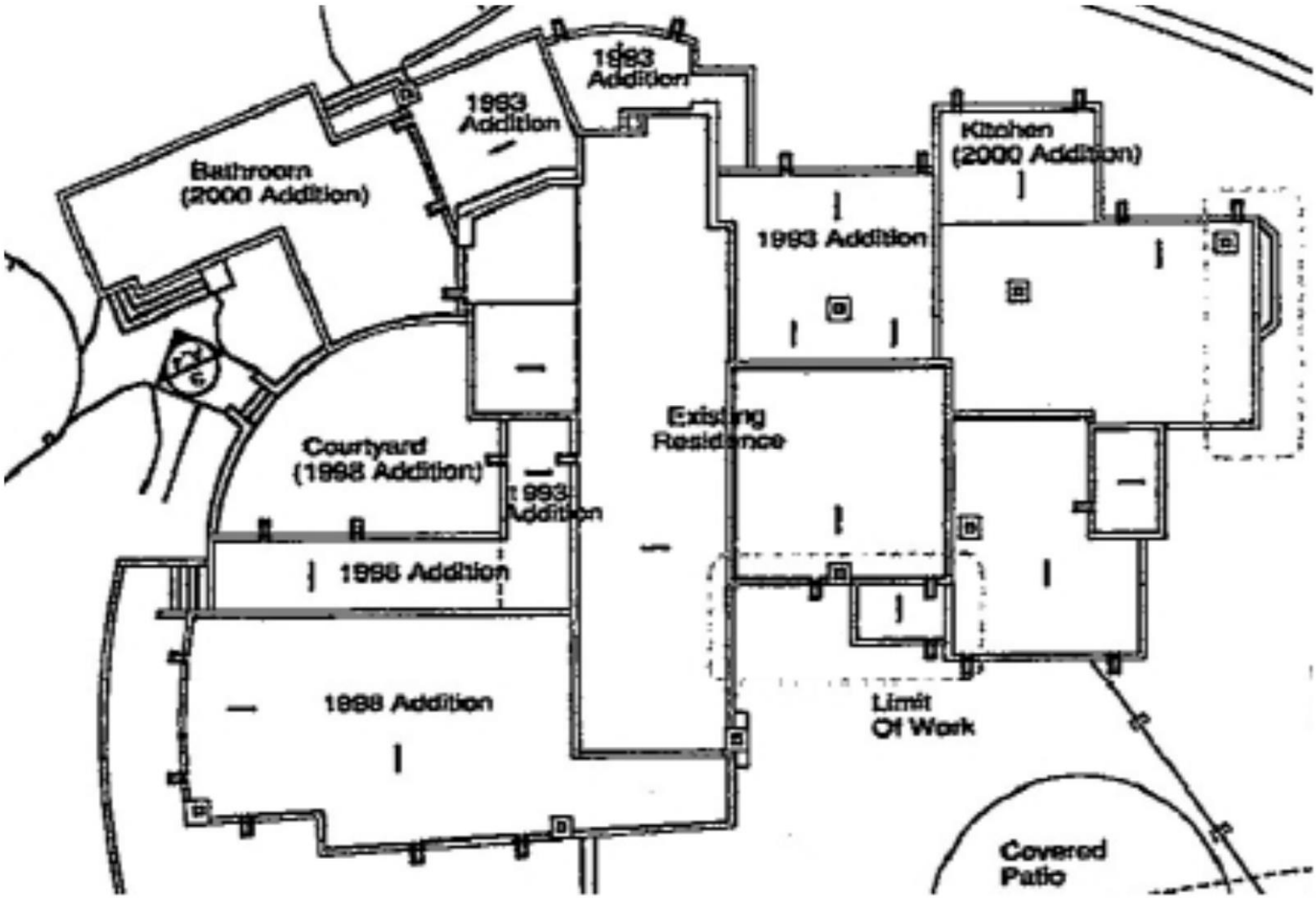
The property at 1243 Canyon has a single-family adobe main residence in the Spanish Pueblo Revival style that is listed as non-contributing and a hollow-core ceramic tile guest house in the Spanish Pueblo Revival style that is listed as contributing to the Downtown and Eastside Historic District.

The main residence was originally constructed in 1932-1933 and has been significantly altered from 1992 through 2000. The guest house was constructed in 1950 and a concrete masonry addition was constructed on the west elevation in 1988 and all windows were replaced at an unknown date prior to 2004.





On November 30, 2004, the HDRB held a status review for the property under case H-04-161A. The HDRB downgraded the main residence from contributing to non-contributing and upgraded the status of the guesthouse from non-contributing to contributing. They then proceeded to approve a remodel under H-04-161B for additions, changing wall layouts, replacing windows and doors, and installing a fireplace and exterior lighting on the main residence.



On September 8, 2020, under case #2020-002421-HDRB the HDRB approved partial demolition, new additions, and window replacements on the main residence. Later, on May 26, 2021, under case #2021-003674-ADMIN an administrative approval was issued granting changes to the HDRB case for the main residence and guest house. These changes included eliminating an addition, increasing the size of the portal, reconfiguring the layouts of the other additions, windows, doors, terraces, and skylights, altering the numbers of doors and windows and their locations, enclosing a portal, and other major alterations to the previous approval. This approval also included changes to the contributing guesthouse including changing the interior configuration, reconfiguring the exterior doors and windows, eliminating an addition, and so forth. A construction permit for this work was issued in 2020 and revised in 2021.

On July 27, 2021, under case 2021-003907-HDRB the HDRB approved construction of a 550 sq. ft. garage to the east side of the property and alteration to the existing garage on the westside of the property and gates. No construction permit has been issued for this approval yet.

Now, the applicant proposes alteration to the design of the west garage by altering it to an exercise room and open carport, and make minor alterations to the main residence and east garage approvals:

The following are changes to the previously approved drawings from case 2021-003907-HDRB:

East Garage:

- The small portal and door on the west side of the East Garage have been moved over, the portal has decreased in size, and the buttress has been eliminated. See 4&6/A-3.2
- The yardwall has been reconfigured to avoid removal of a tree. See 4&6/A-3.2

The following are changes to the previously approved drawings from case 2020-002421-HDRB and the administrative approval 2021-003674-ADMIN. These changes are being requested as a change during construction:

Main Residence:

- The fixed door panel “13” on the East Elevation has been changed to a window. See 4/A-3.0
- A square 2’x2’ awning window was added to Closet – 117 to allow for more light on the North Elevation. See 2/A-3.0
- Window “W” was added to Hall – 146 which is under an existing portal on the North Elevation. The laundry closet was made smaller to accommodate this window. See 2/A-3.0
- The corbels under the vigas that stick out from the entry portal addition have been eliminated. See 4/A-3.0
- The portal/overhang addition located at the old Master Bedroom Sitting Area has been eliminated. See 2/A-3.0
- The steps in the courtyard have been re-configured and a planter has been added. See 1/A-1.1.

West Garage:

- Reconfigure from a two-car garage to a carport with an exercise room by enclosing the southern portion of the unit into a single car garage size unit.
- Altering the openings of this southern portion of the structure to include a smaller window on the west and a window and door opening on the north.
- On the northern half, remove the previously planned walls on the northern and western sides to create an open carport for a single vehicle.
- Reconfigure the layout of the northern portal.
- Eliminate the yardwall and gate between the carport and walkway to the pool.

- Install a gate between the pool stairs and the bathroom doorway.
- Install a stacked stone planter wall to the east of the carport and exercise room building.
- Alter the swing of the gate to the south of the exercise room to swing toward the stairs.

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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by

wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark

earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property (Historic and/or current name for property): Dick + Lise Stolley

2 Location (Address or description of location): 1243 Canyon Rd. Santa Fe, NM

3 Local Reference Number: 0516004561

4 County: Santa Fe

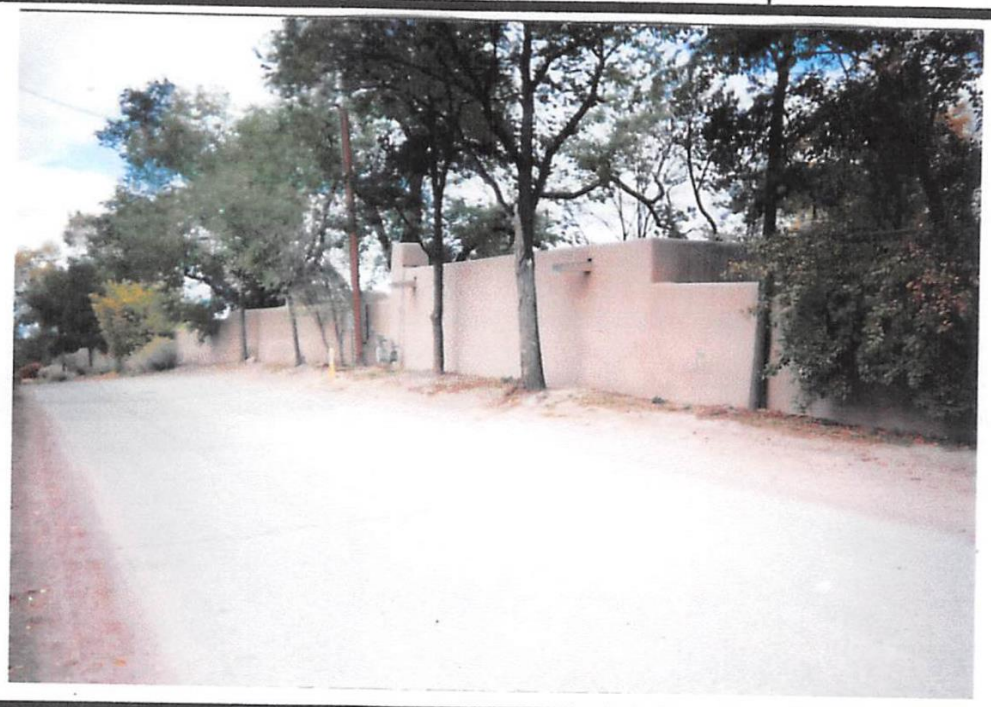
5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 10/20/04

7 UTM: Zone ___ Easting ___ Northing ___

8 Previous Survey Date: 9/3/92, 6/28/83 ☐ No previous survey

9 Name of Project:



10 Photo Information: Roll #: N/A

Negative Location: _____

View of: Property wall & guest house from Canyon Rd.

11 Brief Description of the Property (What is it?): Single family dwelling

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.): 1930's - 40's - H.L. Bigelow; 1940's - V.G. Coxon; 1950's - 1980's - Horace & Margaret Moses; 1980's - Al Luckett, Jr, Steven Samuelson; (cont'd) 1990's - Anthony Taddy, ? Grantham

13 Construction Date: Date: 1932-33 ☐ Known ☒ Estimated Santa Fe Directory

14 Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments:

Continued on other

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

1243 Canyon Rd

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 0516004456.1



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM 87502
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Steven Samuelson 455-0971
Al Luckett, Jr 988-7550
Craig Huitfeld 988-4985

Notes: *(If photo, include photo information, as in #10.)* East elevation – main entrance

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☒ Low ☐ Moderate ☐ High

Describe: Structure has little or no architectural or historical significance.

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

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? Structure has been significantly altered

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

HDRB 11/30/04 MRV

If yes: ☐ Contributing ☒ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe Downtown & Eastside ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 5

2/

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<**

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number: 051600456.1

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location): 1243 Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- [x] Adobe
- [ ] Brick
- [ ] Composition Block
- [ ] Concrete:
- [ ] Concrete: Cast Stone
- [ ] Concrete: Poured
- [ ] Earth Plaster
- [ ] Masonry: Simulated
- [ ] Metal: Corrugated
- [ ] Metal: Structural Siding
- [ ] Metal: V-Crimp
- [ ] Stone: Random Ashlar
- [ ] Stone: Random Coursed
- [ ] Stone: River Rock
- [ ] Stone: Rusticated
- [ ] Stone: Tabular
- [x] Stucco
- [ ] Tile: Structural Clay
- [ ] Vinyl Siding
- [ ] Wood: Board & Batton
- [ ] Wood: Horizontal Siding
- [ ] Wood: Jacal
- [ ] Wood: Log
- [ ] Wood: Shingle
- [ ] Wood: Tongue & Groove
- [ ] Other: _____

Notes:

7 Number of Stories [ ] Not Applicable

Number: [x] 1 [ ] 1 1/2 [ ] 2 [ ] 2 1/2 Other: _____

8 Foundation [ ] Not Applicable

[x] Not Visible [ ] None [ ] At Grade [ ] Above Grade [ ] Raised

Materials: [ ] Concrete [ ] Stone [ ] Other: _____

Notes:

9 Roof [ ] Not Applicable

Shape: [x] Flat [ ] Gabled [ ] Hipped [ ] Pyramidal [ ] Shed [ ] Other: _____

Pitch: [x] None [ ] Low [ ] Medium [ ] Steep

Features: [ ] Eave [x] Parapet

Materials: [ ] Asphalt [ ] Composition: Shingle [ ] Composition: Roll [ ] Earth [ ] Metal: Corrugate [ ] Metal: Pressed [ ] Metal: Standing Seam [ ] Metal: V-Crimp [ ] Tile: Terra Cotta [ ] Wood: Shingle [ ] Other: Unknown

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.) [ ] Not Applicable

Operation	Material	Glazing	Number
Fixed	Wood	8 lite with arched top	1

Notes: Window is only slightly visible from street through gate.

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.) [ ] Not Applicable

Type	Style	Material	Number
Panel w/ 8 lite	divided	Wood	1

Notes: Door is only partially visible from street through gate

12 Porches [ ] Not Applicable Not visible from street

Type: [ ] Entry [ ] Partial-Width [ ] Full-Width [ ] Wrap

13 Chimneys (Describe whether interior or exterior and material): Adobe - interior & exterior

14 Other Significant Features (Unique or outstanding features; Describe): None

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

[ ] No known modifications

1. Room additions & Complete remodeling Date: 93/98/00 [x] Known [ ] Estimated Source: Previous owners

Date: _____ [ ] Known [ ] Estimated Source: (see previous survey)

Continued on other side

HCPI Detail Form (FORM 2) *(Continued from the other side)* 1243 Canyon Rd

Historic Preservation Division, New Mexico Office of Cultural Affairs 051600456.1

16 Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Modern	☐ Gothic Revival	☐ Mission Revival	☐ Prairie	☒ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Pueblo	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

17 ocuments Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

None Known

SITE

18 ttached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Detached guest house – Survey no. 051600456

Are associated properties eligible for listing? No

19 Site Plan

(See attached survey plat)

Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

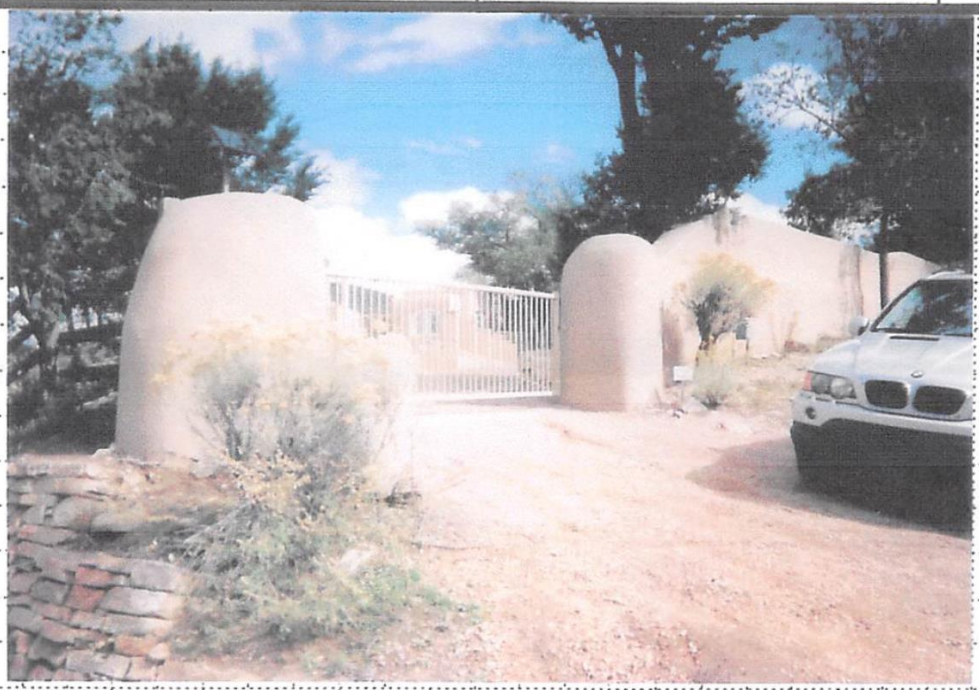
For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051600456.1

1 Name of Property *(Historic and/or current name for property)*

2 Location *(Address or description of location)*: 1243 Canyon Rd, Santa Fe, NM

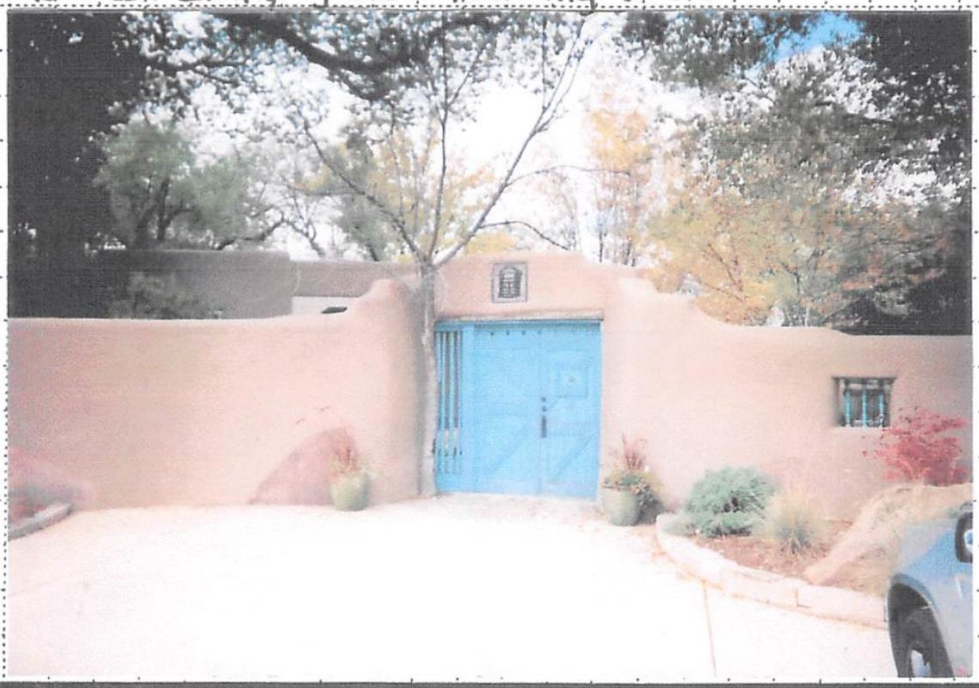
4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: View from Canyon Road looking northeast

Below: Entry gate looking West



Continued on other side

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

1243 Canyon Rd

For HPD Office use only: HCPI No. _____ District No. _____

3 Local Reference Number: 0516 00 456.1

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location): 1243 Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: Only remaining elevation of original structure

Below: Partial south elevation



Continued on other side

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051600456.1

1 Name of Property *(Historic and/or current name for property)*

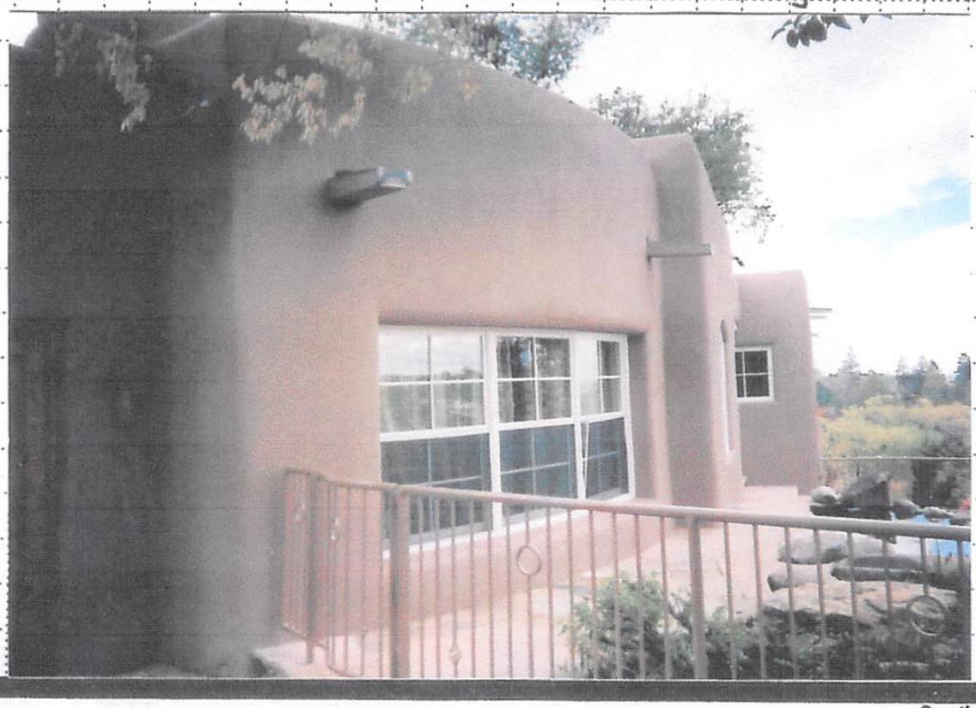
2 Location *(Address or description of location)*: 1243 Canyon Rd Santa Fe, NM

4 County: Santa Fe

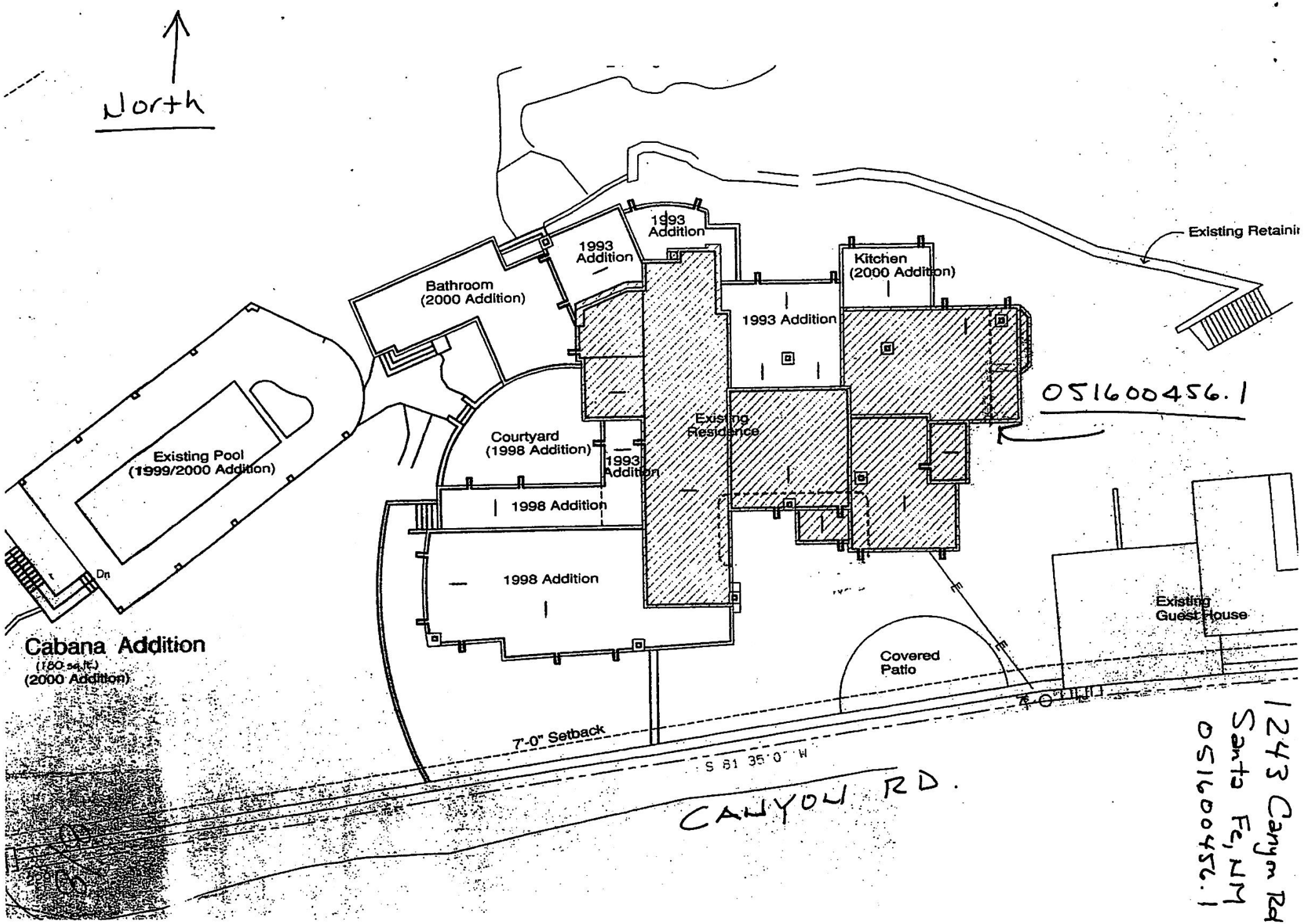
5 Date of Survey: 10/20/04



Above: West elevation showing '98 & '00 Additions
Below: Partial north elevation showing '93 Addition



Continued on other side


North
1993 Addition
1993 Addition
Bathroom (2000 Addition)
Kitchen (2000 Addition)
1993 Addition
Existing Retainir
051600456.1
Existing Residence
Courtyard (1998 Addition)
1993 Addition
Existing Pool (1999/2000 Addition)
1998 Addition
1998 Addition
Dn
Existing Guest House
Cabana Addition
(180 sq.ft.)
(2000 Addition)
Covered Patio
7'-0" Setback
S 81 35' 0" W
CANYON RD.
1243 Canyon Rd
Santa Fe, NM
051600456.1

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

H1243.1

IDENTIFICATION

ADDRESS: 1243 CANYON ROAD

CRAIG HUITFELD 988-4885

ID NUMBER: 051600 456.1

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 10 (E) W SEC 29 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1932-33 ESTIMATE 1932-33 ACTUAL

SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? SECOND HOUSE

IF INVENTORIED, LIST ID NUMBER(S)

051600 456

DEGREE OF REMODELING:

____ MINOR X MODERATE

✓ MAJOR * see attached history AS 6/2000 + site plans

EXPLAIN: PARAPETS RAISED NEW DOORS ON NW

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

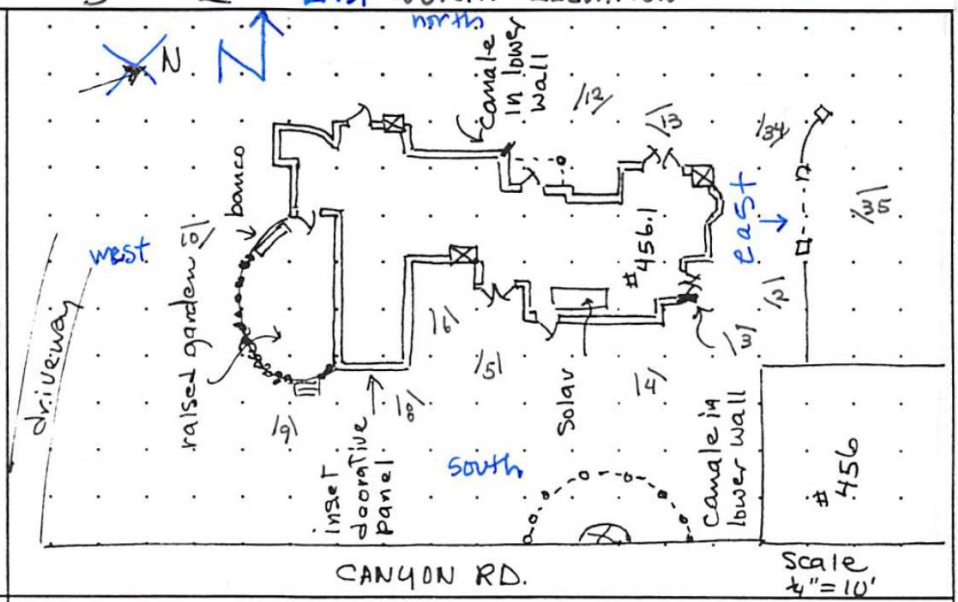
____ YES X NO

PHOTO



3 - #2 EAST ~~NORTH~~ ELEVATION

SITE PLAN



THIS BLD NOT INDICATED ON 1983 SURVEY NOT VISIBLE FROM CANYON RD.

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 9/2/82 BY AC

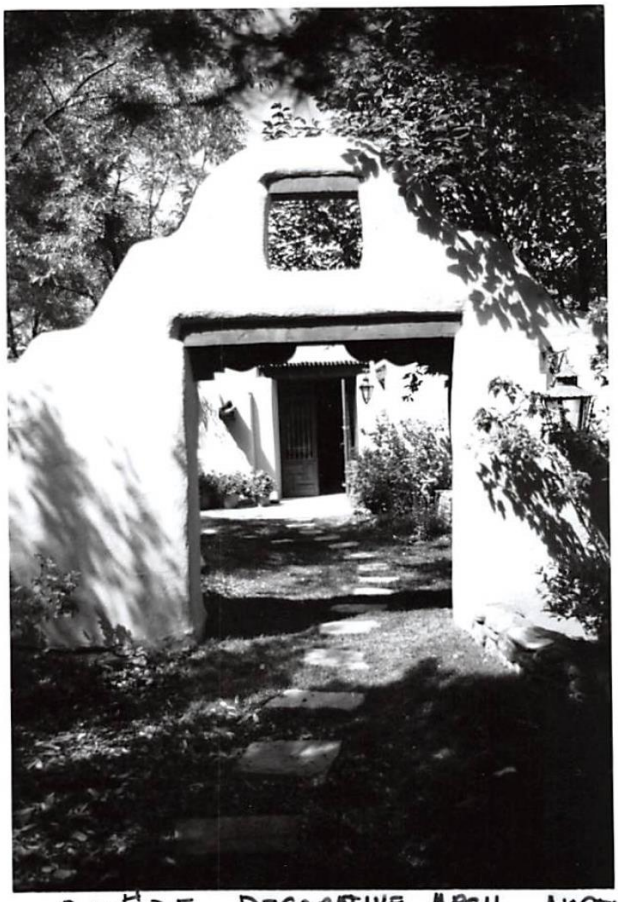
NEGATIVES WITH NMHPD ROLL # AC 2 NEG # 34 TO 35

AC 3 # 2-3-4-5-6-8-9-10-12-13

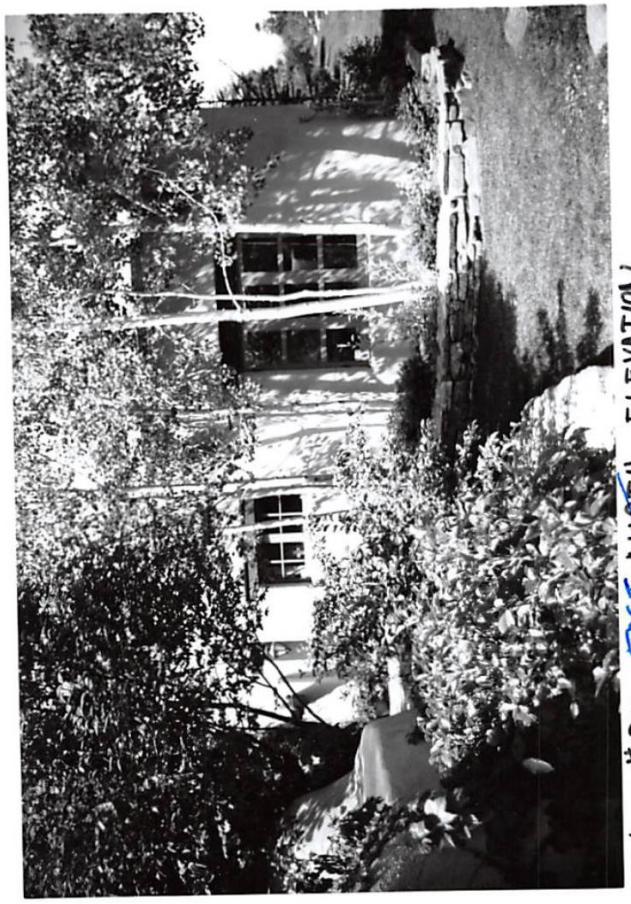
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	ENTIRE HOUSE IN EXCELLENT CONDITION - SOME NEW STUCCO
FOUNDATIONS	STONE FOUNDATION VISIBLE	
DOORS	NORTH DOUBLE LEAF GLASS OVER ~~HANDCRAFTED~~ WOOD PANEL - OTHER DOORS FRENCH	BLUE TRIM WITH SIDE LITES + PANEL OF LITES OVER DOOR
WINDOWS	6/6 DHW - MULTI PANED CASEMENTS SOUTH SIDE - BLUE TRIM	UNUSUAL STATIONARY PANE ARRANGEMENT ARROUND WOOD BOX E. SIDE
PORTALES	SEMI CIRCULAR PORTAL WITH FP IN YARD	SMALL PORTAL WEST SIDE - VIGAS POST
CANALES	2 LARGE UNUSUAL CANALES PROTRUDE FROM MID WALL HEIGHT N+W SIDES	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS; PARAPETS RAISED NE SIDE ENTRANCE	
COURTYARDS		
FENCES/WALLS	STUCCO WALL WITH DECORATIVE ARCH BETWEEN HOUSES	
ARCH. DETAILS	MOLDED IMAGE OF FLOWER INSET INTO EAST WALL	WINDOW ARRANGEMENT AROUND FRENCH DOORS SAME AS #456
OTHER	SOLAR PANEL EAST SIDE (SOUTH)	SEE INTERVIEW WITH AL LUCKETT JR.
COMMENTS		

ADDITIONAL PHOTOGRAPHS



2 - #35 DECORATIVE ARCH NORTH



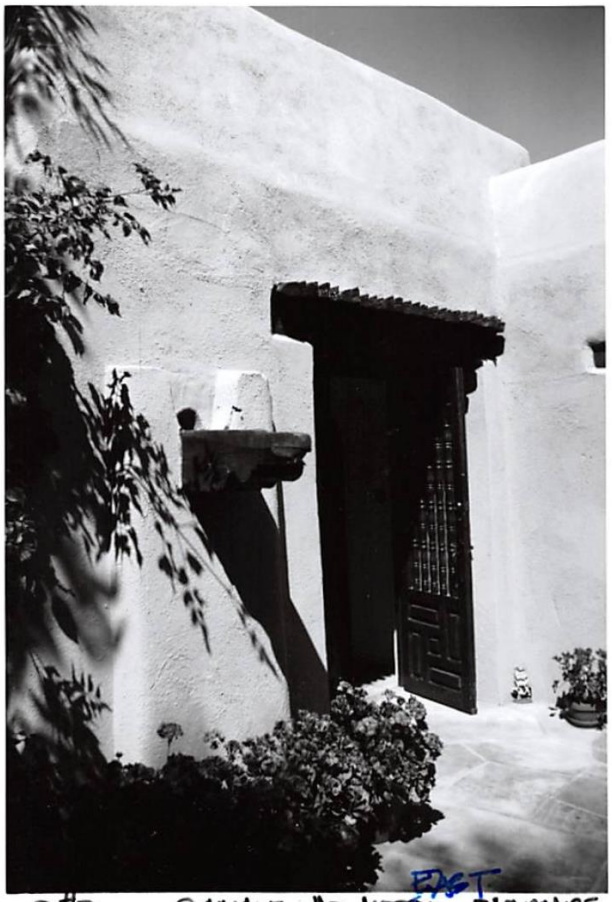
2 - #34 EAST NORTH ELEVATION

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456.1

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



3-#3 CANALE AT ~~NORTH~~ EAST ENTRANCE



3-#5 ~~SOUTH~~ EAST DOOR DETAIL



3-#4 SOUTH~~EAST~~ ELEVATION

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

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456.1

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



3-#6 SOUTH EAST WINDOW DETAIL



3-#8 INSET DECORATIVE PANEL EAST SOUTH



3-#9 NORTH WEST ELEVATION

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

IDENTIFICATION

ADDRESS 1243 CANYON RD

ID NUMBER 0516 456.1

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



3-#10 SW FOUNDATION DETAIL



3-#12 CANALE DETAIL ~~NORTHWEST~~



3-#13 WEST ELEVATION NORTH

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456
051600456.1

SURVEYED/RESEARCHED
DATE 9/9/92 BY AC

AL LUCKETT JR. 988-7560
CRAIG HUITFELD REALTOR 988-4885

INTERVIEW WITH HUITFELD 9/10/92
HUITFELD REALTOR FOR 1243 CANYON RD
SOLD TO GRANTHAM (?)
TRY TO CONTACT
TITLE CO.
AL LUCKETT JR 988-7550

INTERVIEW WITH AL LUCKETT JR. 9/15/92
OWNERS OF PROPERTY
MARGARET MOSES

81-85 STEVEN SAMUELSON
MADE MAJOR CHANGES TO BLDS

1988 AL LUCKETT JR
MAJOR CHANGES IN LANDSCAPE & INTERIORS
HE WORKED WITH DESIGNER JOE COWEN
CHANGED SOUTH PORTION OF #456
CHANGED GARAGE INTO CHAPEL & STUDIO
HOUSE PENTILE; ADDITIONS CINDER BLOCK; #456.1 DOUBLE ADOBE
1991 ANTHONY TADDY
CRAIG HUITFELD REALTOR

Source:
(Edmund Boniface of Boniface + Assoc. 983 5266)
1993 Addition(s) on N
1998 Addition(s) on W

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened?	surveyed	county	ID no.
yes	date 28-6-83 by mb	Santa Fe	051600456

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 1243 Canyon

city/town: Santa Fe

~~land grant/reservation~~

building name:

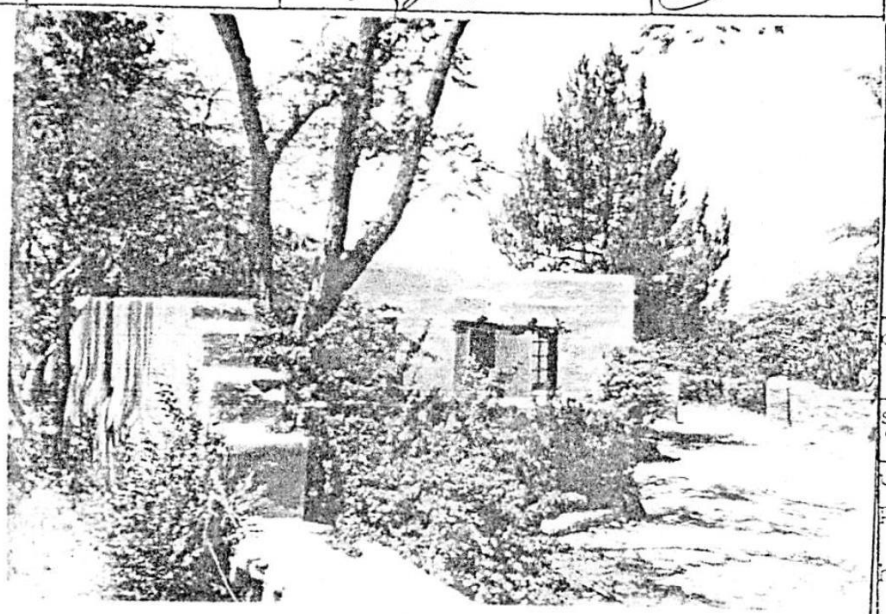
legal description: tnsp 17 N range 10 E sec 30 NE ¼ NE ¼

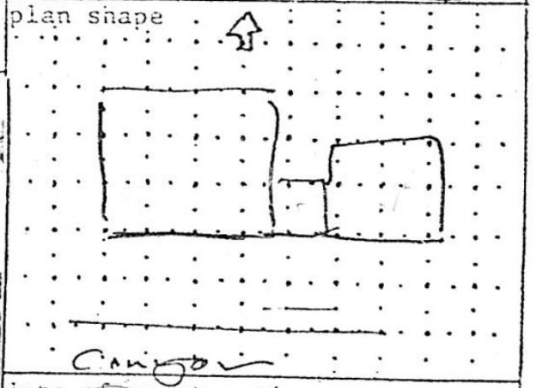
film roll by m no. 2

negative nos. 21, 22, 23

loc. of neg. HPB

plan shape





date of construction: Pre 1944 * estimate ____ actual

source: Directory

use

present: residential

other ____

historic: residential

other ____

condition: ___ excellent ___ > good ___ fair ___ deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___ minor × moderate ___ major

describe: Solar panels

architectural features

Windows 6/6 wood dbl hung, lintels exposed blue, 8 lite wood casement

Entry — French

Canales — wood, one to street, anti-drip groove 2½" fr. end

Exposed vigas — 6" extension,

surroundings: Residential

relationship to surroundings: ^ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of ___ none

if eligible, interest

comments

wall — sculpted w battlers

hedge

wire fence

wood fence

landscape

street trees

stone curb

0 setback

acequia

Streetscape

Shows on 1925 map (Wm Braid)

why?

associated buildings? yes

what type?

if inventoried, list ID nos.

see back? ___ yes

H-88-04
1243 Upper Canyon Rd



NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened?	surveyed	county	ID no.
yes	date 28-6-83 by mb	Santa Fe	051600456

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 1243 Canyon

city/town: Santa Fe

~~land grant/reservation~~

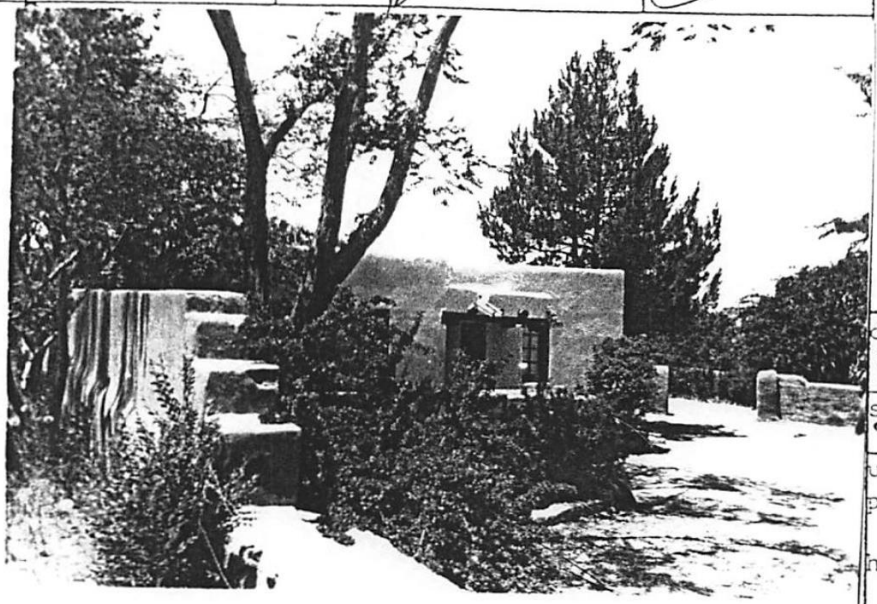
building name:

legal description: tnsp 17 N range 10 E sec 30 NE ¼ NE ¼

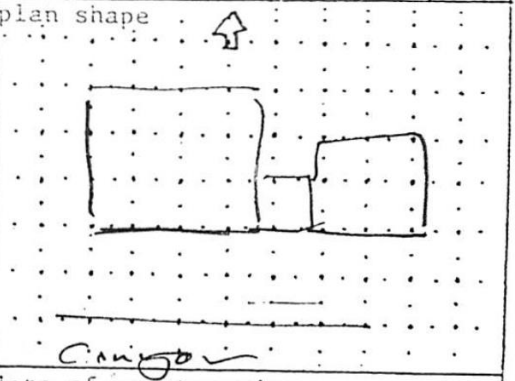
film roll by m no. 2

negative nos. 21, 22, 23

loc. of neg. HPB



plan shape



date of construction: Pre 1944 * estimate ____ actual

source: Directory

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent ___ good
___ fair ___ deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling
___ minor ✗ moderate ___ major

describe: Solar panels

architectural features

Windows 6/6 wood dbl hung, lintels exposed blue, 8 lite wood casement

Entry — French

Canales — wood, one to street, anti-drip groove 2½" ft. end

Exposed vigas — 6" extension,

surroundings: Residential

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of ___ none
interest

if eligible, why?

comments
wall — sculpted w buttress
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 set back
acequia

Streetscape

Shows on 1925 map. (Wm. Braid)

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

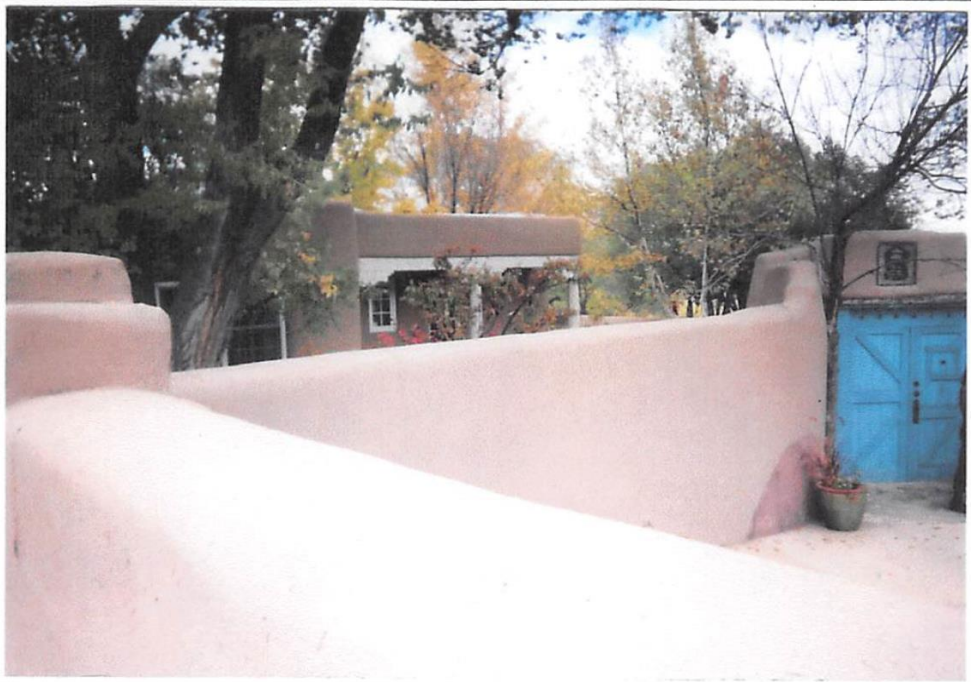
1 Name of Property *(Historic and/or current name for property)*
Dick and Lise Stolley

2 Location *(Address or description of location)*
1243 B Canyon Rd
Santa Fe, NM

3 Local Reference Number
0516004 56

4 County
Santa Fe

5 Property Type
☒ Building ☐ Structure ☐ Site ☐ Object



6 Date of this Survey
10/20/04

7 UTM
Zone ___
Easting ___
Northing ___

8 Previous Survey Date
9/3/92
6/28/83
☐ No previous survey

9 Name of Project

10 Photo Information
Roll #: N/A
Negative Location:
View of: Guest house from Canyon Rd

11 Brief Description of the Property *(What is it?)*
Guest house for 1243 Canyon Rd.

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*
1950's - 80's - Horace + Margaret Moses; 1980's - Al Lucketh, Jr, Steven Samuelson; 1990's - Anthony Taddy, ? Grantham

13 Construction Date
Date: 1950 ☐ Known ☒ Estimated

14 Setting
☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar
Comments:

Continued on other

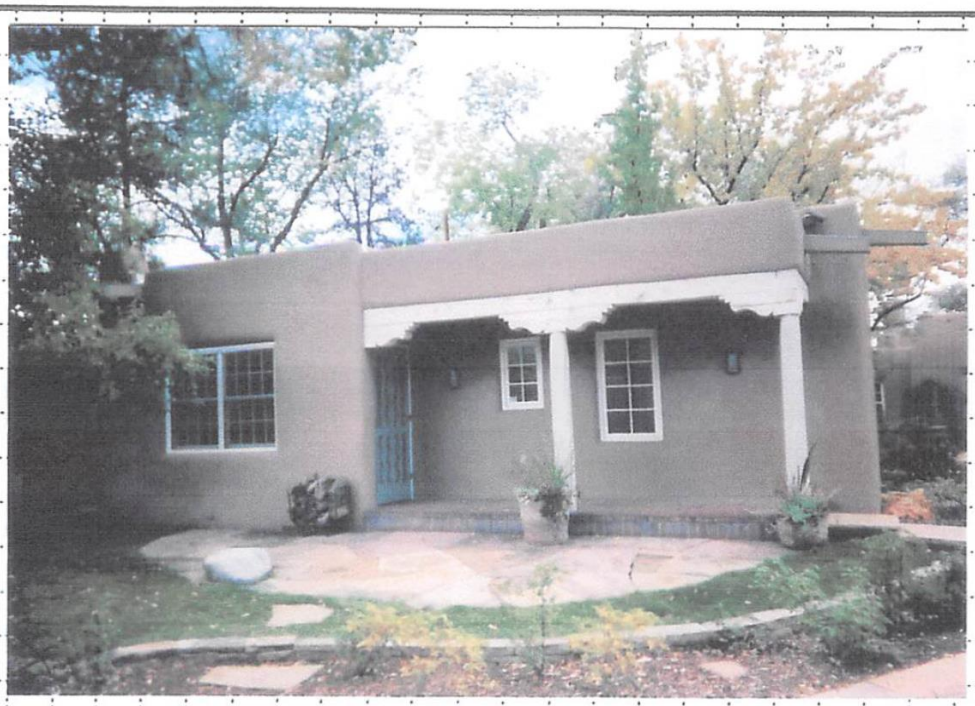
HCPI Base Form (FORM 1) *(Continued from the other side)*

Historic Preservation Division, New Mexico Office of Cultural Affairs

1243 B Canyon Rd

05160045G

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)*



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM 87502
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Steven Samuelson
455-0971
Al Luckett, Jr.
988-7550
Craig Huitfeld
988-4885

Notes: *(If photo, include photo information, as in #10.)* East elevation - Main entrance

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☐ Low ☒ Moderate ☐ High

Describe: Structure is a prime example of Spanish-Pueblo Revival architecture

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

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?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes Structure Should be listed as contributing

HDRB 11/30/04 MRT

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe Downtown & Eastside ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 4

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<**

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number: 051600456

1 Name of Property (Historic and/or current name for property): Dick and Lise Stolley

2 Location (Address or description of location): 1243 B Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition Block
- ☐ Concrete:
- ☐ 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
- ☒ Stucco
- ☒ Tile: Structural Clay (Pentile)
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☒ Other: Cinderblock Addition (1998)

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone ☐ Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☐ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugate ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: Unknown

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

☐ Not Applicable

Operation	Material	Glazing	Number
Single hung	Wood	8/8 lite	1
Casement	Wood	6 divided lite	1
fixed	Wood	8 divided lite	1

Notes: Windows are only partially visible over wall

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

☐ Not Applicable

Type	Style	Material	Number
None visible from street			

Notes:

12 Porches ☐ Not Applicable only partially visible

Type: ☒ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap

13 Chimneys (Describe whether interior or exterior and material)

Exterior- material unknown

14 Other Significant Features (Unique or outstanding features; Describe)

None

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

☐ No known modifications

1. West addition Date: 1998 ☒ Known ☐ Estimated Source: Al Luckett, Jr
2. Windows replaced Date: Unknown ☐ Known ☐ Estimated Source: _____

Continued on other side

3/6

16 Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Modern	☐ Gothic Revival	☐ Mission Revival	☐ Prairie	☒ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Pueblo	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

17 ocuments Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

None Known

SITE

18 ttached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Main house – survey no. 051600456.1

Are associated properties eligible for listing? No

19 Site Plan

(See attached survey plat)

Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051600456

1 Name of Property *(Historic and/or current name for property)*: Dick and Lise Stolley

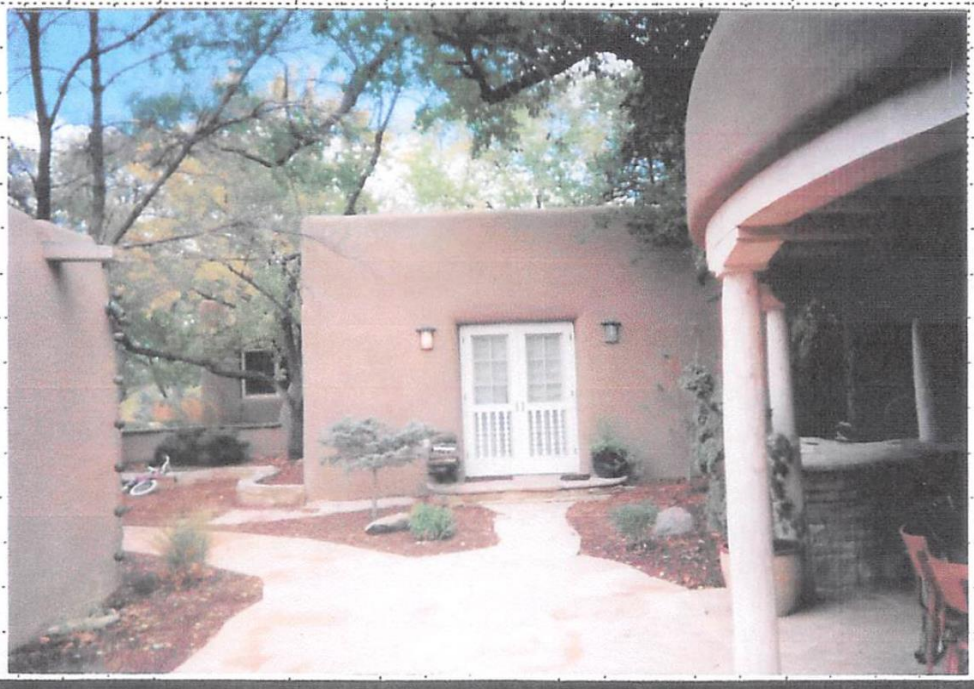
2 Location *(Address or description of location)*: 1243 B Canyon Rd Santa Fe, NM

4 County: Santa Fe

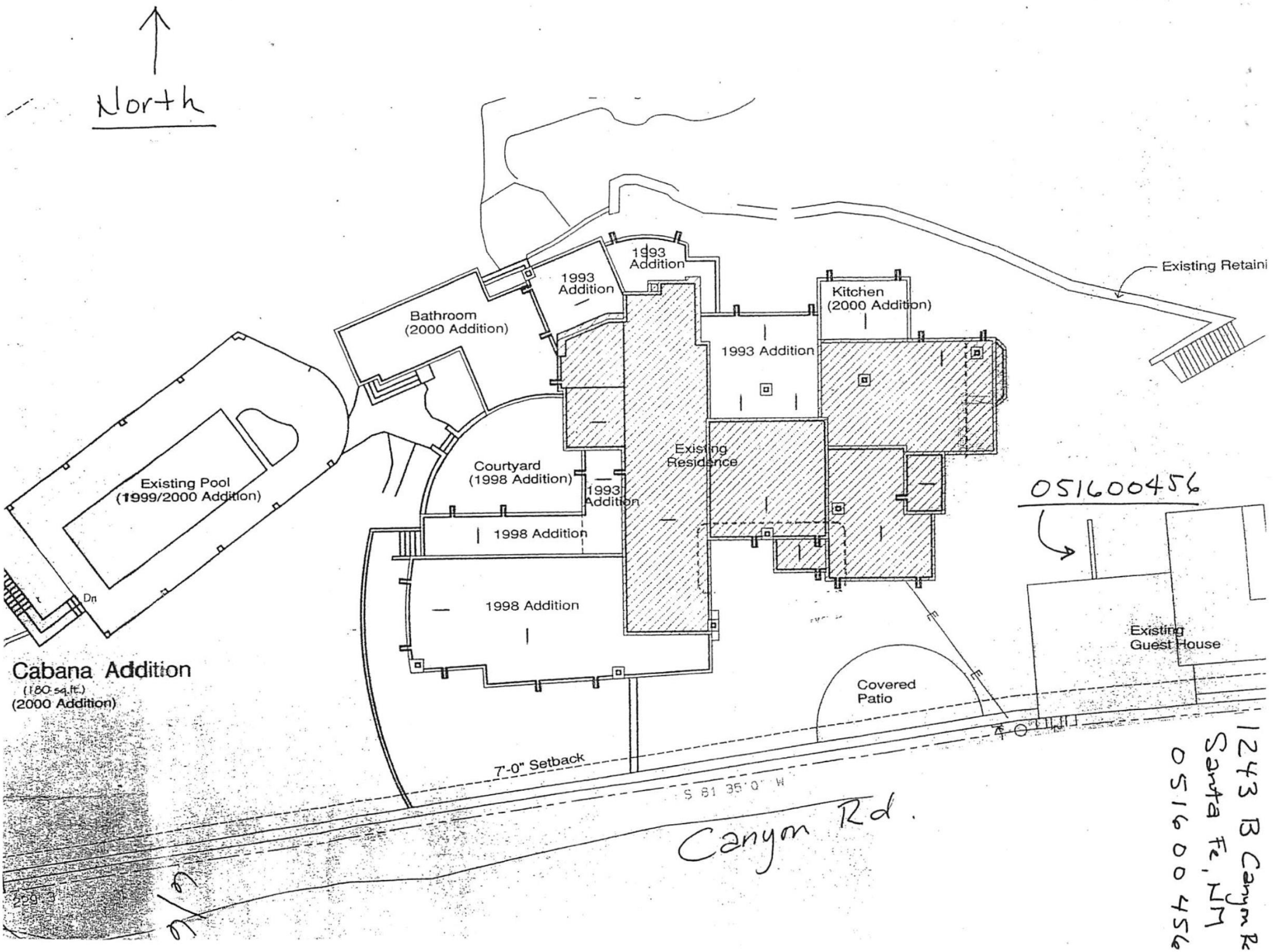
5 Date of Survey: 10/20/04



Above: South elevation with '98 Addition on right
Below: West elevation



Continued on other side


North
1993 Addition
1993 Addition
Bathroom (2000 Addition)
Kitchen (2000 Addition)
1993 Addition
Existing Retaini
Existing Pool (1999/2000 Addition)
Courtyard (1998 Addition)
1993 Addition
Existing Residence
1998 Addition
1998 Addition
Dn
Cabana Addition
(180 sq.ft.)
(2000 Addition)
Covered Patio
Existing Guest House
7'-0" Setback
S 81 35' 0" W
Canyon Rd.
051600456
1243 B Canyon Rd
Santa Fe, NM
051600456

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 H1243

IDENTIFICATION

ADDRESS: 1243B CANYON RD (See survey for 1243 Canyon H1243.1) 5/4/2001

CRAIG HUITFELD 988-4885

ID NUMBER: 051600456

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 10 (E) W SEC 29 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

_____ ESTIMATE ~~1932-33~~ C.1950 ACTUAL

SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:

SPANISH PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? SECOND HOUSE

IF INVENTORIED, LIST ID NUMBER(S)

051600456.1

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR

EXPLAIN SW SECTION REMODELED or ADDED

OVERALL CONDITION:

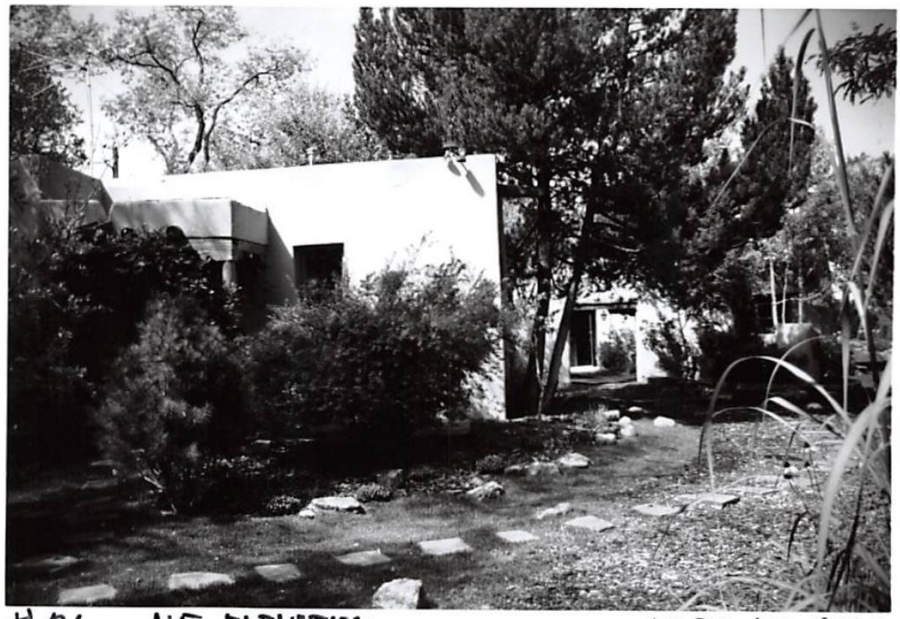
X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

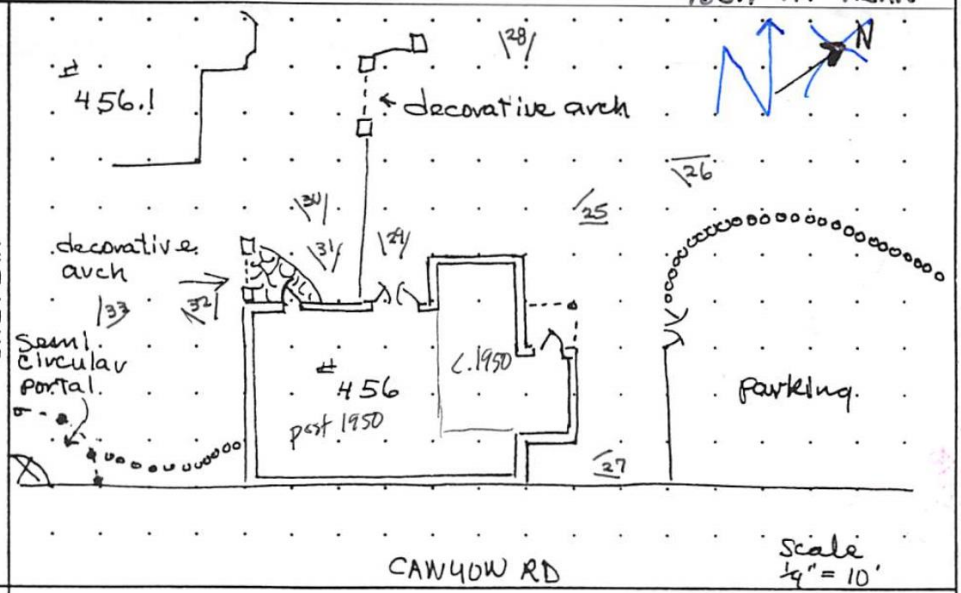
____ YES X NO

PHOTO



#26 NE ELEVATION 465.1 AT REAR

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

__ __ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT __ __ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 9/3/92 BY AC

NEGATIVES WITH NMHPD ROLL # AC 2 NEG # 25 TO 33

ARCHITECTURAL AND LANDSCAPE FEATURES

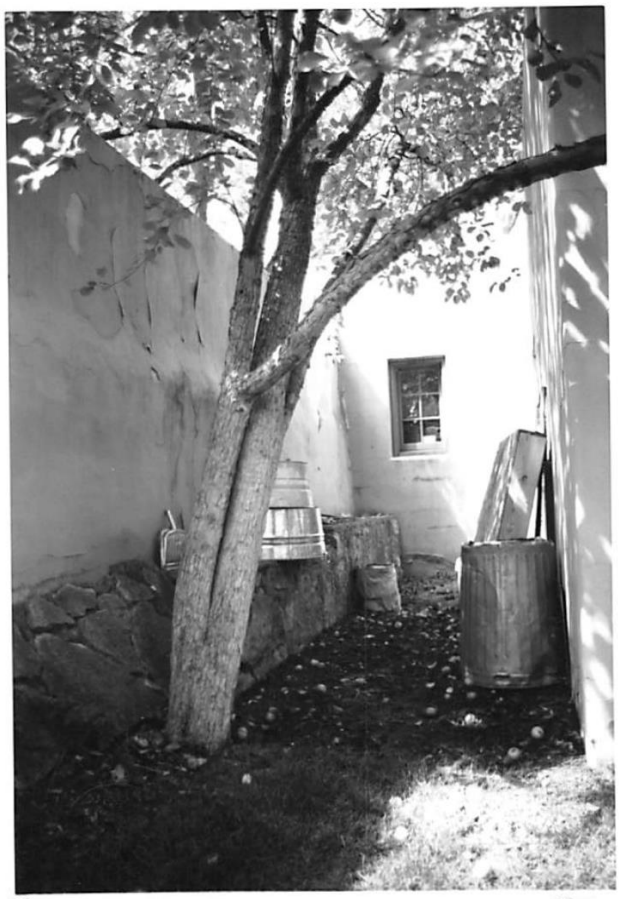
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	SW ADDITION STUCCO OVER CINDER BLOCK STUCCO WALLS OVER PENTILE	ENTIRE HOUSE IN EXCELLENT CONDITION — SOME OLDER STUCCO
FOUNDATIONS	VISIBLE ONLY ON SW SIDE WHERE THERE IS CONCRETE APRON	
DOORS	4 PANES OVER WOOD PANEL	LARGE DOUBLE LEAF WOOD PANEL DOORS ON WEST PROBABLY NEW
WINDOWS	MULTIPLE PANES - BLUE TRIM COLOR 6/6 DHW HEAVY IMBEDDED LINTELS	STATIONERY MULTI PANED NW & SW
PORTALES	SMALL PORTAL NE ENTRANCE VIGAS CORBELS & POST	
CANALES	TIN & WOOD NE - NW	
PORCHES	REAR DOOR OPENS ONTO FLAGSTONE	DECORATIVE STUCCO ARCH LEADS TO YARD
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	10 ft STUCCO WALL ENTIRE LENGTH OF PROPERTY ALONG CANYON RD. IS ALSO	COMMON WALL OF HOUSE SE SIDE, ROCK WALL BASE; COYOTE NE SIDE
ARCH. DETAILS	HAND CRAFTED WOOD DOORS WEST SIDE MAY HAVE REPLACED FRENCH DOORS	WINDOW WEST SIDE HAS SIDE LITES WITH PSUEDO CORBELS
OTHER	NORTH END OF BLD. APPEARS TO BE ORIGINAL	~~LARGE~~ SEMICIRCULAR PORTAL, ALSO ORIGINAL, HAS FP FOR ENTERTAINING

SEE INTERVIEW WITH AL LUCKETT JR. THIS BLD REMODELED UNDER HIS DIRECTION. GARAGE TURNED INTO A CHAPEL & STUDIO ADDED SOUTH WEST SIDE OF HOUSE CIRCA 1988. ADDITIONS ARE APPROPRIATE AND NOT VISIBLE FROM ENTRANCE.

ADDITIONAL PHOTOGRAPHS



#25 NORTH PORTAL



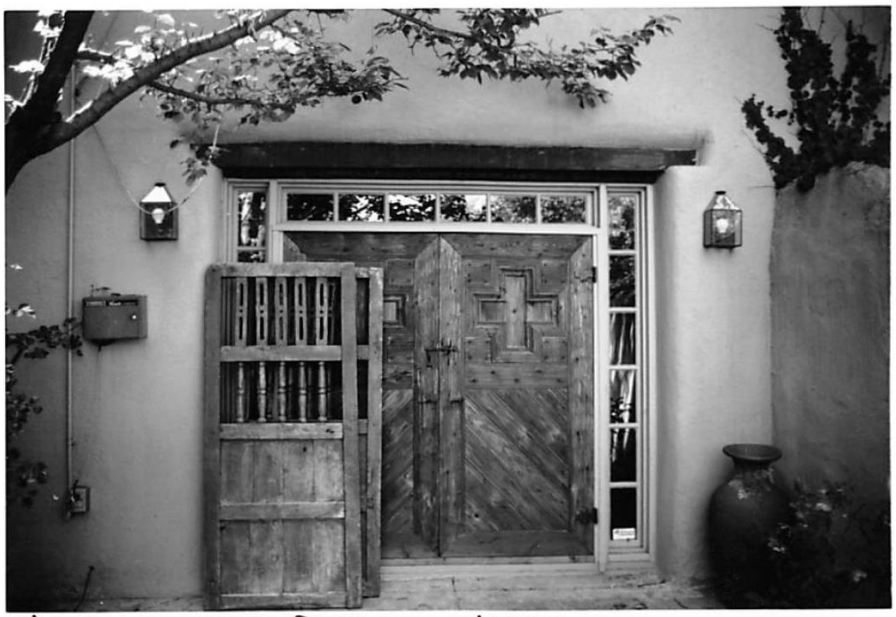
#27 COMMON WALL DETAIL NE

IDENTIFICATION

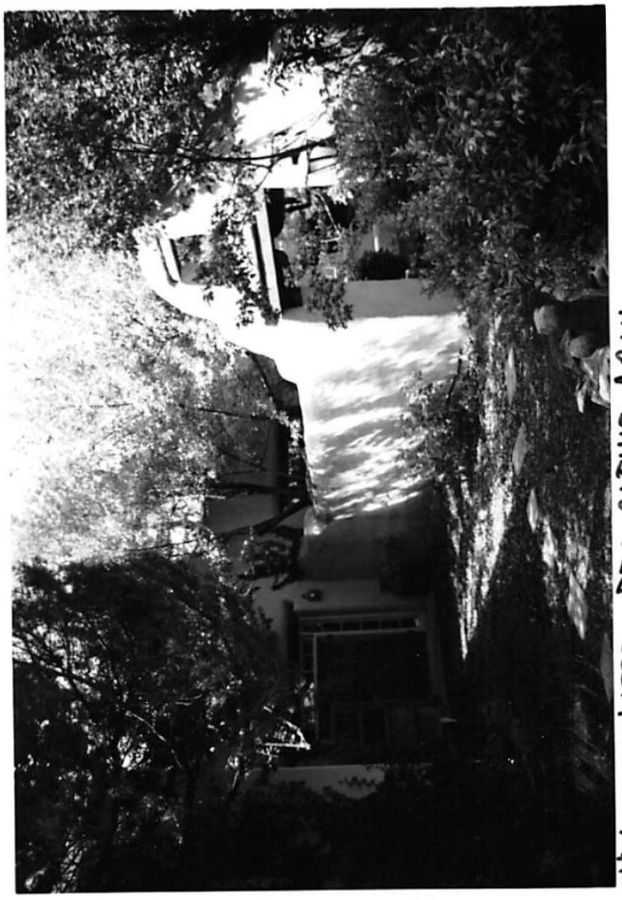
ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



#29 DOOR DETAIL WEST



#28 WEST DECORATIVE ARCH



#30 WINDOW WALL WEST

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

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



#31 WINDOW DETAIL WEST



#32 SW ELEVATION



#33 SEMI CIRCULAR PORTAL

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456
051600456.1

AL LUCKETT JR. 988-7560
CRAIG HUITFELD REALTOR 988-4885

SURVEYED/RESEARCHED
DATE 9/9/92 BY AC

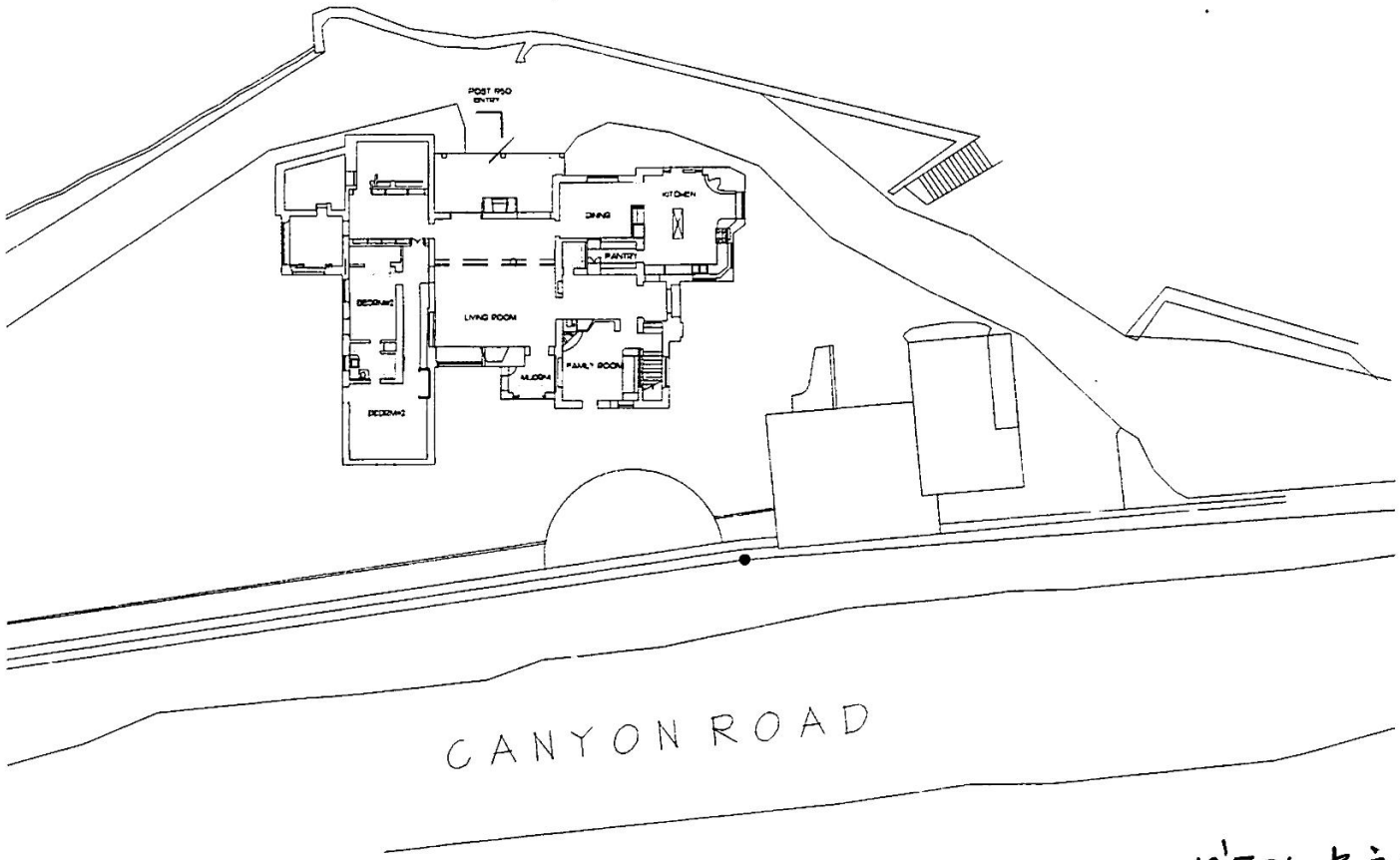
INTERVIEW WITH HUITFELD 9/10/92
HUITFELD REALTOR FOR 1243 CANYON RD
SOLD TO GRANTHAM (?)
TRY TO CONTACT
TITLE CO.
AL LUCKETT JR 988-7550

INTERVIEW WITH AL LUCKETT JR. 9/15/92
OWNERS OF PROPERTY
MARGARET MOSES

81-85 STEVEN SAMUELSON
MADE MAJOR CHANGES TO BLDS

1988 AL LUCKETT JR
MAJOR CHANGES IN LANDSCAPE & INTERIORS
HE WORKED WITH DESIGNER JOE COWEN
CHANGED SOUTH PORTION OF #456
CHANGED GARAGE INTO CHAPEL & STUDIO
HOUSE PENTILE; ADDITIONS CINDER BLOCK; 456.1 DOUBLE ADOBE
1991 ANTHONY TADDY
CRAIG HUITFELD REALTOR

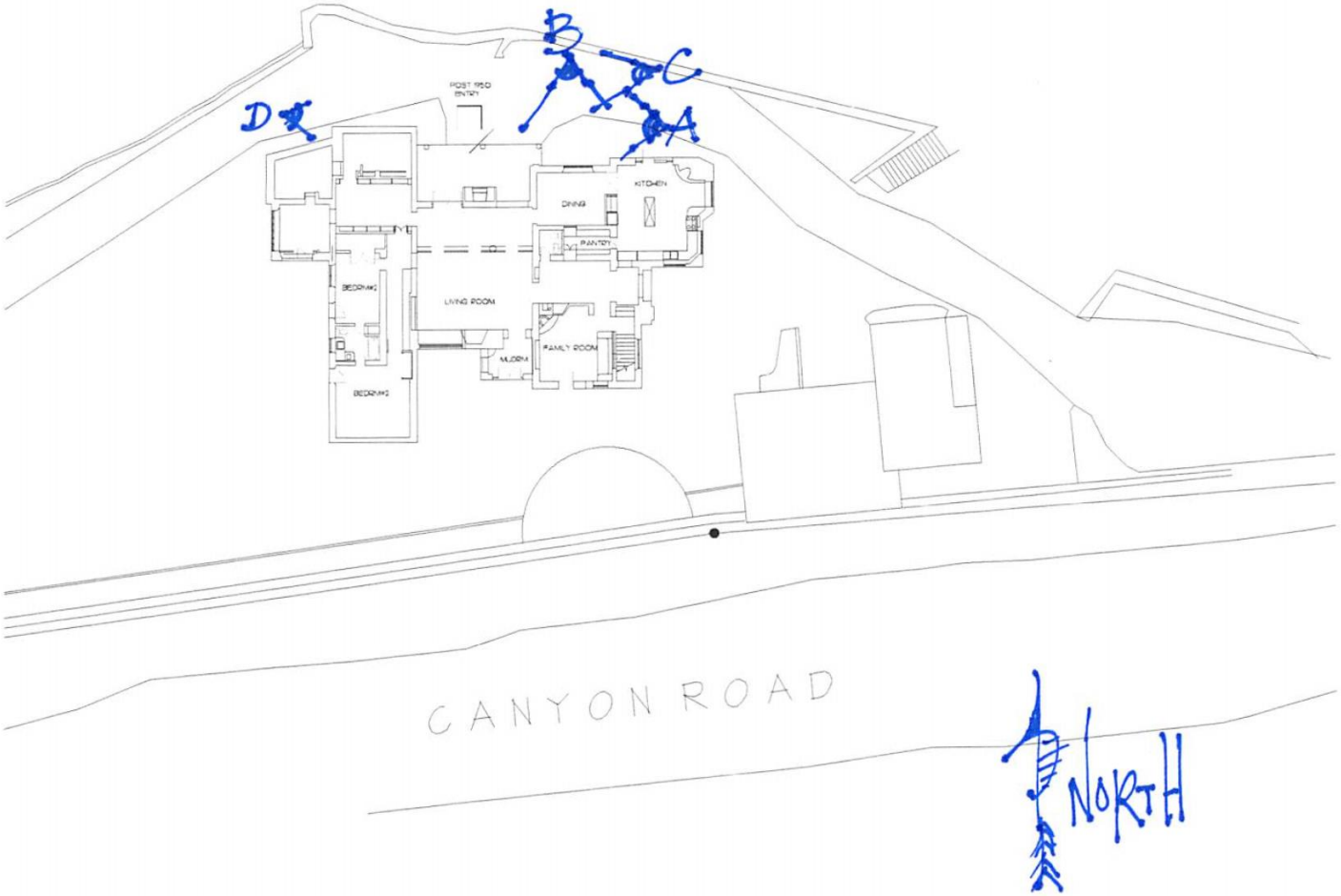
Grantham Home Photographic History



1950's B & W photos
1970-75 Polaroids
1980-85 Color prints

1243 Canyon Road

Grantham Home Photographic History





A



B

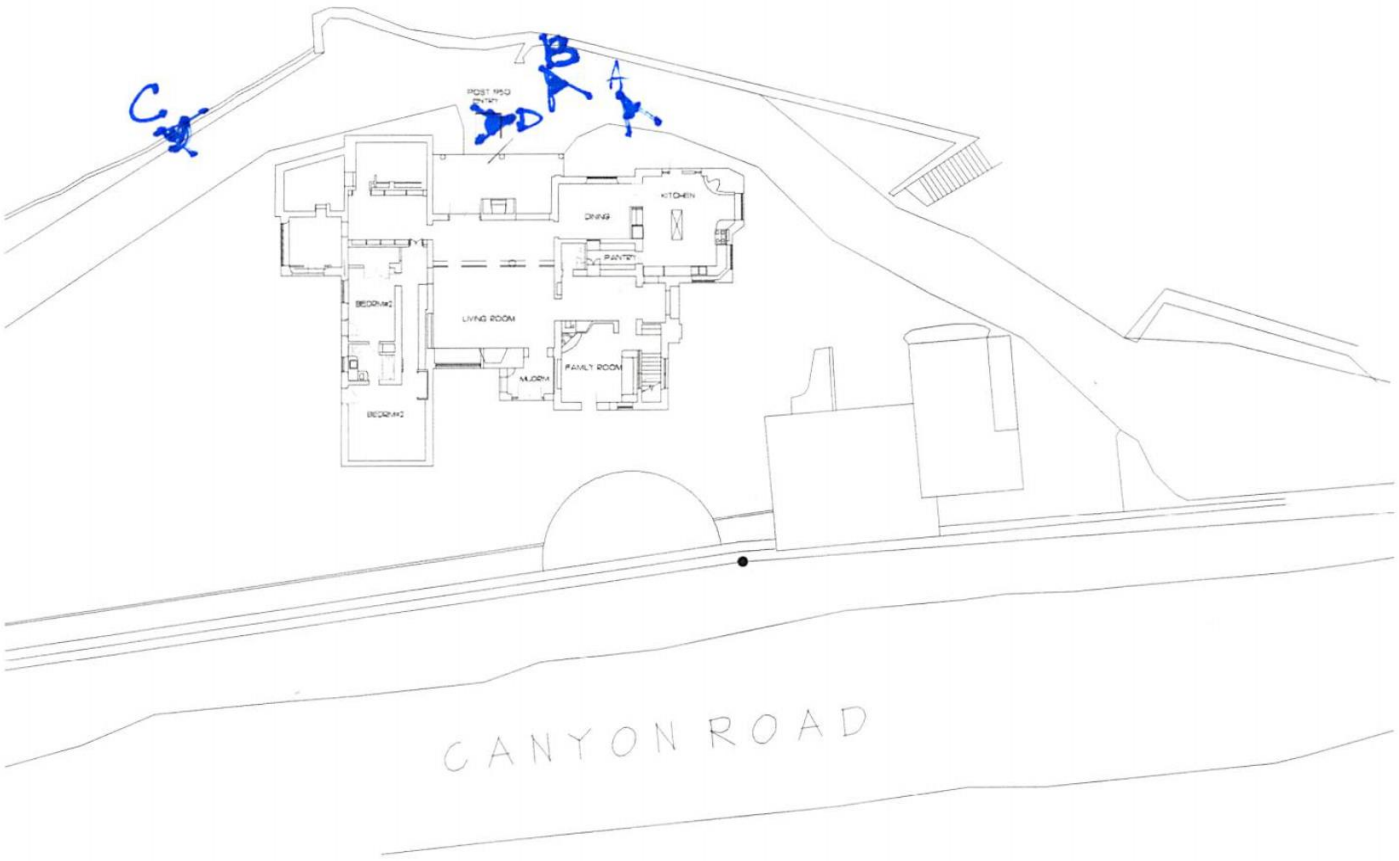


C



D

Grantham Home Photographic History





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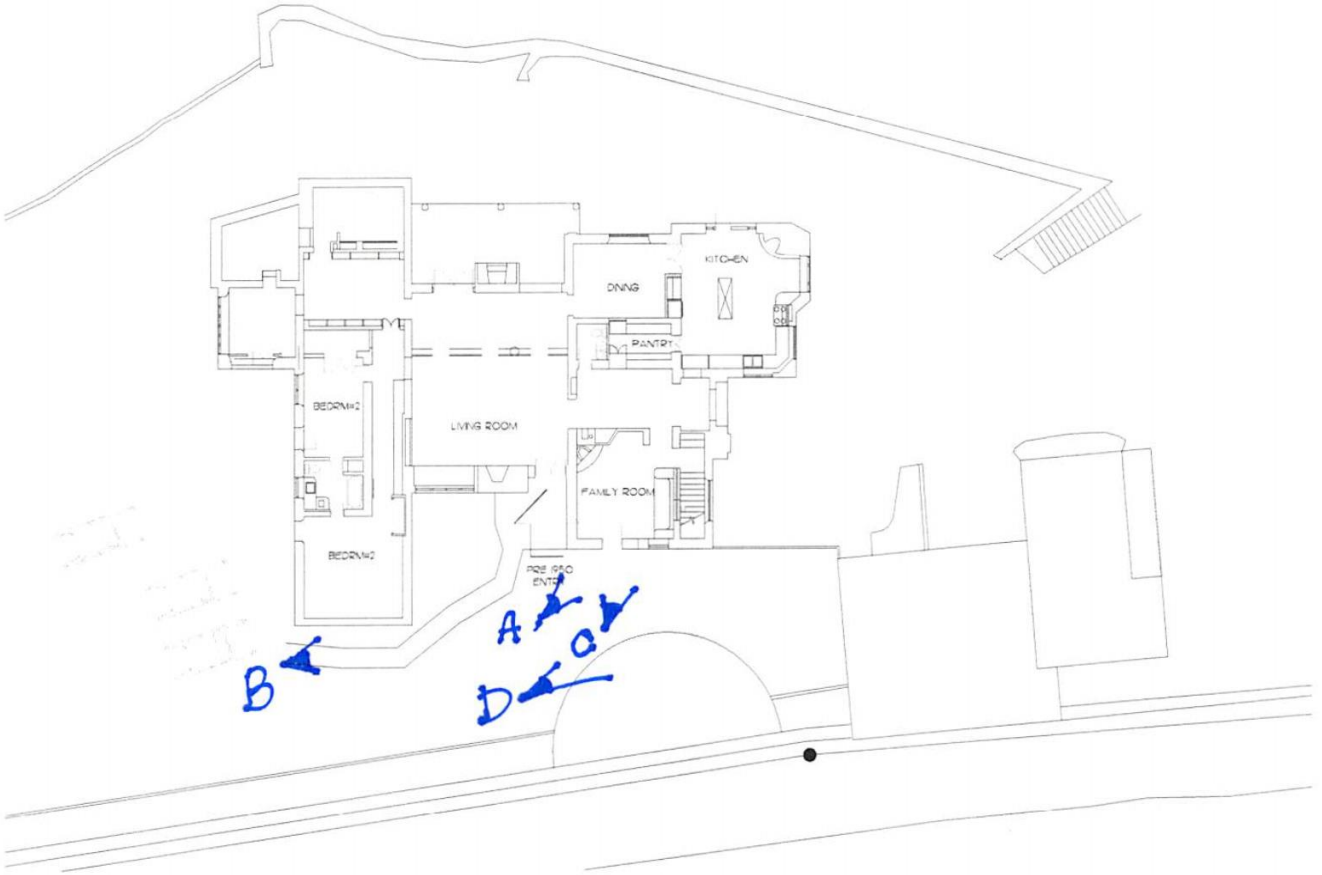
Grantham Home Photographic History







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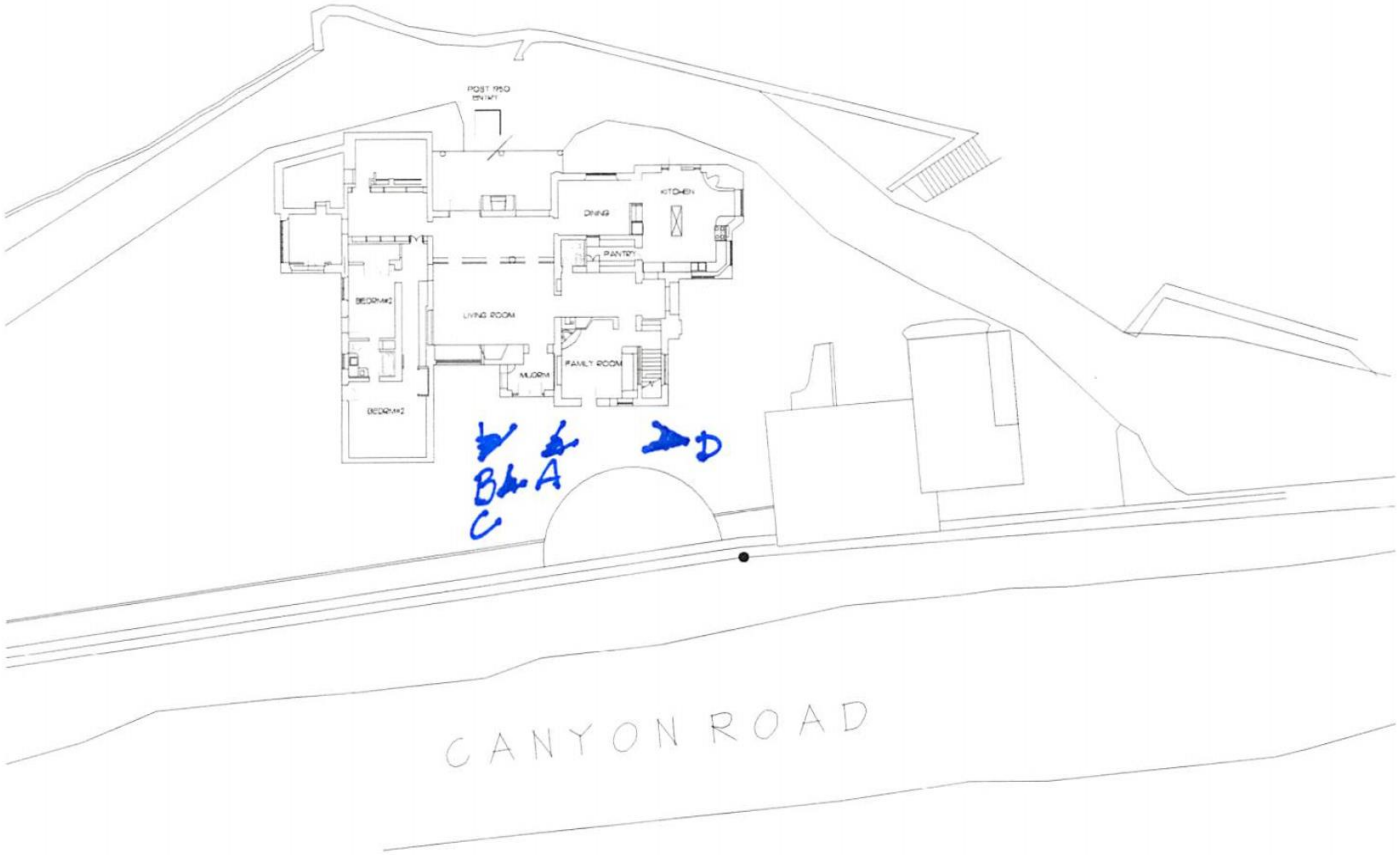
Grantham Home Photographic History





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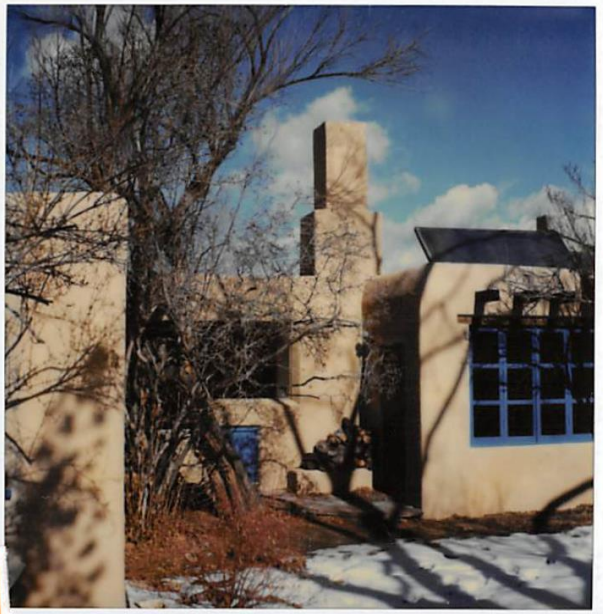
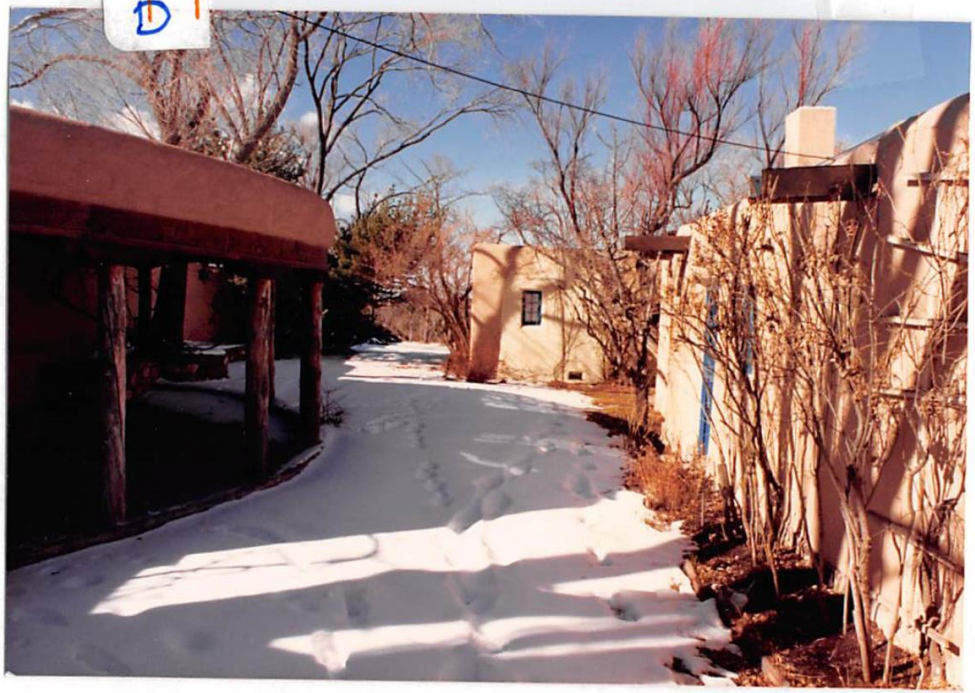
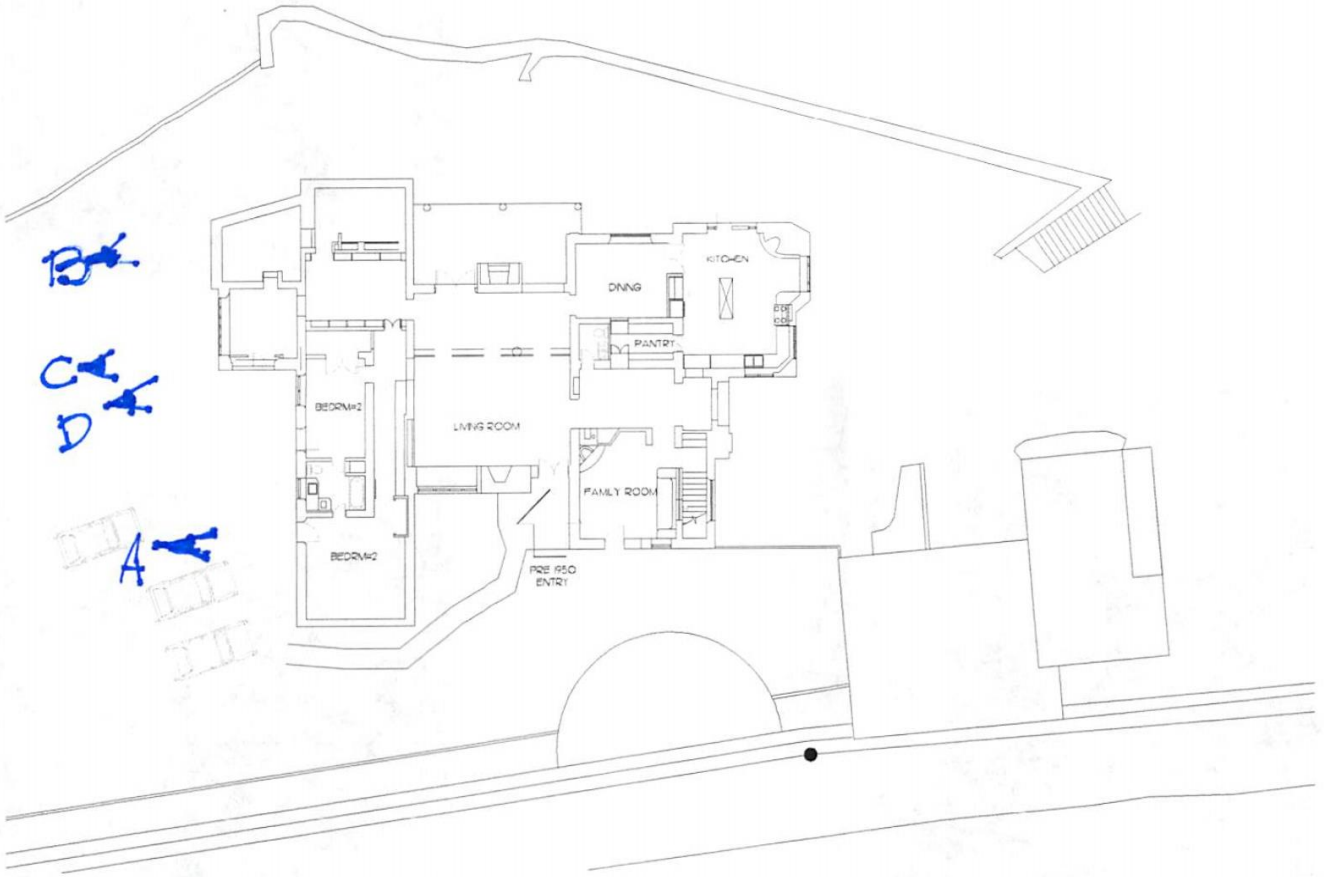


B
D



Grantham Home Photographic History







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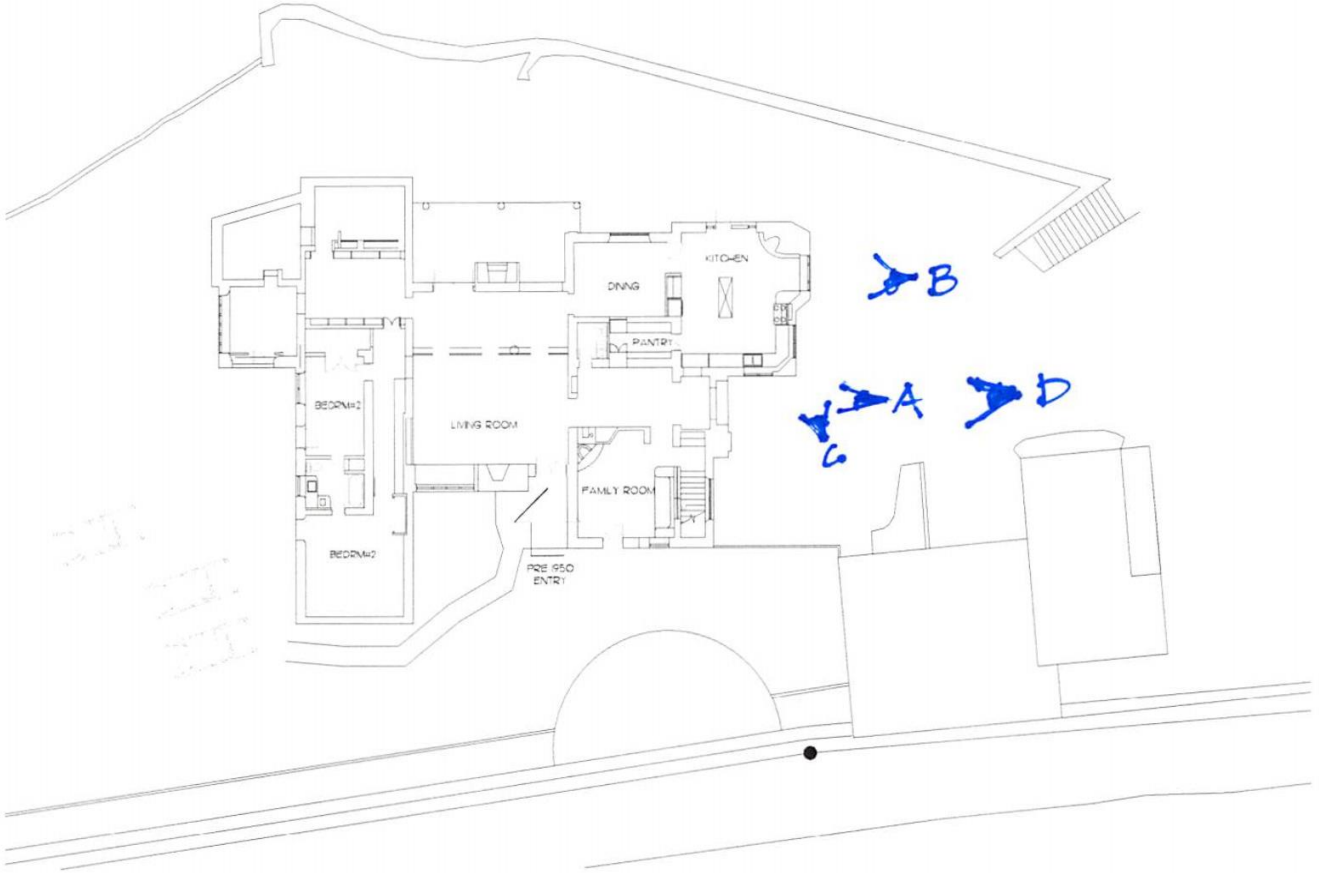
Grantham Home Photographic History





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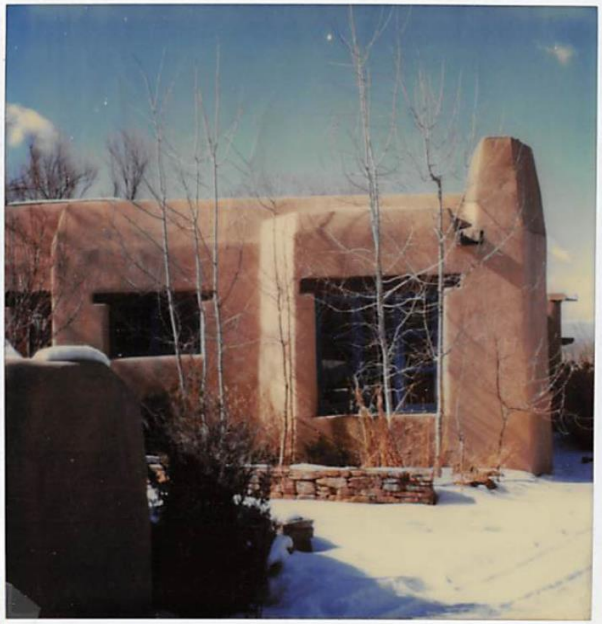


B
D



City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
2021-003907-HDRB
July 27, 2021, hearing
Remodel
1243 Canyon Road

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003907--HDRB

Project Description:

Project Location(s): 1243 CANYON RD
Santa Fe, NM 87501

Contacts:

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

Property Owner: Price Lind Holdings
1243 Canyon Road
Santa Fe , NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 27, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2021-003908-HDRB

Address: 1243 Canyon Road
Historic Status: contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

_x_ Zoning Review Sheet

_x_ Other: case material from 2020-002421-HDRB

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1243 Canyon Road is a single family residential structure in a Spanish Pueblo Revival Style designated non-contributing to the Downtown and Eastside Historic District. The structure was formerly designated as contributing, however because of multiple additions, now none of the original façades exist, and the building and the structure was downgraded to non-contributing in 2004.

On September 8, 2020, in Case 2020-002421-HDRB, the Board approved a proposal for changes which included

a. moving the entry gate back from the street to improve driveway visibility as well as moving its location west on Canyon Road; and
b. Constructing a detached garage on the southwest part of the property to a height of 13 feet 0 inches.

The applicant now returns with the following items:

1. Redesign and lower the previously approved 735 square foot west garage and its driveway and add a bathroom for the adjacent pool. The garage and bathroom will reduced from 13 to 12 feet height on the west side and will be only 5 feet 6 inches on the east side. Only the west facade of garage will be publically visible because it is behind the existing wall and gate.
2. On the east end of the property, change the vehicular gate so that is no longer on the road but behind the existing wall so that cars can pull in. The gate will be a metal frame and wood boards. The vehicular gate will be painted in a "Rust Materia" color for the metal frame and "Mahogany" wood stain.
3. Construct a new 614 square foot garage and entry gate off of the parking area. This will not be publically visible, behind the existing street wall. The stucco will be EI Rey "Buckskin" to match existing. The garage doors will be wood with a "Mahogany" stain.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 06/28/2021

Property Owner of Record: Price Lind Holdings

Applicant/Agent Name: Richard Martinez/MASPC

Contact Person Phone Number: 5059894958

Site Address: 1243 Upper Canyon Rd

Proposed Construction Description: changes to west garage and new east garage changes to vehicular gate

TOTAL ROOF AREA: 10,714

Zoning District: R2

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

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 12.7 %
☐Open Space Required:_____

Setbacks:
Proposed Front: 8'6" Minimum: 7'0"
2nd Front? _____
Proposed Rear: 87'0" Minimum: _____
Proposed Sides: I 20'0" R 20'0" Minimum: 5'0"

Height: Proposed 12'0"
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible_____
Minimum: 3

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

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

Richard Martinez/MASPC [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE 06/28/2021 DATE

To Be Completed By City Staff:

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

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

REVIEWER: Lee Logston **DATE:** 6/29/21

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

Revised 1-14-13

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Martinez Architectural Studio, agent for Price Lind Holdings, owner, proposes partial demolition, new additions and window replacements on a non-contributing residential structure.

Case number: **2020-002421-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1243 Canyon Road

OW – Price Lind Holdings 1243 Canyon Road, Santa Fe, NM 87501

AP – Martinez Architectural Studio P.O. BOX 925, Santa Fe, NM 87504 studio@martinezarch.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 8, 2020. The decision of the Board was to approve the proposal as submitted.
For further information, please call 505-955-6605.

Sincerely,

Daniel Schwab

Daniel Schwab
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PROPOSAL FOR REDESIGN OF APPROVED GARAGE AND GATE AND NEW GARAGE
UPPER CANYON RESIDENCE – 1243 UPPER CANYON ROAD

Downtown/Eastside Historic District
June 28, 2021

EXISTING CONDITIONS:

We got approval for the garage and gate at the HDRB meeting on September 8, 2020 (See Attached).

PROPOSED CONSTRUCTION:

We are proposing some changes to the garage and gate:

- We have redesigned and lowered the west garage and its driveway and added a bathroom for the pool. The garage and bathroom will be 12'0" on the west side but only 5'6" on the east side. Only the west facade of garage will be publically visible because it is behind the existing wall and gate.

- On the east end of the property the vehicular gate has been changed so that is no longer on the road but behind the existing wall. We will remove the existing gate on the road so that there is a place for cars to pull into when opening the gate. The gate will be metal and wood.

- We are proposing a new entry garage and entry gate off of the parking area. This new garage and entry gate will not be publically visible, they will be behind the existing street wall. We want to create a more inviting entry into the house. The existing red gate is not historic.

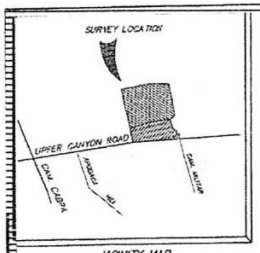
The vehicular gate will be painted in a "Rust Materia" color and "Mahogany" stain. The stucco will be El Rey "Buckskin" to match existing. The garage doors will be wood with a "Mahogany" stain

Richard Martinez, Martinez Architecture Studio PC

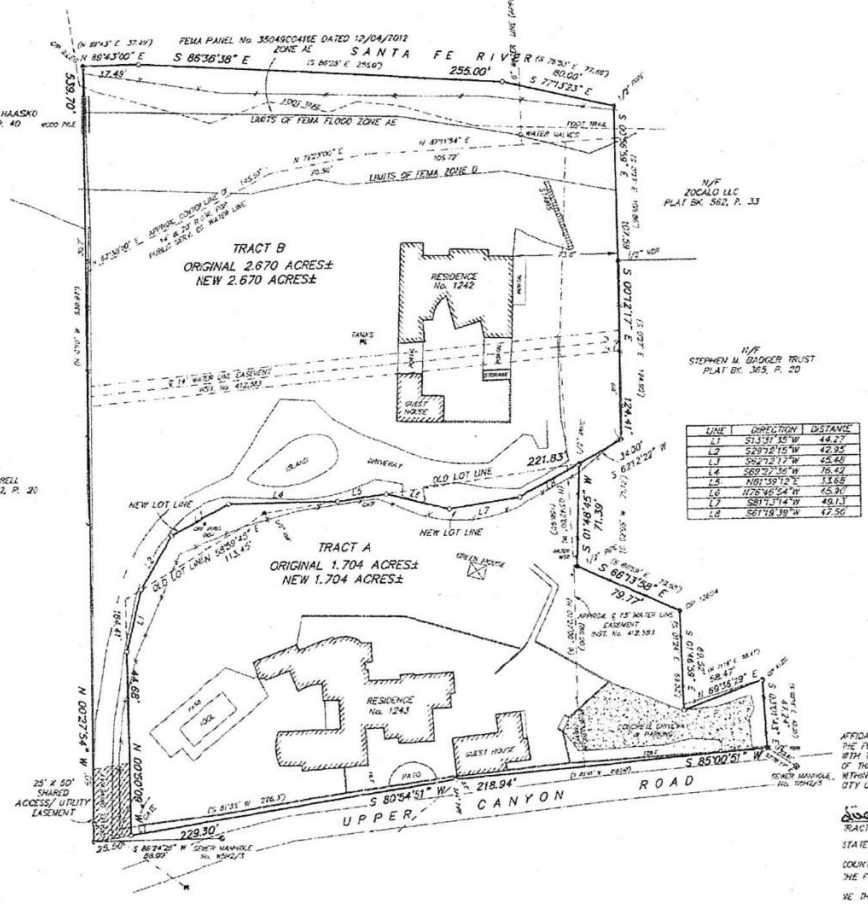
859 40

PLAT OF LOT LINE ADJUSTMENT
FOR
LISE HILBOLDT REVOCABLE TRUST,
UNDER TRUST AGREEMENT DATED JANUARY 24, 2007.
&
BRENDA R. YATES QUALIFIED PERSONAL RESIDENCE TRUST
DATED OCTOBER 31, 2019.
CENTURY TRUST AND ASSET MANAGEMENT, TRUSTEE.

TRACT A & TRACT B, LOCATED AT 1243 UPPER CANYON ROAD,
AND 1242 UPPER CANYON ROAD, CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP


FEMA PANEL No. 35049C0411E DATED 12/04/2012
ZONE AE
SANTA FE RIVER
S 86°36'38" E
255.00'
S 7°11'23" E
80.00'
N/F THOMAS & ADELNA HAASKO PLAT BK. 608, P. 40
LIMITS OF FEMA FLOOD ZONE AE
LIMITS OF FEMA ZONE D
N/F ZOCALO LLC PLAT BK. 562, P. 33
TRACT B
ORIGINAL 2.670 ACRES±
NEW 2.670 ACRES±
RESIDENCE No. 1242
GUEST HOUSE
N/F STEPHEN M. BADGER TRUST PLAT BK. 365, P. 20
14' WATER LINE EASEMENT DOC. No. 412,583
OLD LOT LINE
NEW LOT LINE
TRACT A
ORIGINAL 1.704 ACRES±
NEW 1.704 ACRES±
OLD LOT LINE S89°59'45" E 113.43'
S 01°48'45" W 71.30'
S 88°13'59" E 79.77'
RESIDENCE No. 1243
GUEST HOUSE
PARKING
N/F BILL TORRELL PLAT BK. 462, P. 38
25' X 50' SHARED ACCESS/ UTILITY EASEMENT
N 85°27'00" W 229.30'
S 85°00'51" W 218.94'
S 80°54'51" W
UPPER CANYON ROAD
25.50' S 86°24'28" W SEWER MANHOLE No. 9042/3
S 00°17'17" E 124.41'
S 67°12'22" W 34.00'
221.83'
S 00°38'39" E 203.70'
N 89°43'00" E 37.49'
S 89°43'00" E 37.49'
S 89°36'38" E
N 00°38'39" W 203.70'
N 89°43'00" E 37.49'
N 89°43'00" W 37.49'
S 89°43'00" W 37.49'
S 00°38'39" E 203.70'
S 89°43'00" E 37.49'
N 89°43'00" W 37.49'
N 00°38'39" W 203.70'
S 89°43'00" E 37.49'
S 89°43'00" W 37.49'
S 00°38'39" E 203.70'
N

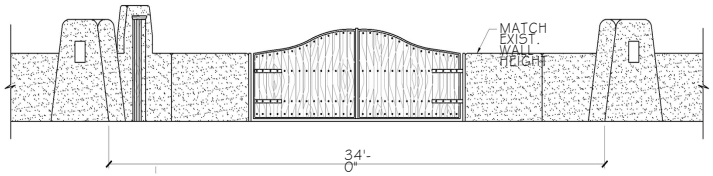
GENERAL NOTES

1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS NOTED.
2. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
3. NEW FLOOR FINISHES THROUGHOUT, SEE FINISH SCHEDULE BY INTERIOR DESIGNER.
4. ALL PLUMBING FIXTURES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE PLUMBING SCHEDULE BY INTERIOR DESIGNER.
5. ALL APPLIANCES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE APPLIANCE SCHEDULE BY INTERIOR DESIGNER.

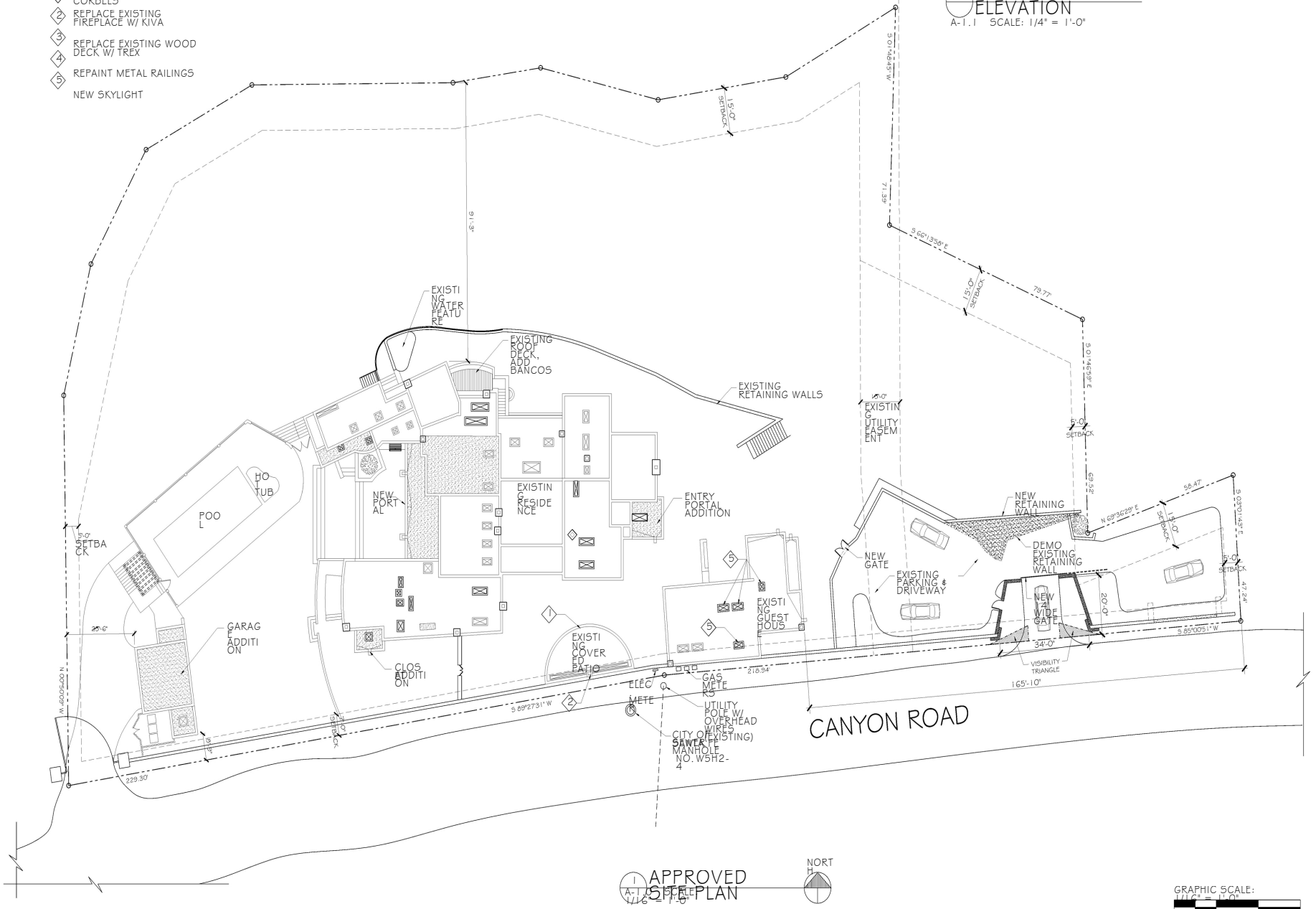
KEYED NOTES

FLOOR PLAN

1. REPLACE CORBELS
2. REPLACE EXISTING FIREPLACE W/ KIVA
3. REPLACE EXISTING WOOD DECK W/ TREX
4. REPAINT METAL RAILINGS
5. NEW SKYLIGHT



2 NEW ENTRY GATE ELEVATION
A-1.1 SCALE: 1/4" = 1'-0"



1 APPROVED SITE PLAN
A-1.0 1/16" = 1'-0"

NORTH

GRAPHIC SCALE:
1/16" = 1'-0"
0' 8' 16' 24' 48'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 28, 2021

APPROVED SITE PLAN

A-1.0

SET # UPPER CANYON RENOVATION-2005

Z:\2005-Upper Canyon Renovation\Current Drawings\APPROVED PLANS FOR HDRB SUBMITTAL 2.4.dwg, 6/28/2021 11:05:10 AM, DWG To PDF.pc3

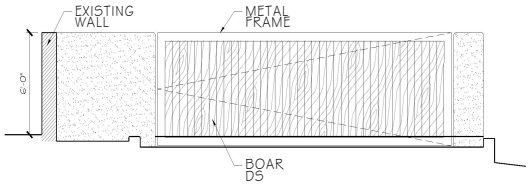
GENERAL NOTES

1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS NOTED.
2. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
3. NEW FLOOR FINISHES THROUGHOUT, SEE FINISH SCHEDULE BY INTERIOR DESIGNER.
4. ALL PLUMBING FIXTURES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE PLUMBING SCHEDULE BY INTERIOR DESIGNER.
5. ALL APPLIANCES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE APPLIANCE SCHEDULE BY INTERIOR DESIGNER.

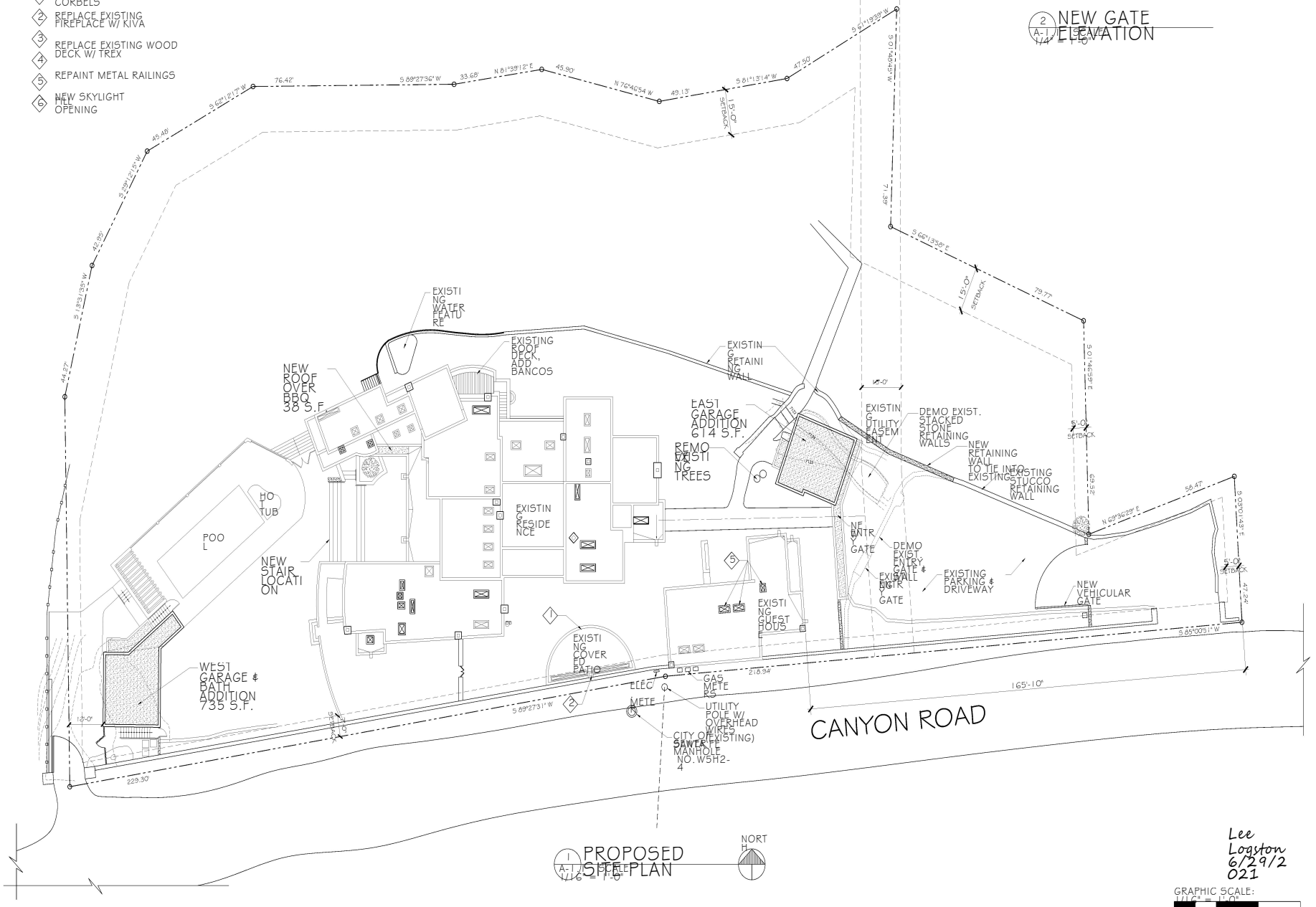
KEYED NOTES

PROPOSED FLOOR PLAN

1. REPLACE CORBELS
2. REPLACE EXISTING FIREPLACE W/ KIVA
3. REPLACE EXISTING WOOD DECK W/ TREX
4. REPAINT METAL RAILINGS
5. NEW SKYLIGHT IN EXISTING OPENING
6. NEW



2 NEW GATE ELEVATION
A-1.1 SCALE: 1/4" = 1'-0"



1 PROPOSED SITE PLAN
A-1.1 SCALE: 1/16" = 1'-0"

NORTH

GRAPHIC SCALE:
1/16" = 1'-0"
0' 8' 16' 24' 48'

Lee Logston 6/29/2021

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UPPER CANYON RENOVATIONS
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 28, 2021

PROPOSED SITE PLAN

A-1.1

SET #UPPER CANYON RENOVATION-2005

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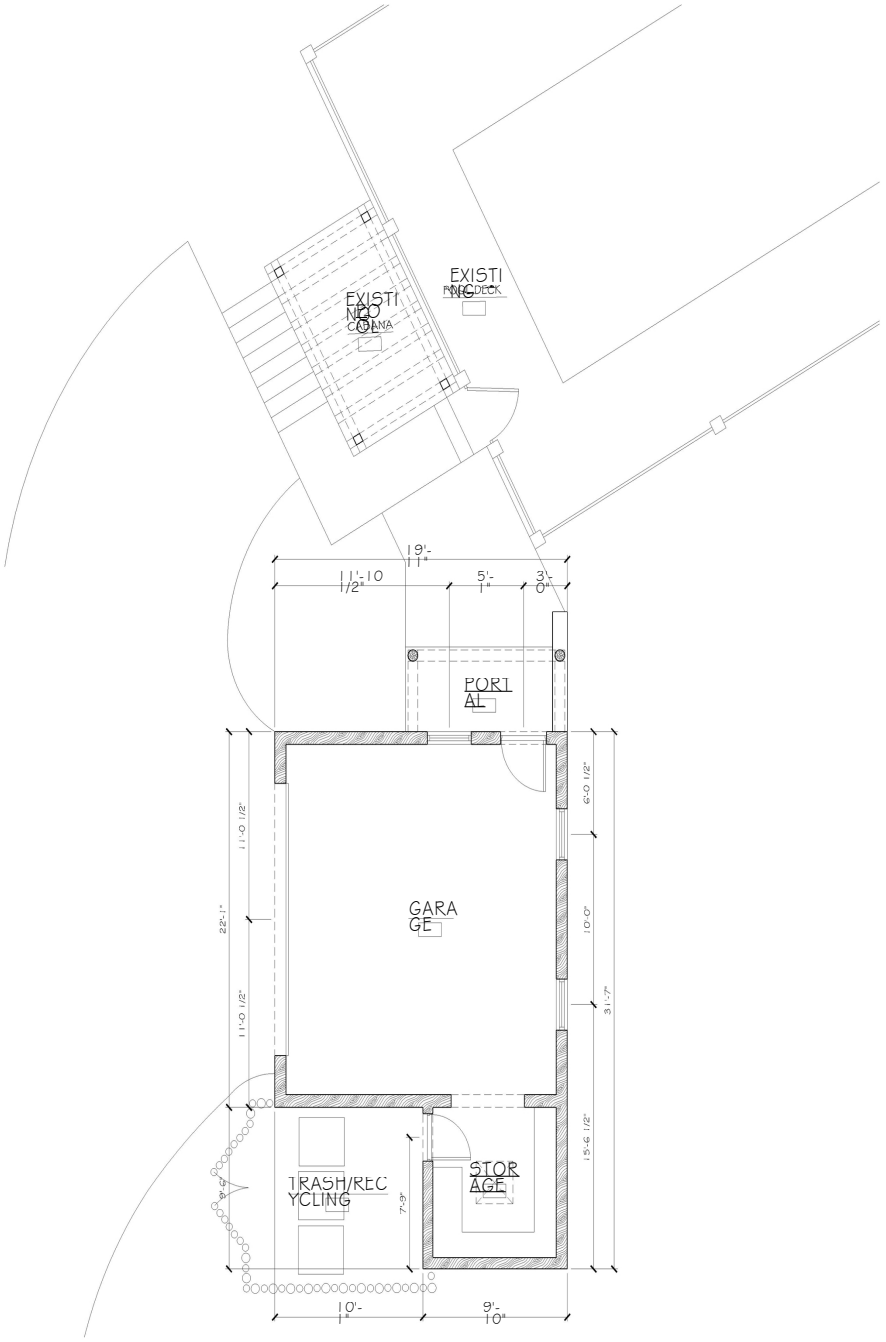
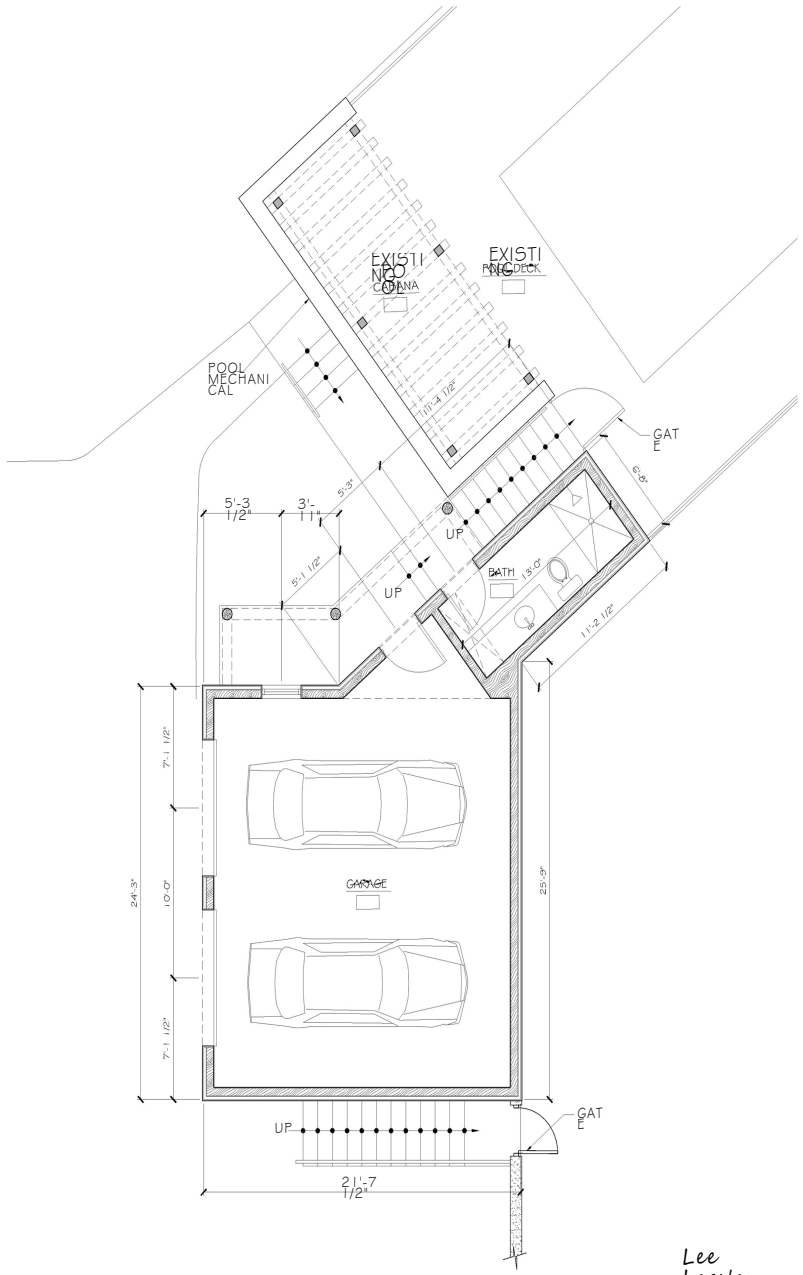


1 A-2.4 WEST GARAGE APPROVED FLOOR PLAN
1/4" = 1'-0"



2 A-2.4 WEST GARAGE PROPOSED FLOOR PLAN
1/4" = 1'-0"

Lee Logston
2/29/2021

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

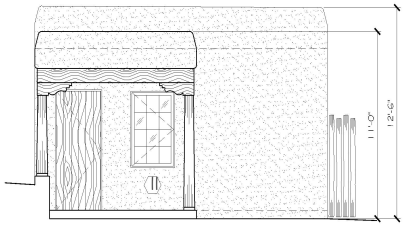
JUNE 28, 2021

WEST GARAGE APPROVED & PROPOSED PLAN FLOOR

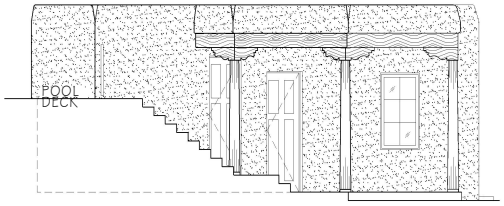
A2.4

SET #1

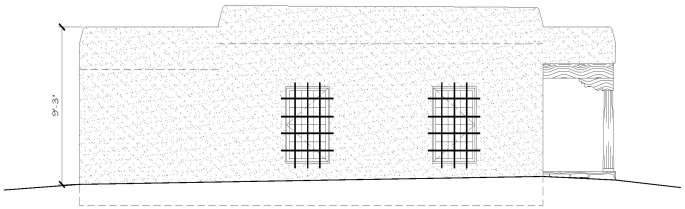
UPPER CANYON RENOVATION-2005



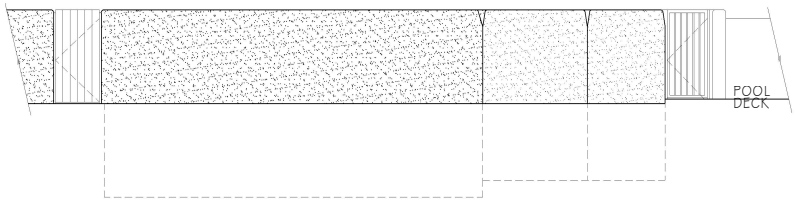
1 WEST GARAGE APPROVED NORTH ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"



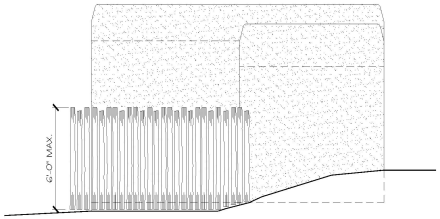
2 WEST GARAGE PROPOSED NORTH ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"



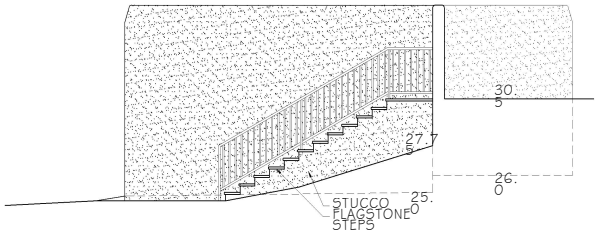
3 WEST GARAGE APPROVED EAST ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"



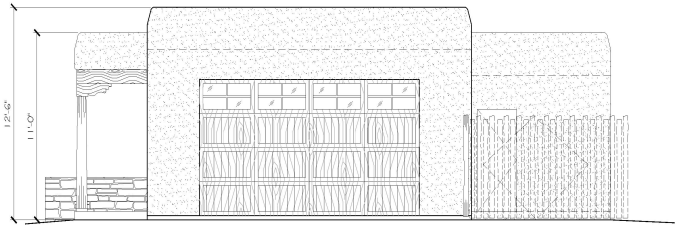
4 WEST GARAGE PROPOSED EAST ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"



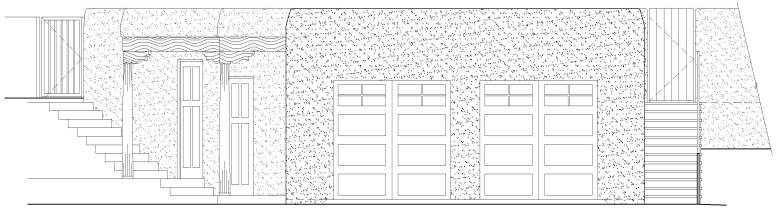
5 WEST GARAGE APPROVED SOUTH ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"



6 WEST GARAGE PROPOSED SOUTH ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"



7 WEST GARAGE APPROVED WEST ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"



8 WEST GARAGE PROPOSED WEST ELEVATION
A-2.5 SCALE: 1/4" = 1'-0"

Lee 6/28/2021

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

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

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 28, 2021

WEST GARAGE EXTERIOR ELEVATIONS

A2.5

UPPER CANYON RENOVATION - 2005

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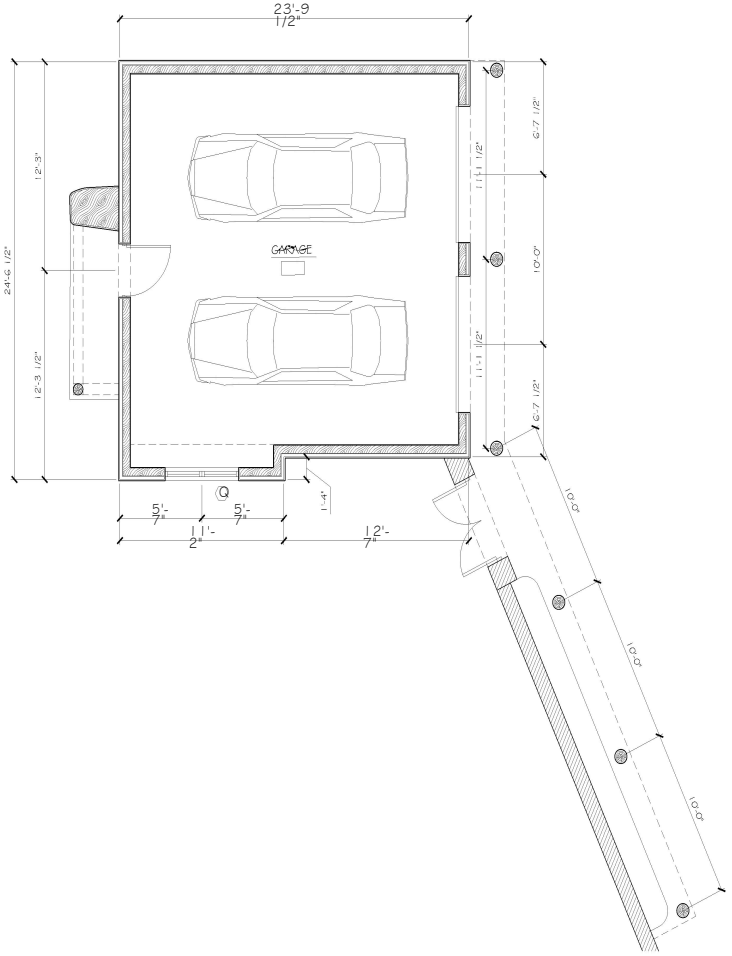
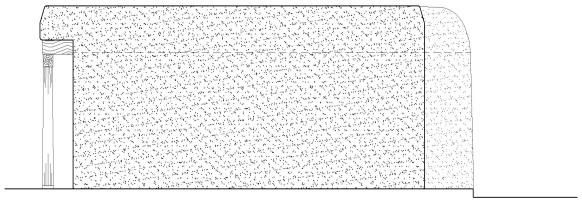
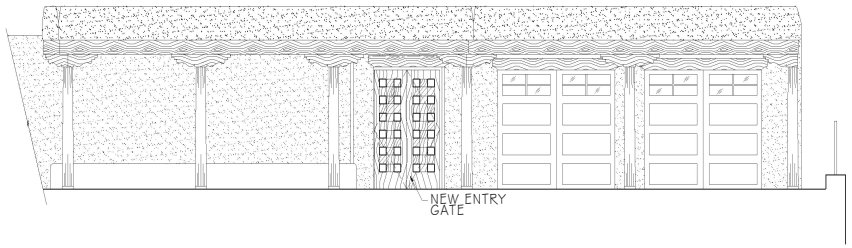


1 EAST GARAGE PROPOSED FLOOR PLAN
A-2.6 SCALE: 1/4" = 1'-0"

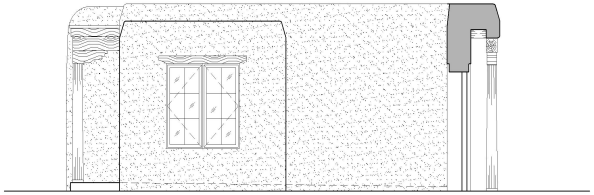
NORTH



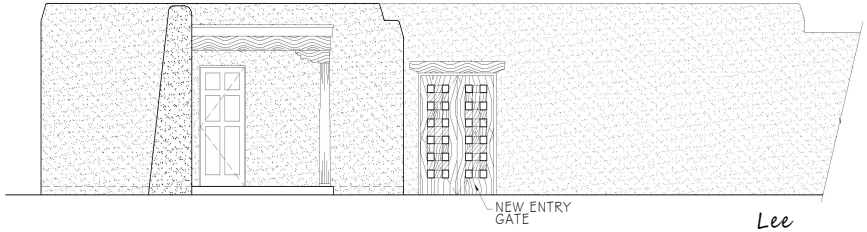
2 EAST GARAGE PROPOSED NORTH ELEVATION
A-2.6 SCALE: 1/4" = 1'-0"



3 EAST GARAGE PROPOSED EAST ELEVATION
A-2.6 SCALE: 1/4" = 1'-0"



4 EAST GARAGE PROPOSED SOUTH ELEVATION
A-2.6 SCALE: 1/4" = 1'-0"



5 EAST GARAGE PROPOSED WEST ELEVATION
A-2.6 SCALE: 1/4" = 1'-0"

Lee Logston
6/29/2021

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ
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STUDIO PC
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505-989-4958 studio@martinezarch.com

UPPER CANYON
RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 28, 2021

EAST GARAGE PROPOSED FLOOR PLAN & ELEVATIONS

A2.6

SH #
UPPER CANYON RENOVATION-2005

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STREET VIEW

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 29, 2021



EAST CAR ENTRY GATE ON CANYON ROAD

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ARCHITECTURE
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505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 29, 2021



INTERIOR ENTRY GATE

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505 989 4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 29, 2021



LOCATION OF WEST GARAGE FROM LAWN

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

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JUNE 29, 2021



WEST GATE CAR ENTRY ON CANYON ROAD

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

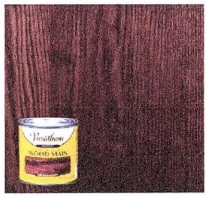
JUNE 29, 2021

EXTERIOR FINISHES
UPPER CANYON RESIDENCE & GUEST HOUSE
1243 Upper Canyon Road
Downtown and Eastside Historic District
June 29, 2021

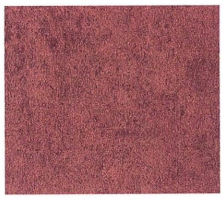
Stucco– El Rey "Buckskin" to match existing



All wood will be – "Mahogany" wood stain



Paint for railings – "Rust Materia"



City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case

2021-003674-ADMIN

Administrative Approval

May 26, 2021

Changes to Remodel

1243 Canyon Road

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

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

Date: May 26, 2021

To: Building Permit Division

From: Daniel Schwab

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

Project Address: 1243 CANYON RD, Santa Fe, NM 87501

Case Number: 2021-003674--

Contact Name: Martinez Architecture Studio PC

Phone Number: 505-989-4958

Email: studio@martinezarch.com

Approved Scope of Work: *Sheet A-1.1 Proposed Site Plan- Dated April 21, 2021*
eliminate the Gym addition
reduce the number of skylights
Portal two feet deeper
change the courtyard terrace configuration (not publically visible)
- *We added one new skylight at the Guest House (below the existing parapet)*

Sheet A-2.1 Proposed Floor Plan- Dated April 21, 2021
eliminate the Gym addition
- *We changed the configuration of the Master Bath eliminating two doors and two windows, and adding one door and one window and enclosed small Portal overhang eliminating one window.*
- *We changed configuration of the kitchen eliminating skylights and changing the width of window*
- *We made the Portal two feet deeper eliminating skylights and changed configurations of the terraces within the courtyard (not publically visible)*

Sheet A-2.3 Approved and Proposed Guest House and Elevations- Dated April 21, 2021
- *We changed the configuration inside the Guest House to add a bathroom with new skylight*
- *We changed the configuration of the non-historic exterior door by shortening it and adding a transom window with an overhang (not publically visible)*

Sheet A-3.0 Approved and Proposed North and West Elevations- Dated April 21, 2021
- *North Elevation shows eliminated Gym addition and windows and doors reconfiguration in Master Bathroom*
- *West Elevation shows Reconfiguration of Master Bath with its addition (not publically visible)*
- *West Elevation shows Reconfigured courtyard terrace*

FURTHER ACTIONS REQUIRED:
PERMIT or PERMIT REVISION
ROUTE TO
INTERIM HISTORIC INSPECTION
PERMIT REVISION
INSPECTION
FINAL HISTORIC
INSPECTION

MARTINEZ
ARCHITECTURE
STUDIO PC

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

April 21, 2021

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

Re: Upper Canyon
Case #2020-002421-HDRB

Our application was approved as submitted on the letter from the HDRB dated September 8, 2020 (see attached). We are now submitting the following as changes to the approved drawings dated July 27, 2020:

Sheet A-1.1 Proposed Site Plan- Dated April 21, 2021

- We eliminated the Gym addition
- We reduced the number of skylights
- We made the Portal two feet deeper and changed the courtyard terrace configuration (not publically visible)
- We added one new skylight at the Guest House (below the existing Portal)

Sheet A-2.1 Proposed Floor Plan- Dated April 21, 2021

- We eliminated the Gym addition
- We changed the configuration of the Master Bath eliminating two doors and two windows, and
- adding one door and one window and enclosed small Portal
- overhang eliminating one window.
- We changed configuration of the kitchen eliminating skylights and changing the width of window
- We made the Portal two feet deeper eliminating skylights and changed configurations of the terraces
- We changed the configuration inside the Guest House to add a bathroom with new skylight within the courtyard (not publically visible)
- We changed the configuration of the non-historic exterior door by shortening it and adding a transom

Sheet A-2.3 Approved and Proposed Guest House and Elevations- Dated April 21, 2021

- We changed the Portal two feet deeper eliminating skylights and changed configurations of the terraces within the courtyard (not publically visible)

Sheet A-3.0 Approved and Proposed North and West Elevations- Dated April 21, 2021

- North Elevation shows eliminated Gym addition and windows and doors reconfiguration in Master Bathroom
- West Elevation shows Reconfiguration of Master Bath with its addition (not publically visible)
- West Elevation shows Reconfigured courtyard terrace
- West Elevation shows Eliminated Gym addition
- No changes to finishes

Richard Martinez, AIA

Y:\2005-Upper Canyon Renovation\Documents\Historic\2021-04-22 Letter for Admin Approval .docx Last printed 4/22/2021 11:04:00 AM

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Martinez Architectural Studio, agent for Price Lind Holdings, owner, proposes partial demolition, new additions and window replacements on a non-contributing residential structure.

Case number: **2020-002421-HDRB**

Project Type: HDRB

PROJECT LOCATION (S): 1243 Canyon Road

OW – Price Lind Holdings	1243 Canyon Road, Santa Fe, NM 87501
AP – Martinez Architectural Studio	P.O. BOX 925, Santa Fe, NM 87504 studio@martinezarch.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 8, 2020. The decision of the Board was to approve the proposal as submitted.

For further information, please call 505-955-6605.

Sincerely,

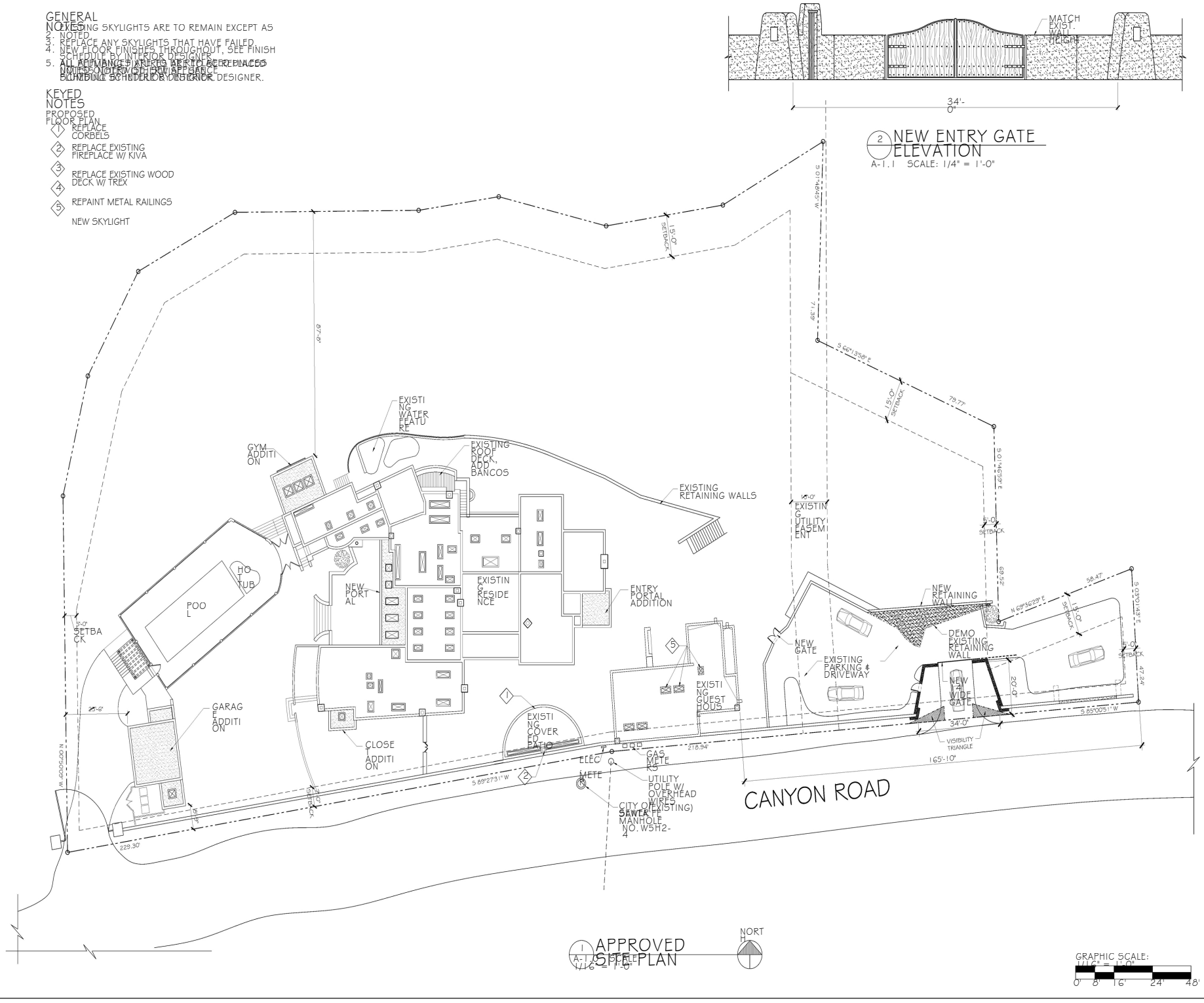
Daniel Schwab

Daniel Schwab
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

GENERAL NOTES
1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS NOTED
2. NOTED
3. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
4. NEW FLOOR FINISHES THROUGHOUT, SEE FINISH SCHEDULE BY INTERIOR DESIGNER.
5. ALL ALTERATIONS ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE FINISH SCHEDULE BY INTERIOR DESIGNER.

KEYED NOTES
PROPOSED FLOOR PLAN
1. REPLACE CORBELS
2. REPLACE EXISTING FIREPLACE W/ KIVA
3. REPLACE EXISTING WOOD DECK W/ TREX
4. REPAINT METAL RAILINGS
5. NEW SKYLIGHT



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

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 21, 2021

APPROVED SITE PLAN

A1.0

SET # UPPER CANYON RENOVATION-2005

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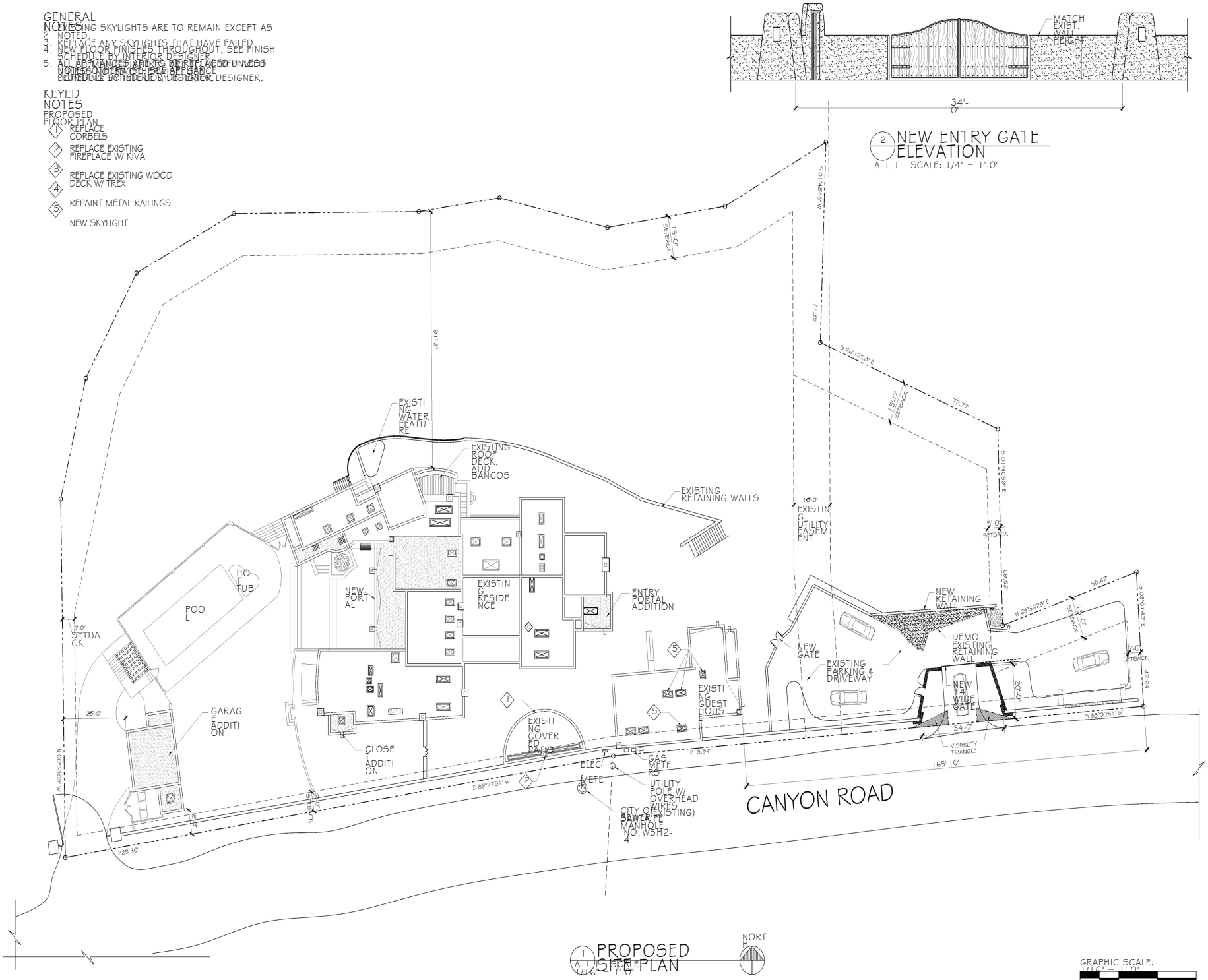
GENERAL NOTES
1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS NOTED
2. NOTED
3. REPLACE ANY SKYLIGHTS THAT HAVE FAILED
4. NEW FLOOR FINISHES THROUGHOUT, SEE FINISH SCHEDULE BY INTERIOR DESIGNER
5. ALL ALUMINUM FIXTURES ARE TO BE REPLACED UNLESS OTHERWISE SPECIFIED. SEE FINISH SCHEDULE BY INTERIOR DESIGNER.

KEYED NOTES
PROPOSED FLOOR PLAN
1. REPLACE CORBELS
2. REPLACE EXISTING FIREPLACE W/ KIVA
3. REPLACE EXISTING WOOD DECK W/ TREX
4. REPAINT METAL RAILINGS
5. NEW SKYLIGHT



1 PROPOSED SITE PLAN
A-1.1 SCALE: 1/16" = 1'-0"

NORTH

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 24' 48'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 21, 2021

PROPOSED SITE PLAN

A1.1

SET #

UPPER CANYON RENOVATION-2005

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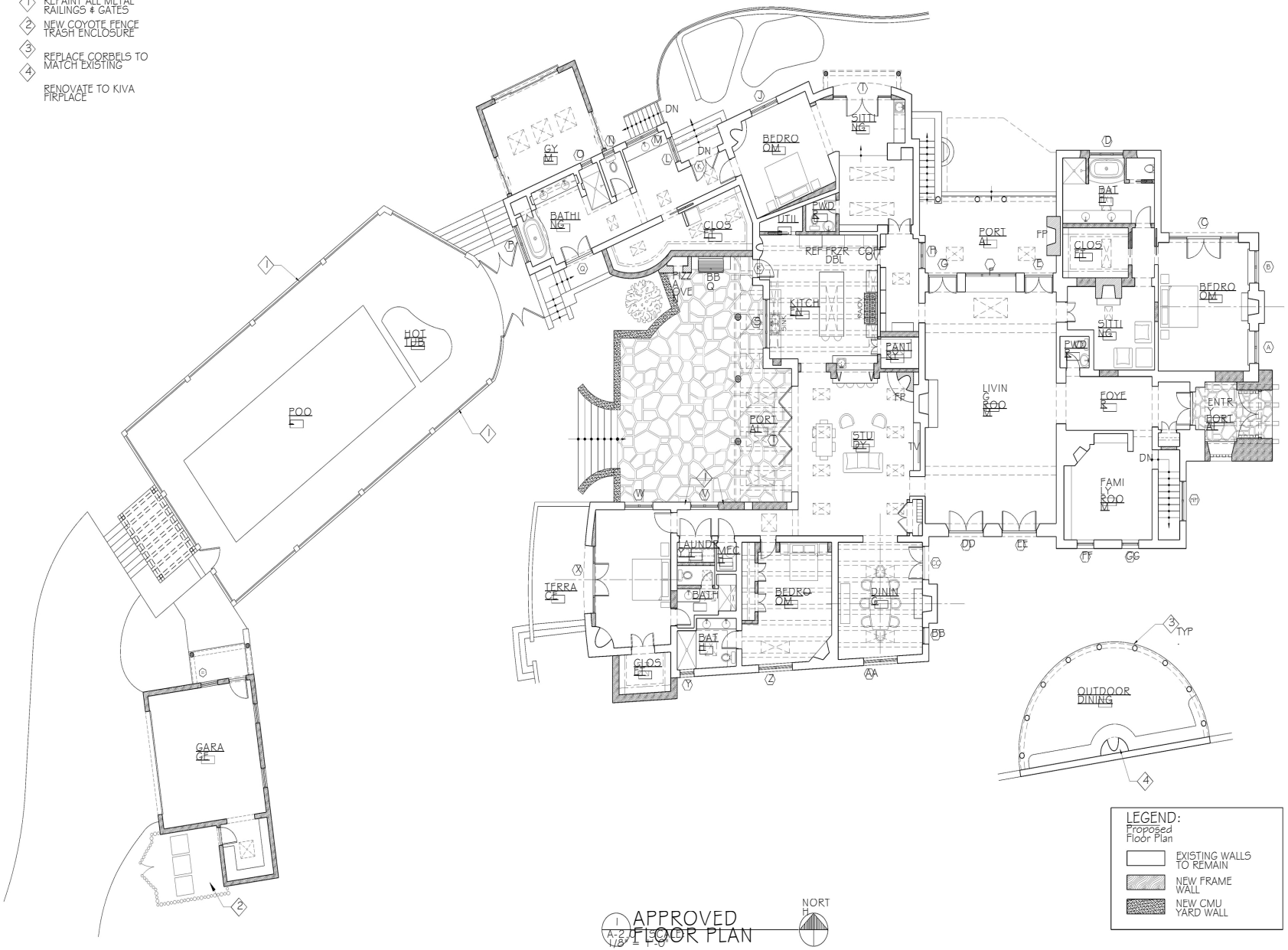
GENERAL NOTES:
1. EXISTING SKYLIGHTS ARE TO REMAIN
2. EXCEPT AS INDICATED.
3. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
4. REPLACE ALL WINDOWS & EXTERIOR DOORS.

KEYED NOTES:
PROPOSED FLOOR PLAN

1. REPAINT ALL METAL RAILINGS & GATES
2. NEW COYOTE FENCE TRASH ENCLOSURE
3. REPLACE CORBELS TO MATCH EXISTING
4. RENOVATE TO KIVA FIRPLACE



1 A-2.0 APPROVED FLOOR PLAN
1/8" = 1'-0"

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 21, 2021

APPROVED FLOOR PLAN

A-2.0

SET #
UPPER CANYON RENOVATION-2005

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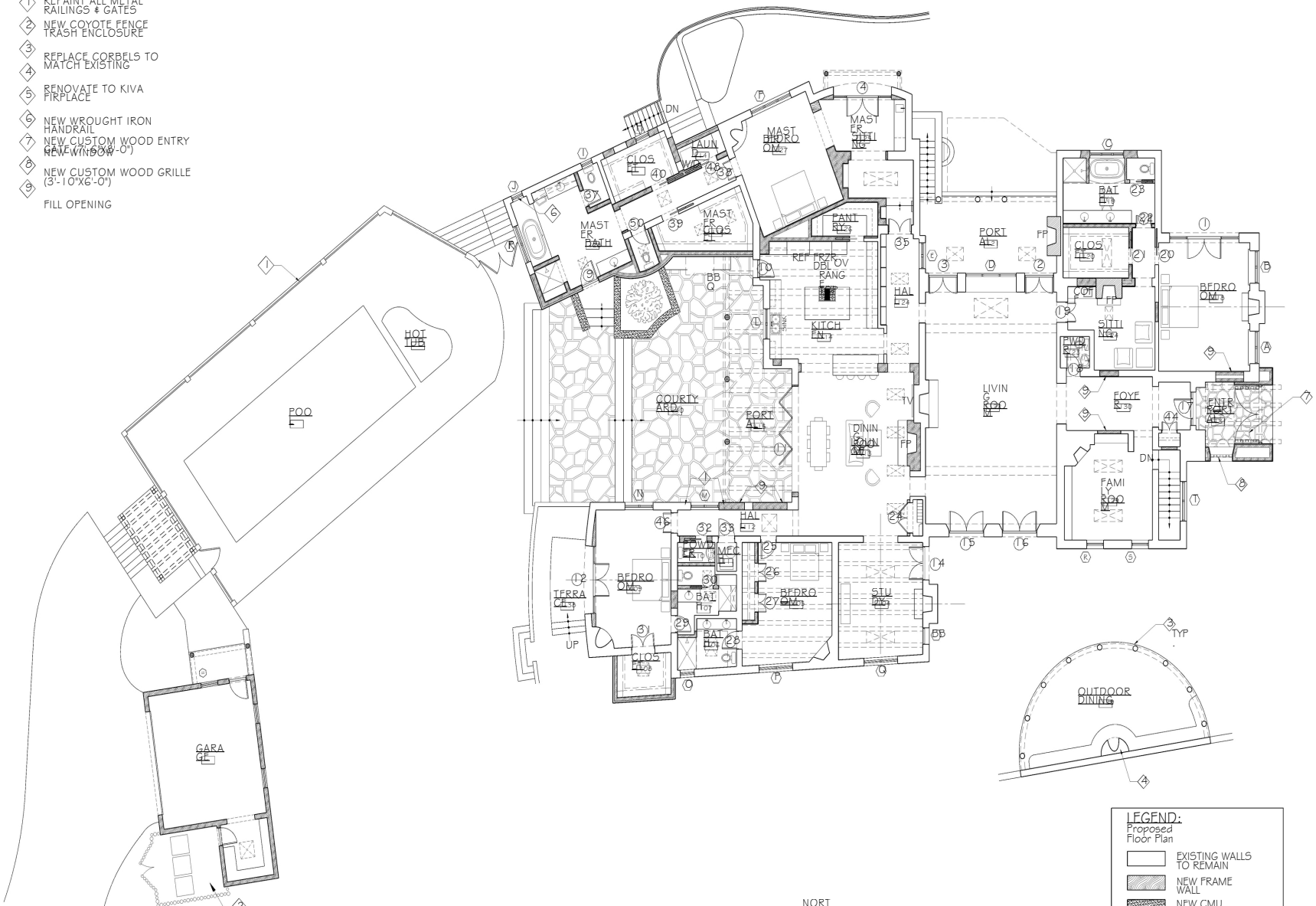
GENERAL NOTES

1. EXISTING SKYLIGHTS ARE TO REMAIN
2. EXCEPT AS INDICATED
3. REPLACE ANY WINDOWS THAT HAVE
4. EXTERIOR DOORS 2X6 UNLESS NOTED OTHERWISE.

KEYED NOTES

PROPOSED FLOOR PLAN

1. REPAINT ALL METAL RAILINGS & GATES
2. NEW COYOTE FENCE TRASH ENCLOSURE
3. REPLACE CORBELS TO MATCH EXISTING
4. RENOVATE TO KIVA FIRPLACE
5. NEW WROUGHT IRON HANDRAIL
6. NEW CUSTOM WOOD ENTRY GATE (7'-6"X8'-0")
7. NEW WINDOW
8. NEW CUSTOM WOOD GRILLE (3'-10"X6'-0")
9. FILL OPENING



PROPOSED FLOOR PLAN

A-2 1/8" = 1'-0"

LEGEND:
Proposed Floor Plan

- EXISTING WALLS TO REMAIN
- NEW FRAME WALL
- NEW CMU YARD WALL

GRAPHIC SCALE:
1/8" = 1'-0"
0' 4' 8' 16' 24'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 21, 2021

PROPOSED FLOOR PLAN

A-2.1

SET #

UPPER CANYON RENOVATION-2005

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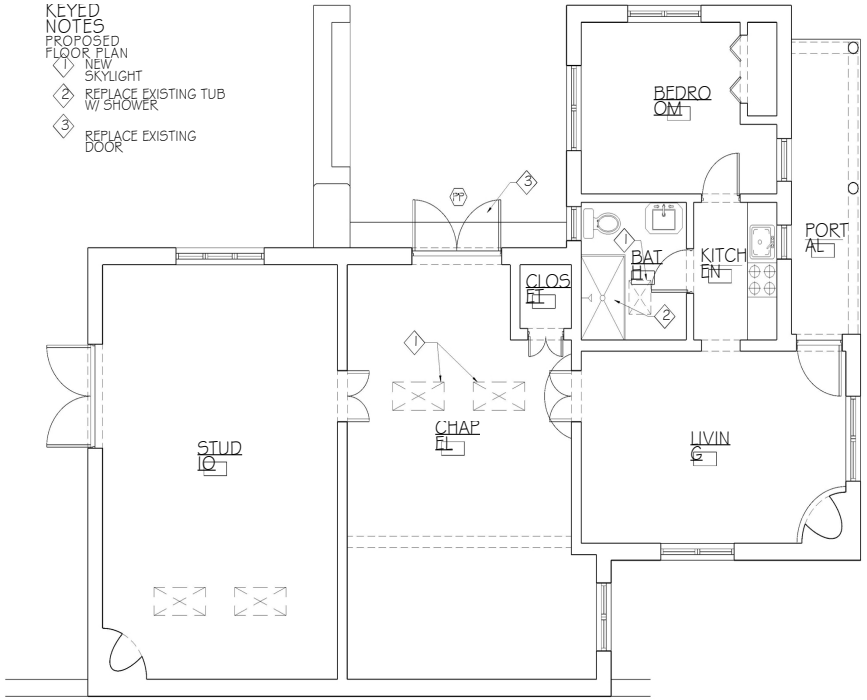
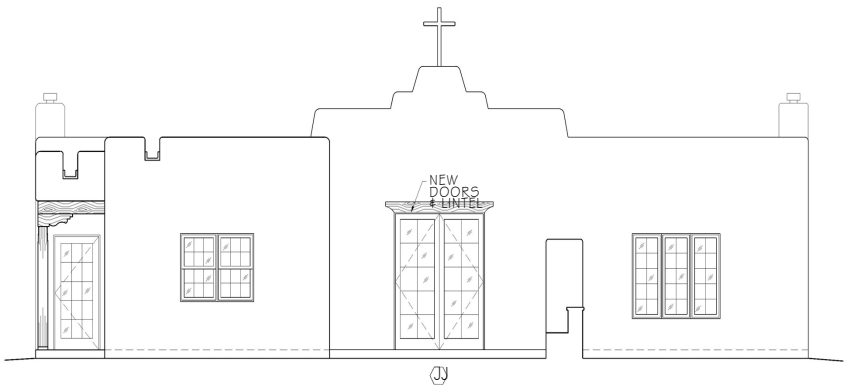
KEYED NOTES
PROPOSED FLOOR PLAN
1. NEW SKYLIGHT
2. REPLACE EXISTING TUB W/ SHOWER
3. REPLACE EXISTING DOOR



1 APPROVED GUEST HOUSE FLOOR PLAN
A-2.3 SCALE: 1/4" = 1'-0"

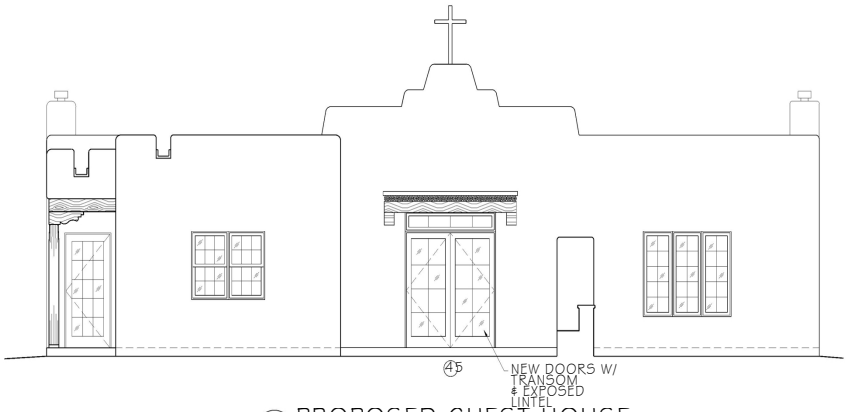


3 APPROVED GUEST HOUSE NORTH ELEVATION
A-2.3 SCALE: 1/4" = 1'-0"

KEYED NOTES
PROPOSED FLOOR PLAN
1. NEW SKYLIGHT
2. REPLACE EXISTING TUB W/ SHOWER
3. REPLACE EXISTING DOOR



2 PROPOSED GUEST HOUSE FLOOR PLAN
A-2.3 SCALE: 1/4" = 1'-0"



4 PROPOSED GUEST HOUSE NORTH ELEVATION
A-2.3 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 21, 2021

EXISTING & PROPOSED GUEST HOUSE PLANS & ELEVATIONS

A-2.3

SET # UPPER CANYON RENOVATION-2005

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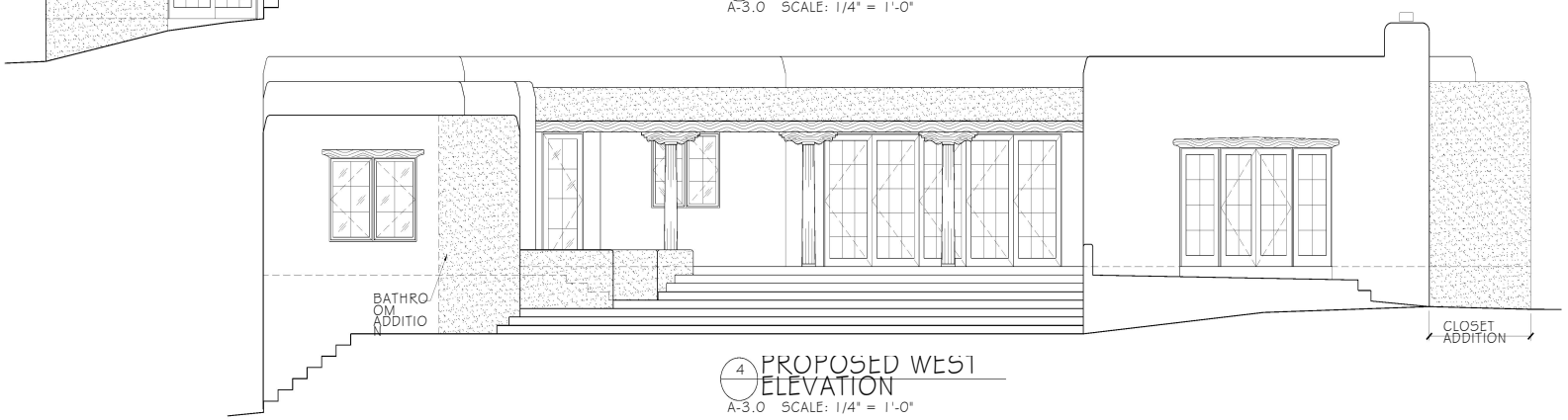
1 APPROVED NORTH ELEVATION
A-3.0 SCALE: 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
A-3.0 SCALE: 3/16" = 1'-0"



3 APPROVED WEST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



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

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 21, 2021

EXISTING & PROPOSED ELEVATIONS WEST

A3.0

SET #

UPPER CANYON RENOVATION-2005

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City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case

2020-002421-HDRB

September 8, 2020 Hearing

Canyon Road Remodel

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Martinez Architectural Studio, agent for Price Lind Holdings, owner, proposes partial demolition, new additions and window replacements on a non-contributing residential structure.

Case number: **2020-002421-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 1243 Canyon Road

OW – Price Lind Holdings 1243 Canyon Road, Santa Fe, NM 87501

AP – Martinez Architectural Studio P.O. BOX 925, Santa Fe, NM 87504 studio@martinezarch.com

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☒ Contributing ☐ Significant ☐ Landmark ☐ N/A ☐

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

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☒

HISTORIC DISTRICT INVENTORY NUMBER 10/26/2004

YEAR OF CONSTRUCTION 1932 | 50 etc.

PROJECT TYPE

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

USE, EXISTING Residential ☒ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☒ Non-Residential ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: September 8, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-002421-HDRB

Address: 1243 Canyon Road
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x_ Proposal Letter
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:
1243 Canyon Road is a single family residential structure in a Spanish Pueblo Revival Style designated non-contributing to the Downtown and Eastside Historic District. The structure was formerly designated as contributing, however because of multiple additions, now none of the original façades exist, and the building and the structure was downgraded to non-contributing in 2004.

The proposal includes a number of minor changes, none of which exceed the current maximum height of the structure:

1. Move the entry gate back from the street to improve driveway visibility
2. Enlarge the parking area by partially demolish its retaining wall, extending the pave area further back, and rebuilding the wall
3. Repaint the existing pedestrian gate in the existing red color
4. Construct an entry portal in a Spanish Pueblo Revival Style matching home on the east side with the same height as the entry mass
5. Construct an 80 square foot closet addition on the southwest corner
6. Demolish, redesign and reconstruct west-facing courtyard, including walls of the guesthouse on the north side by reducing the enclosed space by about 100 square feet.
7. Construct a new portal with parapets, corbels and round wood posts stained "Mahogany" on the west-facing courtyard
8. Construct a 320 square foot gym attached to the north side of the structure in the same style. It will be built to a height of 14 feet 2 inches from the natural grade. The natural grade here is 8 feet lower than the natural grade at the highest point. It will have sliding doors facing North with 10-light simulated divided lights.
9. Convert non-historic windows to French doors in a ten-light simulated divided pattern, a lintel above and side lights also in a ten-light pattern. This will be placed under a new portal on the north facade with a parapet, corbels and round posts stained "Mahogany".
10. Change skylight patterns in the northern part of the structure all of which will not be publicly visible
11. Replace all windows with new windows with wood lintels, colored with a mahogany stain. There are no historic windows on the currently existing structure;
12. Replace and add skylights, colored dark bronze, none of which are publicly visible;
13. Construct a detached garage on the southwest part of the property to a height of 13 feet 0 inches. The garage door will be wood with a "Mahogany" stain and "Buckskin" stucco to match the existing house.

RELEVANT CODE CITATIONS:

Windows & Doors:
14-5.2(D)(5) Windows, Doors, and Other Architectural Features
(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and

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

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

(iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

14-12 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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Removal of Historic Material/Demolition:
14-5.2(D) General Design Standards for All H Districts
(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

14-5.2(E) Downtown and Eastside Design Standards
(1) Old Santa Fe Style
Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:
(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe

effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

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

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes

is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;
(ii) setting back from the edge of the roof;
(iii) framing the collector with wood;
(iv) in the case of pitched roofs, by integrating the collector into the pitch;
(v) in case of ground solar collectors by a wall or vegetation;
(vi) in the case of wall collectors by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

(e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

(f) Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

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

(a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
   (i) raising the parapet;
   (ii) setting back from the edge of the roof;
   (iii) framing the collector with wood;
   (iv) in the case of pitched roofs, by integrating the collector into the pitch;
   (v) in the case of ground solar collectors by a wall or vegetation;
   (vi) in the case of wall collectors, by enclosing by end or other walls;
   (vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is

prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;

(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

14-3.14 Demolition of Historic or Landmark Structure

(A) Summary of Procedure

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

(2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.

(B) Hearing Required

(1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.

(2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.

(3) Notice of the time and place for each hearing shall be sent in writing to each applicant.

(4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.

(5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

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

(1) A report on the historic or architectural significance of the structure;

(2) A report from the city building inspector on the state of repair and structural stability of the structure;

(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and

(4) Other information as requested by the HDRB or governing body.

(F) Denial of Demolition Request

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

(G) Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration.

(2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:

(a) The historical importance of the structure; and

(b) The state of repair and structural stability of the structure.

EXCEPTION CRITERIA:

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property (Historic and/or current name for property): Dick + Liz + Stalley

2 Location (Address or description of location): 1243 Canyon Rd. Santa Fe, NM

3 Local Reference Number: 0516004561

4 County: Santa Fe

5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 10/20/04

7 UTM: Zone | Easting | Northing

8 Previous Survey Date: 9/3/92, 6/28/83 ☐ No previous survey

9 Name of Project



10 Photo Information: Roll #: N/A — Negative Location: — View of: Property wall & guest house from Canyon Rd.

11 Brief Description of the Property (What is it?): Single family dwelling

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.): 1930's - 40's - H.L. Bigelow; 1940's - V.G. Coxon; 1950's - 1980's - Horace + Margaret Moses; 1980's - Al Luckett, Jr, Steven Samuelson; (cont'd) 1990's - Anthony Taddy, ? Grantham

13 Construction Date: Date: 1932-33 ☐ Known ☒ Estimated Santa Fe Directory

14 Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban — If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

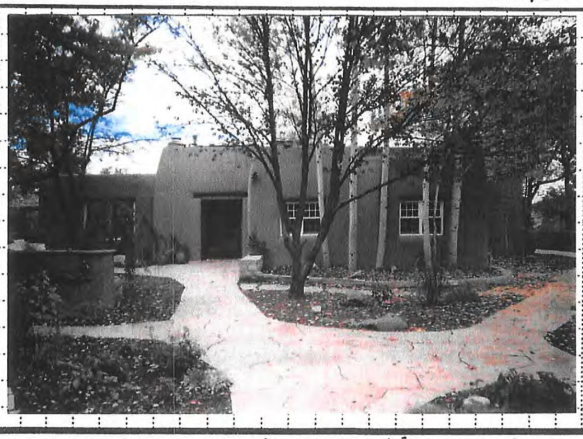
Comments:

Continued on other

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

Historic Preservation Division, New Mexico Office of Cultural Affairs 1243 Canyon Rd

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 051600456.1



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM 87502
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Steven Samuelson 455-0971
Al Luckett, Jr 988-7550
Craig Huitfeld 988-4885

Notes: *(If photo, include photo information, as in #10.)* East elevation – main entrance

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☒ Low ☐ Moderate ☐ High

Describe: Structure has little or no architectural or historical significance.

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

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? Structure has been significantly altered

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

HDRB 11/30/04 MRP If yes: ☐ Contributing ☒ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe Downtown & Eastside ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 5

2/

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<**

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number: 051600456.1

1 Name of Property (Historic and/or current name for property):

2 Location (Address or description of location): 1243 Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- [x] Adobe
- [ ] Brick
- [ ] Composition Block
- [ ] Concrete:
- [ ] Concrete: Cast Stone
- [ ] Concrete: Poured
- [ ] Earth Plaster
- [ ] Masonry: Simulated
- [ ] Metal: Corrugated
- [ ] Metal: Structural Siding
- [ ] Metal: V-Crimp
- [ ] Stone: Random Ashlar
- [ ] Stone: Random Coursed
- [ ] Stone: River Rock
- [ ] Stone: Rusticated
- [ ] Stone: Tabular
- [x] Stucco
- [ ] Tile: Structural Clay
- [ ] Vinyl Siding
- [ ] Wood: Board & Batton
- [ ] Wood: Horizontal Siding
- [ ] Wood: Jacal
- [ ] Wood: Log
- [ ] Wood: Shingle
- [ ] Wood: Tongue & Groove
- [ ] Other: _____

Notes:

7 Number of Stories [ ] Not Applicable

Number: [x] 1 [ ] 1 1/2 [ ] 2 [ ] 2 1/2 Other: _____

8 Foundation [ ] Not Applicable

[x] Not Visible [ ] None [ ] At Grade [ ] Above Grade [ ] Raised

Materials: [ ] Concrete [ ] Stone [ ] Other: _____

Notes:

9 Roof [ ] Not Applicable

Shape: [x] Flat [ ] Gabled [ ] Hipped [ ] Pyramidal [ ] Shed [ ] Other: _____

Pitch: [x] None [ ] Low [ ] Medium [ ] Steep

Features: [ ] Eave [x] Parapet

Materials: [ ] Asphalt [ ] Composition: Shingle [ ] Composition: Roll [ ] Earth [ ] Metal: Corrugate [ ] Metal: Pressed [ ] Metal: Standing Seam [ ] Metal: V-Crimp [ ] Tile: Terra Cotta [ ] Wood: Shingle [ ] Other: UnKnown

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)* [ ] Not Applicable

Operation	Material	Glazing	Number
Fixed	Wood	8 lite with arched top	1

Notes: Window is only slightly visible from street through gate.

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)* [ ] Not Applicable

Type	Style	Material	Number
Panel w/ 8 lite	8 divided	Wood	1

Notes: Door is only partially visible from street through gate

12 Porches [ ] Not Applicable Not visible from street

Type: [ ] Entry [ ] Partial-Width [ ] Full-Width [ ] Wrap

13 Chimneys *(Describe whether interior or exterior and material)*

Adobe – interior + exterior

14 Other Significant Features *(Unique or outstanding features; Describe)*

None

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

[ ] No known modifications

1. Room additions + Complete remodeling Date: 93/98/00 [x] Known [ ] Estimated Source: Previous owners (see previous survey)

Date: _____ [ ] Known [ ] Estimated Source:

Continued on other side

3/8

HCPI Detail Form (FORM 2) *(Continued from the other side)* 1243 Canyon Rd

Historic Preservation Division, New Mexico Office of Cultural Affairs 051600456.1

16 Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Modern	☐ Gothic Revival	☐ Mission Revival	☐ Prairie	☒ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Pueblo	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

None Known

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Detached guest house – Survey no. 051600456

Are associated properties eligible for listing? No

19 Site Plan

(See attached survey plat)

Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

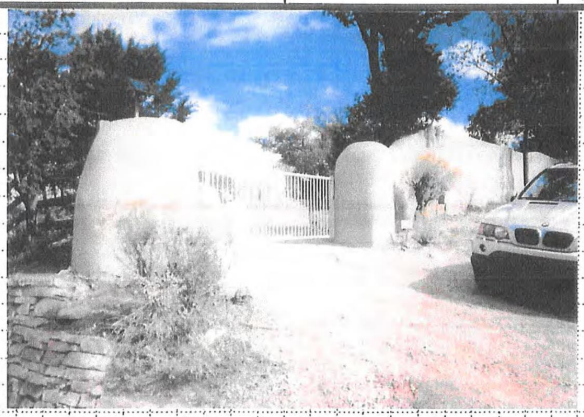
For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 05160045 6.1

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location): 1243 Canyon Rd, Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: View from Canyon Road looking northeast
Below: Entry gate looking East



Continued on other side

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

1243 Canyon Rd

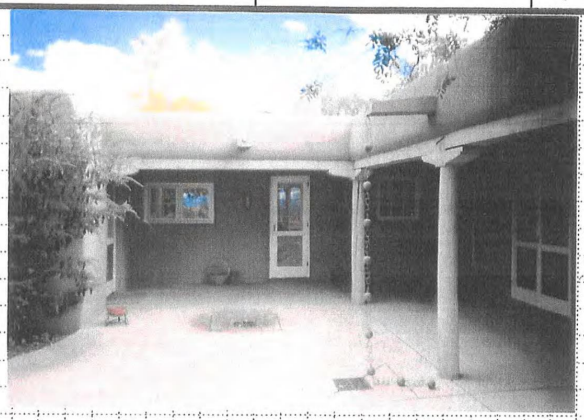
For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 05160045 6.1

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location): 1243 Canyon Rd Santa Fe, NM

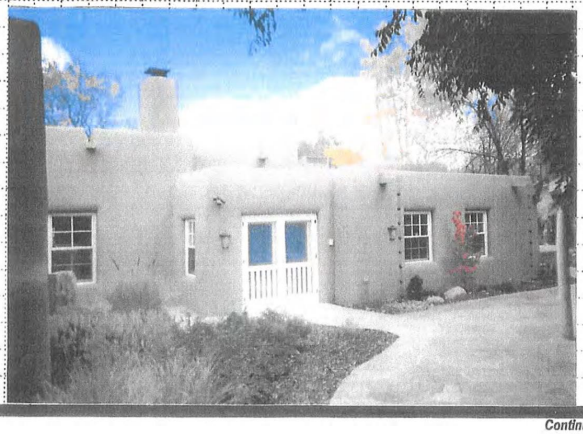
4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: Only remaining elevation of original structure

Below: Partial south elevation



Continued on other side

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 0516004561

1 Name of Property (Historic and/or current name for property)

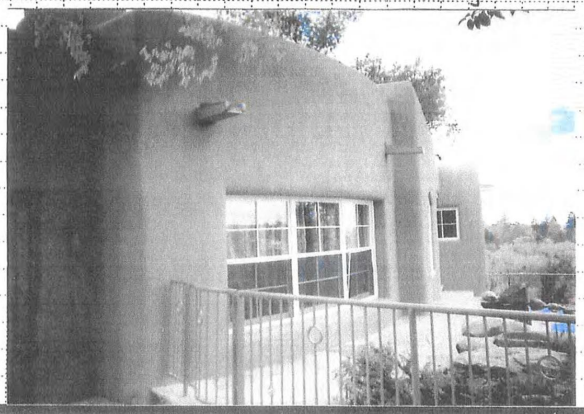
2 Location (Address or description of location): 1243 Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: West elevation showing '98 & '00 Additions
Below: Partial north elevation showing '93 Addition



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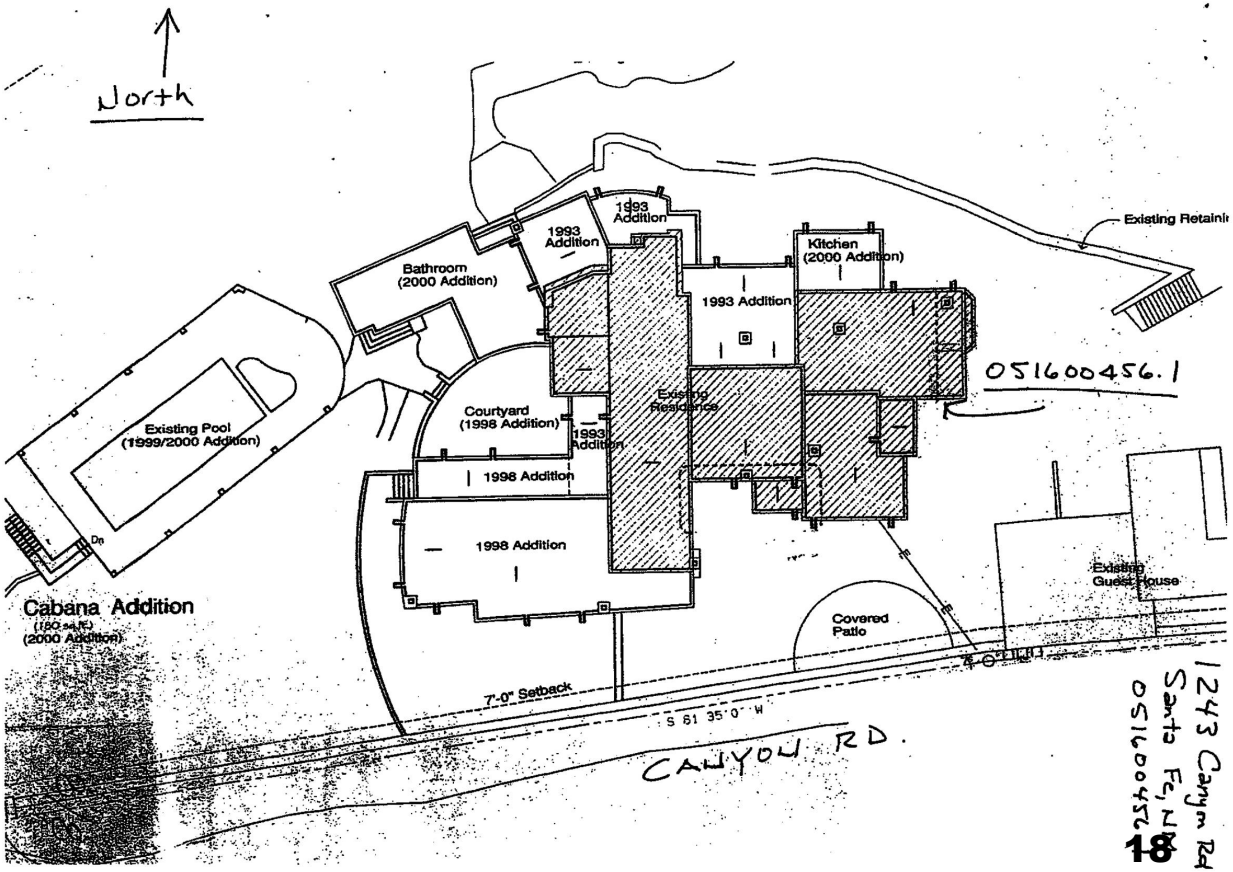

North
1993 Addition
1993 Addition
Bathroom (2000 Addition)
Kitchen (2000 Addition)
1993 Addition
Existing Retainir
051600456.1
Existing Pool (1999/2000 Addition)
Courtyard (1998 Addition)
1993 Addition
Existing Residence
1998 Addition
1998 Addition
Existing Guest House
Cabana Addition
(180 sq.ft.)
(2000 Addition)
Covered Patio
7'-0" Setback
S 61 35' 0" W
CANYON RD.
1243 Canyon Rd
Santa Fe, NM
0516004572
18

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 H1243.1

IDENTIFICATION

ADDRESS: 1243 CANYON ROAD
CRAIG HUITFELD 988-4885

ID NUMBER: 051600 456.1
BUILDING NAME:

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 (N) S RANGE 10 (E) W SEC 29 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
1932-33 ESTIMATE 1932-33 ACTUAL
SOURCE(S) CITY DIRECTORY

ARCHITECTURAL STYLE:
SPANISH PUEBLO REVIVAL

BUILDING DATA

USE:
HISTORIC: (residential)
OTHER ____
PRESENT: (residential)
OTHER ____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ___ NO
WHAT TYPE? SECOND HOUSE
IF INVENTORIED, LIST ID NUMBER(S)
051600 456

DEGREE OF REMODELING:
___ MINOR X MODERATE
✓ MAJOR * see attached history + site plans AS W/2000
EXPLAIN: PARAPETS RAISED NEW DOORS ON NW

OVERALL CONDITION:
X EXCELLENT ___ GOOD
___ FAIR ___ DETERIORATED

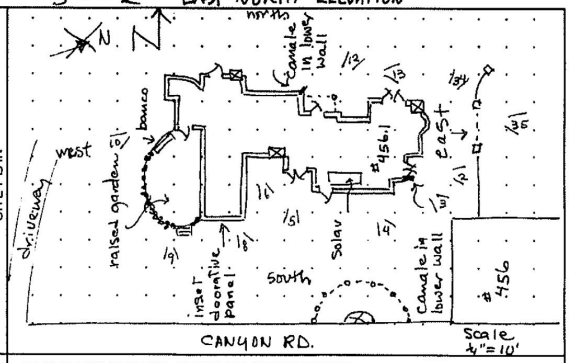
BUILDING THREATENED?
___ YES X NO

PHOTO



3 - #2 EAST ~~NORTH~~ ELEVATION

SITE PLAN



THIS BLD NOT INDICATED ON 1983 SURVEY NOT VISIBLE FROM CANYON RD.

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
___ YES X NO ___ ELIGIBLE
___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT
___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 9/2/82 BY AC

NEGATIVES WITH NMHPD ROLL # AC 2 NEG # 34 TO 35
AC 3 # 2-3-4-5-6-10-12-13

19

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	ENTIRE HOUSE IN EXCELLENT CONDITION - SOME NEW STUCCO
FOUNDATIONS	STONE FOUNDATION VISIBLE	
DOORS	NORTH DOUBLE LEAF GLASS OVER HANDCRAFTED WOOD PANEL - OTHER DOORS FRENCH	BLUE TRIM WITH SIDE LITES & PANEL OF LITES OVER DOOR
WINDOWS	6/6 DHW - MULTI PANED CASEMENTS SOUTH SIDE - BLUE TRIM	UNUSUAL STATIONARY PANE ARRANGEMENT ARROUND WOOD BOX E. SIDE
PORTALES	SEMI CIRCULAR PORTAL WITH FP IN YARD	SMALL PORTAL WEST SIDE - VIGAS POST
CANALES	2 LARGE UNUSUAL CANALES PROTRUDE FROM MID WALL HEIGHT N+W SIDES	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS; PARAPETS RAISED NE SIDE ENTRANCE	
COURTYARDS		
FENCES/WALLS	STUCCO WALL WITH DECORATIVE ARCH BETWEEN HOUSES	
ARCH. DETAILS	MOLDED IMAGE OF FLOWER INSET INTO EAST WALL	WINDOW ARRANGEMENT ARROUND FRENCH DOORS SAME AS #456
OTHER	SOLAR PANEL EAST SIDE (SOUTH)	SEE INTERVIEW WITH AL LUCKETT JR.
COMMENTS		

ADDITIONAL PHOTOGRAPHS



2 - #35 DECORATIVE ARCH NORTH



2 - #34 EAST NORTH ELEVATION

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456l

SURVEYED/RESEARCHED
DATE 9/9/92 BY AC



3-#3 CANALE AT NORTH ENTRANCE



3-#5 SOUTH EAST DOOR DETAIL



3-#4 SOUTH EAST ELEVATION

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

IDENTIFICATION

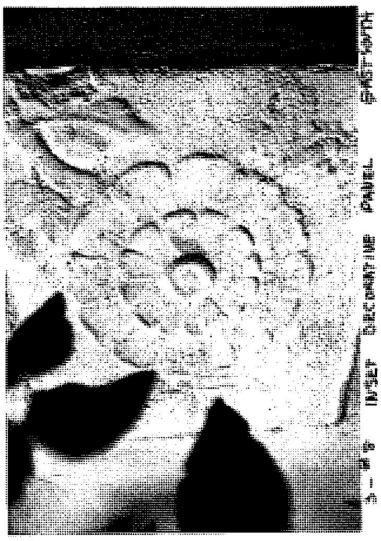
ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456.1

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



3-#6 SOUTH EAST WINDOW DETAIL



3-#5 INSET DECORATIVE PANEL EAST SOUTH



3-#9 NORTHWEST ELEVATION

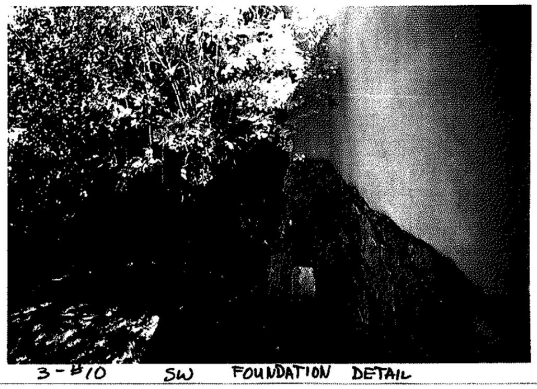
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat [illegible]ation)

IDENTIFICATION

ADDRESS 1243 CANYON RD

ID NUMBER 0516 4561

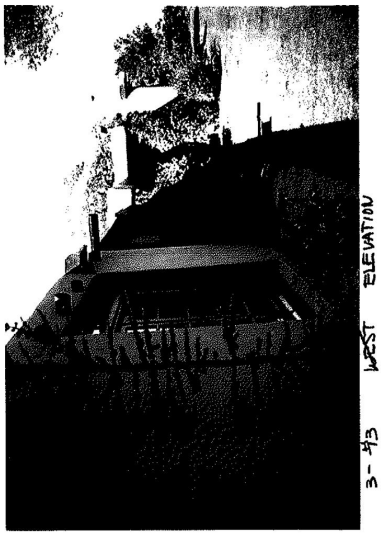
SURVEYED/RESEARCHED
DATE 9/3/92 BY A.C.



3-#10 SW FOUNDATION DETAIL



3-#12 CANALE DETAIL NORTHWEST



3-#13 WEST ELEVATION NORTH

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456
051600456.1

AL LUCKETT JR. 988-7560
CRAIG HUITFELD REALTOR 988-4885

SURVEYED/RESEARCHED
DATE 9/9/92 BY AC

INTERVIEW WITH HUITFELD 9/10/92
HUITFELD REALTOR FOR 1243 CANYON RD
SOLD TO GRANTHAM (?)
TRY TO CONTACT
TITLE CO.
AL LUCKETT JR 988-7550

INTERVIEW WITH AL LUCKETT JR. 9/15/92
OWNERS OF PROPERTY
MARGARET MOSES

81-85 STEVEN SAMUELSON
MADE MAJOR CHANGES TO BLDS

1988 AL LUCKETT JR
MAJOR CHANGES IN LANDSCAPE & INTERIORS
HE WORKED WITH DESIGNER JOE COWEN
CHANGED SOUTH PORTION OF #456
CHANGED GARAGE INTO CHAPEL & STUDIO
HOUSE PENTILE; ADDITIONS CINDERBLOCK; 456.1 DOUBLE ADOBE
1991 ANTHONY TADDY
CRAIG HUITFELD REALTOR
(Source: Edmund Boniface of Boniface + Assoc. 983 5266)
1993 Addition(s) on N
1998 Addition(s) on W

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-6-83 by mb	county Santa Fe	ID no. 051600456
field map Santa Fe, New Mexico	number 1	UTM reference easting zone 12 13	northing

location description: 1243 Canyon

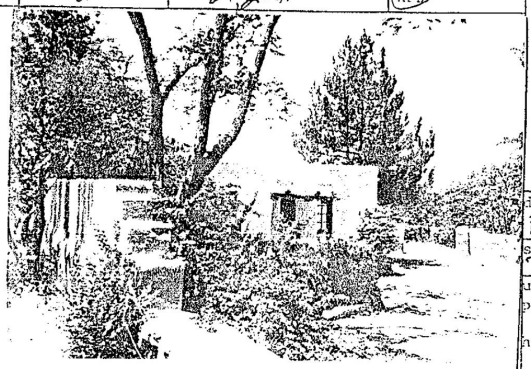
city/town: Santa Fe

~~land grant/reservation~~

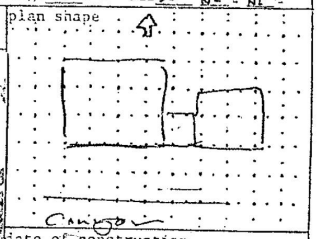
building name:

legal description: tnsp 17 N range 10 E sec 30 NE ¼ NE ¼

film roll by m no. 2 | negative nos. 21, 22, 23 | loc. of neg. HPB



plan shape



date of construction: Pre 1944 * estimate ____ actual

source: Directory

use: present residential; other ____; historic residential; other ____

condition: ___ excellent ___ > good ___ fair ___ deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___ minor ___ x moderate ___ major

describe: Solar panels

architectural features:

Windows 6/6 wood dbl hung, lintels exposed blue, 8 lite wood casement

Entry — French

Canales — wood, one to street, anti-drip groove 2½" ft. end

Exposed vigas — 6" extension,

surroundings: Residential

relationship to surroundings: ^ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of ___ none interest

if eligible, why?

comments: wall — sculpted w battlers

Streetscape: hedge, wire fence, wood fence, landscape, street trees, stone curb, o set back, acequia — Shows on 1925 map (Wm Braid)

associated buildings? ___ yes

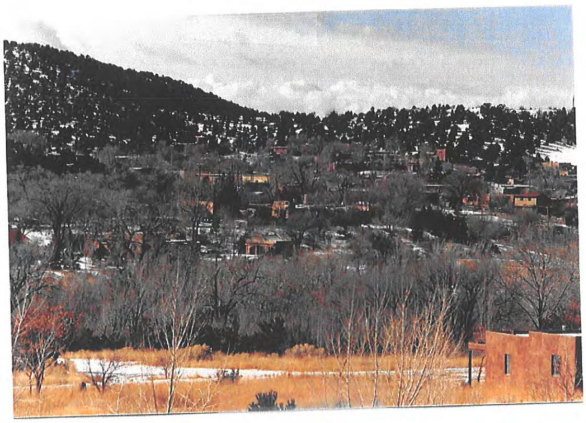
what type?

if inventoried, list ID nos.

see back? ___ yes

25

H-88-04
1243 Upper Canyon Rd



NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 28-6-83 by mb	county Santa Fe	ID no. 051600456
field map Santa Fe, New Mexico	number 1	UTM reference easting zone 12 13	northing

location description: 1243 Canyon

city/town: Santa Fe

~~land grant/reservation~~

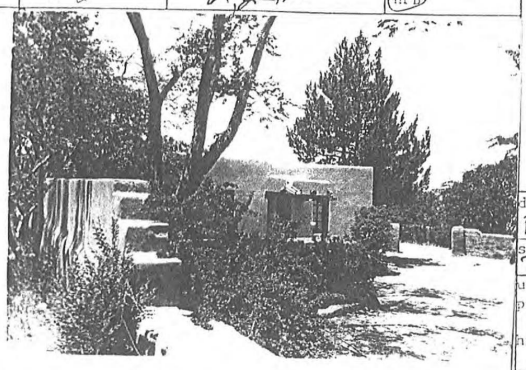
building name:

legal description: tnsp 17 N 5 range 10 E 4 sec 30 NE ¼ NE ¼

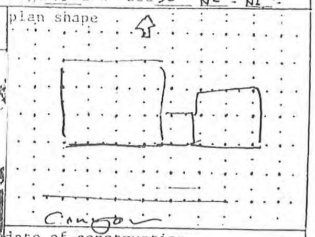
film roll by m no. 2

negative nos. 21, 22, 23

loc. of neg. HPB



plan shape



date of construction: Pre 1944 * estimate ____ actual

source: Directory

use
present residential
other ____
historic residential
other ____

condition
__ excellent __ good
__ fair __ deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling
__ minor x moderate __ major

describe: Solar panels

architectural features

Windows 6/6 wood dbl hung, lintels exposed blue, 8 lite wood casement

Entry French

Canales wood, one-to-street, anti-drip groove 2½" Yr. end

Exposed vigas - 6" extension,

surroundings: Residential

relationship to surroundings
^ similar __ not similar

district potential
__ yes __ no

significance
__ eligible __ of __ none
interest

if eligible

comments
wall — sculpted w buttress
hedge
wire fence
wood fence
landscape
street trees
stone curb
o set back
acequia — Shows on 1925 map (Wm Braid)

Streetscape

why?

associated buildings? __ yes

what type?

if inventoried, list ID nos.

see back? __ yes

ADDRESS: 1243 Canyon **HIST. SURVEY #:** 456

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 9 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. ____ District No. ____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property (Historic and/or current name for property): Dick and Lise Stolley

2 Location (Address or description of location): 1243 B Canyon Rd Santa Fe, NM

3 Local Reference Number: 0516004 56

4 County: Santa Fe

5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 10/20/04

7 UTM: Zone ____ Easting ____ Northing ____

8 Previous Survey Date: 9/3/92, 6/28/83 ☐ No previous survey

9 Name of Project:



10 Photo Information: Roll #: N/A

Negative Location:

View of: Guest house from Canyon Rd

11 Brief Description of the Property (What is it?)

Guest house for 1243 Canyon Rd.

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.)

1950's-80's – Horace + Margaret Moses; 1980's – Al Luckett, Jr, Steven Samuelson; 1990's – Anthony Taddy, ? Grantham

13 Construction Date: Date: 1950 ☐ Known ☒ Estimated

14 Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments:

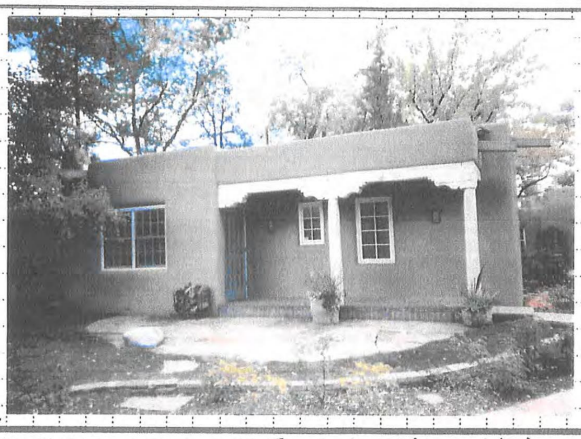
Continued on other

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

1243 B Canyon Rd

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 0516004 56



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM 87502
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Steven Samuelson 455-0971
Al Luckett, Jr. 988-7550
Craig Huitfeld 988-4885

Notes: *(If photo, include photo information, as in #10.)* East elevation - Main entrance

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☐ Low ☒ Moderate ☐ High

Describe: Structure is a prime example of Spanish-Pueblo Revival architecture

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

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?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes Structure Should be listed as contributing

HDRB 11/30/04 MRT

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe ~~Eastside~~ Downtown ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 4

2/6

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2<<<<**

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number: 0516004 56

1 Name of Property (Historic and/or current name for property): Dick and Lise Stolley

2 Location (Address or description of location): 1243 B Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

☐ Adobe ☐ Brick ☐ Composition Block ☐ Concrete:
☐ 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
☒ Stucco ☒ Tile: Structural Clay (Pentile) ☐ Vinyl Siding ☐ Wood: Board & Batton
☐ Wood: Horizontal Siding ☐ Wood: Jacal ☐ Wood: Log ☐ Wood: Shingle
☐ Wood: Tongue & Groove ☒ Other: Cinderblock Addition (1998)

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone ☐ Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☐ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugate ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: Unknown

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

☐ Not Applicable

Operation	Material	Glazing	Number
Single hung	Wood	8/8 lite	1
Casement	Wood	6 divided lite	1
fixed	Wood	8 divided lite	1

Notes: Windows are only partially visible over wall

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

☐ Not Applicable

Type	Style	Material	Number
None visible from street			

Notes:

12 Porches ☐ Not Applicable only partially visible

Type: ☒ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap

13 Chimneys (Describe whether interior or exterior and material)

Exterior- material unknown

14 Other Significant Features (Unique or outstanding features; Describe)

None

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

☐ No known modifications

1. West addition Date: 1998 ☒ Known ☐ Estimated Source: Al Luckett, Jr
2. Windows replaced Date: Unknown ☐ Known ☐ Estimated Source: _____

Continued on other side

HCPI Detail Form (FORM 2) *(Continued from the other side)* 1243 B Canyon Rd

Historic Preservation Division, New Mexico Office of Cultural Affairs 051600456

16 Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Modern	☐ Gothic Revival	☐ Mission Revival	☐ Prairie	☒ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Pueblo	☐ Spanish-Colonial	☐ Tudor Revival

Notes: ☐ Other: _____

17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

None Known

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Main house – survey no. 051600456.1

Are associated properties eligible for listing? No

19 Site Plan

(See attached survey plat)

Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

4/6

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 0516004516

1 Name of Property (Historic and/or current name for property): Dick and Lise Stolley

2 Location (Address or description of location): 1243 B Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: South elevation with 1998 Addition on right
Below: West elevation



Continued on other side

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7.24.20

Property Owner of Record: Price Lind Holdings, LLC

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: 505989-4958

Site Address:

1243 Upper Canyon Road

Proposed Construction Description:

Addition & Renovations to existing house & Guest House

TOTAL ROOF AREA: 10,714

Zoning District: R2

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

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

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

Terrain: ☐ 30% slopes NA

* Requires an additional review conducted by Technical Review Division

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

Lot Coverage: 12.7 %

☐ Open Space Required:

Setbacks:

Proposed Front: 8'-6" Minimum: 7'-0"

2nd Front?

Proposed Rear: 87'-0" Minimum: 15'-0"

Proposed Sides: L 29'-6" R 165'-10" Minimum: 5'-0"

Height: Proposed 14'-10" (existing height)

Maximum Height: or

☐ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 3 Accessible NA

Minimum: 3

Bicycle Parking:**

Proposed: Minimum: NA

** Commercial Requirement

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

Richard Martinez [☐OWNER ☐APPLICANT ☒AGENT]

PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE 7.24.20 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

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

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

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

Notes:

Zoning Approval:

☐ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions:

REVIEWER: Daniel A. Esquibel Digitally signed by Daniel A. Esquibel Date: 2020.08.21 13:13:58 -06'00' **DATE:** ___/___/___

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

Revised 2019

MARTINEZ
ARCHITECTURE
STUDIO PC

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

PROPOSAL FOR ADDITIONS & RENOVATIONS TO THE EXISTING HOUSE, GUEST HOUSE & PORTAL
UPPER CANYON RESIDENCE – 1243 UPPER CANYON ROAD

Downtown/Eastside Historic District – Main House - Non-Contributing,
Guest House - Non-Contributing

July 27, 2020

RECEIVED
AUG 0 3 2020
BY:_____

EXISTING CONDITIONS:

An existing house, guest house and swimming pool occupies the lot. The house is a single-story home built circa 1932 with major changes made in 1981, 1988 & 1991 and additions made in 1993, 1998 & 2000. (Please see Exhibit A). The guest house was built circa 1950 with a major change in 1988 and an addition and existing garage made into a "chapel" in 1998. The house and guest house are both non-contributing status.

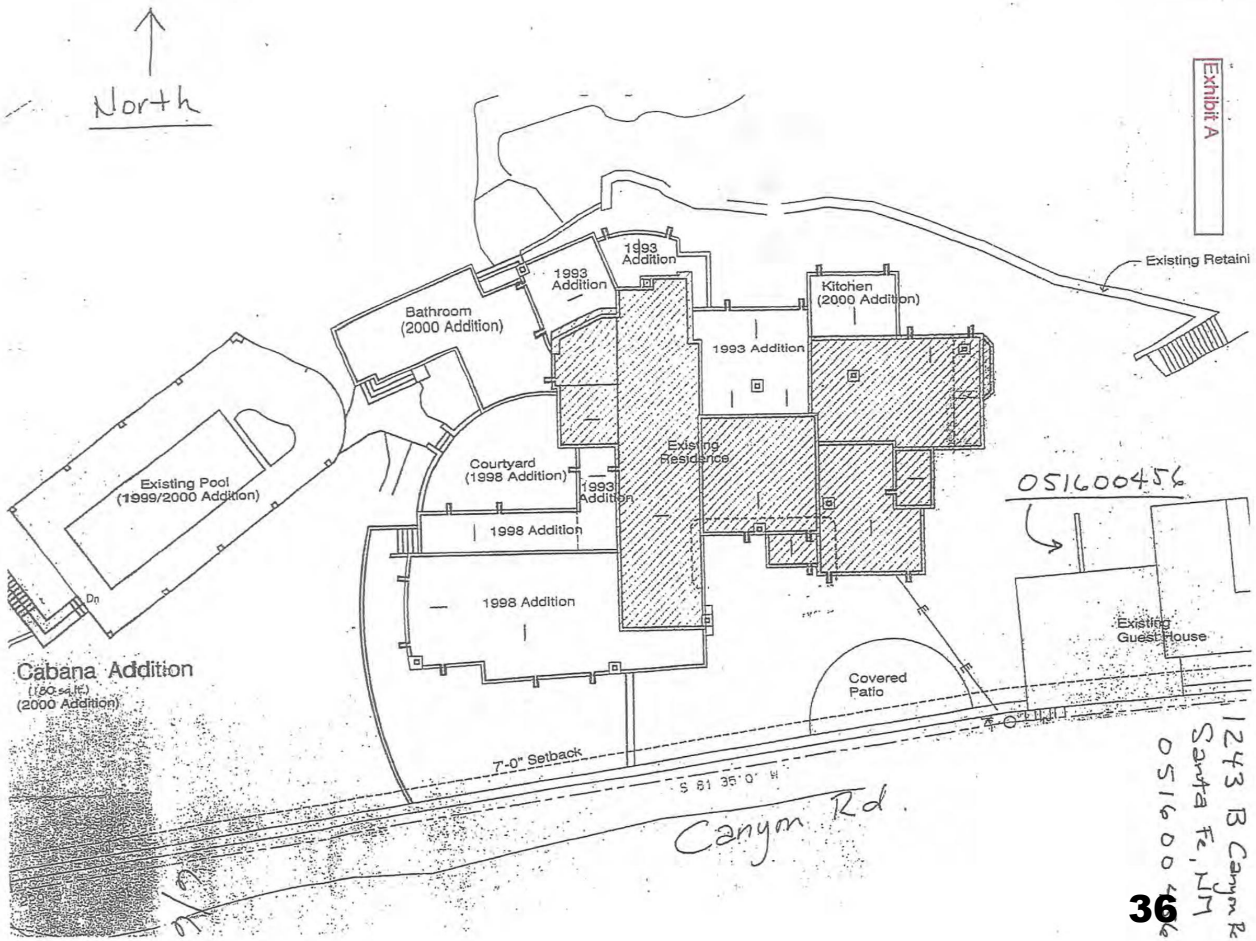
PROPOSED CONSTRUCTION:

We are proposing some additions and alterations; in the main house we are moving the entry gate of the driveway and re-designing it to make the visibility better as you exit the driveway onto Upper Canyon Road and repainting the existing interior gate; we are extending the entryway of the main house by creating an entry portal with a wooden gate, this entry portal will be at the same height as the existing entry mass; we are adding a closet addition to one of the existing bedrooms; we are demolishing and re-building the portal in the courtyard and re-designing the entire courtyard; we are adding a gym on the North side of the house. In the guest house we are replacing one door and adding three skylights. We are adding a garage at the southwest of the property where an existing gate and driveway currently exists. The garage will be 13'-0" tall. We are also re-painting all the existing metal railings and gates on the property.

All of the motley assemblage of non-historic exterior doors and windows on the main house will be replaced with new wood windows and doors with exposed lintels. The windows and doors in the main house will have a "Mahogany" stain. We are replacing and adding skylights in both the main house and guest house. All the new and replaced skylights will be dark bronze in color. The door that is being replaced in the guest house will be clad in white to match the existing windows. The metal railings will be painted in a "Rust Materia" color. The garage door will be wood with a "Mahogany" stain.

Inside the house, we are moving the existing kitchen to be more centrally located and re-configuring the adjacent spaces. Several skylights will be added at this location. We are also adding some stuccoed bancos to the existing roof deck. The stucco will be El Rey "Buckskin" to match existing.

Richard Martinez, Martinez Architecture Studio PC


North
Exhibit A
1993 Addition
1993 Addition
Bathroom (2000 Addition)
Kitchen (2000 Addition)
1993 Addition
Existing Residence
Courtyard (1998 Addition)
1993 Addition
1998 Addition
1998 Addition
Existing Pool (1999/2000 Addition)
Cabana Addition
(2000 Addition)
Covered Patio
Existing Guest House
Existing Retaini
05160045
7'-0" Setback
S 81 35' 0" W
Canyon Rd.
1243 B Canyon Rd
Santa Fe, NM
0516004

EXTERIOR FINISHES

UPPER CANYON RESIDENCE & GUEST HOUSE
1243 Upper Canyon Road
Downtown and Eastside Historic District
July 27, 2020

RECEIVED
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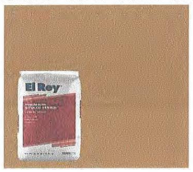
BY:_____

Stucco Color for House, Guest House, Garage & Portal – El Rey
"Buckskin" to match existing



Main House Windows in "Mahogany" wood stain



Door cladding for Guest House – "White" to match existing

All wood doors will be – "Mahogany" wood stain



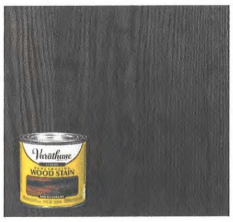
Stain for exposed posts and beams– "Mahogany" wood stain



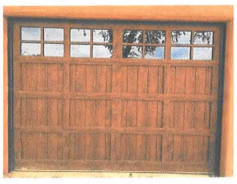
Paint for railings – "Rust Materia"



Color for garage doors – "Mahogany" wood stain



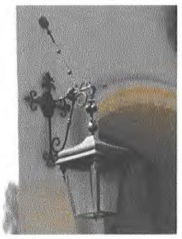
Garage door – design



Color for Gate at street– "Mahogany" wood stain



Entry Gate Lights – Dark Bronze – Gas



All Rock Walls





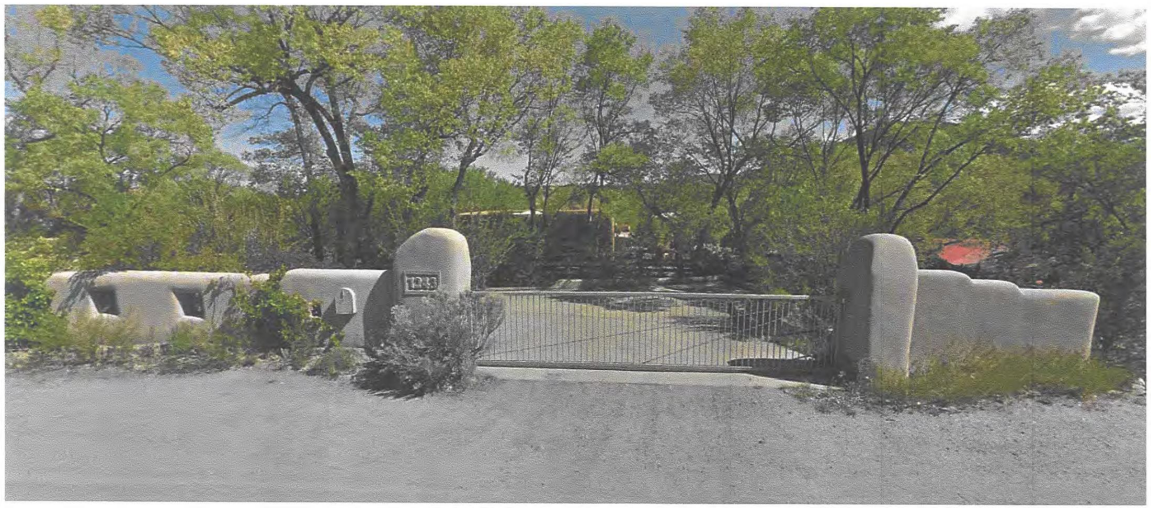
STREET VIEW

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

BY:
RECEIVED
AUG 03 2020

JULY 27, 2020



CAR ENTRY GATE ON CANYON ROAD

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JULY 27, 2020



INTERIOR ENTRY GATE

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JULY 27, 2020



GUEST HOUSE ENTRY

MARTINEZ
ARCHITECTURE
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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

JULY 27, 2020



MAIN HOUSE ENTRY

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OUTDOOR DINING PORTAL

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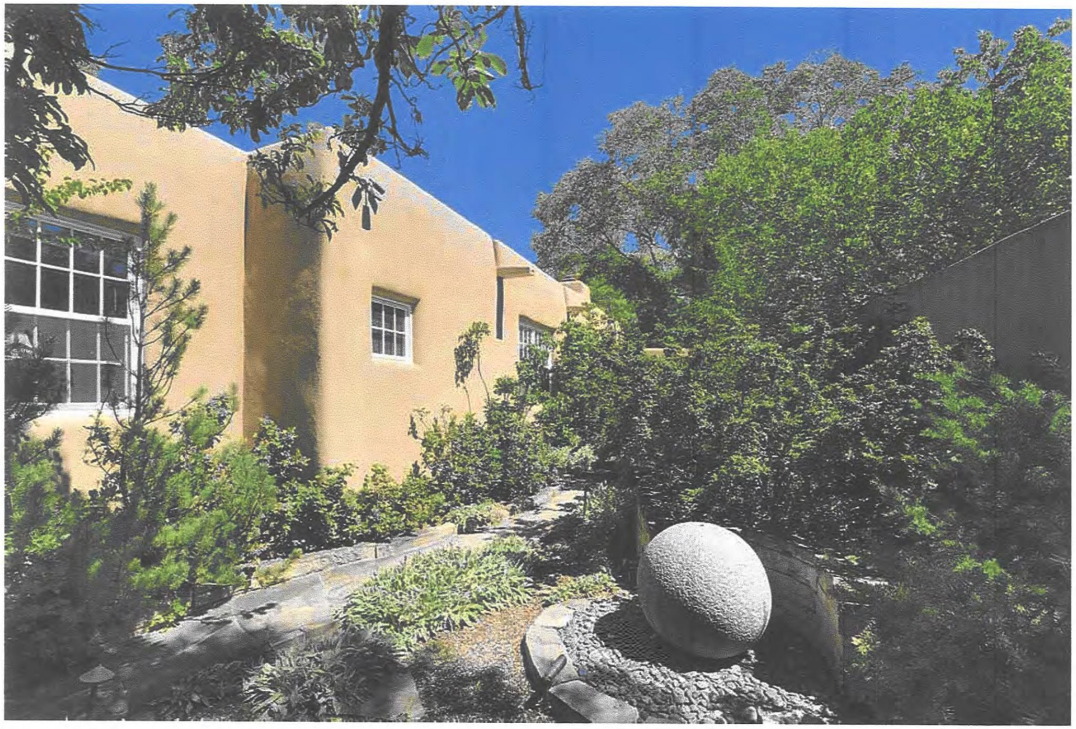

STREET FACADE

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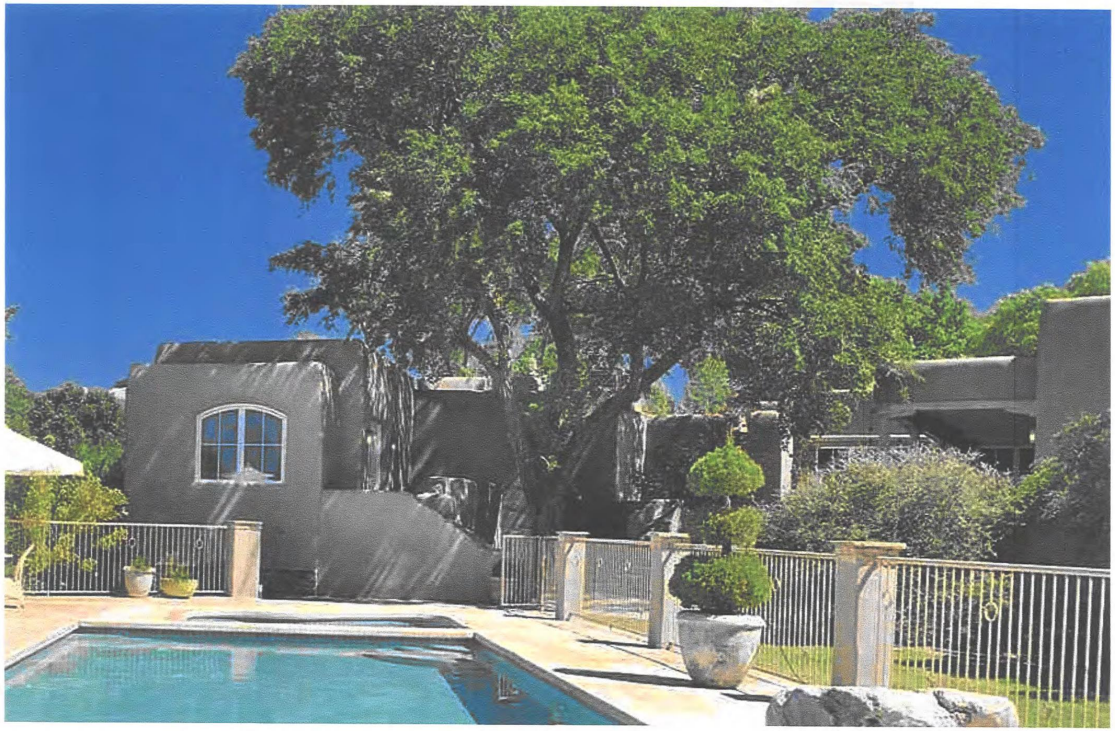

COURTYARD VIEW

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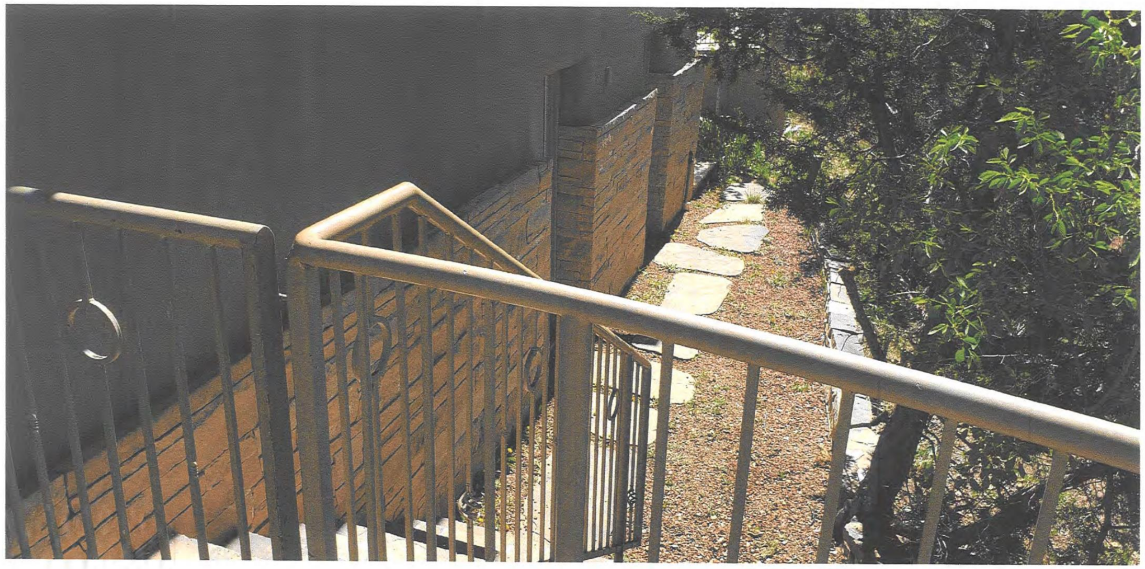

GYM LOCATION

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SANTA FE, NEW MEXICO

JULY 27, 2020

UPPER CANYON ROAD RESIDENCE & GUEST HOUSE RENOVATION

1243 UPPER CANYON ROAD
SANTA FE NEW MEXICO 87501

RECEIVED
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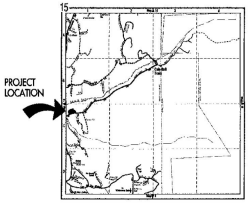
BY:

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE TOWARD W. MARCY ST. TURN LEFT AT THE 1ST CROSS STREET ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO E. ALAMEDA ST. CONTINUE ONTO CANYON RD. TURN LEFT ONTO UPPER CANYON RD. DESTINATION WILL BE ON THE LEFT AT 1243 UPPER CANYON ROAD.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (EBC AS AMENDED), 2012 NM PLUMBING CODE (UPC AS AMENDED), 2012 NM MECHANICAL CODE (UMC AS AMENDED), 2017 NM ELECTRICAL CODE (NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2009 NM ENERGY CONSERVATION CODE (ECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE PHASE III (USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USTC AS AMENDED), 2009 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: DRIVEWAY ENTRY GATE RE-LOCATION, ENTRY PORTAL ADDITION, GARAGE ADDITION, GYM ADDITION INTERIOR REMODEL, COURTYARD PORTAL RE-CONFIGURATION, MAIN HOUSE WINDOW REPLACEMENT

BUILDING TYPE: SINGLE FAMILY RESIDENCE & GUEST HOUSE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

MAX BUILDING HEIGHT: 15'-0"

EXISTING AREA (MAIN HOUSE):

HEATED:	6,742 S.F.
UNHEATED:	558 S.F.
TOTAL ROOFED AREA:	7,300 S.F.

EXISTING AREA (GUEST HOUSE):

HEATED:	1,406 S.F.
UNHEATED:	90 S.F.
TOTAL ROOFED AREA:	1,496 S.F.

EXISTING AREA (COVERED PATIO):

UNHEATED:	535 S.F.
TOTAL ROOFED AREA:	535 S.F.

TOTAL EXISTING ROOFED ON LOT 8,331 S.F.

PROPOSED AREA (MAIN HOUSE):

HEATED (GYM, CLOSET):	364 S.F.
UNHEATED (PORTAL):	430 S.F.
TOTAL PROPOSED ROOFED AREA:	794 S.F.

PROPOSED AREA (GARAGE):

HEATED (GARAGE):	534 S.F.
UNHEATED (PORTAL):	55 S.F.
TOTAL ROOFED AREA:	589 S.F.

PROPOSED ROOFED ON LOT:	1,233 S.F.
TOTAL ROOFED ON LOT:	10,714 S.F.

LOT AREA: - 73,496.9 S.F. (1.69 ACRES)

LOT COVERAGE: - EXISTING: 12.7%
PROPOSED: 14.6%

UTILITY DATA:

GAS : NATURAL GAS
ELECTRIC : UNDERGROUND
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: R-2

SPECIAL DISTRICTS: DOWNTOWN & EASTSIDE HISTORIC DISTRICT

HISTORIC STATUS: MAIN HOUSE - NON-CONTRIBUTING
GUEST HOUSE - NON-CONTRIBUTING

PARKING REQUIREMENTS: MAIN HOUSE - 2 SPACES
GUEST HOUSE - 1 SPACE
(3) SPACES PROVIDED

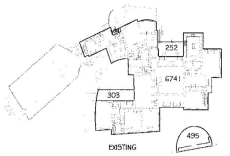
DESIGN PROFESSIONALS

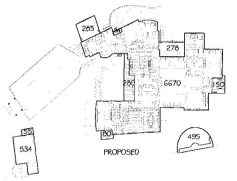
ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925 Santa Fe, NM 87504
(505) 989-4958, Fax (505) 989-8933

DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING SITE PLAN
A-1.1 PROPOSED SITE PLAN
A-2.0 EXISTING FLOOR PLAN
A-2.1 PROPOSED FLOOR PLAN
A-2.2 GARAGE PLAN & ELEVATIONS
A-2.3 GUEST HOUSE PLAN & ELEVATIONS
A-3.0 EXISTING & PROPOSED NORTH & EAST ELEVATIONS
A-3.1 EXISTING & PROPOSED SOUTH & WEST ELEVATIONS

AREA DIAGRAM





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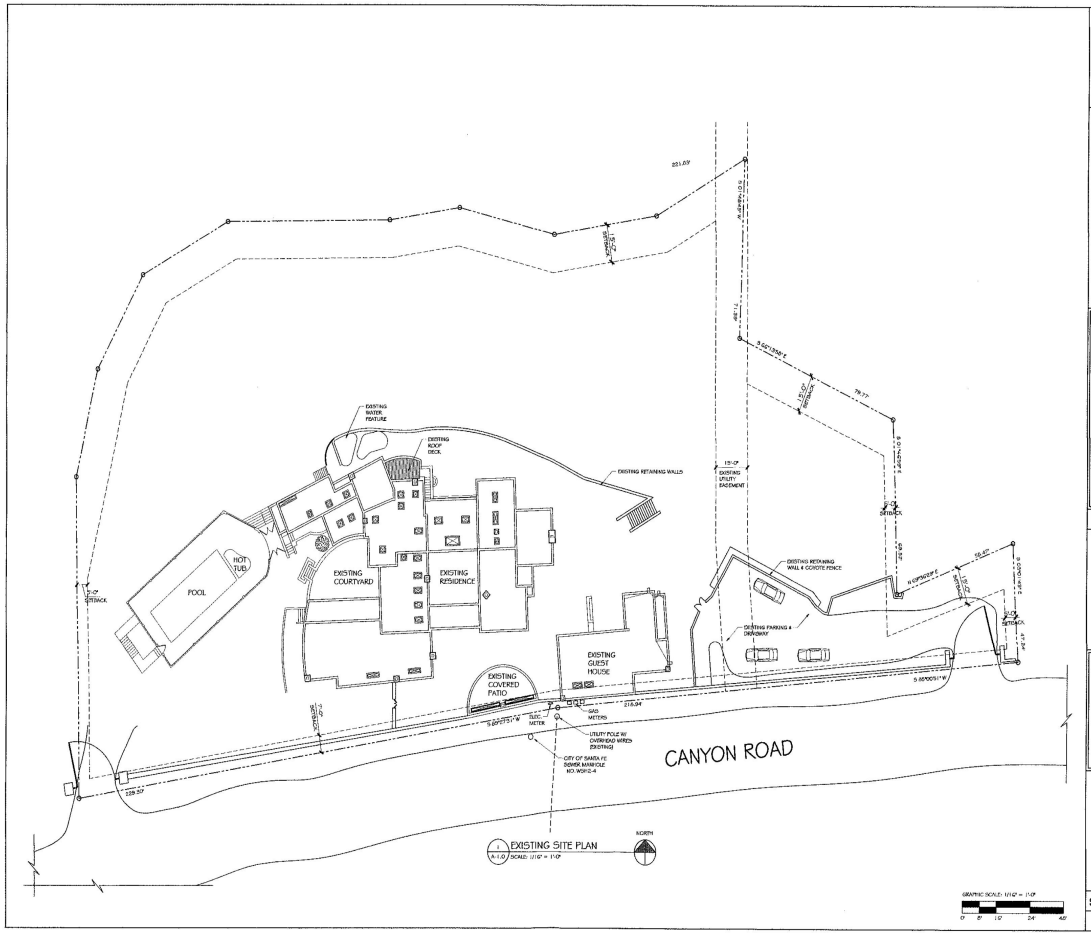
JULY 27, 2020

COVER SHEET & PROJECT DATA

A 0.1

SET # 49
UPPER RENOVATION



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JULY 27, 2020

EXISTING SITE PLAN

A 1.0

SET # 50
UPPER CANYON RENOVATION

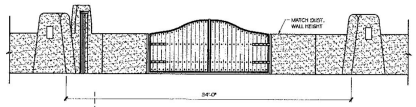
GENERAL NOTES

1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS NOTED.
2. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
3. NEW FLOOR FINISHES THROUGHOUT. SEE FINISH SCHEDULE BY INTERIOR DESIGNER.
4. ALL PLUMBING FIXTURES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE PLUMBING SCHEDULE BY INTERIOR DESIGNER.
5. ALL APPLIANCES ARE TO BE REPLACED UNLESS NOTED OTHERWISE, SEE APPLIANCE SCHEDULE BY INTERIOR DESIGNER.

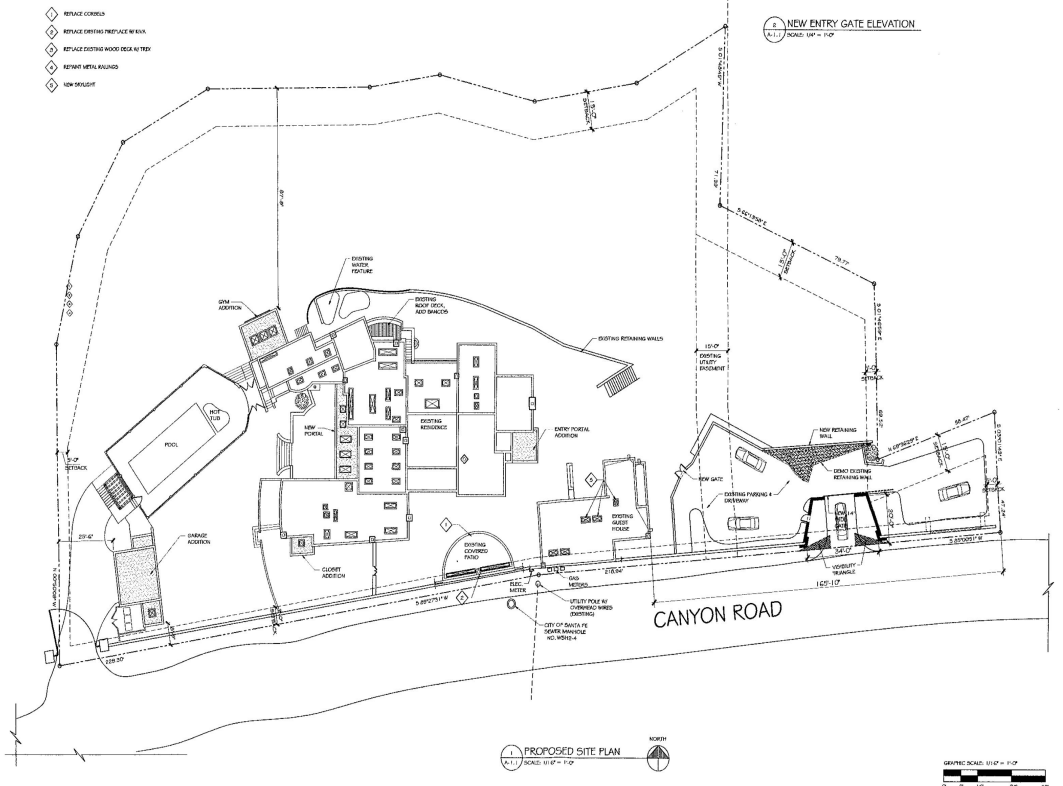
KEYED NOTES

PROPOSED FLOOR PLAN

1. REPLACE CORBELS
2. REPLACE EXISTING FIREPLACE INSERT
3. REPLACE EXISTING WOOD DECK W/ TREX
4. REPAINT METAL RAILINGS
5. NEW SKYLIGHT



2 NEW ENTRY GATE ELEVATION
A1.1 SCALE: 1/4" = 1'-0"


EXISTING WATER FIXTURE
GYM ADDITION
EXISTING ROOF DECK, ADD RAILINGS
EXISTING RETAINING WALLS
HOT TUB
POOL
NEW PORTAL
EXISTING RESIDENCE
ENTRY PORTAL ADDITION
NEW RETAINING WALL
DEMO EXISTING RETAINING WALL
NEW GATE
EXISTING PARKING & DRIVEWAY
EXISTING GUEST HOUSE
GARAGE ADDITION
CLOSET ADDITION
EXISTING COVERED PATIO
ELEC. METER
GAS METER
UTILITY POLE W/ OVERHEAD WIRES (EXISTING)
CITY OF SANTA FE SEWER MANHOLE NO. MH#3-4
VISIBILITY TRIANGLE
CANYON ROAD
15'-0" SETBACK
25'-6"
229.50'
S 89°27'51" W
S 89°27'51" E
S 89°27'51" E
N 89°27'51" E
N 89°27'51" E
S 89°27'51" E
S 89°27'51" E
S

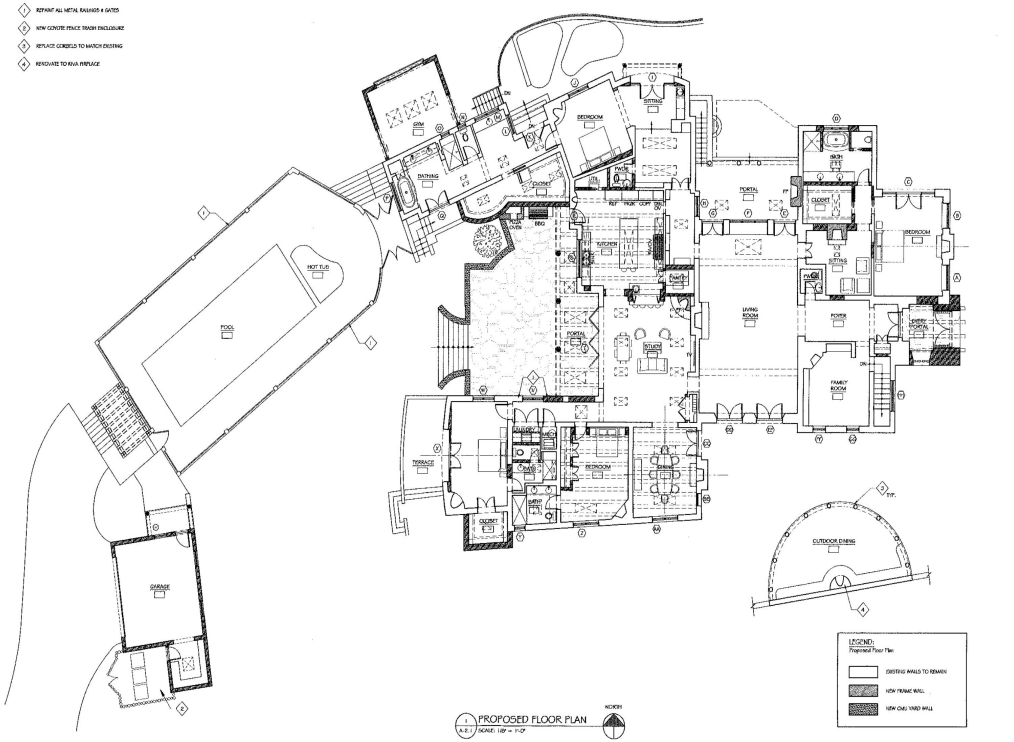
GENERAL NOTES

1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS INDICATED.
2. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
3. REPLACE ALL WINDOWS & EXTERIOR DOORS.

KEYED NOTES

PROPOSED FLOOR PLAN

1. REPAINT ALL METAL RAILINGS & GATES
2. NEW CONCRETE FENCE TRASH ENCLOSURE
3. REPLACE CORBELS TO MATCH EXISTING
4. RENOVATE TO KIVA FIREPLACE



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

LEGEND:
Proposed Floor Plan

- EXISTING WALLS TO REMAIN
- NEW FRAME WALL
- NEW CMU YARD WALL

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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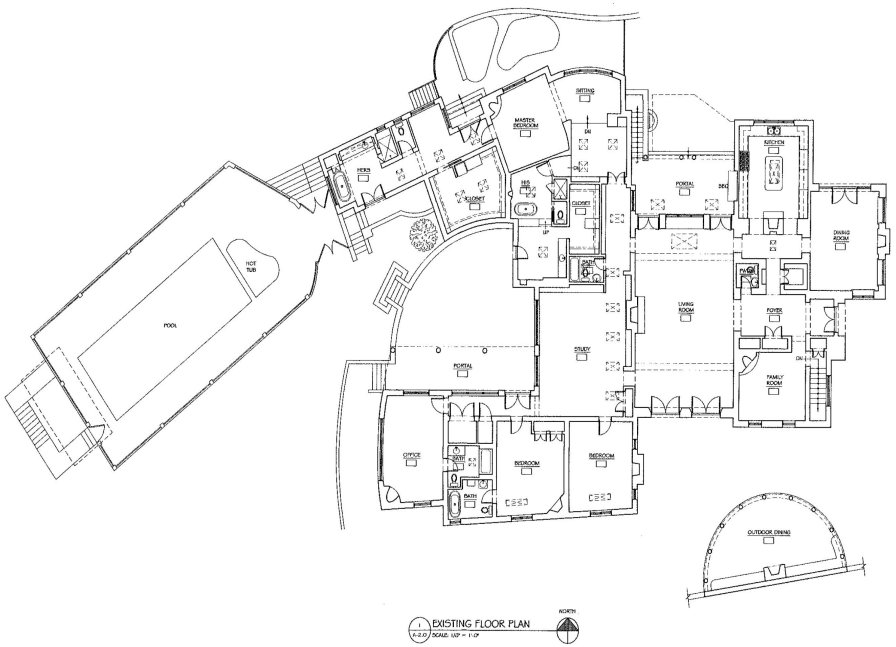
PROPOSED FLOOR PLAN

A 2.1

SET #

UPPER CANYON RENOVATION 52



1 EXISTING FLOOR PLAN
A-2.0 SCALE: 1/2" = 1'-0"

NORTH

GRAPHIC SCALE: 1/2" = 1'-0"

0 4 8 16 24

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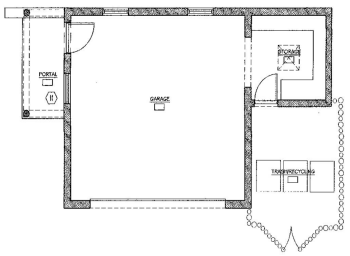
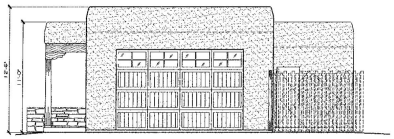
EXISTING FLOOR PLAN

A 2.0

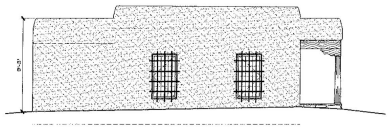
SET #



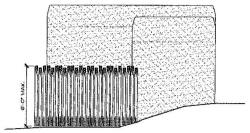
1 A-2.2 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



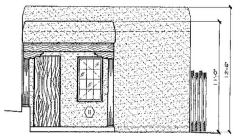
3 A-2.2 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-2.2 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



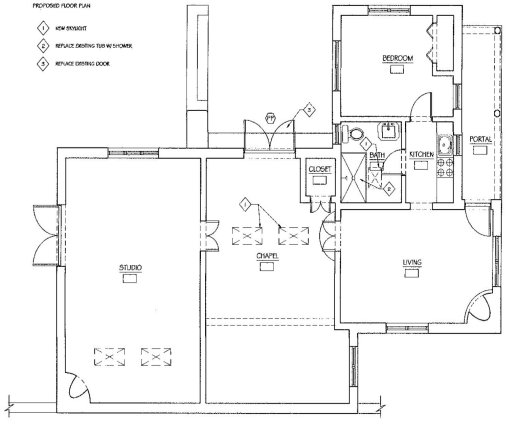
5 A-2.2 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 A-2.2 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES
PROPOSED FLOOR PLAN

1. NEW SKYLIGHT
2. REPLACE EXISTING TUB W/ SHOWER
3. REPLACE EXISTING DOOR



2 A-2.2 PROPOSED GUEST HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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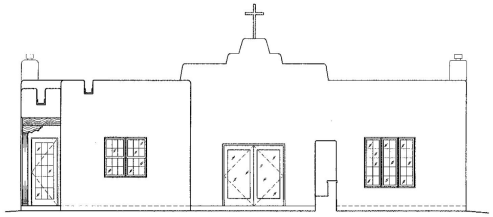
GARAGE PLAN & EXT. ELEVATIONS, PROPOSED GUEST HOUSE FLOOR PLAN

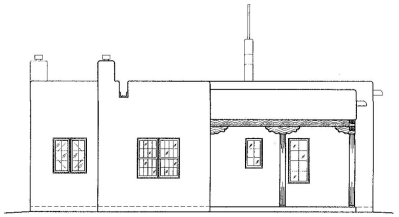
A 2.2

SET # 54

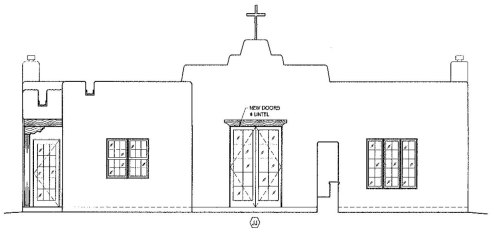
UPPER CANYON RENOVATION



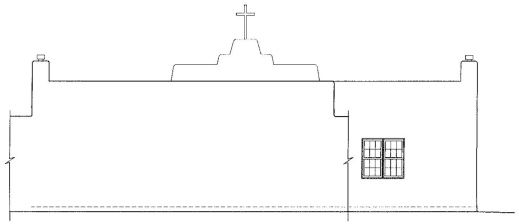
2 / A-2.3 GUEST HOUSE EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



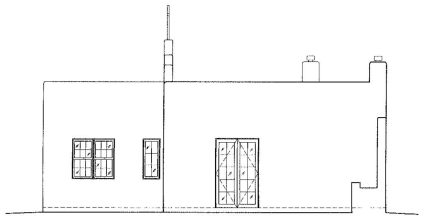
3 / A-2.3 GUEST HOUSE EAST ELEVATION (NO CHANGES)
SCALE: 1/4" = 1'-0"



2 / A-2.3 GUEST HOUSE PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 / A-2.3 GUEST HOUSE SOUTH ELEVATION (NO CHANGES)
SCALE: 1/4" = 1'-0"



5 / A-2.3 GUEST HOUSE WEST ELEVATION (NO CHANGES)
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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EXISTING & PROPOSED GUEST HOUSE EXTERIOR ELEVATIONS

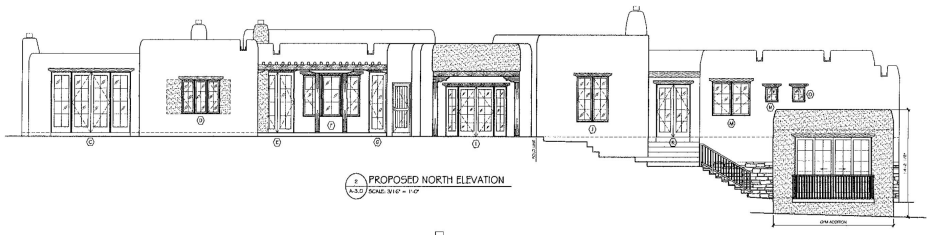
A 2.3

SET #

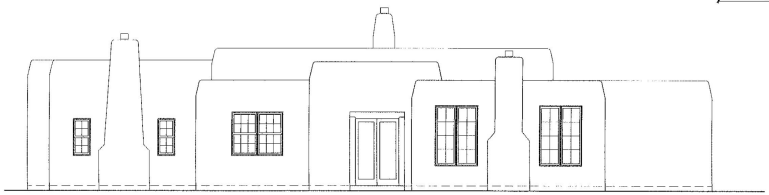
UPPER CANYON RENOVATION



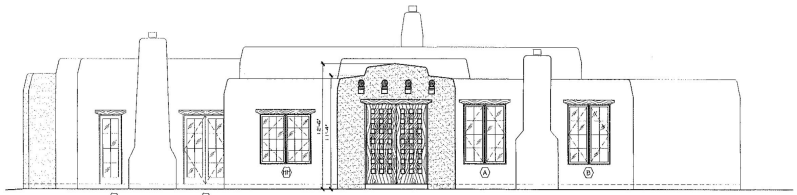
1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

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

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EXISTING & PROPOSED NORTH & EAST ELEVATIONS

A 3.0

SET #

UPPER CANYON RENOVATION



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SANTA FE, NEW MEXICO

JULY 27, 2020

EXISTING & PROPOSED SOUTH & WEST ELEVATIONS

A
3.1

SET #

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case H-04-161A and B

November 30, 2004, hearing

Status and Remodel

1243 Canyon Road

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Remodel the main residence with door and window alterations.
Project number: 04-10100161
Case number: H-04-161-B
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **1243 Canyon Road**

PROJECT NAMES:

OW - Lisa Stolley
Santa Fe, NM 87501

1243 Canyon Road

AP - Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., Suite F-2
505-982-5340 ext. 1

BOARD ACTION

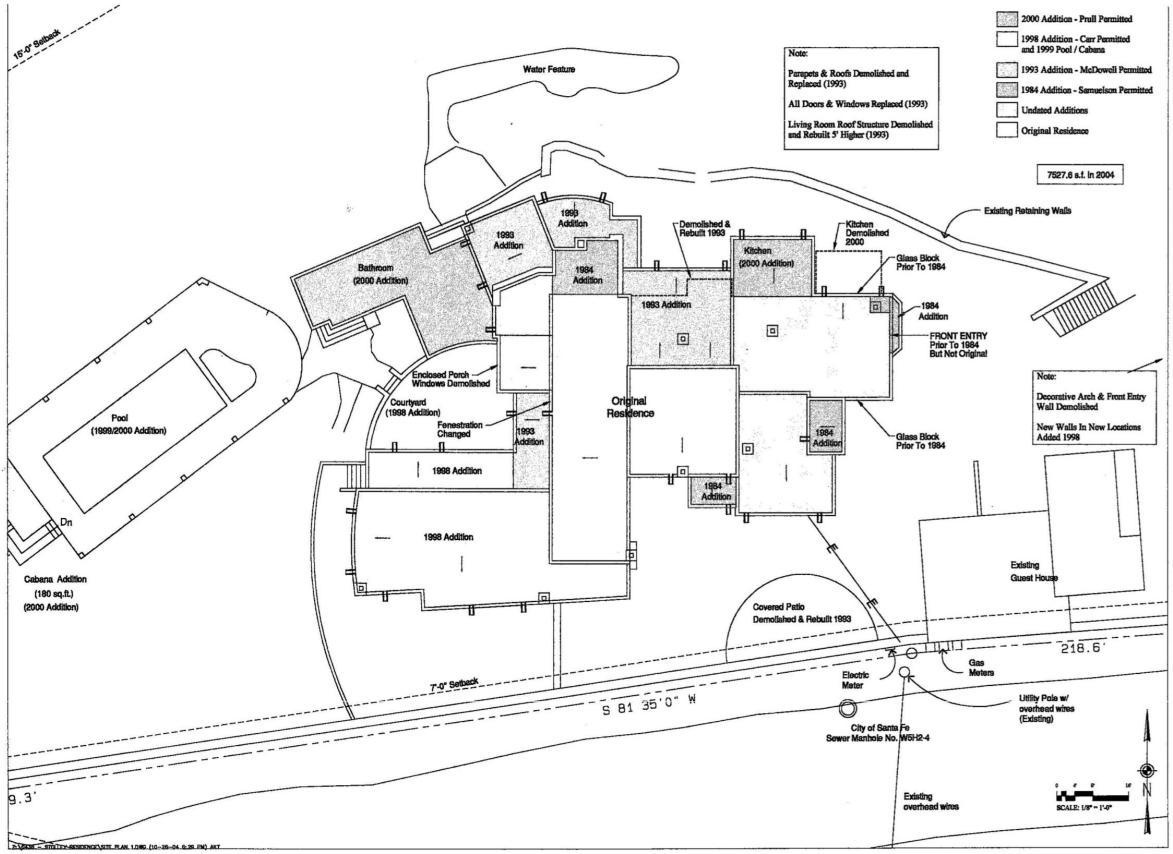
This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 30, 2004, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@lrtyk.com

STOLLEY
1843 Canyon Road
Santa Fe New Mexico

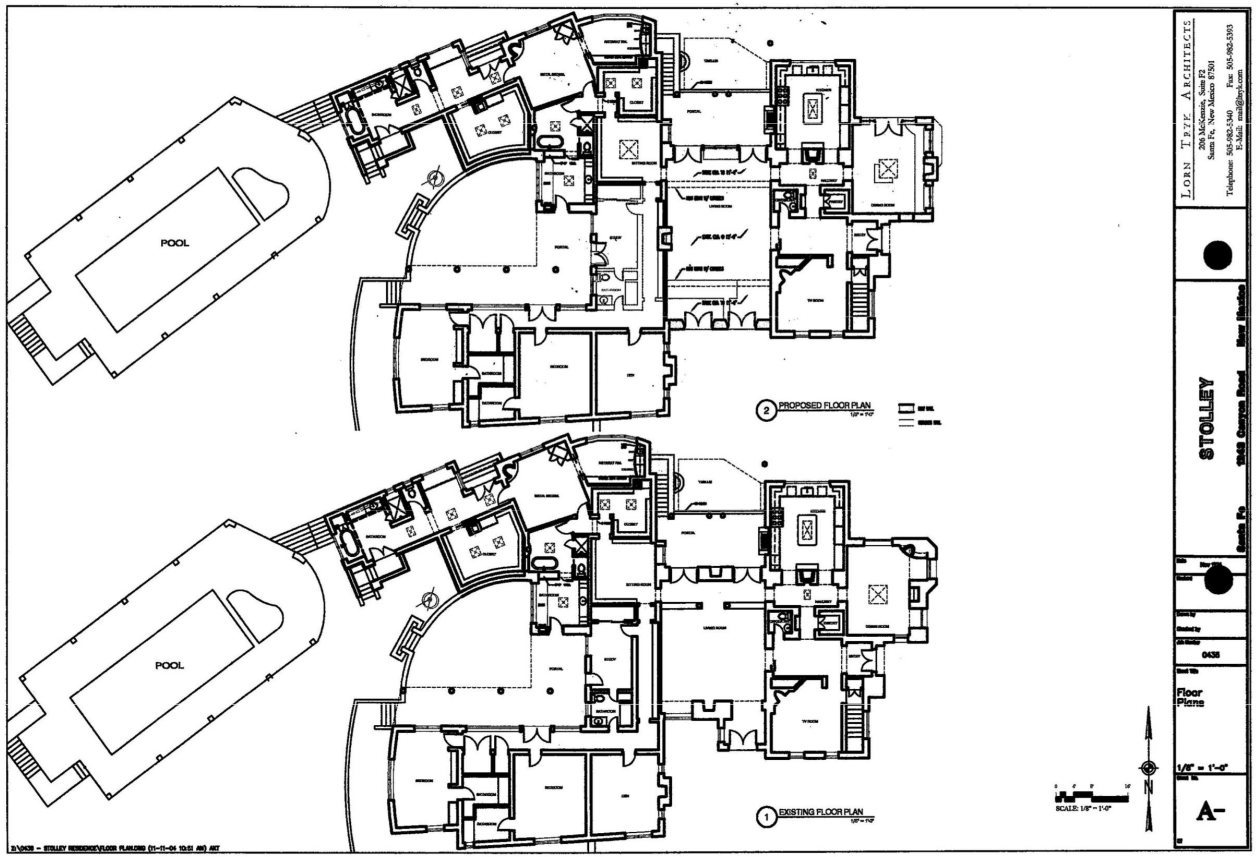
Date Oct 2004
Revised

Drawn by
Checked by
Job Number 0436

Sheet Title
Site Plan

1/8" = 1'-0"

Sheet No.
C-1



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@tryk.com

STOLLEY

Santa Fe 1848 Canyon Road New Mexico

Date

Drawn by

Checked by

Job Number

0438

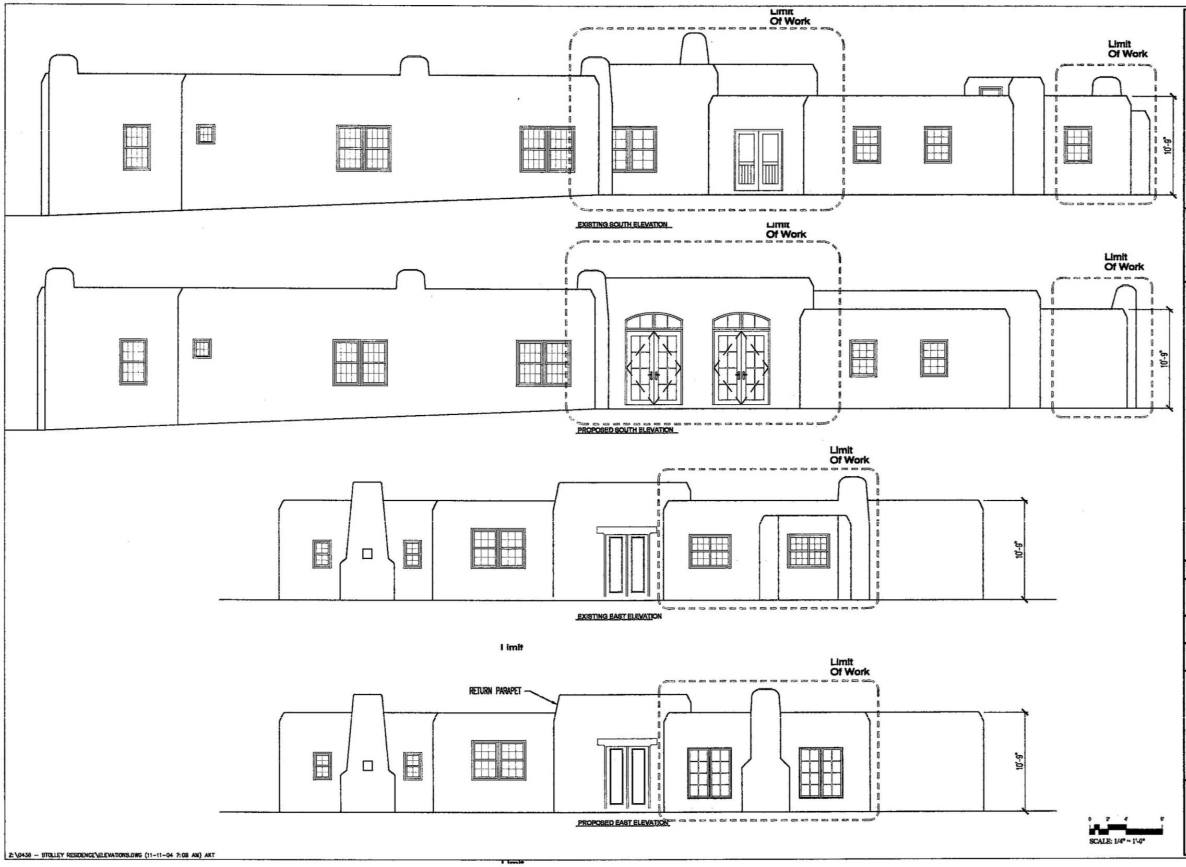
Sheet Title

Floor Plans

1/8" = 1'-0"

Sheet No.

A-



Z:\0436 - STOLLEY RESIDENCE\ELEVATIONS.DWG (11-11-04 7:08 AM) ART

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206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@tryk.com

STOLLEY
1243 Canyon Road
Santa Fe New Mexico

Date
Revised
Drawn by
Checked by
Job Number
0436
Sheet Title
Exterior Elevations
1/4" = 1'-0"
Sheet No.
A-
Of



LORN TRYE ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
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STOLLEY
1243 Canyon Road
Santa Fe New Mexico

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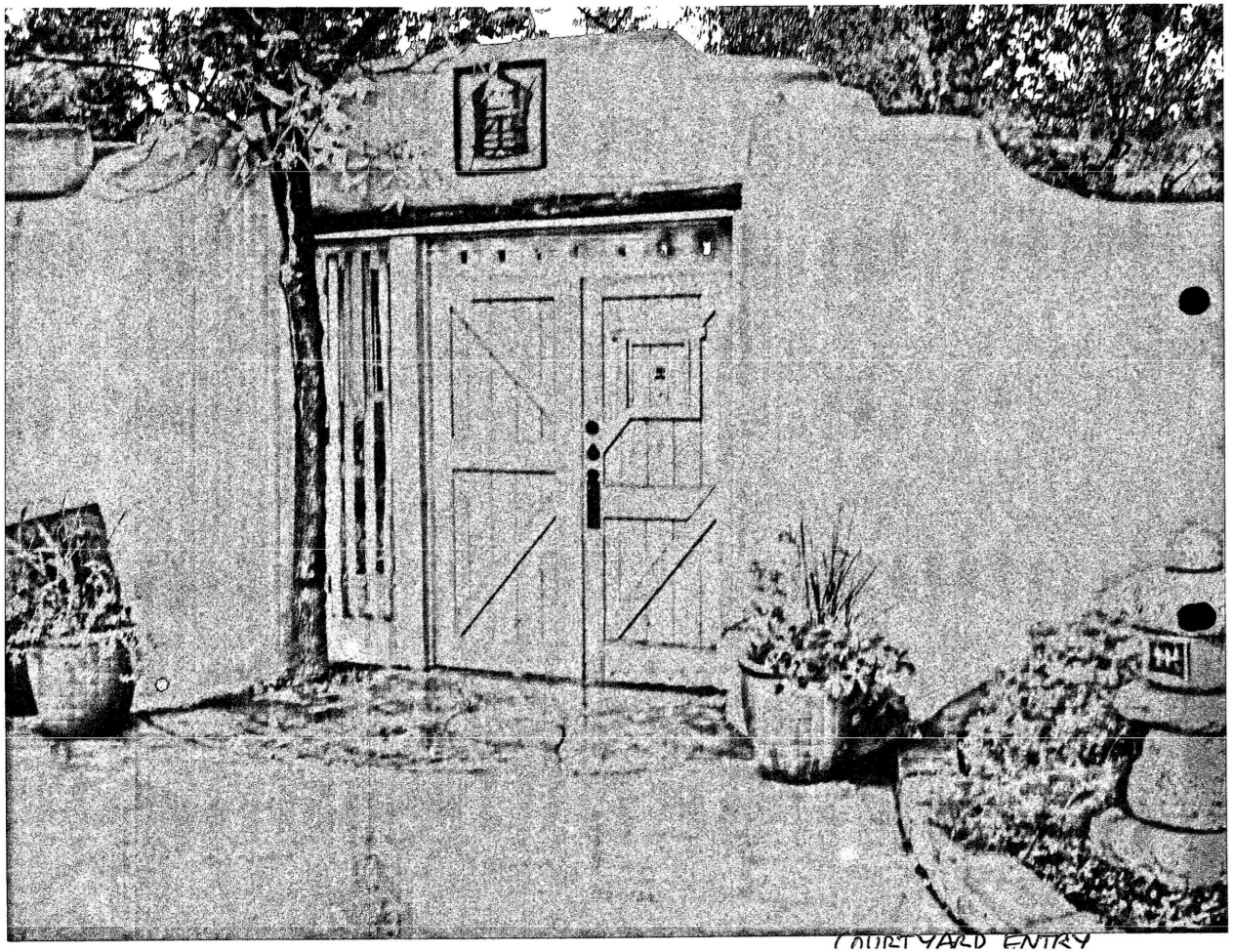
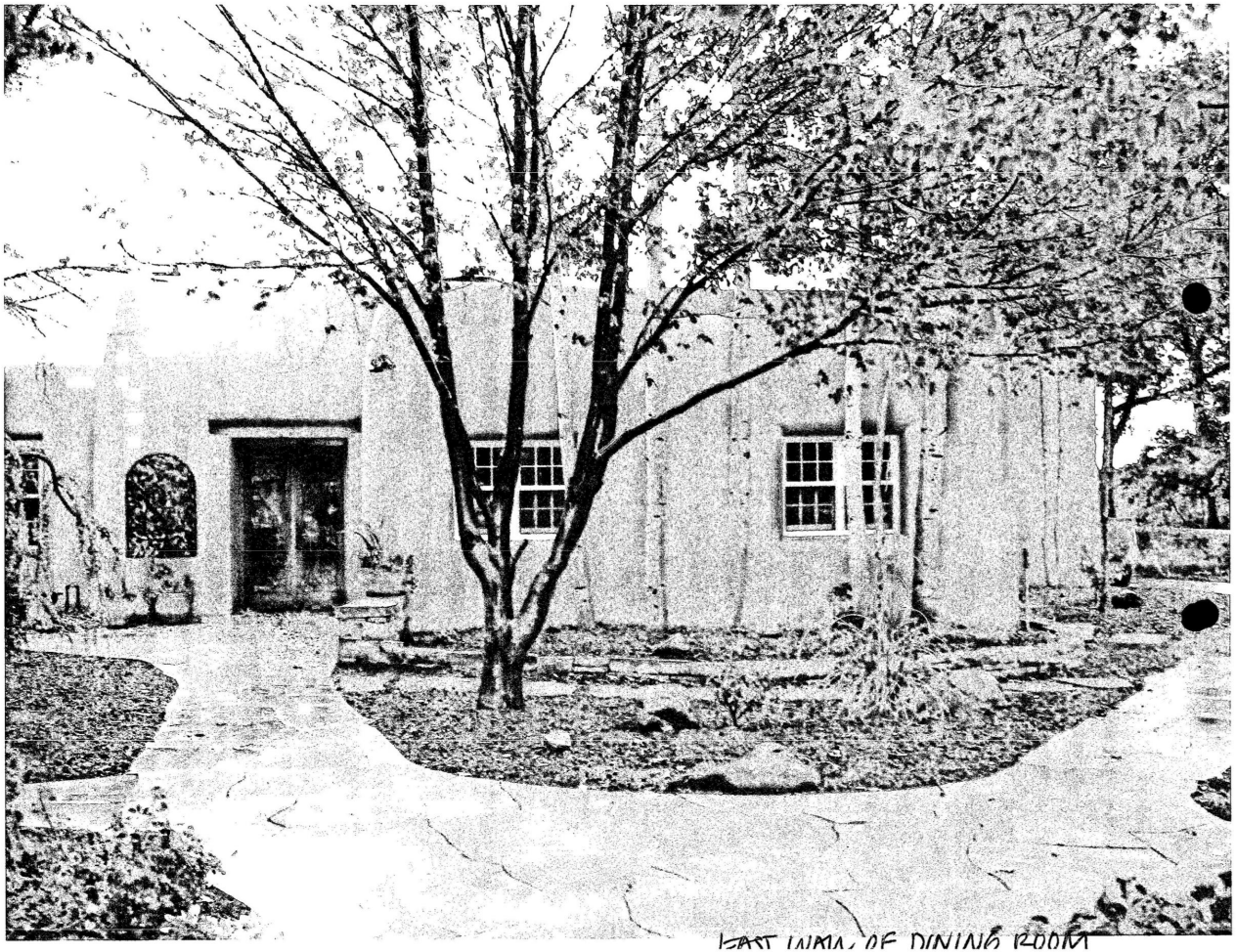


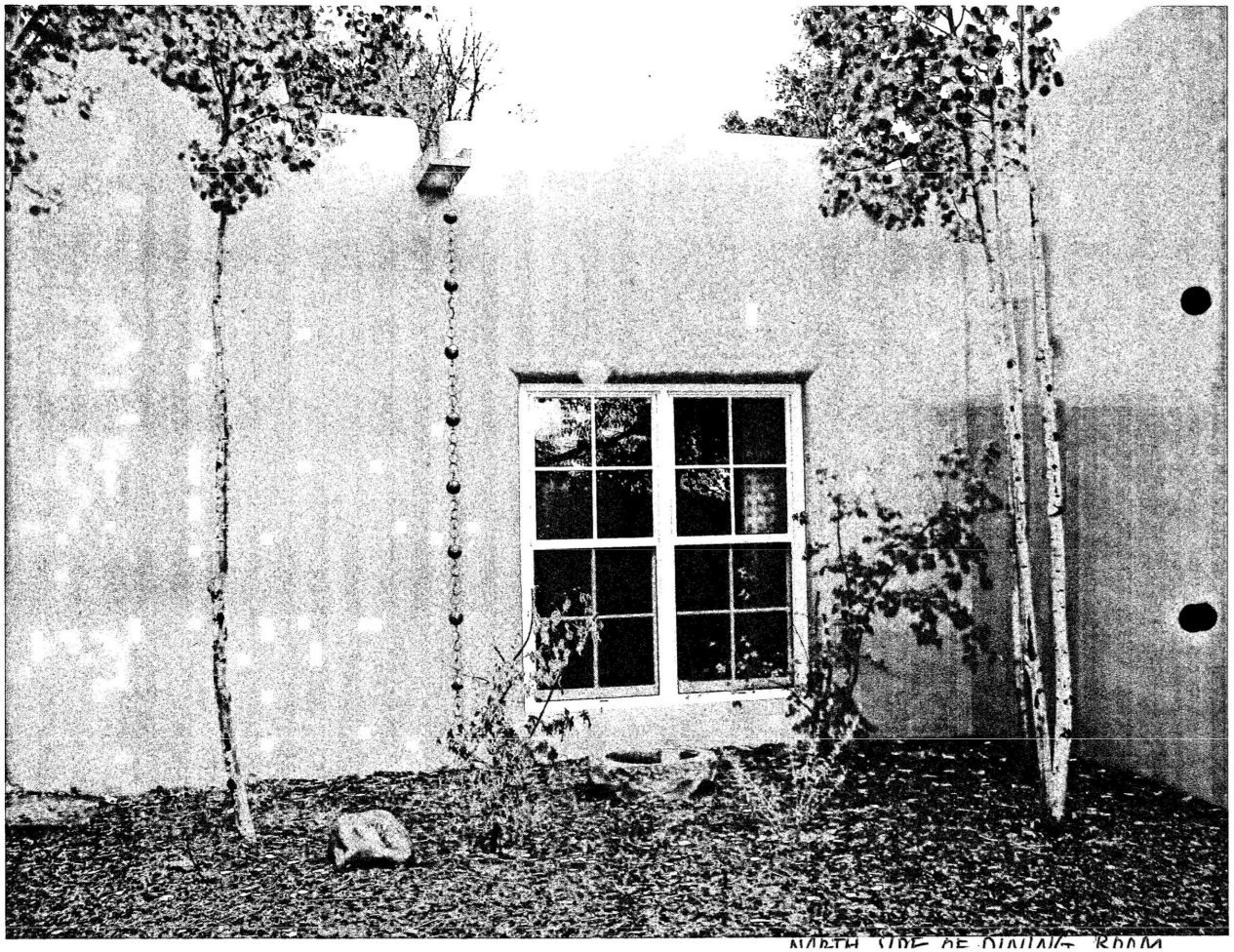
COURTYARD ENTRY



SOUTH WALL OF LIVING ROOM



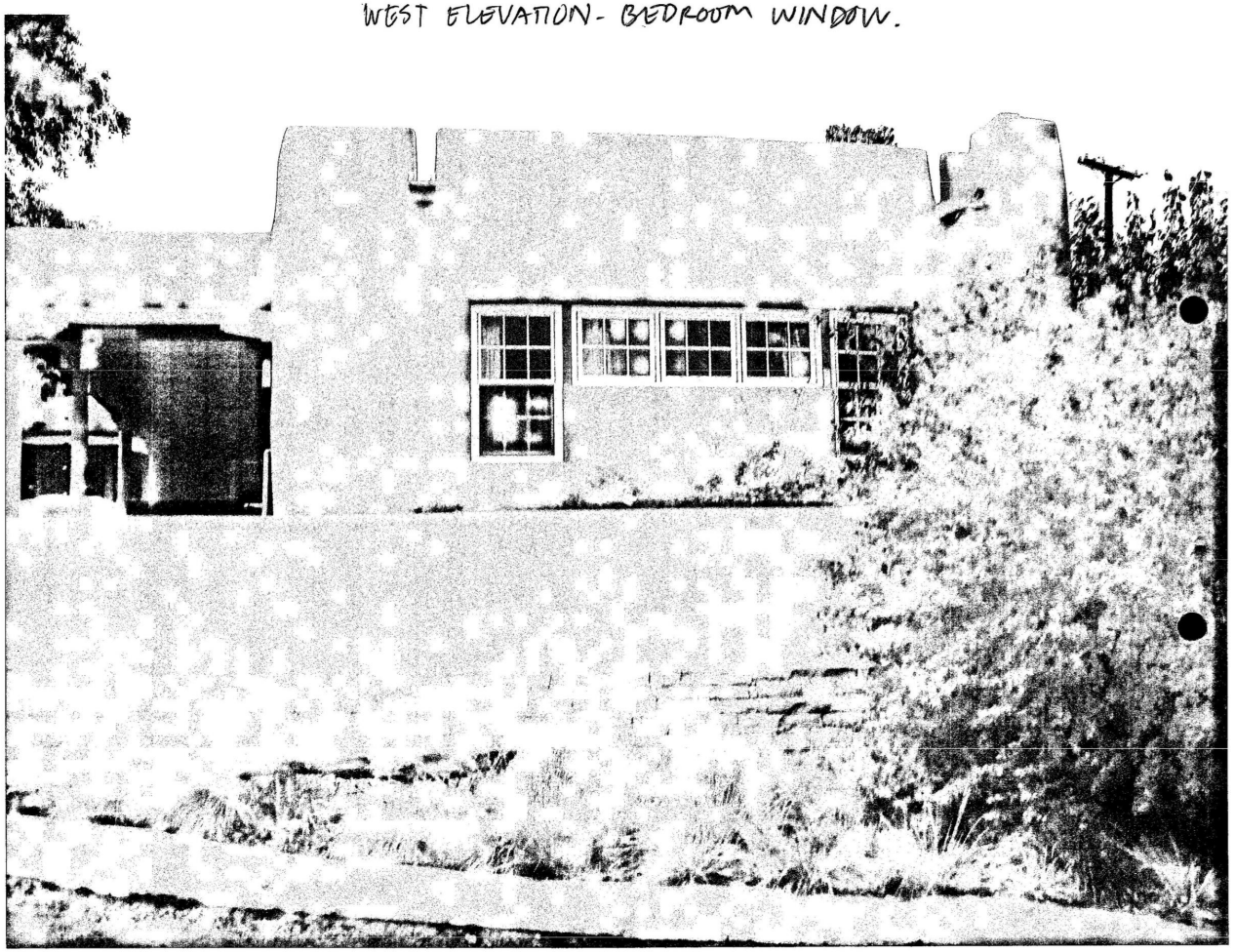
EAST WALL OF DINING ROOM



NORTH SIDE OF DINING ROOM

NORTH WALL OF LIVING ROOM

WEST ELEVATION - BEDROOM WINDOW.



PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 10/6/04

Property Owner of Record LISA STOLLEY

Applicant Name LORN C. TPYK Phone 982 5340

Site Address 1243 CANYON RD.

Proposed Construction ~~WORK~~ RENOVATION/ADDITION OF 2 ROOMS

TO BE COMPLETED BY STAFF:

Zoning District R2 Subdivision _____ Lot ____ Block ____

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

Setbacks: for new construction
(Front) Provided 10' Minimum _____ (Rear) Provided 100'+ Minimum _____

(Left Side) Provided N/A. Minimum _____ (Right Side) Provided 100'+ Minimum _____

(Special Yard) Provided _____ Minimum _____

Density: _____ Open Space: _____

Lot Size: 73,499sf Total Roof Area: 9401sf Lot Coverage: 12.79%

Height: 14'6" Wall Requirement: _____

Parking: # Required 3 # Provided 3+ Maneuverability _____

Other District Requirements: _____

Preliminary Approved ☑
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer Andrew Hamden Date 10/05/04.

Prepared by: Mmontoya 12/99
Revised 4/3/2001

City of Santa Fe, New Mexico

memo

DATE: November 9, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-161B

ADDRESS: 1243 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	____ Vicinity Map
___ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
___ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the south elevation of the living room should be altered, since this is part of the original Contributing building. Otherwise, staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards.

BACKGROUND & SUMMARY:

1243 Canyon Road is an adobe 7,528 square foot single-family residence that was originally constructed in 1932-33 and significantly altered and added to with several building campaigns.

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

1. The south elevation of the living room will be straightened out with a small addition similar to the adjacent 1984 addition. The French doors and paired 4-over-4 double-hung windows will be replaced with paired 8-light French doors with arched transoms. The parapet will be raised to match the existing adjacent parapet from 12' to 14' 9".

2. The 6-over-6 double-hung window on the south elevation of the dining room will be removed. The existing opening will be infilled with wall.

3. The east elevation of the dining room will be straightened out by removing a 1984 bay window, a northeast corner fireplace, and both paired 6-over-6 double-hung windows.

The new elevation will feature a central fireplace flanked by paired 8-light casement windows.

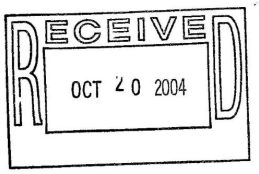
4. The paired 4-over-4 double-hung windows on the north elevation of the dining room will be replaced with 8-light French doors and flanking 8-light sidelights.

5. The paired French doors flanking an outdoor fireplace under the portal on the north elevation will be replaced with triple 6-light fixed windows flanked by paired 6-light French doors.

6. Three 6-light windows will be added to existing window wall on the west elevation of the bedroom.

The stucco and window colors will match existing. Exterior lighting fixtures will be submitted for approval at a later date.

LORN TRYK ARCHITECTS



October 20, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Remodel of existing structure at 1243 Canyon Road

Dear David,

We are resubmitting our application for the remodeling work at 1243 Canyon Road to be heard at the November 9 meeting of the Santa Fe Historic Design Review Board. We are requesting that the submittal also include the board's consideration to change the historic status of the main house from contributing to non-contributing and change the historic status of the guesthouse from non-contributing to contributing per the enclosed surveys of Edward Archuleta.

The main house was built in the 1930's. Little remains of the original house. It has been surrounded by several additions done by each of the previous owners. The present owners have just purchased the house and did nothing to cause the house to loose its historic status. In 1983 Steven Samuleson made many changes including a new front façade a solarium in the south wall of the living room. There have been eight more additions in the past ten years more than doubling the square footage of the structure. All windows and doors are new, fenestrations have completely changed. These additions were done with City of Santa Fe building permits. Because the house is no longer historic, the status needs to be changed to non-contributing.

However, the guesthouse is designated non-contributing. When the last survey was done, the structure was not yet fifty years old. After reviewing this building with Ed Archuleta, he determined that the status should be upgraded to contributing. Please see the enclosed survey.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

We propose to make the following changes:

- Straightening the east dining room wall and adding a center fireplace with flanking arched windows. (There are three other arched windows in the house).
- Adding a French door with two sidelights on the north façade of the dining room.
- Straightening and raising the south wall of the living room to match the living room parapet.
- Adding two 8' doors with 2' transoms to the south wall of the living room.
- Replacing the existing doors on the north wall (under the portal) of the living room with a center window and two flanking 6-0x8-0 French doors. Remove outdoor fireplace under portal.
- Moving the existing north living room parapet 8' to the north above new exterior French doors.
- Adding one window to the southwest bedroom

Colors of stucco and windows will match existing. We will submit exterior lighting at a later date.

We are requesting the change in historic status for both buildings and final approval of the remodel to be heard at the November 2004 Historic Design Review Board meeting.

Please feel free to call me if you have any questions.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk

WOODS
ARCHITECTS • BUILDERS

October 27, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
PO Box 909
Santa Fe, NM 87501

Re: 1243 Canyon Road

Dear Mr. Rasch:

We are requesting a change in status of the main house to non-contributing, and the guesthouse to contributing. In addition we are requesting final approval for renovations to the main house.

Our clients Dick and Lise Stolley very recently purchased the home and guesthouse at 1243 Canyon Road. The main house is currently designated contributing and the guesthouse non-contributing. The city survey mentions that by 1982 the house had been extensively remodeled. The facades, doors and windows shown in the city survey have all changed dramatically. There is also a survey of the guesthouse. This survey stated that the guesthouse was non-contributing, probably because it was not fifty years old at the time of the survey.

The current house had changed so dramatically since the survey that I contacted Ed Archuleta, a city approved historic surveyor to resurvey both the main house and guesthouse. Ed determined that the main house was no longer a contributing structure. However he felt that the guesthouse which is now more than fifty years old has retained many of its original features and should be reclassified as a contributing structure. Please see the enclosed letter and new surveys provided by Ed Archuleta.

Based upon having been a member of the Historic Design Review Board for seven years and one of the authors of the current historic preservation code, I decided it was important to do additional research and try to untangle the chronology of additions and remodeling that has occurred over the past twenty years. Ed determined that the original house had been built in 1932-33 and the guesthouse was built in 1950 by Horace Moses.

When Stephen Samuelson purchased the house in 1982-1983 the house was approximately 3678 square feet and according to him had been added on to and remodeled. Stephen also wanted to add space and remodel so he went before the Historic Design Review Board. ~~The board told~~ him that the house was not visible from the public

Woods Architects • Builders, Inc.
302 Catron Street • Santa Fe, New Mexico 87501
505 988-2413 Office • 505 989-8326 Fax

right of way and gave him approval to go ahead. He got a city permit and proceeded to add on 815 square feet changing the east, south and north façade. The original front entry was moved and a bay window added to the front of the house. The enclosed photos show Stephen's children looking out a beautiful original blue window bull nosed into an old adobe wall. All the original windows are now gone.
The house had a new owner in the early 1990's. In 1993 McDowell Construction obtained a permit to do the following work:

Remove all roofs and parapets throughout the perimeter of the house,
Living room was raised four to five feet
Windows and doors throughout the house were replaced
1000 square feet of heated space was added to the north façade
Added a portal to the west façade of the house and the north façade

The same owners hired Jeff Carr of Carr Construction in1998 to do the following work:

Kitchen addition on the North façade that was demolished in 2000
1216 square foot Bedroom addition on the southwest façade of the house.
Portal and courtyard walls off the new bedroom addition
Removed and rebuilt many of the walls around the property.
A pool and cabana on the south end of the property

All of this work had a city permit.

In 2000 the same owners hired Prull Construction who obtained a city permit for the following work:

Demolition of the kitchen
New 250 square foot kitchen addition on the north facade
New 710 square foot addition on the northwest façade

The house is currently 7527 square feet of heated space. Since 1983 the house has grown 3849 square feet, more than doubling its size. Every façade has been altered and every window and door replaced.

Sadly, buried in this building are bits and pieces of the old house. There is no surviving intact exterior façade. This house is no longer a contributing historic structure. However, the good news is that the guesthouse is historic. Therefore we are requesting the Historic Design Review Board downgrade the historic status of the main house at 1243 Canyon to non-contributing and reclassify the guesthouse as contributing.

We are requesting final approval for the following changes to the main house:

Removing the bay built by Stephen Samuelson in 1984 from the east façade
Add two windows and a center fireplace to that same façade
Removing the window on the south façade of that same room
Adding a French door and sidelights to the North façade of that same room

Straighten the south wall of the living room and remove the jog.
Raise the parapet over this wall to match the living room from 12' to 14'9"

Add two French doors with arched transoms to this wall

Replace existing doors on the North wall under the portal in the living room with
A window and two French doors.
Extend the living room parapet to this façade

Thank you very much for you time and effort in reviewing this case.

Sincerely

Sharon Woods

LORN TRYK ARCHITECTS

October 8, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: Remodel of existing structure at 1243 Canyon Road

Dear David,

1243 Canyon Road is a non contributing structure in the Santa Fe Historic Downtown and Eastside district. The original house was built in 1918. Since that time there have been several owners, each remodeling and expanding the original house. There have been five renovations and additions since 1990, thereby leaving little evidence of the original house. There is little visibility of the house from the street. The changes we are proposing are not visible from the street.

We propose to make the following changes:

- Straightening the east dining room wall and adding a center fireplace and arched windows on each side. (there are three other arched windows in the house).
- Adding a French door with two sidelights on the north façade of the dining room.
- Straightening and raising the south wall of the living room from 12' to 14'9" to top of parapet.
- Adding two 8' doors with 2' transoms to the south wall of the living room.

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505-982-5340 mail@ltryk.com Fax:505-982-5393

- Replacing the existing doors on the north wall (under the portal) of the living room with three 6-0x8-0 French doors. Remove outdoor fireplace under portal.

- Moving north living room parapet 8' to the north above new exterior French doors.

Colors of stucco and windows will match existing. We will submit exterior lighting at a later date.

We are requesting final approval, and would like to be heard at the October 26, 2004 HDRB meeting.

Please feel free to call me if you have any questions.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk

Edward J. Archuleta PO Box 6861 Santa Fe, NM 87502 505-820-7452 edarchuleta@aol.com

Historic Building Survey Experience:

1980:	Historic Building Survey of Guadalupe – Westside Neighborhood (Placed 33 structures on State Register and 3 on National Register)
1993:	Building Height Survey of Santa Fe Historic Districts (with Spears Architects)
1994:	Historic Building Survey of Wagon Mound, NM (with Spears Architects) (Created National Historic District for entire village)
1987 – 1989:	Architectural Technician Supervisor for NM Construction Industries Division
1978 – Present:	Design work and consultation for numerous residential structures in Santa Fe Historic Districts

City of Santa Fe, New Mexico

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

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Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description: Change in historic status for the main residenting from Contributing to Non-Contributing and for the guest house from Non-Contributing to Contributing.
Project number: 04-10100161
Case number: H-04-161-A
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **1243 Canyon Road**

PROJECT NAMES:

OW - Lisa Stolley
Santa Fe, NM 87501

1243 Canyon Road

AP - Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., Suite F-2
505-982-5340 ext. #1

BOARD ACTION

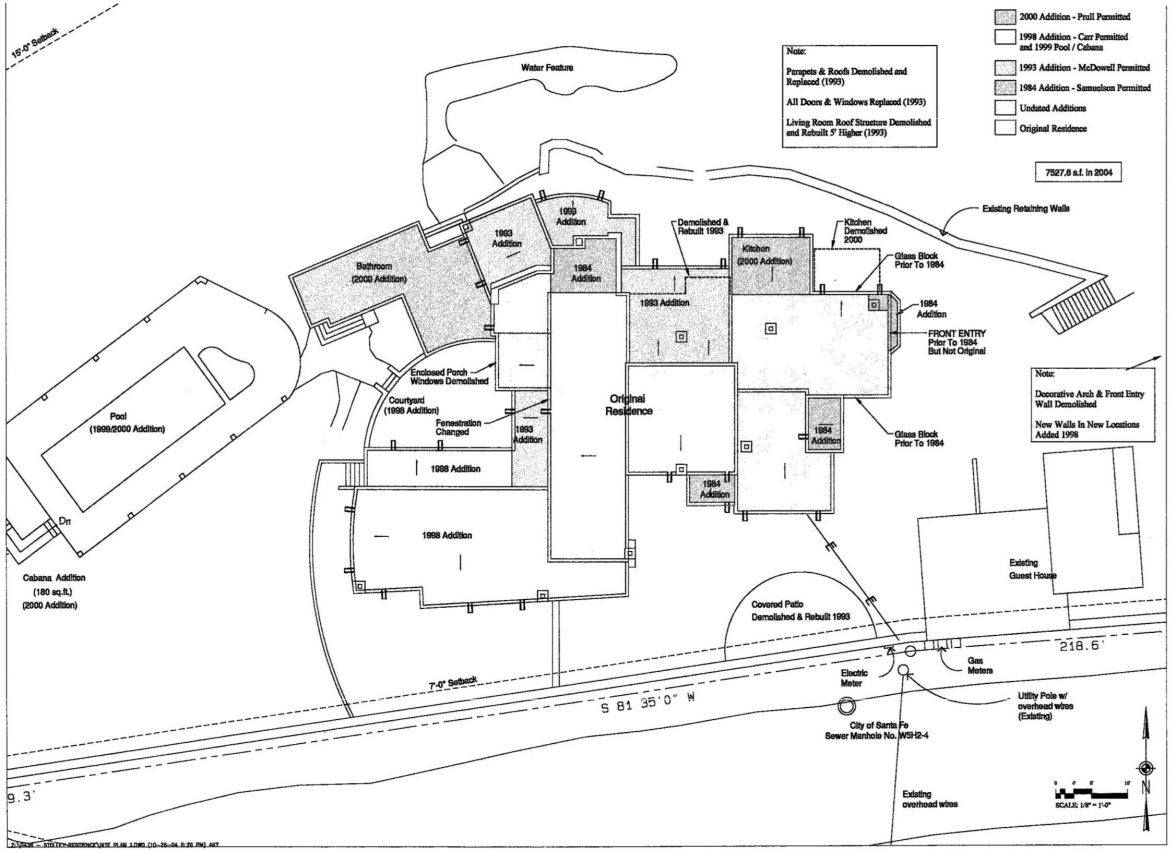
This is to certify that the Historic Design Review Board (HDRB) at their meeting on November 30, 2004, acted on the above referenced case. The decision of the board was to approve the downgrade of the main house from Contributing to Non-Contributing and upgrade the guest house from Non-Contributing to Contributing.

For further information please call 955-6605.

Sincerely,

David A. Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



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Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@tryk.com

STOLLEY

1948 Canyon Road Santa Fe New Mexico

Date
Revised

Drawn by
Checked by
Job Number 0436

Sheet Title
Site Plan

1/8" = 1'-0"

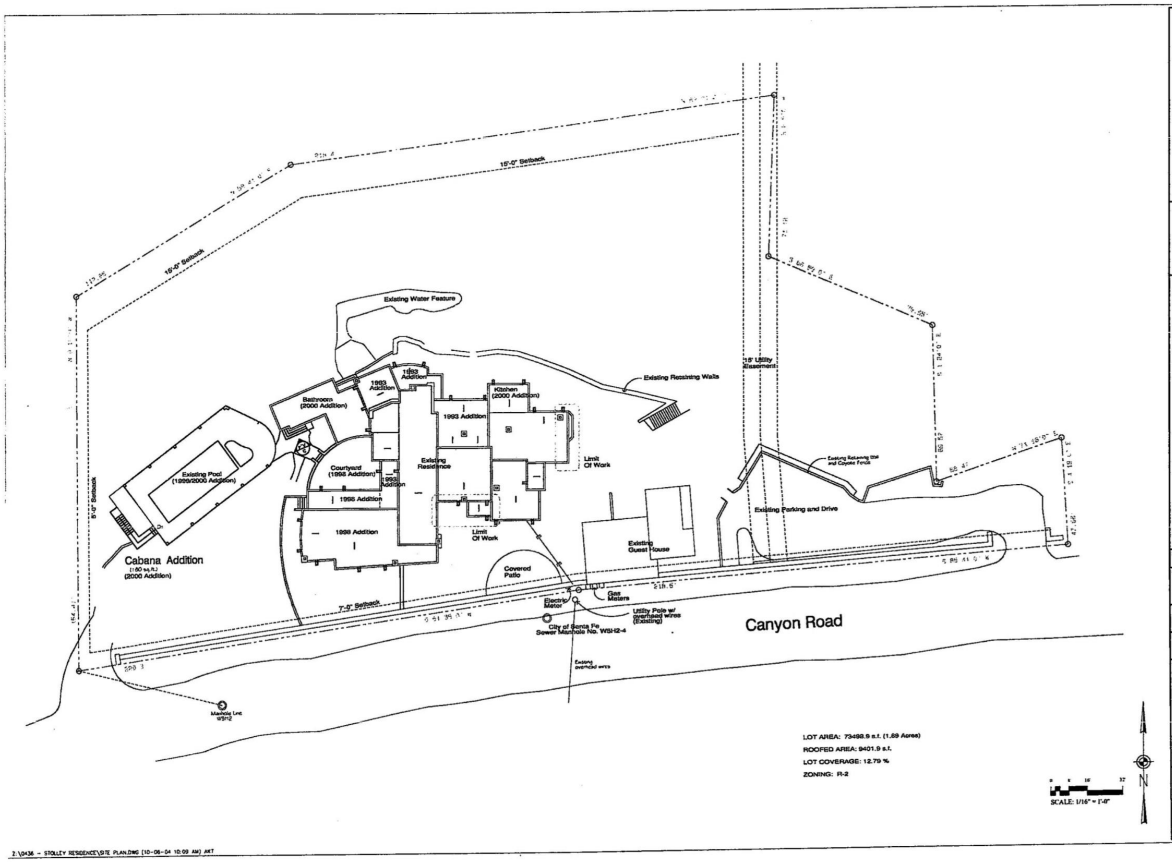
Sheet No.
C-1



LORN TRYK ARCHITECTS
206 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-3393
E-Mail: mail@tryk.com

STOLLEY
1243 Canyon Road
Santa Fe New Mexico

Date Oct 15,04
Revised
Drawn by
Checked by
Job Number 0436
Sheet Title Existing Exterior Elevations
1/4" = 1'-0"
Sheet No. A-3



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236 McKenzie, Suite F2
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@tryk.com

STOLLEY

1243 Canyon Road New Mexico

Santa Fe

Date: Oct 0524

Revised:

Drawn by:

Checked by:

Job Number: 0436

Sheet Title: Site Plan

1/16" = 1'-0"

Sheet No.: C-1

Of:

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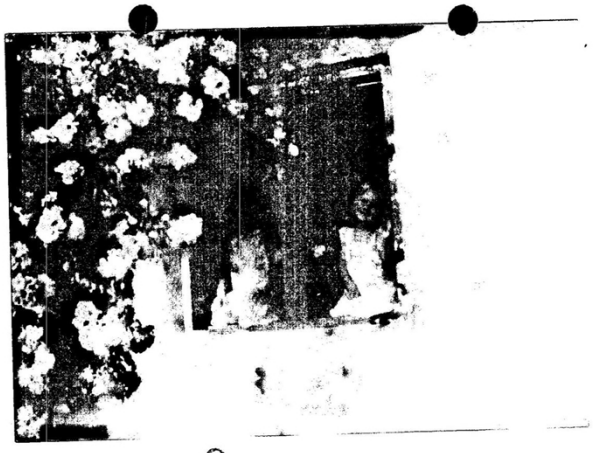
south end of west facade



West facade
Bath Windows

City of Santa Fe, New Mexico

memo

DATE: November 9, 2004

TO: Historic Design Review Board Members

VIA: Reed Liming, Acting Planning & Land Use Department Director RL

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-04-161A

ADDRESS: 1243 Canyon Road
Historic Status: Contributing/Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
___ Zoning Review Sheet	_x_ Elevations
___ Other:	_x_ Photographs
	_x_ Other: support documents for alterations

STAFF RECOMMENDATION:

Staff recommends downgrade in status of the main building from Contributing to Non-contributing due to major character-defining alterations. Staff defers to the Board as to whether the alterations and addition to the guest house is significant enough to retain the status as Non-contributing.

BACKGROUND & SUMMARY:

1243 Canyon Road is a 7,528 square foot adobe single-family residence with a free-standing guest house and pool. The original building was constructed in 1932-33 in the Spanish-Pueblo Revival Style. The main building is listed as Contributing to the Downtown & Eastside Historic District.

Major remodeling and additions have engulfed the original building up to the most recent 2000 additions. These alterations and additions have been performed with building permits and HDRB approvals. The recent building inventory suggests that the historic status of the building should be downgraded to Non-contributing

The hollow-core ceramic tile guest house was built in 1950 in the Spanish-Pueblo Revival Style. A concrete masonry unit addition of unknown size was constructed on the west elevation in 1998. All windows were replaced at an unknown date.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*: Dick + Lise Stolley

2 Location *(Address or description of location)*: 1243 Canyon Rd. Santa Fe, NM

3 Local Reference Number: 0516004561

4 County: Santa Fe

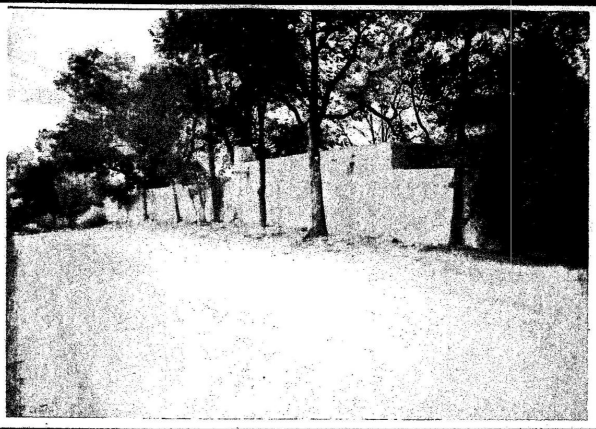
5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 10/20/04

7 UTM: Zone 13 | Easting | Northing

8 Previous Survey Date: 9/3/92, 6/28/83 ☐ No previous survey

9 Name of Project:



10 Photo Information: Roll #: N/A

Negative Location:

View of: Property wall + guest house from Canyon Rd.

11 Brief Description of the Property *(What is it?)*: Single family dwelling

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*: 1930's - 40's - H.L. Bigelow; 1940's - V.Q. Coxon; 1950's - 1980's - Horace + Margaret Moses; 1980's - Al Luckett, Jr, Steven Samuelson;

13 Construction Date (Cont'd) 1990's - Anthony Taddy, ? Grantham

Date: 1932-33 ☐ Known ☒ Estimated Santa Fe Directory

14 Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments:

Continued on other

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

Historic Preservation Division, New Mexico Office of Cultural Affairs 1243 Canyon Rd

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 051600456.1



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM 87502
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Steven Samuelson 455-0971
Al Luckett, Jr 988-7550
Craig Huitfeld 988-4985

Notes: *(If photo, include photo information, as in #10.)* East elevation – main entrance

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☒ Low ☐ Moderate ☐ High

Describe: Structure has little or no architectural or historical significance.

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

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? Structure has been significantly altered

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☐ Contributing ☒ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe Downtown & Eastside ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 5

2/

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<**

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number: 051600456.1

1 Name of Property (Historic and/or current name for property):

2 Location (Address or description of location): 1243 Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- [x] Adobe
- [ ] Brick
- [ ] Composition Block
- [ ] Concrete:
- [ ] Concrete: Cast Stone
- [ ] Concrete: Poured
- [ ] Earth Plaster
- [ ] Masonry: Simulated
- [ ] Metal: Corrugated
- [ ] Metal: Structural Siding
- [ ] Metal: V-Crimp
- [ ] Stone: Random Ashlar
- [ ] Stone: Random Coursed
- [ ] Stone: River Rock
- [ ] Stone: Rusticated
- [ ] Stone: Tabular
- [x] Stucco
- [ ] Tile: Structural Clay
- [ ] Vinyl Siding
- [ ] Wood: Board & Batton
- [ ] Wood: Horizontal Siding
- [ ] Wood: Jacal
- [ ] Wood: Log
- [ ] Wood: Shingle
- [ ] Wood: Tongue & Groove
- [ ] Other: _____

Notes:

7 Number of Stories [ ] Not Applicable

Number: [x] 1 [ ] 1 1/2 [ ] 2 [ ] 2 1/2 Other: _____

8 Foundation [ ] Not Applicable

[x] Not Visible [ ] None [ ] At Grade [ ] Above Grade [ ] Raised

Materials: [ ] Concrete [ ] Stone [ ] Other: _____

Notes:

9 Roof [ ] Not Applicable

Shape: [x] Flat [ ] Gabled [ ] Hipped [ ] Pyramidal [ ] Shed [ ] Other: _____

Pitch: [x] None [ ] Low [ ] Medium [ ] Steep

Features: [ ] Eave [x] Parapet

Materials: [ ] Asphalt [ ] Composition: Shingle [ ] Composition: Roll [ ] Earth [ ] Metal: Corrugate [ ] Metal: Pressed [ ] Metal: Standing Seam [ ] Metal: V-Crimp [ ] Tile: Terra Cotta [ ] Wood: Shingle [ ] Other: Unknown

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.) [ ] Not Applicable

Operation	Material	Glazing	Number
Fixed	Wood	8 lite with arched top	1

Notes: Window is only slightly visible from street through gate.

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.) [ ] Not Applicable

Type	Style	Material	Number
Panel w/ 8 lite	8 divided	Wood	1

Notes: Door is only partially visible from street through gate

12 Porches [ ] Not Applicable Not visible from street

Type: [ ] Entry [ ] Partial-Width [ ] Full-Width [ ] Wrap

13 Chimneys (Describe whether interior or exterior and material)

Adobe – interior & exterior

14 Other Significant Features (Unique or outstanding features; Describe)

None

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

[ ] No known modifications

1. Room additions & Complete remodeling Date: 93/98/00 [x] Known [ ] Estimated Source: Previous owners (see previous survey)

Date: _____ [ ] Known [ ] Estimated Source:

Continued on other side

16 Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Modern	☐ Gothic Revival	☐ Mission Revival	☐ Prairie	☒ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Pueblo	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

17 ocuments Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

None Known

SITE

18 ttached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Detached guest house – Survey no. 051600456

Are associated properties eligible for listing? No

19 Site Plan

(See attached survey plat)

Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

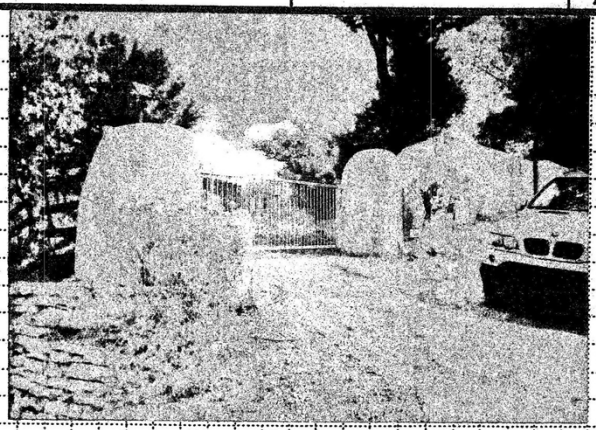
For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051600456.1

1 Name of Property (Historic and/or current name for property)

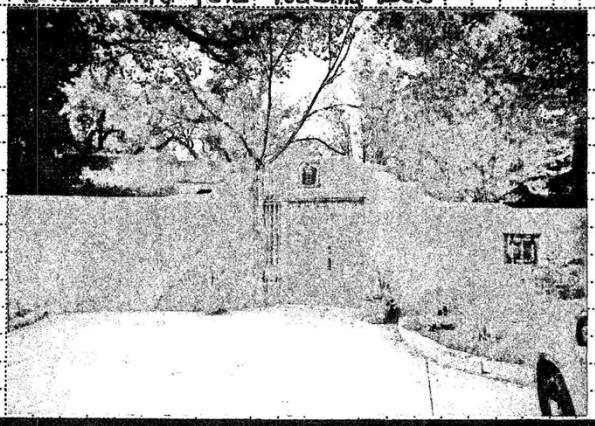
2 Location (Address or description of location): 1243 Canyon Rd, Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: View from Canyon Road looking northeast
Below: Entry gate looking west



Continued on other side

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

1243 Canyon Rd

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051600456.1

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location): 1243 Canyon Rd Santa Fe, NM

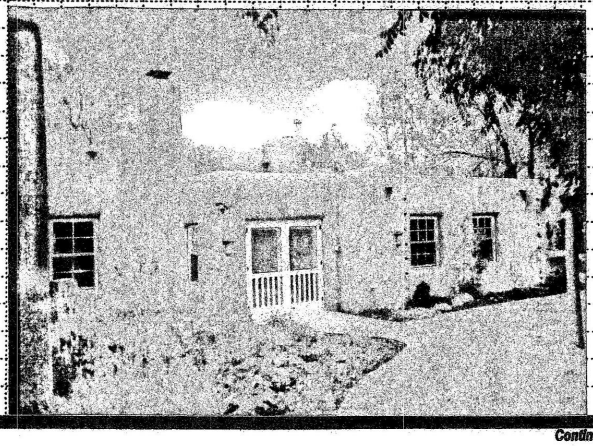
4 County: Santa Fe

5 Date of Survey: 10/20/04



Above: Only remaining elevation of original structure

Below: Partial south elevation



Continued on other side

6/8

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. District No. 3 Local Reference Number 051600456.1

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location) 1243 Canyon Rd Santa Fe, NM

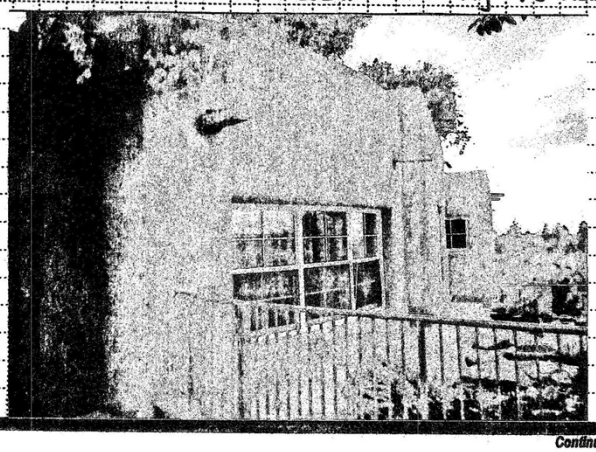
4 County Santa Fe

5 Date of Survey 10/20/04



Above: West elevation showing '98 & '00 Additions

Below: Partial north elevation showing '93 Addition



Continued on other side

7/8

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

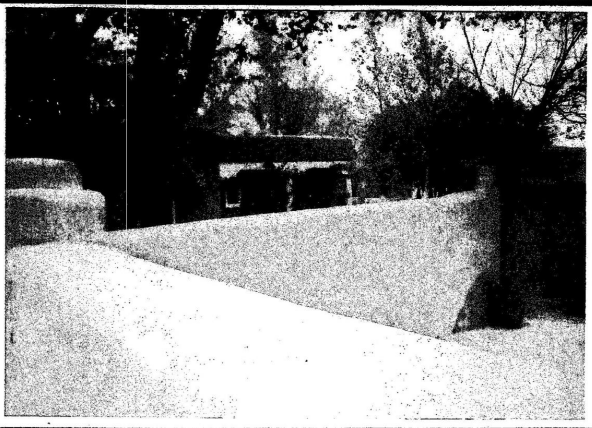
1 Name of Property *(Historic and/or current name for property)*: Dick and Lise Stolley

2 Location *(Address or description of location)*: 1243 B Canyon Rd Santa Fe, NM

3 Local Reference Number: 0516004 56

4 County: Santa Fe

5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object



6 Date of this Survey: 10/20/04

7 UTM: Zone 11 | Easting | Northing

8 Previous Survey Date: 9/3/92, 6/28/83 ☐ No previous survey

9 Name of Project:

10 Photo Information: Roll #: N/A | Negative Location: | View of: Guest house from Canyon Rd

11 Brief Description of the Property *(What is it?)*: Guest house for 1243 Canyon Rd.

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*: 1950's-80's – Horace + Margaret Moses; 1980's – Al Luckett, Jr, Steven Samuelson; 1990's – Anthony Taddy, ? Grantham

13 Construction Date: Date: 1950 ☐ Known ☒ Estimated

14 Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments:

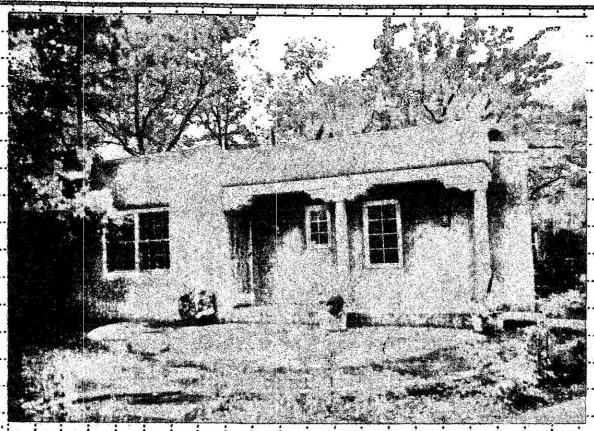
Continued on other

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

1243 B Canyon Rd

16 Additional Perspective *(Photo, drawing, footprint, etc.; indicate north arrow when possible.)* 05160045G



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
Po Box 6861
Santa Fe, NM 87502
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Steven Samuelson
455-0971
Al Lucketi, Jr.
988-7550
Craig Huitfeld
988-4885

Notes: *(If photo, include photo information, as in #10.)* East elevation - Main entrance

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☐ Low ☒ Moderate ☐ High

Describe: Structure is a prime example of Spanish-Pueblo Revival architecture

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

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?

23 National or State Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes Structure Should be listed as contributing

If yes: ☐ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe Downtown & Eastside ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 4

2/6

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<**

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number: 0516004 56

1 Name of Property (Historic and/or current name for property): Dick and Lise Stolley

2 Location (Address or description of location): 1243 B Canyon Rd Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 10/20/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition Block
- ☐ Concrete:
- ☐ 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
- ☒ Stucco
- ☒ Tile: Structural Clay (Pentile)
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☒ Other: Cinder block Addition (1998)

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone ☐ Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☐ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugate ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: Unknown

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
Single hung	Wood	8/8 lite	1
Casement	Wood	6 divided lite	1
fixed	Wood	8 divided lite	1

Notes: Windows are only partially visible over wall

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
None visible from street			

Notes:

12 Porches ☐ Not Applicable only partially visible

Type: ☒ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap

13 Chimneys *(Describe whether interior or exterior and material)*

Exterior- material unknown

14 Other Significant Features *(Unique or outstanding features; Describe)*

None

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☐ No known modifications

1. West addition Date: 1998 ☒ Known ☐ Estimated Source: Al Luckett, Jr
2. Windows replaced Date: Unknown ☐ Known ☐ Estimated Source: _____

Continued on other side

3/6

HCPI Detail Form (FORM 2) *(Continued from the other side)* 1243 B Canyon Rd

Historic Preservation Division, New Mexico Office of Cultural Affairs 051600456

16 Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Modern	☐ Gothic Revival	☐ Mission Revival	☐ Prairie	☒ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Pueblo	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

17 ocuments Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

None Known

SITE

18 ttached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Main house – survey no. 051600456.1

Are associated properties eligible for listing? No

19 Site Plan

(See attached Survey plat)

Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

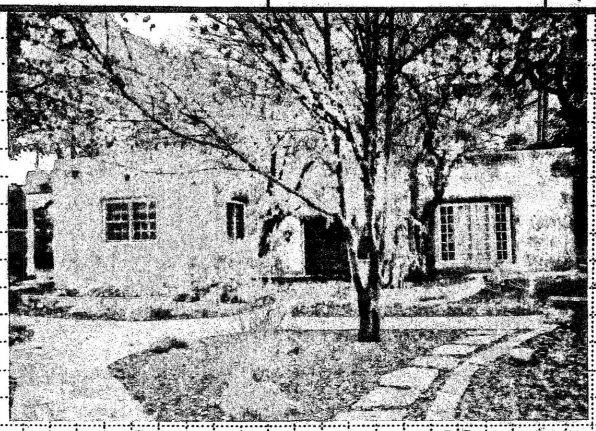
For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051600456

1 Name of Property (Historic and/or current name for property): Dick and Lise Stolley

2 Location (Address or description of location): 1243 B Canyon Rd Santa Fe, NM

4 County: Santa Fe

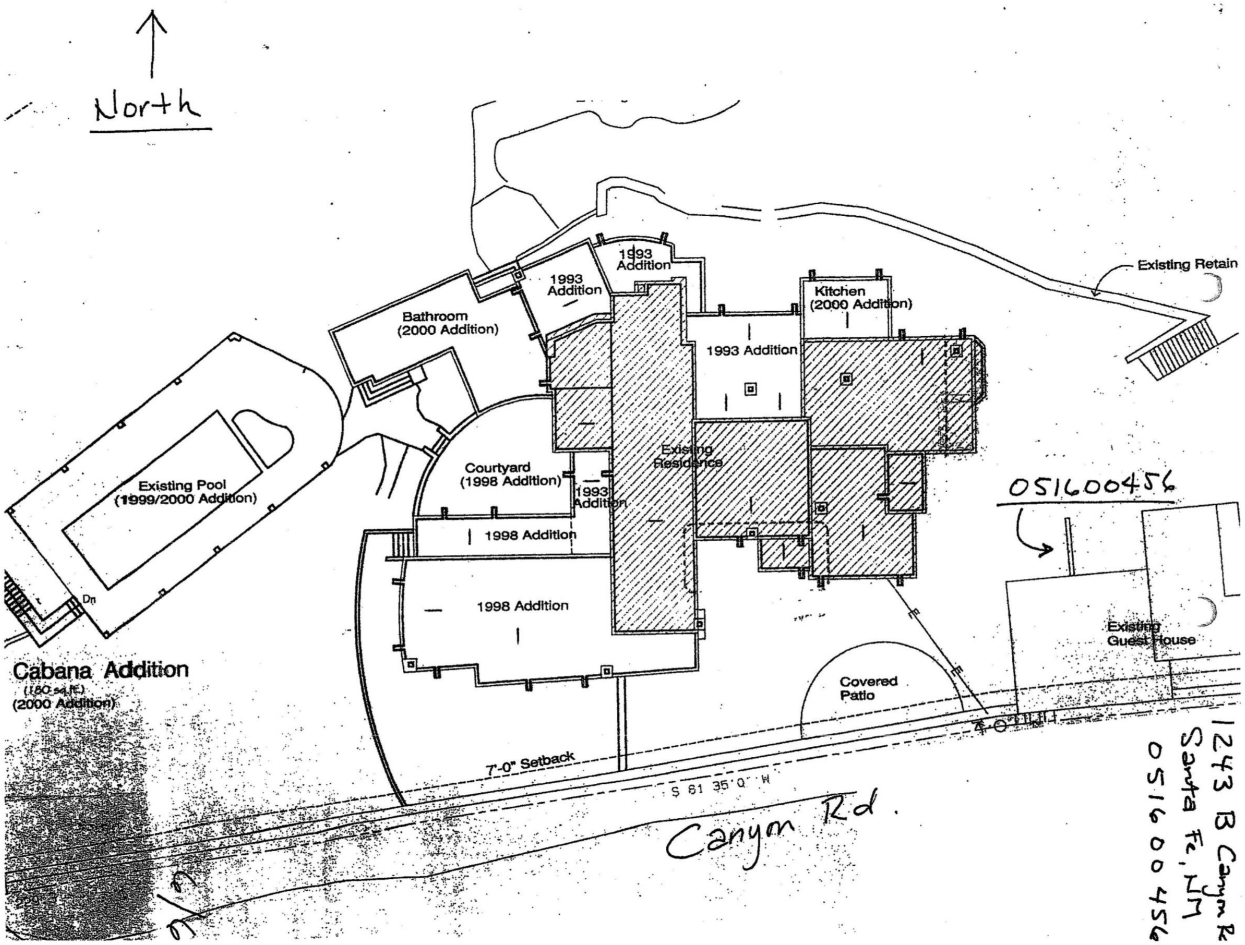
5 Date of Survey: 10/20/04

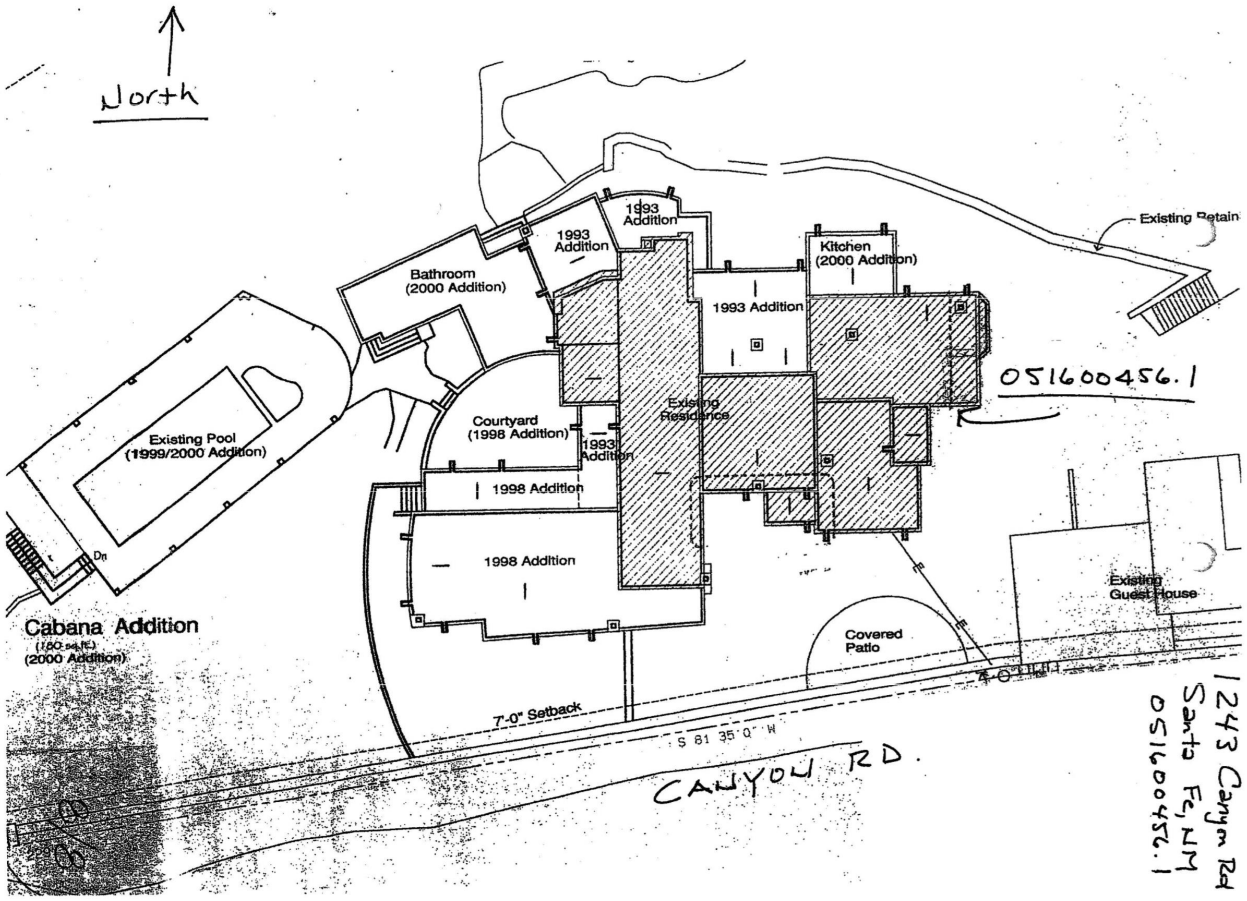


Above: South elevation with 1998 Addition on right
Below: West elevation



Continued on other side


North
1993 Addition
1993 Addition
Bathroom (2000 Addition)
Kitchen (2000 Addition)
1993 Addition
Existing Retain
Existing Residence
Courtyard (1998 Addition)
1993 Addition
1998 Addition
1998 Addition
Existing Pool (1999/2000 Addition)
Dn
Cabana Addition
(2000 Addition)
Covered Patio
Existing Guest House
7'-0" Setback
S 61 35' 0" W
Canyon Rd.
05160045G
1243 B Canyon Rd
Santa Fe, NM
0516004 56


North
1993 Addition
1993 Addition
Bathroom (2000 Addition)
Kitchen (2000 Addition)
Existing Retain
1993 Addition
Existing Residence
Courtyard (1998 Addition)
1993 Addition
1998 Addition
1998 Addition
Existing Pool (1999/2000 Addition)
Dn
Cabana Addition
(2000 Addition)
Existing Guest House
Covered Patio
4'-0"
7'-0" Setback
S 81 35' 0" W
CANYON RD.
051600456.1
1243 Canyon Rd
Santa Fe, NM
051600452.1

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 H1243.1

IDENTIFICATION

ADDRESS: 1243 CANYON ROAD
CRAIG HUITFELD 988-4885

ID NUMBER: 051600 456.1

BUILDING NAME:

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 (N) S RANGE 10 (E) W SEC 29 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
1932-33 ESTIMATE 1932-33 ACTUAL
SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:
SPANISH PUEBLO REVIVAL

USE:
HISTORIC: (residential)
OTHER _____
PRESENT: (residential)
OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ___ NOT SIMILAR

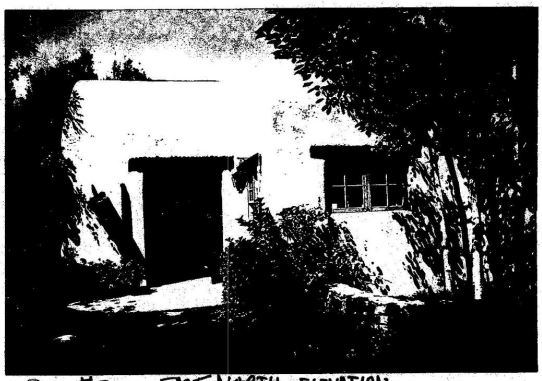
ASSOCIATED BUILDINGS ON SITE:
X YES ___ NO
WHAT TYPE? SECOND HOUSE
IF INVENTORIED, LIST ID NUMBER(S)
051600 456

DEGREE OF REMODELING:
___ MINOR X MODERATE
✓ MAJOR * see attached history + site plans AS 6/2000
EXPLAIN: PARAPETS RAISED NEW DOORS ON NW

OVERALL CONDITION:
X EXCELLENT ___ GOOD
___ FAIR ___ DETERIORATED

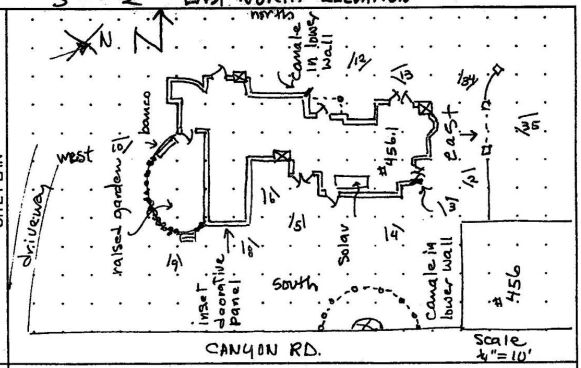
BUILDING THREATENED?
___ YES X NO

PHOTO



3 - #2 EAST ~~NORTH~~ ELEVATION

SITE PLAN



THIS BLD NOT INDICATED ON 1983 SURVEY NOT VISIBLE FROM CANYON RD.

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
___ YES X NO ___ ELIGIBLE
___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT
___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 9/3/82 BY AC

NEGATIVES WITH NMHPD ROLL # AC 2 NEG # 34 TO 35
AC 3 # 2-3-4-5-6-8-9-10-12

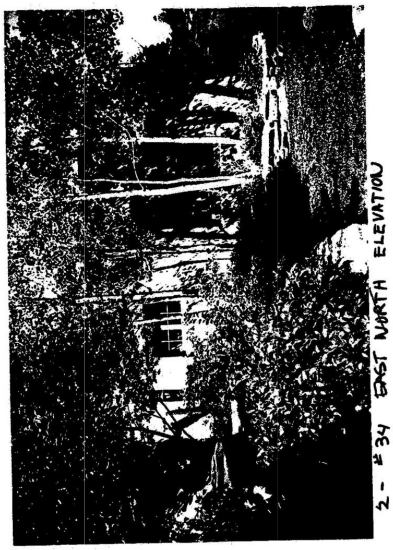
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	ENTIRE HOUSE IN EXCELLENT CONDITION - SOME NEW STUCCO
FOUNDATIONS	STONE FOUNDATION VISIBLE	
DOORS	NORTH DOUBLE LEAF GLASS OVER HANDCRAFTED WOOD PANEL - OTHER DOORS FRENCH	BLUE TRIM WITH SIDE LITES & PANEL OF LITES OVER DOOR
WINDOWS	6/6 DHW - MULTI PANED CASEMENTS SOUTH SIDE - BLUE TRIM	UNUSUAL STATIONARY PANE ARRANGEMENT ARROUND WOOD BOX E. SIDE
PORTALES	SEMI CIRCULAR PORTAL WITH FP IN YARD	SMALL PORTAL WEST SIDE - VIGAS POST
CANALES	2 LARGE UNUSUAL CANALES PROTRUDE FROM MID WALL HEIGHT N+W SIDES	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS; PARAPETS RAISED NE SIDE ENTRANCE	
COURTYARDS		
FENCES/WALLS	STUCCO WALL WITH DECORATIVE ARCH BETWEEN HOUSES	
ARCH. DETAILS	MOLDED IMAGE OF FLOWER INSET INTO EAST WALL	WINDOW ARRANGEMENT AROUND FRENCH DOORS SAME AS #456
OTHER	SOLAR PANEL EAST SIDE (SOUTH)	SEE INTERVIEW WITH AL LUCKETT JR.
COMMENTS		

ADDITIONAL PHOTOGRAPHS



2 - #35 DECORATIVE ARCH NORTH



2 - #34 EAST NORTH ELEVATION

IDENTIFICATION

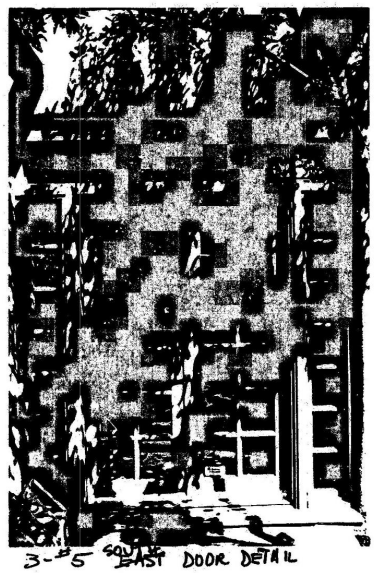
ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456.1

SURVEYED/RESEARCHED
DATE 9/2/92 BY AC



3-#3 CANALE AT NORTH ENTRANCE



3-#5 SOUTH EAST DOOR DETAIL



3-#4 SOUTH EAST ELEVATION

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

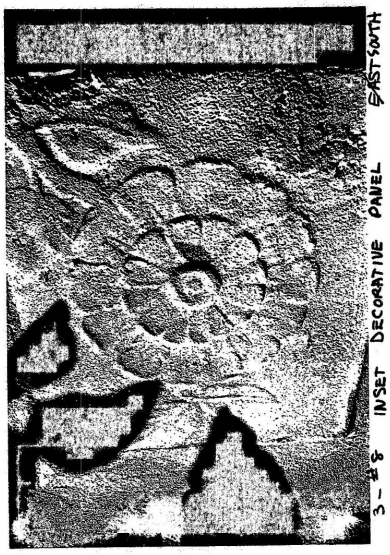
ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456.1

SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



3-#6 EAST WINDOW DETAIL



3-#8 INSET DECORATIVE PANEL EAST SOUTH



3-#9 NORTHWEST ELEVATION

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

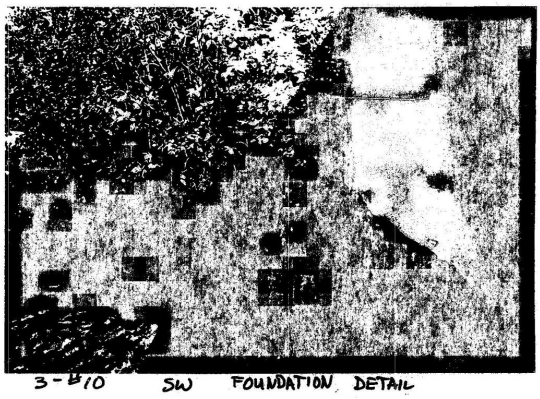
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

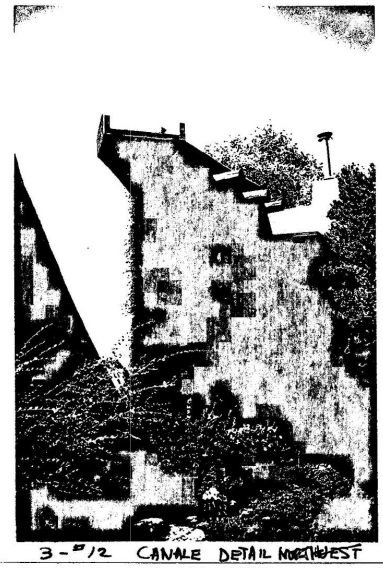
ADDRESS 1243 CANYON RD

ID NUMBER 0516 456-1

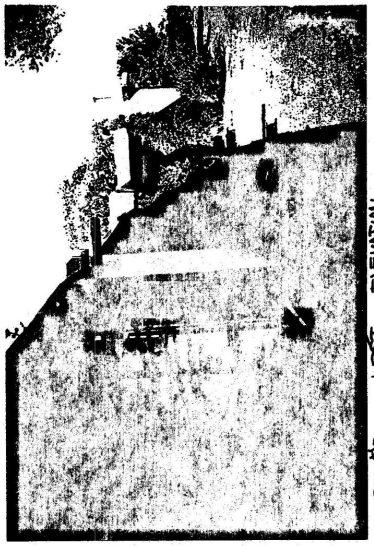
SURVEYED/RESEARCHED
DATE 9/3/92 BY AC



3-#10 SW FOUNDATION DETAIL



3-#12 CANALE DETAIL NORTHWEST



3-#13 WEST ELEVATION NORTH

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 1243 CANYON ROAD

ID NUMBER 051600456
051600456.1

AL LUCKETT JR. 988-7560
CRAIG HUITFELD REALTOR 988-4885

SURVEYED/RESEARCHED
DATE 9/9/92 BY AC

INTERVIEW WITH HUITFELD 9/10/92
HUITFELD REALTOR FOR 1243 CANYON RD
SOLD TO GRANTHAM (?)
TRY TO CONTACT
TITLE CO.
AL LUCKETT JR 988-7550

INTERVIEW WITH AL LUCKETT JR. 9/15/92
OWNERS OF PROPERTY
MARGARET MOSES

81-85 STEVEN SAMUELSON
MADE MAJOR CHANGES TO BLDS

1988 AL LOCKETT JR
MAJOR CHANGES IN LANDSCAPE & INTERIORS
HE WORKED WITH DESIGNER JOE COWEN
CHANGED SOUTH PORTION OF #456
CHANGED GARAGE INTO CHAPEL & STUDIO #
HOUSE PENTILE; ADDITIONS CINDERBLOCK; 456.1 DOUBLE ADOBE
1991 ANTHONY TADDY
CRAIG HUITFELD REALTOR
Source:
(Edmund Bonifacio of Bonifacio + Assoc. 983 5266)
1993 Addition(s) on N
1998 Addition(s) on W

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

building threatened?	surveyed	county	ID no.
yes	28-6-83 by mb	Santa Fe	051600456

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 1243 Canyon

city/town: Santa Fe

~~land grant/reservation~~

building name:

legal description: tnsp 17 N range 10 E sec 30 NE ¼ NE ¼

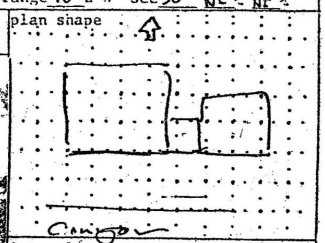
film roll: by mb no. 2

negative nos.: 21, 22, 23

loc. of neg.: HPB



plan shape



date of construction: Pre 1944 estimate ____ actual

source: Directory

use: present residential; other ____; historic residential; other ____

condition: ___ excellent ___ good ___ fair ___ deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___ minor ✗ moderate ___ major

describe: Solar panels

architectural features: Windows 6/6 wood dbl hung, lintels exposed blue, 8 lite wood casement; Entry French; Canales wood, one to street, anti-drip groove 2½" fr. end; Exposed vigas - 6" extension,

surroundings: Residential

relationship to surroundings: ✗ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest ___ none

if eligible, why?

comments: wall — sculpted w battlers; hedge; wire fence; wood fence; landscape; street trees; stone curb; 0 setback; acequia — Shows on 1925 map (Wm Braid)

Streetscape

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

October 27, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
PO Box 909
Santa Fe, NM 87501

Re: 1243 Canyon Road

Dear Mr. Rasch:

We are requesting a change in status of the main house to non-contributing, and the guesthouse to contributing. In addition we are requesting final approval for renovations to the main house.

Our clients Dick and Lise Stolley very recently purchased the home and guesthouse at 1243 Canyon Road. The main house is currently designated contributing and the guesthouse non-contributing. The city survey mentions that by 1982 the house had been extensively remodeled. The facades, doors and windows shown in the city survey have all changed dramatically. There is also a survey of the guesthouse. This survey stated that the guesthouse was non-contributing, probably because it was not fifty years old at the time of the survey.

The current house had changed so dramatically since the survey that I contacted Ed Archuleta, a city approved historic surveyor to resurvey both the main house and guesthouse. Ed determined that the main house was no longer a contributing structure. However he felt that the guesthouse which is now more than fifty years old has retained many of its original features and should be reclassified as a contributing structure. Please see the enclosed letter and new surveys provided by Ed Archuleta.

Based upon having been a member of the Historic Design Review Board for seven years and one of the authors of the current historic preservation code, I decided it was important to do additional research and try to untangle the chronology of additions and remodeling that has occurred over the past twenty years. Ed determined that the original house had been built in 1932-33 and the guesthouse was built in 1950 by Horace Moses.

When Stephen Samuelson purchased the house in 1982-1983 the house was approximately 3678 square feet and according to him had been added on to and remodeled. Stephen also wanted to add space and remodel so he went before the Historic Design ~~Review Board. The board told him~~ that the house was not visible from the public

Woods Architects • Builders, Inc.
302 Catron Street • Santa Fe, New Mexico 87501
505 988-2413 Office • 505 989-8326 Fax

right of way and gave him approval to go ahead. He got a city permit and proceeded to add on 815 square feet changing the east, south and north façade. The original front entry was moved and a bay window added to the front of the house. The enclosed photos show Stephen's children looking out a beautiful original blue window bull nosed into an old adobe wall. All the original windows are now gone.
The house had a new owner in the early 1990's. In 1993 McDowell Construction obtained a permit to do the following work:

Remove all roofs and parapets throughout the perimeter of the house,
Living room was raised four to five feet
Windows and doors throughout the house were replaced
1000 square feet of heated space was added to the north façade
Added a portal to the west façade of the house and the north façade

The same owners hired Jeff Carr of Carr Construction in1998 to do the following work:

Kitchen addition on the North façade that was demolished in 2000
1216 square foot Bedroom addition on the southwest façade of the house.
Portal and courtyard walls off the new bedroom addition
Removed and rebuilt many of the walls around the property.
A pool and cabana on the south end of the property

All of this work had a city permit.

In 2000 the same owners hired Prull Construction who obtained a city permit for the following work:

Demolition of the kitchen
New 250 square foot kitchen addition on the north facade
New 710 square foot addition on the northwest façade

The house is currently 7527 square feet of heated space. Since 1983 the house has grown 3849 square feet, more than doubling its size. Every façade has been altered and every window and door replaced.

Sadly, buried in this building are bits and pieces of the old house. There is no surviving intact exterior façade. This house is no longer a contributing historic structure. However, the good news is that the guesthouse is historic. Therefore we are requesting the Historic Design Review Board downgrade the historic status of the main house at 1243 Canyon to non-contributing and reclassify the guesthouse as contributing.

We are requesting final approval for the following changes to the main house:

Removing the bay built by Stephen Samuelson in 1984 from the east façade
Add two windows and a center fireplace to that same façade
Removing the window on the south façade of that same room
Adding a French door and sidelights to the North façade of that same room

Straighten the south wall of the living room and remove the jog.
Raise the parapet over this wall to match the living room from 12' to 14'9"

Next case

Add two French doors with arched transoms to this wall

Replace existing doors on the North wall under the portal in the living room with
A window and two French doors.
Extend the living room parapet to this façade

Thank you very much for you time and effort in reviewing this case.

Sincerely

Sharon Woods

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

Carol Grantham, being duly sworn and upon her oath, does hereby state as follows:

1. I am the owner of that real property and improvements located at 1243 Canyon Road, Santa Fe, New Mexico (the "Property").

2. I have been the owner of the Property since September 1992.

3. During the term of my ownership of the Property, we have performed four different renovation projects.

4. Each of the above renovations was carried out by a licensed contractor and under building permit issued by the City of Santa Fe.

5. To the best of my knowledge and belief, no work has been carried on at our home since our occupancy that was not permitted through the City of Santa Fe, where a building permit was required.

Further the affiant sayeth not.

Carol Grantham

Subscribed to and sworn before me, a Notary Public, in and for said County and Sate, on the 28th day of Oct., 2004, by Carol Grantham.

My commission expires: Sept 9, 2005

October 25, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
PO Box 909
Santa Fe, NM 87501

Re: 1243 Canyon Road

Dear Mr. Rasch,
In 1983 I purchased the above referenced property 1243 Canyon Road. Based upon my review of the latest floor plan, the current house has had several additions on all facades and total window replacement since I sold it in 1987. However, the following is a list of some of the features on the house in 1983 when I bought it. The majority of windows were double hung and there was some glass block. While remodeling the house it became obvious that there had been several additions prior to my ownership of the house.

1. The entry to the house was located in what is now the dining room on the NE corner of the house.
2. The walls perpendicular to the entry had large glass block windows
3. Another door was located on the east façade to the left of the current entry
4. The south wall of the living room did not have the current jog
5. The room to the left of the now west portal was enclosed with continual casement windows
6. There were three double hung windows under the now west facing portal.
7. The wall on the property line along Canyon Road (from drive entrance opposite Camino Militar up to guest house) was a low rock wall; it did not have the stuccoed adobe above it.

I made the following changes to the house in 1984 after appearing before the H-Board and obtaining a City of Santa Fe Building permit. In fact, when I went before the board I was told that the house was not publicly visible and I could proceed with my proposal.

1. Added the entry foyer and entry door in its current location
2. Took out the glass block windows and the entry door in the current dining room and added the fireplace and bay window that is still there.
3. Removed the other door on the east façade to the south façade
4. Added on a room on the northwest corner of the building that is currently buried within the house.
5. Added twenty solar panels to the roof
6. Added courtyard walls on the east and west end of the house
7. Added the current solarium to the south wall of the living room

It seems the original house has long been buried by the many additions over the years.

Sincerely,

Stephen Samuelson

CARR
CONSTRUCTION
COMPANY INC.

October 22, 2004

David Rasch
Historic Preservation Planner
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87501

Re: 1243 Canyon Road

Dear Mr. Rasch:

My name is Jeff Carr and I have been involved in various additions at 1243 Canyon Road since 1993.

In 1993 I worked for McDowell Construction. I was the superintendent for the job at 1243 Canyon Road. The owners were the Grathams. We had a building permit from the City of Santa Fe. The work included the following:

- Remove all roofs and parapets throughout the perimeter of the house, a few perimeter walls remained, the rest were torn down.
- Living Room roof was raised four or five feet.
- Windows and doors throughout the house were replaced
- We added approximately 1000 Square feet of heated space on the north façade of the house
- We added a portal on the west façade
- Removed and rebuilt the covered patio on the south end of the property

Soon after completing the work, I left McDowell Construction and opened my own contracting firm, Carr Construction. The Gratham's hired me in 1998-99 to do more work on the house. All work was permitted by the City of Santa Fe and included the following:

- Kitchen addition on the North façade that was demolished in 2000.
- 1216 square foot bedroom addition on the southwest façade of the house
- 272 square foot portal and courtyard walls
- Removed, rebuilt and added walls at northeast end of property
- Swimming pool, walls and pergola at west end of property.

In 2000 I put in the foundation for a 710 square foot bathroom addition on the northwest façade of the house. This project was permitted by the City of Santa Fe. Pruell Construction completed the project as well as the 260 square foot kitchen addition.

Sincerely,

Jeff Carr
Carr Construction

Edward J. Archuleta PO Box 6861 Santa Fe, NM 87502 505-820-7452 edarchuleta@aol.com

October 26, 2004

Ms. Sharon Woods
Woods Architects – Builders, Inc.
302 Catron Street
Santa Fe, NM 87501

Dear Ms. Woods:

This letter is in regards to the Historic Building Surveys which I completed for the two structures at 1243 Canyon Road on October 20, 2004.

The main house, which was built c. 1932-1933 by Horace L. Bigelow, has been extensively remodeled and added onto over the last 70 years. There is only one small trace of the original exterior structure which can be seen under the portal in the west end courtyard. Otherwise no remnants of the original structure remain. The additions themselves are very contemporary in nature and are not in keeping with classic Spanish-Pueblo Revival architecture. Because of this it is my opinion that the structure should no longer be classified as "contributing" on the city's Historic District Buildings map.

The guest house on the other hand, which was built c. 1950 by Horace Moses, retains most of its original footprint, with the exception of an addition built on the west end by Al Luckett, Jr. in 1998. Though the windows and doors have been replaced no new openings were created and the replacements reflect elements of Spanish-Pueblo Revival architecture. The addition itself reflects this style of architecture in scale and design. Its windows and door are also a reflection of classic Spanish-Pueblo Revival architecture. Therefore, it my opinion that this structure should be classified as "contributing" on the city's Historic District Building map.

If you need further information, please do not hesitate to contact me.

Sincerely,

Edward Archuleta

Prull & Associates, Inc.
CUSTOM BUILDERS

Sharon Woods
Woods Architects
302 Catron
Santa Fe, N.M. 87501

Dear Ms. Woods,

This letter is to confirm that our company performed a remodel and addition project at the Grantham Residence, 1243 Canyon Road during the years 2000 and 2001.

The original building permit, # 00647, was issued to Carr Construction and was transferred to us, please see attached documents.

If you have any other questions please call,

Best regards,

William Prull
President

1213 Mercantile Rd, Suite C ▮ Santa Fe, New Mexico 87507 ▮ 505-438-8005 ▮ Fax 505-474-0910

Prull & Associates, Inc.
CUSTOM BUILDERS

City of Santa Fe
Building Permit Department
Santa Fe, N.M. 87501

May 19, 2000

Dear Sirs,

This letter is to acknowledge that our company, Prull & Associates Inc. has contracted to build an addition for Mr. and Mrs. Grantham of 1242 Canyon Road, Santa Fe, New Mexico.

The building permit for this project was originally issued to Carr Construction. However the owners have chosen to change general contractors.

For this reason we wish to inform you that we will accept responsibility for this project and request that you change the permit to reflect us as the contractor on record for this project.

Respectfully submitted,

William G. Prull
President

STATE OF NEW MEXICO
County of Santa Fe
The foregoing instrument was acknowledged before me this 19th day of May, 2000, by William G. Prull of Santa Fe, NM.

Notary Public

OFFICIAL SEAL
LORNA M. BLOSS
Notary Public
State of New Mexico
My Commission Expires 2/25/02

3212 Richards Lane, Suite A ▮ Santa Fe, New Mexico 87505 ▮ 505-438-8005 ▮ Fax 505-438-8205

I the undersigned, hereby authorize the transfer of BUILDING PERMIT #00647 (addition of a bathroom to the residence at 1243 Canyon Road) to Prull & Associates. By signing this document, I acknowledge that there are no outstanding liens, unpaid bills or other legal encumbrances for the above referenced project.

Jeff Carr, General Contractor
License #82299

OFFICIAL SEAL
Michel Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/23/01

5/19/2004

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Frank Di Luzio, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : ADDTN TO N,W ELVIN, RMD PORTAL S OF MN RES.
Project number : 00-10100035
Case number : H-00-32
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 1243 Canyon Rd.

PROJECT NAMES:

QW-Michael Grantham
Santa Fe, NM 87501
1243 Canyon Rd.
(505) 983-5266

AP-Boniface and Associates
Santa Fe, NM 8750
P.O. Box 1032
(505) 983-5266

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on June 13, 2000, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 984-6808.

Sincerely,

James M. Hewat
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 1243 CANYON ROAD

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

PROJECT PROPOSAL: RENOVATION / ADDITION

CONSTRUCTION COST: $ 50,000 FEE: $ 250 + $20 Poster Cost = $ 270

OWNER: LISA STOLLEY **PHONE#:**

OWNER ADDRESS: 1243 CANYON ROAD

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

APPLICANT: LORN TRYK **PHONE #:** 982 5340 xt. 14

ADDRESS: 206 MCKENZIE ST., SUITE F-2

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

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

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

PREAPPLICATION MEETING: Date: 10/6/04 Case Planner: DAVID RASCH

PRELIMINARY ZONING REVIEW: Date: 10/6/04 Planner: ANDREW HARNDEN
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

What is the proposed height of your project? 14'-6

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

RECEIVED
OCT 6 2004
10:55 a.m.

Signature of Applicant/Owner

10/6/04
Date

H-04-161

City of Santa Fe, New Mexico

Historic Districts Review Board

September 12, 2023

2023-006503-HDRB

Applicant Submittal

Remodel Alterations

1243 Canyon Road

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

March 13, 2023

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

RE: Upper Canyon
Case #2020-002421-HDRB

Our application was approved as submitted on the letter from the HDRB dated September 8, 2020 (see attached). We then received administrative approval for various changes to the main house which included changes to the design of the West Garage. We then applied for and received a second HDRB approval for adding a Garage at the East side of the property. We are now requesting administrative approval for changing the design of the West Garage into an exercise room and open carport.

The reason for making these changes is a result of the existing conditions of the site. The structure was moved 9" to the northeast to allow more turn-in room. A low stacked stone retaining wall will need to be constructed along the west edge of the driveway to retain the grade at the proper height. The finish floor of structure was raised because there is a sewer line in the way that can't be moved. See 1/A-1.1, 1/A-2.1 and 2, 4, 6, 8/A-3.1

We are also asking for the following changes to the approved drawings:

- The small portal and door on the west side of the East Garage have been moved over and the buttress has been eliminated. See 4&6/A-3.2
- The fixed door panel #3 on the East Elevation has been changed to a window. See 4/A-3.0
- A square 2'x2' awning window was added to Closet – 117 to allow for more light. See 2/A-3.0
- Window "W" was added to Hall – 146 which is under an existing portal. The laundry closet was made smaller to accommodate this window. See 2/A-3.0
- The steps in the courtyard have been re-configured and a planter has been added. See 1/A-1.1.
- The corbels under the vigas that stick out from the entry portal addition have been eliminated. See 4/A-3.0
- The portal/overhang addition located at the old Master Bedroom Sitting Area has been eliminated. See 2/A-3.0

Richard Martinez, AIA



City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Martinez Architectural Studio, agent for Price Lind Holdings, owner, proposes partial demolition, new additions and window replacements on a non-contributing residential structure.

Case number: **2020-002421-HDRB**

Project Type: HDRB

PROJECT LOCATION (S): 1243 Canyon Road

OW – Price Lind Holdings	1243 Canyon Road, Santa Fe, NM 87501
AP – Martinez Architectural Studio	P.O. BOX 925, Santa Fe, NM 87504 studio@martinezarch.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 8, 2020. The decision of the Board was to approve the proposal as submitted.

For further information, please call 505-955-6605.

Sincerely,

Daniel Schwab

Daniel Schwab
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

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

Date: May 26, 2021

To: Building Permit Division

From: Daniel Schwab

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

Project Address: 245 CANYON RD, Santa Fe, NM 87501

Case Number: 2021-003674--ADMIN

Contact Name: Martinez Architecture Studio PC

Phone Number: 505-989-4958

Email: studio@martinezarch.com

Approved Scope of Work: Sheet A-1.1 Proposed Site Plan- Dated April 21, 2021
eliminate the Gym addition
reduce the number of skylights
Portal two feet deeper
change the courtyard terrace configuration (not publically visible)
. We added one new skylight at the Guest House (below the existing parapet)
Sheet A-2.1 Proposed Floor Plan- Dated April 21, 2021
eliminate the Gym addition
We changed the configuration of the Master Bath eliminating two doors and two windows, and
adding one door and one window and enclosed small Portal overhang eliminating one window.
We changed configuration of the kitchen eliminating skylights and changing the width of window
We made the Portal two feet deeper eliminating skylights and changed configurations of the terraces
within the courtyard (not publically visible)
Sheet A-2.3 Approved and Proposed Guest House and Elevations- Dated April 21, 2021
We changed the configuration inside the Guest House to add a bathroom with new skylight
West Elevation shows
Eliminated Gym addition
door by shortening it and adding a transom
window with an overhang (not publically visible)
No changes to finishes
Sheet A-3.0 Approved and Proposed North and West Elevations- Dated April 21, 2021
. North Elevation shows eliminated Gym addition and windows and doors reconfiguration in Master Bathroom
West Elevation shows Reconfiguration of Master Bath with its addition (not publically visible)
West Elevation shows Reconfigured courtyard terrace

FURTHER ACTIONS REQUIRED:
PERMIT or PERMIT REVISION
ROUTE TO
INSPECTION
INSPECTION
FINAL HISTORIC
INSPECTION

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: Case #H-21-003907-HDRB. 1243 Canyon Road. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Price Lind Holdings, owner, proposes to construct a 550 sq. ft. garage and make changes to a garage and to gates on a non-contributing structure. (Daniel Schwab)

CASE NUMBER: H-21-003907--HDRB

PROJECT TYPE: Remodel

LOCATION: 1243 CANYON Santa Fe, NM 87501

CONTACTS:

Applicant	Martinez Architecture Studio PC	P. O. Box 925	Santa Fe, NM 87504
Property Owner	Price Lind Holdings	1243 Canyon Road	Santa Fe , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 27, 2021. The decision of the Board was to approve the application as submitted.

For further information please call 505-955-6605.

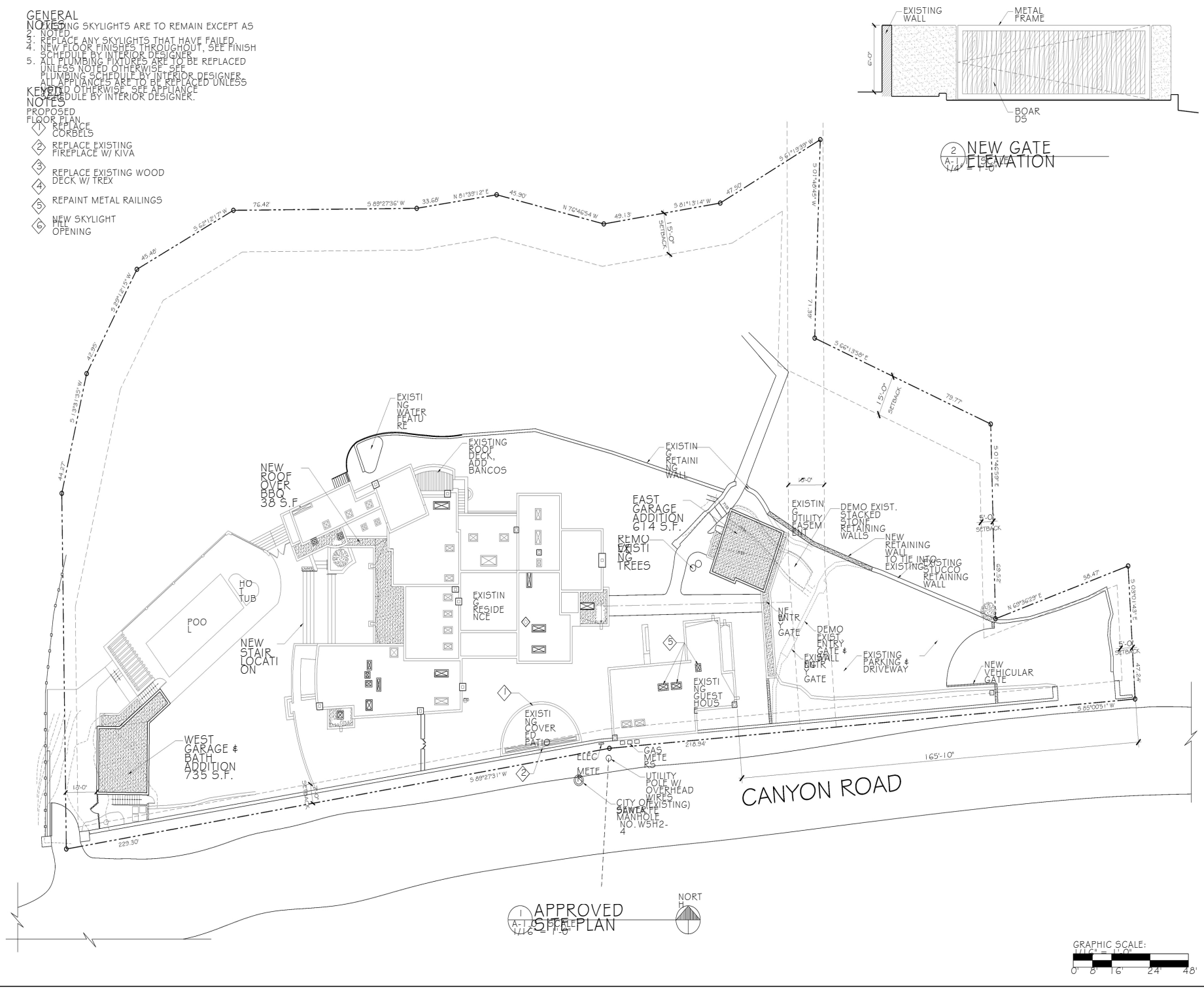
Sincerely,

Daniel Schwab

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

GENERAL NOTES
1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS NOTED.
2. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
3. NEW FLOOR FINISHES THROUGHOUT, SEE FINISH SCHEDULE BY INTERIOR DESIGNER.
4. ALL PLUMBING FIXTURES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE PLUMBING SCHEDULE BY INTERIOR DESIGNER.
5. ALL APPLIANCES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE APPLIANCE SCHEDULE BY INTERIOR DESIGNER.

KEYED NOTES
PROPOSED FLOOR PLAN
1. REPLACE CORBELS
2. REPLACE EXISTING FIREPLACE W/ KIVA
3. REPLACE EXISTING WOOD DECK W/ TREX
4. REPAINT METAL RAILINGS
5. NEW SKYLIGHT FILL OPENING



MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATIONS
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

MARCH 13, 2023

APPROVED SITE PLAN

A1.0

SET #
UPPER CANYON RENOVATION 2005

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GENERAL NOTES

1. EXISTING SKYLIGHTS ARE TO REMAIN EXCEPT AS NOTED. SEE ROOF SLOPE PLAN.
2. REPLACE ANY SKYLIGHTS THAT HAVE FAILED.
3. NEW FLOOR FINISHES THROUGHOUT, SEE FINISH SCHEDULE BY INTERIOR DESIGNER.
4. ALL PLUMBING FIXTURES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE PLUMBING SCHEDULE BY INTERIOR DESIGNER.
5. ALL APPLIANCES ARE TO BE REPLACED UNLESS NOTED OTHERWISE. SEE APPLIANCE SCHEDULE BY INTERIOR DESIGNER.

KEYED NOTES

Site Plan

1. NEW SKYLIGHTS @ GUEST HOUSE. SEE ROOF PLAN A-5.0 FOR ADDITIONAL SKYLIGHTS @ MAIN HOUSE
2. REPLACE EXISTING WOOD DECK W/ TREX
3. COYOTE FENCE TRASH ENCLOSURE

DRAINAGE REQUIREMENTS

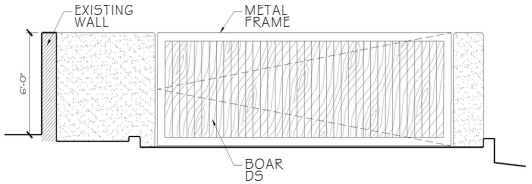
NEW IMPERVIOUS AREA

ADD 1 - WEST GARAGE - 735 S.F. X .16 = 117.6 CU. FT. REQUIRED
11' X 11' X 1' DEEP DRAINAGE POND (121 CU. FT.) PROVIDED ON SITE

POND 2 - EAST ADDITION - 78 S.F. X .16 = 12.48 CU. FT. REQUIRED
3'-6" X 4' X 1' DEEP DRAINAGE POND (14 CU. FT.) PROVIDED ON SITE

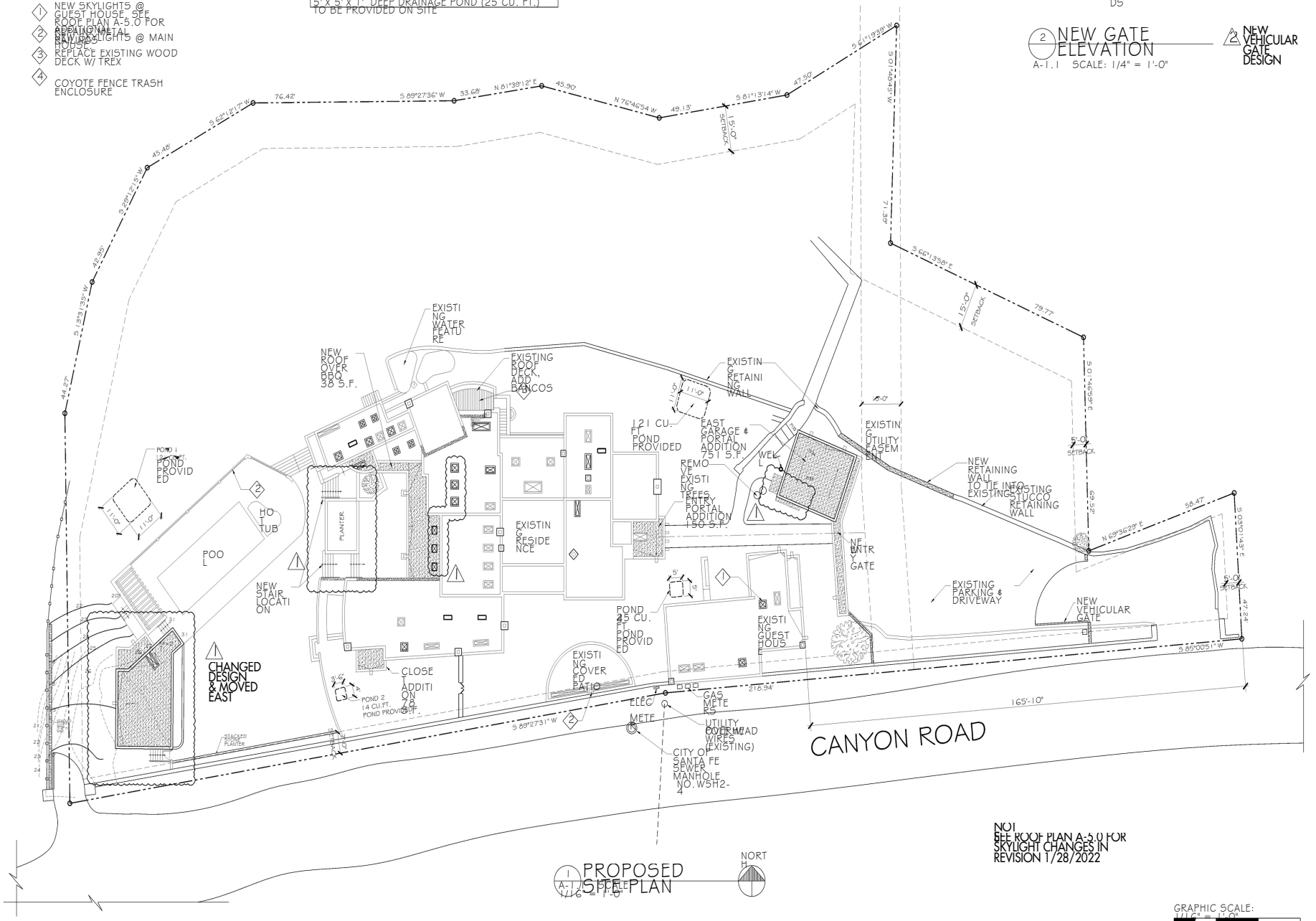
POND 3 - EAST PORTAL - 751 S.F. X .16 = 120.16 CU. FT. REQUIRED
11' X 11' X 1' DEEP DRAINAGE POND (121 CU. FT.) TO BE PROVIDED ON SITE

POND 4 - EAST ADDITION - 150 S.F. X .16 = 24 CU. FT. REQUIRED
5' X 5' X 1' DEEP DRAINAGE POND (25 CU. FT.) TO BE PROVIDED ON SITE



2 NEW GATE ELEVATION
A-1.1 SCALE: 1/4" = 1'-0"

2 NEW VEHICULAR GATE DESIGN



1 PROPOSED SITE PLAN
A-1.1 SCALE: 1/16" = 1'-0"

NORTH

NOTE
SEE ROOF PLAN A-5.0 FOR SKYLIGHT CHANGES IN REVISION 1/28/2022

GRAPHIC SCALE:
1/16" = 1'-0"
0' 8' 16' 24' 48'

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UPPER CANYON RENOVATIONS
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

MARCH 2, 2023

REVISED 1/28/23

PROPOSED SITE PLAN

A-1.1

SET # UPPER CANYON RENOVATION-2005

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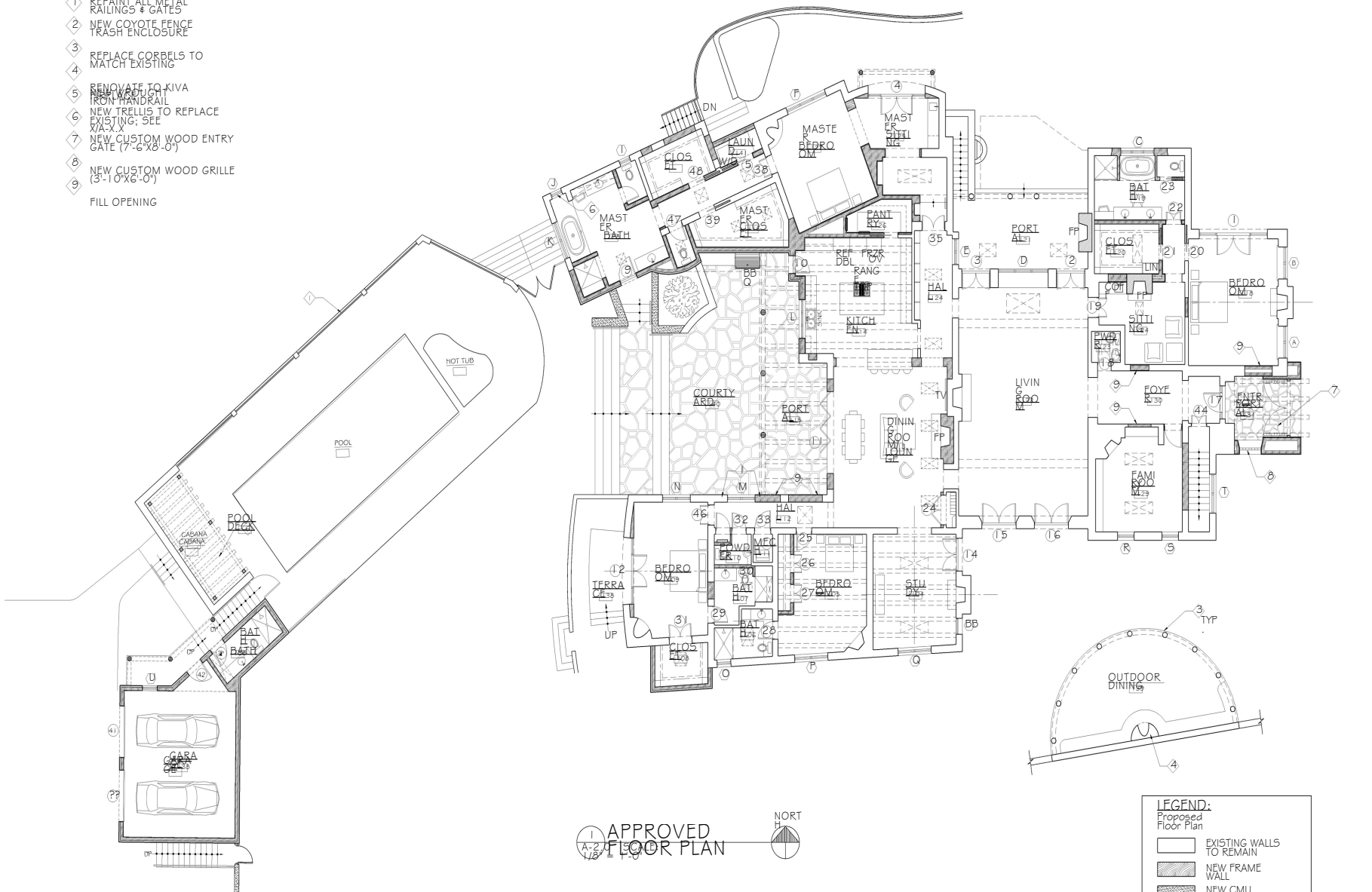
GENERAL NOTES
1. EXISTING SKYLIGHTS ARE TO REMAIN
2. EXCEPT AS INDICATED
3. REPLACE ALL WINDOWS THAT HAVE
4. ALL ROOMING IS 2X6 UNLESS NOTED OTHERWISE.

KEYED NOTES
PROPOSED FLOOR PLAN

1. REPAINT ALL METAL RAILINGS & GATES
2. NEW COYOTE FENCE TRASH ENCLOSURE
3. REPLACE CORBELS TO MATCH EXISTING
4. RENOVATE TO KIVA REPLACE WROUGHT IRON HANDRAIL
5. NEW TRELLIS TO REPLACE EXISTING; SEE X/A-X.X
6. NEW CUSTOM WOOD ENTRY GATE (7'-6"X8'-0")
7. NEW CUSTOM WOOD GRILLE (3'-10"X6'-0")
8. FILL OPENING
9.



1 A-2.0 SCALE 1/8" = 1'-0"
APPROVED FLOOR PLAN

NORTH

LEGEND:
Proposed Floor Plan
EXISTING WALLS TO REMAIN
NEW FRAME WALL
NEW CMU YARD WALL

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

MARCH 13, 2023

APPROVED FLOOR PLAN

A2.0

SET #
UPPER CANYON RENOVATION-2005

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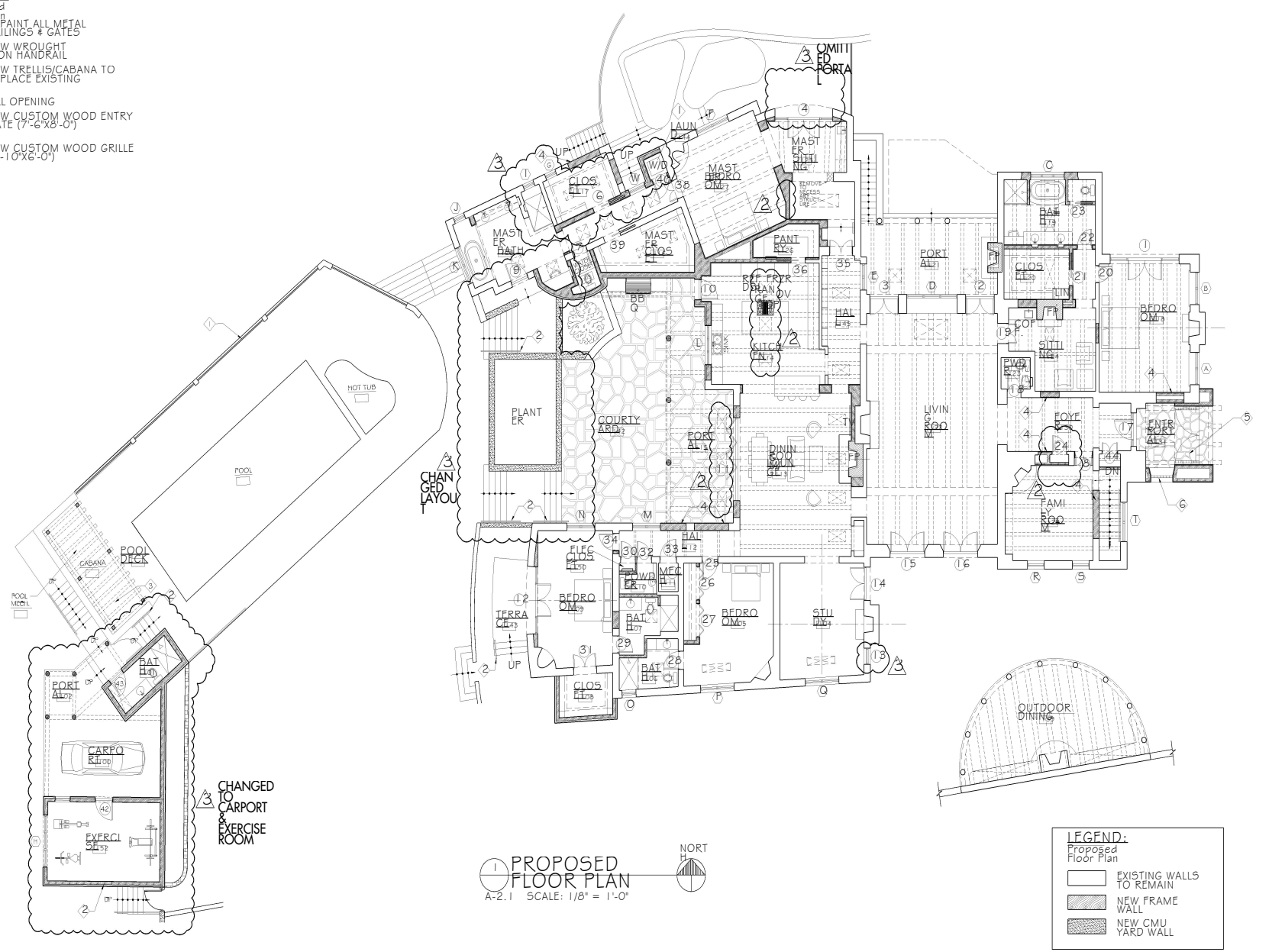
GENERAL NOTES:

1. EXISTING SKYLIGHTS ARE TO REMAIN
2. EXCEPT AS INDICATED
3. REPLACE ANY WINDOWS THAT HAVE
4. EXTERIOR DOORS 2X6 UNLESS NOTED OTHERWISE.

KEYED NOTES:

Proposed Floor Plan

1. REPAINT ALL METAL RAILINGS & GATES
2. NEW WROUGHT IRON HANDRAIL
3. NEW TRELLIS/CABANA TO REPLACE EXISTING
4. FILL OPENING
5. NEW CUSTOM WOOD ENTRY GATE (7'-6"X8'-0")
6. NEW CUSTOM WOOD GRILLE (3'-10"X6'-0")



1 PROPOSED FLOOR PLAN
A-2.1 SCALE: 1/8" = 1'-0"

NORTH

LEGEND:
Proposed Floor Plan

- EXISTING WALLS TO REMAIN
- NEW FRAME WALL
- NEW CMU YARD WALL

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 7, 2020

1 REVISED 12/23/22
2 REVISED 2/17/23
3 REVISED 3/13/23

PROPOSED FLOOR PLAN

A2.1

SET # UPPER CANYON RENOVATION-2005

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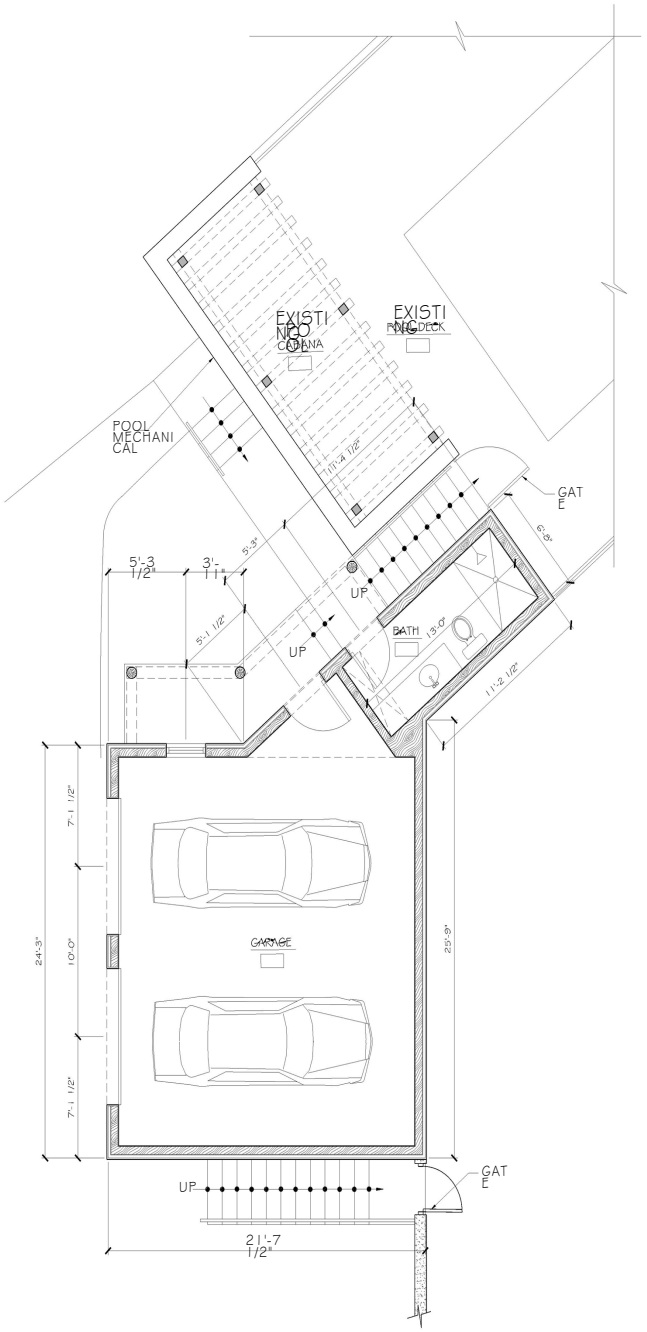
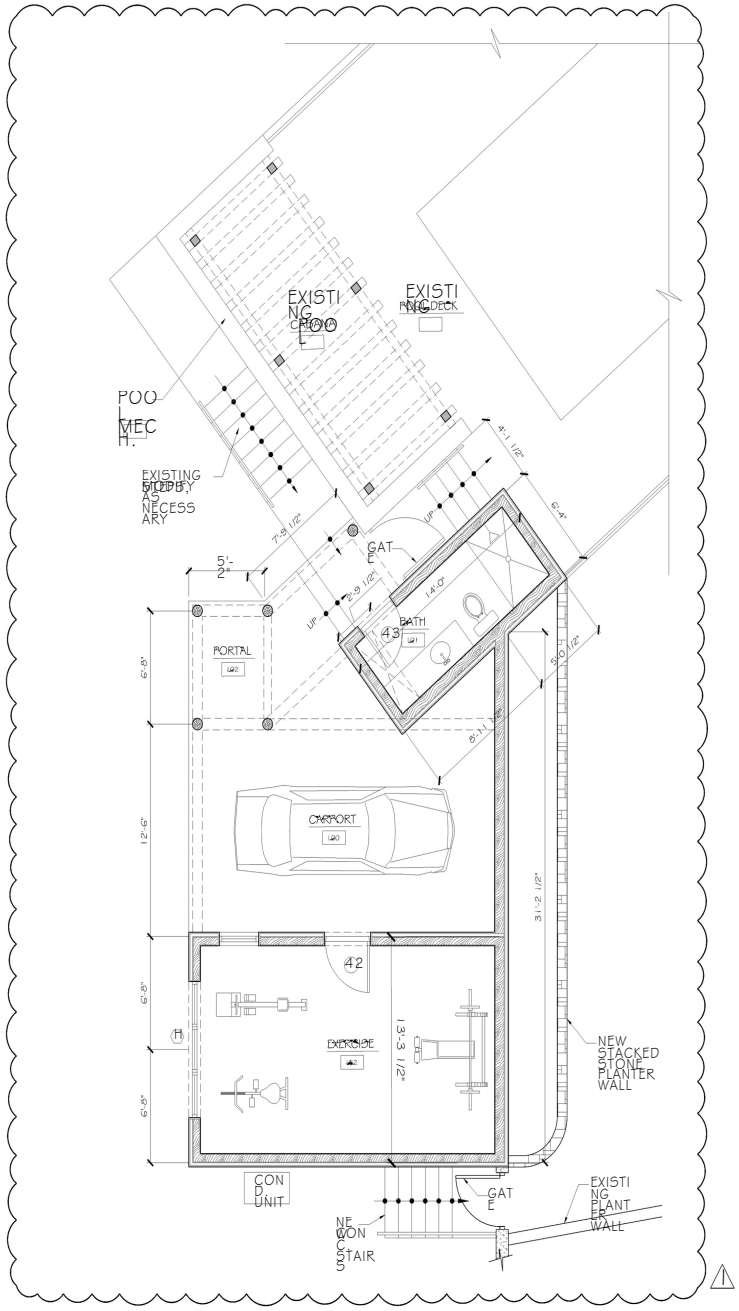


1 A-2.2 1/4" = 1'-0" WEST GARAGE APPROVED FLOOR PLAN

NORTH



2 A-2.2 1/4" = 1'-0" EXERCISE/CARPORT PROPOSED FLOOR PLAN

NORTH

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 7, 2020

⚠ REVISED 3/13/23

APPROVED & PROPOSED PLANS FLOOR

A-2.2

SET # UPPER CANYON RENOVATION-2005

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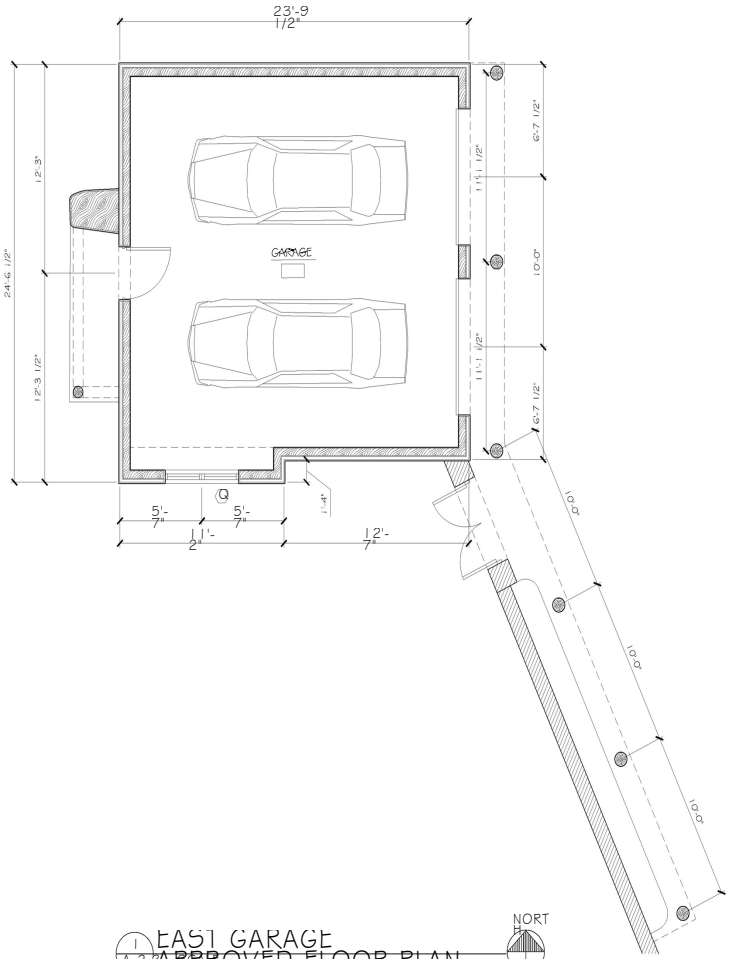
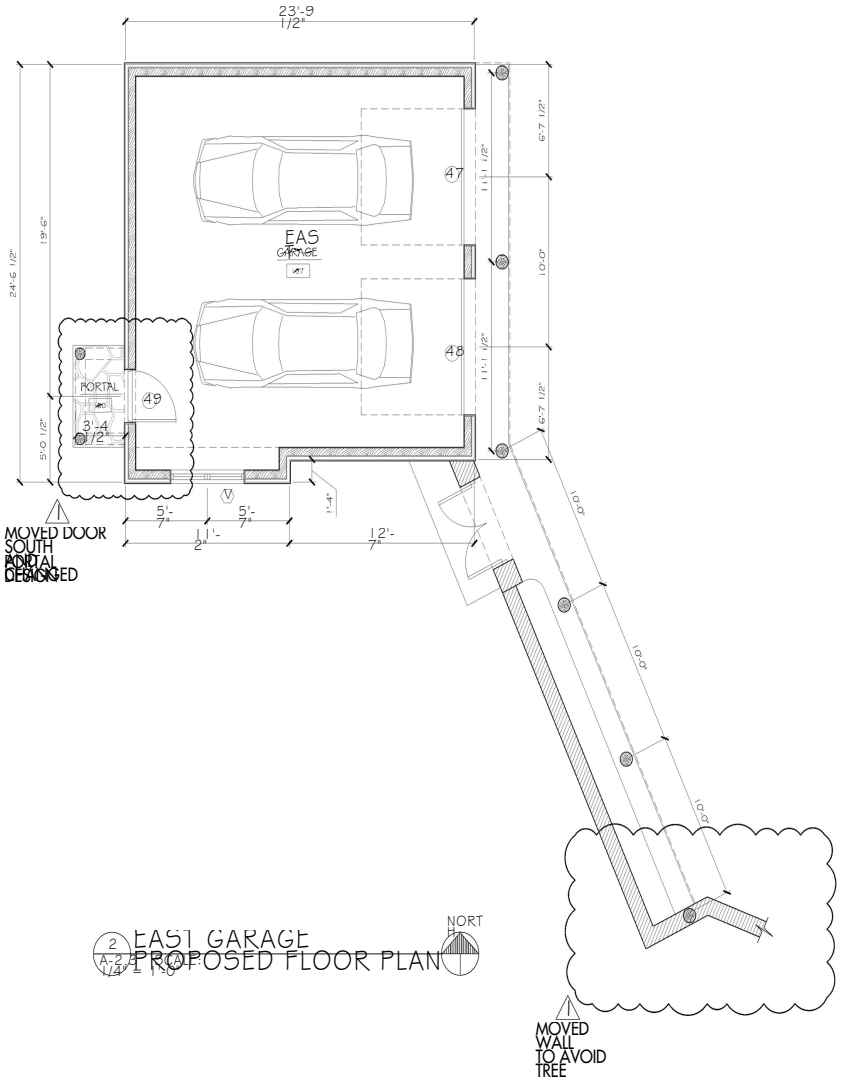


1 EAST GARAGE APPROVED FLOOR PLAN
A-2.3 SCALE: 1/4" = 1'-0"



2 EAST GARAGE PROPOSED FLOOR PLAN
A-2.3 SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

MARCH 2, 2023

⚠ REVISED 3/13/23

APPROVED & PROPOSED PLAN FLOOR

A2.3

SET # UPPER CANYON RENOVATION-2005

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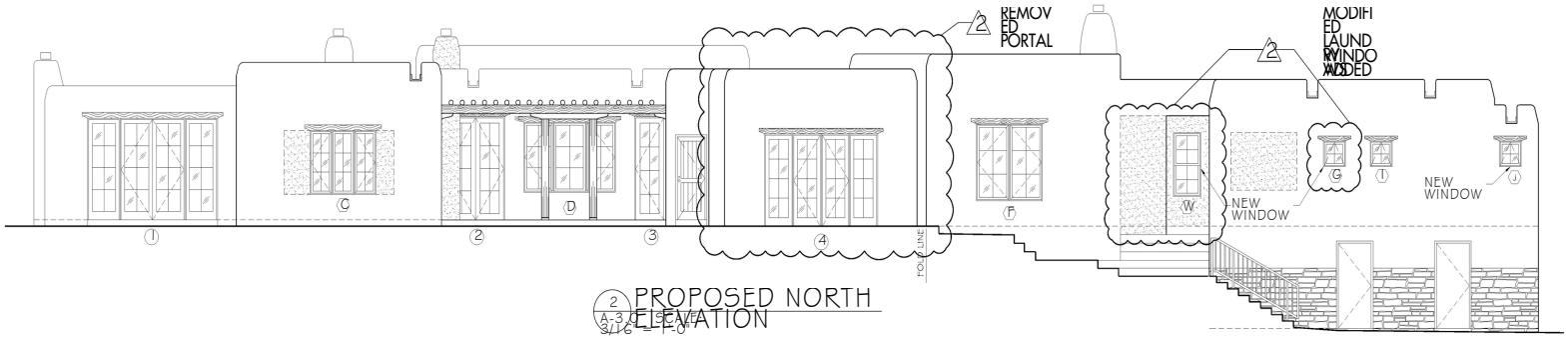
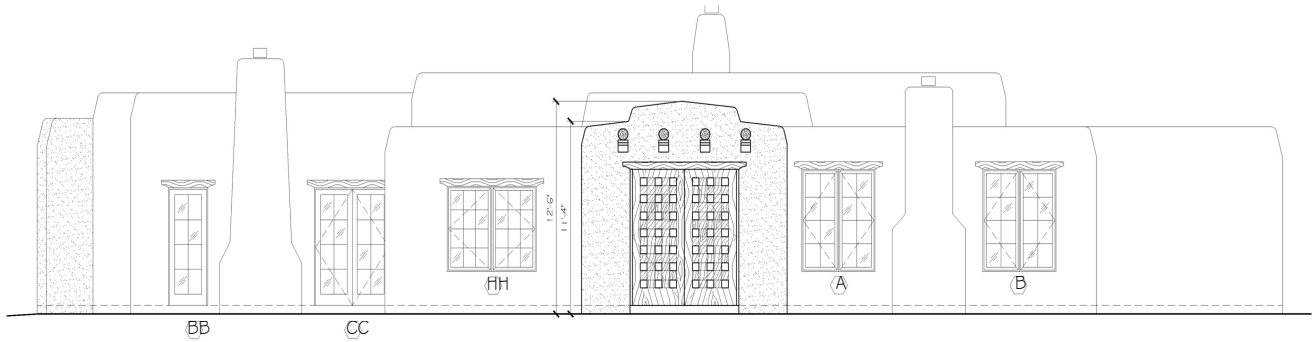
1 APPROVED NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

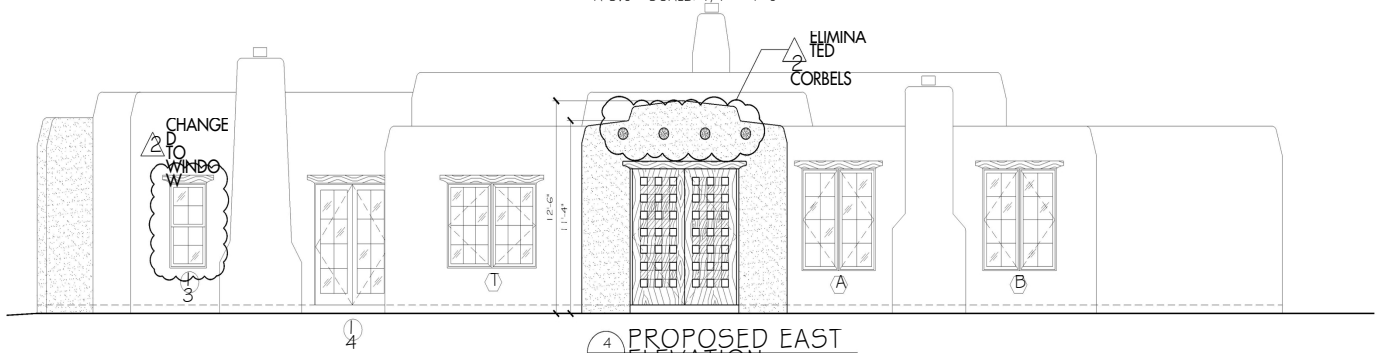


2 PROPOSED NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE:
3/16" = 1'-0"
0' 2' 4' 8' 12'



3 APPROVED EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING
NEW

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

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UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

OCTOBER 7, 2020

1 REVISED 9/23/21
2 REVISED 3/13/23

APPROVED & PROPOSED ELEVATIONS EAST

A3.0

SET # UPPER CANYON RENOVATION-2005

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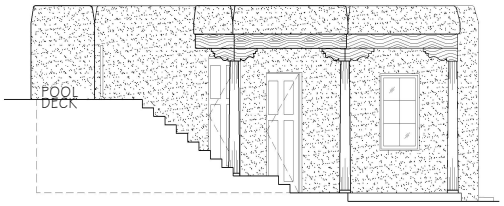
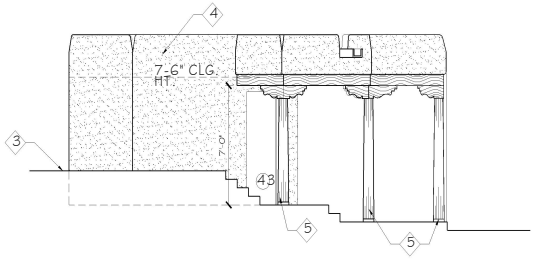


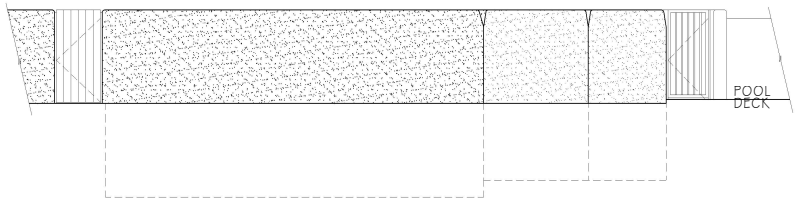
1 GARAGE APPROVED NORTH ELEVATION
A-3.1 1/4" = 1'-0"



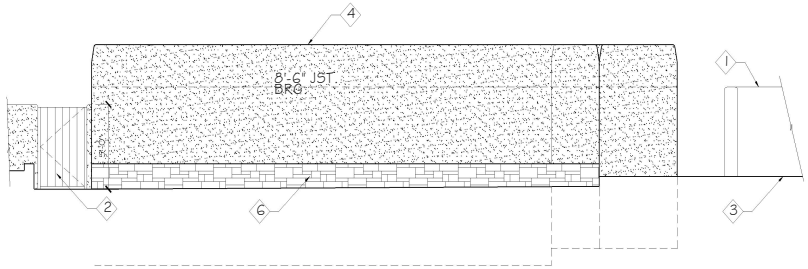
2 EXERCISE/CARPORT PROPOSED NORTH ELEVATION
A-3.1 1/4" = 1'-0"

KEYED NOTES:
Exterior Elevations

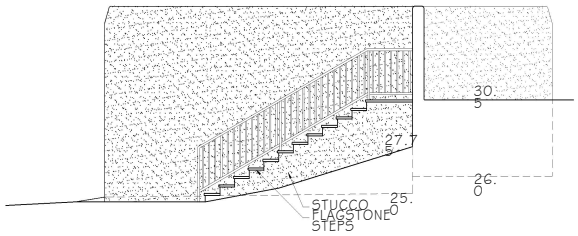
1. EXISTING CABANA WALL
2. NEW GATE
3. EXISTING POOL DECK
4. 3-COAT STUCCO SYSTEM, MATCH EXISTING HOUSE
5. VIGA
6. COLUMN
7. STACKED STONE PLANTER



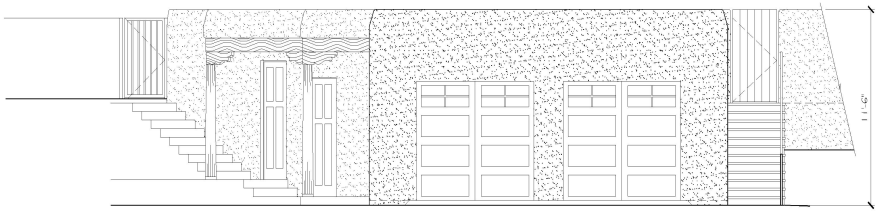
3 GARAGE APPROVED EAST ELEVATION
A-3.1 1/4" = 1'-0"



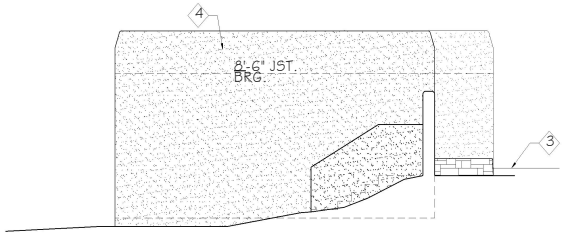
4 EXERCISE/CARPORT PROPOSED EAST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



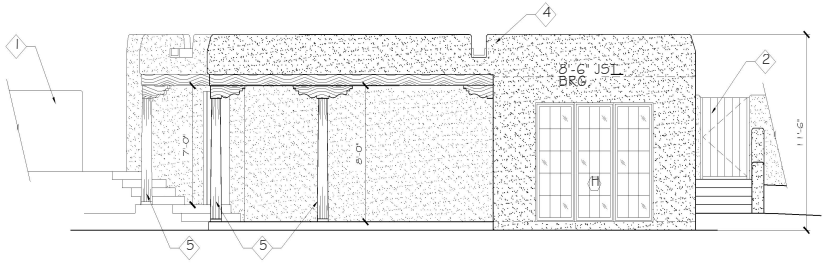
5 GARAGE APPROVED SOUTH ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



7 GARAGE APPROVED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



6 EXERCISE/CARPORT PROPOSED SOUTH ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



8 EXERCISE/CARPORT PROPOSED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

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

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

MARCH 10, 2023

2 REVISED 3/13/23

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A3.1

SET # UPPER CANYON RENOVATION-2005

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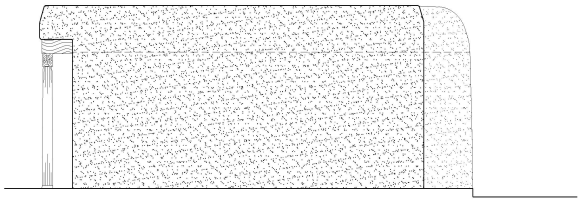
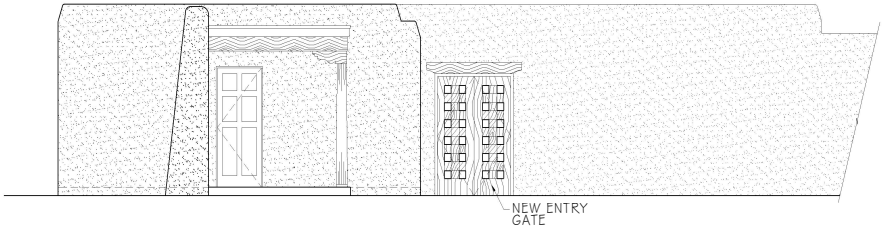
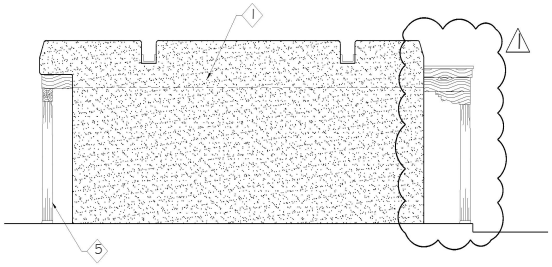


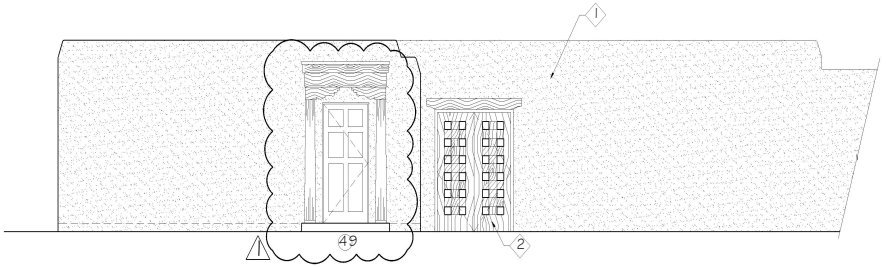
1 A-3.2 EAST GARAGE APPROVED NORTH ELEVATION
1/4" = 1'-0"



3 A-3.2 EAST GARAGE APPROVED WEST ELEVATION
1/4" = 1'-0"



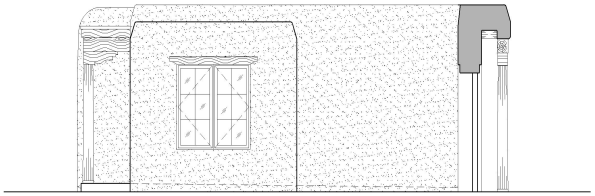
2 A-3.2 EAST GARAGE PROPOSED NORTH ELEVATION
1/4" = 1'-0"



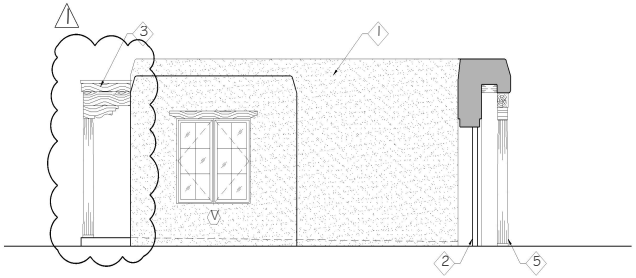
4 EAST GARAGE PROPOSED WEST ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"

KEYED NOTES: EXTERIOR ELEVATIONS

1. 3 COAT STUCCO EXISTING TO MATCH EXISTING HOUSE
2. NEW GATE
3. VIGAS WITH TRIM
4. BUTRESS
5. VIGA COLUMN
6. BANCO



5 EAST GARAGE APPROVED SOUTH ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"



6 EAST GARAGE PROPOSED SOUTH ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE:
1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

UPPER CANYON RENOVATION
1243 UPPER CANYON ROAD
SANTA FE, NEW MEXICO

MARCH 10, 2023

⚠ REVISED 3/23

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A-3.2

SET # UPPER CANYON RENOVATION-2005

Z:\2005 - Upper Canyon Renovation\Current Drawings\2005 - UCR_Base_230310.dwg, 3/13/2023 12:50:05 PM, DWG To PDF.pc3

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007231--HDRB

Project Description: 2023-007231-HDRB. 621 Garcia Street. Downtown and Eastside Historic District. Liaison Planning, agent for Parks Construction Management Services LLC, owner, proposes to construct a 3,550 sq. ft. residential structure to a height of 14'-7" where the maximum allowable is 14'-11".

Project Location(s): 621 GARCIA ST
Santa Fe, NM 87505

Contacts:

Property Owner: Parks Construction Management Services LLC JMParks78@gmail.com

Applicant: DOLORES VIGIL liaisonplanning@gmail.com
P.O. BOX 1835
SANTA FE, 87504

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:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: NA

Year of Construction:

Project Type: New Construction

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: September 12, 2023

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

Case # 2023-007231-HDRB

Address: 621 Garcia Street
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: [Height calculation]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** [Exterior finishes, Exterior lighting]

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 property at 621 Garcia Street is a vacant lot in the Downtown and Eastside Historic District. The property is located to the east of the Las Placitas Compound on a private drive and has no public visibility. The lot was created in 2022 as a result of a lot-split from the property directly to the west.

Image: Access to property from Garcia Street:



Image: Vicinity map of Property:



The applicant proposes to construct a 3,550 sq. ft. Territorial style residential structure to a height of 14'-7" where the maximum allowable is 14'-11". The design details include:

South Elevation:

1) Non-reflective sloped metal roof over a 60 sq. ft. entry portal.
2) True divided lite 2 over 4 lite on a ¾ lite entry door.
3) True divided lite 8'0" tall by 5'6" wide window dentil board.
4) 2 car garage entrance with metal overhead garage door with embossed wood grain finish and lite in the top panel and dentil board.
5) Decorative metal zaguan courtyard gate with stucco surround. Full height of the structure at 9'3" with a header and exterior lighting.
6) A 5'0" stucco yard wall around the entry.
7) A 5'0" coyote fence trash enclosure to the east of the garage.
8) Wood pedestrian gate at 3'6" tall to the east of the garage that leads to side yard and is located to the north of the trash enclosure.

West Elevation:

1) A 102 sq. ft. patio with painted wood trellis with dentil board and exposed wood beams.
2) Two two-over-four true divided lite windows, a two-over-three true divided window and two true divided lite double doors.

North Elevation:

1) A 287 sq. ft. portal with painted Territorial style wood columns, dentil board and exterior fireplace.
2) A 116 sq. ft. patio with a wood trellis with dentil board and exposed wood beams that have decorative end cuts and metal flashing at the top. Trellis will be finished to match the beams.
3) Stacked Stone 5'0" retaining wall.
4) A two-over-four true divided light window, a double two-over-four true divided lite window and a double door and triple door each with true divided lites and exterior lighting.

East Elevation:

1) Five two-over-four true divided lite windows and one double two-over-four true divided lite window.
2) Exterior stairs with Black steel handrail.

Roof:

1) Main structure roofing material will be membrane.
2) Canales will be cut in the parapets.
3) Parapet height at approximately 18".
4) Three skylights of various sizes.
5) Roof mounted mechanical equipment behind parapet.

Exterior Finishes

1) Stucco in Sto synthetic “Pecos”
2) Window and patio door cladding color will be Sierra Pacific windows “White 001.”
3) Exterior Paint color for the territorial style window trim, portal columns, dentil frieze, trellis beams, and miscellaneous trim in Sherwin Williams SW 9541 “White Snow” Semi-Gloss.
4) Garage door color in Sherwin Williams SW 9541 “White Snow” Semi-Gloss.
5) Enry walks and portal flooring to be recycled brick “Desert Mirage” blend.
6) Zaguan entry gate in “Weathered Steel”.
7) Progress lighting LED Lantern P6069-3130K9 Black.
8) Driveway in stained concrete “Buckskin”.

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.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by

wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

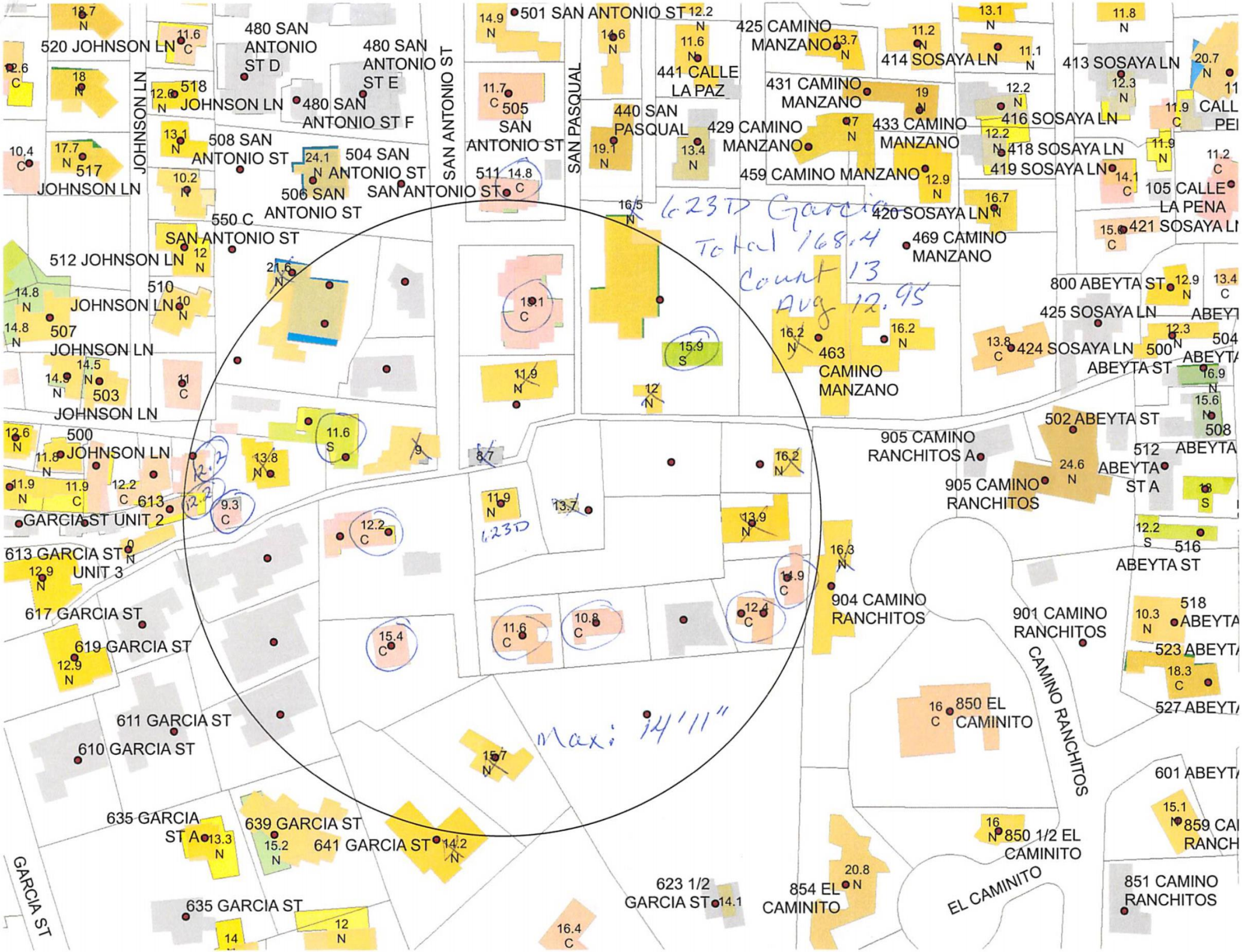
(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark

earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.



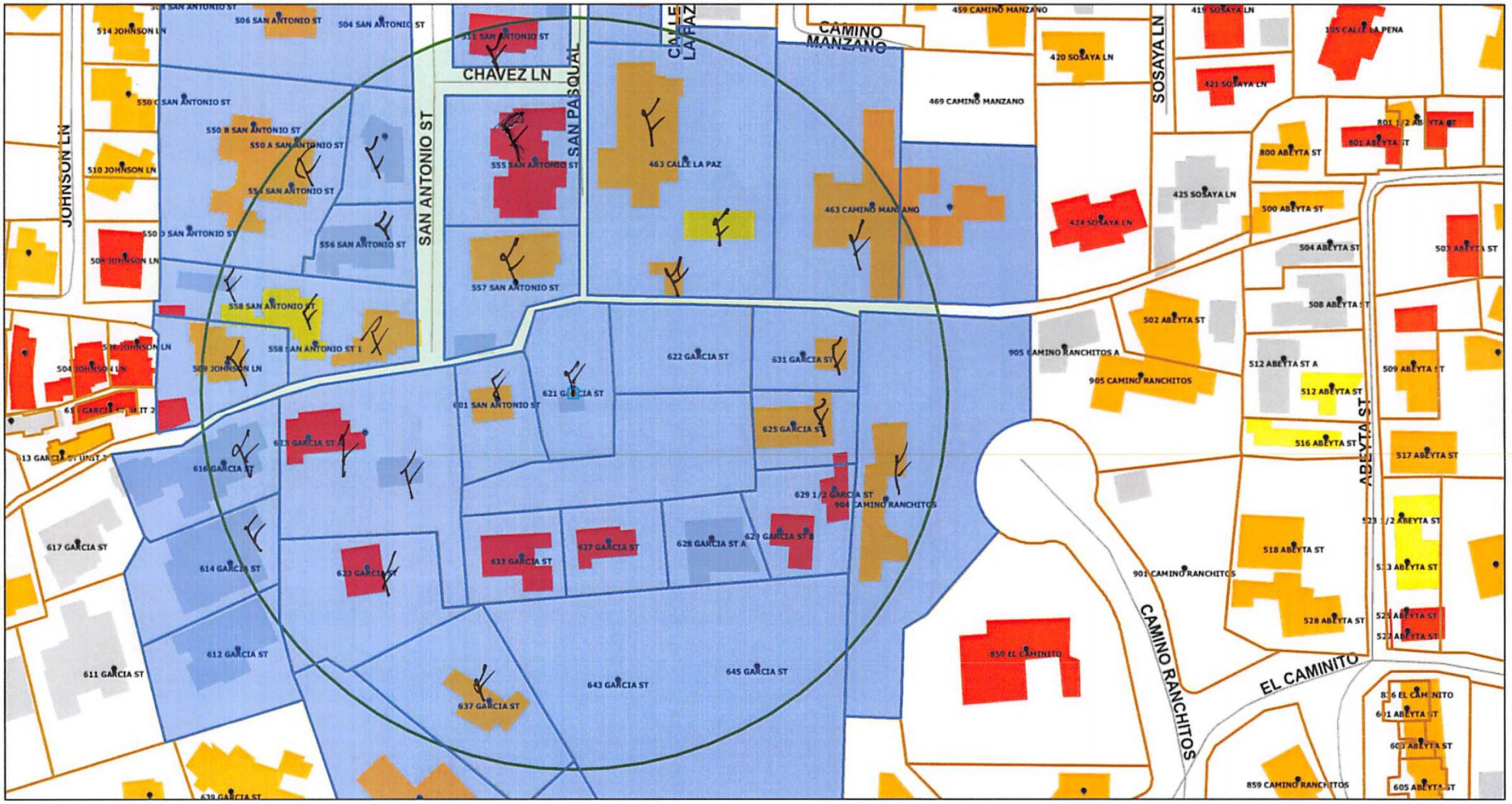
501 SAN ANTONIO ST
480 SAN ANTONIO ST D
480 SAN ANTONIO ST E
480 SAN ANTONIO ST F
520 JOHNSON LN
518 JOHNSON LN
JOHNSON LN
508 SAN ANTONIO ST
504 SAN ANTONIO ST
506 SAN ANTONIO ST
SAN ANTONIO ST
505 SAN ANTONIO ST
SAN PASQUAL
440 SAN PASQUAL
441 CALLE LA PAZ
425 CAMINO MANZANO
431 CAMINO MANZANO
429 CAMINO MANZANO
433 CAMINO MANZANO
414 SOSAYA LN
413 SOSAYA LN
416 SOSAYA LN
418 SOSAYA LN
419 SOSAYA LN
459 CAMINO MANZANO
420 SOSAYA LN
469 CAMINO MANZANO
105 CALLE LA PENA
421 SOSAYA LN
517 JOHNSON LN
550 C SAN ANTONIO ST
512 JOHNSON LN
510 JOHNSON LN
507 JOHNSON LN
503 JOHNSON LN
500 JOHNSON LN
613 GARCIA ST UNIT 2
613 GARCIA ST UNIT 3
617 GARCIA ST
619 GARCIA ST
611 GARCIA ST
610 GARCIA ST
635 GARCIA ST A
639 GARCIA ST
641 GARCIA ST
635 GARCIA ST
GARCIA ST
623 1/2 GARCIA ST
854 EL CAMINITO
850 1/2 EL CAMINITO
851 CAMINO RANCHITOS
EL CAMINITO
901 CAMINO RANCHITOS
904 CAMINO RANCHITOS
905 CAMINO RANCHITOS A
905 CAMINO RANCHITOS
502 ABEYTA ST
512 ABEYTA ST A
516 ABEYTA ST
518 ABEYTA
523 ABEYTA
527 ABEYTA
601 ABEYTA
800 ABEYTA ST
425 SOSAYA LN
424 SOSAYA LN
500 ABEYTA ST
463 CAMINO MANZANO
623D Garcia
Total 168.4
Count 13
Avg 12.95
Max: 14'11"
623D

621 Garcia Street Pitch calculation

Count
Pitches 0

0%

Web AppBuilder for ArcGIS



7/28/2023, 1:23:15 PM

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0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Santa Fe County Parcels

Historic Buildings Status

Significant

Contributing

Non-Contributing

Not Resurveyed

Roads

Parcels

Address Points

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA |

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/10/23

Property Owner of Record: PARKS CONSTRUCTION

Applicant/Agent Name: LIAISON PLANNING

Contact Person Phone Number: 505 920-6839

Site Address: 621 GARCIA STREET

Proposed Construction Description: SINGLE FAMILY RESIDENCE

TOTAL ROOF AREA:

Zoning District: R-3

Overlay: ☐ Escarpment N/A ☐ Flood Zone* ☐ Other: N/A

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans ☐ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector** N/A ☐ Visibility Triangle Required

Use of Structure: ☒ Residential ☐ Commercial Type of Use: N/A

Terrain: ☐ 30% slopes N/A

Lot Coverage: 46.6 %

Open Space Required: 1,510 ft

Setbacks:

Proposed Front: 25.90' Minimum: 20' garage

2nd Front? ____

Proposed Rear: 17.24' Minimum: 15'

Proposed Sides: L 5.43' R 5.08' Minimum: 5'

Height: Proposed ____

Maximum Height: 14' 11" or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 4 Accessible N/A

Minimum: 2

Bicycle Parking:**

Proposed: ____ Minimum: N/A

** 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.

Dolores I. Vigil [☐OWNER ☒APPLICANT ☐AGENT]

PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE _____ **DATE** 8/10/23

To Be Completed By City Staff: 2023-007216-PAR

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date __/__/__

☐ Flood Plain Approval by _____ Date __/__/__

☐ Traffic Engineering Approval by _____ Date __/__/__

Notes: _____

Zoning Approval:

☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: _____

REVIEWER: Stephanie Price **DATE:** 8/14/23

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

Revised 20 November 2020

LIAISON Planning Services Inc.
P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

August 14, 2023

City of Santa Fe
Historic Design Review Board
P.O. Box 909
Santa Fe, NM 87504-0909

LETTER OF INTENT

Re: 621 Garcia Street
Santa Fe, NM

Dear Board Members,

Please consider this letter as a formal request to approve an application for the above reference address. The property is located within the Downtown and Eastside Historic District. This request is to construct one single family residence (3,550 sf) on a vacant lot that is approximately 7,623 square feet/.175 acres. The home is designed to be Territorial Revival style with a flat roof and will be set back from Garcia Street and accessed by a private driveway easement.

South Elevation (front):
A non-reflective sloped metal roof over entry portal along with a true divided light entry door, 2 car garage entrance, Zaguan entry, 5' stucco yard wall around entry, 5' coyote fence east of the garage for trash alcove (see elevation).

West Elevation (left):
A painted wood patio trellis with dentil board, and exposed wood beams is proposed. True divided light windows and doors will be installed (see elevation).

North Elevation (rear):
A portal with a painted Territorial style wood columns, painted wood patio trellis with exposed wood beams (decorative end cuts on exposed beams), dental board and an

outdoor fireplace are proposed. Roof top mechanical equipment will be located behind parapet (shown dashed). Stacked stone retaining wall in foreground. All windows and doors are true divided light (see elevation),

East Elevation (right):
True divided light windows throughout. Outdoor stairs and handrail proposed (see elevation).

Detailed Exterior Finishes (see schedule):

- Stucco color will be Sto "Pecos".
- Typical exterior window and patio door cladding color will be Sierra Pacific Windows "White 001".
- Exterior paint color including: territorial style window trim, portal columns, portal beams, and dental frieze, trellis beams and misc trim to be Sherwin Williams SW 9541 "White Snow" semi gloss.
- Garage door color to match exterior trim.
- Concrete driveway to be stained "Buckskin".
- Entry walks and portal flooring to be recycled brick "Desert Mirage" blend.
- Zaguan entry gate to be "Weathered Steel".
- Progress Lighting P6069-3130k9 BLACK.

This application is in keeping with historic styles and appreciate your consideration. Please contact me if you have any questions or require additional information.

Sincerely,

Dolores I. Vigil

Dolores I. Vigil

Attachments: Application
Authorization Letter
Preliminary Zoning Review Worksheet
Vicinity Map
Exterior Finish Schedule
Site Plan
Floor Plan
Elevations
Photographs

August 7, 2023

City of Santa Fe Land Use Department

200 Lincoln Avenue

Santa Fe, NM 87501

Re: Letter of Authorization for 621 Garcia Street, Santa Fe NM

To Whom It May Concern:

This letter shall serve as authorization for Liaison Planning Services, Inc. to act on our behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Sincerely,



_____

Jay Parks

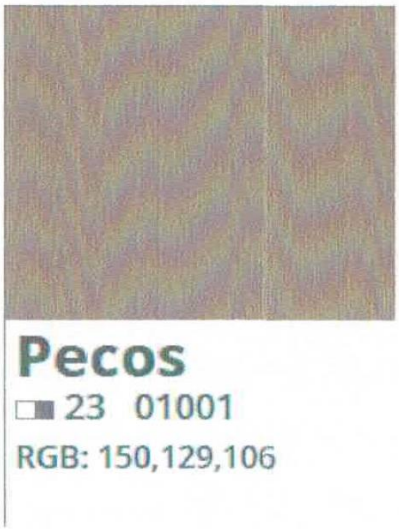


VICINITY MAP

621 Garcia Exterior Finish Schedule

Finish	Color	Notes
Exterior Stucco	Sto "Pecos"	Typical exterior stucco finish, all locations.
Window Exterior	Sierra Pacific Windows "White 001"	Typical exterior window and patio door cladding color, all locations.
Exterior Trim	Sherwin Williams SW 9541 "White Snow" semi-gloss	Typical exterior paint color including: territorial style window trim, portal columns, portal beam & dentil frieze, trellis beams, miscellaneous trim, etc. Refer to the exterior elevations for locations.
Garage Door	"White" to match exterior trim	
Concrete Stain	"Buckskin"	Concrete driveway.
Brick	Recycled used brick similar to Summit Brick "Desert Mirage" blend	Entry walks, portal flooring. See site plan and floor plan.
Exposed Steel	"Weathered Steel"	Zaguan entry gate.
Exterior Lights	Progress Lighting P6069-3130K9 "black"	Refer to the exterior elevations and floor plan for locations.

Finish Samples:



Sto "Pecos"



Sierra Pacific Windows "White"

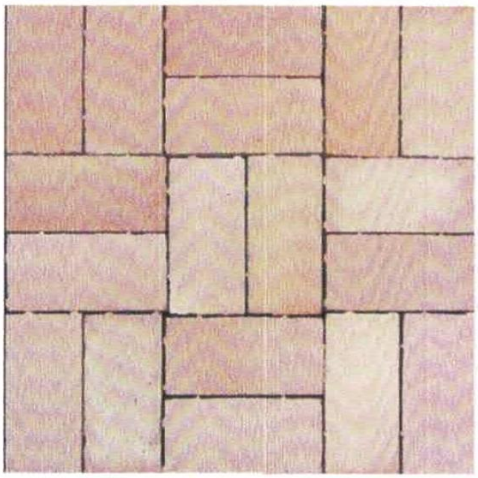
SW 9541
White Snow

⊕ Order samples

Sherwin Williams SW 9541 White Snow



Concrete Stain "Buckskin"



Brick
(Summit Brick "Desert Mirage" Blend)
Intended finish to be recycled brick of similar color profile



Weathered Steel

Description:

Arrive LED lanterns feature a die cast aluminum, powder coated frame and heavily textured glass. One light large wall lantern. 90+ CRI, 3000K, 1,211 lumens 71.2 lumens/watt per module (source). Energy Star.

Specifications:

- Black (-31) (painted)
- Die Cast Aluminum Construction
- Clear Seeded glass panels
- LED Module is replaceable (part # 93053641)
- Die cast aluminum, powder coated frame.
- Heavily textured glass.
- 90+ CRI, 3000K, 1,211 lumens, Energy Star
- Meets California Title 24 high efficacy requirements for outdoor use only
- 1,211 lumens 71.2 lumens/watt per module (source)
- 3000K color temperature, 90+ CRI.
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- ENERGY STAR® qualified
- Meets California Title 24 high efficacy requirements for outdoor use only

P6069-3130K9

Images:

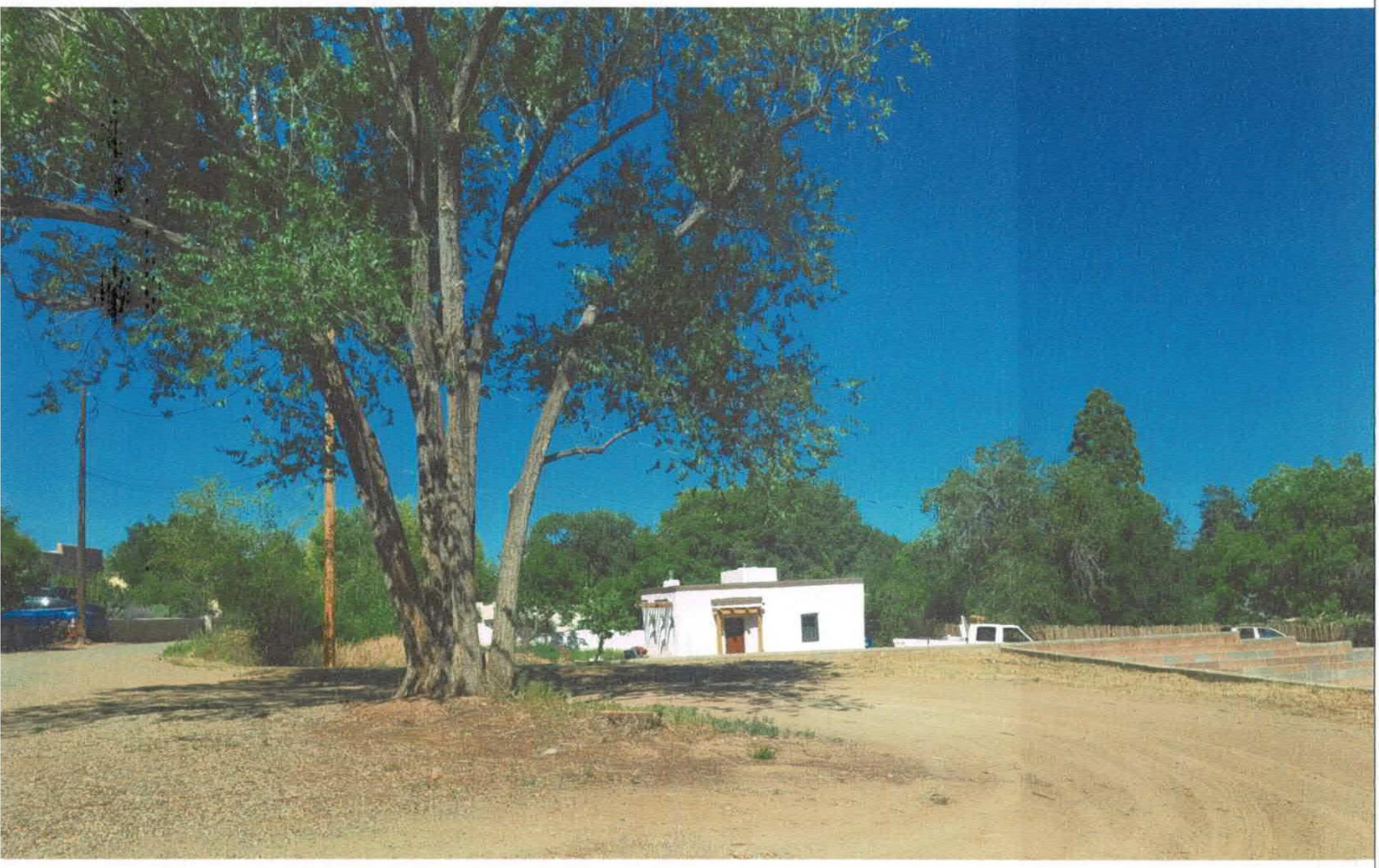


Progress Lighting Exterior Light Fixture

Width:	9”
Depth:	10.25”
Height:	13”
Lumens:	1211 at source, 738 delivered
Color:	3,000 K



FACING NORTH WEST



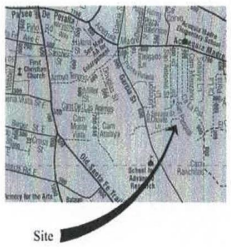
FACING WEST



FACING SOUTH

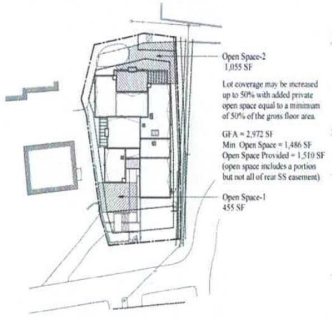


NORTH EAST



Vicinity Map

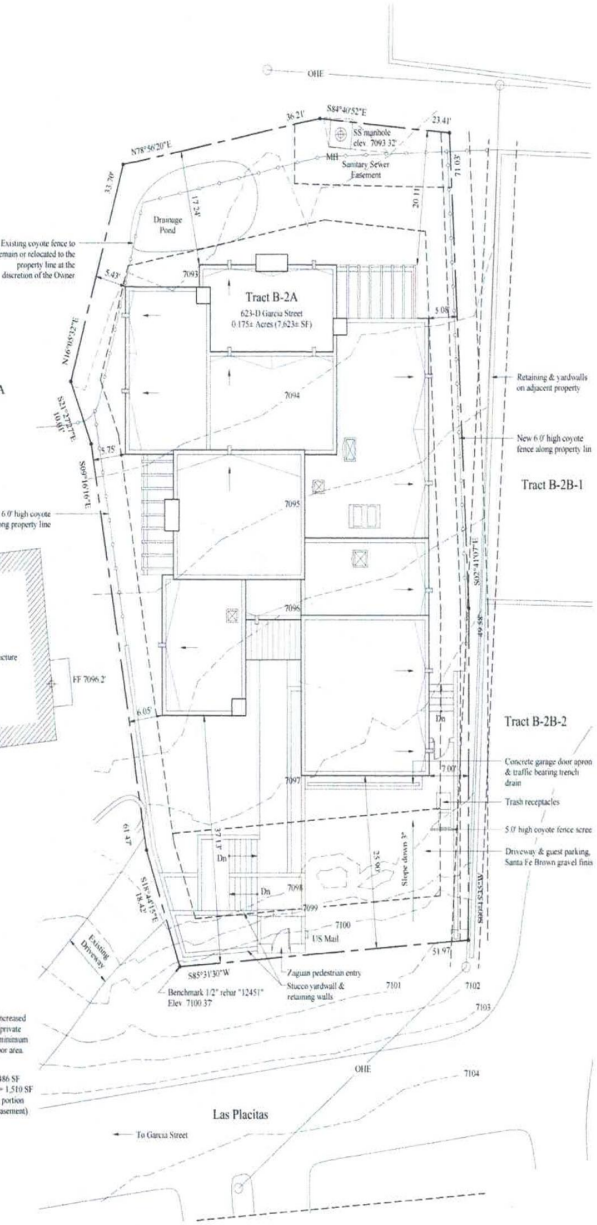
North



Open Space Calculations

Scale 1" = 40'-0"

True North

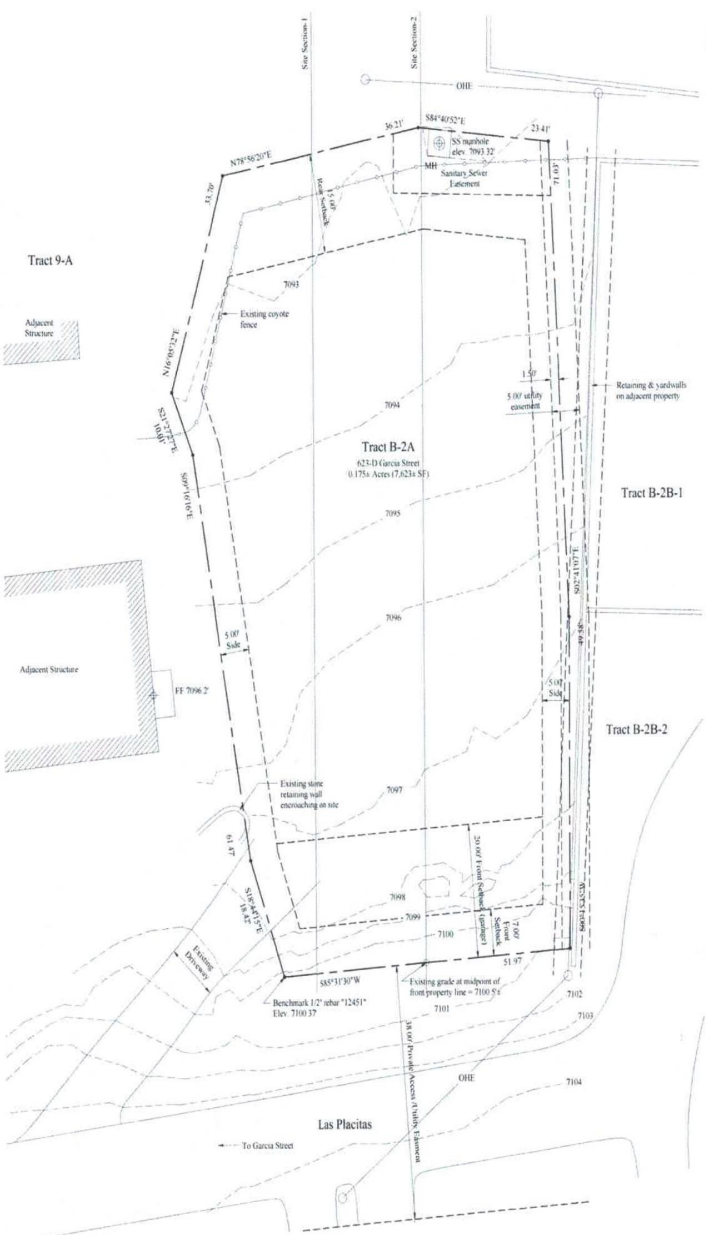


Proposed Site Plan

Scale 1" = 10'-0"

True North

0' 10' 20'



Existing Site Plan

Scale 1" = 10'-0"

True North

0' 10' 20'

City of Santa Fe Chapter 14 Land Development Code	
Owner	Jay Parks (Paul & Gladding Markunas)
Address	621 Garcia Street, Santa Fe NM 87505
UPC	1-054-098-520-355
Tax Parcel	9100 09166
Legal	Tract B-2A w/i portion of Lot 36, Block 84-A, S25, T17N, R9E
Zoning	R-3
Flood Plain	Not Applicable
Archeological	River & Trails Archeological Review District
Escarpment	Escarpment Overlay District Not Applicable
Mountain	Mountain Terrain Ordinance Not Applicable
Historic	Downtown & Eastside Historic District
Nat'l Historic District	Not applicable (outside of Santa Fe, Don Gaspar & Camino del Monte Sol national historic boundaries)

Density	3 dwelling units per acre
Min. Lot Size	4,000 SF minimum, 2,000 SF with common open space
Existing Lot Size	0.175± acres (7,623± SF)
Max. Height	24' maximum height for residential structures, 14' within 10' of side or rear property line (unless superseded by historic district)
Max. Ht. (Historic)	Building: 14'-11" (COSF Historic Preservation District determination) Yard walls: 6'-0" (Chapter 14 Land Development Code 14-8.5)
Existing Height	N/A
Setbacks (minimum yard requirements)	Front: 7' (20' for front facing garage) Side: 5' (see height restriction for structure w/i 10' of property line) Rear: 15' or 20% of average lot depth, whichever is less Confirm if subdivision has restrictions
Maximum Lot Coverage:	40% maximum, 50% maximum if private open space is provided. (Lot coverage is the total area of structures on a lot (and including driveways, private road easements, common open space, fire access roads, etc.).

Existing Lot Coverage:	Not Applicable – vacant lot
Proposed Lot Coverage:	46.6%
Open Space	No minimum open space required for single family residence except as provided by setbacks. Open space required to increase lot coverage per 14-7.5: Provide a minimum of 50% of total gross floor area (including 2nd floor). Minimum dimension of 12' (and not less than 4' / 40 SF for balconies. Portals, porches, roof decks, and balconies can contribute to the amount required.

Proposed Floor Areas:

1st Floor Heated:	2,348 SF
Non-heated:	624 SF
Portals/Trellis:	578 SF
Gross Floor Area:	2,972 SF
Total Roofed:	3,550 SF

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C1 Project Information, Site Plans
C2 Site Sections, Site Details
A1 Proposed Floor Plan
A2 Proposed Exterior Elevations
A3 Proposed Exterior Elevations, Roof Plan

Issued for City of Santa Fe Historic Preservation District Review.
NOT for permit or construction.

Dolores I. Vigil
Liaison Planning Services Inc.
P.O. Box 1835
Santa Fe NM 87504
(505) 920-6839
liaisonplanning@gmail.com

Liaison Planning Services INC.

Parks

Construction Management Services, LLC
12231 Academy Road NE
Suites #301-321
Albuquerque, NM 87111
(505) 991-1574

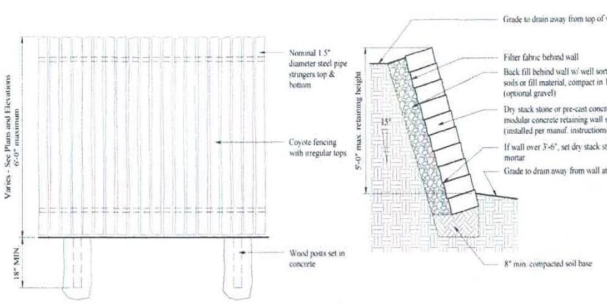
New Single Family Residence

621 Garcia Street
Santa Fe, New Mexico

Existing & Proposed Site Plans
Project Information

8/1/23

C-1

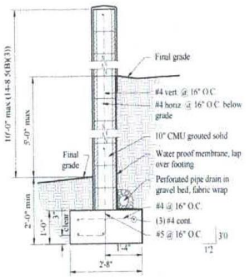


04 Typical Coyote Fence

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

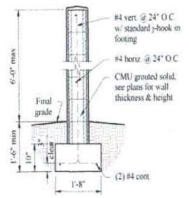
03 Dry Stack Retaining Wall

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



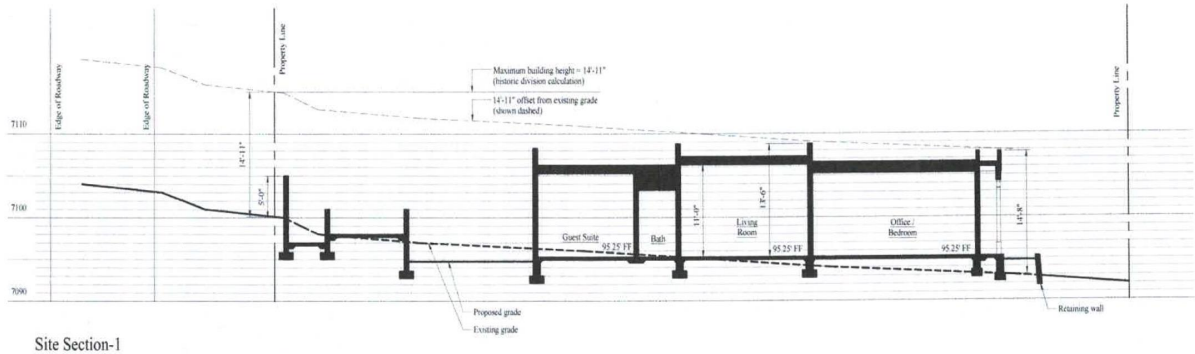
02 Yard Wall Retaining Over 2'-8"

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



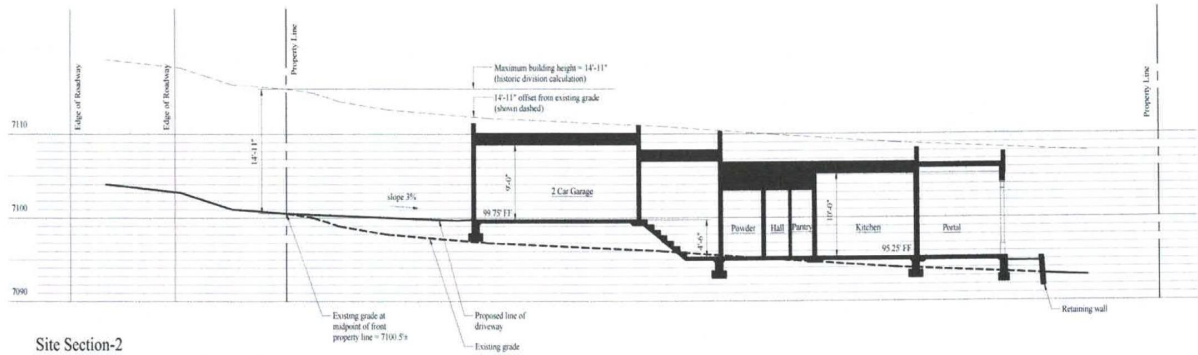
01 Typical Yard Wall

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



Site Section-1

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



Site Section-2

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

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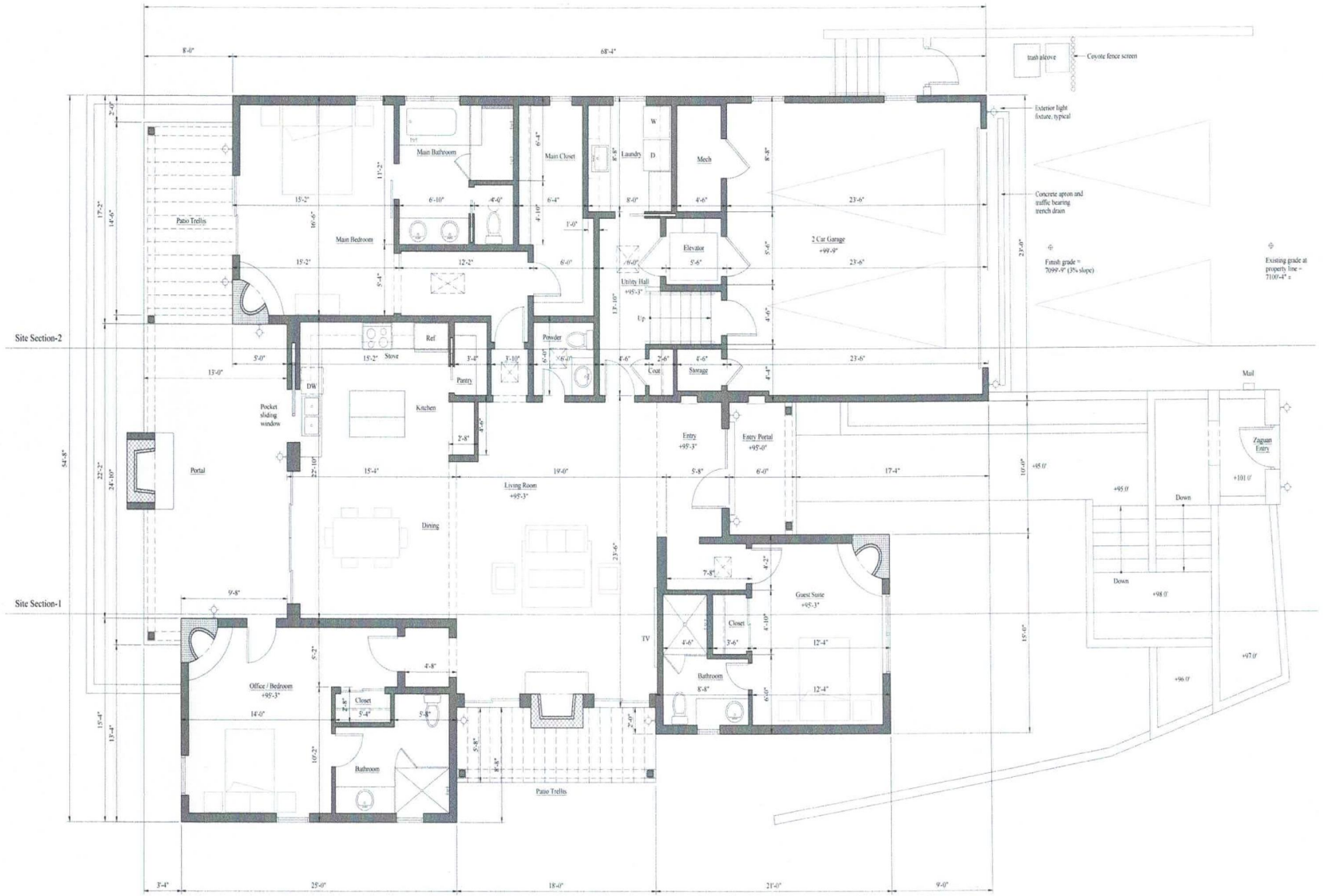
Site Sections

8/1/23

C-2



Proposed Floor Plan

Scale 1/4" = 1'-0"

Plan North

Floor Areas	
1st Floor Heated	2,348 SF
Non-heated	624 SF
Portals/Trellis	578 SF
Gross Floor Area	2,348 SF
Total Roofed	3,550 SF

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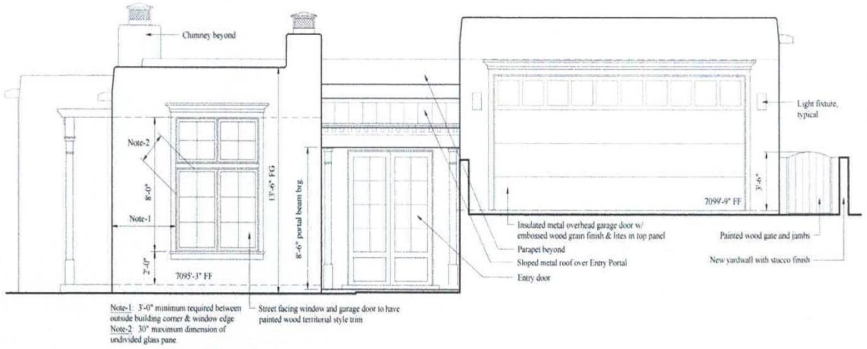
Floor Plan

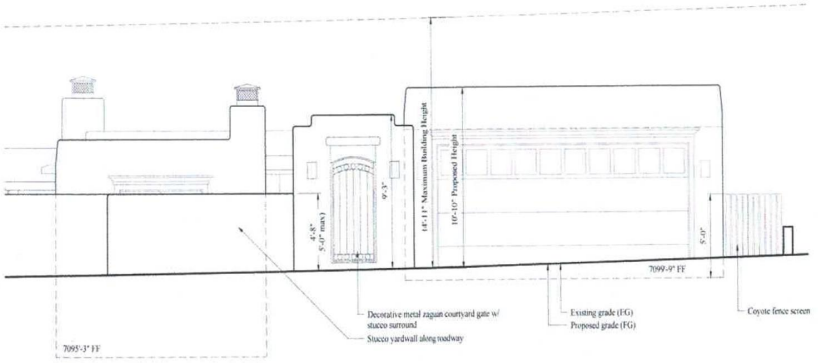
8/1/23

A-1



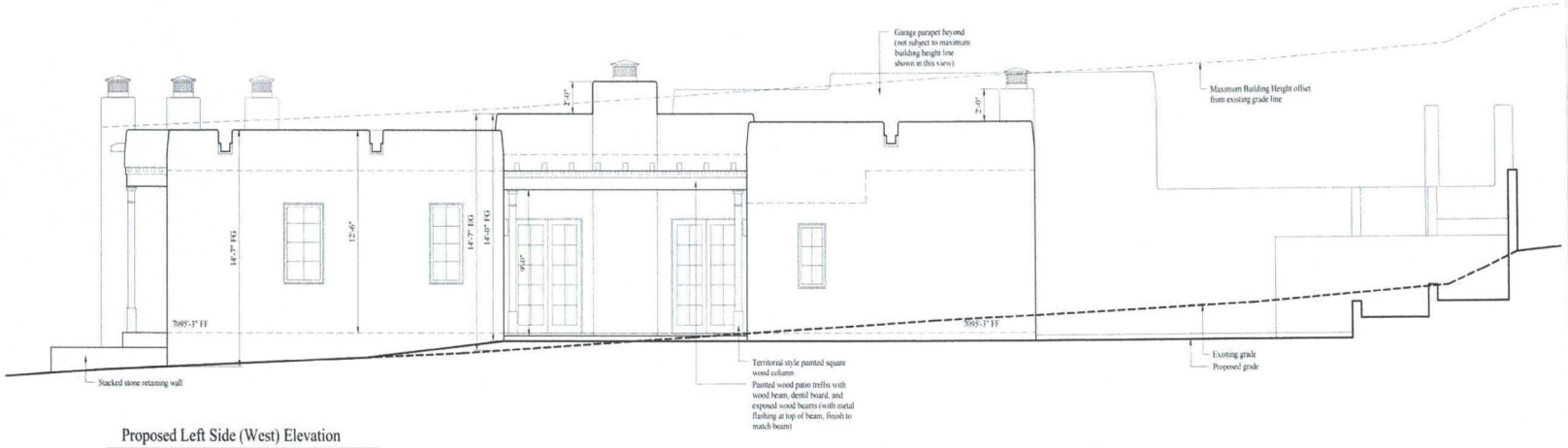
Proposed South Elevation

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



Proposed Streetscape (South) Elevation

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



Proposed Left Side (West) Elevation

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

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Exterior Elevations

8/1/23

A-2

General Roofing Notes

1. Specified Membrane Roofing: Granule surfaced modified bitumen (cold applied) SBS modified base with glass reinforced mat over manufacturer supplied base sheet. GAF "Liberty" SBS or equal ("Bru" roofing)
Warranty: 20 years manufacturer warranty
(Refer to framing plans and wall sections for roof structure and substrate.)

2. Provide continuous radiant barrier beneath roofing membrane, installed per manufacturer's instructions for type of radiant barrier and roofing system.

3. Specified Metal Roofing: Sloped roofing material to be pre-finished metal ribbed roofing panels ("pro panel"). Contractor to provide physical samples of roofing materials and warranty information for approval by Owner prior to ordering materials and commencement of work.

4. Metal roofing to be installed over continuous 30# roofing felt or a self-adhering modified bitumen roofing underlayment temperature rated for roof installations. The installation, including lap joints, per manufacturer's instructions. Provide double layer of roofing membrane in critical drainage areas such as valleys. Continuous radiant barrier beneath roofing membrane, installed per manufacturer's instructions for type of radiant barrier and roofing system.

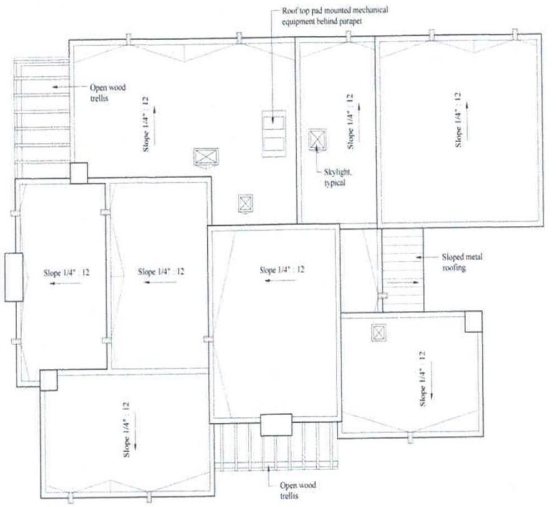
5. Provide pre-finished metal flashing provided by the metal roofing panel supplier / manufacturer at all typical locations - ridge, valley, gable ends, low eaves, roof transitions, soffits, and flashing locations for roof penetrations.

6. New Metal Roofing Color: Color to be selected by Owner from Contractor provided samples / product literature.

7. Coordinate all roofing penetrations (chimneys, skylights, plumbing vent pipes, etc.) with roof framing and roofing system. Flash all penetrations accordingly.

8. Contractor to provide manufacturer's literature, installation instructions, and warranty information to Owner/Designer for all major roofing systems for approval prior to roofing installation.

9. All roofing canales to be open fall to ground with ground mounted splash basins. Owner has option to install rain collection barrels.



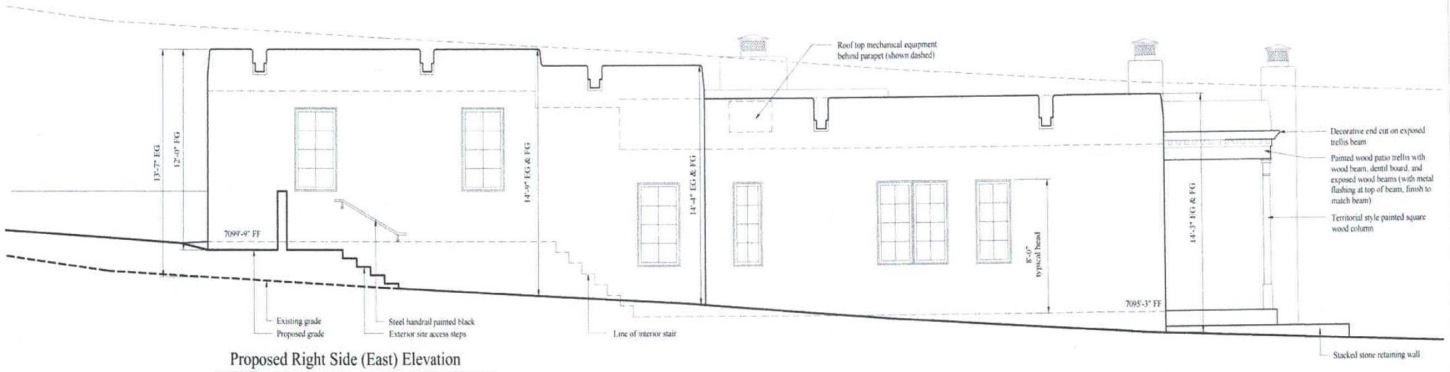
Roof Plan

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



Proposed Rear (North) Elevation

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



Proposed Right Side (East) Elevation

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

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Exterior Elevations

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