City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JANUARY 09, 2024
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.

1. **ROLL CALL**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES:**

   a. December 12, 2023

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

   a. 2023-006847-HDRB. 201 Montezuma Ave. (June 13, 2023)

   b. 2023-007020-HDRB. 425 Apodaca Hill (July 13, 2023)

   c. 2023-007073-HDRB. 220 Rodriquez St. (August 8, 2023)

   d. 2023-007314-HDRB. 918-D Acequia Madre (November 14, 2023)

   e. 2023-007399-HDRB. 1A Camino Pequeno (November 14, 2023)

   f. 2023-007468-HDRB. 826 Camino del Poniente (November 14, 2023)

   g. 2023-007402-HDRB. 912 Old Santa Fe Trl. (November 14, 2023)

   h. 2023-007432-HDRB. 771 W. Manhattan Ave. (November 14, 2023)

   i. 2023-007474-HDRB. 412 Camino Cabra (November 14, 2023)

   j. 2023-007360-HDRB. 1666 ½ Cerro Gordo Rd. (November 14, 2023)

   k. 2023-007428-HDRB. 600 Old Santa Fe Trl. (November 14, 2023)

l. 2023-007552-HDRB. 50 Mt. Carmel Rd. (Fatima Building) (November 28, 2023)

m. 2023-007411-HDRB. 135 Grant Ave. (November 28, 2023)

n. 2023-007489-HDRB. Cerro Gordo Rd. (December 12, 2023)

o. 2023-007576-HDRB. 303 Paseo de Peralta (December 12, 2023)

p. 2023-007578-HDRB. 812 Gildersleeve St. (December 12, 2023)

q. 2023-007604-HDRB. 367 Hillside Ave. (December 12, 2023)

r. 2023-007490-HDRB. 1120 E. Alameda St. (December 12, 2023)

s. 2023-007605-HDRB. 723 Old Santa Fe Trl. (December 12, 2023)

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

7. OLD BUSINESS

a. 2023-007525-HDRB. 913 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Jay Morton of the Morton Phillips Trust, owner, requests reconsideration of contributing historic status with primary façade designation. (Paul Duran)

8. NEW BUSINESS

a. 2023-007592-HDRB. 128 S. Capitol St. – Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico

General Services Division, request demolition of the motor pool and garage buildings. (Heather Lamboy, hllamboy@santafenm.gov) **POSTPONED**

b. 2023-007593-HDRB. 130 S. Capitol St. Downtown and Eastside Historic District. Contributing. Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects.(Heather Lamboy) **POSTPONED**

c. 2023-007595-HDRB. 402 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy) **POSTPONED**

d. 2023-007596-HDRB. 406 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy) **POSTPONED**

e. 2023-007597-HDRB. 410 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status

and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy) **POSTPONED**

f. 2023-007598-HDRB. 414 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing. Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy) **POSTPONED**

g. 2023-007222-HDRB. 123 & 135 Grant Ave. Downtown and Eastside Historic District. Non-contributing. JenkinsGavin, agent for the Georgia O'Keeffe Museum, owner, requests approval for a 56,000 sq. ft. museum building. An exception to 14-5.2(E) Downtown and Eastside Design Standards and 14-5.2(D)(1)(a)&(b) proposed alteration or new construction will cause an adjacent structure to lose significant status, and section 14-5.2 (D)(9)(e)&(f) scale and floor stepbacks. (Paul Duran, paduran@santafenm.gov)

h. 2023-007676-HDRB. 410 Camino Cabra. Downtown and Eastside Historic District. Non-Contributing. Gayla Bechtol Architect, agent for Stephanie Fine, owner, requests a historic status review with primary facade(s) designation for a residential structure. (Lani McCulley, LJMcCulley@santafenm.gov)

i. 2023-007675-HDRB. 918-D Acequia Madre. Downtown and Eastside Historic District. Richard Martinez, agent for Chris Richter and Todd Davis, owners, requests addition of 2,557 sq. ft. addition on a contributing property. An exception is requested to Section 14-5.2(D)(2)(d) exceed 50% of the existing dimension of the primary facade and exceeding 50% of the original footprint. (Ramón J. Sarason, rjsarason@santafenm.gov) **POSTPONED Per Applicant Request**

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, January 23, 2024

12. ADJOURN

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

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HISTORIC DISTRICTS REVIEW BOARD
DECEMBER 12, 2023

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Adjournment	8:33 pm	27

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
DECEMBER 12, 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)

STAFF PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Paul Duran, Senior Planner
Lani McCulley, Senior Planner
Ramon Sarason, Senior Planner

OTHERS PRESENT
Melissa Byers, Stenographer

NOTE: **The Board packet for all agenda items is 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 Bienvenue moved, seconded by Member Guida, to approve the agenda as published.

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. November 28, 2023

MOTION: Member Biedscheid moved, seconded by Member Valdo, to approve the minutes of November 28, 2023

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-007231-HDRB. 624 Garcia St. (September 12, 2023)
2. 2023-007315-HDRB. 551 Canyon Rd. (September 26, 2023)
3. 2023-007286-HDRB. 1150 Cristo Rey St. (September 26, 2023)
4. 2023-007313-HDRB. 802 Don Cubero Ave. (September 26, 2023)
5. 2023-007285-HDRB. 815 E. Palace Ave. # 30 (October 24, 2023)
6. 2023-006965-HDRB. 847 E. Palace Ave. (October 24, 2023)
7. 2023-007358-HDRB. 1062 Camino San Acacio (October 24, 2023)
8. 2023-007357-HDRB. 616 ½ R Galisteo St. (October 24, 2023)
9. 2023-007400-HDRB. 120 Martinez St. (October 24, 2023)
10. 2023-007361-HDRB. 514 Camino Cabra (October 24, 2023)
11. 2023-007362-HDRB. 1150 Cristo Rey St. (October 24, 2023)

MOTION: Member Guida moved, seconded by Member Biedscheid to approve the Findings of Fact and Conclusions of Law for September 12, 2023.

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

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to approve the Findings of Fact and Conclusions of Law for September 26, 2023.

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

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to approve the Findings of Fact and Conclusions of Law for October 24, 2023.

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

E. MATTERS FROM THE PUBLIC

Richard Martinez said two of his cases, one on Garcia Street and one on Acequia Madre have been postponed to January 23, 2024. This is a problem as he met the submittal deadlines for them to be heard sooner. Last February there was a public discussion regarding delays. He appreciates staff but reiterated that the Board and the staff need to be expanded to deal with this backlog, which has been going on for at least a year.

Mr. Martinez also brought up that at the last meeting, his case (Acequia Madre) was denied (2 to 1). The Board voted against the recommendations of the historian John Murphy without adequate discussion. He asked for reconsideration of that decision.

Attorney Ruybalid said a motion to reconsider would only be allowed if Member Mather or Member Valdo want to make a motion to reconsider and that would have to be voted on by the entire Board. Hearing the actual case would need to be set on a future agenda.

MOTION: Member Mather moved, seconded by Member Valdo to reconsider the case on Acequia Madre that was previously denied by the Board.

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.

Stefanie Beninato provided a handout to the Board which read into the record regarding voting by the Board.

F. STAFF COMMUNICATIONS

Ms. Lamboy provided a handout to the Board regarding administrative approvals.

She also said the Historic Santa Fe Foundation has been working with staff on a grant request for $226,000. The purpose of the grant request is to provide technical assistance so that longtime and disadvantaged residents in the historic districts that don't have the financial resources for architectural drawings and possibly those that would qualify for assistance from Habitat for Humanity could get financial assistance.

She also provided the Board with update on 604 Galisteo,

G. OLD BUSINESS

None

H. NEW BUSINESS

Chair Rios explained the appeal process. She also asked that public comments be limited to two minutes.

1. **2023-007592-HDRB. 128 S. Capitol St.** – Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the motor pool and garage buildings. (Heather Lamboy)

   POSTPONED TO JANUARY 9, 2024

2. **2023-007593-HDRB. 130 S. Capitol St.** Downtown and Eastside Historic District. Contributing. Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building. (Heather Lamboy)

   POSTPONED TO JANUARY 9, 2024

3. **2023-007595-HDRB. 402 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. (Heather Lamboy)

POSTPONED TO JANUARY 9, 2024

4. **2023-007596-HDRB. 406 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. (Heather Lamboy)

POSTPONED TO JANUARY 9, 2024

5. **2023-007597-HDRB. 410 Don Gaspar Ave.** Downtown and Eastside Historic District. Contributing (office and garage buildings). Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage. (Heather Lamboy)

POSTPONED TO JANUARY

6. 2023-007598-HDRB. 414 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing. Lisa Gavioli, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). (Heather Lamboy)

POSTPONED TO JANUARY 9, 2024

7. **2023-007489-HDRB. 1369 Cerro Gordo Rd.** Downtown and Eastside Historic District. Non-Contributing. Patrick McDowell, agent for J. Midyette, owner, proposes to alter a previous approval by constructing a 140 sq. ft. addition to a height of 12'-0" where the maximum allowable height is 14'-7" on an accessory structure. (Lani McCulley)

Member Bienvenu recused himself from this case.

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 historic inventory form for the property.

The shop and carport structure are not mentioned in previous cases though photos show them in their early 2023 layout. Given the amount of work done on the property since 2016. Staff determined that the property continues to be a non-contributing property and is not in need of a status review.

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 appears to be historic. The applicant believes that the carport was added sometime in the late 1970s. It is constructed out of scrap materials including boards, latillas, concrete, and old clay tiles salvaged from other properties.

Most recently, under case 2023-007140-HDRB the HDRB approved exterior alterations to the shop with carport structure including installing a foundation and converting the carport to a garage, repairing and cleaning windows on the south and north elevations, installing a viga topped portal roof at the center door of the original portion of the structure, and installing double doors at the shop building on the north end of the structure.

Now the applicant requests to alter the previous approval by constructing a 140 sq. ft. addition to a height of 12’0” where the maximum allowable height is 14’7” on the west façade of the historic addition on the north side of the shop with carport structure.

STAFF RECOMMENDATION

Staff recommends approval of the 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. Staff recommends approval of the 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.

APPLICANT PRESENTATION

Patrick McDowell, 28 Arroyo Hondo Trail, Santa Fe, was sworn. He did not have anything to add.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said the project should be approved. She also said the Board should status the property as non-contributing, if that is what it is.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007489-HDRB. 1369 Cerro Gordo Rd., Member Guida moved to approve the case, as submitted and in agreement with staff's recommendation. The motion was seconded by Member Aguilar Medrano

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=OGjjpwPGFpA (24:34 – 32:30)

8. **2023-007576-HDRB. 303 Paseo de Peralta.** Downtown and Eastside Historic District. Non-contributing. Lloyd and Associates Architects, agent for Mountain Spirit, owner, requests approval for the removal of an exterior stairwell and yard wall to be replaced with an approximate 100 sq. ft. enclosed storage space with parapet. (Paul Duran)

BACKGROUND & SUMMARY

303 Paseo de Peralta is a commercial building listed as non-contributing to the Downtown and Eastside Historic District. The 3,403 square-foot main structure was built in 1986 on a 0.19-acre lot. The structure resides on the northern end of the intersection of Paseo de Peralta, Rosario Blvd., Griffin St., and east of Rio Grande Ave. The structure is a two-story structure built in a modern recent Santa Fe style as can be observed by the high rounded parapets and cementitious stucco.

A previous administrative approval was granted in 2022 for Case No. 2022-006069-ADMIN, for the replacement of mulled wood metal clad casement windows with simulated divided lite windows.

Now, the applicant proposes the following exterior alterations:

1) Removal of the existing exterior stairs and modification of the exterior wall and parapet to create a small storage room inside the building. The existing stairs are composed of a rusted steel structure with concrete pans that are dilapidated to the point of being a safety hazard and are

currently unusable to the public. This area of the building is also creating an issue of moisture intrusion that multiple contractors have been unable to repair.

2) Remove the angled yard wall/parapet that forms the guardrail for the south side of the exterior stairs as well as the exterior stairs themselves and create a small utility closet in the area where the stairs were. By code the second floor of this space only requires one exit, presently the second floor has two exits as another exit exists on the north side of the building.
3) The new storage space would include a parapet that would complete the rectangle that that is currently void space with the stair and angled line of the parapet.
4) Several bollards will be added to the property to protect the building.
5) Addition of metal downspouts to the existing canals.
6) In-filling some sections of grade with concrete paving to mitigate on-going moisture issues on the property.

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.

Member Aguilar Medrano asked about the color of the stucco.

Mr. Duran said it would be different than what is currently there.

APPLICANT PRESENTATION

Sheb Mirando, 1301 Declovina Street, Santa Fe, was sworn. He described the color of the stucco. In terms of the stairs, he clarified that halfway through construction the owner realized he wanted to modify the application that's what has triggered the appearance before the Board. He added that this is a medical office that needs storage.

Member Bienvenu commented that this building has always stood out as being inappropriate for its surroundings and it is in a relatively prominent location. He said the improvements are just that, improvements.

PUBLIC HEARING

No public comments

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007576-HDRB, 303 Paseo de Peralta, Member Bienvenu moved to approve the application as submitted, consistent with staff's recommendation. The motion was seconded by Member Biedscheid.

Member Aguilar Medrano asked for a friendly amendment to the motion that the applicant submit the color of the stucco to staff, for staff's approval.

Members Bienvenu and Biedscheid accepted the friendly amendment.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=OGjjpwPGFpA (32:30 – 48:48)

9. **2023-007578-HDRB. 812 Gildersleeve.** Don Gaspar Area Historic District. Greg Reid, agent for Terrance Duncan, owner, requests an 85 sq. ft. addition on the south elevation, conversion of garage to heated living space, a second-story balcony on the west elevation, window replacement, and associated renovation treatments. (Ramón J. Sarason)

BACKGROUND & SUMMARY

812 Gildersleeve St. is a single-family residence listed as contributing to the Don Gaspar Area Historic District. Erected around 1937, the Alice and Dale Bullock House is located on the west side of Gildersleeve Street in the Don Gaspar Area Historic District. The house, constructed of hollow clay tile, presents a modest Pueblo Revival appearance, with its façade and part of its south elevation the most characteristic of the style. The remaining elevations show lesser attention to design. The house is unique in the district for its partially excavated two-car garage, tucked below the ground floor at the rear of the home.

In case #2023-6854-HDRB heard before the Historic Districts Review Board on June 13, 2023, the board confirmed the status as contributing and designated the primary elevations as: east street-facing façade (F.1), and a portion of the south façade (F.2), excluding the wrought iron security grilles on these primary façades, and designating the east, street-facing yard wall as contributing.

Now, the applicant proposes the following exterior alterations:

1) All existing wood windows will be repaired as needed. They will be refinished with a similar semi-solid dark brown stain. Other exterior wood elements will be repaired and stained to match windows.
2) Recreating the damaged and missing wood window surround and shutters at the front bedroom window.
3) All exterior walls will be repaired and finish with a cementious stucco (Buckskin from El Rey).
4) A new wood gate will be installed on the existing gate jambs at the front yard wall. This gate will replicate the design of the woodfront window shutters, and match the stain color of the windows.
5) Adding an 85 square feet kitchen addition in place of the existing back door and concrete bridge and steps. This addition will extend down to the basement level, replacing the current railroad tie retaining wall to create a more contained service entrance to the downstairs Laundry room.
6) Repair a pair of double hung windows with French Doors leading to a stone walled, wood decked patio facing south.
7) Convert the lower level garage to a new Den with a pair of French Doors leading out to a flagstone patio.
8) Replace the shingle eyebrow roof overhang above the garage doors with new wood balcony and railing off the Primary Bedroom.
9) The North elevation, remove one small window, and moving another window to create a balance arrangement along that facade.
10) The back bathroom will be removed as part of the Kitchen remodel. A new bathroom will be built in the basement to create a Guest suite. A window well in that guestroom will be extended down in order to meet current egress requirements for bedrooms.

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(H) Don Gaspar Area Historic Design Standards. The Staff does not find that an exception is necessary for these renovations since no historic materials will be removed from primary façades; the work on the primary façades are repairs, not replacement; and the only addition to the footprint of the house will be on a non-primary façade and more than 10 feet from a primary façade.

APPLICANT PRESENTATION

Greg Reid, 535 Cerrillos Road, Santa Fe, was sworn. He did not have anything to add.

Chair Rios commented that this has been vacant for quite some time.

Mr. Reid said no one has lived in it for decades.

PUBLIC HEARING

No public comment

BOARD DISCUSSION/ACTION:

Member Aguilar Medrano asked about the trim details around the French doors.

Mr. Reid said the trim around the bedroom door on the second floor is supposed to mimic the pediment that's around window on the front façade.

MOTION: In Case 2023-007578-HDRB, 812 Gildersleeve Member Guida moved to approve the project as submitted. The motion was seconded by Member Aguilar Medrano.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=OGjjpwPGFpA (48:48 – 57:24)

10. **2023-007604-HDRB. 367 Hillside Ave.** Downtown and Eastside Historic District. Contributing. Christopher Purvis, agent for David Gardner, owner, requests approval for an exterior remodel including a new roof, doors, windows, stucco and paint. (Paul Duran)

BACKGROUND & SUMMARY

367 Hillside Avenue is a single-family residence listed as contributing to the Downtown and Eastside Historic District with the south and west facades designated as primary. The 1,432 square-foot structure was built in 1860 on a 0.35-acre lot. The original structure was a two bedroom quintessential Spanish Pueblo vernacular architectural design which comprised of adobe construction material, viga beams, recessed windows, and a flat roof. The property has had some additions including a stand-alone garage built in 1978.

In 2018, 367 Hillside Avenue went before the HDRB for status review with primary façade(s) designation in Case No. H-18-039A. The structure received a contributing

status with the south and the west designated as primary except the windows and doors.

In 2019, an administrative approval was given in Case No. 2019-001012-ADMIN, for the new construction of a 3’ coyote fence, a 6’ by 6’ deep trash enclosure with 3’ high coyote fence enclosure, and a gate to match the design to enclose the trash area.

Now, the applicant proposes the following exterior alterations:

1) Replace the non-compliant aluminum sash with barn sash style casement windows to be aluminum clad dark brown as indicated on the plans (painted wood) and rebuild the doors that will require it in a matching style.
2) We also request minor changes to the Structure related to the stabilization of the rear (North) wall keeping the footprint and opening location but rebuilding the caved in adobe wall with CMU.
3) Re-roof the structure with Modified Bitumen Roofing adding approximately 6” of insulation to the roof to improve livability and to cure the roof drainage issues this will mean that we need to add approximately 6 inches to the existing parapet the maximum height will be 12’-0”.
4) Re-stucco the structure matching the current color El Rey Cementitious Adobe (adding 2” of rigid board insulation under the new stucco).
5) Remove the aluminum sunshade on the West elevation.
6) The current home is 1700 Square feet divided into 3 units. The applicant proposes lowering the floor of the rear unit 12” to make it habitable (7’6” ceilings) and incorporating the “shop/studio” on the southeast side into other apartment. All new windows shall be brown clad insulated TDL casements. New or rebuilt exterior doors shall be simple 4panel and or TDL glass pine painted Azure Tide (blue).

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 commented that this building has a distinct stucco pattern. She asked if the applicant was going to keep that or change it.

Mr. Duran said he needs to discuss that with the applicant. He would recommend that it keeps in line with what’s there.

Member Aguilar Medrano talked about rigid insulation under the stucco. Ms. Piccarello thought it was something that shouldn't be done.

Ms. Lamboy said she was not aware of rigid insulation under the stucco not being allowed. If it's cementitious, then cementitious should remain, especially in an historic district.

Member Biedscheid confirmed with Mr. Duran that the window replacement would be brown aluminum clad.

APPLICANT PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, was sworn. He said they are planning on keeping the stucco pattern. In reference to the rigid board, if the rigid board is nailed on to the lower cement, it takes on that character. Spray can't be used on that because that seals the adobe. So, it's trying to add insulation without making a waterproofing problem for the old adobes.

Chair Rios confirmed with the applicant that the coyote fencing is going to remain.

Member Bienvenu said this is another nice sensitive remodel. He asked if the utility pipes would be hidden.

Mr. Purvis said he was going to make every effort to do that.

PUBLIC HEARING

Raymond M. Herrera, 379 Hillside Avenue, Santa Fe, was sworn. He said this used to be his in-laws' house. He likes the changes that are being proposed.

Ms. Beninato, previously sworn, said she thinks the design is fine. She's concerned about the HVAC and whether it's going to be screened.

Ms. Lamboy pointed out that the rough texture of the stucco wasn't mentioned in the letter. She requested that the Board make that a condition of approval just so that it's clear that once it comes in, that's required

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007604-HDRB, 367 Hillside Ave., Member Aguilar Medrano moved to approve the project as submitted with the condition

that that the existing stucco texture and pattern is matched with the new stucco. The motion was seconded by Member Guida.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=OGjjpwPGFpA (57:24 – 1:17:27)

11. **2023-007490-HDRB. 1120 E. Alameda St.** Downtown and Eastside Historic District. Contributing. Architectural Alliance, LLC, agent for Sam Gerberding and Amanda Crocker, owner, requests approval for an 118 sq. ft. addition to a primary façade, a 431 sq. ft. portal on the south elevation, relocate an existing gate and coyote fence, stucco new addition with cementitious stucco in "Desert Rose" to match existing, new windows, doors, and paint with turquoise to match existing wood trim. An exception is requested to section 14-5.2(D)(2)(d) to construct an addition within 10' of a primary facade. (Paul Duran)

BACKGROUND & SUMMARY

1120 E. Alameda St. is a single-family residence listed as contributing to the Downtown and Eastside Historic District with the north and east facades designated as primary. The main structure was built around 1930 on a 0.2-acre lot. The structure initially encompassed approximately 1,470-square feet which includes a bedroom, a bathroom, and other open spaces.

The house is characteristically designed in the quint essential Santa Fe vernacular style constructed with adobe brick and is rectangular in shape with a corrugated steel roof. The house also has a cellar which is accessed from the interior. The house and cellar are finished in cementitious stucco and display mixtures of fenestration.

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

Material of the wall is unknown however is covered by cementitious stucco.

Previous HDRB cases include:

1) 2023-006569-HDRB. On April 25, 20203, the HDRB designated the structure as contributing to the Downtown and Eastside Historic District and designated the north and the east as the primary facades.

Now, the applicant proposes the following exterior alterations:

1) Adding a 118-square foot bedroom addition on south elevation.
2) The addition will be 10'-6" in height and will match the pitch of the roof at that location of the existing roof.
3) Adding a 431-square foot portal on the south elevation. The portal will be 10'-6" in height and will match the pitch of the roof at that location of the existing roof. Posts and exposed beams at portal will have a linseed oil finish.
4) Relocate an existing gate and coyote fence on the eastern edge of the property.
5) The stucco on the new addition will be El Rey stucco color "Desert Rose" to match the existing color.
6) Adding (2) new wood interior/wood exterior 3'-0" x 4'-0" divided light windows on the south elevation of addition.
7) Adding (1) new wood interior/wood exterior 5'-0" x 4'-0" divided light window on the ast elevation of addition.
8) Adding (1) new 6'-8" x 2'-10" wood door on south elevation of new addition.
9) Wood trim color on new addition to be turquoise to match existing wood trim on existing residence.

Exception Requested: Build partially within the setback adjacent to a designated primary façade.

The following exception will address the criteria set forth in Historic Districts 14.5.2 (C)(5)(b) and Historic Landmarks, Design Standards.

(i) Do not damage the character of the streetscape

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.

Member Guida confirmed with Mr. Duran that the east and north facades are the primary facades.

APPLICANT PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, Santa Fe, was sworn. He confirmed that the addition was not on a primary façade.

Member Guida said he wasn't sure if the building is worthy of contributing status. He's concerned about the way in which this is done, just kind of slapped onto that very odd detail which was probably an ad hoc detail of that sunroom on the back.

Mr. Enfield said that was for the sake of not having to get another exception to remove historic material.

Member Guida asked the applicant about the two casement windows with no divided lights and the slab door and if that's what's going to be seen in the finished product.

Mr. Enfield said that's what will be seen in the finished product.

Member Guida said his view is that the addition does not conform with District standards. He confirmed with the applicant that there is no public visibility.

Mr. Duran said staff is looking at keeping the primary façade as intact as possible.

Member Guida said his concern is making things work. He appreciates that the architect is working within the rules. He's questioning whether they have a good design outcome.

Mr. Duran said if the Applicant meets the Code requirements, staff guides the applicant. He doesn't have the knowledge to tell an architect how to design his project.

Member Guida said he doesn't agree that staff don't give design advice, nor should they. It certainly is the case that staff does give design advice and design feedback to applicants. That's really the issue that he is raising here. It's a small room addition to a house that he can't even see the reason for its contributing status. But maybe it can be made to conform with the rules but as far as a good design outcome, it's not great.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she's not impressed with the design option offered. It obscures what is a primary façade. She would hope it would be more Santa Fe style.

Sam Gerberding, 1120 E. Alameda, Santa Fe, was sworn. He said going through this process, there have been more expenses involved including updating the electrical paneling system. His charge to the architect was to work within the rules and design something that is easily created and most importantly affordable. They simply want to have an extension of the space that allows their son to enjoy himself. He asked the Board's consideration be given to that wonderful blend between practicality of form and function. In this case we they are working within the confines of what they are financially able to do while following the rules.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007490-HDRB, 1120 E. Alameda St., Member Bienvenu moved to approve the application as submitted and requested that findings be entered noting that the exception criteria have been met for the reasons stated in the applicant's application and responses to the exception criteria and the staff report.

The motion was seconded by Member Guida with a friendly amendment that the applicant return with updated drawings to conform with District standards. He said the Board should be consistent in its rulings that the three-foot rule of windows distance from the corner be reflected in the updated drawings and that the applicant's verbal proposal that the new windows in the addition would be divided light windows which would also be updated on the drawings.

DISCUSSION: Member Aguilar Medrano commented that she knows the applicant did not want to request a second exception. She asked the architect if his preference would have been to remove that window and have a more seamless connection to the existing structure.

Mr. Enfield said that's what he first drew.

Member Aguilar Medrano asked if the Board is in a position, if the Board agrees with removing those windows and having the connection to the existing structure be as the applicant originally proposed, to put that in the motion or would the case have to be postponed because that exception request was not in packet.

Ms. Lamboy said the case would have to be readvertised. The exception is very specific to constructing the addition within 10 feet of a primary facade and a removal of historic material has a different Code section.

Member Aguilar Medrano said she didn't want to delay the applicant any further because there would be cost implications and is sure the applicant wants to get started.

Attorney Ruybalid referred to the Code, Section 14-5.2(D)(1)(A), removal of historic material. He said it is possible for the Board to find that the removal of those historic materials are spaces that do not embody the contributing status, that would be contrary to the fact that the Board found that to be a primary façade. Under these circumstances he agreed with Ms. Lamboy that the case would need to be readvertised because it is an exception under a different subsection than what was advertised.

Member Biedscheid asked if that window for certain is historic material.

Mr. Enfield said they couldn't provide the date; therefore, it was supposed that it was historic.

Attorney Ruybalid said in the alternative, the Board could find that they are not historic materials, however, that would be contrary to the designation of that façade as primary.

Member Guida agreed the Board, through discussion, could say with some certainty that this was not the intent of the facade designation or upon further review this is not a contributing feature of the building. The Board could exclude it and make that ruling about the designation and make a motion that allows the project to move forward. That's a commonsense suggestion for what's at hand and for the relative importance of this addition.

Attorney Ruybalid referred to the Findings of Fact and Conclusions of Law that the Board approved in April of 2023. The Board found the house, its construction and its placement in a former agricultural zone exemplifies the vernacular nature of an agricultural structure. Its creative changes from an agricultural structure to a residence are more than 50 years old and have acquired a historic significance. The finding was that the sunroom windows are more than 50 years old and have acquired a historic significance.

Member Biedscheid pointed out that in the HCPI, photo 8, shows the window as part of the sunroom addition. The Board didn't designate this as primary and if they had, they would have included the window. She voted no for contributing status in this case. She can't imagine that the

vote intended to include the added-on portion as it's not part of the original façade.

Chair Rios said with all the discussion taking place it seems that the window, that portion is not historic. So, the Board could go forward with a motion that would make that window more appropriate to the project.

Member Guida said the original motion would have to be withdrawn.

Member Bienvenu said it's not clear that it's been established that it's not historic. The record tonight shows that it's at least 53 years old, if not older. He said he is fine with the solution that would allow that one window to be altered or to the extent its historic material removed but this is an issue that just needs to be resolved legally as to what the Board can and can't do to accomplish that purpose.

Chair Rios said the entire project could be approved and the window issue could be resolved at another meeting.

Member Bienvenu said he didn't think that would satisfy the applicant's concerns. He confirmed with the applicant that he is proposing the Board approve the application as submitted with the understanding that he can come back to the Board with a modification, if that is what he decides. It's good to understand what the likely outcome would be. He didn't think the Board would have to give permission, if the applicant has understanding.

Chair Rios confirmed with Member Bienvenu that his original motion stands.

Member Guida said if the Board approves everything as submitted, even with the corrections, that's the ruling of the Board. The Board is then depending on the applicant to come back to resolve this jumble which is an outcome of how the case has been handled to date.

Member Bienvenu asked what the alternative could be.

Member Guida said either find a way to approve it to allow removal of the historic material or the case could be postponed, and the applicant could come back.

Member Bienvenu accepted the friendly amendment as previously stated.

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VOTE: The motion passed by (4-2) roll call vote with Members Mather, Valdo, Aguilar Medrano and Bienvenu voting in favor and Members Biedscheid and Guida voting against.

Attorney Ruybalid restated the motion for the applicant. He said the motion is that the application be approved as submitted and that findings be entered that exception criteria have been met for the reasons stated in the application. There was a friendly amendment before anybody voted that the applicant return with drawings showing compliance with the three-foot rule and the applicant's proposal that the windows be divided light. The drawings need to be updated for staff approval.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=OGjjpwPGFpA (1:17:27 – 2:02:41)

12. **2023-007605-HDRB. 723 Old Santa Fe Trail.** Downtown and Eastside Historic District. Christophe Eagleton, owner, requests status review and primary façade designations. (Ramón J. Sarason)

BACKGROUND & SUMMARY

723 Old Santa Fe Trail is a single-family residence, status not-resurveyed, in the Downtown and Eastside Historic District. The house is a small dwelling consisting of two to three bedrooms, a living room, kitchen, bathroom, closet, and an attached shanty. It is L-shaped, with recent additions attached to its west wall. Its primary materials are cement stucco walls, wood and aluminum doors and windows, concrete and ceramic interior tiles, and flagstone patio paving.

The building is currently covered with synthetic paint in a red tone. It is purely vernacular, built crudely and with recent rough extensions.

Now, the applicant proposes the following:
1) Status review and designation of primary facades.

STAFF RECOMMENDATION

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

Chair Rios said she did not agree with staff's recommendation. This is a very simple building that reflects what was built in those days.

Member Bienvenu confirmed with staff that the color is of recent origin. He asked if it were a contributing structure, what would be the primary façade.

Mr. Sarason said he would suggest the portion of the north elevation with the deep recesses and the east elevation.

Member Bienvenu said he agreed with Chair Rios' comments. He said the L-shape was in place before 1958. He confirmed with staff that the oldest part of this is made of adobe.

APPLICANT PRESENTATION

Christophe Eagleton, 723 Old Santa Fe Trail, Santa Fe, was sworn. He said his immediate goal is to elevate it from what he would consider poor condition to at least good or excellent condition. The three entrances in the front courtyard area would be improved with coyote fencing and elevated to a status worthy of the neighborhood and surrounding structures.

PUBLIC HEARING

Cody Potter, 727 ½ Old Santa Fe Trail, Santa Fe was sworn. He said his living room windows overlook towards the east and he can see the mountain. His main concern is the height elevation and whether he's going to increase that because it would block his beautiful view of the mountain.

Chair Rios said this evening the Board is only discussing the historic status.

Mr. Herrera, previously sworn, said his concern is that homes are being lost in the neighborhood. He thinks it should be considered historic to preserve the neighborhood.

Ms. Beninato, previously sworn, said she's hoping that it would be found to be contributing. The Chair's remarks should be considered because it's historic.

Mr. Eagleton said he's interested in preserving historic material. Non-contributing status would allow him to update. He does not want to take away from the integrity of the historic facades.

BOARD DISCUSSION/ACTION:

Member Guida said he appreciated the interest in diving into the discussion about the potential contributing status. He hasn't heard anything about the historic

integrity of the building and the qualities of the structure that convey its original design. John Murphy's report makes it clear that this is an old building. There are lots of old buildings in Santa Fe that have been diminished by neglect, by subsequent additions, by changes in windows and doors and by alterations to the building. That's well-reasoned and well-made historic preservation assessment of this particular property. He doesn't think this is some slippery slope and there are old buildings being demolished by the boatload in the historic districts. If a motion contrary to staff's recommendation, especially contrary to an expert preservationist's well researched and well-argued presentation and research report about the status of this building, the argument that's made by this Board should be more rigorous than it's old and it's been there a long time. The argument should be made based on the Integrity of the historic aspects of the resource and their contribution to the Downtown and East Side Historic District. Per Code, that is what the Board is charged with.

MOTION: In Case 2023-007605-HDRB, 723 Old Santa Fe Trail, Member Biedscheid moved to approve the application as submitted and consistent with staff's recommendation to designate the house as non-contributing. The motion was seconded by Member Guida.

VOTE: The motion failed by (2-4) roll call vote with Members Biedscheid, and Guida voting in favor and Members Valdo. Aguilar Medrano, Bienvenu and Mather voting against.

MOTION: In Case 2023-007605-HDRB, 723 Old Santa Fe Trail, Member Bienvenu moved, based on the record, and a finding that this building is more than 50 years old in its primary structure which helps to establish and maintain the character of the historic district and though it's had minor alterations the historic Integrity remains and therefore it be designated as contributing with the primary facades being the north and east elevations, excluding the non-historic materials. The motion was seconded by Member Valdo.

Member Bienvenu added to the motion that the color is not part of the contributing status.

Member Aguilar Medrano asked Member Bienvenu about the stone wall on the south portion of the property.

Member Bienvenu said he did not see anything in the record to justify that, so it was not included in the motion.

Member Biedscheid said she didn't know why there were not façade drawings in the packet, that would be helpful. Looking at the HCPI

report, the discussion of the north and west elevations mentions that there is a non-historic window, there's a modern metal door, the historic windows that are possibly historic, it doesn't designate them as such, but they are in poor condition. There's also a step that seems to be dated 1976. There are some things that should be excluded from the designation. She questioned how much of this is historic.

Member Bienvenu agreed with Member Biedscheid's comments. He asked Mr. Sarason about the recommended facades and what should be excluded from those facades.

Mr. Sarason said he would exclude the window that's clearly non-historic and the non-historic windows on the east façade, he believes there are three.

Member Bienvenu asked to see the facades.

Mr. Sarason said the white door on the west elevation is, he believes, the original door and the door to the left was added later. Then the door on the north elevation, in the background, was added sometime later.

Member Biedscheid commented that the house is interesting, and she is happy to see it's in the hands of someone who clearly cares about it and values those things that are unique about it. Looking at the facades, she doesn't see what's interesting to preserve. It seems more in the details, maybe a lot on the interior there's some ceilings, posts and windowsills. The L-shape is worthy of preservation, the additions on the L-shape are not. She doesn't know what is pointed to on each of these facades that are characteristic and are being looked at as inspiration for any sort of additions or replications or preservations.

Member Bienvenu said he is interested in preserving the contributing nature of the structure; however, he's having difficulty in deciding which of these is the primary façade. In his mind, primary means something that is partially visible to the public. To him, the primary facades would more likely be the ones in the courtyard area because that's what is seen and the north façade. Whereas the east facade is much more hidden. However, he also wants to respect staff's point of view on primary facade designation.

Member Guida said his frustration is the lack of definition of terms such as "historic integrity" and "contributing". Those terms are being thrown around without a lot of specificity. He said to him, the way to get there

is through articulation of the character defining features, the elements that make this building contributing to the district and have an aspect of historic Integrity should be constructed from a rationale of character defining features. If the Board is going to make a designation, it should be based on criteria.

RESTATED MOTION: In Case 2023-007605-HDRB, 723 Old Santa Fe Trail, Member Bienvenu moved, for all the reasons articulated, that the structure be designated contributing and the north facade be designated as primary and the west facade on the north side of the building be designated as primary and the north portion of the foot of the L that is historic be designated as primary; excluding any materials that staff determines are non-historic on those primary facades. The motion was seconded by Member Mather.

VOTE: The motion passed by (4-2) roll call vote with Members Aguilar Medrano, Bienvenu, Mather and Valdo voting in favor and Members Biedscheid, and Guida voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=OGjjpwPGFpA (2:02:41 – 2:49:13)

13. **2023-006492-HDRB. 650A Old Santa Fe Trail**. Downtown and Eastside Historic District. Contributing. Jamison Brown, owner, requests approval for a two-story, 22' high, 600 sq. ft. addition on the south and west elevations, and a portal addition on the south elevation. Maximum permitted height is 16'-0". Exceptions requested to Section 14-5.2(D)(9) to exceed maximum permitted height and Section 14-5.2(D)(2)(d) for a portal addition within 10' of a primary façade. (Ramon Sarason)

POSTPONED TO JANUARY 9, 2024

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Guida confirmed that the text amendment is going before the Governing Body on December 13, 2023.

Member Guida pointed out the case that the Board was not able to rule on because the designation was not specific enough in how it was made.

Member Guida talked about staff's role in recommending design issues.

Member Bienvenu thanked staff for the administrative approval document, it's helpful and a great resource to have going forward. He also thanked staff, the stenographer, and the City Clerk for the form of the minutes that were brought forward this time. They had just the right amount of detail.

Chair Rios thanked the Board for their work.

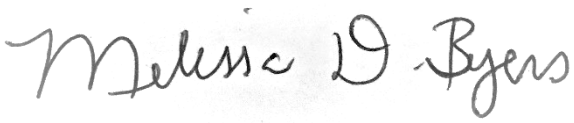
11. NEXT MEETING: Tuesday, January 9, 2024

12. ADJOURNMENT

Motion: Member Bienvenu moved to adjourn the meeting at 8:33 pm. The motion was seconded by Member Aguilar Medrano.

Vote: The motion passed by (6-0) roll call vote with Members Biedscheid Bienvenu, Guida Mather, Valdo and Aguilar Medrano 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 # 2023-6847-HDRB
Address – 201 Montezuma Ave.
Agent's Name – Brian Nenninger, Orion West, LLC
Owner/Applicant's Name – OSFI Investors, LLC

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

BACKGROUND

The structure located at 201 Montezuma Ave. and 328 Galisteo St. is listed as non-contributing to the Historic Transition Historic District. As illustrated on the 1984 Historic Building Inventory Form, a gas station, constructed in 1968, occupied the site. The structure now on the site, built in 1992 in the postmodern style, currently is part of the Old Santa Fe Inn. It previously housed the Albuquerque Journal North newspaper offices. A major portion of the building already has been remodeled as an adaptive reuse to accommodate the hotel use. The semi-circular, one-story portion of the building on the southernmost portion of the site has remained unchanged and currently contains offices. The Applicant seeks to reuse this space by remodeling it to add hotel rooms.

The Applicant proposes the construction of a six-foot coyote fence along the western property boundary to separate the property from the District Courthouse property to the west. The Applicant also proposes the construction of entrance walls on either side of the Montezuma Avenue entrance. Furthermore, the Applicant proposes the following exterior alterations:

1. Window replacement on the south, west and east elevations;
2. Increase the parapet height to be similar to parapets on the adjoining hotel building;
3. Infill of a small porch on the east elevation;
4. Door replacement on the east elevation;
5. A 5-foot-high screen wall in front of the hotel rooms on the southeastern, curved façade; and
6. Re-stucco and repaint to match existing colors found on the adjoining building.

The corners of the added elements, including the increased parapets, will be at least as rounded as the existing, and the window insets will be consistent with the current four-inch reveals.

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(G), Historic Transition District Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Historic Transition District and is subject to the district design standards set forth in SFCC Section 14-5.2(G).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the addition of a western property boundary six-foot coyote fence and Items # 1-7 as set forth in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, Interim City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid, Assistant City Attorney Date

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

Case # 2023-7020-HDRB
Address – 425 Apodaca Hill
Agent's Name – A. Christopher Purvis Architects
Owner/Applicant's Name – Anke Mihalas, Paul Babcock and Katharina Babcock

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

BACKGROUND

The structure at 425 Apodaca Hill is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. It originally was constructed in 1930s and has been altered many times over the years. Various rooms have been added to the house according to family needs. While the historic adobe material and construction remains, it is in poor condition. As a vernacular building, the distinctive characteristics of the building have been removed and modified.

A renovation in the 1980s included wall reconstruction, roof and window replacement. The family installed standard roof joists, and the roof was supported with a concrete bond beam with no tie-rod reinforcement. Placed on top of the adobe walls, the bond beam caused damage to the walls. Most of the existing window openings were widened to accommodate new sliding units. Non-historic elements appear in the window openings across the southwest, northeast and southeast elevations. One door opening has been widened slightly for a new door. In 1994, the family installed a large window facing Apodaca Hill and a new, smaller back bedroom window.

Information has been provided by Paul Babcock, who is the grandson of Carlos and Anita Valdez and nephew of Eddie and Corinda Valdez, past owners of the house. The affidavit he provided further details the changes to the home over time. Mr. Babcock and the other owners have submitted an application to the HDRB for a historic status review.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as non-contributing, per SFCC 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 & 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 "non-contributing" status designations, and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "non-contributing structure," as recommended by staff.
10. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as a non-contributing structure.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios — Date
Chair

FILED:

_____ _____

Geralyn Cardenas — Date
Interim 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 # 2023-7073-HDRB
Address – 220 Rodriguez St.
Owner/Applicant's Name – Stephanie Sandston and Brian Sarrazin

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 8, 2023.

BACKGROUND

220 Rodriguez St. is a single-family residential structure with contributing status to the Downtown and Eastside Historic District, constructed in a vernacular Spanish Pueblo Style. The site is constrained, 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.

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 visual impact from Rodriguez Street. The Applicants propose a portal on the south façade of the new studio. The proposed stucco color will match the existing house, with a hand-troweled texture, and smoother, not sand finished like the existing. 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. The east elevation is not visible from Rodriguez Street, and undivided-lite windows are proposed on the east elevation and beneath the south façade portal. Windows on the south elevation, and all windows on the west and north elevations, will be divided lite.

The height of the new structure will be 13'6" above grade on the north end, and 16'2" on the downslope southern side. 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". Per SFCC Section 14-5.2(D)(9)(c)(iii), the height is measured between the highest part of a structure and the grade at the midpoint of the street-facing façade. The existing building is 13' high.

On April 26, 2022, the Board designated the following elevations of the existing structure as the primary façades: south façades 1(a) and 1(b), and west façade 2. See Case # 2022-5020-HDRB. In a hearing February 14, 2023, the HDRB denied exceptions for a kitchen addition connected to the primary south façade by an enclosed passageway. See Case # 2022-5463-HDRB. In that case, the HDRB approved renovations to the existing house on the east and north facades, and to a non-primary portion of the west façade. In a hearing June 14, 2023, the City of Santa Fe Governing Body upheld the decision of the HDRB approving changes on the east, north and west facades, and but denied the exception for the proposed connected addition on the south.

The project application heard by the HDRB August 8, 2023, differs from the application heard February 14, 2023, in several respects, among them that the proposed addition no longer connects to the south façade of the existing building.

FINDINGS OF FACT

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

1. 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 & 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(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report 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 project application, as set forth in the Application, and as recommended by Staff, with the following condition:

a. The corners of the addition shall not be 90 degrees, and will have some radius to them, although they may be sharper than, and differentiate the addition from, the existing building.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7314-HDRB
Address – 918-D Acequia Madre
Agent's Name – Richard Martinez
Owner/Applicant's Name – Christopher Richter & Todd Davis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023.

BACKGROUND

The structure at 918-D Acequia Madre is a single-family residence listed as contributing to the Downtown and Eastside Historic District. At this hearing the Applicant asks the Board to review the structure's historic status and to designate primary facades, if applicable. The pink adobe house, likely constructed in the late 1930s, is situated near the end of the private dirt lane, approximately 470' south of Acequia Madre. There is no visibility of the house from the road. It is arranged on a north-south axis, with its main façade facing east.

In form, it is a flat-roofed rectangle with several trailing extensions. Based on aerial photographs, it took its current footprint by 1957 at the latest. The building is approximately 1,348 square feet and has a modest Pueblo Revival style. In historic records the house has had two addresses – 411 Camino del Monte Sol and 918 Acequia Madre. The property has changed hands over time. An addition was added between 1948 and 1958. The original form of the house was rectangular. Both sections of the house have gained historic significance in their own right. The entire structure is listed as contributing in a 1992 New Mexico Historic Building Inventory, with the HBI author noting that the house retains many original details.

The author of a 2023 Historic Cultural Property Inventory notes that the east elevation has a roughly 34-foot-long wall, which is likely the oldest portion of the house. Two historic windows with narrow muntins are set deep in the adobe wall and highlighted with bullnosed reveals. The front door appears handmade, with a folkloric pattern of vertical elements.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures. Staff recommends the east

façade and eastern portion of the south-facing elevation be designated as primary, excluding non-historic windows and doors.

3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. 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.
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 northernmost 34 feet of the east façade is the primary elevation with the features that define the character of the structure's architecture, including the two historic windows (A & B) and including the non-historic door (number 1), but excluding the overhang on this façade. The Board finds the northernmost door (1) non-historic but character-defining.
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 the historic status of the structure.
3. The Board maintains the structure's contributing status.
4. The Board designates the following elevation as the primary façade: east façade, northernmost 34 feet, including the door and two windows, but excluding the roof overhang.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecelia Rios Date
Chair

FILED:

_____ _____
Geralyn F. Cardenas Date
Interim 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 # 2023-7399-HDRB
Address – 1-A Camino Pequeño
Agent's Name – Courtenay Mathey, Architect
Owner/Applicant's Name – Ann and Kevin Cooney

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023.

BACKGROUND

1-A Camino Pequeño is a single-family residence listed as not-surveyed in the Downtown and Eastside Historic District. It is a stucco-on-frame building constructed in 1973 as a mother-in-law unit. The dwelling is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room and a kitchen. The recent Santa Fe style home shows a mix of Pueblo and Territorial Revival themes with modern-style cantilevered entrance portals on the south and north. Most windows are original to the construction and feature a territorial-style pedimented treatment.

According to a recent Historic Cultural Properties Inventory, the building was a guesthouse for the primary home at 1 Camino Pequeño. Frank J. Kuziel, an artist and draftsman, designed it for his mother, Mary Kuziel, who lived in it for a short time before moving to La Residencia. It then became a rental and now is in private ownership on a parcel no longer associated with the primary home. The HCPI author wrote: Despite meeting the minimum threshold for contributing status as a property 50 years old, the house has no architectural significance or historical associations.

The Applicant requests a status review and designation of primary façades to determine future renovations.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be designated as contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures. Staff further recommends the south and east facades be designated as primary.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and

Contributing Structures.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board found that the structure does not meet 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 designates the structure as non-contributing.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecelia Rios Date
Chair

FILED:

_____ _____

Geralyn F. Cardenas Date

Interim 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 # 2023-7468-HDRB
Address – 826 Camino del Poniente
Agent's Name – Martinez Architecture Studio
Owner/Applicant's Name – Larry Colton and John McCoy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023.

BACKGROUND

The residence at 826 Camino del Poniente is a single-family, Territorial Revival style residence listed as non-contributing to the Downtown and Eastside Historic District. According to the 1991 Historic Building Inventory form, the structure is believed to have been built in the 1930s, however it first appeared in the City Directory in 1951. It was originally a guest house for the property located at 828 Camino del Poniente and was owned by the author Elizabeth De Huff. A garage was constructed on the northwest corner sometime prior to the 1983 survey, though the date of construction has not been confirmed. The garage later was converted to a separate living unit. Since the 1991 survey and prior to the 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch.

The property owner started a case, Case # H-00-030-A&B, in 2000 to request a status review and some remodeling, including additions. The case was postponed from the March 14, 2000, agenda, then the property owner withdrew the application, and it never came back to the HDRB for any review. The Staff Report dated March 14, 2000, shows that the Staff believed that the structure should be listed as contributing to the Downtown and Eastside Historic District, and recommended the north and east facades as primary, noting that a porch had been enclosed on the south elevation. The Staff wrote, "Staff believes the north elevation's simplicity and original window and door configuration exemplify the building's architecture." Also, "The east elevation remains the entry to the house and its architecture is similarly simple and unchanged. As the porch has undergone alterations and the garage was added, staff believes that the south and west elevations are not primary."

The Applicant now requests a status review with primary façade designation, if applicable.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City

Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be designated as contributing, citing that the structure is a prime example of Territorial Revival style, and Staff recommends the north and east façades as primary, citing that both facades are simple and unchanged since the structure was constructed; per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the north façade of the original house is the primary elevation of the structure, with the features that define the character of the structure's architecture. The character-defining features include the style of the structure, window and door openings, and brick coping on the parapets, but excluding the non-historic windows and doors. The 1980s garage portion of the elevation, now a separate living unit (but retaining the appearance of a garage, with a garage door), is excluded from the primary façade.
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 residential structure as a contributing structure.
4. The Board designates the following elevations of the main residence as the primary façades: the north façade, excluding the non-historic windows and doors and the 1980s garage addition on the northwest corner.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7402-HDRB
Address – 912 Old Santa Fe Trail
Agent's Name – Sunil Sakhalkar
Owner/Applicant's Name – Annmari Gallagher/James Collins

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023.

BACKGROUND

912 Old Santa Fe Trail is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure straddles the Downtown and Eastside Historic District and the Historic Review Historic District, as such the structure falls under the more restrictive code guidelines in the Downtown and Eastside Historic District. The architectural style is mid-modern, estimated construction date is in the late 1950s.

Set back a distance from Old Santa Fe Trail behind large trees, it has little street presence and minimal public visibility. Aside from the brick chimney and recessed articulation of the entry porch, the building is basically unarticulated and indistinctive. The author of a 2002 Historic Cultural Properties Inventory described the architectural style of this stucco residence as Simplified Modernist, with an overhanging roof on all sides and low significance to the current community. Documentational research shows no significant improvements or alterations. The Applicant requests status review and primary façade designations to inform future renovations.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure remain as non-contributing, per SFCC Sections 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 "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "non-contributing structure," as recommended by Staff. The Board finds the structure does not help to establish and maintain the character of the Downtown and Eastside Historic District.
10. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as a non-contributing structure.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecelia Rios, Chair Date

FILED:

_____ _____
Geralyn F. Cardenas Date
Interim 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 # 2023-7432-HDRB
Address – 771 W. Manhattan Ave.
Agent's Name – Raul Dominguez
Owner/Applicant's Name – Robert Sisneros

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023

BACKGROUND

The building at 771 W. Manhattan Ave. is a single-family residence listed as non-contributing to the Westside-Guadalupe Historic District. The Historic Districts Inventory Form reads that the building was constructed post-1945. The simple, one-story stucco structure with gabled roof sits at the corner of West Manhattan Avenue and Amado Street, with its south side on West Manhattan and its front door facing Amado Street. The Staff has done some research on historic aerials of Santa Fe. In the 1981 aerial, the site is vacant. By 1985 the home was constructed. It appears to be of frame or CMU construction, has a pitched roof with rust-colored asphalt shingles, and anodized metal windows.

The Applicant proposes the following exterior alterations: Replacement of the existing asphalt shingles with a Pro-Panel roof with "Crimson Red" color, which will be similar to the existing accent color on the house as well as the existing shingles. Gabled, Pro-Panel roofs are not uncommon on West Manhattan Avenue and on Amado Street.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Design Standards.
4. The project is subject to 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 the authority to review, approve, with or without conditions, or deny, the Applicant's proposed design to assure compliance with applicable design standards.
7. The Applicant proposes to remove asphaltic roofing tiles and replace with a metal, Pro-Panel roof. When Board members asked about the brightness of the Crimson Red color, the Applicant expressed agreement to the Rustic Red color option.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report 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 color of the new metal roof shall be Rustic Red instead of the Crimson Red the Applicant submitted.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecelia Rios, Chair Date

FILED:

_____ _____
Geralyn F. Cardenas Date
Interim 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 # 2023-7474-HDRB
Address – 412 Camino Cabra
Agent's Name – Jon Dick
Owner/Applicant's Name – Tom Wilmoth

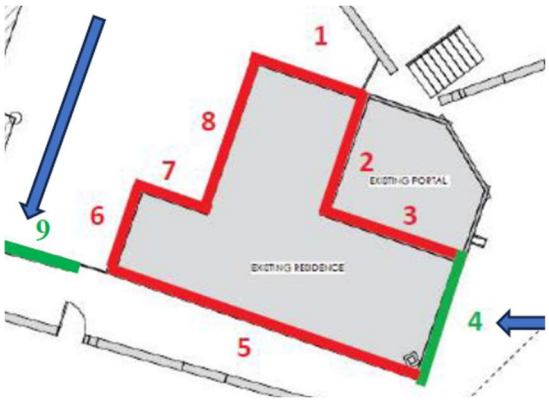
THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023.

BACKGROUND

412 Camino Cabra is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Built in 1950 on a 0.147-acre lot and totaling 734 square feet, it is a modest Santa Fe vernacular structure with an L-shaped form constructed out of masonry block, metal casement windows, and a wooden flat roof. A portal wraps around the northeastern façade comprised of wooden viga beams and corbels.

Two alterations occurred after 1978, which includes the addition of the portal on the east elevation and a closet addition on the west elevation, but the core of the structure remains intact. The structure, and a previous older adjacent structure which has since been demolished, was constructed by the Lucrecio Roybal family. One of the sons, Frank Roybal, resided on the property after returning from World War II and is the one that constructed the residence. Frank worked for Allen Stamm's home construction company.

At this hearing, the Applicant asks the Board to review the structure's historic status and to designate primary façades, if applicable. In a 1984 Historic Cultural Properties Inventory the structure was given non-contributing status because it did not meet the 50-year threshold. The structure is now 73 years old and meets the threshold to be designated contributing to the Downtown and Eastside Historic District. Staff recommends a contributing status due to the relatively minor changes to the building, and recommends designating the east elevation (façade 4, excluding the portal) as primary, as well as the "orphan wall" between the subject building and the adjacent building to the west that hints that once another house existed on the site.



FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be upgraded to contributing, with the east façade designated as number four in the façade diagram, and the southwestern orphan wall designated as number nine, as primary, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the east façade (# 4) is the primary elevation of the structure with the features that define the character of the structure's architecture. The east façade is the most intact and original façade containing recessed steel casement windows.
12. The Board does not find the remnant, or "orphan", wall (# 9) on the west elevation to be a primary façade. The portal on the northeast corner of the house is excluded from the designation of the east elevation as a primary façade.
13. 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 upgrades the status of the structure to contributing.
4. The Board designates the following elevation of the structure as the primary façade: east façade (façade # 4).

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7360-HDRB
Address – 1666½ Cerro Gordo Road
Agent's Name – Ken Payson, PaysonDenny Architects
Owner/Applicant's Name – Clifford Ross and Jon Weaver

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023.

BACKGROUND

The property at 1666½ Cerro Gordo Rd. is a single-family residence with three structures: two listed as contributing and one listed as non-contributing to the Downtown and Eastside Historic District. The northern structure is a contributing garage with a stone base and is not a part of this application. Down the hill to the south are two residential structures. The eastern structure, Building A, is non-contributing and sits farther south than the western structure. The western structure, Building B, is a contributing structure with its original, northern façade designated as primary.

Building A was listed as contributing until 1999 when, under Case # H-99-004, its status was downgraded to non-contributing. This case approved the construction of a portal to connect Building A's north façade to Building B's east façade. In 2001, under Case # H-01-067 a 485-square-foot addition in Spanish-Pueblo Revival style was permitted on the west elevation of Building B. The HDRB required a 10-foot setback and 10-foot separation from the primary, north façade which created the "U" shape of the structure.

The Applicant now proposes the following exterior alterations:

1) Demolish the 1999 portal on the east elevation of the contributing structure (Building B).
2) Build a 450-square-foot addition on the east façade of the contributing structure (Building B) connected to the north façade of the non-contributing structure (Building A). Two

exceptions are requested:

a. To exceed 50 percent of the historic footprint, per SFCC Section 14-5.2(D)(2)(d).
b. To construct an addition within 10 feet of the primary façade, per SFCC Section 14-5.2(D)(2)(d).

3) Construct a 150-square-foot portal addition on the east elevation of the new addition and north elevation of the non-contributing structure (Building A).
4) Construct a freestanding 400-square-foot carport on the northeast portion of the property.

The existing area of the contributing structure (Building B) is 460 square feet. Fifty percent of the existing contributing structure is 230 square feet, and the proposed addition will be 450 square feet. The proposed new portal will be 150 square feet. The area of the existing non-contributing structure (Building A) is 675 square feet, and the area of the 2001 addition is 485 square feet; existing portals are excluded from these dimensions. The Applicant has requested two exceptions to exceed 50 percent of the historic footprint and to construct within 10 feet of the primary façade, per SFCC Section 14-5.2(D)(2)(d).

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: The Staff did not find that all the exception criteria had been met, but believed that the Board might find that they had, upon further testimony. Otherwise, the Staff recommended approval of the application, as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Historic District.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Per SFCC Section 14-5.2(D)(2)(d), an addition shall not exceed 50 percent of the square footage of the existing footprint, and shall not exceed 50 percent of the existing dimension of the primary façade.

9. The Applicant proposes to construct an addition on the east elevation of the contributing structure, which will exceed 50 percent of the footprint of the contributing structure. The Staff determined that an exception to SFCC Section 14-5.2 (D)(2)(d) is required for approval of the application, and the Applicant requested an exception.
10. To obtain this exception, the Applicant was required to conclusively demonstrate that the three exception criteria 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 finds that the Applicant has conclusively demonstrated that all exception criteria have been met for an addition to exceed 50 percent of the footprint of the contributing structure:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the design of the addition is consistent with Downtown and Eastside Historic District design standards, the contributing building is 10 to 12 feet below the grade of the street and the addition, which is set back from the street-facing façade of the contributing building, will have low public visibility;
    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 because the footprint of the existing contributing building is only 460 square feet, creating an extreme limitation for additions under this code section, and the existing living space is divided between two structures, requiring the occupants to go outside to go from one space to the other; 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 it provides a single structure for residential purposes instead of two small, divided structures.
12. Under SFCC Section 14-5.2(D)(2)(d), additions are not permitted to the side of an existing footprint of a contributing structure unless the addition is set back a minimum of 10 feet from the primary façade.
13. The Applicant proposes to construct an addition on the east elevation of a contributing structure, set back 7'3" from the primary façade, which will be within 10 feet of the primary façade of the contributing structure. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.
14. To obtain this exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
15. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met for an addition set back less than 10 feet from the primary façade of a contributing structure:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the proposed addition will be placed in the same location as an existing portal that will be removed, and the design of the addition is consistent with Downtown and Eastside Historic District design standards;

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 the location of the addition takes into consideration the location of the existing fenestrations and the addition will conjoin two small buildings to which access is from the outside only, which poses hazards to the occupants; 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 addition will create a single living space from two small structures.

16. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met: (1) to build an addition to a contributing building that exceeds 50 percent of the existing footprint, and (2) to build an addition that is not set back 10 feet from the primary façade of a contributing structure.
17. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
18. The information contained in the Staff Report 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 # 1-4 as set forth in the Application, as recommended by Staff.
3. The Board grants the two exceptions requested in the Application.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, Interim 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 # 2023-7428-HDRB
Address – 600 Old Santa Fe Trail
Agent's Name – Scott A. McKitrick, Souder, Miller & Associates
Owner/Applicant's Name – William D. Parker, Ponderosa Ridge, Inc.

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 14, 2023.

BACKGROUND

The commercial structure at 600 Old Santa Fe Trail, currently operated as an automobile repair shop, is non-contributing to the Downtown and Eastside Historic District. The 0.328-acre property was first built in 1900 and includes a 5,209-square-foot building and a 1,144 square foot canopy. Aerial photography from New Mexico Department of Transportation indicate the Old Trail Garage site was a retail fuel facility since at least 1958, until removal of the underground storage tanks in April, 2009.

At this hearing the Applicant requests the construction of a remediation shed, 12 feet wide by 16 feet long (192 square feet), and 12 feet high, for a total space of 2,304 cubic feet. The shed will be constructed of 8-inch-thick concrete masonry units (CMU) with a wood frame and metal flat panel roof. The shed is to be of masonry construction to mitigate potential noise impacts to the adjacent residences, and will be temporary, to be removed after three to five years.

The exterior of the CMU will be finished with mud plaster (color Light Adobe 4023 or Sandalwood 4003 by Sika USA) to match the existing Old Trail Garage building. There will be one entrance, a garage-style door to allow equipment units to be installed, and an exhaust stack, 14 feet high, for treated effluent to meet air quality and noise ordinance requirements. Storm water and snowmelt from the roof will drain to gutters which then drain to the edge of the parking lot, similar to the existing building. There are no windows, fencing or gates associated with the shed.

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. Staff recommended that, upon completion of the remediation project, the shed and equipment be removed. The structure is intended to be project-specific and temporary. Should the applicant want to retain the building, it will have to be reviewed and approved by the Historic Districts Review Board.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown & Eastside 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 new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work.
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 the Application, as recommended by Staff, with the following additional conditions:
    - The exterior of the shed shall have a cementitious stucco texture and color to match the existing gas station building, and the door will be painted to match;
    - This approval is conditioned on the removal of this structure as soon as the remediation is completed, authority is hereby given for removal, and if it has not been removed by five years from the date of approval, the Applicant will return to the Board for the Board to decide how to proceed.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecelia Rios Date
Chair

FILED:

_____ _____
Geralyn F. Cardenas Date
Interim 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 # 2023-7552-HDRB
Address – 50 Mt. Carmel, Fatima Building
Agent's Name – JenkinsGavin, Inc.
Owner/Applicant's Name – Modern Elder Academy / Santa Fe RC2, LLC

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

BACKGROUND

The Mt. Carmel Campus has many different buildings that have served a variety of purposes over the years. The first use of the property was the Sunmount Tent City, established in 1902 to serve people moving to the west from the east to recover from tuberculosis in Santa Fe's dry climate. In 1906 two doctors bought the tent city and improved the campus, rebranding it as Sunmount Sanitorium. Sunmount closed in 1937 and the main buildings were renovated by one of the doctors and John Gaw Meem, a former patient at Sunmount who became a noted architect, and reopened as the Santa Fe Inn. In 1944 the U.S. Army requisitioned the property for additional space for an Army hospital. After the war the Archdiocese of Santa Fe bought the property for use as a seminary, which became the home for the Order of Carmelite Sisters.

The Fatima Building, constructed as a high school in 1952 by the firm of Meem, Zehner, Holien and Associates, is illustrative of the evolution of the campus over time. In a status review hearing July 26, 2022, the HDRB designated two buildings on the Mt. Carmel Campus as significant, and the Fatima Building and three other buildings on the campus as contributing to the Historic Review Historic District. See Case # 2022-5477-HDRB. The south and west elevations of the Fatima Building were designated as primary façades.

The Applicant, Modern Elder Academy, who bought the property in 2022, proposes to replace two single doors, two sets of double doors, and one set of double doors with transom and side-lites, with a design matching the doors used when the building was originally designed. A door and window assessment concluded that the doors proposed to be replaced were installed in the 1980s. In addition to the replacement on the south and west primary façades, the Applicant proposes that doors be replaced on the non-primary east façade. The Staff has determined that an exception per SFCC Sections 14-5.2(C)(5) (b) and (D)(5) is not necessary because the doors are not historic.

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 door replacement on the Fatima Building and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. 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 evidence shows that the doors to be replaced were installed on the Fatima Building in the 1980s. The Board finds that the doors, transom and side-lites are not historic.
10. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

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 replacement of the exterior, non-historic doors, transom and side-lites on the Fatima Building as set forth in the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Geralyn Cardenas Date
Interim 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 # 2023-7411-HDRB
Address – 135 Grant Ave.
Agent's Name – JenkinsGavin
Owner/Applicant's Name – Georgia O'Keeffe Museum

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

BACKGROUND

At this hearing, the Applicant seeks HDRB approval for two exceptions for the demolition of the existing east/west stuccoed masonry wall along the south lot line, and demolition and alteration of 21 feet of the existing north/south white, wood picket fence along the west lot line, at 135 Grant Ave. Exceptions are requested to SFCC Section 14-5.2(D)(1)(a), prohibiting the removal of historic materials or alteration of architectural features that embody a building's significant, contributing or landmark status.

135 Grant Ave. is the historic Otero-Bergere House, which now houses the Georgia O'Keeffe Education Center and is listed as a significant 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 lines of the property are contributing structures to the Historic District. The HDRB confirmed the contributing status of the fence and wall in a hearing September 12, 2023. See Case # 2023-7221-HDRB.

The white wooden picket fence was constructed between the 1870s and 1880s. At the time, the Fort Marcy Military Reservation was active and initially served as a property boundary marker delineating the yard of one of the officer's quarters. The fence has undergone renovations in 1912, the 1970s, and into the early 2000s. The masonry stuccoed wall between 135 and 123 Grant Ave. was constructed pre-1958 and established the eastern and southern property boundaries of 135 Grant Ave. The wall has undergone previous maintenance and construction between 1941 and the early 2000s, as seen by the height variations on the east and south sides. The height of the wall varies between 72" to 102" on the south side.

The Applicant is proposing the following:

1) Demolition of the stuccoed masonry wall in order to allow for the construction of the new Georgia O'Keeffe Museum.
2) Alteration of the picket fence by removal of the southernmost 21 feet of the fence in order to improve site access and expand the public sidewalk along Grant Avenue.

The property at 123 Grant Ave. is the former Safeway building, built in 1966, and is designated as a non-contributing structure to the Downtown and Eastside Historic District. The building's use as a supermarket ended in 1993, when it was converted into offices. In Case #

2021-3830-HDRB, heard July 13, 2021, the Board reviewed the historic status of the building and confirmed it as non-contributing. The Board approved the demolition of this building in a hearing September 14, 2021. See Case # 2021-4123-HDRB.

FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff did not recommend a finding that all the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, Staff recommended the Board find the application to meet the standards of the code, SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and SFCC Section 14-5.2(D)(1)(a) affecting the status of a landmark, significant or contributing structure.
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. Under SFCC Sections 14-2.6(C), 14-3.14, and 14-5.2(C)(3)(a), the Board has authority to review and approve or deny all applications for new construction, exterior alteration and demolition of structures in the Historic Districts in accordance with the standards set forth in SFCC Chapter 14.
7. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
8. Staff determined that the removal of historic materials, demolition or alteration of these structures may jeopardize their contributing status, contrary to SFCC Section 14-5.2(D)(1), and approval of the demolition requests would therefore require exceptions pursuant to SFCC Section 14-5.2(C)(5)(b). The Applicant requested exceptions for these projects.
9. To obtain an exception, the Applicant must conclusively demonstrate that the three exception criteria in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Staff provided to the Board information on the two structures under consideration for demolition or partial demolition, pursuant to SFCC Section 14-3.14(C).

Stuccoed Masonry Wall:

11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds, contrary to the Staff's recommenda-

tion, that the Applicant has conclusively demonstrated that all three exception criteria have been met with respect to the demolition of the east/west masonry wall:

a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that to remove the wall would not damage the character of the district because the wall, sitting perpendicularly to Grant Avenue, contributes little to the streetscape;
b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the wall, if not removed, would create an unnecessary physical separation between the Georgia O'Keeffe Education Center and the proposed Museum; and
c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that the proposed demolition will strengthen the heterogeneous character of the City within the Historic District because it will facilitate an open, undivided campus at the proposed Georgia O'Keeffe Museum and Education Center and an architectural "dialogue" between the buildings.

12. In consideration of the three criteria for demolition set forth in SFCC Section 14-3.14(G)(1), the Board finds:

a. The east/west stuccoed site wall along the southern boundary has no historical significance, and will no longer serve a purpose when the new Georgia O'Keeffe Museum is built;
b. The wall is not an essential part of a unique street section or block front, and this street section or block front will be reestablished by an open plaza between the existing Georgia O'Keeffe Education Center and the proposed Georgia O'Keeffe Museum; and
c. The site wall has some cracking but is not in a state of disrepair, nor is it structurally unsound.

Wooden Picket Fence:

13. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds, contrary to the Staff's recommendation, that the Applicant has conclusively demonstrated that all three exception criteria have been met with respect to the removal of the southernmost 21 feet of the white, wooden picket fence:

a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the character will be maintained by preserving most (121 feet) of the existing fence;
b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the present location of the fence, in close proximity to a large cottonwood tree, hinders pedestrian traffic on the sidewalk adjacent to 135 Grant Ave.; and
c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that the proposed alteration will strengthen the heterogeneous character of the City because it will facilitate the entry to a proposed Georgia O'Keeffe Museum and Education Center campus and allow unhindered pedestrian traffic to and from it.

14. In consideration of the three criteria for demolition set forth in SFCC Section 14-3.14(G)(1), the Board finds:

a. The white wood picket fence is of historical significance, and a majority of the fence will be maintained;
b. The fence is an essential part of a unique street section or block front, and this street section or block front will be reestablished by a proposed low site wall which extends east from the southern end of the fence, and a metal gate and fence set back from the sidewalk at the southwest corner of 135 Grant Ave.; and
c. The white wood picket fence under consideration is not in a state of disrepair nor is it structurally unsound.

15. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to these two projects.
16. Based on the Staff Report and the exhibits, information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
17. The information contained in the Staff Report and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.
18. Based on the Staff Report and the exhibits, information and evidence presented at the hearing, the Board finds that the Applicant has fulfilled the demolition criteria.

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 two exceptions requested in the application.
3. The Board approves the application to demolish, in its entirety, the east/west stuccoed masonry on the property's southern boundary.
4. The Board approves the application to demolish the southernmost twenty-one (21) feet of the north/south wooden picket fence on the property's western boundary.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7489-HDRB
Address – 1369 Cerro Gordo Rd.
Agent's Name – Patrick McDowell
Owner/Applicant's Name – J. Nold Midyette

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 12, 2023.

BACKGROUND

The property at 1369 Cerro Gordo Rd. is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The property has four 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. The closest building on the lot to Cerro Gordo Road is approximately 300 feet up the gated and locked private drive.

In a hearing September 12, 2023, in Case # 2023-7140-HDRB, the Board approved exterior alterations to the shop with carport structure, including installing a foundation and converting the carport to a garage, repairing and cleaning windows on the south and north elevations, installing a viga-topped portal roof at the center door of the original part, and installing double doors at the shop building on the north end.

This shop with carport is the focus of this case. The Applicant requests to alter the previous approval by constructing a 140-square-foot addition to a height of 12'0" where the maximum allowable height is 14'7" on the west façade of the historic addition on the north side of the shop with carport 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. 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 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. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7576-HDRB
Address – 303 Paseo de Peralta
Agent's Name – Lloyd & Associates Architects
Owner/Applicant's Name – Mountain Spirit Integrative Medicine

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 12, 2023.

BACKGROUND

303 Paseo de Peralta is a commercial building listed as non-contributing to the Downtown and Eastside Historic District. The main structure, which totaled 3,403 square feet, was built in 1986 on a 0.19-acre lot. The structure sits on the northern end of the intersection of Paseo de Peralta, Rosario Boulevard and Griffin Street, and east of Rio Grande Avenue. The building is a two-story structure in a modern Recent Santa Fe style, as can be observed by the high rounded parapets and cementitious stucco.

At this hearing, the Applicant requests Board approval of the following items:

1) Remove the existing exterior stairs and modify the exterior wall and parapet. The existing stairs have a rusted steel structure with concrete pans that are dilapidated to the point of being a safety hazard and unusable to the public. This area of the building is also creating moisture intrusion that multiple contractors have been unable to repair.
2) Remove the angled yard wall/parapet that forms the south-side guardrail of the exterior stairs and create a small utility closet in the area where the stairs were. By code the second floor of this space only requires one exit. Presently the second floor has two exits as another exit exists on the north side of the building.
3) The new storage space would include a parapet that would complete the rectangle that that is currently void space with the stair and angled line of the yard wall/parapet.
4) Enclose the open space on the western façade next to the entrance by extending the yard wall to the rooftop as the exterior wall and wrapping it around to the entrance vestibule.
5) Add several bollards to the property to protect the building.
6) Add metal downspouts to the existing canales.
7) In-fill some sections of grade with concrete paving to mitigate on-going moisture issues.
8) Re-stucco the entire structure in a cementitious stucco with the El Rey color mixture of La Luz and Cottonwood, creating a tan, earth-tone color.

FINDINGS OF FACT

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

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

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

2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), 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 # 1-8 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The Applicant shall submit to the Staff for administrative approval a photo of the proposed El Rey color to demonstrate that the color is closer to La Luz than Cottonwood.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7578-HDRB
Address – 812 Gildersleeve St.
Agent's Name – Plan A Architecture, LLC
Owner/Applicant's Name – Terrence Duncan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 12, 2023.

BACKGROUND

812 Gildersleeve St. is a single-family residence listed as contributing to the Don Gaspar Area Historic District. Erected around 1937, the Alice and Dale Bullock House is located on the west side of Gildersleeve Street in the Don Gaspar Area Historic District. The house, built of hollow clay tile, presents a modest Pueblo Revival appearance, with its east and part of its south elevation the most characteristic of the style. The remaining elevations show lesser attention to design.

The house is unique in the district for its partially excavated, two-car garage, tucked below the ground floor at the rear of the home. In Case # 2023-6854-HDRB, heard by the Board on June 13, 2023, the Board confirmed the historic status of the house as contributing and designated the primary elevations as: east street-facing façade (F.1), and the easternmost portion of the south façade (F.2), excluding the wrought-iron security grilles, and designating the east, street-facing yard wall as contributing.

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

1) Repair all existing wood windows as needed. They will be refinished with a similar, semi-solid dark brown stain. Other exterior wood elements will be repaired and stained to match the windows.
2) Recreate the damaged and missing wood window surrounds and shutters at the front bedroom window.
3) Repair all exterior walls and finish with a cementitious stucco (El Rey Buckskin).
4) Install a new wood gate on the existing gate jambs at the front yard wall. This gate will replicate the design of the wood, front-window shutters, and match the stain color of the windows.
5) Build an 85-square-foot kitchen addition in place of the existing back door, concrete bridge and steps. This addition will extend down to the basement level, replacing the current railroad tie retaining wall to create a more contained service entrance to the downstairs laundry room.
6) Repair a pair of double-hung windows with French doors leading to a stone-walled, wood-decked patio facing south.
7) Convert the lower-level garage to a new den with a pair of French doors leading out to a flagstone patio.

8) Replace the shingled, eyebrow-roof overhang above the garage doors with a new wood balcony and railing off the primary bedroom.

9) On the north elevation, remove one small window and move another window to create a balanced arrangement along that façade.

10) Remove the back bathroom as part of the kitchen remodel. A new bathroom will be built in the basement to create a guest suite. A window well in that guestroom will be extended down in order to meet current egress requirements for bedrooms.

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 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(H), Don Gaspar Area Historic Design Standards. The Staff has determined that exceptions are not necessary for these renovations since no historic materials will be removed from primary façades – the work on the primary façades are repairs, not replacement; and the only addition to the footprint of the house will be on a non-primary façade, set back more than 10 feet from a primary façade.
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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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 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 Board finds that the work on the primary façades is properly characterized as repair, not replacement, and that no historic materials will be removed from primary façades.
10. The Board finds that the only addition to the house will be on a non-primary façade, set back more than 10 feet from a primary façade.

11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items #1-10 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn F. Cardenas Date
Interim 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 # 2023-7604-HDRB
Address – 367 Hillside Ave.
Agent's Name – A. Christopher Purvis, Architect
Owner/Applicant's Name – David Gardner

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 12, 2023.

BACKGROUND

367 Hillside Ave. is a single-family residence listed as contributing, with the south and west facades designated as primary to the Downtown and Eastside Historic District. The structure, then 1,432 square feet, was built in 1860 on a 0.35-acre lot. The original structure was a two-bedroom quintessential Spanish Pueblo vernacular design composed of adobe construction material, viga beams, recessed windows, and a flat roof. The property has had some additions, including a stand-alone garage built in 1978. The current home is 1700 square feet, divided into three living units. In 2018, the Board reviewed the status and designated primary façades. See Case # H-18-039-A. The Board gave the structure a contributing status, with the south and the west façades designated as primary, excluding the non-historic windows and doors.

At this hearing, the applicant requests Board approval for the following items:

1) Replace the non-compliant aluminum sash windows with barn-sash style casement windows, to be aluminum-clad, dark brown as indicated on the plans (painted wood) and rebuild the doors in a matching style.
2) Stabilize the rear (north) wall, keeping the footprint and opening location, but rebuilding the caved-in adobe wall with CMU.
3) Re-roof the structure with modified-bitumen roofing, adding approximately 6 inches of insulation to improve livability and cure the roof drainage issues. This will require an estimated 6-inch increase to the existing parapet; the maximum height will be 12'0".
4) Re-stucco the structure, matching the current color El Rey Cementitious Adobe (adding 2 inches of rigid board insulation under the new stucco).
5) Remove the aluminum sun shade on a west elevation window.
6) Lower the floor of the rear unit 12 inches to make it habitable (creating 7'6" ceilings) and incorporating the shop/studio on the southeast side into another apartment. All new windows shall be brown, clad, insulated, true-divided-lite casements. New or rebuilt exterior doors shall be four-panel and/or TDL glass, pine, painted Azure Tide (blue).

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), 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(C)(3)(b), the Board has the authority to approve an application for alteration on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report 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 # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The existing textured stucco pattern shall be matched in the new stucco job.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7490-HDRB
Address – 1120 E. Alameda St.
Agent's Name – Architectural Alliance, LLC
Owner/Applicant's Name – Sam Gerberding and Amanda Crocker

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 12, 2023.

BACKGROUND

1120 E. Alameda St. is a single-family residence listed as contributing to the Downtown and Eastside Historic District, with the north and east facades designated as primary. The main structure was built around 1930 on a 0.2-acre lot. The structure was initially about 1,470 square feet, which includes two bedrooms, a kitchen, bathroom, a large closet and other open spaces. This building is approached by a bridge over the Santa Fe River and through Patrick Smith Park, it faces the park but it predates the recreation area. The house is characteristically Santa Fe vernacular, constructed with adobe brick, and is rectangular with a sloped, corrugated steel roof. The house also has a cellar which is accessed from the interior. The house is finished in cementitious stucco and displays a mixture of fenestration.

In a hearing April 25, 2023, the HDRB designated the structure as contributing to the Downtown and Eastside Historic District, and designated the north and east as the primary façades. See Case # 2023-6569-HDRB.

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

1) Build a 118-square-foot bedroom/bathroom addition on south elevation.
2) The addition will be 10'6" in height and the roof will match the pitch of the existing roof.
3) Add a 431-square-foot portal on the south elevation. The portal will be 10'6" in height and will match the pitch of the existing roof at that location. Posts and exposed beams at the portal will have a linseed oil finish.
4) Relocate an existing gate and coyote fence on the eastern side of the property.
5) The stucco on the new addition will be El Rey stucco color Desert Rose to match the existing color.
6) Add two new wood interior/wood exterior 3'0" x 4'0" divided-lite windows on the south elevation of the addition.
7) Add one new wood interior/wood exterior 5'0" x 4'0" divided-lite window on the east elevation of the addition.
8) Add one new 6'8" x 2'10" wood door on the south elevation of the new addition.
9) Wood trim color on the new addition to be turquoise to match the existing wood trim on the residence.

The bedroom and bathroom addition, at the southeast corner of the structure, Item # 1,

will extend the east elevation, a primary façade, and will not be set back 10 feet from the primary façade. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the application.

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 a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and finds that the application complies with SFCC Section 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), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(2)(d), additions to contributing, significant or landmark structures must be set back a minimum of 10 feet from any primary façade. The Applicant proposes to construct an addition extending to the south on the east-facing primary façade.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the bedroom/ bathroom addition is on a non-primary elevation at the back of the structure and its public visibility is minimal; and
    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 because the interior of the house

is compartmentalized, the one other full bathroom is accessible only through another bedroom, and it is impossible to create another bedroom elsewhere with access other than through an existing bedroom; 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 other design options are unworkable and the addition, with the conditions imposed by the Board, thoughtfully gives the house the needed space for the applicant's family.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-9 as set forth in the application, as recommended by Staff, with the following additional conditions:

   a. The windows on the addition shall not be located nearer than three feet to the corner of the façade;

   b. The windows on the addition shall be divided lite, consistently with the other windows on the structure; and

   c. The architectural drafts shall be re-drawn to reflect these conditions imposed by the Board, and presented to the Staff for approval.
3. The Board grants the exception requested in the application.

IT IS SO ORDERED ON THIS 9th DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim 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 # 2023-7605-HDRB
Address – 723 Old Santa Fe Trail
Agent's Name – N/A
Owner/Applicant's Name – Christophe Eagleton

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on December 12, 2023.

BACKGROUND

723 Old Santa Fe Trail is a single-family residence in the Downtown and Eastside Historic District. It was designated non-contributing in a 1984 historic survey, and has not been re-surveyed since then. At this hearing, the Applicant asks the board to review the structure's historic status and to designate primary façades, if applicable.

The house is a small dwelling consisting of two to three bedrooms, a living room, kitchen, bathroom, closet, and an attached shanty. The structure sits about 100 feet east of Old Santa Fe Trail, along a private, 16-foot-wide, dead-end dirt lane. It is L-shaped, with recent additions on its westernmost end. Its prominent materials are cement-stucco walls, wood and aluminum doors and windows, concrete and ceramic interior tiles, and flagstone patio paving. The building is currently covered with synthetic paint in a red tone. It is purely vernacular, built crudely and with recent rough extensions.

According to a 2023 Historic Cultural Properties Inventory, it was built in the early 1940s on land once owned by Juan Lucero, whose home still fronts Old Santa Fe Trail and is occupied by a descendant. The dwelling at 723 Old Santa Fe Trail, which holds about 1,070 square feet, appears to result from several construction phases. Through these it took on the L shape, with a shanty extension at the southwest corner. The presumably oldest piece is the north end, which represents the original two to three-room adobe. This piece is a narrow rectangular volume holding three connected square rooms. Attached to the west is the foot of the L, containing the kitchen and living room. Based on aerial photographs, the kitchen section was in place by 1958. Appended to the kitchen at the west is a crude, frame porch enclosure, which appears to post-date 1978, and a shanty extension.

FINDINGS OF FACT

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

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

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be designated as 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 "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure." The Board finds that it is older than 50 years, and has sufficient historic integrity, as demonstrated by its vernacular origin, traditional L-shaped plan, solidity, window and door placement, and construction materials.
11. The Board finds that the elevations with the features that define the character of the structure's architecture are, on the north-south wing: the north façade at the northernmost end, and the west façade; and, on the east-west wing, the north façade, excluding the westernmost enclosed-porch section, which was built after 1978.
12. The existing red color is not a feature that defines the character of the structure's architecture.
13. 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 west-facing and two north-facing façades as primary façades, excluding those façades on the 1970s enclosed-porch addition at the westernmost end of the house and the shanty addition at the southwest corner.
5. The historic three-over-one panel windows are features that define the character of the structure's architecture and are included in the designation of the primary façades, but the non-historic aluminum windows, non-historic doors, and the color of the stucco are excluded.
6. The stone walls on the east and south property lines are not designated as contributing structures.

IT IS SO ORDERED ON THIS 9TH DAY of JANUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn F. Cardenas Date
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: 2023-007525-HDRB. 913 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Jay Morton of the Morton Phillips Trust, owner, requests reconsideration of contributing historic status with primary façade designation.

Case number: 2023-007525-HDRB
Project Type: Reconsideration of status.

PROJECT LOCATION (S): 913 ½ Acequia Madre

PROJECT NAMES:

OW – Morton Phillips Trust, Jay Morton or Mike Phillips, 913 ½ Acequia Madre, Santa Fe, New Mexico, 87501

AP – Richard Martinez, 1524 Paseo de Peralta, Santa Fe, New Mexico, 87501 505-989-4958 studio@martinezarch.com

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes X No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No X

HISTORIC DISTRICT INVENTORY NUMBER __H-90_____

YEAR OF CONSTRUCTION __1940_____

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME Edward and Maria Elisa Roybal House

City of Santa Fe, New Mexico

memo

DATE: January 9, 2024

TO: Historic Districts Review Board Members

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

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2023-007525-HDRB. 913 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Jay Morton of the Morton Phillips Trust, owner, requests reconsideration of contributing historic status with primary façade designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

____ **Other**: Primary Façade Diagram

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing with the north and northeastern facades as identified on the façade diagram 1 through 4 be maintained as primary, per 14-5.2(C) Designation of Significant and Contributing Structures and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

913 ½ Acequia Madre is a single-family residence designated as contributing with the north and northeastern facades as primary to the Downtown and Eastside Historic District. The structure was built in 1940 on a 0.10-acre lot which totaled 1,702-square feet. The primary architectural design of the structure is a collaboration between Spanish-Pueblo revival and Santa Fe

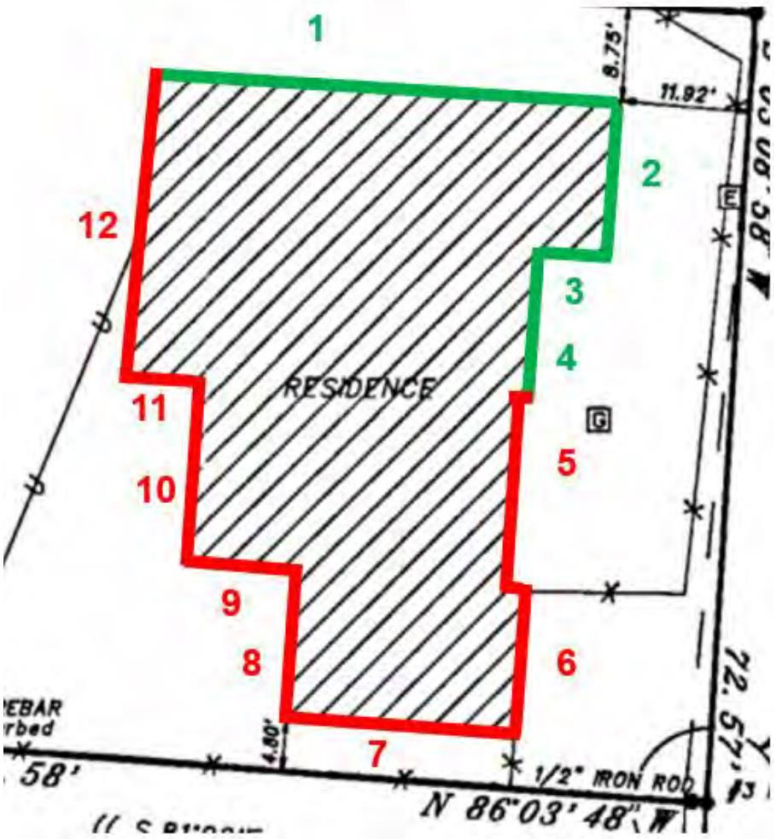
vernacular styles which includes adobe and concrete block for construction materials, a flat shed-roof, wood and aluminum single-hung three over one and one over one windows.

The structure has undergone an evolution of construction and additions throughout time. The original core of the structure is the north and northeastern façades which contain the integrity of the historic districts standards as seen through the adobe wall construction and recessed three over one wood framed windows. These two façades were designated as primary on the November 28, 2023, HDRB hearing. The portal over the eastern façade entry way is most likely the first addition to the structure around the 1950s. As construction continued, additions were made to the southern façade adding another room and garage by the 1970s. The clear and distinct evolution of the property can be observed through the construction material and design of the structure.

Previous HDRB cases include:

On November 28, 2023, Case No. 2023-007525-HDRB, 913 ½ Acequia Madre, came before the Board for status review with primary façade(s) designation. The Board's action moved to make the building contributing with primary façade designation as the north and northeastern facades as identified on the façade diagram as 1 through 4. The motion was seconded by Member Valdo. Member Biedscheid offered a different opinion for the Board's consideration. She referred to the long east façade. Half of that was added in the 1970s. The original adobe 1950s building is there but also half of that is covered by the framed 1970s porch. She thought as a result, as noted in the HCPI report, the facade reads as more of a 1950 ranch style house which changes the sense of history associated with this house. The footprint is no longer the same and the additions clearly were not sensitive as evidenced by the result that this looks like a different style of house now. The motion passed by (2-1) roll call vote with Members Mather and Valdo voting in favor and Member Biedscheid, voting against.

Figure 1: Study of footprint development based on aerial photographs.



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.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 25, 2023 – F.

For HPD Office use only:
HCPI No._____ District No.____ ___ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Edward and Maria Elisa Roybal House	913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	Santa Fe ID: H-90 4. County: Santa Fe Parcel # 12324224

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

6. Date of Survey: October 17, 2023

7. Previous Survey Date(s):
_x Yes: October 14, 1984
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6794747,-105.9248867

10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing northwest.

11. Brief Description of the Property:

Midway down a short gravel lane between Acequia Madre and Canyon Road stands a building that looks almost misplaced. A long, one-story flat roof dwelling, it first gives the impression of a 1950s ranch house (Photo 1). But further inspection and a review of archival material indicate that this is an illusion. The house, instead, is a composite of several building campaigns, beginning in the late 1930s and ending in the late 1970s (Fig. 1). This evolution is readable from its front (east) façade with the change of wall planes, parapet heights, and different doors and windows.

Continued on Page 5.

12. Who uses the property? Residence – not-in-use

13. Construction Date:
Date: c.1939-40 with additions made through c.1976
__Known _x_ Estimated Source: aerial photographs, city directories, deeds

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 (FORM1) (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: Matinez Architecture Studio PC

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

Current owner: Morton Phillips Trust

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 th**ink this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _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 (FORM2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2
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-90
Edward and Maria Elisa Roybal House	913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 17, 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
_x_Not visible __None
__At Grade __Raised:
Materials: __Concrete: __Stone
Other:
Notes

9. Roof: __N/A

Shape: _x_Flat __Gabled __Hipped __Pyramidal __x Shed __Other:
Pitch: __None __Low __Medium __Steep
Features: __Eave: __Parapets
Materials: _x_Asphalt __Earth __Composition shingle __Metal: Pressed __Composition Roll __Metal: Corrugated __Metal: Standing Seam _x_Metal: V-Crimp __Tile: Terra Cotta __Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	3/1	6
Single-Hung	Aluminum	1/1	5
Sliding	Aluminum	1-1 and 1-F-1	1 1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank w/ 3 Lights	Wood	1
Single-Leaf	½-Light, 4 Panel	Wood	1
Single-Leaf	15-Panel w/ 1 Light	Wood	1

12. Chimneys _x_ N/A, removed

13. Porches __N/A
Type: _x_Entry __Partial-Width __Full-Width __Wrap

14. Other Significant Features N/A

15. Modifications: _x_ __No known modifications

#1 Date: c.1940-1976; Multiple additions; aerial photograph and visual and material evidence; see Figure 1.

(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: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

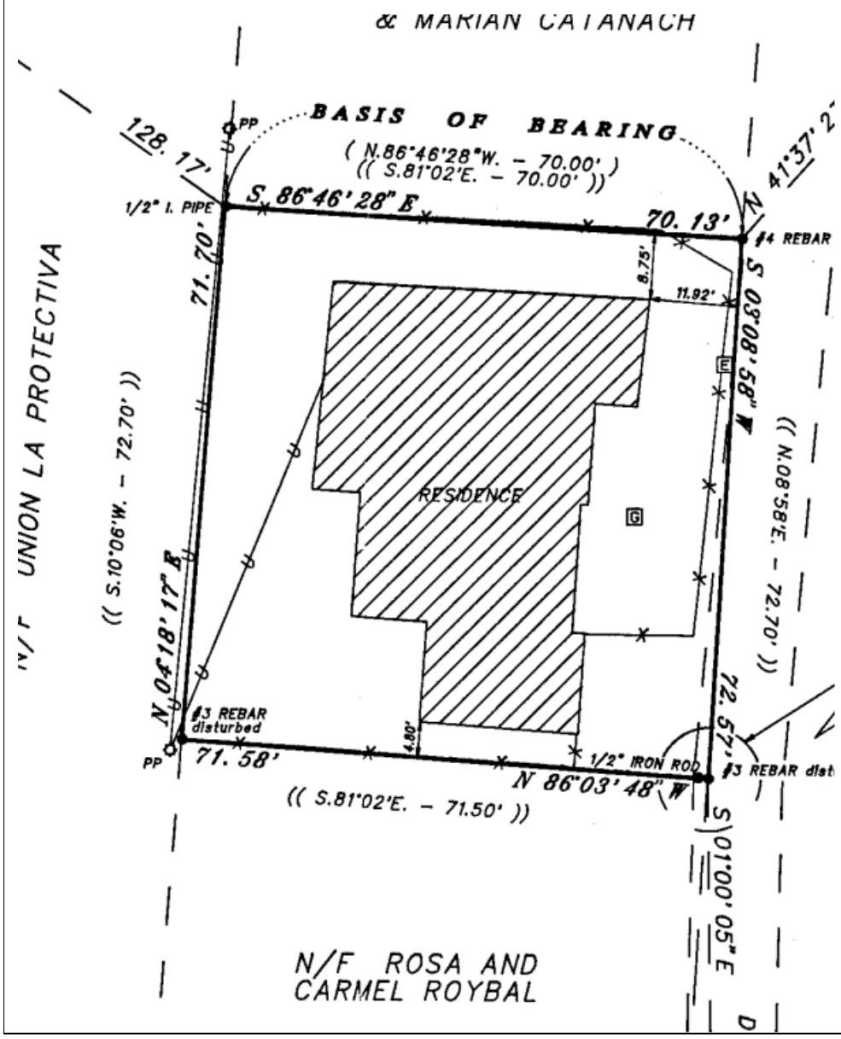
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 1994 survey plat. Courtesy L.A.S.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90
		4. County: Santa Fe
		5. Date of Survey: October 17, 2023

Architectural Description Continued

Setting

The house is situated along a graveled dirt lane coursing between former agricultural fields filled in over the years with houses. Given the narrow depth of the lots, the subject house — along with other homes on the lane — is oriented parallel to the road. Their long façades have the appearance of a much larger home. This house is associated with the property immediately to the south, which holds the former Carmen and Rosa Roybal home. It is minimally landscaped with a few concrete paths, a gravel driveway, and a specimen fir tree at the southwest corner. The property has invasive plants, including a mature Tree of Heaven on the north property line. Aside from the house, there are no other structures on the lot.

House

Comprising roughly 1,786 square feet, the house shows at least five distinct building phases. The older core is adobe, with frame and block additions tacked onto the west and south exposures. With the exception of the back Laundry Room, each addition has a Pueblo Revival appearance, with earthtone stucco walls, rounded parapets, and flat roofs. The different types of windows along the house speak to each distinct type of construction.

East Elevation

Facing the lane, the east elevation is the most articulated side of the building and reveals the various construction eras (Photos 1 & 2).

Garage

Starting at the south end is a boxy one-car garage built between 1966 and 1973. It is the second-youngest piece of the house and was freestanding until around 1976. The block structure has tall parapets over its east and west elevations, with its roof draining to the south (Photo 3). A metal overhead door opens to a space once holding a car.

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Family Room

Attached to the north and set back by 20" and at a lower height is the youngest piece of the house (Photo 4). Erected around 1976, the roughly 510 square-foot rectangle is constructed of frame on a concrete slab. Its façade has double aluminum sash windows and a decorative wood door. The interior is one large open space stripped to the studs (Photo 5). It once had a brick fireplace across its south wall.

Entry/Living Room/Kitchen

Moving northward, the wall plane pushes out 12" with a separate volume enclosing the Entry, Living Room, and Kitchen. Marked by a hipped porch, it served as the historic entry to the home (Photo 6). The roughly 84-square-foot porch is made of conventional lumber and is painted white (Photo 7). Based on an aerial photograph, it postdates 1958 (Fig. 6). Its wall is penetrated with an opening holding a 3/1 sash wood window and an entry. The entry has a faux plank door with three vision lights (Photo 8). Next to the door is a medallion with a raised impression of Nuestra Señora de Guadalupe, asking her to protect the family (Photo 9). This part of the building is adobe and represents early construction.

Bedroom Wing

The last piece, a long, east-west rectangle, is likely the oldest piece of the house. It bumps out 68" from the entry area and is made of adobe (Photo 10). It holds three rooms, including the remnant of a bathroom. A tall 3/1 single-hung sash window sits like a guillotine at the center of its east façade (Photo 11). The window stands back 10" from the exterior wall.

North Elevation

The unadorned north elevation has windows at each room (Photos 12 & 13). Like the façade, they are tall 3/1 wood sash set deep in the adobe (Photo 14). Near the west end is a much smaller opening with a 1/1 aluminum sash window venting a bathroom. A strip of *contra cimiento* runs along the base of the wall. It works as a support or as a water table, protecting the wall from water draining above.

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Behind the wall are three square rooms. Currently gutted, the space's construction is readily visible (Photo 15). It has exterior adobe walls with interior frame partitions. The floor (now removed) rested on rough-sawn dimensional joists nailed to intermediate posts and supported at the edges by beams. The roof decking and ceiling construction are standard, consisting of crude framing of rough-sawn plates, joists, and rafters. These point to the original dwelling's inferred construction date of the late 1930s.

West Elevation

Facing a cramped backyard, the west elevation shares the same evolution as the façade but with a rougher presentation (Photo 16).

It begins at the north with a solo 3/1 window at the Bedroom Wing (Photo 13). To the south is a shed-roof frame addition that appears to have been a laundry room (Photos 17 & 18). Aluminum windows on its west and south walls bring light to the room. A wood-panel-and-glass door gives access to this space and the back of the house. Constructed at some point between 1958 and 1966, the shed-roof attachment covers the entire portion of the portion Entry/Living Room/Kitchen section of the house.

The south end of the elevation represents the more recent pieces of the home: frame and block additions built in the 1970s. The Family Room wall holds a shattered sliding patio door (Photo 19). The Garage is set back 10' and has a single sliding aluminum window (Photo 20).

South Elevation

The south wall of the Garage has no openings.

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Historical Overview

With its core likely built in the late 1930s, what was originally a small rental house expanded over time, becoming the home of Edward and Elisa Roybal in the 1960s. This family would own it up until its recent sale.

The house sits on one of many narrow lots between Canyon Road and the mother acequia. Historically, as shown on older maps, these lots were associated with homes fronting Canyon Road. Hydrographic maps from the 1910s show the lots planted in corn and alfalfa (Fig. 2). The agricultural plots, some less than 50' in width, began to be sold off in the 20th century. Some emerged as family compounds with multiple dwellings. Like this particular lot, some remained mostly undeveloped until after the war.

A 1930 plat indicates the subject parcel and several lots along the lane were owned by the Trujillo family: Clarita R. Trujillo, the presumed widow of Antonio Trujillo, and her children (Fig. 3). Carmel Roybal, a utility worker, owned a lot on the south half of the west side of the lane. His family is directly associated with the subject property.

The Roybals

Born in 1897 in the village of Santa Cruz near Española, Carmel Bernardino Roybal initially worked as a miner in Colorado. Moving to Santa Fe, he found employment with the Public Service Company of New Mexico (PNM), likely at their power plant on Water Street. The 1930-31 Santa Fe city directory is the first to place Roybal on the land.[1] By 1932, his property was assigned the 913 Acequia Madre address.[2]

Carmel and his wife, Rosa, owned a house on the lane, the property to the south. The 1940 census indicates the household included eight children between the ages of five months and sixteen.[3] The census and a city directory of the same year record a separate household adjacent to the home with the address 913½ Acequia Madre.[4] This property

[1] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930-31* (El Paso: Hudspeth Directory Company, 1931), 207.
[2] Ibid., (1932), 179.
[3] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 1A; Enumeration District: 25-5B.
[4] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 290.

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was a rental and at the time was leased by Clarence Fields. Fields was the chief engineer for PNM and must have known Roybal, his assumed landlord, through a work connection. The Missouri-born engineer lived in the rental with his wife, Glennie, and three young children.[5]

City directories show that 913½ remained rented through the early 1960s. Tenants included salesmen, local photographer Hilliard Crown, and painter Louie Ewing (1908-1983).[6] After Ewing left, the rental turned into a home.

Edward and Elisa Roybal House

Carmel and Rosa's sixth oldest child, Edward F. Roybal, was born in 1934, soon after his parents moved onto the former farmland. He grew up along the lane and attended Santa Fe High School. At the outbreak of the Korean War, he enlisted in the U.S. Airforce. He was assigned to the 3276th Crypto School Squadron, reaching the rank of Airman Third Class.[7]

In 1966, while visiting Mexico City, he met Maria Elisa A. Ruiz, a Mexican national. Born in León, a colonial town of Guanajuato, Ruiz was trained as an accountant and had worked as a teacher.[8] The couple married that year in Mexico City and moved to the home property off Acequia Madre in Santa Fe.

Here, Edward and Maria Elisa settled into the former rental home. Aerial photographs depict how they altered and expanded upon the original dwelling. The house that had consisted of two adjacent rectangles in 1958 (Fig. 5) had grown slightly by 1966 to include the shed-roof laundry at the west and a patio at the front door (Fig. 6). By 1973, the porch at the front door was in place, along with a free-standing garage to the south (Fig. 7).

[5] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico.
[6] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 4.
[7] "Edward F. Roybal," *Santa Fe New Mexican*, February 7, 1955, 10; Santa Fe National Cemetery headstone.
[8] "Maria Elisa A. Roybal [obituary]," *Santa Fe New Mexican*, September 19, 2021, C-3.

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At some point between 1976[9] and 1978, a large family room was built between the old house and the garage, joining the two together into its current footprint Fig. 8).

A uniquely American concept, the family or recreation room emerged after World War II as an informal space where the immediate family could relax and play games in an area larger and less formal than a living room. Interestingly, the Roybal family was small, consisting of Edward, Maria Elisa, and a single daughter, also named Elisa.

In 2018, Edward F. Roybal, the Korean War veteran, died. He was 84.[10] Maria Elisa continued to live in the house off Acequia Madre for a few more years before she passed away in 2021 at age 86.[11] Both are buried at Santa Fe National Cemetery.

Evaluation of Historical Status

The oldest portion of the house, the adobe, east-west Bedroom Wing at the north, is at least 80 years old. Its plain east and north elevations show original windows and reveal mostly an unaltered exterior appearance. To this were attached several additions, the most recent from c.1976, connecting the older home to a once free-standing garage. The composite development of the building gives it a ranch house appearance.

Given the recent extensions and the fact that they represent a good deal of the house's square footage a, the footprint, the recommendation is to maintain Noncontributing status to the Downtown and Eastside Historic District.

[9] "Historic Panel to Meet," *Santa Fe New Mexican,* July 18, 1976, 17. This notice references a large one-room addition, seemingly describing the Family Room.
[10] "Edward F. Roybal [obituary]," *Santa Fe New Mexican*, December 16, 2018, C-2.
[11] Maria Elisa A. Roybal."

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Illustrations

Figure 1: Study of footprint development based on aerial photographs.

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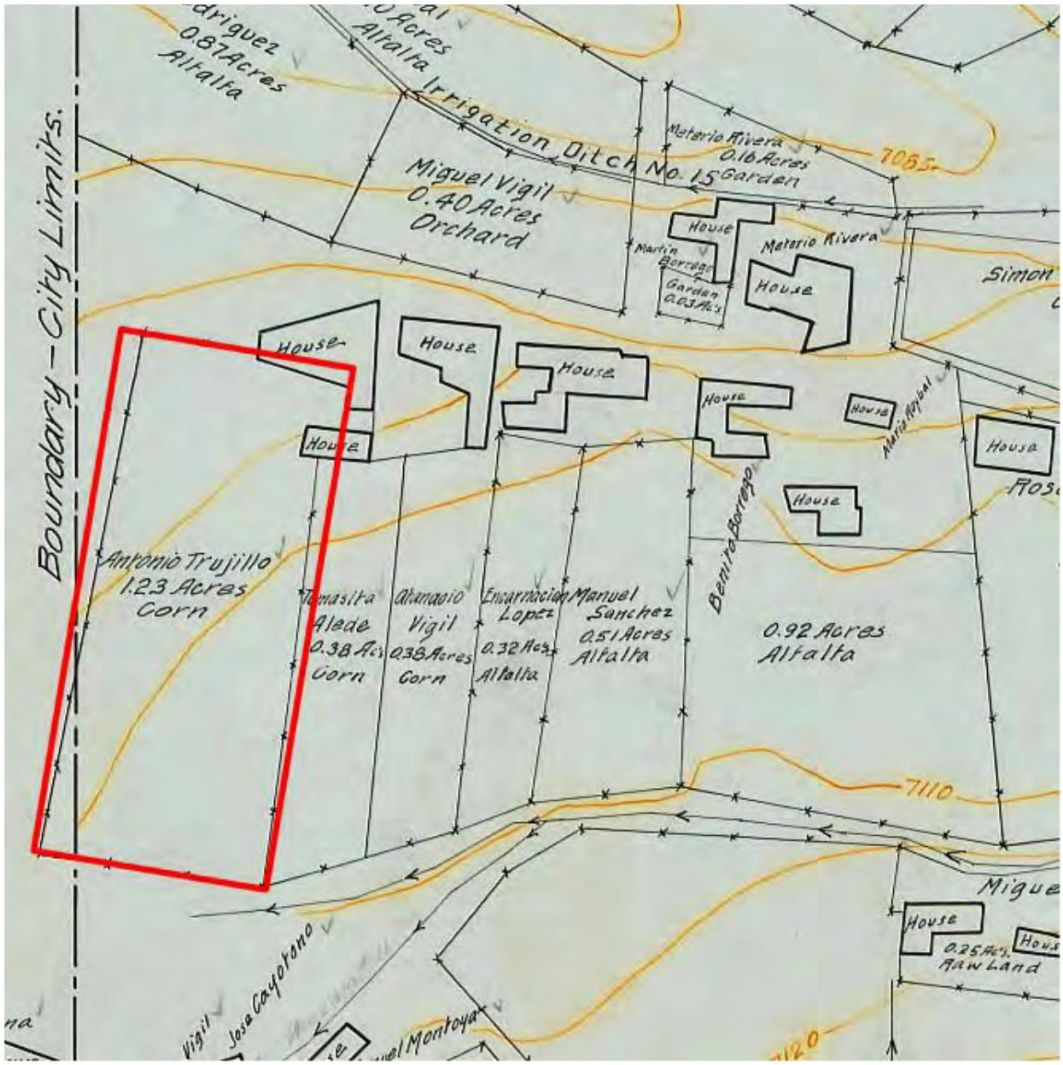

Figure 2: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919). The highlighted area likely represents the farm plot which evolved into the subject residential area.

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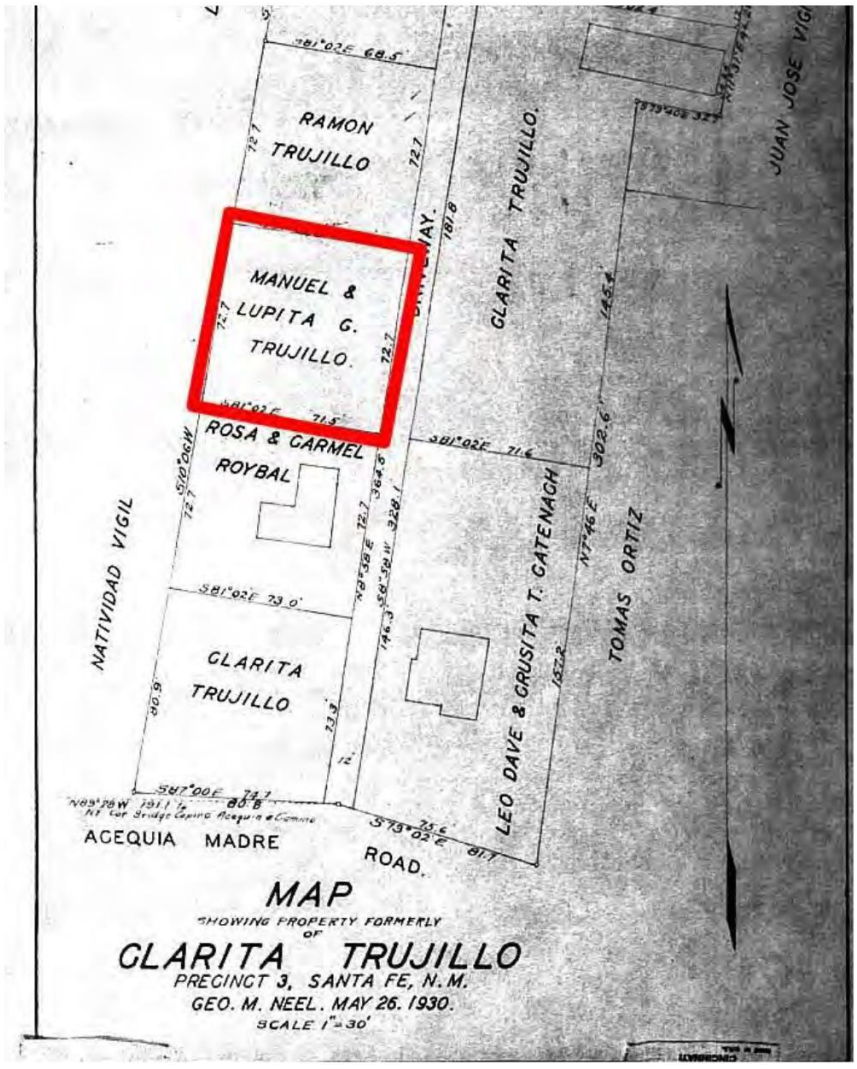

Figure 3: Plat (Showing Property Formerly of Clarita Trujillo), May 30, 1930, Book 2/Page 266, P-1189986. Highlighted area represents the subject property. Note there is no building present.

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Figure 4: October 25, 1948, aerial photograph.
The circled area indicates a structure on the property.

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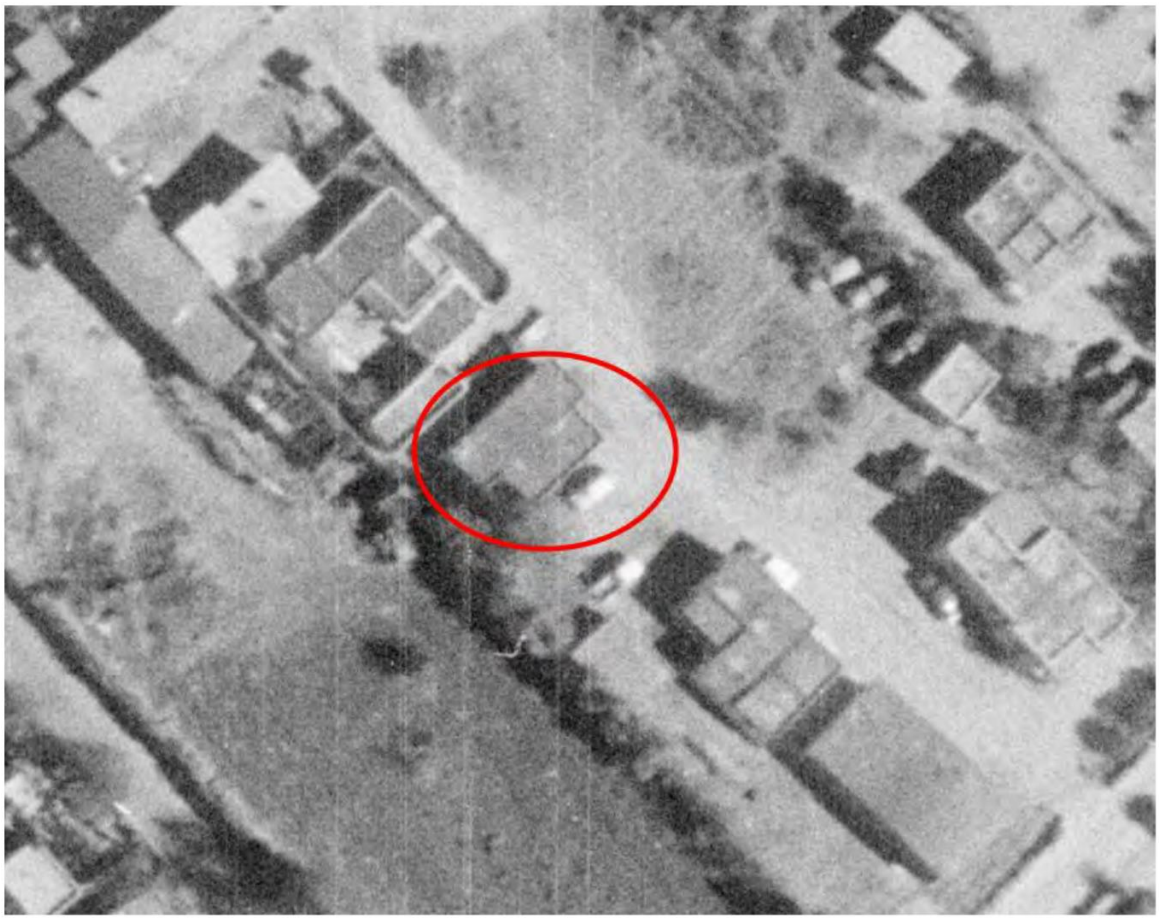

Figure 5: November 10, 1958, aerial photograph.
Note configuration of original adobe dwelling.

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Figure 6: May 2, 1966, aerial photograph.
The arrow points to the current porched area. This could be a patio or a different roofed structure. It is inconclusive.

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Figure 7: May 11, 1973, aerial photograph.
Note presence of Laundry Room, Porch, and freestanding Garage. Note absence of Family Room.

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Figure 8: September 11, 1978, aerial photograph.
Note presence of Family Room.

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Survey Photographs

(All images taken by John W. Murphey, on October 17, 2023.

Photo 2: Full east façade. Camera facing southwest.

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Photo 3: East façade, Garage (c.1966-1973). Camera facing northeast.

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Photo 4: East façade, Family Room (c.1976). Camera facing west.

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Photo 5: Family Room interior. Camera facing west.

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Photo 6: East façade, Porch (c.1966-1973). Camera facing west.

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Photo 7: Porch, decking. Camera facing south.

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Photo 8: East façade, entry. Camera facing west.

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Photo 9: Virgin of Guadalupe protection medallion. Camera facing west.

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Photo 10: East façade, older portion of home (c.1939-1958). Bedroom Wing at right. Camera facing west.

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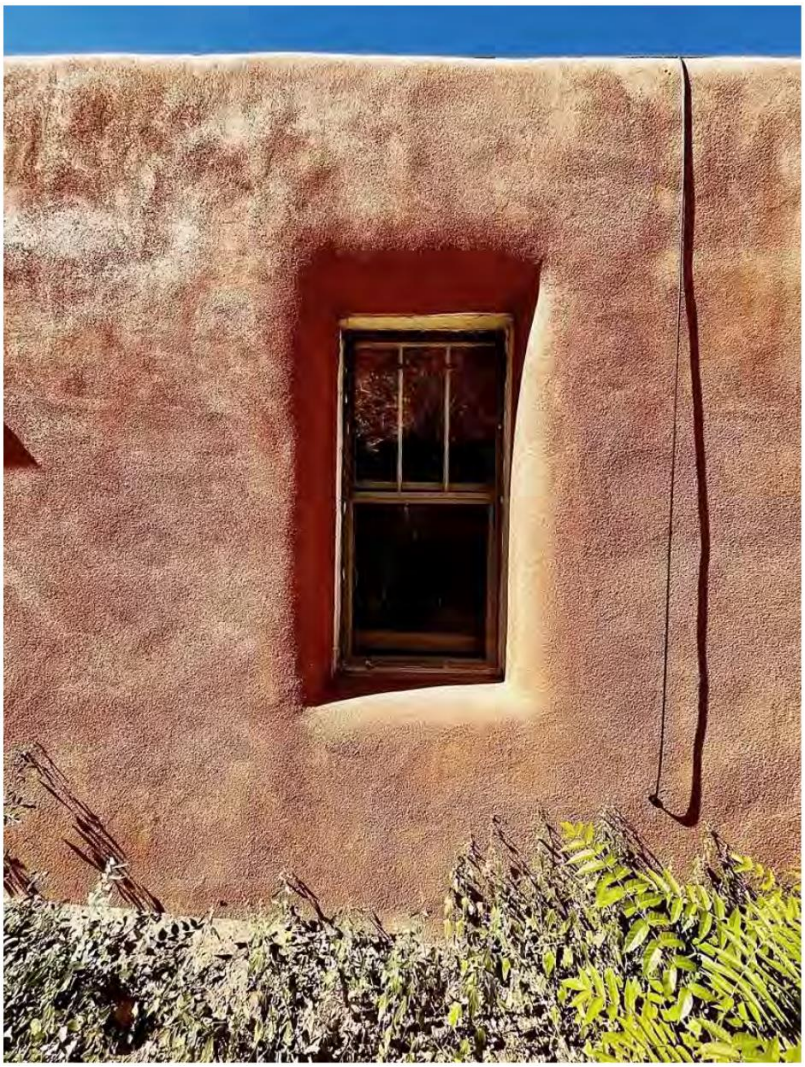

Photo 11: East façade, window at Bedroom Wing. Camera facing west.

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Photo 12: East and north elevations of Bedroom Wing. Camera facing southeast.

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Photo 13: North and west elevations of Bedroom Wing. Camera facing northeast.

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Photo 14: North elevation, Bedroom Wing, window. Camera facing south.

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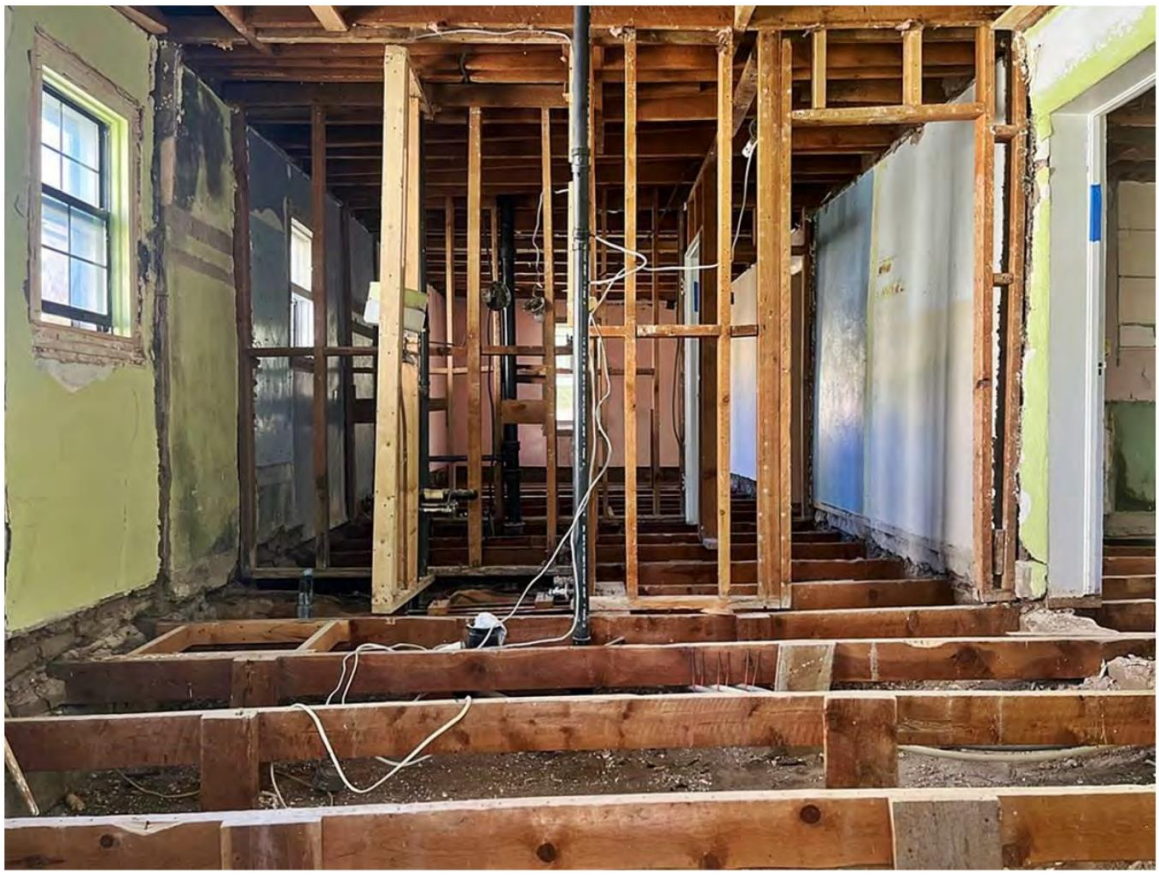


Photo 15: Bedroom Wing interior. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90
		4. County: Santa Fe
		5. Date of Survey: October 17, 2023

Photo 16: Full west elevation. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90
		4. County: Santa Fe
		5. Date of Survey: October 17, 2023

Photo 17: West elevation, Laundry Room (c.1958-1966) at center. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90
		4. County: Santa Fe
		5. Date of Survey: October 17, 2023

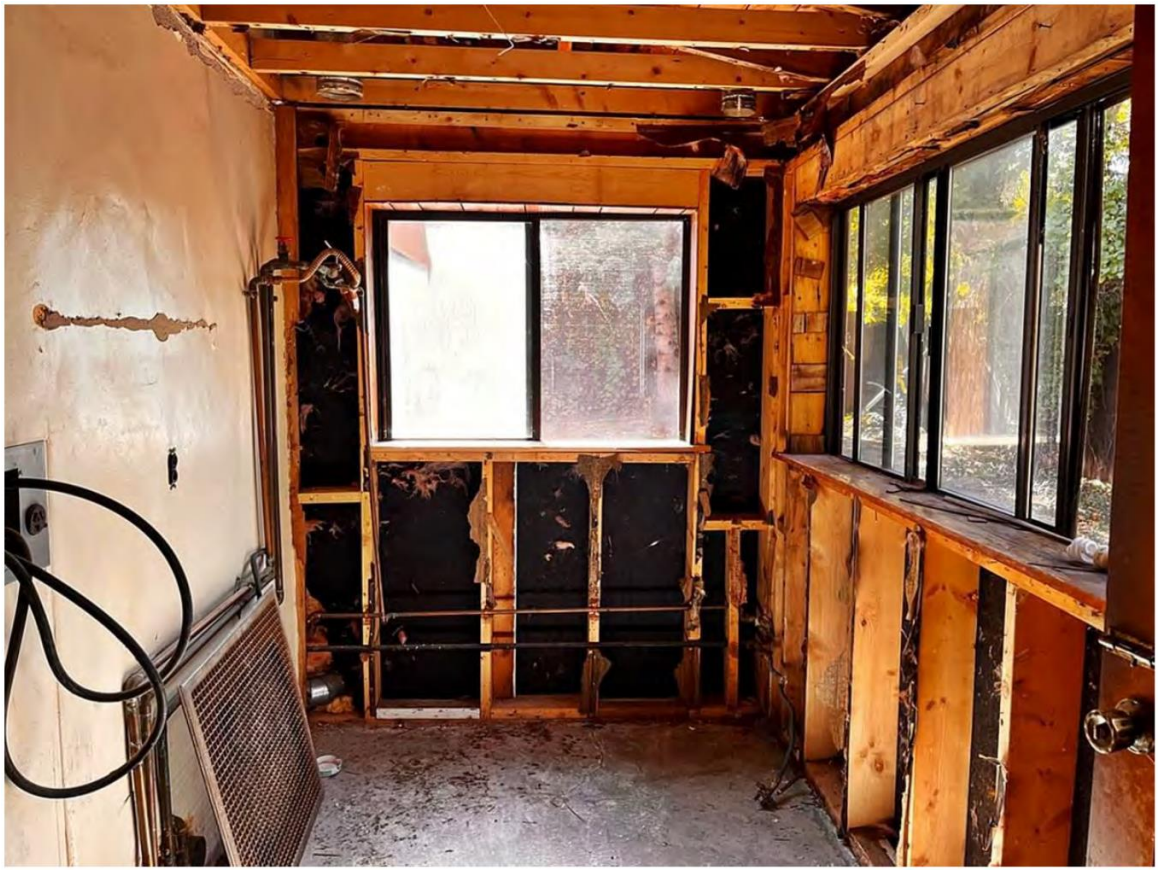


Photo 18: Laundry Room interior. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90
		4. County: Santa Fe
		5. Date of Survey: October 17, 2023

Photo 19: West elevation, Family Room (c.1976). Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90
		4. County: Santa Fe
		5. Date of Survey: October 17, 2023

Photo 20: West elevation, Garage (c.1966-1973). Camera facing east.

913 ½ Acequia Madre: Primary Façade Diagram

MARTINEZ
ARCHITECTURE
STUDIO PC

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

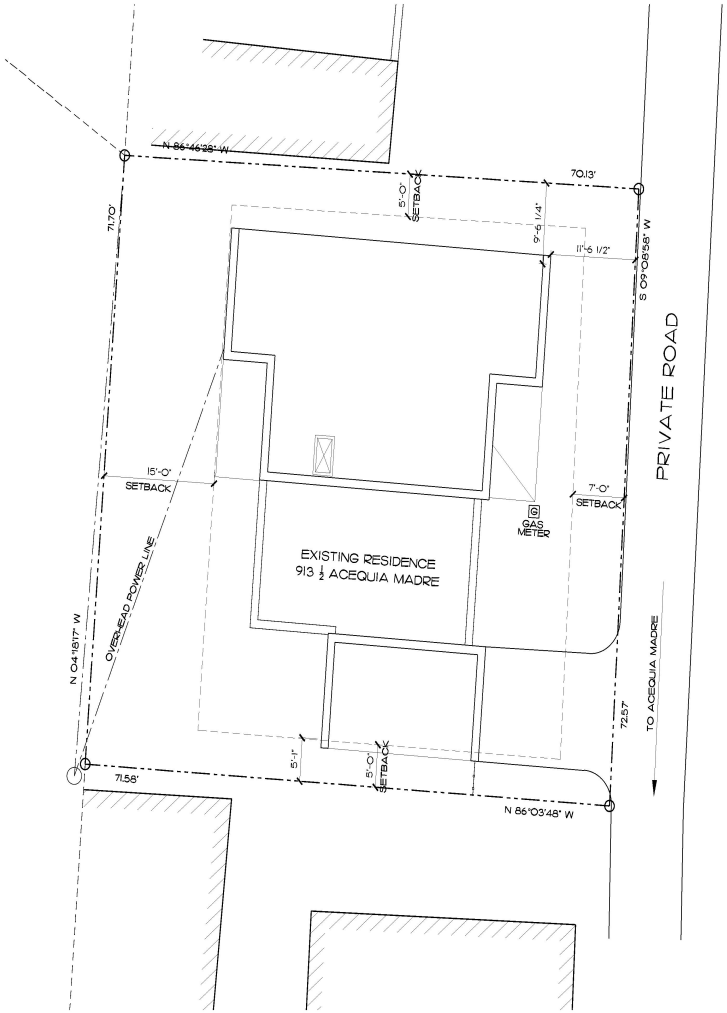
STATUS REVEW – Morton-Phillips Residence
913 ½ Acequia Madre
October 30, 2023
Downtown/Eastside Historic District, Non-Contributing status

EXISTING CONDITIONS:

On behalf of the property owners, Morton-Phillips Trust, the attached application requests a status review of the above referenced property.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC



1 A-1.0 EXISTING SITE PLAN SCALE: 1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 24'

MARTINEZ ARCHITECTURE STUDIO PC
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505-989-4958 studio@martinezarch.com

MORTON-PHILLIPS
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

OCTOBER 16, 2023

EXISTING & PROPOSED SITE PLAN

A 1.0

SET

2314 - MORTON-PHILLIPS

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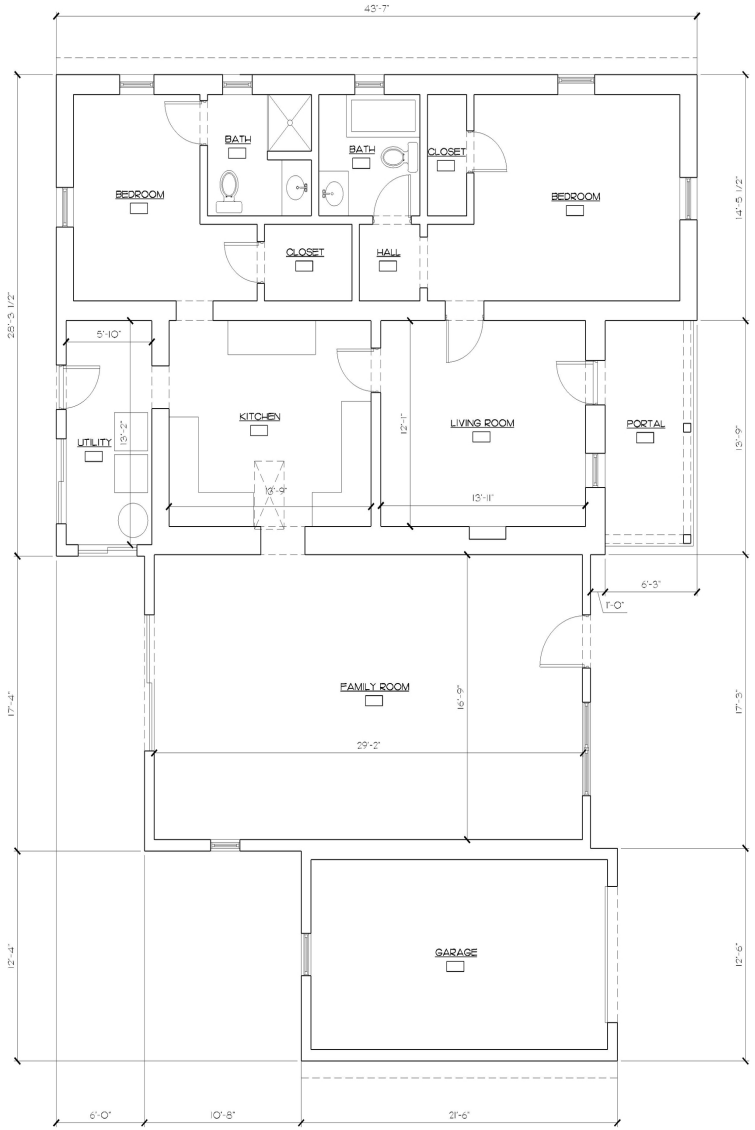

1 / A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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505-989-4958 studio@martinezarch.com

MORTON-PHILLIPS
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

OCTOBER 16, 2023

EXISTING FLOOR PLAN

A-2.0

SET

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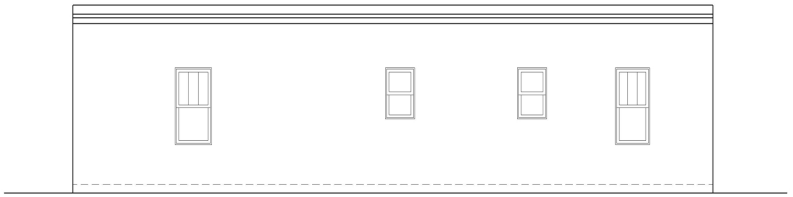
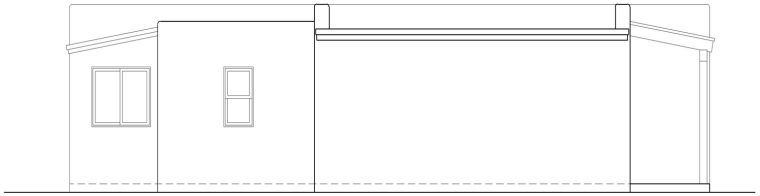
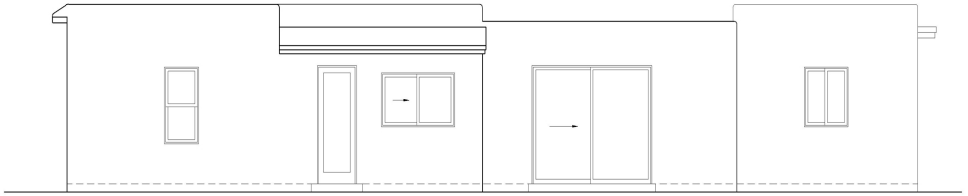


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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MORTON-PHILLIPS
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

OCTOBER 16, 2023

EXISTING EXTERIOR ELEVATIONS

A3.0

SET

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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 16, 2023

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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 16, 2023

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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 16, 2023

MARTINEZ ARCHITECTURE STUDIO
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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 16, 2023

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: 2023-007222-HDRB. 123 & 135 Grant Ave. Downtown and Eastside Historic District. Non-contributing. JenkinsGavin, agent for the Georgia O'Keeffe Museum, owner, requests approval for a 56,000 sq. ft. museum building. An exception to 14-5.2(E) Downtown and Eastside Design Standards and 14-5.2(D)(1)(a)&(b) proposed alteration or new construction will cause an adjacent structure to lose significant status, and section 14-5.2 (D)(9)(e)&(f) scale and floor stepbacks.

Case number: 2023-007222-HDRB
Project Type: New construction with exceptions.

PROJECT LOCATION (S): 123 and 135 Grant Ave

PROJECT NAMES:

OW – Georgia O'Keeffe Museum, 135 Grant Ave., Santa Fe, NM 87501

AP – JenkinsGavin, 130 Grant Ave. STE #101, Santa Fe, NM 87501

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

PRIMARY ELEVATIONS:	**North** ☐	**South** ☐	**West** ☐	**East** ☐	**N/A** X
PUBLICLY VISIBLE FACADE-EAST	Yes ☐ No X				
PUBLICLY VISIBLE FACADE-NORTH	Yes ☐ No X				
PUBLICLY VISIBLE FACADE-SOUTH	Yes ☐ No X				
PUBLICLY VISIBLE FACADE-WEST	Yes X No ☐				
HISTORIC DISTRICT INVENTORY NUMBER	051610070				
YEAR OF CONSTRUCTION	1966				

PROJECT TYPE

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

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

HISTORIC BUILDING NAME Old Safe Way Building and Otero-Bergere House

City of Santa Fe, New Mexico

memo

DATE: January 9, 2024

TO: Historic Districts Review Board Members

FROM: Paul Duran, Senior Planner, Historic Preservation Division

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2023-007222-HDRB. 123 & 135 Grant Ave. Downtown and Eastside Historic District. Non-contributing. JenkinsGavin, agent for the Georgia O'Keeffe Museum, owner, requests approval for a 56,000 sq. ft. museum building. An exception to 14-5.2(E) Downtown and Eastside Design Standards and 14-5.2(D)(1)(a)&(b) proposed alteration or new construction will cause an adjacent structure to lose significant status, and section 14-5.2 (D)(9)(e)&(f) scale and floor stepbacks.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Height Calculations

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Lighting Specifications

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria have been met for 14-5.2(E) Downtown and Eastside Design Standards, 14-5.2(D)(1)(b) "spaces that embody the status", and 14-5.2(D)(9)(e)&(f) scale and floor stepbacks. Staff recommends the applicant revise the design to meet the City of Santa Fe Code of Ordinances and re-submit the application when it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The structure at 123 Grant Ave, which was originally constructed as a Safeway grocery store, is listed as non-contributing to the Downtown & Eastside Historic District and the structure at 135 Grant Ave is the Otero-Bergere House and is significant to the Downtown & Eastside Historic the Otero-Bergere house has been converted to a commercial building for use as the Georgia O'Keeffe Research Center and administrative offices.

The former Safeway building at 123 Grant Ave was constructed in the Spanish Pueblo Revival architectural design style with rounded parapets, recessed doors and windows, and a large patio that wraps around the building with wooden corbels and viga elements. The property also includes a large parking lot with many large trees providing shade coverage for vehicles. The property has undergone multiple stages of use and development since before the establishment of Santa Fe in 1610. The predominate history for the Grant Avenue area in regard to the built environment is related to the Fort Marcy Military Reservation which was established during the American Territorial Period from 1850- 1912. In the early 1940s a Safeway grocery store was built. In the 1960s a new Safeway building was constructed at 123 Grant Avenue in the location where one of Fort Marcy's officers' quarters used to be located. The property has undergone previous alterations and maintenance but has generally maintained the same footprint as the Safeway store. The Otero-Bergere House property, which is the most intact remaining officer's home from the Fort Marcy period, has remained relatively unchanged with the exception of the exterior which was updated after 1912 to reflect the Spanish Pueblo Revival style that came to dominate Santa Fe after statehood.

Previous HDRB cases include:

In Case No. 2021-003830-HDRB. 123 Grant Avenue. Downtown and Eastside Historic District. Georgia O'Keeffe Museum, agent for 123-135 Grant LLC, owner, requests a historic status review of primary façade designation, if applicable, for a non-contributing structure. Staff recommended that the historic status of the structure remain non-contributing per Section 14-5.2(C)(2).

123 Grant Avenue is a 19,000 square foot non-residential structure constructed originally in 1966 as a downtown Safeway supermarket facing onto a 21,000 square foot asphalt parking lot. It currently has a non-contributing status. It was originally designed with a "generalized Pueblo Revival appearance" including a portal with wooden posts and corbels, although the actual storefront was a standard modern form, with large plate-glass windows and sliding doors. The building has seen extensive changes over the years, including the enclosing of the west-facing portal in 1983 and its reinstatement with a different design in 1993. In that year, the doors and windows were also changed in size and location. The landscaping and smaller structures also date from around 1993. The building's use as a supermarket ended in 1993, when it was converted into offices. A more extensive history of the structure is given in the HCPI from June 2021.

The motion in Case No. 2021-003830-HDRB. 123 Grant Avenue, Member Roybal moved to approve per staff recommendation. The motion was seconded by Member Bienvenu. The motion

passed by unanimous (4-0) roll call vote with Members Bienvenu, Guida, Katz, and Roybal voting in favor and none voting against.

The HDRB reviewed a preliminary version of the proposed museum building and site design on August 10, 2021, and gave feedback at that time.

In Case No. 2021-004123-HDRB. 123 Grant Avenue. Downtown and Eastside Historic District. Lorn Tryk, agent for 123-125 Grant, LLC, owner, proposes to demolish a non-contributing structure.

123 Grant Avenue is a 19,000 square foot non-residential structure constructed originally in 1966 as a downtown Safeway supermarket facing onto a 21,000 square foot asphalt parking lot. It currently has a non-contributing status. It was originally designed with a "generalized Pueblo Revival appearance" including a portal with wooden posts and corbels, although the actual storefront was a standard modern form, with large plate-glass windows and sliding doors. The building has seen extensive changes over the years, including the enclosing of the west-facing portal in 1983 and its reinstatement with a different design in 1993. In that year, the doors and windows were also changed in size and location. The landscaping and smaller structures also date from around 1993. The building's use as a supermarket ended in 1993, when it was converted into offices.

A more extensive history of the structure is given in the HCPI from June 2021.

In Case # 2021-003830-HDRB, heard on July 13, 2021, the HDRB reviewed the historic status of the structure and retained its status as "non-contributing". The applicant requests approval to demolish the structure.

Staff recommended Per Section 14-5.2(C)(2)(a), Regulation of Significant and Contributing Structures, the structure is non-contributing. Per 14-3.14(G), the Demolition standards have been fulfilled.

Chair Rios said this building has gone through many changes.

Lorn Tryk, 436 W. San Francisco St., was sworn in. He said a preliminary design was presented in August. They will be presenting the development plan to the Planning Commission on November 4, 2021, and return to this Board in the Spring. The archeology tests will be done in the next couple of weeks. There will be continuous monitoring during demolition, if approved, and the excavation.

The motion in Case No. 2021-004123-HDRB, 123 Grant Avenue, Member Bienvenu moved to approve, per staff's recommendation, for the reasons that the Board has considered the factors supporting 14-3.14(G) and finds that this structure is not of historical importance; not an essential part of a unique street section; and criteria has established that demolition is appropriate, despite the building being in good condition. Member Roybal seconded the motion.

The motion passed by unanimous (5-0) roll call vote with Members Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

At the September 26, 2023, HDRB hearing the design of the new museum went before the board as an informational discussion item.

In Case No. 2023-007411-HDRB. 135 Grant Ave. Downtown and Eastside Historic District. Contributing. JenkinsGavin, agent for Georgia O'Keeffe Museum, owner, requests approval for two exceptions for the demolition and new construction of the existing white wood picket fence and demolition of the existing masonry stuccoed wall. An exception to Section 14-5.2(D)(1)(a) is requested.

135 Grant Avenue is the Otero-Bergere House and now houses the Georgia O'Keeffe Museum Administrative Offices. It is listed as a significant structure to the Downtown and Eastside Historic District. The property at 123 Grant Avenue is the former 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 contributing structures to the Downtown and Eastside Historic District.

The applicant proposed the following:

1) Demolition of the wall in order to allow for the construction of the new Georgia O'Keeffe Museum.
2) Alteration of the picket fence in order to improve site access and expand the public sidewalk along Grant Avenue.

The white wooden picket fence was constructed between the 1870s to 1880s at the time the Fort Marcy Military Reservation was active and initially served as a property boundary marker delineating the yard of one of the officer's quarters. The wooden fence at 135 Grant Avenue has undergone renovations in 1912, the 1970s, and into the early 2000s.

The masonry stuccoed wall at 123 Grant Avenue was constructed pre-1958 and established the eastern and southern property boundaries on the north side of that property. The wall has undergone previous maintenance and construction between 1941 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 a historic reference point which is significant to the streetscape and contributes to the sense of place which is an essential part of the Grant Avenue streetscape and this part of the Downtown and Eastside Historic District where the Fort Marcy Military Reservation used to be.

Historic photographs show the white wooden picket fence surrounded the house on all sides and defined the 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 downtown Santa Fe and specifically to Grant Avenue. After the Fort Marcy Military Reservation was

decommissioned and New Mexico became a state, the Otero-Bergere house was remodeled in the Santa Fe Style but retained some Territorial period features, including the picket fence. Over time the lot has been encroached upon on the north side and east side. The west and south property lines remain intact even as the fence and wall have changed. The white wooden picket fence has maintained a significant detail to the Grant Avenue streetscape and Downtown and Eastside Historic District.

Demolition of the stuccoed masonry wall that separates 123 from 135 Grant Avenue was approved by the HDRB on November 28, 2023, along with a 21-ft reduction in length of the white picket fence in front of 135 Grant Avenue.

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 of the space around the Otero-Bergere property. 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 was determined to have a contributing historic status. The height of the wall varies between 72" to 102" on the south side.

Staff did not find that all the exception criteria had been met but the Board found that they had upon further testimony. Staff recommended the application meet the standards of the code as written in 14-5.2(D) General Design Standards for all Historic Districts specific to 14-5.2(D)(1)(a) the status of a significant, contributing, or landmark status.

Chair Bienvenu confirmed that there are two proposals. There are two separate Code provisions that are in play. The Board needs to be cognizant of determining whether the criteria of those provisions have been met.

Member Mather asked if there was a plan for replacing the picket fence.

Mr. Duran said the applicant could respond to that.

Jennifer Jenkins of JenkinsGavin, 130 Grant Ave., Santa Fe, was sworn in on behalf of Georgia O'Keefe Museum. She shared a power point presentation which included:

• Project Location
• Existing Site Conditions
• Picket Fence – recognize uniqueness
• Site Wall constructed to block a grocery store parking lot
• Project Background
• Existing Site Plan
• Existing Elevations
• Site Access
• Picket Fence HCPI Findings
• Picket Fence Existing Conditions
• Plan for picket fence – originally they wanted to move it back. A vast majority of fence will remain where it is. They are proposing to remove a small segment of the fence by the

cottonwood tree. That would open up the space for the health of the tree and improve the pedestrian experience
• Site access
• ADA Considerations – City won't allow a three-foot sidewalk
• Site Wall HCPI Findings and Conclusions
• Site Wall Existing Conditions
• Property Boundary Treatment
• Proposed Northwest Corner
• Grant Ave. Frontage – Existing
• Grant Ave Frontage – Proposed

Chair Bienvenu asked what the current length of the fence is.

Ms. Jenkins said 121 feet. They are proposing to remove 21 feet.

Chair Bienvenu said more than ¾ of the picket fence will remain, part of what's being removed is obscured by the tree. He acknowledged that the picket fence is important. The question for the Board is if a removal of that portion is justified. The wall is a separate issue. It's not historic to either of the two properties.

Ms. Jenkins said the intent is to create open space.

Chair Bienvenu said he is appreciative of staff's endeavor to hang on to the history of this property. His concern is that they don't end up with two buildings that don't belong next to each other. The Plaza in the middle will help them.

Ms. Lamboy said the Board is dealing with a unique circumstance. The Board cannot consider what's being proposed considering the demolition. She reminded the Board there will need to be two motions.

Member Biedscheid said the percentage of the picket fence that's proposed for demolition is 17%. That is a very small concession. She pointed out that the Board has approved the demolition of historic walls and fences for far less worthy instances like parking access. In this case, an enhanced public entrance and garden space is a lot easier to justify.

Member Biedscheid confirmed that staff recommended two separate motions.

In Case No. 2023-007411-HDRB, 135 Grant Ave., regarding the white wood picket fence, Member Biedscheid stated that the staff report documents disagreement with all the demolition criteria as well as the exception criteria. She needed to address each one in the motion to approve that removal. With respect to the demolition criteria the picket fence is of historical importance, however, the majority of the fence remains in place satisfying that criterion and representing a very negligible impact to the historical significance. Whether or not the demolition is an essential part of the streetscape, she would say yes and for the same reason that the vast majority of the picket fence remains, that criteria has been considered and is not impacted. The last criterion about the stability of the structure, as acknowledged by the staff report is that it's in a decent state

of repair but that is not the reason for this. She noted that not all three criteria need to be met just considered in this process. Because the picket fence has been designated as contributing, the exception criteria applied first is to not damage the character of the district. Again, the removal of a portion of the picket fence represents a minimal impact to the character of this streetscape. Certainly, the contributing features of the picket fence remain with the small removal of this portion. With respect to a hardship, the hardship of attempting to unify two previously separate properties requires an access point on the street. This additionally is complicated by the presence of a large cottonwood tree and pedestrian access are reasons enough to consider this to address a hardship to the applicant or injury to public welfare and the last criteria is to strengthen the heterogeneous character of the city by providing a full range of design options. The context of the reason for the request is the function of the property for this accommodation will add to the character of the city by supporting a thoughtful redesign and unification of the two properties. With that she moved to approve the demolition of the 21 feet of picket fence in front of the Otero House. The motion was seconded by Member Valdo.

The motion passed by (3-0) roll call vote with Members Valdo, Biedscheid, Mather, and, voting in favor and none voting against.

In Case No. 2023-007411-HDRB. 135 Grant Ave., Member Biedscheid moved to approve the demolition of the stucco wall at the south end of the property. She went through the demolition criteria and the exception criteria to document a different conclusion than what is documented in the staff report. With respect to the demolition criteria, whether the structure is of historical importance, while the wall is designated as contributing, it is not historic material and its association with the former grocery store is not of historical importance. With respect to whether or not the structure is an essential part of the streetscape, as testimony from the applicant supports the east/west orientation of the wall contributes very little to Grant or Sheridan, so it is not an essential part of the streetscape and the state of repair is not relevant. It is of structural stability but that is not a relevant consideration in this case. With respect to the exception criteria, damage to the character of this to the district, removal of the wall will enhance the character of the district. It's not an attractive feature. It does not support character definition that we want to retain the CMU brick wall. With respect to hardship, again unifying the two previously separate properties, providing a sensitive unification related to the functioning of the two together will be supported by demolition of the wall and with respect to strengthening the heterogeneous character of the district by considering full design options, again the new museum building can only move forward with the demolition of a wall that allows it to communicate with the other property that is also under the museum organization. There's really no way to unify the properties with the wall intact. **She moved to approve the demolition of the stucco wall at 135 Grant Avenue.** The motion was seconded by Member Mather.

The motion passed by (3-0) roll call vote with Members Biedscheid, Mather and Valdo voting in favor and none voting against.

Now, the applicant proposes the following exterior alterations:

1) Construct a 33-foot tall, one-story building which includes a basement in a stylized northern New Mexico convento style with the entrance of the building on the north side of the building facing the historic Bergere house.
2) One window is proposed on the north, east, south, and west elevations.
3) The proposed structure will be composed of heavy masses on the north, east, south, and west elevations, which will only be punctuated by entries and windows.
4) There will be a metal gate constructed on the Grant Ave streetscape, and a vehicular metal gate at the loading dock entry on the Sheridan Ave streetscape.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E) Downtown and Eastside Design Standards: Exceptions were requested by staff for the following reasons:

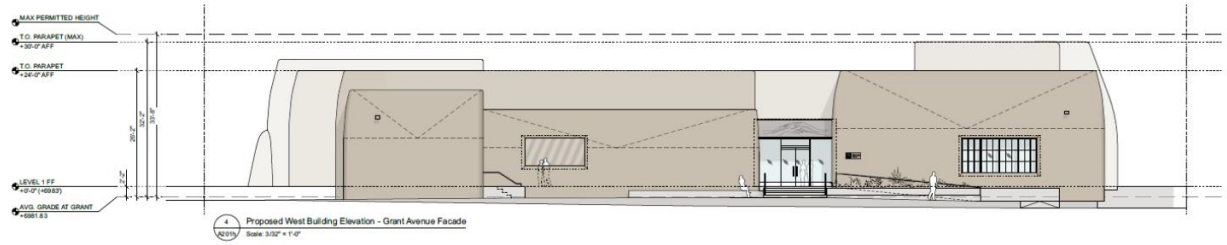
The parapets are not flat, they are tall and sloped, which is not found in Recent Santa Fe style.

There is no architectural articulation to create variation and interest in the façade (e.g., wooden lintels, vigas, roof beams). While the building has stepbacks on the ground level, the overall appearance of large masses remains the same, which is dissimilar to other buildings in the streetscape.

The Recent Santa Fe style design standards aim to create harmony with historic buildings by use of similarity of materials, color, proportion, and general detail to historic buildings in the streetscape.

No cantilevers are permitted except over projecting vigas, beams, or wood corbels. While the entries are articulated with a roof covering, it is not characteristic of Recent Santa Fe Style.

The proposed modern metal fencing is also dissimilar to other fencing in the streetscape. Metal fencing was first used during the American period and can be found in places such as the Don Gaspar Historic District.



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

Applicant Response: The proposed building design will not damage the character of the Downtown and Eastside Historic District and will in fact contribute to the preservation of the unique aesthetic character of the district. The architecture team has made every effort to create a design that is both compatible with Santa Fe Style and iconic in its representation of Georgia O'Keeffe's work and the northern New Mexico landscapes in which she lived and which were so often the subject of her work. The result is a one-story, flat-roofed, wall-dominated design with rounded adobe forms, divided light windows, recessed entries, and earth-toned stucco, in keeping with design elements specified in SFCC §14-5.2(E). These elements have been combined in a way that creates both an iconic design and promotes harmony with proximate historic buildings through similarity of materials, color, proportion and general form, while also distinguishing itself as a regional architectural expression that is legibly of its time.

As stated in the design narrative above, inspiration for the proposed museum design was drawn from the Downtown and Eastside design standards, nearby historic buildings, and the artwork of Georgia O'Keeffe. The massing and wall expression of the building are inspired by the First Presbyterian Church (208 Grant Avenue), the New Mexico Museum of Art (107 West Palace Avenue), and "Patio with Black Door" (a 1955 painting by O'Keeffe). As the code calls for, the walls are mostly solid, and changes of façade plane and stepped massing break up the appearance of building scale. The adobe forms and buttresses of the project are scaled to sit harmoniously within the context of adjacent buildings and respond to the directive in SFCC §14-5.2(E)(2) for the "dominating effect ... to be that of adobe construction." As the code calls for in SFCC §14-5.2(E)(1)(e), geometrically straight façade lines are avoided, and instead, the thickness of adobe construction is expressed in battered walls and corner buttresses, as in the First Presbyterian Church, the historic County Courthouse (102 Grant Avenue), the New Mexico Museum of Art, and "Ranchos Church" (a 1930 painting by O'Keeffe). The north and west public entries to the proposed museum are pedestrian-scale and inset into the façade with a change of stucco color, as guided by SFCC §14-5.2(E)(1)(a) and (E)(2)(e) which call for facades to be varied by inset portales and specify that under portales, the stucco color can be contrasting and that larger plate glass is allowed. Although more simplified, the proposed entries are similar in scale and expression to those at the First Presbyterian Church, the historic County Courthouse, and the New Mexico Museum of Art.

Staff Response: Staff has evaluated the applicant's response and has concerns that the new design will in fact not contribute to the preservation of the unique aesthetic character of the Downtown and Eastside Historic District and Grant Avenue streetscape. The design itself is stated by the applicant to be a simplified Spanish Pueblo Revival vernacular architectural style that references Northern New Mexico buildings that Georgia O'Keeffe used as inspiration for some of her paintings. That poses some further thoughtful consideration. The historic buildings surrounding the location for the new Museum are generally Territorial, Old Santa Fe style, and Recent Santa Fe style, however, simplified vernacular structures are not common to this historic streetscape. The design does have elements of Santa Fe style identified by the adobe brick skin on the first floor, rounded parapets, a flat roof, divided light windows, earth-toned cementitious stucco, and recessed entryways; however, it does not elaborate the iconic streetscape in which it will be constructed. The design in itself has a strong influence of northern New Mexico, Ghost Ranch, the Piedra Lumbre land grant area, and Abiquiu, as seen in the extensive wall massing which defines the design. These are not the only types of design associated with Georgia O'Keeffe. As illustrated in the photos below, the O'Keeffe residence at Ghost Ranch clearly embodies the elements of Santa Fe style that drove the artist's move to New Mexico. As found in her New York days, Georgia O'Keeffe's artwork focuses on the monumental – both in landscapes as well as buildings – and not the vernacular. The design emphasis as stated by the applicant embodies the monumental nature of her work rather than the vernacular found on the Grant Ave and other streetscapes in downtown Santa Fe. Staff does not find that the design strengthens the Downtown and Eastside Historic District or the Grant Avenue streetscape and believes further consideration of the Downtown and Eastside Design Standards be implemented in the design.

Figure 1 Georgia O'Keeffe Radiator Building 1929

The applicant references the New Mexico Art Museum as a reference for the design of the building. The Art Museum, a high example of Santa Fe Style, is articulated with wood detailing, balconies, windows, and protruding vigas. Most of those elements are not included in the O'Keeffe building design.

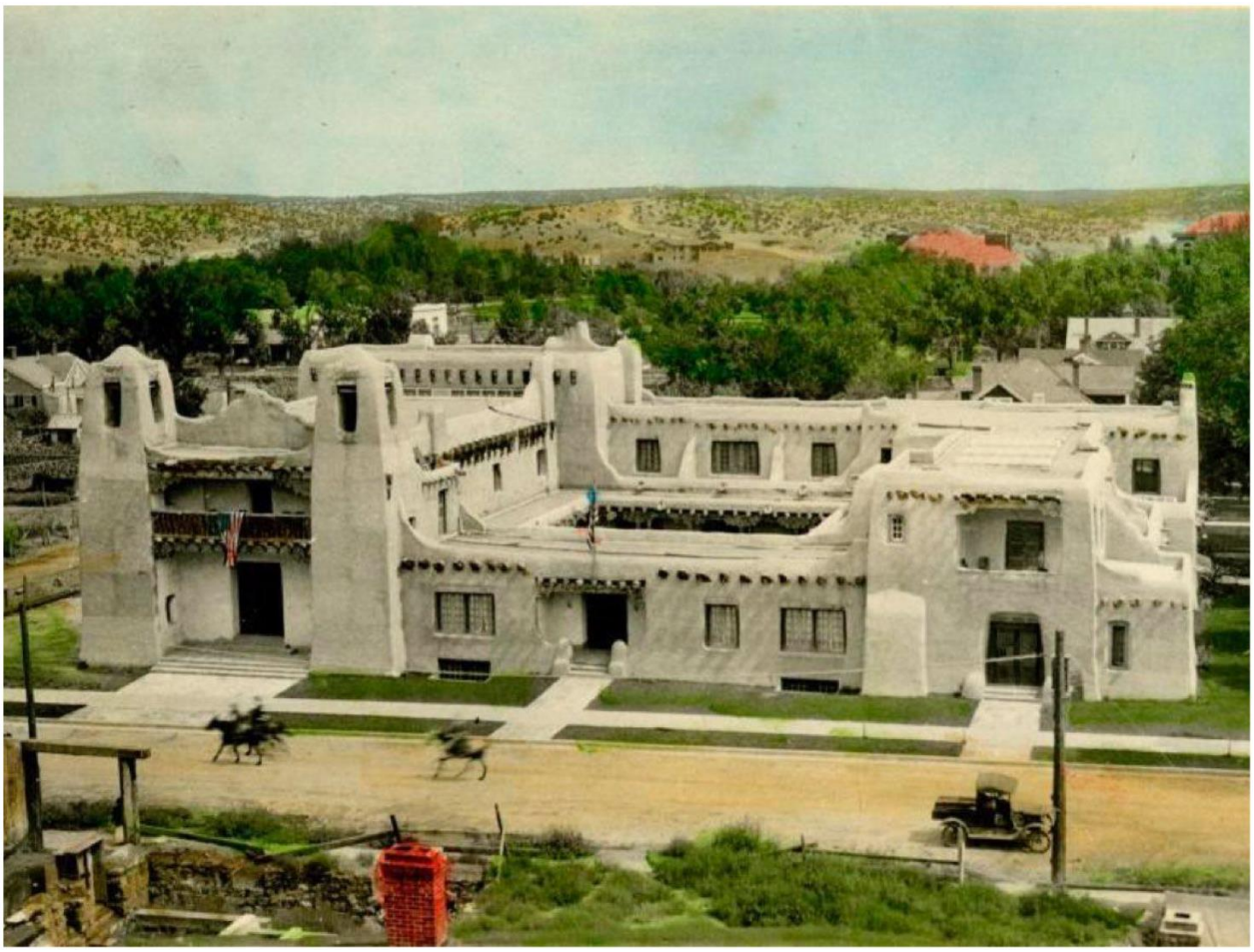


Figure 2 New Mexico Museum of Art (historic photograph taken from NM Museum of Art website)

The intent of the historic district design standards that the Governing Body finds essential that the qualities relating to the history of Santa Fe be expressed in its buildings, which provides for the economic, cultural, and general welfare for the people of the city.

As the architectural vocabulary of the proposed design varies greatly from the Santa Fe style, as defined in the code. Staff does not find that the criterion has been met.

Figure 3 Georgia O'Keeffe Residence - Ghost Ranch (Life Magazine Collection)

Figure 4 Georgia O'Keeffe Ghost Ranch Residence (Life Magazine Collection)

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

Staff Response: Staff has evaluated the applicant's response and acknowledges a new museum on Grant Avenue will provide the Santa Fe community and visitors alike another resource to the historic downtown. As stated in the intent of the Historic Districts Ordinance, the Governing Body finds it essential that the harmonious outward appearance be ensured in order to protect property values and attract tourists and residents alike. As designed, there could be an injury to the public welfare in this case. The benefit of the museum is not at issue; rather, the design of the museum and its deleterious impact on the historic district, streetscapes, and property values.

(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 proposed design was developed over the course of several years, during which time the architecture team considered a wide variety of design options before arriving at the proposed design. As stated above, the design, massing, and architectural style of

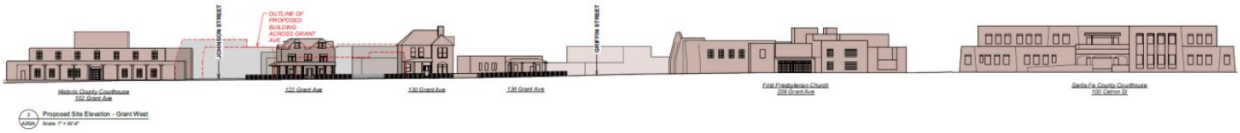
the building respond to both the proximity of the site to the historic Santa Fe Plaza and other historic spaces and structures in the Downtown and Eastside Historic District, as well as the massing and forms of the northern New Mexico landscape. The sloped walls and buttressed forms of the building have evolved to reflect the qualities of true adobe masonry which will form the exterior walls, carrying on a centuries-old earthen building tradition. The design was thoughtfully created to harmonize with Santa Fe Style and its unique heterogenous character, while at the same time serving the particular programmatic needs of the Georgia O'Keeffe Museum and paying homage to one of the most significant artists of the 20th century.

Staff Response: Staff has evaluated the applicant's response and has concerns that the design, massing, and architectural style do not respond to the historic Santa Fe Plaza and other historic spaces and structures in the Downtown and Eastside Historic District and Grant Avenue streetscape. The design does respond to the massing and forms of the northern New Mexico landscape but does not accurately reflect the historic identity of the location in which it will be constructed. The design does not harmonize with the Downtown and Eastside Design Standards and the Grant Avenue streetscape, and in fact detracts from what has been established for centuries. The design does not pay homage to the specific area in which it will reside and that needs to be taken into consideration. Staff does not find that the criterion has been met.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a)&(b) requires that the spaces that embody the status of contributing or significant structures be retained and that proposed alteration or new construction does not cause adjacent structures to lose their historic status : An exception is requested for the following reasons:

Staff has concerns about the sensitivity of the proposed design to the Grant Avenue streetscape and the historic structures on the streetscape. Streetscape considerations are important because of the identity they create and for retention of the historic fabric of the district. The former Fort Marcy Military Reservation area is Territorial in nature and the style can be seen in nearby buildings, and over the years some Spanish-Pueblo Revival styles that have been built within the Grant Avenue streetscape. The following buildings on Grant Avenue have a historic status that is contributing or significant to the Downtown and Eastside Historic District: 102 Grant Avenue (significant), 122 Grant Avenue (contributing), 130 Grant Avenue (significant), 135 Grant Avenue (significant), 136 Grant Avenue (significant), and 208 Grant Avenue (significant).



Furthermore, the changes to the landscape adjacent to the Bergere House changes the space that embodies the Anglo-American period with lots of the same dimension in the streetscape, and the character defining feature is the presence of Anglo-American style yards, with both front and back yard areas. The integration of this landscape into the Georgia O'Keeffe Museum complex causes the loss of that expression of urban design and a space that embodies the Anglo-American urban streetscape. It is important to delineate the previous yard area/separation between the

sites. This can be accomplished with the construction of a low seat wall which will illustrate the separation of spaces and be a historical reference of the yard wall that exists between the Bergere house and the Safeway site. It may be helpful to also decrease the amount of paved area on the Bergere site to be consistent with the historic site design that embodied the space organization and design around the historic building.

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

Applicant Response: The proposed museum design will not cause the adjacent Otero-Bergère House or any other adjacent historic building to lose its historic status. As stated throughout this application letter, the museum has been intentionally designed to be compatible with nearby historic buildings and other more recent examples of Santa Fe Style while also honoring the work of Georgia O'Keeffe and the landscapes and architectural precedents of the region. The Otero-Bergère House itself will not be altered by the proposed museum design, and the integrity of the landscape around this historic house will be retained through the preservation of the majority of the white picket fence along Grant Avenue, the brick walk that emphasizes the house's axial symmetry as it approaches the front entry, and the character- defining open lawn on its west and southwest sides. The new hardscape proposed is predominantly limited to the central garden area between the non-historic addition to the Otero-Bergère House and the new museum and the garden entry axis between Grant Avenue and Sheridan Street. These elements have been discussed in the context of the ongoing Section 106 review as critical preservation strategies and have been thoroughly considered as part of the design process.

Furthermore, as the attached building scale and streetscape studies demonstrate, the proposed new museum building takes massing and height cues from its streetscape and its historic neighbors across Grant and Sheridan. It maintains similar setbacks from the street and surrounding open space as its historic neighbors. The building's massing steps to break down the scale, and its material and apertures are compatible with the historic context, yet its detailing and profile are quietly distinct from that context. The building's typical height is 26'- 2" and its maximum height is 32'-2" above average grade at its primary Grant Ave facade (max 30'-0" above the ground level finish floor). This proposed height is similar to adjacent buildings along the Grant and Sheridan streetscapes and is typically lower than nearby significant historical buildings. The Otero-Bergère House is about 12" taller than adjacent proposed massing and the historic Territorial house across Grant Ave is about 5' taller than the maximum proposed height. Other nearby historic buildings tend to have maximum heights between 35 and 40 feet above grade, taller than the proposed building. These dimensional comparisons demonstrate the great care that the design team has undertaken to ensure the compatibility and harmony of the new museum with its historic context.

Staff Response: Staff has evaluated the applicant's response and has concerns about how the museum has been intentionally designed to be compatible with nearby historic buildings, Georgia O'Keeffe, and the landscapes and architectural precedents of the region, without considering the historic fabric in which the proposed museum is sited. Historic Territorial and Spanish Pueblo Revival structures surround the new museum's location. The Grant Avenue streetscape and the Otero-Bergere historic garden will be impacted adversely with the overwhelming abundance of hardscape, metal fences and gates at the entryway from Grant

Avenue and Sheridan Avenue, which will completely remove the spaces that embody the status of the significant Otero-Bergere house. Staff does not find that the criteria has been met.

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

Staff Response: Staff has evaluated the applicant's response and acknowledges a new museum on Grant Avenue will provide the Santa Fe community and visitors alike another resource to the historic downtown. As stated in the intent of the Historic Districts Ordinance, the Governing Body finds it essential that the harmonious outward appearance be ensured in order to protect property values and attract tourists and residents alike. As designed, there could be an injury to the public welfare in this case. The benefit of the museum is not at issue; rather, the design of the museum and its deleterious impact on the historic district, streetscapes, and property values.

(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 proposed design was thoughtfully composed over the course of several years, during which time a wide variety of design options were considered and discussed both internally and with feedback from interested parties and the New Mexico SHPO through the Section 106 review process, which is still ongoing. The Historic Districts ordinance calls for new buildings to be harmonious with historic buildings throughout the historic district. At the same time, it calls for additions and new construction to have "similar materials, architectural treatments and styles, features, and details" as historic structures but cautions against duplication in a manner that would make new construction indistinguishable from the old. The proposed design achieves this delicate balance of harmonizing with but not duplicating the old, resulting in a design that is both iconic and congruent with its historic setting.

Staff Response: Staff has evaluated the applicant's response and has concerns about how the architectural design does not address the spaces that embody the status of contributing and significant structures be retained and that the proposed alteration of the historic garden and new construction of the museum will cause the Otero-Bergere House to lose their significant historic status. Staff does not find that the criteria has been met.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(9)(e) the scale of the proposed structure is out of proportion to other buildings in the established streetscape: An exception is requested for the following reasons:

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

Applicant Response: The scale of the proposed building design will not damage the character of the Downtown and Eastside Historic District nor the applicable streetscape. The proposed height is lower than the maximum permissible height as calculated by staff, and the building has a flat roof with parapets as is commonly found in the streetscape and throughout the district. Furthermore, the streetscape studies on sheets A250h through A254h demonstrate that the height and proportion of the proposed structure are in keeping with other buildings in the applicable streetscape. The relational studies on sheets A260h through A262h provide additional evidence that the height and massing of the proposed structure are harmonious with surrounding structures. As these studies demonstrate and as stated above, the proposed new museum building takes massing and height cues from its streetscape and its historic neighbors across Grant and Sheridan. It maintains similar setbacks from the street and surrounding open space as its historic neighbors. The building's massing steps to break down the scale, and its material and apertures are compatible with the historic context, yet its detailing and profile are quietly distinct from that context. The building's typical height is 26'-2" and its maximum height is 32'-2" above average grade at its primary Grant Ave facade (max 30'-0" above the ground level finish floor). This proposed height is similar to adjacent buildings along the Grant and Sheridan streetscapes and is typically lower than nearby significant historical buildings. The Otero-Bergère House is about 12" taller than adjacent proposed massing and the historic Territorial house across Grant Ave is about 5’ taller than the maximum proposed height. Other nearby historic buildings tend to have maximum heights between 35 and 40 feet above grade, taller than the proposed building. These dimensional comparisons demonstrate the great care that the design team has undertaken to ensure the compatibility and harmony of the new museum with its historic context.

Staff Response: Staff has evaluated the applicant’s response and has concerns that the scale of the proposed building, the façade length, and the roof form and pitch are not in proportion to the height, façade length, and roof form and pitch of the significant and contributing historic buildings on the Grant Avenue streetscape. Staff does not find that the criteria has been met.

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

Staff Response: Staff has evaluated the applicant’s response and acknowledges a new museum on Grant Avenue will provide the Santa Fe community and visitors alike another resource to the historic downtown. As stated in the intent of the Historic Districts Ordinance, the Governing Body finds it essential that the harmonious outward appearance be ensured in order to protect property values and attract tourists and residents alike. As designed, there could be an injury to the public welfare in this case. The benefit of the museum is not at issue; rather, the design of the museum and its deleterious impact on the historic district, streetscapes, and property values.

(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: As stated above, the proposed design was developed over the course of several years, during which time the architecture team considered a wide variety of design options before arriving at the proposed design. The design, massing, and architectural style of the building respond to both the proximity of the site to the historic Santa Fe Plaza and other historic spaces and structures in the Downtown and Eastside Historic District, as well as the massing and forms of the northern New Mexico landscape. The sloped walls and buttressed forms of the building have evolved to reflect the qualities of true adobe masonry which will form the exterior walls, carrying on a centuries-old earthen building tradition. The design was thoughtfully created to harmonize with Santa Fe Style and its unique heterogenous character, while at the same time serving the particular programmatic needs of the Georgia O'Keeffe Museum and paying homage to one of the most significant artists of the 20th century.

Staff Response: Staff has evaluated the applicant's response and does not find that they have addressed the proposed scale and height of the building. The design, massing, and architectural style of the building's design are not typical of the Grant Avenue streetscape and the parapet height, façade length, and roof form and pitch does not strengthen this area of Grant Avenue or the Downtown and Eastside Historic District. Staff does not find that the criteria 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 streetscape*

Applicant Response: The proposed height and scale of the building are appropriate for an institutional structure intended to house a museum, educational spaces, and a world-class art collection. This use is unique to the property and does not apply to most of the surrounding structures in the streetscape.

Staff Response: Staff has evaluated the applicant's response and disagrees that the proposed use of the property is in fact unique to the surrounding structures. The Otero-Bergere House is actively a museum, educational space, and currently curating collected works from O'Keeffe. The New Mexico Museum of Art is directly southeast of the property and is an active museum, educational center, and gallery. However, the scale and mass are not in proportion to the height, façade length, and roof form and pitch consistent with the Otero-Berger House or the New Mexico Museum of Art. Due to these reasons staff does not find that the criteria has been met.

(v) *Are due to special conditions or circumstances which are not a result of the actions of the applicant;*

Applicant Response: The proposed height and scale of the structure are necessary to accommodate the complex HVAC needs, plenum space, and mechanical penthouse required for the new Georgia O'Keeffe Museum. These conditions and circumstances are not the result of the actions of the applicant but rather are industry standard for museums.

Staff Response: Staff has evaluated the applicant's response and has concerns that the design style of the height and scale are the industry standard for museums when there are no other museums in the Downtown and Eastside Historic District, Grant Avenue streetscape, or the Downtown Santa Fe Plaza area which are designed in this manner. Mechanical appurtenances

accommodate many if not all the museums and galleries in Downtown Santa Fe while meeting the height and scale, façade length, and roof form and pitch. Staff does not find that the criteria 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: The proposed museum design draws inspiration in form, massing, and style from nearby historic structures, from other adobe buildings in northern New Mexico, and from the landscapes and architecture featured in the artwork of Georgia O'Keeffe. As called for in SFCC §14-5.2(A)(1), the proposed design will help "to promote the economic, cultural, and general welfare of the people of the city" by creating a valuable cultural asset that celebrates the artistic achievements of one of the most acclaimed artists of the 20th century. The proposed design harmonizes with the streetscape and the district in form, color, height, proportion, material and style while also distinguishing itself as an iconic building.

Staff Response: Staff has evaluated the applicant's response and has concerns that the design does not harmonize with the Grant Avenue streetscape or the Downtown and Eastside Historic District Standards because the design in itself draws from other adobe buildings in northern New Mexico and from the landscapes and architecture featured in the artwork of Georgia O'Keeffe. The design negatively impacts the Grant Avenue streetscape and detracts from the Territorial and Santa Fe Pueblo Revival architectural styles that surround the proposed museum's location. Staff does not find that the criteria has been met.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(9)(f) the proposed single-story structure does not have sufficient upper story stepbacks.: An exception is requested for the following reasons:

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

Applicant Response: The massing and form of the proposed museum will not damage the character of the district. The design features varying, parapeted masses, gently rounded adobe walls, recessed entries, divided light windows (where not under an inset portal), and low stuccoed site walls – all features that are found commonly throughout the district and which conform to the design standards dictated by SFCC §14-5.2(D). The unique slope of some of the wall masses was inspired by buttressed masses of nearby historic buildings such as the First Presbyterian Church on Grant Avenue and the Museum of Art on Palace. In addition, the sloped form was directed by efforts to comply with massing stepback requirements in the BCD – Marcy Street Subdistrict design standards, per SFCC Table 14-7.1(A)-1, which requires stepbacks for buildings over 24 feet in height. Building massing stepback diagrams show the dimensions of the massing and slope in more detail and are included in the attached plan set (Sheet DSK08). The design team worked very closely with Current Planning Division staff to arrive at a sloped parapet design that achieves the intent of the BCD stepback requirement while also acknowledging the functional requirements of the proposed single-story museum structure. Similarly, SFCC 14-5.2(D)(9)(f) describes a requirement that upper floor levels be stepped back

such that they harmonize with massing in the applicable streetscape. The proposed building is a single-story structure, and as a result, there are no upper floors to which this code provision applies. That said, the proposed design does include significant stepbacks on each building façade, and the intent of the provision is further satisfied by compliance with stepback requirements in the BCD zoning standards, as discussed above.

Staff Response: Staff has evaluated the applicant's response and has concerns that the massing and floor stepbacks are not in harmony with the surrounding significant and historic structures in the area. The design does not currently meet Current Planning zoning requirements by design but if the Board believes the slope of the masses does stepback enough to meet the contour intervals of five feet or less, Current Planning will move forward with the Board's decision. However, if the Board does not believe the design meets the massing and floor stepbacks the applicant will need to provide a design to Current Planning that meets the contoured stepbacks. The massing and sloped facades do not meet conformance to the Downtown and Eastside Historic District or the Grant Avenue streetscape. Staff does not find that the criteria has been met.

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

Staff Response: Staff has evaluated the applicant's response and acknowledges a new museum on Grant Avenue will provide the Santa Fe community and visitors alike another resource to the historic downtown. As stated in the intent of the Historic Districts Ordinance, the Governing Body finds it essential that the harmonious outward appearance be ensured in order to protect property values and attract tourists and residents alike. As designed, there could be an injury to the public welfare in this case. The benefit of the museum is not at issue; rather, the design of the museum and its deleterious impact on the historic district, streetscapes, and property values.

(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: As stated above, the proposed design was developed over the course of several years, during which time the architecture team considered a wide variety of design options before arriving at the proposed design. The design, massing, and architectural style of the building respond to both the proximity of the site to the historic Santa Fe Plaza and other historic spaces and structures in the Downtown and Eastside Historic District, as well as the massing and forms of the northern New Mexico landscape. The sloped walls and buttressed forms of the building have evolved to reflect the qualities of true adobe masonry which will form the exterior walls, carrying on a centuries-old earthen building tradition. The design was thoughtfully created to harmonize with Santa Fe Style and its unique heterogenous character, while at the same time serving the particular programmatic needs of the Georgia O'Keeffe Museum and paying homage to one of the most significant artists of the 20th century.

Staff Response: Staff has evaluated the applicant's response and has concerns that the design, massing, and architectural style of the building harmonizes with the historic Santa Fe Plaza and other historic spaces and structures in the Downtown and Eastside Historic District. The greatest concern is adopting massing and forms of the northern New Mexico landscape without prioritizing what has already been established. The massing and floor stepbacks of the design do not strengthen the character of the Grant Avenue streetscape or the Downtown and Eastside Historic District. Staff does not find that the criteria 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 streetscape;*

Applicant Response: Stepbacks are present on each façade of the proposed design. Further, the slope of the massing has been determined to conform to stepback requirements in the BCD – Marcy Street Subdistrict, and the intent of the massing and floor stepback requirements in SFCC §14-5.2(D)(9)(f) has likewise been met. The proposed massing and scale of the building are appropriate for an institutional structure intended to house a museum, educational spaces, and a world-class art collection. This use is unique to the property and does not apply to most of the surrounding structures in the streetscape.

Staff Response: Staff has evaluated the applicant's response and has concerns that the massing and floor stepbacks actually do conform with 14-5.2(E) Downtown and Eastside Design Standards. The use of the museum is not the question. The design of the museum and the massing and floor stepbacks need to comply and conform to 14-5.2(E) Downtown and Eastside Design Standards and staff does not find that the criteria has been met.

(v) *Are due to special conditions or circumstances which are not a result of the actions of the applicant;*

Applicant Response: The proposed massing of the structure is necessary to accommodate the requirements of adobe construction for an institutional structure while also complying with stepback provisions in both the BCD – Marcy Street and the Historic Districts ordinance. These conditions and circumstances are not the result of actions of the applicant.

Staff Response: Staff has evaluated the applicant's response and has concerns that the massing and floor stepbacks of the design does not meet 14-5.2(E) Downtown and Eastside Design Standards. Staff does not find that the criteria 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: The proposed museum design draws inspiration in form, massing, and style from nearby historic structures, from other adobe buildings in northern New Mexico, and from the landscapes and architecture featured in the artwork of Georgia O'Keeffe. As called for in SFCC §14-5.2(A)(1), the proposed design will help "to promote the economic, cultural, and general welfare of the people of the city" by creating a valuable cultural asset that celebrates the artistic achievements of one of the most acclaimed artists of the 20th century. The proposed

design harmonizes with the streetscape and the district in form, color, height, proportion, material and style while also distinguishing itself as an iconic building.

Staff Response: Staff has evaluated the applicant's response and has concerns that the design of the massing and floor stepbacks adversely impact the significant and historic structures surrounding the property, the Grant Avenue streetscape, and the Downtown and Eastside Historic District. Staff does not find that the criteria 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.

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.

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.
(b) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

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 Department of Cultural Affairs

For HPD Office use only:
HCPI No. _____ District No. _____ __ NRHP __ SRCP Criteria __ A __ B __ C __ D

1. Name of property:

Safeway No. 921
Georgia O'Keeffe Museum Education Annex

2. Location:

123 Grant Avenue, Santa Fe
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID#: 051610070

4. County: Santa Fe
Parcel # 12365440

5. Property Type:
x Buildings: Two
x Structures: Walls
__ Site __ Object

6. Date of Survey:
September 3, 2020; June 13, 2021

7. Previous Survey Date(s):
_x_ Yes: October 4, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6889797,-105.9401476

10. Photo Information Lorn Tryk, photographer. September 3, 2020 View west and south elevations, facing northeast.

11. Brief Description of the Property:

Opened in 1966, the former Safeway No. 921 is a roughly 19,000-square-foot rectangular box ornamented with mid-1990s Pueblo Revival trim. The one-story, free-standing building sits at the back of its lot on Grant Avenue, with its south wall shadowing Sheridan Street. At the front, it faces west onto a roughly 21,500-square-foot asphalt parking lot. Converted into office space in 1993, the building holds the Georgia O'Keeffe Museum Education Annex and a title company.

Continued on Page 5.

12. Who uses the property? Office Space

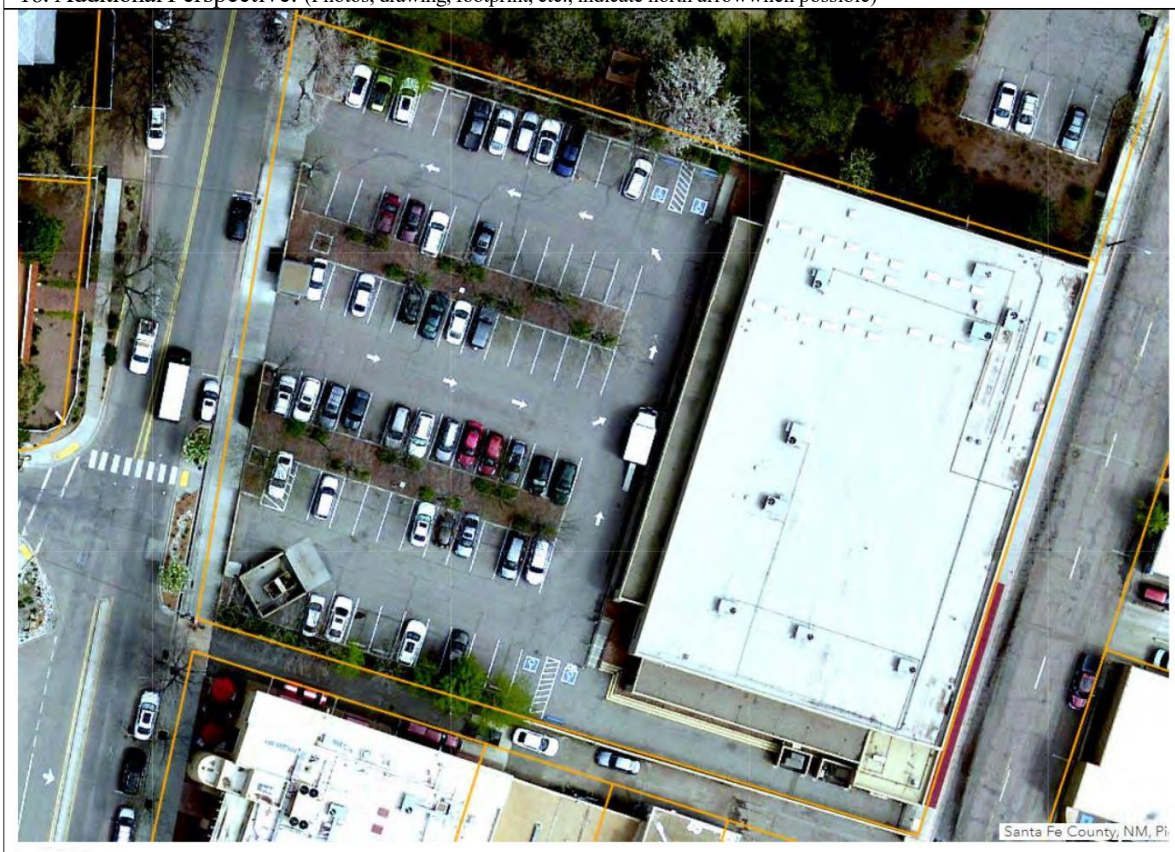
13. Construction Date: Unknown
Date: 1966; altered c.1982-83, 1993, 1994
_x_ Known __ Estimated Source: newspaper accounts and other published documents

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

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

HCPI Base Form (FORM1) (Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrowwhen possible)



Source: Office of the Santa Fe County Assessor, 2021.

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: Georgia O'Keeffe Museum

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

Owner: 123-135 Grant Avenue LLC

19. Is Property Endangered? __ Unknown __ No _x_ Yes How? Proposed for demolition

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: Building _x_ No Status: Walls and Parking Attendant Booth; Per City of Santa Fe official designation map.

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

Non-Contributing: Building (Safeway), Parking Attendant Booth, and all Structures and Landscape Improvements, June 16, 2021.

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID#: N/A
Safeway No. 921 **Georgia O'Keeffe Museum Education Annex**	123 Grant Avenue, Santa Fe Downtown and Eastside Historic District	4. County: Santa Fe
		5. Date of Survey: September 3, 2020; June 13, 2021

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe _x_ Brick __ Composition __ Concrete: Block (CMU)

__ Concrete: Cast Stone _x_ 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: Frame

7. Number of Stories: __ N/A
Number: _x_1 __1 ½ __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: _x_ Concrete: poured in place _
Other:
Notes

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Single-Hung	Aluminum-clad	8/8	17
Fixed	Wood	12	1

11. Doors __ N/A

Type	Style	Material	Number
Double	½-Glass, Pane	Wood	4
Single-Leaf	Solid [security grate] [?]		1

12. Chimneys N/A

13. Porches __ N/A
Type: __ Entry _2_ Partial-Width - Portal __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 1982-83; enclosure of portal and re-orientation of west elevation entries and expansion of loading dock area; drawings and photographs
#2 1993; major renovation project affecting all but north elevation, including two new portales, new and repositioned windows and doors; removal of loading dock; change of color and stucco, etc. HDRB case files, drawings, photographs and visual evidence.
#3 1994; additional changes to fenestration on west and east elevations; HDRB case files, drawings, photographs and visual evidence.

HCPI Detail Form (FORM2) (Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

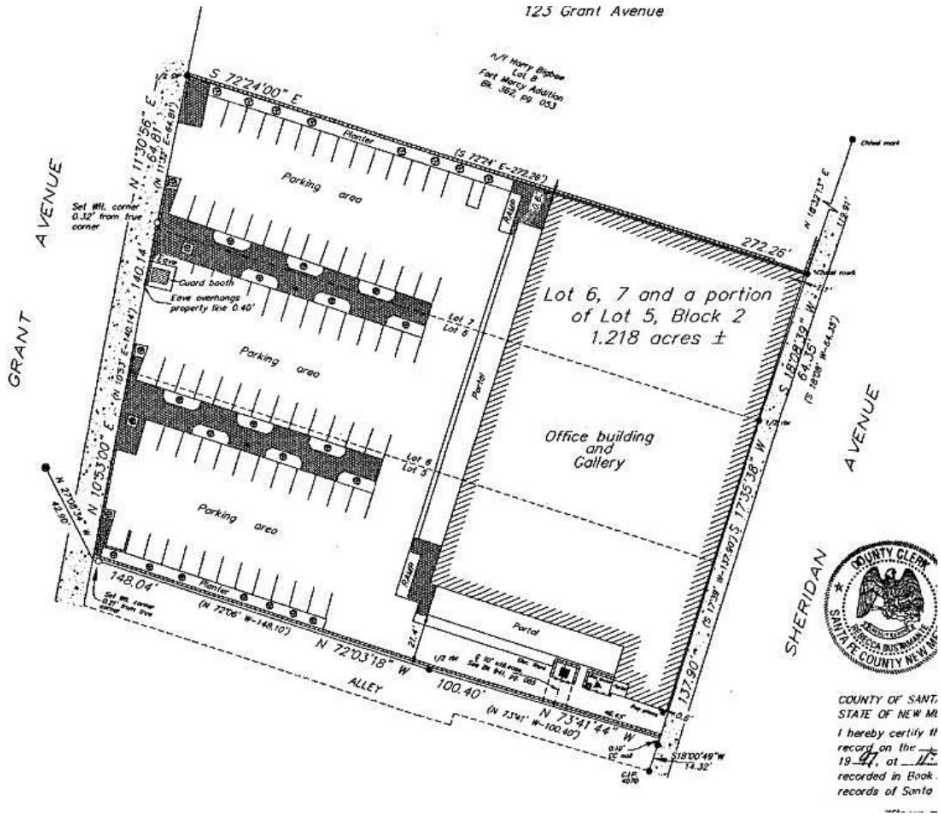
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion 1997 survey plat, courtesy Sierra Land Surveys.



For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No. _____ District No. _____ NRHP SRCP Criteria A B C D		
1. Name of property: Safeway No. 921 **Georgia O'Keeffe Museum Education Annex**	2. Location: 123 Grant Avenue, Santa Fe Downtown and Eastside Historic District	3. Local Reference Number: Santa Fe ID#: 051610070 4. County: Santa Fe 5. Date of Survey: September 3, 2020; June 13, 2021

Architectural Description Continued

West Façade

A 136-foot-long, non-historic *portal* characterizes the west façade (Photos 1 & 2). It was erected in 1993 to replace an earlier portal that had been enclosed in 1982-83. Heavier in appearance than the original, the reconstructed portal projects across a brick-paved floor (Photo 3). Nine rustic posts, topped with stylized *zapatos* corbels, support the structure. The original portal was lower, with a thinner profile, and without a rounded parapet (Figures 15 & 16).

The current design is bulkier, representing the oversized aesthetic of its period. The original portal sheltered tall show windows bracketed by automatic doors (Figures 15 & 16). This fenestration was removed in 1982-83 when the original portal was closed (Figures 17 & 18).

During the 1993 renovation, the elevation was divided into three commercial offices. This introduced a completely different form of fenestration, consisting of oversized residential multi-light windows and half-glass-wood-panel doors (Photos 4 & 5). The windows are uniformly Pella aluminum-clad wood units in an eight-over-eight pattern of lights. Additional tenant improvements in 1994 altered a few of these openings and installed a large fixed wood window at the southwest corner (Photo 2).

South

The south elevation was historically the working side of the building, containing a ramp and a loading dock. The 1993 renovation dramatically changed the elevation. It created a 920-square-foot portal and punched a historically blank wall with new fenestration (Photos 6 & 7). Similar to the west façade, the portal is robust in proportion, amply covering an elevated brick walkway. A line of non-historic eight-over-eight windows breaks up the once-solid wall. The renovation removed the loading ramp and filled in the truck delivery door opening.

East

Aligned along Sheridan Street is the back side of the building (Photos 8 & 9). This elevation originally had only two openings, with grilles ventilating the supermarket's

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back room. The 1993 renovation introduced new fenestration, including several doors and six new windows. Like the other elevations, these hold eight-over-eight clad units. A further tenant improvement changed a door opening, filling it with stucco (Photo 10).

North

This elevation, abutting against part of an older lot line wall, has no fenestration and represents the only unaltered part of the building (Photo 11).

Landscaping/Site Improvements

The site was completely redeveloped in 1993. Work involved creating a three-aisle parking lot with planter islands, planter beds, and low concrete walls along Grant Avenue (Photo 12). Further work in 1995 introduced a stylized Pueblo Revival parking attendant booth (Photo 13) and a stuccoed dumpster enclosure. The east-west wall on the north is associated with 135 Grant Avenue and will be evaluated separately for that property.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: September 3, 2020; June 13, 2021

Historical Overview

This overview is an account of three adjacent lots in downtown Santa Fe and the changes that have occurred since the Spanish colonial period. It focuses on a modern Safeway supermarket erected on the site in 1965 that became unrecognizable after a major renovation in the early 1990s.

Synopsis of Safeway Building Evolution

Santa Fe Safeway No. 1	Erected	1941
Santa Fe Safeway No. 1	Demolished	1966
Safeway No. 921	Erected	1965
Safeway No. 921	Portal Enclosure	1982-83
Safeway No. 921	Major Renovation	1993-94

Presidio Period: c.1610-1846

The building sits in an area historically part of the *royal presidio*, a military fortification that protected Santa Fe. The site likely started as an informal encampment that was only officially organized into a presidio after Reconquest.[1]

Joseph Ramón de Urrutia y de las Casas's 1766 map of Santa Fe — the first graphic depiction of the villa — does not indicate a presidio; the area traditionally considered to be the presidio's parade ground is instead shown as cornfields (Figure 1). Fray Francisco Atanasio Domínguez, in his 1776 missions report, does not mention a presidio, except in the context of satire. He instead describes a lone barrack used to hold prisoners west of the Palace of the Governors.[2]

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[1] Elinore M. Barrett, *The Spanish Colonial Settlement Landscapes of New Mexico, 1598-1680* (Albuquerque: University of New Mexico Press, 2012), 84. There are differing opinions on the origin and extent of Santa Fe's presidio. Based on a review of archival records, Barrett believes a formal presidio didn't develop until 1693-94.

[2] Fray Francisco Atanasio Dominguez, *The Missions of New Mexico, 1776* (Albuquerque: University of New Mexico Press, 1956), 40.

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According to a drawing made by Governor Fernando de la Concha in 1787, the presidio had fleshed out by that time, expanding north to what is today Paseo de Peralta.[3] This is indicated, along with the basic form of the fortification, in a 1793 map (Figure 2)

The presidio fell into disrepair during the Mexican period, and was described at that time as only a few adobe buildings holding a few soldiers. The deteriorated encampment was surrounded by an adobe wall which has been called *La Muralla*.[4] It was later mined of bricks to raise revenue.

Fort Marcy Period: 1846-1895

Brigadier General Stephen Watts Kearny's August 18, 1846 conquest of Villa de Santa Fe renewed the old presidio. His 1,600-man "Army of the West" likely used the site for an encampment and staging area. Accompanying Kearny, Lieutenants William H. Emory and Jeremy F. Gilmer of the Topographical Engineers Corps surveyed Santa Fe.

A reconnaissance map prepared by Emory and Gilmer showed the outline of the presidio — a long, north-south rectangle stretching from the Plaza to a point near present-day Paseo de Peralta (Figure 3). Its center — assumed to be its onetime parade ground — is marked as a cornfield. Small adobe barracks edge the field on its east, west, and north sides.

The U.S. Army reorganized the site, building new infrastructure and naming it Fort Marcy, after William Learned Marcy, a U.S. Senator, and at the time the Secretary of War. Work at the site included turning a meandering Colonial-era road along its western boundary into Grant Avenue, and creating the north-south Lincoln Avenue on the other side.

The fort saw use during the Civil War, as a small garrison. Federal troops were mustered from the site in 1862 to engage in battles at Valverde (February 20-21) and Glorieta Pass (March 26-28). The latter resulted in Confederate casualties, and the surviving soldiers were temporarily treated at Fort Marcy before returning to Texas.

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[3] Corinne P. Sze and Beverly Spears, *Santa Fe Historic Neighborhood Study* (Santa Fe: N. Mex.: City of Santa Fe, 1988), 45; Susan Hazen-Hammond, *A Short History of Santa Fe* (San Francisco: Lexicos, 1988), 67.

[4] Janet LeCompte, "When Santa Fe Was a Mexican Town, 1821-1846, In *Santa Fe: History of an Ancient City*, ed. David Grant Noble (Santa Fe: School for Advanced Research Press, 1989), 81.

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After the Civil War, the fort was designated a military reservation — signaling its decreasing role in protecting Santa Fe. The site became the Fort Marcy Military Reservation by executive order on August 28, 1868. The move came as the Army focused on modernizing its military force, "as it abandoned its small temporary frontier posts and consolidated troops into larger regional installations."[5] The shift toward larger, more uniform posts required a greater degree of planning for military installations and the individual buildings and structures populating them.

Planning of posts in New Mexico came under the Army Quartermaster's Office, led by General Montgomery C. Meigs. Responding to criticism of the condition of Western forts, Meigs, a trained engineer, called for the development of standard fort plans. First introduced in 1872, standard plans covered a host of installation structures, from hospitals to barracks to bakeries and laundries. These included a range of standard residential designs for commissioned and non-commissioned officers in either a bachelor or family arrangement.

Brigadier General Marshall I. Ludington, Chief Quartermaster of the District of New Mexico, oversaw the program to upgrade Fort Marcy and other posts in the region. The Quartermaster Division of Missouri was responsible for the engineering and architectural design.

Officers' Quarters – the New American Style

Construction of the Officers' Quarters (officially titled Officers' Houses) began in 1870 with quarried stone foundations. Like the earlier fort structures, the quarters were made of adobe. Yet their form took a radical departure from previous Santa Fe architecture. Instead of placing rooms in a single file, they had a central hall plan with rooms on either side, arranged two rooms deep. Dating to the Georgian period, the central passage (as a double-pile plan) created a flow of separate rooms — often in a parlor, dining, chamber, and kitchen configuration. The quarters at Fort Marcy included additional rooms in an ell at the rear, and bedrooms in an upper story accessed by a straight run of stairs from the hall.

[5] Paul Chattey, et al, U.S. Army Corps of Engineers, Seattle District, "Context Study of the United States Quartermaster General Standardized Plans, 1866-1942" (Prepared for the U.S. Army Environmental Center, Environmental Compliance Division, Aberdeen Proving Ground, Maryland, November 1997), 33.

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The appointment of the exterior moved in a thoroughly American direction. The front façade, with its five-bay arrangement, harkened to typical fenestration of the Federal or Adamesque period. The symmetrical pattern of tall multi-light sash windows topped with entablature type headers was equally reminiscent of the Federal manner. The centered entry, enframed with its small-pane transom and sidelights, further communicated an earlier American influence. The early American style continued with the use of louvered shutters and quoins at corners. One of the most important influences of the Officers' Quarters was its shed-roof portico.

The officers' houses were likely the first American-plan homes in Santa Fe. Yet, with all of their impressive display of earlier American architectural motifs and forward floor plan, the Officers' Quarters had no significant influence on Santa Fe's architecture. Instead, the fort's barracks would influence what would come to be defined as the Territorial style.

Two parties of the Wheeler Expedition — an important survey of land west of the 100th Meridian — arrived in Santa Fe in June 1873. One of the members, a cartographer named Timothy H. O'Sullivan, photographed the completed Officers' Quarters (Figure 5). The multi-year survey additionally mapped the military reservation, producing the most accurate post-Civil War picture of its layout (Figure 4). Various parties of the study used the parade grounds north of the officers' housing over the years as an encampment.[6]

Closing the Fort

Change arrived again in the 1890s when the Army began making small improvements to the reservation. Working included installing pitched roofs over another set of officers' quarters near the post hall.[7] Marcy Street — a road first proposed by the city in 1881[8] — was constructed, providing central east-west passage across the military reservation.

In 1895 the federal government announced that it would remove soldiers from the fort. As expressed by Lieutenant General John McAllister Schofield, "Santa Fe [had] always been a nice place for the soldiers, but [there were] not enough soldiers in the army to

[6] *Daily New Mexican*, September 18, 1876, 1.
[7] "Army Orders," *Santa Fe New Mexican*, April 26, 1892, 4.
[8] Sze and Spears, *Santa Fe Historic Neighborhood Study,* 47-48.

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garrison other and more important posts – hence the removal of troops from Fort Marcy."[9]

Santa Fe citizens protested the move, hoping the War Department would reactivate the fort. An editorial in the *Daily New Mexican* found it "unwelcome news" but admitted that it "is hardly to be expected that troops could be assigned to this post, out of repair and unfit, as any sensible man knows."[10] The paper hoped that the government would build a new fort south of town.

City officials, however, welcomed the news, claiming the military reservation was theirs, as it was within the original Santa Fe land grant. But with the grant unsettled, there was little expectation Washington would give the fort away. Despite several efforts by Governor William Taylor Thornton to alter the secretary of war's decision, the reservation was turned over to the Department of Interior by executive order on June 15, 1895.

Proposed National Sanatorium Period: 1896-1904

In 1896, the American Invalid Aid Society of Boston, working with United States Senator Jacob Gallinger (R-New Hampshire), approached Congress with a bill to turn the old fort into a tuberculosis sanatorium of national scale. Introduced to Congress in April of that year, the bill established that the society would be given the property, with the provision that the sanatorium would be in operation within two years.[11]

The *New Mexican* weighed in, stating it found the idea "noble," and "one that appeals to the best that there is in man," but concluded that the "prospect of a large colony of consumptives being planted here is not alluring, neither is it pleasant," and worrying about the transmission of the disease to the local population.[12] Similarly, George W. Knaebel, representing the Santa Fe Board of Trade, questioned the bill, fearing that New England would send its worst paupers to Santa Fe.[13] The board instead backed a

[9] "Schofield Says No," *Santa Fe Daily New Mexican*, June 1, 1895, 1.
[10] "This Settles It," *Santa Fe Daily New Mexican*, September 23, 1895, 4.
[11] "A Proposed National Sanatorium," *Medical Record* (February 27, 1897), 307.
[12] "The Consumptive Sanitarium," *Santa Fe Daily New Mexican*, October 14, 1897, 2.
[13] "The Fort Marcy Reserve," *Santa Fe Daily New Mexican*, April 27, 1896, 4.

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competing proposal by United States Senator M. Henry Teller (R-Colorado) to use the site as a school for Pueblo Indian children.[14]

Given the pushback, the American Invalid Aid Society modified its ambition, pursuing Fort Stanton in Lincoln County instead as a more appropriate site, as it was "removed from any center of population and all danger from infection."[15]

With the debate of the national sanatorium over, Senator Thomas Catron, president of the Santa Fe Board of Education, angled to have the abandoned fort turned over to the city to fund a new school — a critical need for the growing community.[16]

City Ownership Period: 1904-1905

Following a January 5, 1904, presidential proclamation, the federal government divested the land, deeding the 17.7-acre tract and its roughly 20 structures to the City of Santa Fe.[17] The next month, the city turned the area over to the board of education.

Under the agreement, the board would use some of the land to build a school, selling excess property to raise money for its construction. The same year, the board began selling off parcels, starting with Blocks 5 and 6 — a wide swath between Palace Avenue and Federal Place, and Lincoln and Washington avenues. At the same time, work began to clear off Block 4 (the current location of City Hall) to build a school.

Alfred M. Bergere, the first judicial district court clerk who had purchased one of the officers' quarters (now the Georgia O'Keeffe Research Center), complained about the demolition, saying that the adobes thrown onto Marcy Street had made it "absolutely impassable."[18]

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[14] "Wanted for the Indians," *Santa Fe Daily New Mexican*, April 25, 1891, 1.
[15] *Santa Fe Daily New Mexican*, December 27, 1897, 2.
[16] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990* (Albuquerque: University of New Mexico Press, 2001), 46.
[17] Joint Committee on Printing, *A Compilation of the Messages and Papers of the Presidents, Volume XV* (New York: Bureau of National Literature, Inc., c.1904), 6948.
[18] Bergere's comment paraphrased in "Delgado Appointed," *Santa Fe New Mexican*, September 7, 1904, 1.

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The remaining acreage was sold and platted the same year as the Fort Marcy Addition.[19] The subject property was included within lots 5, 6, and, 7 of the new addition (Figure 7).

Private Residences Period: 1904-c.1948

The 1902 Sanborn Fire Insurance map showed the subject parcel contained two 1870s Officers' Quarters (Figure 8). The house to the south had expanded with several frame additions and small brick-built attachment at the rear. Both surviving military-era homes included large wood-frame stables.

Between 1902 and 1908, a new residence was erected on the open lot between the two Fort Marcy period houses. The compact, one-story brick house had a gabled plan with a centered porch front entry (Figure 9). The three houses evolved during the 1910s, with the older military residences simplifying in footprint. By 1921, two of the three homes had automobile garages at the rear (Figure 10). They would all be removed by the 1950s (Figure 11).

Capsule Property Histories

115 Grant Avenue

The southernmost house, historically addressed as 115 Grant Avenue (Lot 5), came under the ownership of Dr. James A. and Laura H. Miller. The couple arrived in Santa Fe in 1908, establishing themselves in the former Officers' Quarters. Miller, a doctor with a degree from Cincinnati Medical College (now University of Cincinnati) established a practice in Santa Fe and became an elder of the First Presbyterian Church. Doctor Miller died on his front porch on the night of June 26, 1912.[20]

[19] "Notice," *Santa Fe New Mexican*, August 4, 1904, 8.
[20] "Dr. James A. Miller Falls Dead at His Home," *Santa Fe New Mexican*, June 27, 1912, 6.

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Laura continued to live in the house with her daughter Mary, and son-in-law, Charles Freeman, until the late 1920s. Laura Miller died in her home shortly before midnight on June 15, 1929.

A year later, the federal census documents Mary as the owner of the property, then worth $10,000. In the early 1930s, the house converted into apartments, and before its demolition in 1940, was rented by William B. Hall, a roofer, and his wife Mary.

119 Grant Avenue

The newer, middle house (Lot 6), worked as a rental for most of its lifespan. Hyman and Sarah Galanter lived in the residence in the mid-1920s. Hyman, a native of Lithuania, arrived in the United States in 1906, settling in Santa Fe in 1924. He ran a dry goods business, and later operated a scrapyard on Pino Street. The 1930 census notes the couple's main language was Yiddish. City directory entries indicate a high turnover of tenants in the 1930s, with the residence indicated several times as vacant. Just before demolition, Alex and Ethel Kalanges (Kalangis) rented the property. Of Greek ancestry, Kalanges arrived in Santa Fe to co-manage Faith Café, a popular West San Francisco Street eatery in the building now occupied by Evangelo's Cocktail Lounge.

125 Grant Avenue

Julian A. Martinez owned the northernmost house (Lot 7) — one of the original Officers' Quarters — for four decades. Born in 1851 in Arroyo Hondo, Martinez was a descendant of a grantee of the Tierra Amarilla Grant.[21] Martinez resettled his family in Santa Fe in 1903. The 1910 federal census documents Martinez at the house with his wife, Marina, and three children, including daughter, May.[22] Julian died in 1941 at the age of 91 and the property went to his children. Starting in 1942, it was the home and practice of Dr. Yacki R. Raizizun, a naturopath, author, and widely traveled lecturer.

Born in 1893, in Bombay, India, Yacki Radix Raizizun arrived in San Francisco in 1915, during the Panama-Pacific International Exposition.[23] Raizizun first settled in Chicago, where he married fellow spiritualist Ruth Ezra Holden. In the mid-1920s, Raizizun began

[21] "Don Julian Martinez Dies," *Santa Fe New Mexican, November* 16, 1941, 2.
[22] United States federal census, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 4A; Enumeration District: 130.
[23] "Raizizun Rites Set Thursday," *El Paso Times*, August 4, 1966, 8-

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to lecture for the Chicago chapter of the First Society Spiritualists, a sect of American Spiritualism that believed in communicating with the dead. By the 1920s, Raizizun had expanded his lecture circuit to neighboring states, presenting nighttime talks mixing psychology and occultism.

By mid-decade, his circuit had grown to the eastern seaboard, where he delivered week-long series of lectures that promised "Astounding Revelations in the Secrets of Esoteric Psychology." [24] Raizizun authored numerous books, from the cultic *Manual of Occult Development*, to yogic instruction in *The Science of Proper Breathing*, to the emerging trend of vegetarianism in *Meat and Its Effects*; and to reach the Babbitt-types in *The Psychology of Success*. In Santa Fe, Raizizun married May Martinez, Julian and Marina Martinez's daughter and a school teacher who would become a noted children's book author.

The Raizizuns were in good spiritualist company, being neighbors to Edna Ballard — co-founder of the "I AM" movement — who had relocated from Los Angeles in 1941 to an old adobe residence a block away. The Raizizuns lived in the Grant Avenue house until 1952, renting part of it to Ben Martinez, May's brother. They later moved to El Paso, where Dr. Raizizun died in 1953, with May following in 1976.

After the Raizizuns left Santa Fe, the old Officers' Quarters converted to commercial use, last holding the Dependable Cab Company before being demolished.

Grocery Store Period: 1941-1992

The houses on the lower two lots were demolished in 1941 to make way for a new Safeway store. Safeway first entered Santa Fe in 1928, opening a store on Palace Avenue. At the time, the grocery scene in Santa Fe included dozens of small grocers, most mom-and-pop stores serving Hispanic majority neighborhoods. Safeway followed Piggly Wiggly, a national retail chain that built a store on Don Gaspar Avenue in 1922.

Established in 1915 in American Falls, Idaho, and incorporated in Maryland in 1926 as Safeway Stores, Inc., the growing grocery retail company saw promise in New Mexico. Big stores, like Safeway, could offer customers lower prices and a wide array of items by purchasing in volume from wholesalers. Like the big-box stores of this age, these chain

[24] Advertisement, *Brooklyn Daily Eagle*, October 17, 1925, 12-A.

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groceries — with their wholesale discounting, low prices, and relentless advertising — soon squeezed out smaller and independent grocers.

The Palace Avenue unit (the sixth Safeway in New Mexico) was financed by the Blatt family and opened on April 21, 1928, as Santa Fe Safeway Store No. 1. It joined 1,200 Safeway units stretching from Florida to California. Typical of its period, it was furnished with wood shelving and display boxes, with pyramids of canned goods along its walls. Five years later, Santa Fe received its second Safeway, opening in the new Dendahl Building on Galisteo Street (now Seret & Sons).

Both of these early stores were limited by their floor space and parking. In the late 1930s, Safeway began to look for a site to build a modern store — including onsite parking — following its standard plan. The lots on Grant Avenue were acquired with both former residences, including one of the original Officers' Quarters, demolished in January 1941.

Santa Fe Store No. 1

Architect Gordon F. Street, a former principal in John Gaw Meem's firm, drew up plans for the new store, following one of Safeway's standard designs. By then, Safeway had established a uniform façade and floor plan that reflected its format of mixed self-service and counter assistance for customers arriving principally by automobile.

Self-service, first introduced by Piggly Wiggly, allowed the shopper to move about freely, picking items from open shelves and paying for them at the front of the store in a check-out lane.[25] Before self-service, shoppers had to request items individually from clerks behind a counter. Typical of the emerging self-service supermarket, Santa Fe Store No. 1 was fashioned as a long rectangle, with its short side facing the street (Figure 11). Constructed with a concrete frame and a tile curtain wall, it was considered fireproof.

The west façade, facing Grant Avenue, was organized as an enframed window wall. As with other Safeways across the country, it had a pattern of bays holding tall display windows on low bulkheads, interrupted by a set of double wood entry doors topped with a large ventilating transom. Differing from the standard, the Santa Fe design

[25] Kathleen Drowne and Patrick Huber, *The 1920s* (Westport, Ct.: Greenwood Press, 2004), 128.

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received a sloping Spanish tile roof (Figure 12). The $21,000 building was erected by the Albuquerque contractor, Kilbourne L. House.

Strictly Modern

The new Safeway opened on June 5, 1941 (Figure 13). The interior featured "new and strictly modern equipment" and was finished with chrome fixtures and indirect and fluorescent lighting in what Safeway called the Streamline style. It had a dedicated concrete parking lot along its south elevation, representing, according to the *New Mexican*, the "largest parking lot in the city."[26] Including equipment, the final cost of construction was $75,000. With its completion, Safeway shuttered the Palace Avenue unit, which was only half the size of the new building.

The new Safeway came at time when war preparations began to affect construction, both locally and nationally. Safeway discontinued its acquisition of new properties, and closed several warehouse and plant operations. Yet, it finished 1941 with a 19% increase in sales, netting $475,124,885 nationally.[27]

Remodeling and New Designs

In 1961, Santa Fe Store No. 1 received extensive interior remodeling, but its floor space was already deficient. The same year, the company built one of its new standard models on St. Francis Drive (now Natural Grocers) that offered far more floor space and parking. Based on San Francisco Bay Area prototypes developed by architectural firm Wurster, Bernardi & Emmons in 1959[28], the new Safeway models used a barrel-vaulted roof, allowing a floor-to-ceiling glass façade. Like many cost-conscious versions, the St. Francis Safeway had a gable roof form; still, with its glue-laminated curved beams, it satisfied Safeway's goal of light and spaciousness.

[26] "Safeway No. 1 Will Move to New Location," *Santa Fe New Mexican*, May 27, 1941, 10.
[27] Safeway Stores Incorporated, *Annual Report of Safeway Stores Incorporated, Year Ended December 31st 1941* (no publisher, 1941), no page.
[28] "Safeway Stores Announce Large Construction," *Architect and Engineer* (April 1959), 31.

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Safeway No. 921

Safeway reconsidered the Grant Avenue site, realizing the building's position could be changed to gain more parking and floor space. Santa Fe Store No. 1 was still an attractive location, serving families living in east and north sides of town.

In 1965, Safeway hired the Albuquerque firm of Neuner and Cabaniss, Architect and Engineers, to design a new supermarket-style store. Formed in 1951 by architect August A. Neuner and engineer Jack Knisley Cabaniss, the architect-engineering firm worked mostly under government contracts, designing test structures for Kirtland and Holloman Airforce bases and Los Alamos National Laboratory. Neuner and Cabaniss additionally worked in the commercial sector, creating designs for New Mexico Safeway stores.[29]

To maximize the site, Safeway acquired the northern lot. With the lot cleared, Neuner and Cabaniss could create a larger building arranged on a north-axis. The repositioning increased the floor space, boosting it to 19,000 square feet. Moving the building to the back of the lot permitted more parking, particularly in front, which reflected the norm of the drive-up supermarket.

Constructed by Ballard & Sons, of Carlsbad, the concrete building took on a generalized Pueblo Revival appearance. As with most supermarkets, Neuner directed his attention to the façade, which came under review by the Historic Styles Committee.[30] The flat façade came decorated with long a *portal*, with wood posts topped with *zapata*-type corbels. Behind the portal was a thoroughly modern storefront, with a uniform line of large plate-glass show windows flanked by double automatic doors. The south elevation — the working side of the building — had no fenestration. A separate volume at the southeast corner enclosed a loading area entered through a steel roll-up door.

Opened to the public on February 8, 1966, Store No. 921 was modern inside. The $186,000 building boasted a separate meat cutting room with a window so that customers could watch the butchers prepare meat delivered by a conveyor belt. It featured 60' of fresh meat cases, 24' of frozen meat, 62' of dairy products, and 30' of ice cream display.[31] The various areas of the store were marked in pastel colors (a soft

[29] Information on Neuner and Cabaniss was derived from contemporary newspaper accounts, public records, and AIA directory entries.
[30] "Safeway Plans New Store Here," *Santa Fe New Mexican*, March 25, 1965, 1.
[31] "New Safeway Store to Open on Grant Street Tuesday," *Santa Fe New Mexican*, February 7, 1966, 9.

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yellow signaled produce), lending to a "relaxing atmosphere in which customers may shop at leisure."[32] The building was air-conditioned, and bright. Important to Santa Feans, Safeway Stores announced that it would hire locals for both manager and service positions (Figure 14).

Safeway Stores' 1966 annual report highlighted the new Santa Fe store as one of a handful of the 158 units built that year that responded to local conditions:

> While our aim in store design is toward a basic style for familiar identification and saving in construction costs, exceptions are not uncommon. Architectural style is sometimes altered for such reasons as zoning laws, special local motif, unique terrain.[33]

The accompanying images included a Foster Hyatt watercolor rendering of the Santa Fe store (Figure 15), and a photograph of a unit in Santa Rosa, California, that incorporated a 100-year-old redwood into its façade.

Soon after opening, the 1941 Safeway building was demolished, creating a 63-car parking lot landscaped by Santa Fe Nursery.

Alterations and Changes

Perhaps due to its exposure, the portal was enclosed in the early 1980s. The design, created by Foster, Henry, Henry & Thorpe, an industrial architecture firm based in El Paso, added stucco between the portal posts to hold 16 slit-like windows (Figures 17 & 18). New entry doors were installed at the north and south ends of the portal. The project additionally extended the loading dock area.

The odd-looking façade came about during a time of change for the grocery chain. In 1986, a New York holding company purchased Safeway to avoid a hostile takeover. Two years later, the company sold off its 59-unit El Paso Safeway Division — which included New Mexico — to Furr's, a lower-end grocery retailer headquartered in Lubbock, Texas. Furr's, which already had two markets and a cafeteria in Santa Fe, continued to run the

[32] Ibid.
[33] Safeway Stores Incorporated, *1966 Annual Report* (Oakland, Calif.: Safeway Stores Incorporated, 1966), 11.

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Grant Avenue store and three other Santa Fe locations under the Safeway name. In 1991, Furr's Supermarkets, a separate company, took over the Santa Fe Safeway units, rebranding them as Furr's Supermarket.

The former Store No. 921 held on for another year, before closing for good at 8 p.m. on Saturday, September 12, 1992.

Commercial Office Period: 1993-Present

In addition to its 31 employees, the store's closure was lamented by its regular customers, as it was the last major grocery market in downtown Santa Fe. People feared that the building would become a gallery or hotel.[34] Its new owners, a pool of investors using the name Poobah Corporation, hired the local firm of Terraplen, Architects, Planners, Landscape Architects to remodel the grocery into commercial office space.

Terraplen came before the Historic Design Review Board in 1993 with a scheme to create additional square footage by building a partial second story (H-93-111). Originally proposed as a Pueblo Revival design, it included new portals along the west, east, and south elevations and new fenestration along all but the north side (Figure 20). A second iteration modified the design to the Territorial Revival style. Another revision returned to the Pueblo Revival manner at a one-story height. The proposed east portal was removed from consideration, as it did not meet BCD standards.

Work began on the $450,000 renovation project in the fall of 1993. It included building new portales along the west and south elevations. The west structure presented a heavier appearance than the 1965 design, which had a lighter parapet and stylized battered ends. The new design over-emphasized Pueblo elements and added an elevated brick floor. With this improvement, the former open storefront was closed and divided into offices with separate entries. The same scheme was applied to the south. Both of these principal façades received oversized residential windows with a divided light sash. Similar, but smaller windows were introduced to the east (Sheridan Street) elevation.

The first tenant, a title company, moved into the building soon after. The following year, an art gallery expressed interest in the renovated building, resulting in a change of the

[34] Bob Quick, "Shoppers Lament Closure," *Santa Fe New Mexican*, August 27, 1992, B4.

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front façade fenestration which altered a design that had been approved by the board (H-94-45). The final design, representing what is in place today, was completed in late 1994, with the Betts and Riva Yares galleries taking over the space. Tenant improvements installed a large fixed window to the south end of the front façade (H-94-143)(Figure 21).

Additional improvements involved the construction of a Pueblo Revival-style parking attendant's booth and a stucco application to a dumpster enclosure (H-95-1).

Burnett Foundation Ownership

The Poobah Corporation sold the property to the Burnett Foundation in 1997. A Fort Worth-based arts and culture foundation overseen by Anne Windfohr Marion and her husband John L. Marion, the foundation purchased the adjacent Bergere House the same year.

In 1998, the Marions founded the Georgia O'Keeffe Museum and Study Center, representing the artist's first permanent collection. As part of its operations, the museum used the old Safeway building as a learning center and annex to the main collection. In May 2021, the parcel holding the Safeway building was transferred to the Georgia O'Keeffe Museum.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

Erected in 1965 as a design to satisfy the needs of a modern supermarket while respecting the style of the historic district, Safeway No. 921 was first altered in 1982-83, with the enclosure of its façade. In 1993, this portal was re-instated, but at a different size, proportion, and design. The major renovation also added numerous new window openings to all but the north elevation and created a large portal across the south elevation.

In summary, the 1993-94 project changed the original window and door locations and added new units where none existed before. It altered original character-defining features such as the loading ramp, and introduced new conjectural elements. As a result, all but the north elevation has been significantly altered.

The smaller structures, site work, and landscaping are non-historic, all dating to the 1993-95 period.

Conclusion

Given the cumulative impact of these alterations (all made after the historic period), the Safeway No. 921 building does not retain sufficient historic integrity to communicate its original design and historical period and associations.

For these reasons, the Safeway building and all structures and landscape improvements are recommended Noncontributing to the City of Santa Fe Downtown and Eastside Historic District.

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Illustrations

Figure 1: Portion of "*Plano de la villa de Santa Fée, Capital del Reino de Nuebo Mexico*," 1766.
Creator: Joseph Ramón de Urrutia y de las Casas.
Red rectangle indicates approximate location of subject property.

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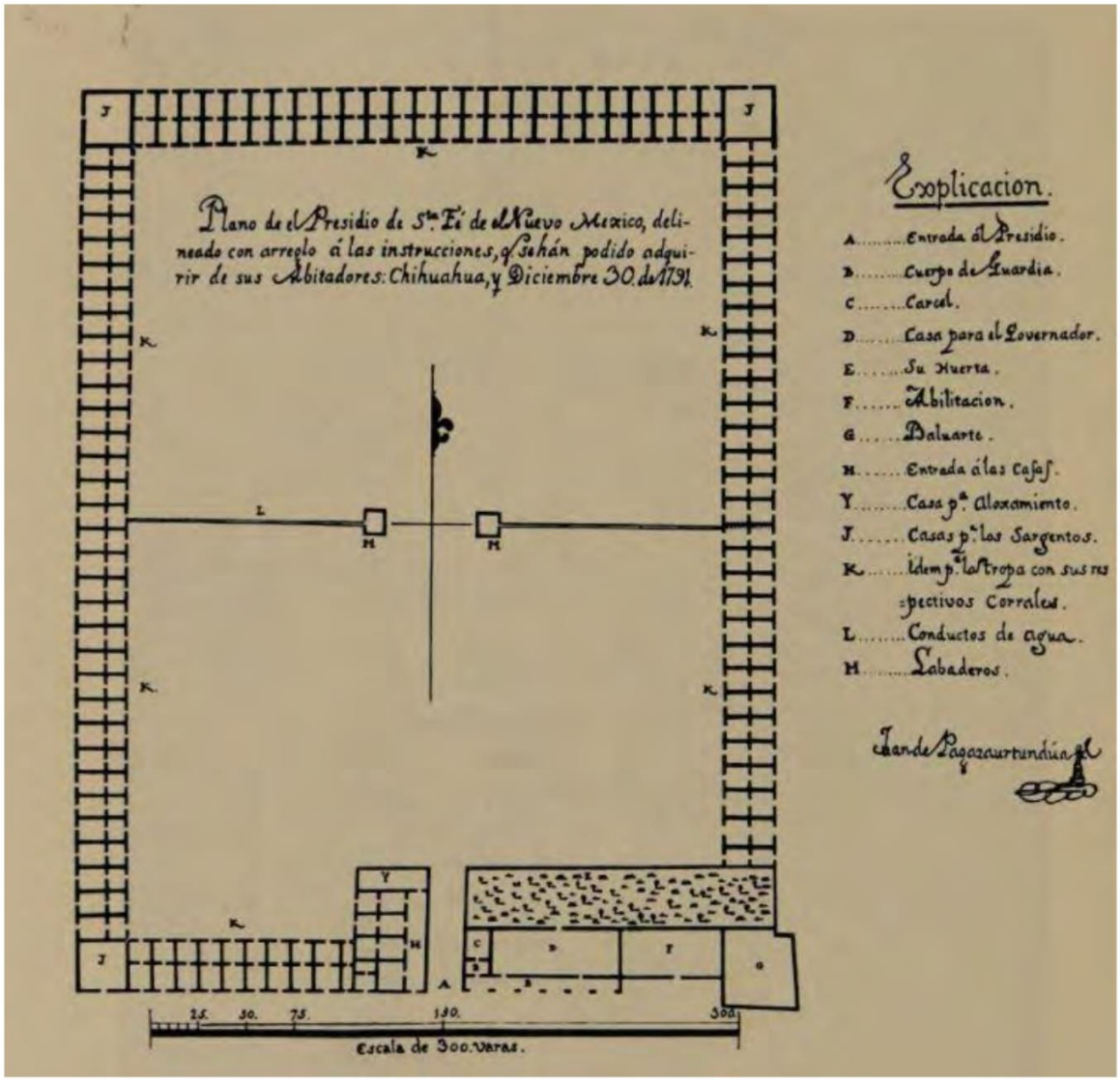

Figure 2: "*Plano de El Presidio de Sta. Fi de El Nuevo Mexico*," 1791.
Creator: Unknown.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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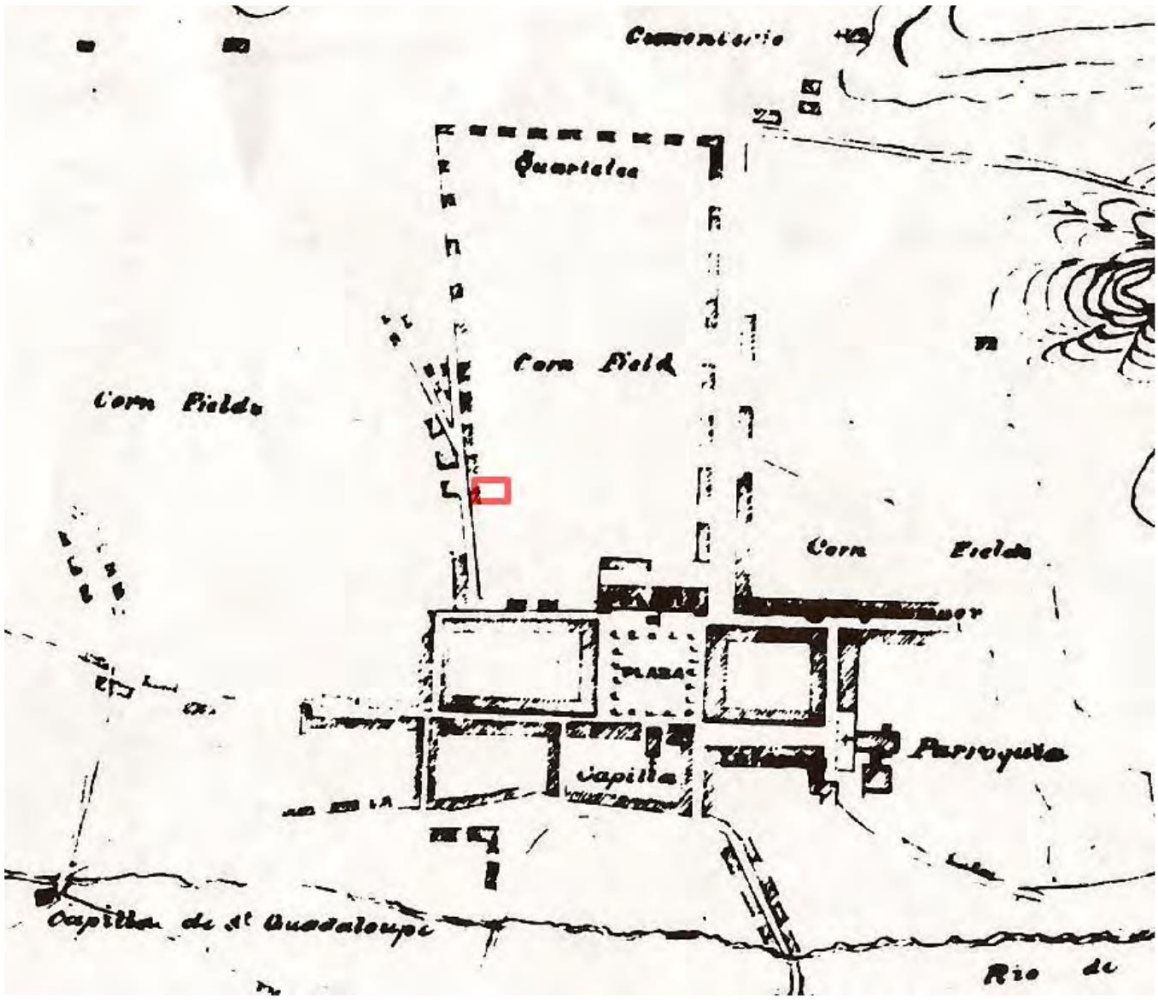

Figure 3: Portion of "Reconnaisance (sic) of Santa Fé and the Environs," 1846.
Creator: William H. Emory and Jeremy F. Gilmer.
Red rectangle indicates approximate location of subject property.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: September 3, 2020; June 13, 2021

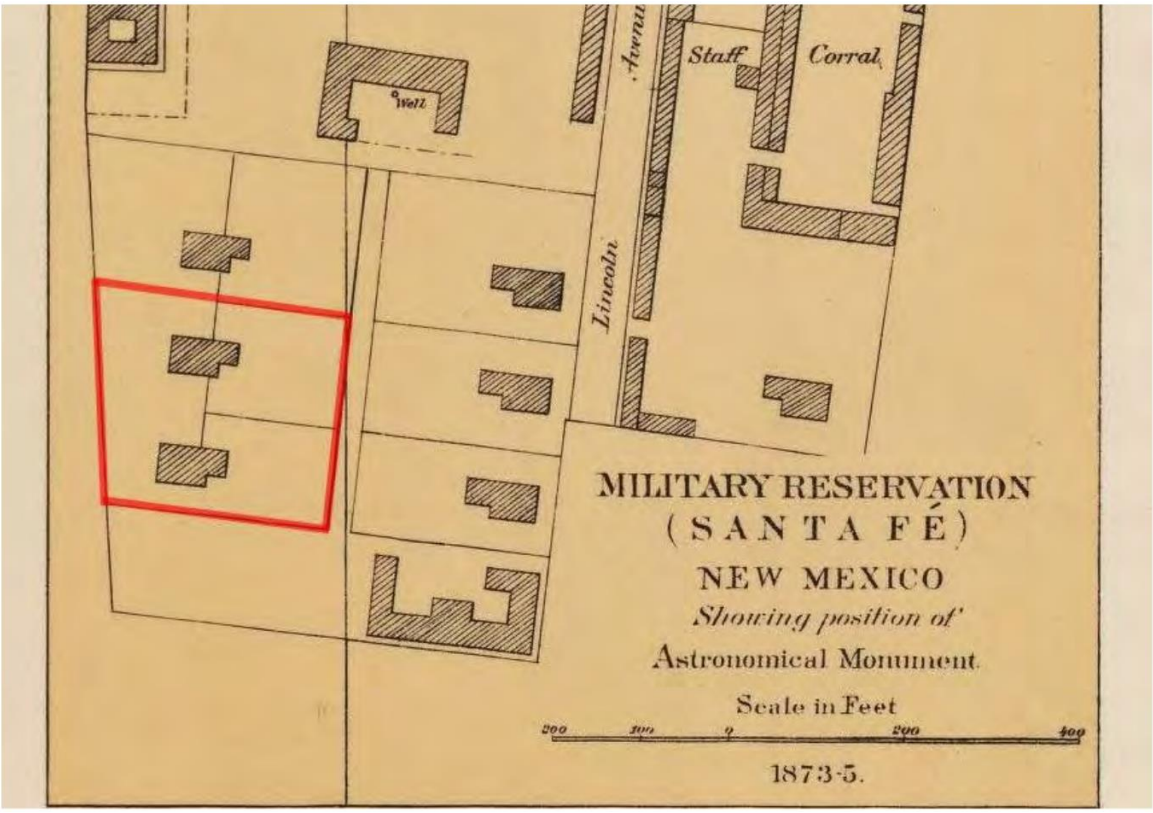

Figure 4: Portion of "Military Reservation (Santa Fé) New Mexico, Showing Position of Astronomical Monument," 1873-75.
Creator: George M. Wheeler, Corps of Engineers, U.S. Army.
Red outline indicates approximate boundary of subject parcel.

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Figure 5: Portion of 1873 photograph showing the two Officers' Quarters within the subject parcel. Creator: Timothy H. O'Sullivan. Courtesy National Archives, College Park, Maryland.

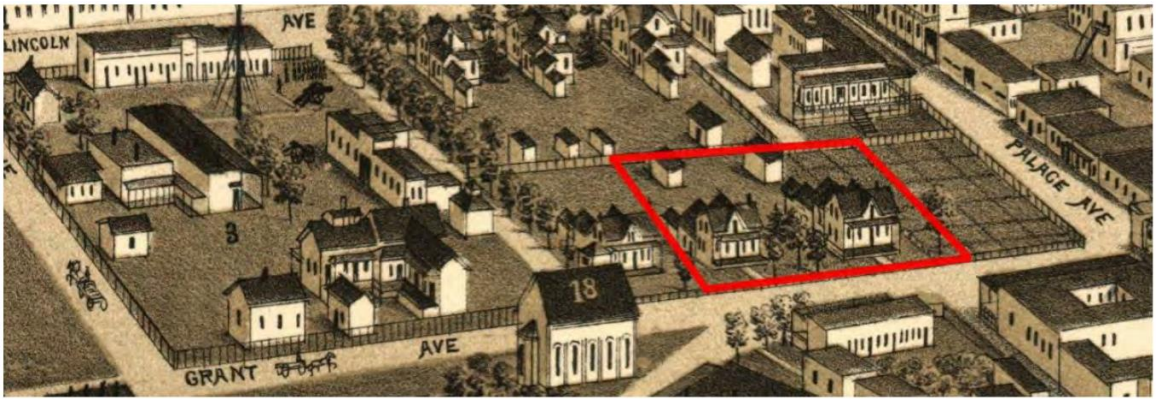

Figure 6: Portion of "Bird's Eye View of the City of Santa Fé, N.M. 1882."
Creator: J. J. Stoner.
Red outline indicates approximate boundary of subject parcel.

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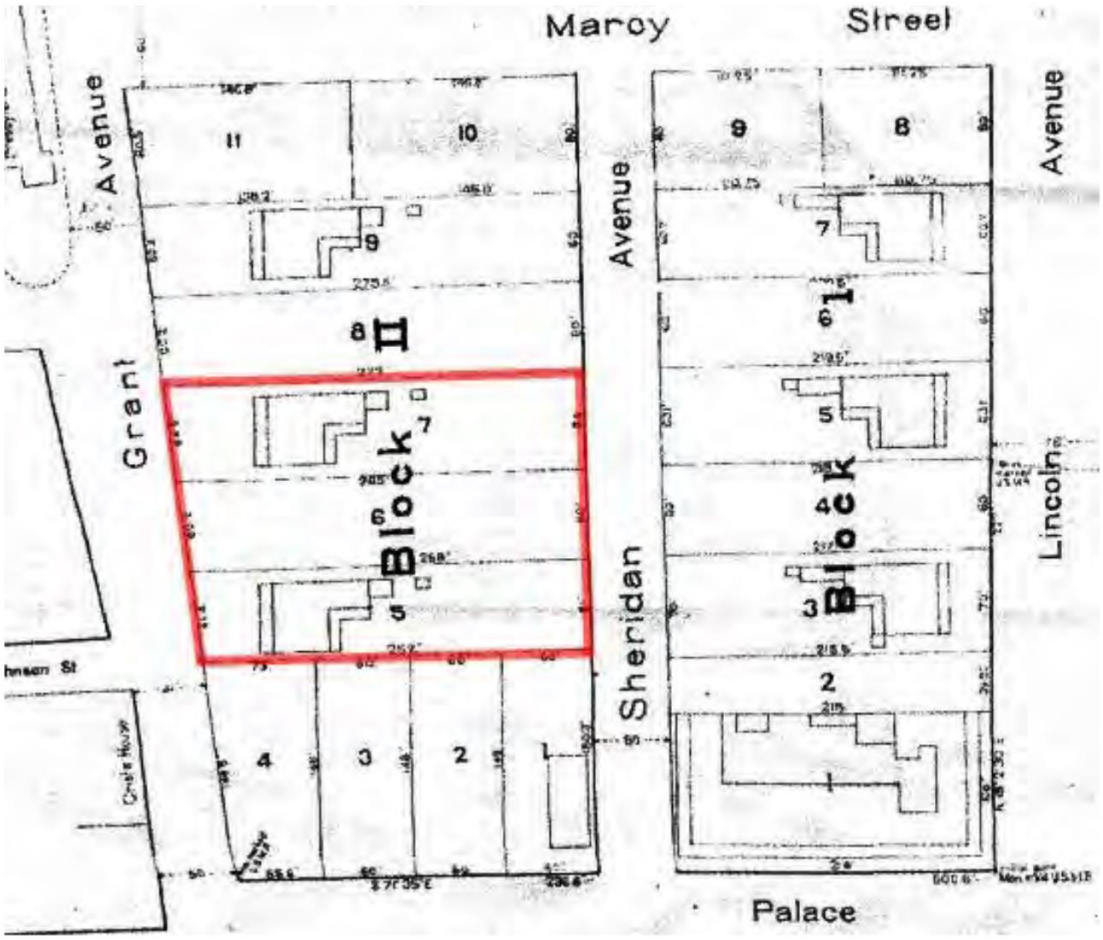

Figure 7: Portion of "Amended Plat, Fort Marcy Addition, 1904."
Creator: Unknown.
Red outline indicates approximate boundary of subject parcel.

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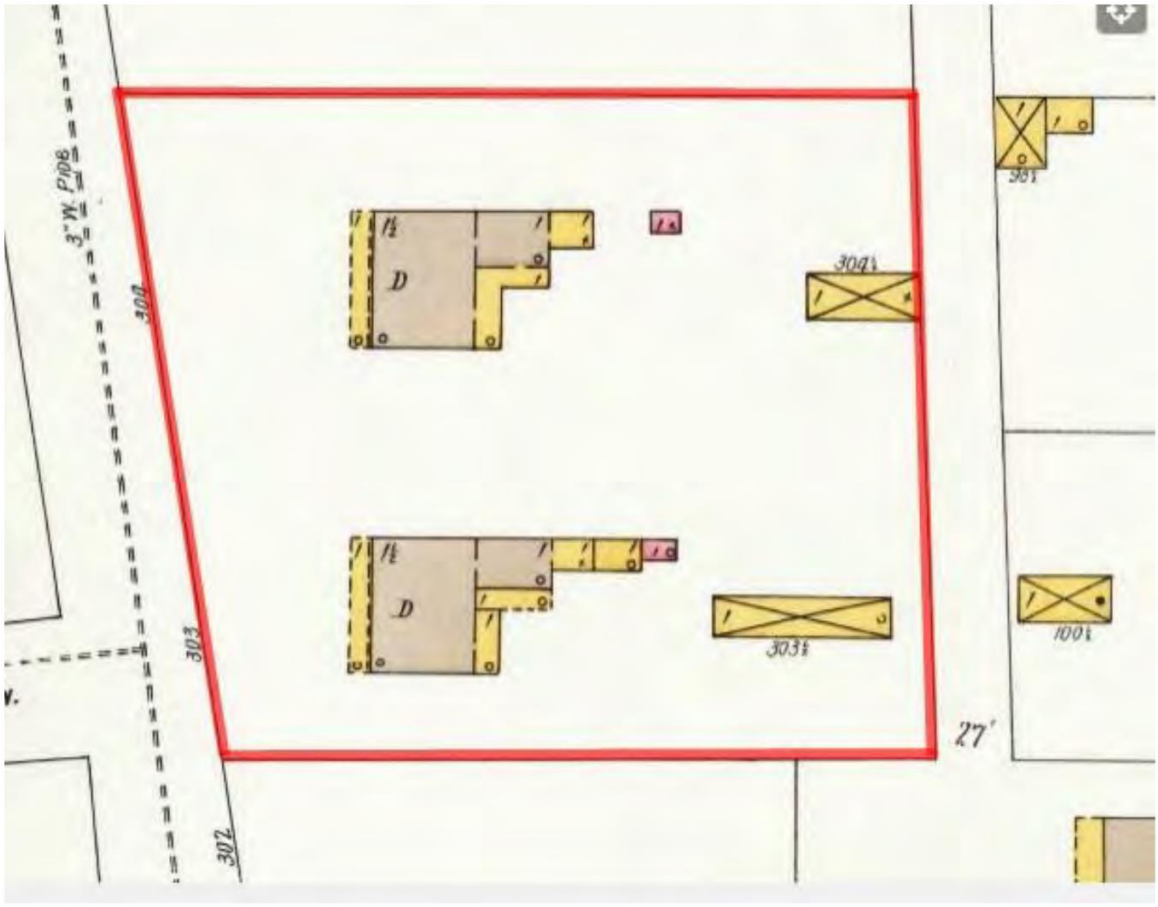

Figure 8: Portion of 1902 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
Red outline indicates approximate boundary of subject parcel.

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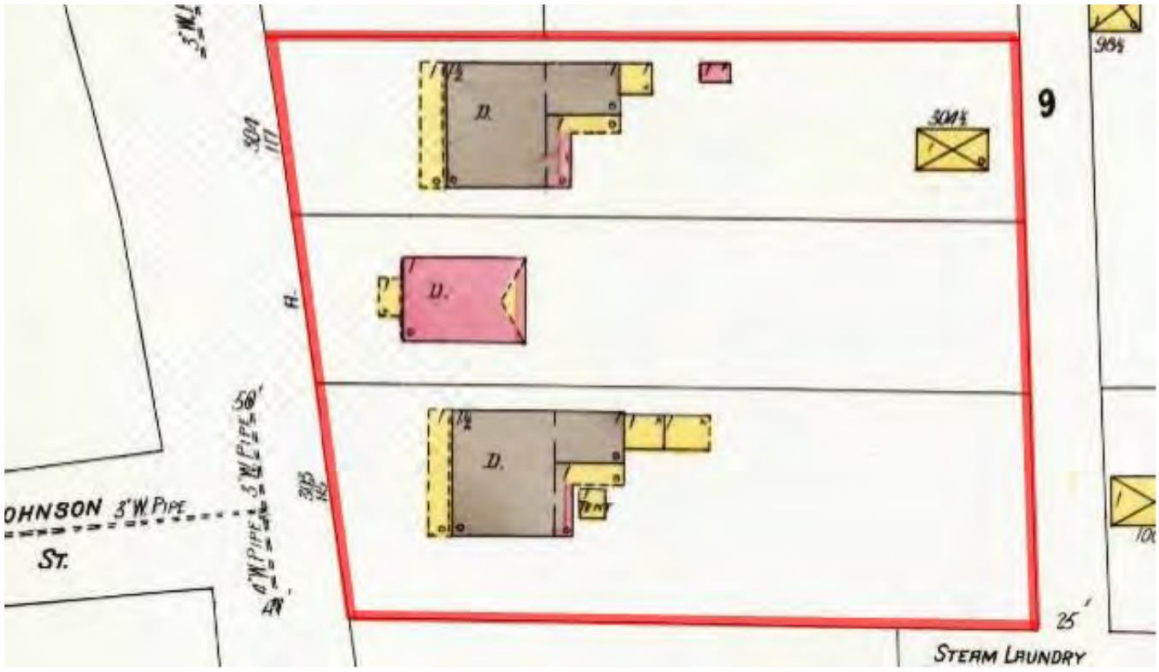

Figure 9: Portion of 1908 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
Red outline indicates approximate boundary of subject parcel.

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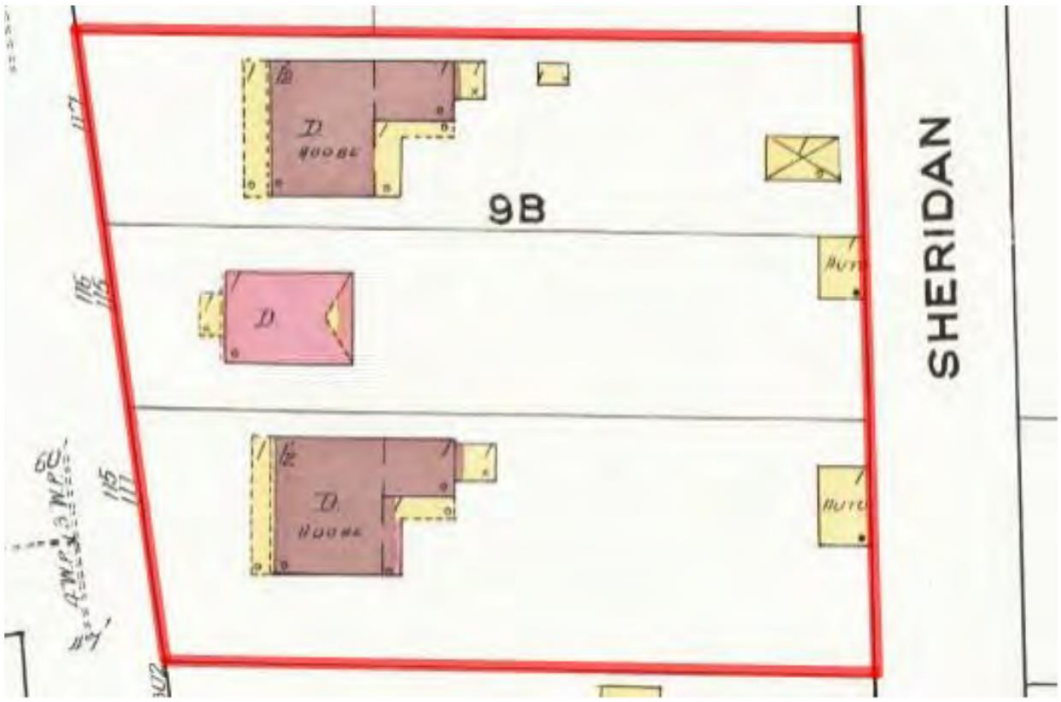

Figure 10: Portion of 1921 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
Red outline indicates approximate boundary of subject parcel.

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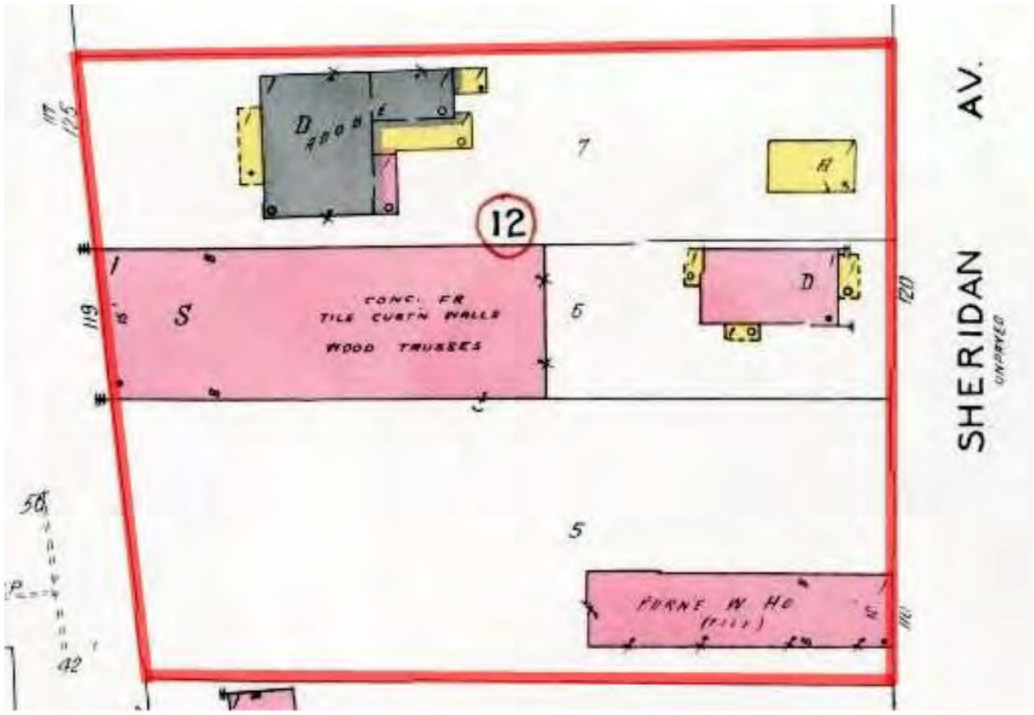

Figure 11: Portion of 1948 Sanborn Fire Insurance of Santa Fe.
Creator: Sanborn Fire Insurance Company.
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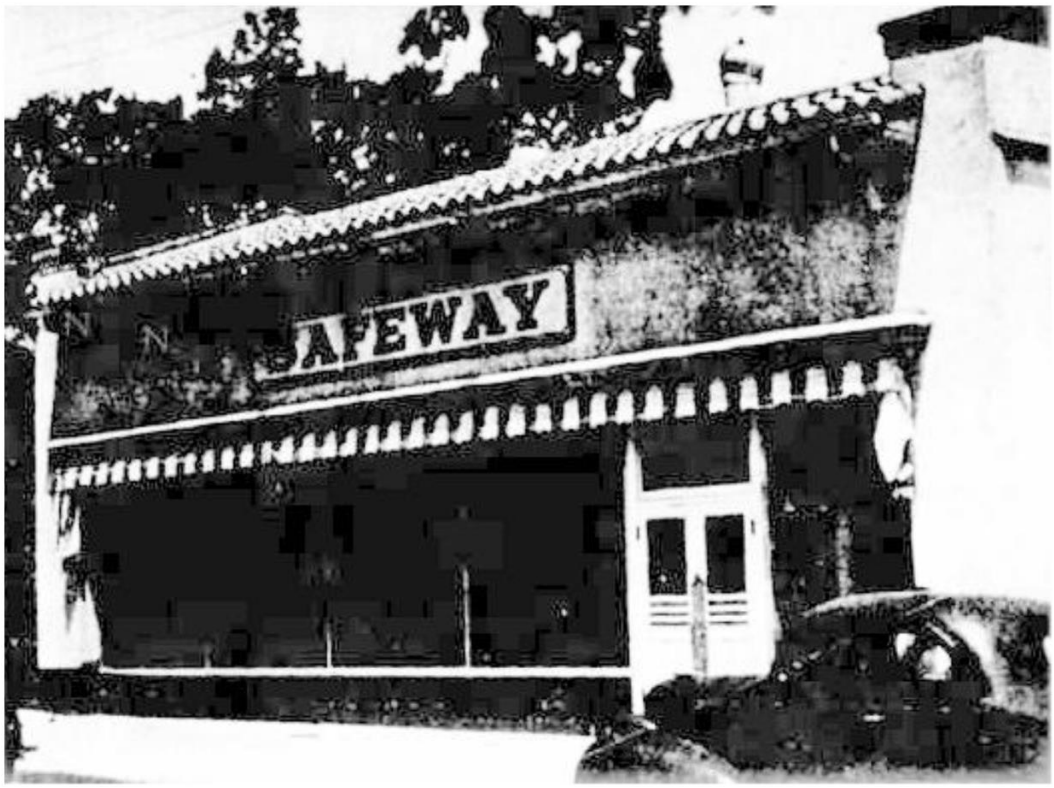

Figure 12: Santa Fe Safeway No. 1, 1941.
Demolished in 1966.
Courtesy Santa Fe New Mexican.

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Figure 13: June 1941 opening day advertisements for Santa Fe Safeway No. 1. Courtesy Santa Fe New Mexican.

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ISAAC ROMERO — The new Safeway store manager is 29 years old and lives with his wife, Marcella, and their three children at 333 Fiesta St. He has been with Safeway seven and one half years. He is a native of Santa Fe.

LEO E. BARELA — The assistant store manager was born in Questa. He now lives at 1311 Avenida Alisio with his wife, Stella, and their four children. He has been with Safeway four years. He is 37 years old.

JOE GOMEZ — The market manager is 38 years old and a native of Santa Fe. He and his wife, Andrea, and their four children live at 315 West Gomez Rd. He has been with Safeway for nine years and has been market manager since 1961.

JIMMIE MARTINEZ — The produce manager is 23 years old and has been with the company five years. He and his wife, Florine, live with their two children at 1922 Camino la Canada. He also is a native of Santa Fe.

New Safeway Store to Open on Grant Street Tuesday

Figure 14: Roster of Safeway No. 921 managers.
Courtesy Santa Fe New Mexican.

Figure 15: c.1965 watercolor rendering of Safeway No. 921.
Creator: Foster Hyatt.

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Figure 16 c. 1977 photograph of Safeway No. 921.
Creator: Arthur Taylor.
Courtesy Palace of the Governors Photo Archives, New Mexico History Museum.

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Figure 17: 1984 photograph of altered Safeway No. 921.
Creator: Harry Weiss. Courtesy New Mexico Historic Preservation Division.

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Figure 18: Portion of 1984 photograph of altered Safeway No. 921.
Creator: Harry Weiss.
Courtesy New Mexico Historic Preservation Division.

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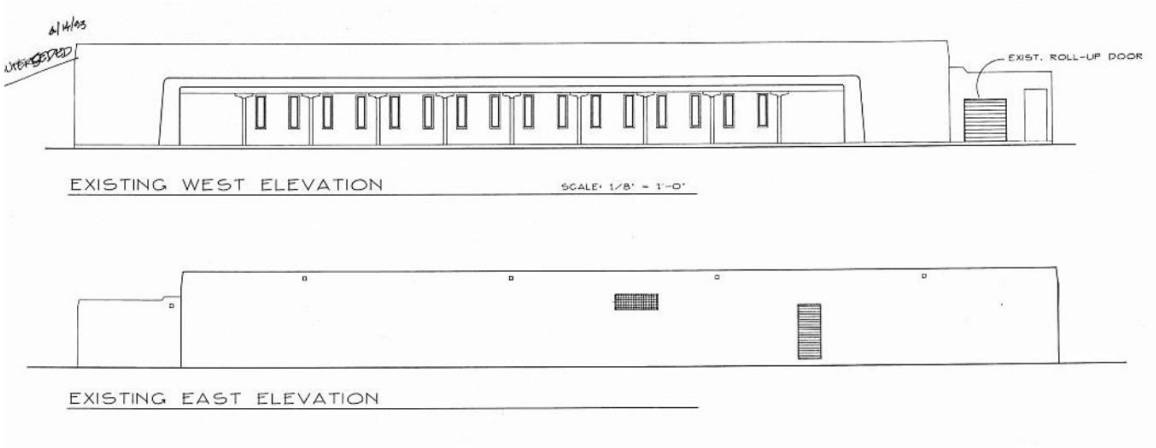

Figure 19: Existing elevation drawings of west and east elevations, c.1993. Case H-93-111. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division

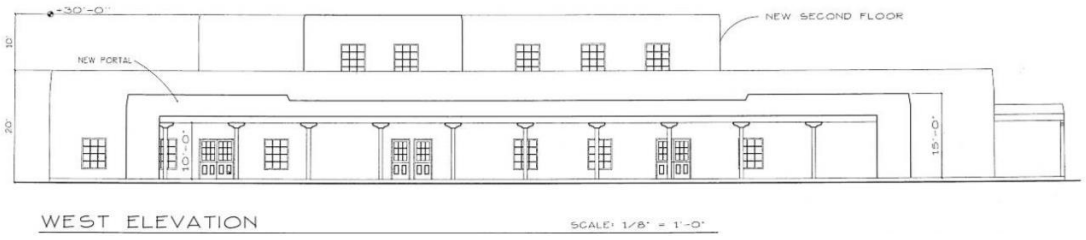

Figure 20: Proposed Pueblo Revival scheme, 1993. Case H-93-111. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division.

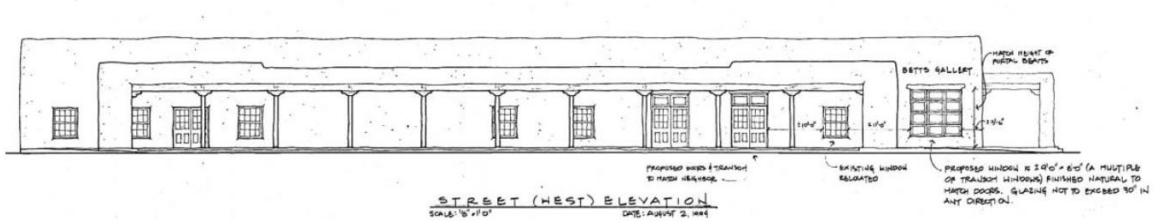

Figure 21: Final scheme of west elevation showing tenant improvements, 1994. H-94-143. Creator: Terraplen Architects, Planners, Landscape Architects. Courtesy Terraplen and City of Santa Fe Historic Preservation Division

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Figure 22: 1958 aerial photograph showing Santa Fe Safeway No. 1.
Note demolition of middle Officers' Quarters.
Courtesy New Mexico Department of Transportation.
Red outline indicates approximate boundary of subject parcel.

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Figure 23: 1978 aerial photograph showing Safeway No. 921
Note existence of south elevation loading ramp.
Courtesy New Mexico Department of Transportation.
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Figure 24: Composite image showing c.1977 and 2020 photographs of front (west) façade.

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Survey Photographs

Photo 1: West (front) elevation composite shot.
Camera facing east.
Lorn Tryk: September 3, 2020.

Photo 2: West façade.
Camera facing northeast.
Robyn Powell: June 13, 2021.

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Photo 3: West façade portal.
Camera facing south.
Robyn Powell: June 13, 2021.

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Photo 4: West façade, south end.
Camera facing east.
Robyn Powell: June 13, 2021.

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Photo 5: West façade.
Typical clad window found throughout building.
Camera facing east.
Robyn Powell: June 13, 2021.

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Photo 6: West and south elevations, panographic shot.
Camera facing northeast.
Lorn Tryk: September 3, 2020.

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Photo 7: South elevation *portal*.
Camera facing west.
Robyn Powell: June 13, 2021.

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Photo 8: South and east elevations.
Camera facing northwest.
Robyn Powell: June 13, 2021.

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Photo 9: East elevation, composite shot.
Camera facing northeast.
Lorn Tryk: September 3, 2020.

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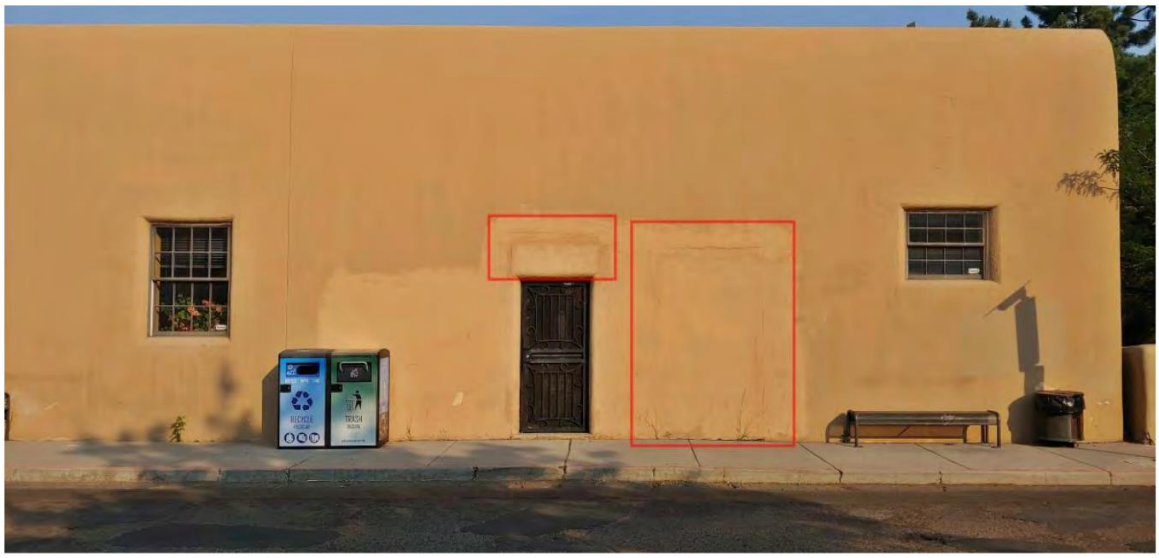

Photo 10: East elevation, north end.
Red indicates opening modifications.
Camera facing west.
Robyn Powell: June 13, 2021.

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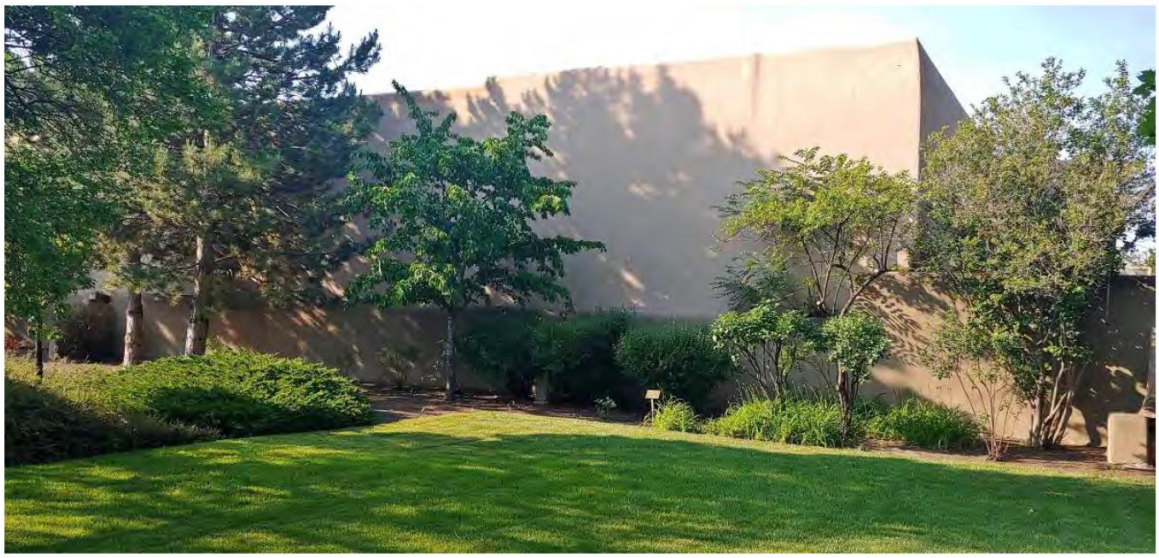

Photo 11: North elevation.
Camera facing southwest.
Robyn Powell: June 13, 2021.

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Photo 12: Low walls along Washington Avenue.
Camera facing southeast.
Robyn Powell: June 13, 2021.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ __ NRHP __ SRCP Criteria __A __B __C __D		
1. Name of property: Safeway No. 921 **Georgia O'Keeffe Museum Education Annex**	2. Location: 123 Grant Avenue, Santa Fe Downtown and Eastside Historic District	3. Local Reference Number: Santa Fe ID#: 051610070
		4. County: Santa Fe
		5. Date of Survey: September 3, 2020; June 13, 2021

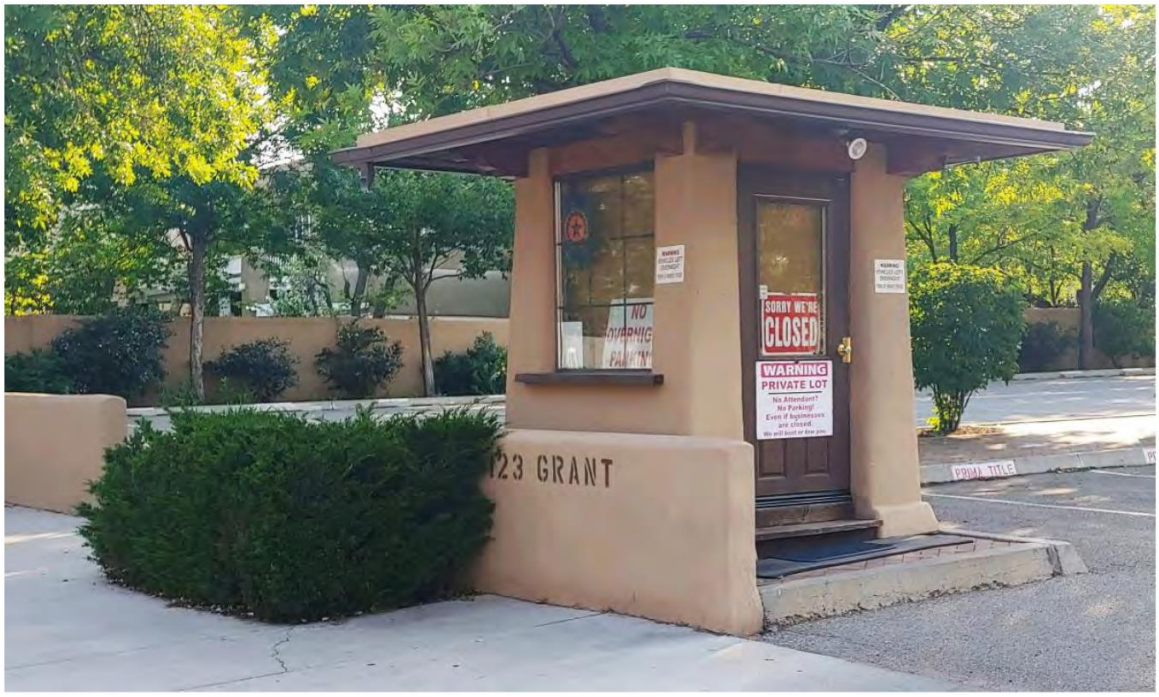


Photo 13: Parking Attendant Booth at Washington Avenue.
Camera facing northeast.
Robyn Powell: June 13, 2021.

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
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

August 31, 2023

Heather Lamboy
Assistant Director
Planning and Land Use Department

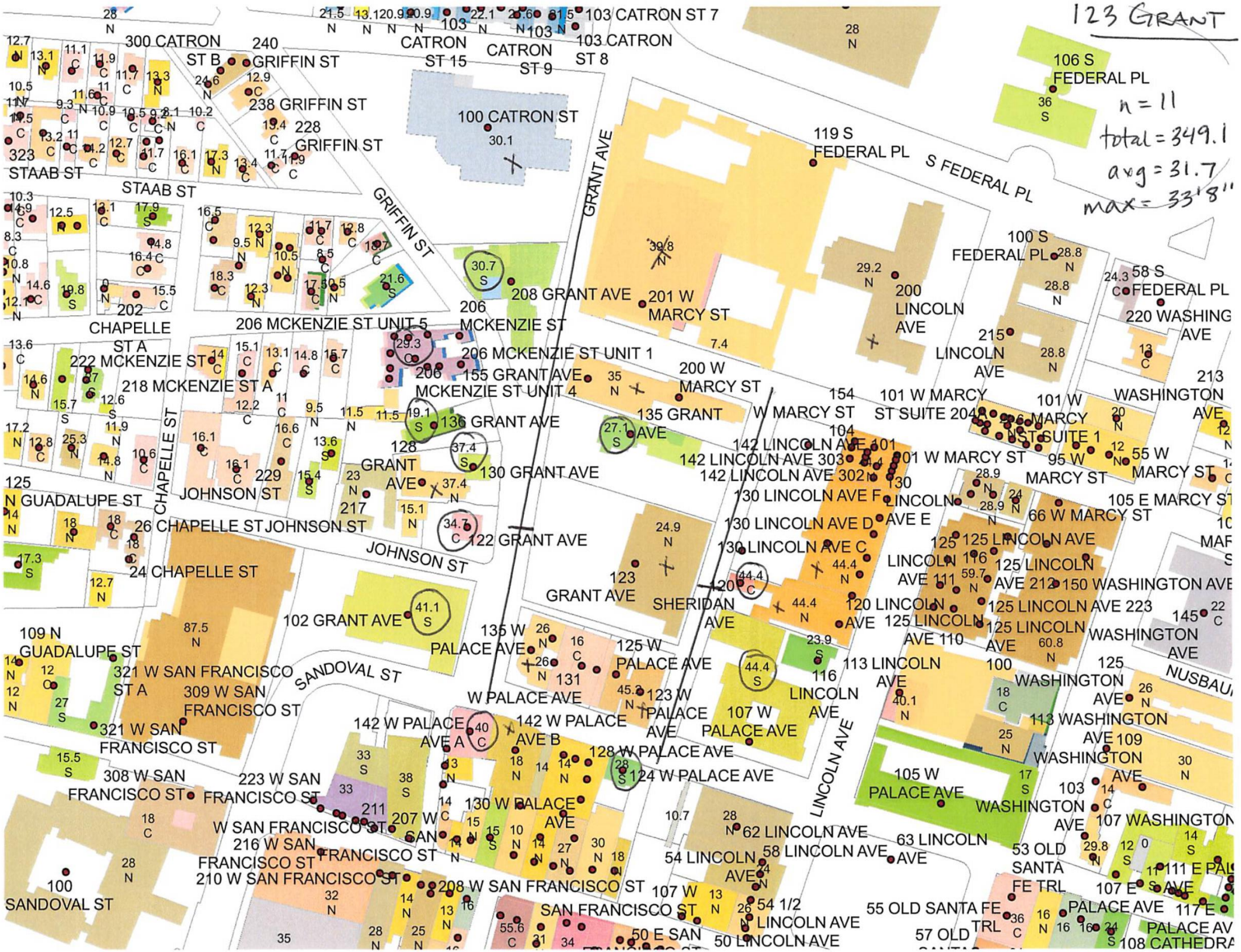
RE: Preliminary Zoning Review Letter for 123 & 135 Grant Avenue and Historic Review Board Hearing

Dear Heather Lamboy,
JenkinsGaven Inc., acting as the agent for 135 Grant LLC on behalf of the Georgia O'Keeffe Museum (hereinafter referred to as the "Applicant"), is seeking architectural review by the Historic Design Review Board for a construction project located at 123 and 135 Grant Avenue, identified as the Georgia O'Keeffe Museum. The Applicant received Development Plan approval by the Planning Commission on November 4, 2021, to construct a 54,100 square foot structure for use as a museum (Case #2021-3976) (Project).

The Applicant intends to modify this approved Development Plan but has not yet submitted the amendment to the Land Use, Current Planning Division for review. This letter grants the Applicant permission to present the architectural changes tied to the proposed Development Plan amendment to the Historic Design Review Board. It's worth noting that, any changes resulting from the Current Planning Division's review of the Development Plan amendment, once submitted, might necessitate a subsequent review of the project by the Historic Design Review Board.

Margaret Moore 9/1/2023

Margaret Moore, Planning Manager Date
Current Planning Division, City of Santa Fe


123 GRANT
n = 11
total = 349.1
avg = 31.7
max = 33'8"
300 CATRON ST B
240 GRIFFIN ST
238 GRIFFIN ST
228 GRIFFIN ST
323 STAAB ST
STAAB ST
100 CATRON ST
103 CATRON ST 15
103 CATRON ST 9
103 CATRON ST 8
103 CATRON ST 7
106 S FEDERAL PL
119 S FEDERAL PL
S FEDERAL PL
GRANT AVE
GRIFFIN ST
100 S FEDERAL PL
58 S FEDERAL PL
220 WASHINGTON AVE
208 GRANT AVE
201 W MARCY ST
200 LINCOLN AVE
215 LINCOLN AVE
202 CHAPELLE ST A
206 MCKENZIE ST
206 MCKENZIE ST UNIT 5
206 MCKENZIE ST UNIT 1
222 MCKENZIE ST
218 MCKENZIE ST A
206 MCKENZIE ST UNIT 4
155 GRANT AVE
200 W MARCY ST
135 GRANT AVE
W MARCY ST
154 W MARCY ST SUITE 204
101 W MARCY ST SUITE 1
101 W MARCY ST
213 WASHINGTON AVE
55 W MARCY ST
105 E MARCY ST
66 W MARCY ST
136 GRANT AVE
128 GRANT AVE
130 GRANT AVE
142 LINCOLN AVE 101
142 LINCOLN AVE 303
142 LINCOLN AVE 302
130 LINCOLN AVE F
130 LINCOLN AVE D
130 LINCOLN AVE C
130 LINCOLN AVE E
LINCOLN AVE
125 LINCOLN AVE
125 LINCOLN AVE 116
125 LINCOLN AVE 111
125 LINCOLN AVE 212
125 LINCOLN AVE 223
150 WASHINGTON AVE
120 LINCOLN AVE
125 LINCOLN AVE 110
113 LINCOLN AVE
116 LINCOLN AVE
107 W PALACE AVE
JOHNSON ST
CHAPELLE ST
N GUADALUPE ST
26 CHAPELLE ST JOHNSON ST
24 CHAPELLE ST
122 GRANT AVE
123 GRANT AVE
SHERIDAN AVE
102 GRANT AVE
109 N GUADALUPE ST
321 W SAN FRANCISCO ST A
309 W SAN FRANCISCO ST
321 W SAN FRANCISCO ST
SANDOVAL ST
135 W PALACE AVE
125 W PALACE AVE
131 W PALACE AVE
123 W PALACE AVE
142 W PALACE AVE A
142 W PALACE AVE B
128 W PALACE AVE
124 W PALACE AVE
130 W PALACE AVE
105 W PALACE AVE
100 WASHINGTON AVE
113 WASHINGTON AVE
109 WASHINGTON AVE
103 WASHINGTON AVE
107 WASHINGTON
111 E PALACE AVE
107 E PALACE AVE
117 E PALACE AV
108 CATHEDRA
NUSBAU
MAR S
308 W SAN FRANCISCO ST
223 W SAN FRANCISCO ST
211 W SAN FRANCISCO ST
207 W SAN FRANCISCO ST
216 W SAN FRANCISCO ST
210 W SAN FRANCISCO ST
208 W SAN FRANCISCO ST
107 W SAN FRANCISCO ST
100 SANDOVAL ST
62 LINCOLN AVE
63 LINCOLN AVE
58 LINCOLN AVE
54 LINCOLN AVE
54 1/2 LINCOLN AVE
50 LINCOLN AVE
50 E SAN
55 OLD SANTA FE TRL
53 OLD SANTA FE TRL
57 OLD

City of Santa Fe, New Mexico

memo

GRANT ST. WALL HEIGHT CALCULATION

	GRANT ST.			AVG.
1	#137	37"	36"	37"
2	#3?	38"	39"	39"
3	B&B	36"	32"	34"
4	130	38"	36"	37"
5	136	44"	46"	45"
6	146 Griffin	31"	29"	30"
7	208 Griffin	33"	30"	32"
8	214 Griffin	47" - 48"		48"
9	Griffin Side of	70"	66"	68"
10	1st Pres	40" - 59"		50"
11	GRANT SIDE OF 1st PRES	69" - 46"		58"
12	Sweeney	78" - 42"		60"
		total =		538"
		÷ 12 =		44.8"

MAXIMUM ALLOWABLE HT. = 45"
OR 3', 9".

1/3

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 14, 2023
(revised January 4, 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: Georgia O'Keeffe Museum, 123 and 135 Grant Avenue
Proposed New Museum Building and Site Improvements

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 new construction of a museum building and associated site improvements at 123 and 135 Grant Avenue (the "Property"). The ±1.218-acre property at 123 Grant Avenue and the 0.767-acre property at 135 Grant Avenue together comprise the subject property (the "Property"). The Property is zoned BCD (Marcy Subdistrict) and located within the Downtown and Eastside Historic District. The existing conditions, project background, and proposed new construction are outlined below.

Project Background

The former Safeway building at 123 Grant Avenue was designated as "non-contributing" 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). Demolition of the stuccoed masonry wall that separates 123 from 135 Grant Avenue was approved by the HDRB on November 28, 2023, along with a 21-ft reduction in length of the white picket fence in front of 135 Grant Avenue. The HDRB reviewed a preliminary version of the proposed museum building and site design on August 10, 2021, and gave feedback at that time. Since then, the design of the museum building and site improvements have been modified to respond both to HDRB feedback as well as to the desires and programmatic needs of the Georgia O'Keeffe Museum. A second preliminary design presentation was made to the HDRB on September 26, 2023, and the Board provided additional comments at that time. The Applicant has since met with Historic Preservation Division staff several times to review staff feedback on the proposed design review application. Now, the Applicant requests final design review and approval for the proposed museum and vertical elements of the site design.

Proposed Museum Building and Site Design

The proposed museum building is just over 56,000 sq.ft. in Gross Floor Area, inclusive of basement, ground floor, and mechanical penthouse levels. The proposed building footprint is 31,366 sq.ft., and there is over 16,000 sq.ft. of open space on the site. The maximum allowable height is 33'8", as calculated by Historic Preservation Division staff, and the proposed building is 32'2" at its maximum expression on the Grant Avenue facing façade. That said, the site slopes over 4 feet from east to west, and the majority of the building is lower than that maximum height as expressed in various stepped building masses.

The proposed Georgia O'Keeffe Museum has been thoughtfully designed to celebrate the work and life of one of the most acclaimed artists of the 20th Century – an artist who made New Mexico her home and celebrated the landscape, traditions, and sense of place through her art. The new museum will meet specific programmatic requirements as well as respond to the unique conditions of place, culture, and context. The design and scale of the building reflect the proximity of the site to the historic Santa Fe Plaza and the many historic buildings in downtown Santa Fe, as well as the massing and forms of the northern New Mexico landscape. The design of the building has evolved through an understanding of place, adjacent context, urban patterns, building massing and zoning codes, as well as through a study of Georgia O'Keeffe's life, her art, and her depiction of form and mass within her paintings.

It is the design intent to follow the letter of the Historic Districts ordinance while developing a design that is rooted in place and in the authenticity of Georgia O'Keeffe's life. To this end, much of the exterior of the building will be constructed out of real adobe brick. Miss O'Keeffe was passionate about adobe in her dwellings, and much of what is known as the Santa Fe Style evolved through the vernacular use of this humble, carbon-neutral construction material. The form and massing of the building design have been guided by the requirements of adobe masonry, and the forms are additionally intended to be geomorphic in nature, in reference to the eroded earth landscape the region.

As stated above, design inspiration was drawn from other nearby historic buildings in downtown Santa Fe, from Georgia O'Keeffe's artworks and the landscapes from which she so regularly drew inspiration, and from the design standards for the Downtown and Eastside Historic District. The massing and wall expression of the building are inspired by the First Presbyterian Church (208 Grant Avenue), the New Mexico Museum of Art (107 West Palace Avenue), and "Patio with Black Door" (a 1955 painting by O'Keeffe). As the code calls for, the walls are mostly solid, and changes of façade plane and stepped massing break up the appearance of building scale. The adobe forms and buttresses of the project are scaled to sit harmoniously within the context of adjacent buildings and respond to the directive in SFCC §14-5.2(E)(2) for the "dominating effect … to be that of adobe construction." As the code calls for in SFCC §14-5.2(E)(1)(e), geometrically straight façade lines are avoided, and instead, the thickness of adobe construction is expressed in battered walls and corner buttresses, as in the First Presbyterian Church, the historic County Courthouse (102 Grant Avenue), the New Mexico Museum of Art, and "Ranchos Church" (a 1930 painting by O'Keeffe). The north and west public entries to the proposed museum are pedestrian-scale and inset into the façade with a change of stucco color, as

guided by SFCC §14-5.2(E)(1)(a) and (E)(2)(e) which call for facades to be varied by inset portales and specify that under portales, the stucco color can be contrasting and that larger plate glass is allowed. Although more simplified, the proposed entries are similar in scale and expression to those at the First Presbyterian Church, the historic County Courthouse, and the New Mexico Museum of Art.

It is the hope and intent of the design team that the new Georgia O'Keeffe Museum will contribute positively to the sense of place and richness of its historic urban surroundings. It will be both iconic and timeless – a celebration both of Georgia O'Keeffe's life and of Santa Fe. As part of the design process, the team studied the streetscapes and scale of buildings along Grant Avenue, Sheridan Street, and the portion of West Palace Avenue that is visible from the site, in accordance with the definition of "applicable streetscape" specified in SFCC §14-5.2(D)(9)(a). For reference, streetscape and building scale studies are included in the attached plan set. The design team found that in addition to the Territorial style buildings at 122, 130, 135 and 136 Grant Ave, a diversity of stylistic expressions characterize the applicable streetscape. Spanish Pueblo Revival style buildings include the historic County Courthouse (102 Grant Ave) and First Presbyterian Church (208 Grant Ave), as well as the 1980s building at 135 West Palace Ave and the recently constructed Santa Fe County Administration Building (100 Catron St) and Santa Fe Community Convention Center (201 Lincoln Ave). The Bokum Building at 142 West Palace Ave introduces yet more diversity with its mid-century Territorial Revival styling and commercial scale.

The proposed museum building is intentionally pulled back from the existing property lines to widen the adjacent sidewalks and the adjacent alleyway to provide urban amenity and to support all of the diverse events and activities for which downtown Santa Fe is famous. The garden between the historic Otero-Bergère House and the new museum is designed to be a place for community gathering and to provide a landscaped respite that celebrates the landscapes of northern New Mexico. The existing mature specimen trees on site will be protected and preserved, and the planting palette will incorporate additional native, drought tolerant trees, shrubs, perennials and groundcovers. The proposed landscape design preserves the majority of the white picket fencing that reflects the history of the Bergère House/Research Center, and low stuccoed wall elements are introduced to frame new weathered steel entry gates that reference the existing language of weathered steel at the current museum building on Johnson Street and other historic wrought iron fences in the downtown. Garden entries on both Grant Avenue and Sheridan Street provide a sense of arrival to the Museum Campus, inviting visitors in to access the Museum or to simply pass through or enjoy the gardens. The open lawn area in front and to the southwest of the Otero-Bergère House will be preserved, and paved pathways and gathering areas will be incorporated into space in the center of the site between the Research Center and the new museum. These preservation strategies have been discussed with the New Mexico SHPO as part of the ongoing Section 106 review process and have guided landscape design.

In order to responsibly manage water on site, an underground cistern will capture rainwater from the roofs of the existing Bergère House/Research Center and the proposed new museum building. This water will be used to irrigate the new plant material throughout the gardens through establishment and as needed. Two water tables will provide visual interest, ambient

cooling and sound within the new landscape. The water table at the entrance on Grant Street will offer water bottle refilling and a lower drinking trough for pets. The water table in the Education Garden will circulate water through irrigation channels as was done in Georgia O'Keeffe's home garden in Abiquiu, demonstrating the value of horticulture and productive, sustaining landscapes.

Key design elements are described below.

- Style and Form: The proposed one-story building is designed in a simplified Spanish Pueblo Revival vernacular, with varying, parapeted masses, gently rounded adobe walls, recessed entries, divided light windows (where not under an inset portal), low stuccoed site walls, and weathered metal gate components. The unique slope of some of the wall masses was inspired by buttressed masses of nearby historic buildings such as the First Presbyterian Church on Grant Avenue and the Museum of Art on Palace. In addition, the slope was dictated by conformance with massing stepback requirements in the BCD – Marcy Street Subdistrict design standards, per SFCC Table 14-7.1(A)-1. Building massing stepback diagrams can be found in the attached plan set.

- Exterior Building Finishes: Cementitious stucco in a custom color similar to El Rey "Sahara," or comparable product, will be used for the exterior finish of the entire museum structure and site walls. Although similar to the color of the Otero-Bergère House, the stucco color of the new museum will be of a lighter shade, and wall areas under the entry portales will be stuccoed in a custom color similar to El Rey "Sandalwood." Concrete headers over the entry portals will have integral color in Davis "Sequoia Sand," and entry headers will feature an embossed landscape design inspired by O'Keeffe's artwork (see attached renderings for more detail). Exterior gates on the building will be in dark patina steel with a hard wax finish. The vigas that form the ceiling of the open education court will be adzed wood in an oiled finish.

- Windows and Doors: Windows throughout the building will be divided light and metal clad in a "Weathered Bronze Metallic" finish. Windows and doors beneath roofed entries will be undivided as is permissible by SFCC §14-5.2(E)(2)(e). A detailed window schedule is provided for reference, along with window details, in the attached plans.

- Roof: The roof is flat with parapets, and all rooftop appurtenances (skylights and mechanical equipment) will be screened either behind parapet walls or within the mechanical penthouse level. Rainwater from the roof drains into canales and is collected on the north side of the building into a cistern that will be located beneath the Education Garden.

- HVAC: Rooftop HVAC equipment is located on three roof levels of the building. Above the northwest corner of building, the maximum equipment height is 6'-9" above the roof, and the minimum parapet height is 8'-0" high. Above the museum store at the southwest corner of the building, the maximum equipment height is 7'-9" above the roof, and the minimum parapet height is 10'-0" high. And above the mechanical penthouse, the

maximum equipment height is 2'6" above the roof, and the minimum parapet height is 4'-0". Please see roof plan and building section for more details.

- Exterior Lighting: A variety of site lighting will be employed at the proposed museum, including shielded decorative pole lights, shielded pathway lights, shielded catenary lights at the Education Garden, indirect integrated bench lighting, recessed down lighting at entries, recessed direct down step lights, and direct down-only wall sconces. All lighting will be night sky compliant. Detailed lighting specifications are attached for additional information.

- Hardscape: Hardscape in the proposed garden plan is predominantly a combination of flagstone and concrete with integral color in Davis "Sandstone" and "Sequoia Sand." The existing brick pathway leading to the Grant Street entrance to the Otero-Bergère House will be preserved, and a change of paving will delineate the historic property line and location of the existing site wall that will be demolished, as well as the portion of the white picket fence that will be removed to widen the accessible space around the large Cottonwood on Grant. In addition to colored concrete, there will be smaller decomposed granite pathways in the Education Garden.

- Site Walls: The garden area between the new museum building and the existing Otero-Bergère House will be enclosed by preserving the majority of the existing white picket fencing on Grant Avenue and existing stuccoed masonry walls on Sheridan Street, and extending low (45") stuccoed walls to frame dark patina steel entry gates at both garden entries as described above and depicted on the attached plans.

Exception #1

Staff has determined that an exception is needed to the Downtown and Eastside Design Standards, per SFCC §14-5.2(E). The exception criteria as specified in §14-5.2(C)(5)(b) are as follows:

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

Applicant Response: The proposed building design will not damage the character of the Downtown and Eastside Historic District and will in fact contribute to the preservation of the unique aesthetic character of the district. The architecture team has made every effort to create a design that is both compatible with Santa Fe Style and iconic in its representation of Georgia O'Keeffe's work and the northern New Mexico landscapes in which she lived and which were so often the subject of her work. The result is a one-story, flat-roofed, wall-dominated design with rounded adobe forms, divided light windows, recessed entries, and earth-toned stucco, in keeping with design elements specified in SFCC §14-5.2(E). These elements have been combined in a way that creates both an iconic design and promotes harmony with proximate historic buildings through similarity of materials, color, proportion and general form, while also distinguishing itself as a regional architectural expression that is legibly of its time.

As stated in the design narrative above, inspiration for the proposed museum design was drawn from the Downtown and Eastside design standards, nearby historic buildings, and the artwork of Georgia O'Keeffe. The massing and wall expression of the building are inspired by the First Presbyterian Church (208 Grant Avenue), the New Mexico Museum of Art (107 West Palace Avenue), and "Patio with Black Door" (a 1955 painting by O'Keeffe). As the code calls for, the walls are mostly solid, and changes of façade plane and stepped massing break up the appearance of building scale. The adobe forms and buttresses of the project are scaled to sit harmoniously within the context of adjacent buildings and respond to the directive in SFCC §14-5.2(E)(2) for the "dominating effect … to be that of adobe construction." As the code calls for in SFCC §14-5.2(E)(1)(e), geometrically straight façade lines are avoided, and instead, the thickness of adobe construction is expressed in battered walls and corner buttresses, as in the First Presbyterian Church, the historic County Courthouse (102 Grant Avenue), the New Mexico Museum of Art, and "Ranchos Church" (a 1930 painting by O'Keeffe). The north and west public entries to the proposed museum are pedestrian-scale and inset into the façade with a change of stucco color, as guided by SFCC §14-5.2(E)(1)(a) and (E)(2)(e) which call for facades to be varied by inset portales and specify that under portales, the stucco color can be contrasting and that larger plate glass is allowed. Although more simplified, the proposed entries are similar in scale and expression to those at the First Presbyterian Church, the historic County Courthouse, and the New Mexico Museum of Art.

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

(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 proposed design was developed over the course of several years, during which time the architecture team considered a wide variety of design options before arriving at the proposed design. As stated above, the design, massing, and architectural style of the building respond to both the proximity of the site to the historic Santa Fe Plaza and other historic spaces and structures in the Downtown and Eastside Historic District, as well as the massing and forms of the northern New Mexico landscape. The sloped walls and buttressed forms of the building have evolved to reflect the qualities of true adobe masonry which will form the exterior walls, carrying on a centuries-old earthen building tradition. The design was thoughtfully created to harmonize with Santa Fe Style and its unique heterogenous character, while at the same time serving the particular programmatic needs of the Georgia O'Keeffe Museum and paying homage to one of the most significant artists of the 20th century.

Exception #2

Staff has determined that an exception is needed to SFCC §14-5.2(D)(1)(b) out of concern that the construction of the proposed new building next door to the significant Otero-Bergère House

at 135 Grant Avenue could be perceived as impacting the historic status and the "spaces that embody the status" of the adjacent historic building and others in the applicable streetscape. The exception criteria as specified in §14-5.2(C)(5)(b) are as follows:

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

Applicant Response: The proposed museum design will not cause the adjacent Otero-Bergère House or any other adjacent historic building to lose its historic status. As stated throughout this application letter, the museum has been intentionally designed to be compatible with nearby historic buildings and other more recent examples of Santa Fe Style while also honoring the work of Georgia O'Keeffe and the landscapes and architectural precedents of the region. The Otero-Bergère House itself will not be altered by the proposed museum design, and the integrity of the landscape around this historic house will be retained through the preservation of the majority of the white picket fence along Grant Avenue, the brick walk that emphasizes the house's axial symmetry as it approaches the front entry, and the character-defining open lawn on its west and southwest sides. New hardscape is predominantly limited to the central garden area between the nonhistoric addition to the Otero-Bergère House and the new museum and the garden entry axis between Grant Avenue and Sheridan Street. These elements have been discussed in the context of the ongoing Section 106 review as critical preservation strategies and have been thoroughly considered as part of the design process.

Furthermore, as the attached building scale and streetscape studies demonstrate, the proposed new museum building takes massing and height cues from its streetscape and its historic neighbors across Grant and Sheridan. It maintains similar setbacks from the street and surrounding open space as its historic neighbors. The building's massing steps to break down the scale, and its material and apertures are compatible with the historic context, yet its detailing and profile are quietly distinct from that context. The building's typical height is 26'-2" and its maximum height is 32'-2" above average grade at its primary Grant Ave facade (max 30'-0" above the ground level finish floor). This proposed height is similar to adjacent buildings along the Grant and Sheridan streetscapes and is typically lower than nearby significant historical buildings. The Otero-Bergère House is about 12" taller than adjacent proposed massing and the historic Territorial house across Grant Ave is about 5' taller than the maximum proposed height. Other nearby historic buildings tend to have maximum heights between 35 and 40 feet above grade, taller than the proposed building. These dimensional comparisons demonstrate the great care that the design team has undertaken to ensure the compatibility and harmony of the new museum with its historic context.

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

(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 proposed design was thoughtfully composed over the course of several years, during which time a wide variety of design options were considered and discussed both internally and with feedback from interested parties and the New Mexico SHPO through the Section 106 review process, which is still ongoing. The Historic Districts ordinance calls for new buildings to be harmonious with historic buildings throughout the historic district. At the same time, it calls for additions and new construction to have "similar materials, architectural treatments and styles, features, and details" as historic structures but cautions against duplication in a manner that would make new construction indistinguishable from the old. The proposed design achieves this delicate balance of harmonizing with but not duplicating the old, resulting in a design that is both iconic and congruent with its historic setting.

Exception #3

Staff has also determined that an exception is needed to SFCC §14-5.2(D)(9)(e) out of concern that the scale of the proposed structure may be out of proportion to other buildings in the applicable streetscape. The exception criteria as specified in §14-5.2(C)(5)(c) are as follows:

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

Applicant Response: The scale of the proposed building design will not damage the character of the Downtown and Eastside Historic District nor the applicable streetscape. The proposed height is lower than the maximum permissible height as calculated by staff, and the building has a flat roof with parapets as is commonly found in the streetscape and throughout the district. Furthermore, the streetscape studies on sheets A250h through A254h demonstrate that the height and proportion of the proposed structure are in keeping with other buildings in the applicable streetscape. The relational studies on sheets A260h through A262h provide additional evidence that the height and massing of the proposed structure are harmonious with surrounding structures. As these studies demonstrate and as stated above, the proposed new museum building takes massing and height cues from its streetscape and its historic neighbors across Grant and Sheridan. It maintains similar setbacks from the street and surrounding open space as its historic neighbors. The building's massing steps to break down the scale, and its material and apertures are compatible with the historic context, yet its detailing and profile are quietly distinct from that context. The building's typical height is 26'-2" and its maximum height is 32'-2" above average grade at its primary Grant Ave facade (max 30'-0" above the ground level finish floor). This proposed height is similar to adjacent buildings along the Grant and Sheridan streetscapes and is typically lower than nearby significant historical buildings. The Otero-Bergère House is about 12" taller than adjacent proposed massing and the historic Territorial house across Grant Ave is about 5' taller than the maximum proposed height. Other nearby historic buildings tend to have maximum heights between 35 and 40 feet above grade, taller than the proposed building. These dimensional comparisons demonstrate the great care that the design team has undertaken to ensure the compatibility and harmony of the new museum with its historic context.

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

(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: As stated above, the proposed design was developed over the course of several years, during which time the architecture team considered a wide variety of design options before arriving at the proposed design. The design, massing, and architectural style of the building respond to both the proximity of the site to the historic Santa Fe Plaza and other historic spaces and structures in the Downtown and Eastside Historic District, as well as the massing and forms of the northern New Mexico landscape. The sloped walls and buttressed forms of the building have evolved to reflect the qualities of true adobe masonry which will form the exterior walls, carrying on a centuries-old earthen building tradition. The design was thoughtfully created to harmonize with Santa Fe Style and its unique heterogenous character, while at the same time serving the particular programmatic needs of the Georgia O'Keeffe Museum and paying homage to one of the most significant artists of the 20th century.

(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 streetscape.

Applicant Response: The proposed height and scale of the building are appropriate for an institutional structure intended to house a museum, educational spaces, and a world-class art collection. This use is unique to the property and does not apply to most of the surrounding structures in the streetscape.

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

Applicant Response: The proposed height and scale of the structure are necessary to accommodate the complex HVAC needs, plenum space, and mechanical penthouse required for the new Georgia O'Keeffe Museum. These conditions and circumstances are not the result of actions of the applicant but rather are industry standard for museums.

(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: The proposed museum design draws inspiration in form, massing, and style from nearby historic structures, from other adobe buildings in northern New Mexico, and from the landscapes and architecture featured in the artwork of Georgia O'Keeffe. As called for in SFCC §14-5.2(A)(1), the proposed design will help "to promote the economic, cultural, and general welfare of the people of the city" by creating a valuable cultural asset that celebrates the artistic achievements of one of the most acclaimed artists of the 20th century.

The proposed design harmonizes with the streetscape and the district in form, color, height, proportion, material and style while also distinguishing itself as an iconic building.

Exception #4

Additionally, staff has determined that an exception is needed to SFCC §14-5.2(D)(9)(f) out of concern that the proposed single-story structure may not have sufficient upper story stepbacks. The exception criteria as specified in §14-5.2(C)(5)(c) are as follows:

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

Applicant Response: The massing and form of the proposed museum will not damage the character of the district. The design features varying, parapeted masses, gently rounded adobe walls, recessed entries, divided light windows (where not under an inset portal), and low stuccoed site walls – all features that are found commonly throughout the district and which conform to the design standards dictated by SFCC §14-5.2(D). The unique slope of some of the wall masses was inspired by buttressed masses of nearby historic buildings such as the First Presbyterian Church on Grant Avenue and the Museum of Art on Palace. In addition, the sloped form was directed by efforts to comply with massing stepback requirements in the BCD – Marcy Street Subdistrict design standards, per SFCC Table 14-7.1(A)-1, which requires stepbacks for buildings over 24 feet in height. Building massing stepback diagrams show the dimensions of the massing and slope in more detail and are included in the attached plan set (Sheet DSK08). The design team worked very closely with Current Planning Division staff to arrive at a sloped parapet design that achieves the intent of the BCD stepback requirement while also acknowledging the functional requirements of the proposed single-story museum structure. Similarly, SFCC 14-5.2(D)(9)(f) describes a requirement that upper floor levels be stepped back such that they harmonize with massing in the applicable streetscape. The proposed building is a single-story structure, and as a result, there are no upper floors to which this code provision applies. That said, the proposed design does include significant stepbacks on each building façade, and the intent of the provision is further satisfied by compliance with stepback requirements in the BCD zoning standards, as discussed above.

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

Applicant Response: The proposed exception will not cause an injury to the public welfare and will on the contrary provide immense benefit in the form of a valuable cultural asset that will be enjoyed by residents and visitors for decades to come.

(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: As stated above, the proposed design was developed over the course of several years, during which time the architecture team considered a wide variety of design options before arriving at the proposed design. The design, massing, and architectural style of the building respond to both the proximity of the site to the historic Santa Fe Plaza and other

historic spaces and structures in the Downtown and Eastside Historic District, as well as the massing and forms of the northern New Mexico landscape. The sloped walls and buttressed forms of the building have evolved to reflect the qualities of true adobe masonry which will form the exterior walls, carrying on a centuries-old earthen building tradition. The design was thoughtfully created to harmonize with Santa Fe Style and its unique heterogenous character, while at the same time serving the particular programmatic needs of the Georgia O'Keeffe Museum and paying homage to one of the most significant artists of the 20th century.

(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 streetscape.

Applicant Response: Stepbacks are present on each façade of the proposed design. Further, the slope of the massing has been determined to conform to stepback requirements in the BCD – Marcy Street Subdistrict, and the intent of the massing and floor stepback requirements in SFCC §14-5.2(D)(9)(f) has likewise been met. The proposed massing and scale of the building are appropriate for an institutional structure intended to house a museum, educational spaces, and a world-class art collection. This use is unique to the property and does not apply to most of the surrounding structures in the streetscape.

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

Applicant Response: The proposed massing of the structure is necessary to accommodate the requirements of adobe construction for an institutional structure while also complying with stepback provisions in both the BCD – Marcy Street and the Historic Districts ordinance. These conditions and circumstances are not the result of actions of the applicant.

(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: The proposed museum design draws inspiration in form, massing, and style from nearby historic structures, from other adobe buildings in northern New Mexico, and from the landscapes and architecture featured in the artwork of Georgia O'Keeffe. As called for in SFCC §14-5.2(A)(1), the proposed design will help "to promote the economic, cultural, and general welfare of the people of the city" by creating a valuable cultural asset that celebrates the artistic achievements of one of the most acclaimed artists of the 20th century. The proposed design harmonizes with the streetscape and the district in form, color, height, proportion, material and style while also distinguishing itself as an iconic building.

In support of this application, the following documentation is submitted herewith for your review:

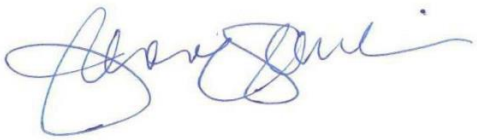
1. Historic Districts Application Form
2. Letter of Owner Authorization

3. Lot of Record Documentation
4. PZR Letter (dated 9.1.23)
5. Vicinity Aerial and Existing Condition Photos
6. HCPI – 123 Grant Avenue
7. Board Action Letters – Historic Status and Demolition Cases
8. Height Calculations
9. Lighting Specifications
10. GOKM HDRB Design Review Plan Set (with renderings, studies and exhibits)

Your consideration of this request is greatly appreciated. Please do not hesitate to contact me should you have any questions or need additional information. Thank you.

Sincerely,

Lisa Gavioli, Senior Project Manager



Jennifer Jenkins, Principal

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

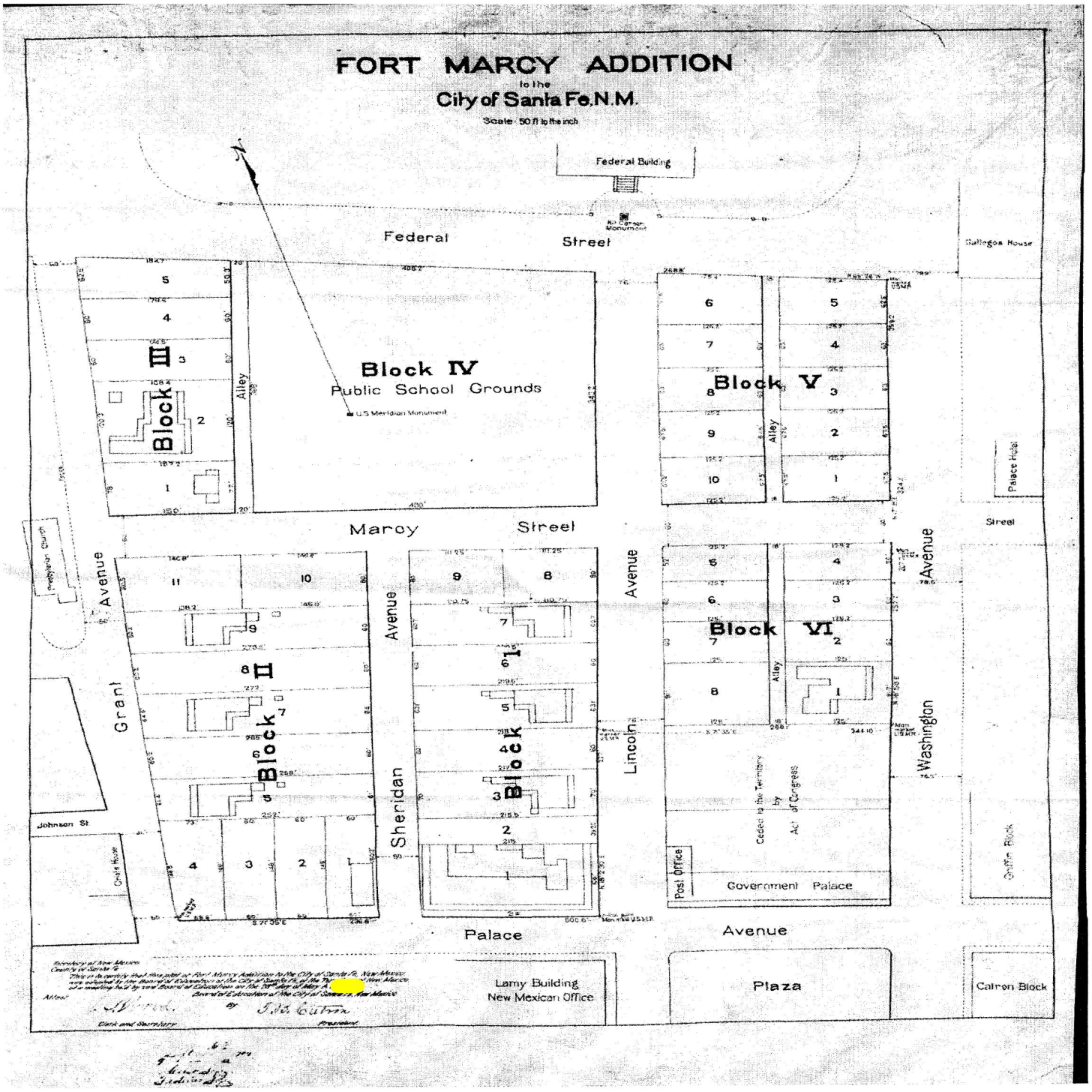
4-24-23
Date

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

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. 5/93 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,

by RUDOLPH B. SACKS JR.
(Name)

VICE-PRESIDENT of P,P & P, INC., GENERAL PARTNER OF H.P. ENTERPRISES, LTD.
(Title or Office) (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.

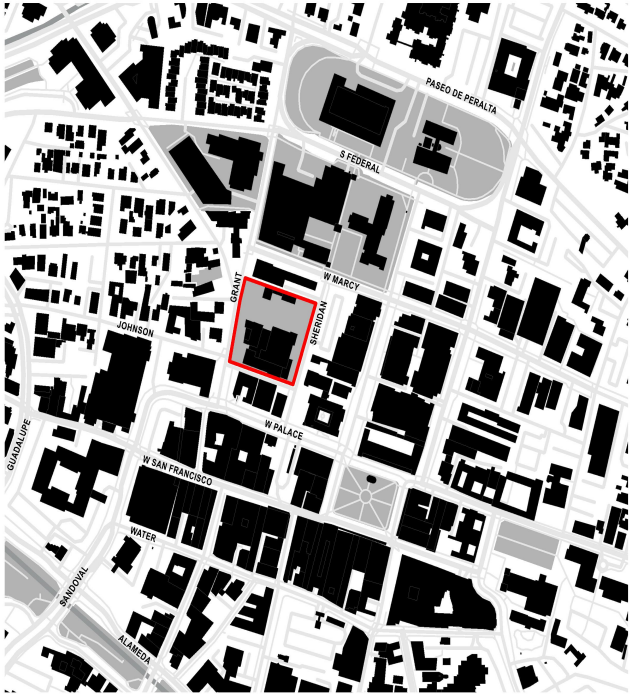
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Veronica Clayton
Deputy

Georgia O'Keeffe Museum

HDRB Design Review

December 18, 2023



Site Location Map

N

Actual Size

PROJECT DATA

PROJECT NAME:
Georgia O'Keeffe Museum

PROJECT ADDRESS:
123 and 135 Grant Avenue
Santa Fe, NM

ZONING:
Business Capitol District (BCD), Marcy Subdistrict (MAR)
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

SITE AREA:
1.98 acres / 86,445 square feet

LOT COVERAGE:
No maximum requirement, per SFCC §14-7.4(A)
Existing Bergere Housed Collection Footprint: 6,000
Existing Safeway Building Footprint: 21,626
Square feet (to be demolished)
Proposed New Building Footprint: square feet
Proposed Coverage: 44%

NEW BUILDING GROSS FLOOR AREA (GFA):
square feet

NEW BUILDING HEIGHT:
Maximum Allowed: 24'-5" per SFCC §14-5.2(D)(9)
Proposed: 32'-2"

NEW BUILDING SETBACKS:
No minimum requirement, per SFCC §14-7.4(A), note 7
Grant Frontage Setback: 22'7"
Sheridan Frontage Setback: 113'
Southern Alley Setback: 7'-1"

OPEN SPACE:
Minimum site area required to be located along Grant Avenue frontage, per SFCC §14-7.4(D): 8,645 square feet
Provided: 15,417 square feet (Grant Avenue frontage)
43,486 square feet (total)

PARKING:
Minimum Required: 93 spaces
Parking reduction granted by Planning Commission in Case #2020-3976, per SFCC §14-6.6(B)(3)(e).
Existing: 0 spaces
Proposed: 60 spaces
Proposed site parking areas provided, in accordance with approved variances to SFCC §14-6.6(D)(2)(b), in Cases #2020-3977 and #2023-7081.

BICYCLE PARKING:
Minimum Required: 10 spaces per SFCC §14-6.6(F), Table 14-6.6-3

PROJECT TEAM

OWNER
Georgia O'Keeffe Museum
217 Johnson Street
Santa Fe, NM 87501
ph: 505-946-1000
Contact: Jennifer Foley
email: jfoley@okeeffemuseum.org

OWNER REPRESENTATIVE
JenkinsGavin Inc.
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
ph: 505-820-7444
Contact: Jennifer Jenkins
email: jennifer@jenkinsgavin.com

LAND USE CONSULTANT
Dalaal Development, LLC
PO Box 2486
Santa Fe, NM 87504
ph: 505-983-6149
Contact: Devendra N Dalaal
email: devendra@dncarchitect.com
mobile: 505-263-3602
Contact: Deirdre Harris
email: deirdre@dncarchitect.com

ARCHITECTS
REED HILDERBRAND LLC
33 Whitney Avenue
New Haven, CT 06510
ph: 617-923-2422
Contact: Beka Sturges
email: beka@reedhilderbrand.com
Contact: Meg Griscom
email: meg@reedhilderbrand.com

STRUCTURAL ENGINEERS
KLAA
1717 Washington Ave. #100
Golden, CO 80401
ph: 303-384-9910
Contact: Jorge Montero
email: jmontero@klaa.com
direct: 720-838-1960

MEP ENGINEERS
BPCE
Contact: Jason Montgomery
email: jmontgomery@bpce.com
direct: 720-838-1960
ph: 505-883-4111
Mechanical Contact: Ilir Mesiti
email: IMesiti@bpce.com
Plumbing Contact: Satan N. Burford
email: SBurford@bpce.com
Electrical Contact: Tyler J. Ashton
email: Tyler.Ashton@wilsonco.com

LIGHTING ENGINEERS
Arup
1209 Second Avenue, Suite 1450
Seattle, WA 98101
ph: 206-957-4544
Contact: Tyler Ashton
email: tyler.ashton@arup.com

GENERAL CONTRACTOR
Bradbury Stamm
1110 2nd Street NW
Albuquerque, NM 87107
ph: 505-765-1200
Contact: Lawrence Peterson
email: lpeterson@bradbury-stamm.com
Contact: Joe Flemming

Page	Label	Sheet Name
01	G100h	Cover Sheet
02	ASD10 1h	Site Plan - Existing
03	AS101 h	Site Plan - Proposed
04		Site Materials
05	L200	Planting Plan
06	L201	Proposed Planting Plan
07	A100 h	Proposed Floor Plan - Basement
08	A101	Proposed Floor Plan - Ground Level
09	A102 h	Proposed Floor Plan - Mezzanine Level
10	A103	Proposed Roof Plan
11	A200 h	Proposed Building Elevations - Materials
12	A205	Proposed Fence and Gate Elevations
13	DSK1 9	Proposed Fence and Gate Elevations
14	L300 h	Proposed Fence and Gate Elevations
15	L301 h	Proposed Fence and Gate Elevations
16	L302 h	Streetscape Elevation - Grant Ave East
17	L303 h	Streetscape Elevation - Grant Ave West
18	L304 h	Streetscape Elevation - Palace Ave South
19	A250 h	Streetscape Elevation - Sheridan Ave
20	A251 h	Building Scale Study - Historic Cemetery
21	A252 h	Building Scale Study - Historic Grant Ave
22	A253 h	NE Site View - Existing
23	A300	NE Site View - Proposed Rendering
24	A254 h	NE Site View - Existing
25	A301	SE Site View - Proposed Rendering
26	A255 h	SE Site View - Existing
27	A302	SW Site View - Proposed Rendering
28	A256 h	SW Site View - Existing
29	A303	SW Site View - Proposed Rendering
30	A261 h	Grant Ave Site View - Existing
31	A262	Grant Ave Site View - Proposed Rendering
32	A001	Overall Site View - Proposed Rendering
33	A263 h	NW Site View - Existing
34	A304	NW Site View - Proposed Rendering
35	A350	Exterior Schedules
36	A351	Interior Schedules
37	DSK16	Divided Lite Window Details & Examples
38	ASSP1 0h	Stucco Inset Detail
39	DSK08	Stepback Diagram
40	A300h	Parapet Sections
41	A365	Sections

NOT FOR CONSTRUCTION

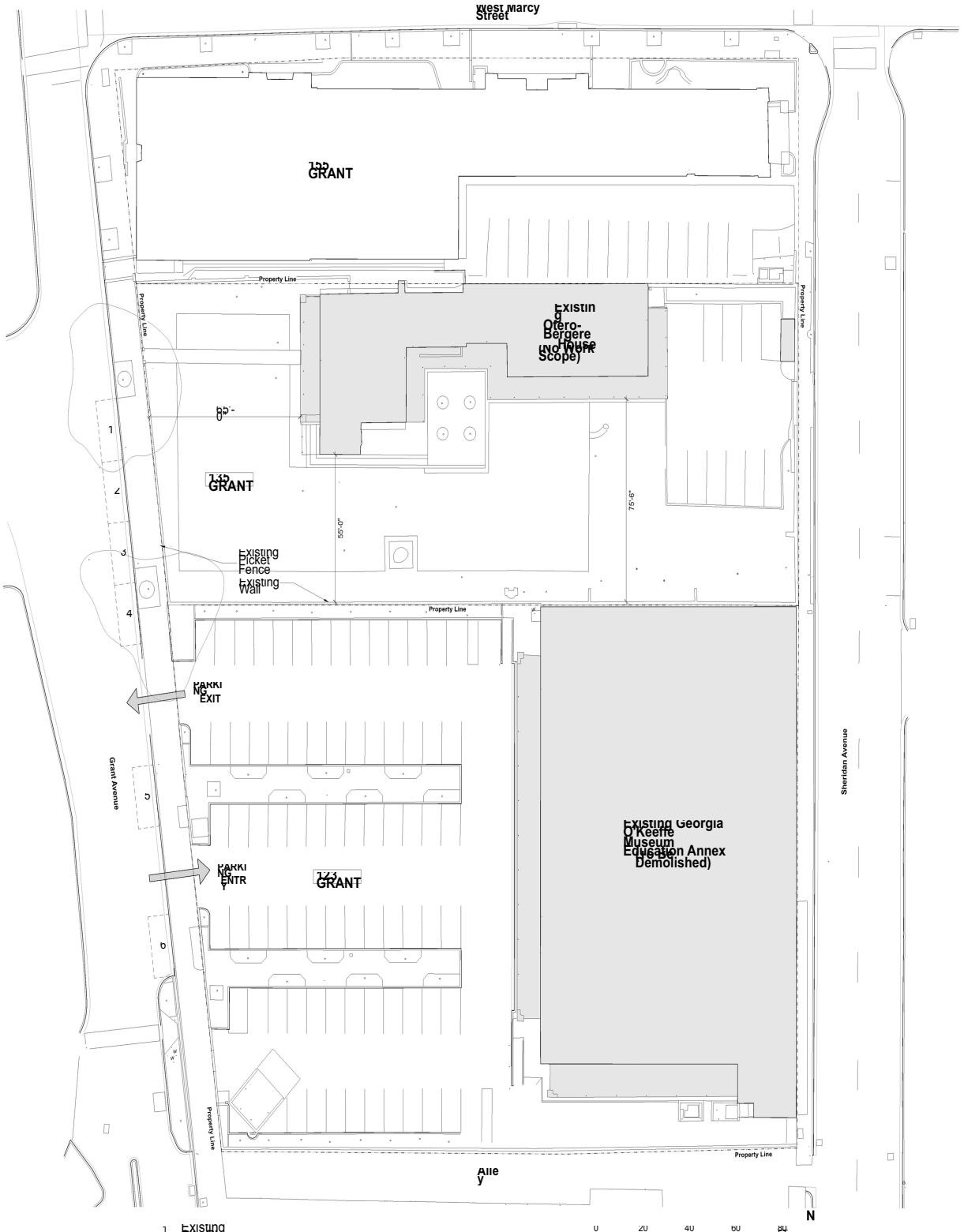
Consultant
REEDHILDERBRAND
LANDSCAPE ARCHITECTURE
33 Whitney Avenue
New Haven CT 06517
P 617 923 2422
www.reedhilderbrand.com

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

GEORGIA O'KEEFFE MUSEUM
HDRB Design Review
123 & 135 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date: December 18, 2023
Drawn by:
Checked by:
File: GOKM --G100 Cover.vwx
Set: HDRB Design Review
Sheet Title: Cover Sheet
Sheet: G100h



Existing Site Plan

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
HDRB Design Review
123 & 135 Grant Avenue, Santa Fe, NM 87501

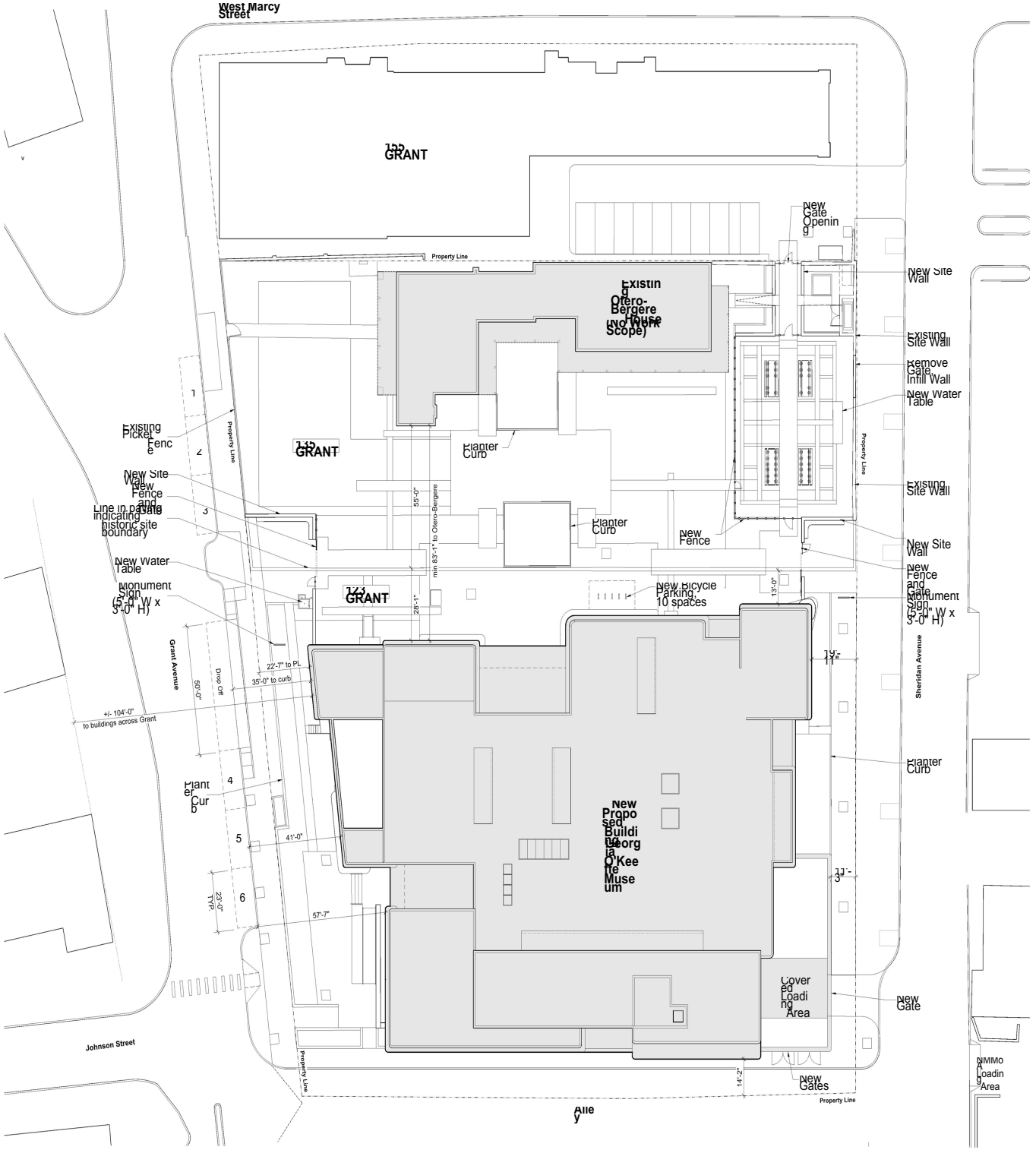
Date	Issue

Date: December 18, 2023
Drawn by:
Checked by:
File: GOKM -AS100 Site Plan.vwx
Set: HDRB Design Review
Sheet Title: Site Plan Existing

AS01

Sheet 02 of 48

12/13/23



1 Proposed Site Plan
Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION

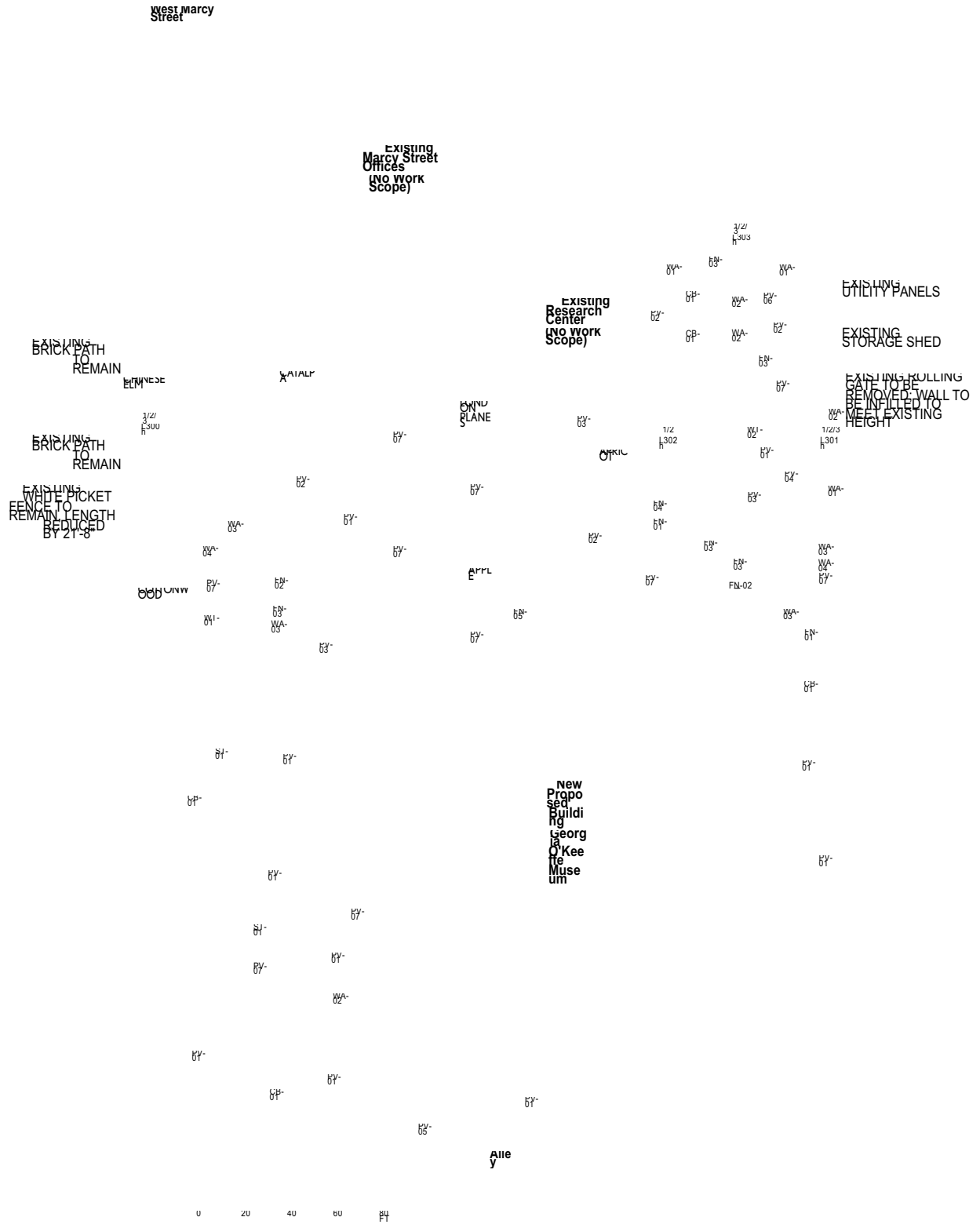
Consultant

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)258-4033

GEORGIA O'KEEFFE MUSEUM
HDRB Design Review
123 & 135 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date: December 18, 2023
Drawn by:
Checked by:
File: GOKM -AS100 Site Plan.vwx
Set: HDRB Design Review Drawings
Sheet Title: Proposed Site Plan
AS100
Sheet 03 of 48
12/18/23



MATERIALS LEGEND

SYMBOL	KEYNOTE	DESCRIPTION	DETAIL
		PROPERTY LINE	
		EXISTING TREE TO REMAIN	
		EXISTING WHITE PICKET FENCE	
Paving			
	PV-01	CONCRETE TYPE 1; SANDSTONE WITH NATIVE STONE EXPOSED AGGREGATE CONCRETE	
	PV-02	CONCRETE 2; SEQUOIA SAND WITH NATIVE STONE EXPOSED AGGREGATE	
	PV-03	RIVER STONE IRRIGATION CHANNEL	
	PV-04	DECOMPOSED GRANITE PAVING TO MATCH CONCRETE	
	PV-05	ASPHALT PAVING TO MATCH EXISTING	
	PV-06	GREY C.I.P CONCRETE	
	PV-07	FLAGSTONE	
Site			
	CB-01	GREY CONCRETE CURB	
	FN-01	METAL FENCE; DARK PATINA STEEL	
	FN-02	METAL GATE TYPE 1; DARK PATINA STEEL	
	FN-03	METAL GATE TYPE 2; DARK PATINA STEEL	
	FN-04	METAL GATE TYPE 3; DARK PATINA STEEL	
	FN-05	BIKE RACK; DARK PATINA STEEL	
	ST-01	GREY CONCRETE STEP	
	WA-01	EXISTING WALL; INFILL WALL (COLOR TO MATCH EXISTING WALL)	
	WA-02	NEW WALL (COLOR TO MATCH PROPOSED BUILDING)	
	WA-03	RANCH WALL (COLOR TO MATCH PROPOSED BUILDING)	
	WA-04	CONCRETE WATER TABLE 1	
	WT-01	CONCRETE WATER TABLE 2	
	WT-02		

NOT FOR CONSTRUCTION

ARCHITECTURE
33 Whitney Avenue
New Haven CT 06517
p 203.624.2422

Date Issues

Date December 18, 2023
Drawn by
Checked by
File
Set HDRB Schematic Drawings
Sheet Title Proposed Site Materials Plan

Sheet 06 of 49

GENERAL LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING TREE TO REMAIN
	AREA OF EXISTING LAWN TO REMAIN

PLANTING DEMOLITION AND PROTECTION

SYMBOL	DESCRIPTION
	EXISTING LAWN TO BE REMOVED
	TREES TO BE REMOVED
	SIGNIFICANT TREES TO BE REMOVED AND REPLACED

Notes: Protected disturbance from grading operations and new construction will impact a total of 36 significant deciduous trees and 3 significant evergreen trees: 2 of 36 significant deciduous trees are in Otero-Bergere House parking lot; 26 of 36 significant deciduous trees are in existing Safeway parking lot; 1 Catalpa tree in front of Bergere House is declining; 4 significant deciduous trees are in the existing parking lot; 3 significant deciduous trees are along Cerrillos Road. TREE REMOVAL TO BE COMPLETED BY CERTIFIED ARBORIST WITH AIR SPADE AND HAND TOOLS ONLY.

SIGNIFICANT TREES

GUIDM SITE

SIGNIFICANT TREES	EXISTING	PRESERVED	REPLACE	TOTAL PROPOSED
DECIDUOUS (> 8" CAL)	44	8	36	SEE L-500
EVERGREEN (> 8' HEIGHT)	4	1	3	SEE L-500
PINON PINE (> 8' HEIGHT)	0	0	0	-
TOTAL	48	9	39	SEE L-500

LAWN	EXISTING LAWN (PERCENTAGE OF SITE)	LAWN TO BE REMOVED (PERCENTAGE OF EXISTING)
LAWN	9,102 SF (11.05%)	5,911 SF (58.63%)

TREE PRESERVATION NOTES

Property includes 48 significant trees as defined by City of Santa Fe Land Use Code 14-8.4. Protected disturbance from grading operations and new construction will impact a total of 36 significant deciduous trees and 3 significant evergreen trees: 2 of 36 significant deciduous trees are in Otero-Bergere House parking lot; 26 of 36 significant deciduous trees are in existing Safeway parking lot 1 Catalpa tree in front of Bergere House is declining; 4 significant deciduous trees are in the existing parking lot; 3 significant deciduous trees are along Cerrillos Road. Tree removal shall be performed by certified arborist with air spade and hand tools only. Any evergreen trees 15 feet tall or taller, replacement deciduous trees shall be 6 inch caliper. Any deciduous trees 8 inch caliper or greater, replacement deciduous trees shall be 12 inch caliper. Any deciduous trees 7 inch caliper or smaller, replacement deciduous trees shall be 8 inch caliper. Any deciduous trees 6 inch caliper or smaller, replacement deciduous trees shall be 6 inch caliper. Any deciduous trees 5 inch caliper or smaller, replacement deciduous trees shall be 4 inch caliper. Any deciduous trees 4 inch caliper or smaller, replacement deciduous trees shall be 2 inch caliper. Any deciduous trees 3 inch caliper or smaller, replacement deciduous trees shall be 1 inch caliper. Any deciduous trees 2 inch caliper or smaller, replacement deciduous trees shall be 1 inch caliper. Any deciduous trees 1

GENERAL LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING TREE TO REMAIN

PLANTING LEGEND

SYMBOL	DESCRIPTION
	GARDEN TYPE 1 (PERENNIALS WITH LOW DENSITY SHRUBS)
	GARDEN TYPE 2 (PERENNIALS WITH HIGH DENSITY SHRUBS)
	VEGETABLE GARDEN
	GROUNDCOVER AT EXISTING TREES
	LAWN SOD
	PROPOSED TREES

PLANTING CODE REQUIREMENTS

GOKM SITE OPEN SPACE

PLANTING	REQUIRED	PROPOSED	EXISTING TO REMAIN (DECIDUOUS/ EVERGREEN)
TREES (1 TREE/ 500 SF, 25% EVERGREEN)	18 TREES (5 EVERGREEN)	8/ 1	50/ 5
SHRUBS (2 SHRUBS/ 500 SF, 25% EVERGREEN)	36 SHRUBS (9 EVERGREEN)	0/ 0	450/ 25

PLANTING AREA 10% LOT AREA (86,445 SF): 8,645 SF

Plant List

Trees

ID	Qty	Latin Name	Common Name	Size	Remarks
PH	5	*Pinus heldreichii*	Bosnian pine	5'-7' ht.	B+B; Evergreen
PO	15	*Platanus x acerifolia*	Plane Tree	4" cal	B+B
PF			Yellow Poplar	3" cal	B+B
QB	3	*Populus tremontii*	Texas Red Oak	3" cal	B+B
QG	12	*Quercus gambelii*	Gambel Oak	4" cal	B+B

Understory Trees

ID	Qty	Latin Name	Common Name	Size	Remarks
MA	20	*Malus domestica 'Golden Delicious'*	Apple tree	2" cal, 12'-14' H	B+B

Shrubs

ID	Qty	Latin Name	Common Name	Size	Remarks
	35	*Arctostaphylos x coloradensis*	Colorado Manzanita	5 gal.	Container; Evergreen
	20	*Amelanchier utahensis*	Utah Serviceberry	6' cal, 4' - 6' H	B&B
	25	*Artemesia tridentata*	Big Sagebrush	5 gal	Container; Evergreen
	35	*Chamaebatiaria millefolium*	Fernbush	5 gal, 3'-4' H	Container
	15	*Fallugia x dawsii*	Dwarf Apache Plum	5 gal.	Container
	15	*Fallugia paradoxa*	Apache Plum	5 gal, 3'-4' H	Container
	100	*Forestiera pubescens*	New Mexican Privet	2" cal, 4'-6' H	B&B
	20	*Philadelphus microphyllus*	Mock Orange	5 gal, 3'-4' H	Container
	20	*Rhus trilobata*	3 Leaf Sumac	5 gal, 3'-4' H	Container
	20	*Syringa x hyacinthiflora*	Lilac	5 gal, 3'-4' H	Container
	15	*Vitex agnus-castus*	Chaste Tree	5 gal, 3'-4' H	Container

Perennials

ID	Qty	Latin Name	Common Name	Size	Remarks
	200	*Agastache*	Hummingbird Mint	4" pot	
	125	*Agastache palmifora*	Purple Hyssop	4" pot	
	125	*Agastache rupestris*	Sunset Hyssop	4" pot	
	125	*Echinacea purpurea*	Purple Coneflower	4" pot	
	200	*Salvia greggii*	Red Blossom Sage	4" pot	
	200	*Salvia lavandula*			

Groundcovers

ID	Qty (SF)	Latin Name	Common Name	Size	Remarks
	1,000	*Arctostaphylos uva ursi*	Bearberry	1 pint	6" o.c.
	1,000	*Prunus pumila*	Western Sand Cherry — 1 pint	1 pint	To o.c.
	1,000	*Thymus serpyllum*	Wild Thyme	1 pint	6" o.c.
	4,111		Seeded Lawn		

Vines

ID	Qty	Latin Name	Common Name	Size	Remarks
CL	30	*Clematis columbiana*	Clematis Western	1 gal.	
	30	*Clematis ticiolia*	Clematis	1 gal.	

Vegetable Garden

ID	Qty (SF)	Latin Name	Common Name	Size	Remarks
	958				

PLANTING NOTES

1. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
2. Contractor shall verify all existing conditions in the field. Report any discrepancies to the Landscape Architect.
3. Plants shall be nursery grown according to the guidelines established by "The American Standard for Nursery Stock" published by the American Nursery and Landscape Association, latest edition.
4. All plants shall be balled and burlap unless otherwise noted on the plant list.
5. Plants shall be approved by Landscape Architect prior to their installation at the site. Tag plants in the field. Obtain approval before starting plant installations.

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HDRB Schematic Drawings

Sheet Title

Proposed Planting Plan

Sheet No.

L-220

Sheet 40 of 49

1 A100 Proposed Floor Plan: Basement Level
Scale: 3/32" = 1'-0"

0 4' 8' 16' 24' 32' N

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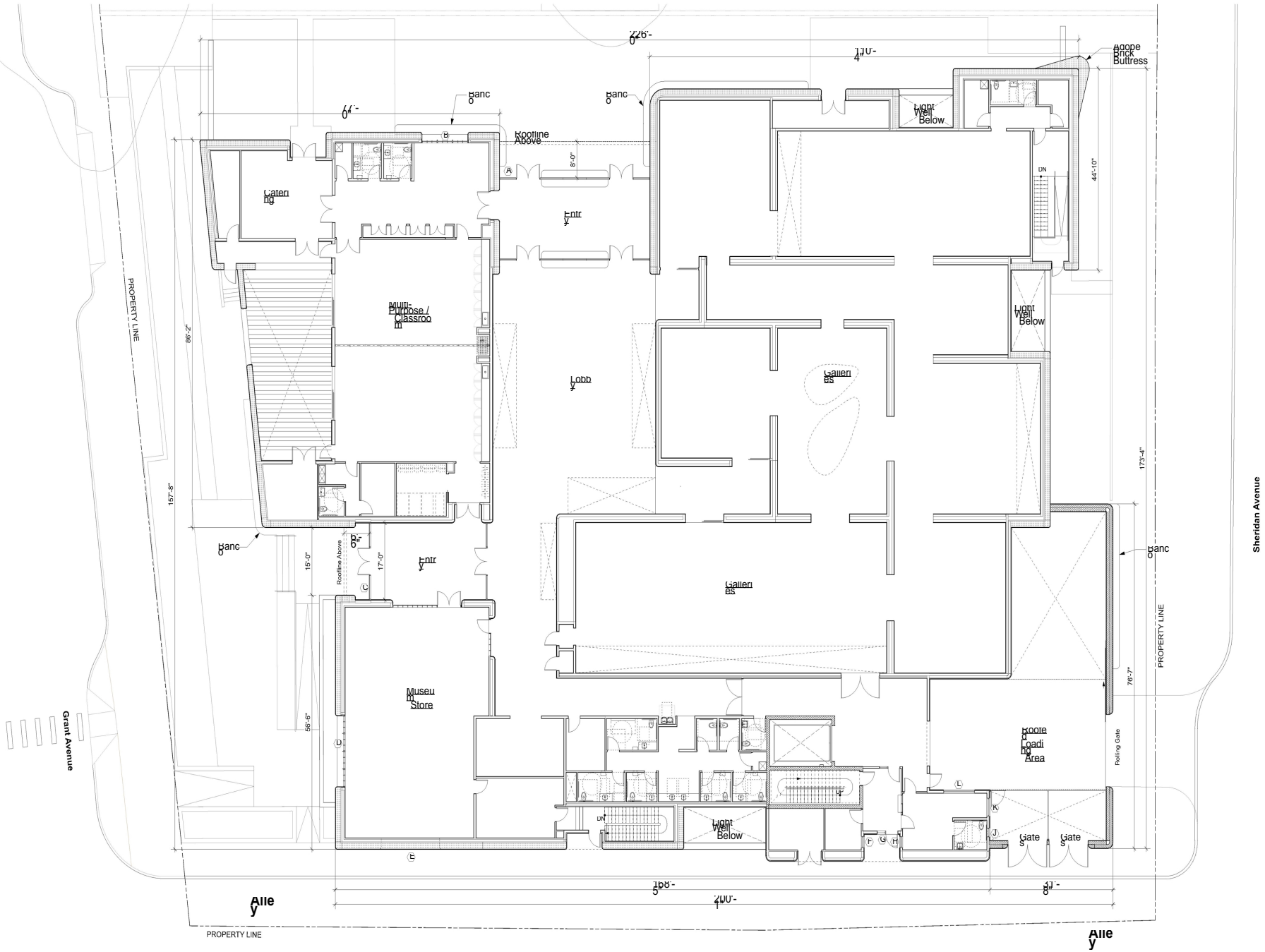
File: GOKM A100 Plans.vwx
Set: HDRB Design Review
Sheet Title: Proposed Floor Plan Basement Level
Sheet No: A100

3 11/9/2 18



1 Proposed Floor Plan: Ground Level
A101 Scale: 3/32" = 1'-0"

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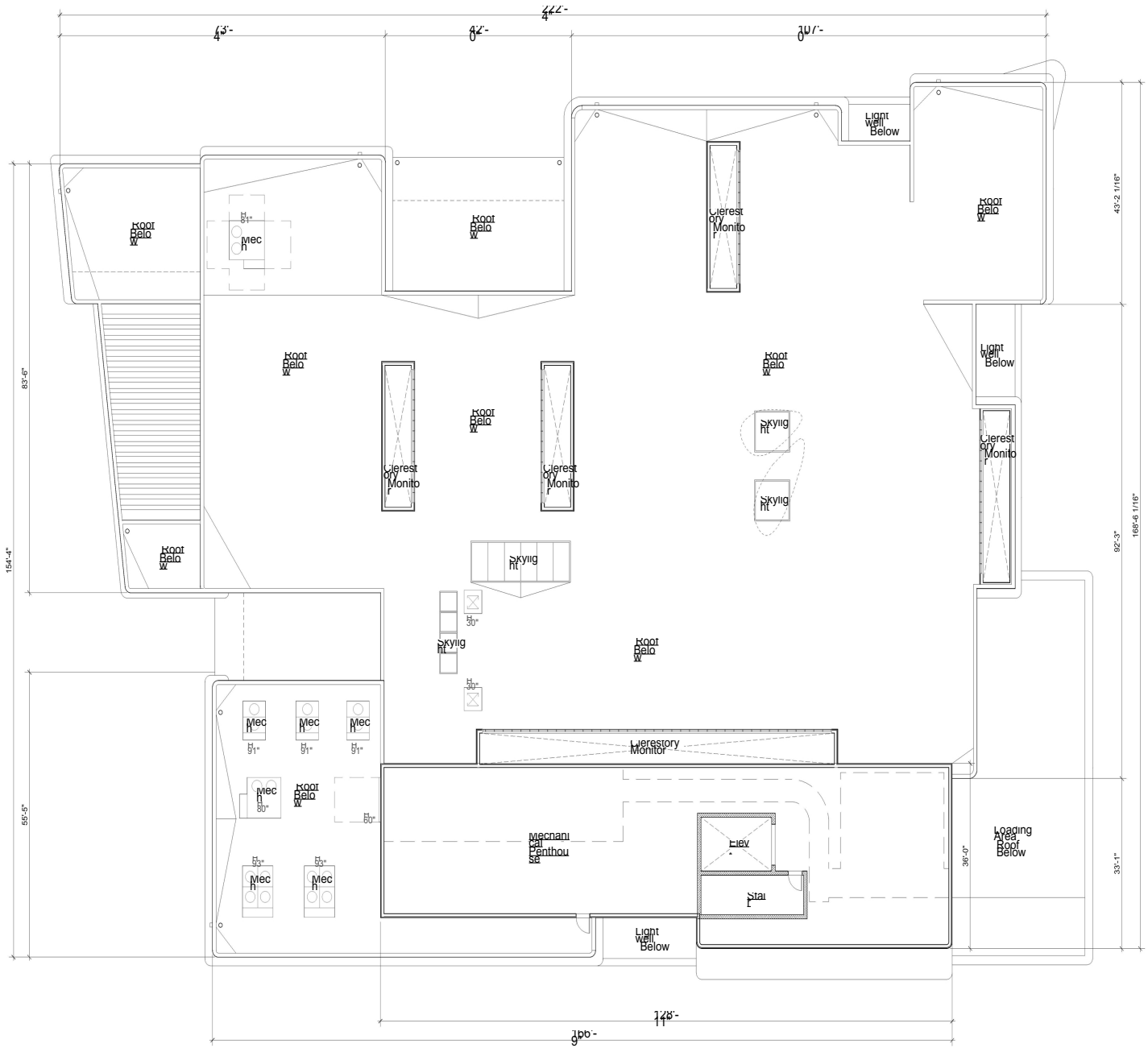
Set: Section 106 Review
Sheet Title: Proposed Floor Plan Ground Level
Sheet No: A100



1 Proposed Floor Plan: Mechanical Penthouse Level
A102 Scale: 3/32" = 1'-0"

N

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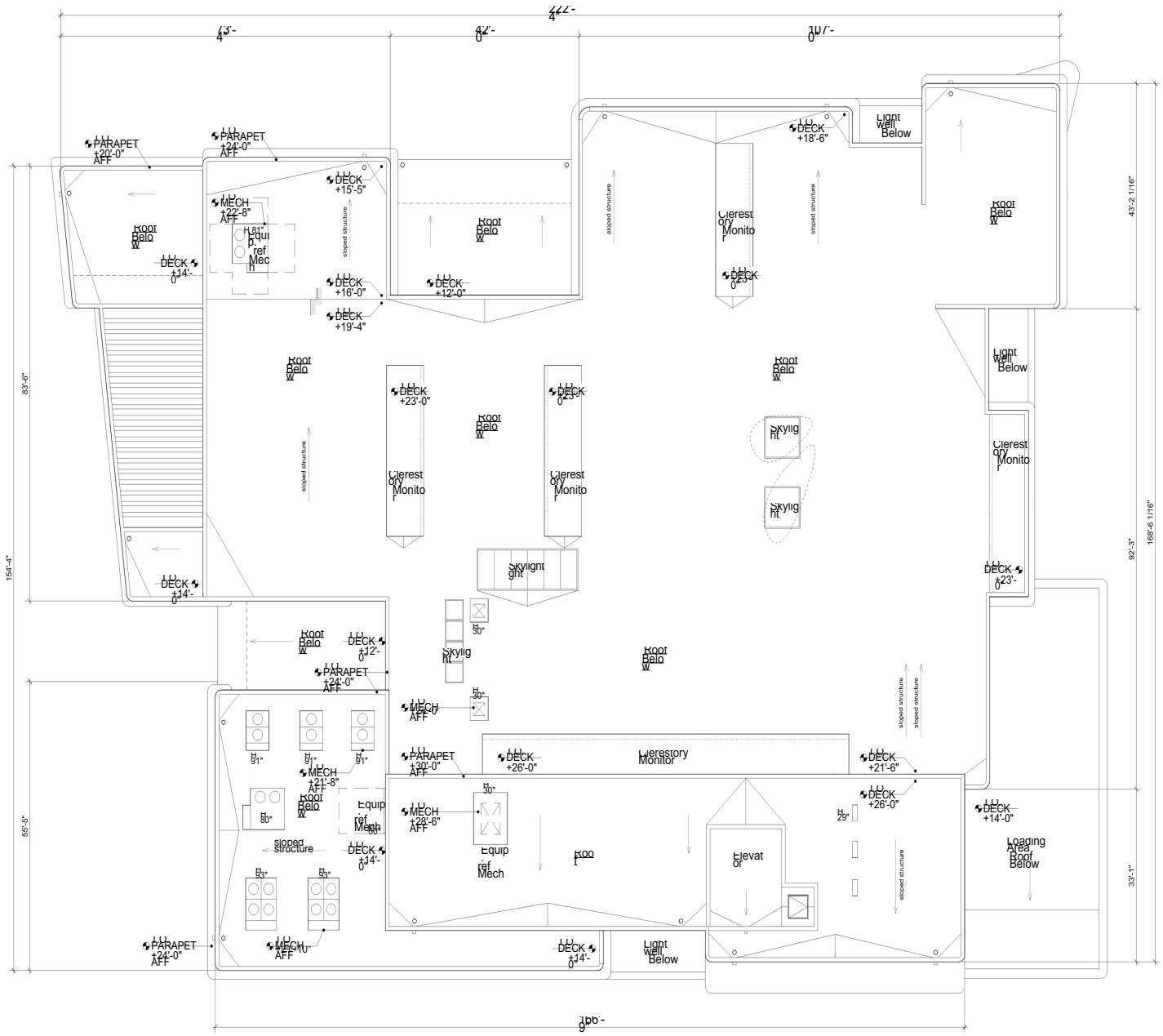
File: HDRB A102 Plans.vwx
Set: HDRB Design Review
Sheet Title: Proposed Floor Plan Mechanical Penthouse
Sheet No: A102



1 Proposed Roof Plan A108 Scale: 3/32" = 1'-0"

N

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File: GOKM A100 Plans.vwx
Set: HDRB Design Review
Sheet Title: Proposed Roof Plan

Sheet No: A108

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

LEVEL 1 FF-LU (+6983')

AVG GRADE AT GRANT +6981.83

1 Proposed North Building Elevation - Garden Facade

AZUU Scale: 3/32" = 1'-0"

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

EAST

LEVEL 1 FF-LU (+6983')

AVG GRADE AT GRANT +6981.83

2 Proposed East Building Elevation - Sheridan Street Facade

AZUU Scale: 3/32" = 1'-0"

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

LEVEL 1 FF-LU (+6983')

AVG GRADE AT GRANT +6981.83

3 Proposed South Building Elevation - Alley Facade

AZUU Scale: 3/32" = 1'-0"

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

LEVEL 1 FF-LU (+6983')

AVG GRADE AT GRANT +6981.83

4 Proposed West Building Elevation - Grant Avenue Facade

AZUU Scale: 3/32" = 1'-0"

PL

PL

PL

PL

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Date
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December 26, 2023

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File
LU JKM AZUU Elevations.vwx

Set
HDRB Design Review

Sheet Title
Proposed Building Elevations

AZUU

05

Sheet 05 of 49

11/3/2

3

18

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

LEVEL 1 FF-LU (+6983')

AVG. GRADE AT GRANT +6981.83

1 Proposed North Building Elevation - Garden Facade
A2U1 Scale: 3/32" = 1'-0"

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

LEVEL 1 FF-LU (+6983')

AVG. GRADE AT GRANT +6981.83

2 Proposed East Building Elevation - Sheridan Street Facade
A2U1 Scale: 3/32" = 1'-0"

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

LEVEL 1 FF-LU (+6983')

AVG. GRADE AT GRANT +6981.83

3 Proposed South Building Elevation - Alley Facade
A2U1 Scale: 3/32" = 1'-0"

PL

MAX PERMITTED HEIGHT

LU PARAPET (MAX) +30'-0" AFF

LU PARAPET +24'-0" AFF

LEVEL 1 FF-LU (+6983')

AVG. GRADE AT GRANT +6981.83

4 Proposed West Building Elevation - Grant Avenue Facade
A2U1 Scale: 3/32" = 1'-0"

PL

PL

PL

PL

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Date Issue

Date
December 18, 2023
December 26, 2023

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LU JKM A2U1 Elevations.vwx

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Sheet Title
Proposed Building Elevations

A2U1

Sheet No.
15

Sheet Size
11/3/2

49

18

Building & Site Walls
Stucco - Custom color similar to El Rey Sahara match - Exterior

Walls at Portales
Stucco - Custom color similar to El Rey Sandalwood

Site Concrete
Integral Color Concrete Sequoia Sand

Site Concrete
Integral Color Concrete Sandstone

Vegas at Education Court
Adzed Wood Beams, Oiled Finish

Ceiling at Portales
Tongue & Groove Wood, Oiled Finish

Window Frames
Hope's Windows Weathered Bronze Metallic MP20155

Fence & Gate
Dark Patina Steel with a Hard Wax Finish

Walk at Otero-Bergere House
Existing Brick Paving

New Site Paving
Flagst one

Irrigation Channel
Riverst one

Fence & Gate at Otero-Bergere House
Existing Painted Wood

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File: G:\JKM AZUU Elevations.vwx
Set: HDRB Design Review
Sheet Title: Proposed Exterior Materials

Sheet: 19

RESEARCH CENTER

EXISTING WHITE PICKET FENCE

GEORGIA O'KEEFFE EDUCATIONAL ANNEX (BEYOND)

PARKING

GEORGIA O'KEEFFE MUSEUM

1 EXISTING ELEVATION: LOOKING EAST FROM GRANT
Scale: 1/8" = 1'-0"

RESEARCH CENTER

EXISTING WHITE PICKET FENCE TO REMAIN, LENGTH REDUCED BY 21'-8"

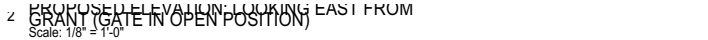
PROPOSED WALL (COLOR TO MATCH BUILDING)

PROPOSED METAL SLIDING GATE (OPEN) W/ PEDESTRIAN EGRESS GATE WITH PANIC BAR, ADA COMPLIANT

PROPOSED WALL (COLOR TO MATCH BUILDING)

PROPOSED WATER TABLE 1

GEORGIA O'KEEFFE MUSEUM



2 PROPOSED ELEVATION: LOOKING EAST FROM GRANT (GATE IN OPEN POSITION)
Scale: 1/8" = 1'-0"

RESEARCH CENTER

EXISTING WHITE PICKET FENCE TO REMAIN, LENGTH REDUCED BY 21'-8"

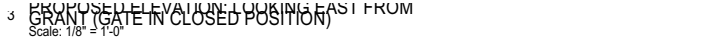
PROPOSED WALL (COLOR TO MATCH BUILDING)

PROPOSED METAL SLIDING GATE (CLOSED) W/ PEDESTRIAN EGRESS GATE WITH PANIC BAR, ADA COMPLIANT

PROPOSED WALL (COLOR TO MATCH BUILDING)

PROPOSED WATER TABLE 1

GEORGIA O'KEEFFE MUSEUM



3 PROPOSED ELEVATION: LOOKING EAST FROM GRANT (GATE IN CLOSED POSITION)
Scale: 1/8" = 1'-0"

CANTILEVERED LEAF

CANTILEVERED STEEL GATE 1/2"x2" PICKETS 1"x1" FRAMING BARS 4"x4" END POSTS

4"x4" STEEL MUNUMAL BY COMUNELLO DURAGATES SILL PAVING GATE CARRIAGES REINFORCED CONCRETE FOOTING

4 PROPOSED SECTION: METAL SLIDING GATE DETAIL AT GRANT & SHERIDAN ENTRY
Scale: 1/2" = 1'-0"

4'-0"

PANIC BAR HARDWARE ADA COMPLIANT

1/2" X 1/2" METAL BAR TYP FRAME WELDED HINGES 4"x4" END POST

CONCRETE FOOTING

5 PROPOSED SECTION: PROPOSED METAL PEDESTRIAN EGRESS GATE
Scale: 1/2" = 1'-0"

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www.goodwinbuilderbr

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Sheet 4.9

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RESEARCH CENTER (BEYOND)

EXISTING MECHANICAL SCREENING WALL TO REMAIN

RESEARCH CENTER PARKING

EXISTING SLIDING GATE

1 EXISTING ELEVATION: LOOKING WEST FROM SHERIDAN
Scale: 1/8" = 1'-0"

GEOR GIA O'KEEF FE MUSE UM

RESEARCH CENTER (BEYOND)

EXISTING ROLLING GATE TO BE REMOVED; WALL TO BE INFILLED TO MEET EXISTING HEIGHT

EXISTING MECHANICAL SCREENING WALL TO REMAIN

PROPOSED METAL SLIDING GATE (OPEN)

PROPOSED METAL PEDESTRIAN EGRESS GATE WITH PANIC BAR, ADA COMPLIANT

PROPOSED WALL (COLOR TO MATCH BUILDING)

EXISTING WALL TO REMAIN (REDUCED LENGTH)

2 PROPOSED ELEVATION: LOOKING WEST FROM SHERIDAN (GATE IN OPEN POSITION)
Scale: 1/8" = 1'-0"

GEOR GIA O'KEEF FE MUSE UM

RESEARCH CENTER (BEYOND)

EXISTING ROLLING GATE TO BE REMOVED; WALL TO BE INFILLED TO MEET EXISTING HEIGHT

EXISTING MECHANICAL SCREENING WALL TO REMAIN

PROPOSED METAL SLIDING GATE (CLOSED)

PROPOSED METAL PEDESTRIAN EGRESS GATE WITH PANIC BAR, ADA COMPLIANT

PROPOSED WALL (COLOR TO MATCH BUILDING)

EXISTING WALL TO REMAIN (REDUCED LENGTH)

3 PROPOSED ELEVATION: LOOKING WEST FROM SHERIDAN (GATE IN CLOSED POSITION)
Scale: 1/8" = 1'-0"

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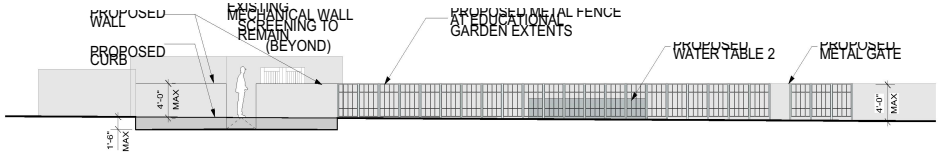
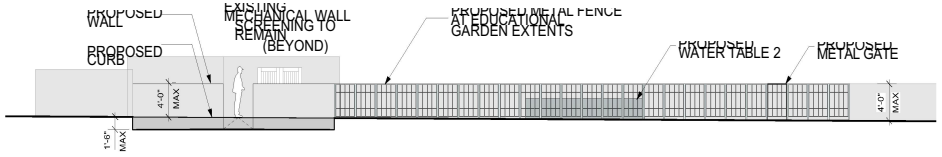
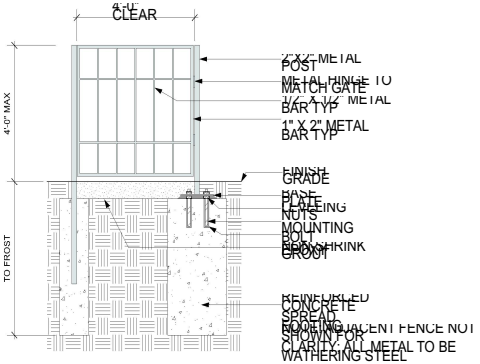
Sheet: 301



1 PROPOSED ELEVATION: LOOKING EAST FROM RESEARCH CENTER (GATE IN OPEN POSITION)
Scale: 1/8" = 1'-0"



2 PROPOSED ELEVATION: LOOKING EAST FROM RESEARCH CENTER (GATE IN CLOSED POSITION)
Scale: 1/8" = 1'-0"



3 PROPOSED SECTION: METAL GATE DETAIL AT EDUCATION GARDEN (WEST SIDE)
Scale: 1/2" = 1'-0"

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Set: HDRB Design Review Drawings
Sheet Title: Fence and Gate Elevations
Sheet 15 of 49

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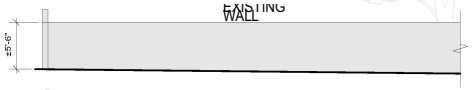
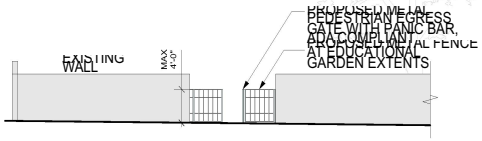
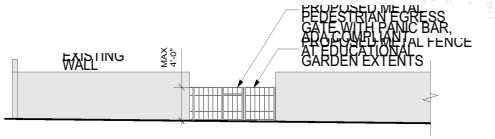


1 EXISTING ELEVATION: LOOKING SOUTH FROM NORTH
Scale: 1/8" = 1'-0"



2 PROPOSED ELEVATION: LOOKING SOUTH FROM NORTH (GATE IN OPEN POSITION)
Scale: 1/8" = 1'-0"



3 PROPOSED ELEVATION: LOOKING SOUTH FROM NORTH (GATE IN CLOSED POSITION)
Scale: 1/8" = 1'-0"

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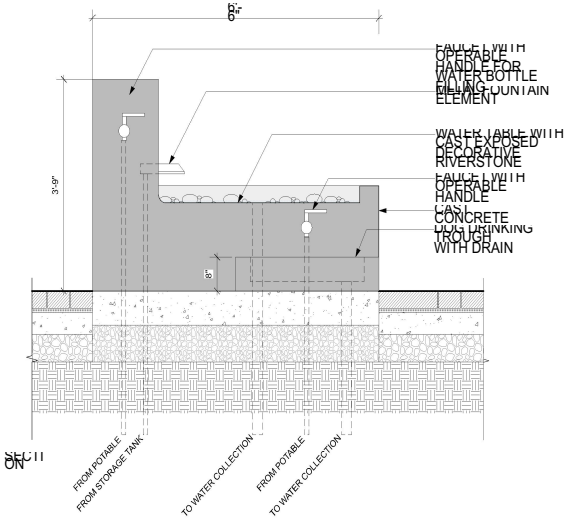
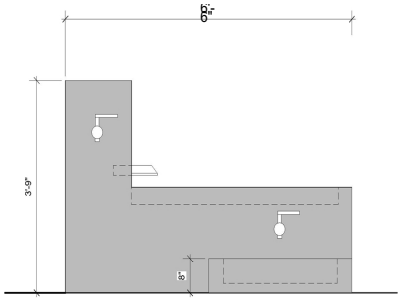
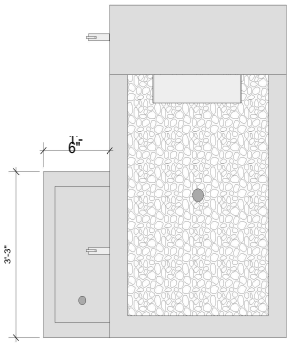


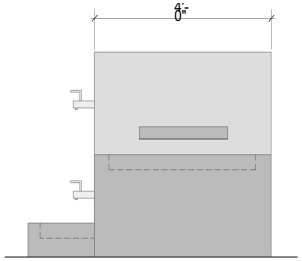
1 WATER TABLE 1
Scale: 3/4" = 1'-0"



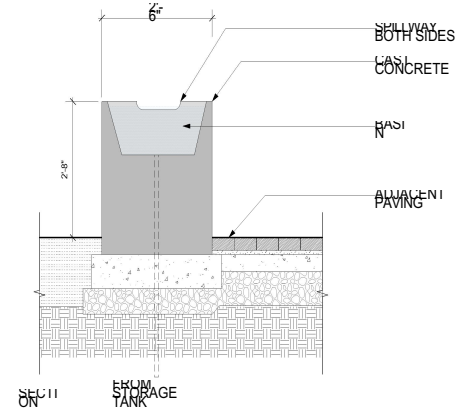
ELEVATION 1



PLAN

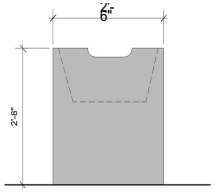


ELEVATION 2



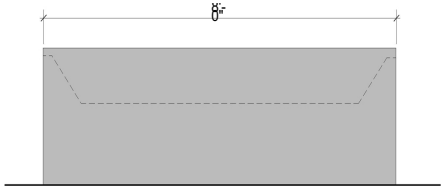
SECTION FROM STORAGE TANK

2 WATER TABLE 2
Scale: 3/4" = 1'-0"



ELEVATION 1

PLAN



ELEVATION 2

PLAN FOR CONSTRUCTION

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Date	Issue

Date: December 18, 2023
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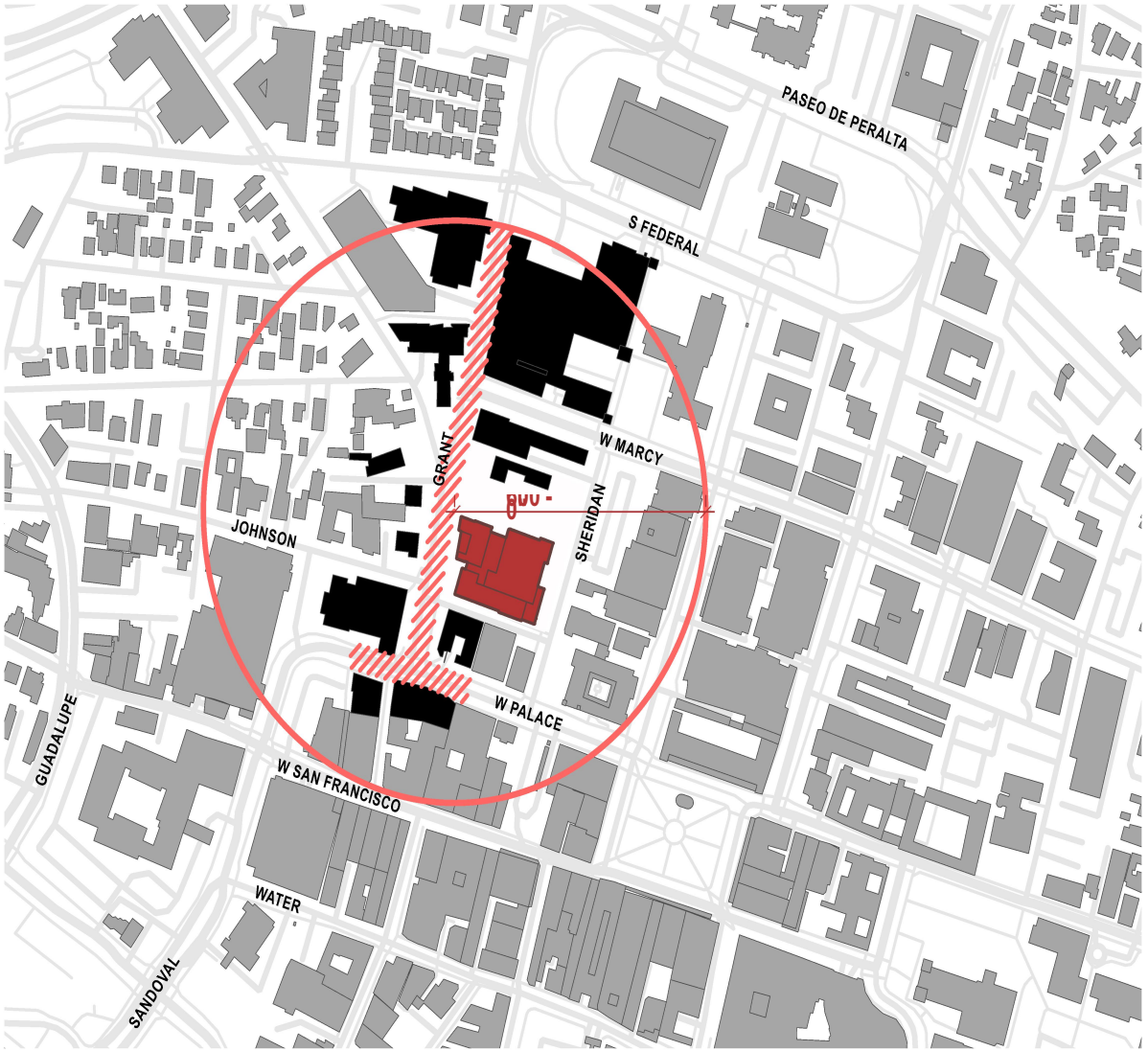
Cropo sed
Water Table Details
L3U
4n
Sheet: 49

14-5.2-
D(9)a(1)B)
If the streetscape is truncated by an intersecting block or a visual intrusion (such as a curve or turn in the streetscape) before the six hundred (600) feet is measured, the streetscape shall include all buildings, yard walls , or fences up to and including those which front the intersection or intrusion



Grant Ave. Streetscape

The Grant Avenue Streetscape is defined by its diversity, with a strong Territorial presence alongside Spanish-Pueblo Revival and Modern style buildings

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HDRB Design Review
123 & 135 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File: GOKM A20U Elevations Site.vwx
Set: HDRB Design Review
Sheet Title: Grant Ave Streetscape

Sheet: A20
01

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Issue Date
December 18, 2023
Drawn by
Checked by
File
Elevations Site.vwx
Set
HDRB Design Review
Sheet Title
Streetscape Elevations
Grant Ave East
Sheet
A2.5
12/18/2023

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1 Proposed Site Elevation - Grant West
A252 Scale: 1" = 30'-0"

2 Proposed Site Elevation - Grant West
A252 Scale: 1" = 30'-0"

3 Proposed Site Elevation - Grant West
A252 Scale: 1" = 30'-0"

Issue Date

Drawn by

Checked by

File

Site

Title

HDRB Design Review

Streetscape Elevations Grant Ave West

Sheet

12/18/23

A252

49

18

1 Existing Site Elevation - W Plaza Ave South
A2S 30'-0"

2 Existing Site Elevation - W Plaza Ave South
A2S 30'-0"

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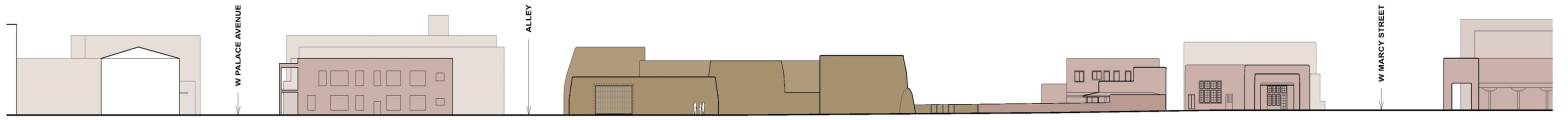
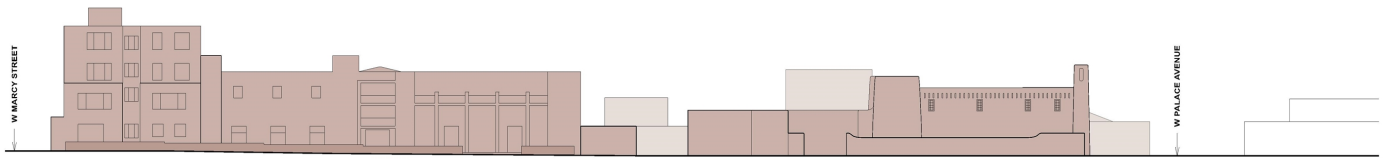
Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File: GOKM A2Su Elevations Site.vwx
Set: HDRB Design Review
Title: Streetscape Elevations W Palace Ave South
Sheet: A2S
Sheet 12 of 49

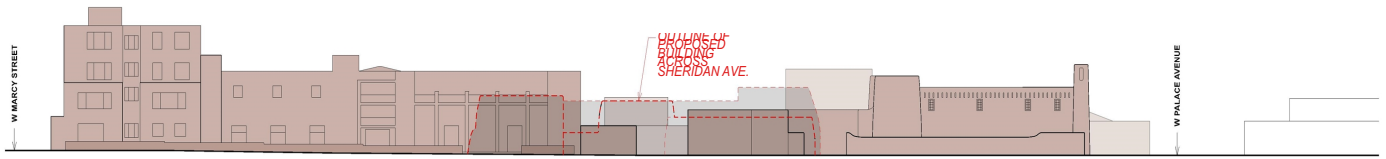
1 A204 Existing Site Elevation - Sheridan West
Scale: 1" = 30'-0"



2 A204 Proposed Site Elevation - Sheridan West
Scale: 1" = 30'-0"



3 A204 Existing Site Elevation - Sheridan East
Scale: 1" = 30'-0"



4 A204 Proposed Site Elevation - Sheridan East
Scale: 1" = 30'-0"

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Date: December 18, 2023
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Checked By:
File: GOKM A204 Elevations Site.vwx
Set: HDRB Design Review
Sheet Title: Site Elevations - Sheridan

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46

12/18/23 18

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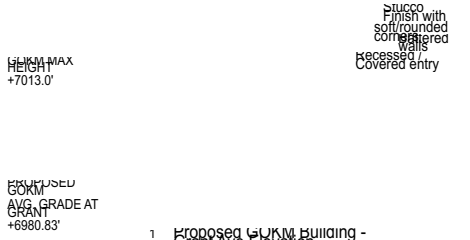
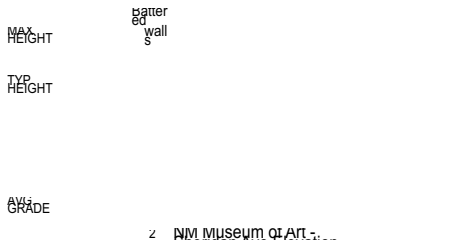


1 Proposed GUKM Building - Grant Ave Elevation
A255 Scale: 1/16" = 1'-0"



2 NM Museum of Art - Sheridan Ave Elevation
A255 Scale: 1/16" = 1'-0"

3 Historic County Court Couse - Grant Ave Elevation
A255 Scale: 1/16" = 1'-0"

4 First Presbyterian Church - South & East Elevations
A255 Scale: 1/16" = 1'-0"

BUILDING HEIGHT NARRATIVE

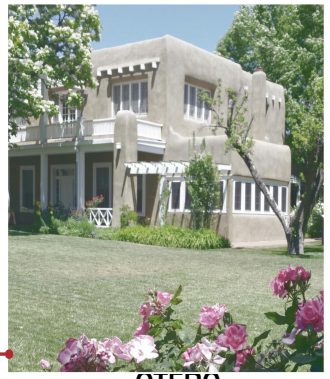
The proposed new Georgia O'Keeffe Museum Building takes massing and height cues from its streetscape and its historic neighbors. It maintains similar setbacks from the street and surrounding open space as its historic neighbors. The building's massing steps to break down the scale of the building and its parapets and 26'-[illegible] are compatible with the [illegible] and Sheridan Avenue streetscapes (A200h, A251h) and is typically lower than nearby historical buildings. The proposed new house is about 12' taller than adjacent proposed massing (A262h) and the historic Territorial house across Grant Ave is about 5' ft taller than the maximum proposed height (A261h). Other nearby historic buildings tend to have maximum heights between 35 ft and 40 ft above grade, taller than the proposed building.

5 Vicinity Map
A255 Scale: 1:2000

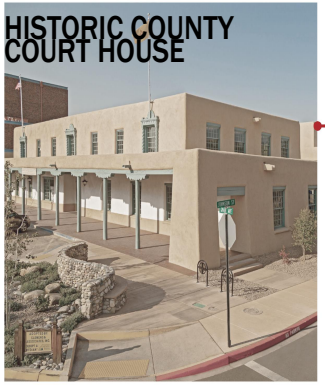
Date Issue

Date December 18, 2023
Drawn by
Checked by
File GUKM A255 Elevations Site.vwx
Set HDRB Design Review
Sheet Title Site Elevations - Historical Context
Sheet No. A255
Sheet 12/18/23
49 18

FIRST PRESBYTERIAN CHURCH

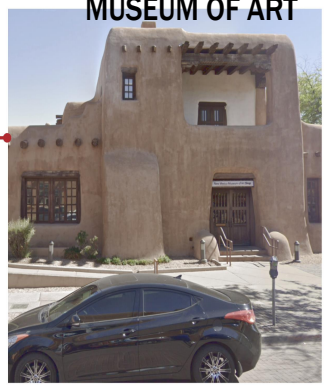


OTERO-BERGERE HOUSE



HISTORIC COUNTY COURT HOUSE

NEW MEXICO MUSEUM OF ART



Building Scale

The building's footprint and massing echo the scale of historically significant neighbors, especially of other museums and cultural buildings

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File: GOKM A2.00 Elevations Site.vwx
Set: HDRB Design Review
Sheet Title: Site Elevations - Historical Context

Sheet No. A2.00

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PL

PROPOSED GOKM MAX HEIGHT +7013.0'

PROPOSED GOKM TYP. PARAPET +7007.0'

PROPOSED GOKM FINISHED FLOOR +6983.0'

1 Proposed Site Section - East-West Across Grant
A201 Scale: 1/16" = 1'-0"

PROPOSED GOKM AVG. GRADE AT GRANT +6983.0'

PL

HVAC fully concealed by parapet

123 Grant Ave

130 Grant Ave

GRANT AVE

+7018.25' 130 GRANT AVE MAX HEIGHT

+/- 104'-0"

Between 123 Grant & 130 Grant Facades

PROPOSED GOKM TYP. PARAPET +7007.0' (+24'-0" AFF)

PROPOSED GOKM PARAPET +7003.0' (+20'-0" AFF)

Proposed GOKM 123 Grant Ave

130 Grant Ave

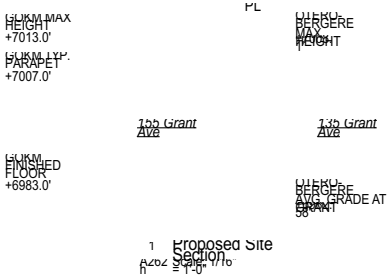
2 Site Perspective - Looking South Down Grant Ave
A201 Scale: Actual Size

Date Issue

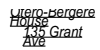
Date December 15, 2023
Drawn by
Checked by
File GOKM A20u Elevations Site.vwx
Set HDRB Design Review
Sheet Title Relational Study - Grant Ave. Corridor

Sheet 11 of 49
12/18/23

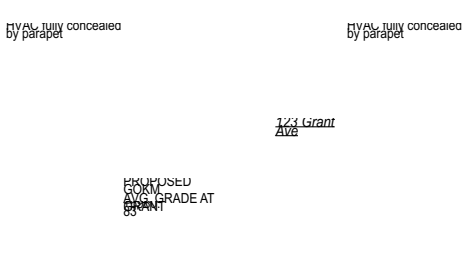
A2.0
18

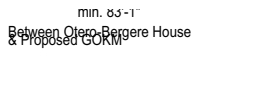


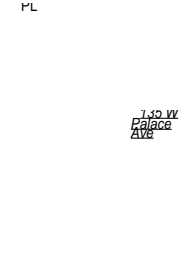
1 Proposed Site Section
Scale: 1-0"



2 Site Perspective - Looking East from Grant Ave.
Scale: Actual Size







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Date Issue

Date December 15, 2023
Drawn by
Checked by
File GOKM Area Elevations Site.vwx
Set HDRB Design Review
Sheet Title Relational Study - GOKM and Otero-Bergere

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1 NE Site Perspective - Existing
Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Northeast Corner Site View - Existing

Sheet No. 01

1 NE Site Perspective
Scale: Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Northeast Corner Site View
Sheet No: 02
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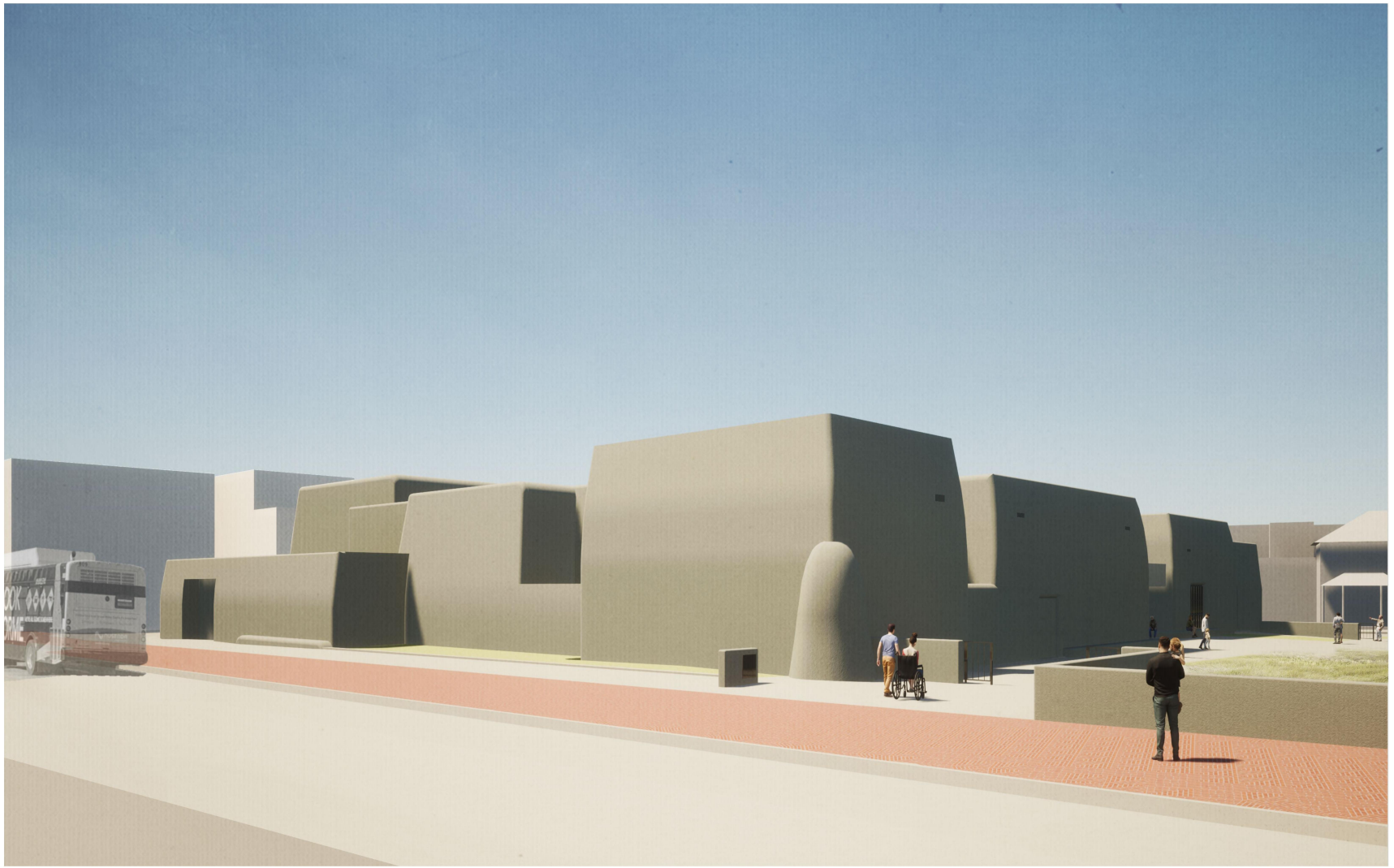

1 NE Site Perspective
Scale: Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Northeast Corner Site View
Sheet No: 03
Sheet 11 of 49

1 SE Site Perspective - Existing
4 Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Southeast Corner Site View - Existing
Sheet No: KU 04
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1 SE Site Perspective - Existing
SCALE: Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Southeast Corner Site View
Sheet No: 05
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1 SE Site Perspective - Existing
A000 Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Southeast Corner Site View
Sheet No: A000
Sheet 11 of 49

1 SW Site Perspective - Existing
A007 Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Southwest Corner Site View - Existing
Sheet No: A007
Sheet 11 of 45

1 SW Site Perspective
Scale: Actual Size

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HDRB Design Review
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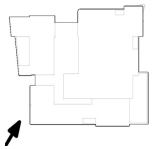
Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Southwest Corner Site View
Sheet No: A-108
Sheet 11 of 49

1 SW Site Perspective
Scale: Actual Size



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HDRB Design Review
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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Southwest Corner Site View
Sheet No: A109
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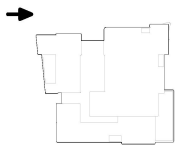
1 KU1 Grant Ave. Site Perspective - Existing
Scale: Actual Size



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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Project Title: Grant Ave. Site View - Existing
Sheet: KU 10
Sheet 11 of 49

1 KU1 Grant Ave. Site Perspective
Scale: Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Grant Ave. Site View
Sheet: KU1
Sheet 11 of 49

1 Grant Ave. Site Perspective
Scale: Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Grant Ave. Site View
Sheet No.: 12
Sheet 11 of 49

1 NW Site Perspective - Existing
A101 Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Northwest Corner Site View - Existing
Sheet: A101
Sheet 11 of 49

1 NW Site Perspective
Scale: Actual Size

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Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Northwest Corner Site View
Sheet No: KV 1.4
Sheet 11 of 49

1 NW Site Perspective
Scale: Actual Size

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HDRB Design Review

123 & 135 Grant Avenue, Santa Fe, NM 87501

Date	Issue

Date: December 18, 2023
Drawn By:
Checked By:
File:
Set: HDRB Design Review
Sheet Title: Northwest Corner Site View
Sheet No: 15
Sheet 11 of 49

GLAZING ASSEMBLY FRAME TYPES

ID	TYPE	MANUF/DESCRIPTION	COLOR	COMMENTS
1	All-glass	Dormakaba		
2	Aluminum Storefront	Western Windows Series 600	Dark Bronze	Dark Bronze w/ true divided lites
3	Steel Frame	Hopes Jamestown 175 Series	Painted	Flush frame installation at gyp.bd, paint to match adjacent wall surface
4	Hollow Metal	Steelcraft		

GLAZING SCHEDULE

ID	TYPE	COLOR	PERFORMANCE COATINGS		THICKNESS	COMMENTS
G1	Insulated annealed glass	Clear		Solarban 70	6.0 mm (0.24") each lite; 1" overall thickness	
G2	Insulated tempered glass	Clear		Solarban 70	6.0 mm (0.24") each lite; 1" overall thickness	
G3	Insulated laminated glass	Clear		Solarban 70	1/4"	
G4	Annealed float glass	Clear			1/4"	
G5	Tempered glass				1/2"	
G6	Laminated Glass Interior				1/2"	
G8	Mirror				1/4"	

Interior:

SKYLIGHT & ROOF WINDOWS SCHEDULE

ID #	LOCATION Room #	Room Name	TYPE Manufacturer	Width	Height	Glazing	COMMENTS
RA	101	Lobby	Kinespan UniQuad Translucent System	26'0"	2'4"		
RB	101	Lobby	Kinespan UniQuad Translucent System	26'0"	2'4"		
RC	101	Lobby	Kinespan UniQuad Translucent System	26'0"	8'0"		10° slope, w/ integral motorized blind
RD	135	Hall	VELUX Longlight Skylight	22'6"	4'0"		
RF	132	Changing Exhibition	Kinespan UniQuad Translucent System	16'0"	3'6"		Domed Skylight Tandem System
RG	104	Gallery - Oculi	VELUX Skymax	78'0"	8'0"		Horizontal Glazing
RH	107	Court	VELUX Skymax	8'0"	8'0"		
RJ	109	Gallery - Oculi	Kinespan UniQuad Translucent System	80"	2'4"		Horizontal Glazing
RK	110	Gallery - Constellation	Kinespan UniQuad Translucent System	50'0"	2'4"		
		Gallery - Hopkins Home		26'0"	2'4"		

EXTERIOR GLAZING ASSEMBLY SCHEDULE

ID #	LOCATION Room #	Room Name	EXAMPLE Type	Width	Height	Glazing	COMMENTS
GROUND LEVEL							
A	100	Vestibule	1	18'7 1/2"	10'0"		
B	118	Gathering	3	10'4 1/4"	10'0"		
C	132	Vestibule 2	1	15'3 1/2"	10'0"		
D	133	Museum Store	3	22'0 1/4"	8'6"		
E	133	Museum Store	3	15'4 1/2"	2'4"		
F	144	Museum Store	2	5'0"	2'6"		
G	143	Security	2	3'2 1/2"	8'0"		
H	145	Office	2	2'6"	4'6"		
J	146	Vestibule	2	2'0"	3'0"		
K	145	Security	2	4'0"	4'6"		
L	145	Security	2	8'0"	4'6"		
BASEMENT							
M	021	Staff Lounge	2	12'3"	12'0"		
N	015	Conservation	2	13'10 3/4"	12'0"		
P	009	Art Handling / Work Area 2	2	18'0"	12'0"		
Q	040	Stair 1	2	9'2 1/2"	12'0"		

INTERIOR GLAZING ASSEMBLY SCHEDULE

ID #	LOCATION Room #	Room Name	EXAMPLE Type	Width	Height	Glazing	COMMENTS
GROUND LEVEL							
AA	100	Vestibule	1	18'7 1/2"	10'0"		
AB	118	Gathering	2	6'0"	8'2"		
AC	132	Vestibule 2	1	15'3 1/2"	10'0"		
AD	133	Museum Store	3	18'4 3/4"	8'0"		
AE	133	Museum Store	3	3'4"	8'0"		
AF	143	Museum Store	2	5'8 1/2"	8'2"		
AG	143	Vestibule 3	2	4'0"	4'8"		
BASEMENT		Vestibule					
AH	021	Staff Lounge	4	12'4"	8'2"		
AJ	009	Art Handling / Work Area 2	4	6'0"	4'8"		
AK	009	Art Handling / Work Area 2	4	8'0"	4'8"		
AL	009	Work Area 2	4	8'0"	4'8"		
AM	009	Art Handling / Work Area 2	4	9'4 1/2"	8'2"		
		Art Handling /					

SHEET NOTES

GENERAL NOTES

1. General Contractor shall verify and ensure that all requirements of the ADA are fully met and complied with.
2. Doors scheduled to receive solid grout shall have bituminous coating at bottom edge.
3. Doors shall be hardware with specified hardware schedule.
4. Verify all openings prior to fabrication. Contractor to coordinate all rough opening requirements with manufacturer and provide blocking as needed.
5. At all doors requiring electrical devices, card readers, actuators, alarms or contacts, The general contractor shall coordinate pathway and power requirements as necessary. Refer to Electrical details.

NOT FOR CONSTRUCTION

Consultant

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

GEORGIA O'KEEFFE MUSEUM
HDRB Design Review
123 & 135 Grant Avenue, Santa Fe, NM 87501

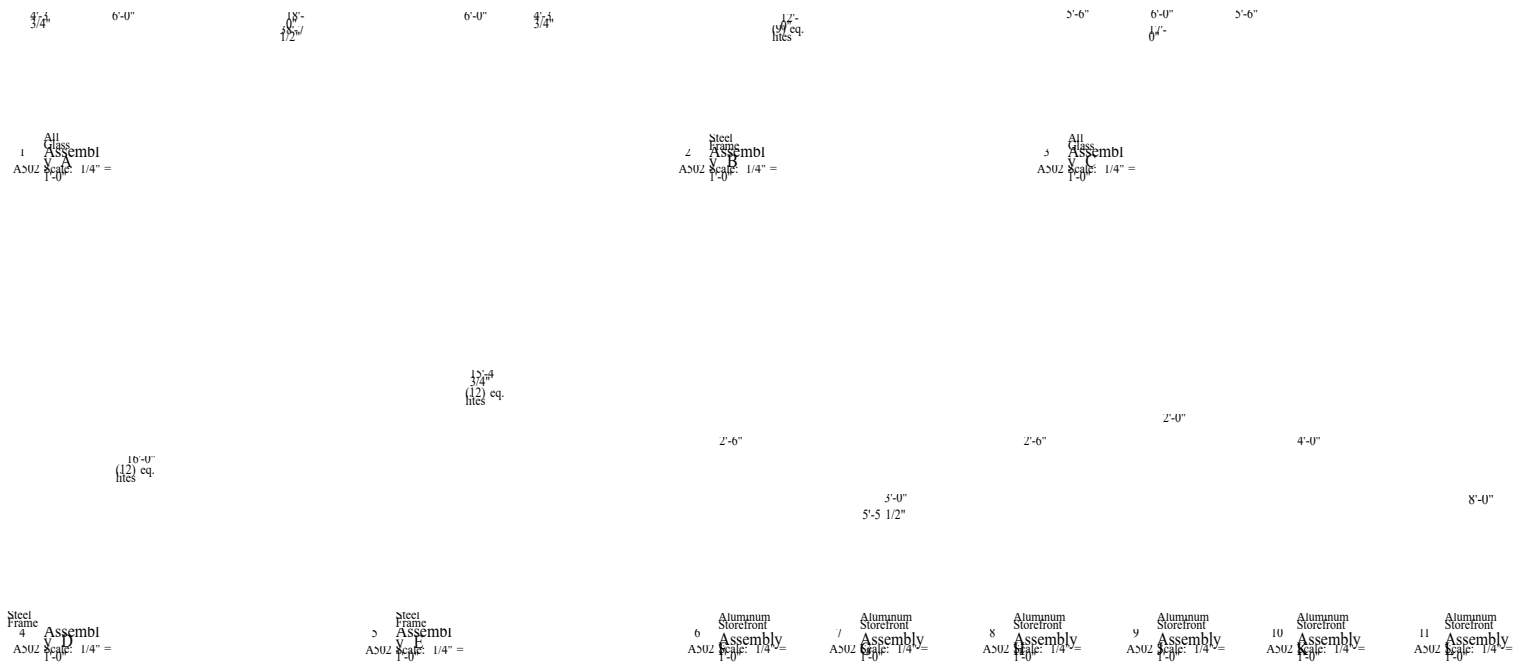
Date	Issue

Date: December 12, 2023
Drawn by: dh
Checked by:
File: GOKM A900 Door Schedule.vwx
Set: HDRB Design Review
Title: Window Schedules

Sheet: A901

12/18/23

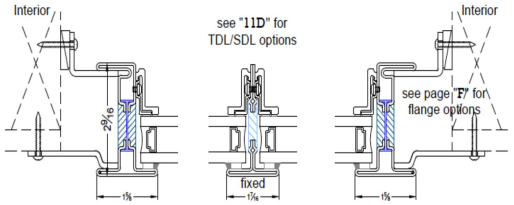
NOT FOR CONSTRUCTION



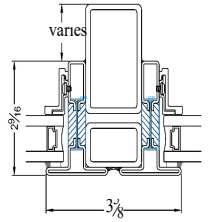
Date Issue

Date December 18, 2023
Drawn by dh
Checked by
File GOKM A500 Door Schedule.vwx
Set HDRB Design Review
Sheet Title Glazing Assemblies Exterior

A502
Sheet 12/18/23
18



Thermally separated steel window units with true divided lites, by Hope's Windows, Jada Windows, or equal.



Thermally separated mull detail, by Hope's Windows, Jada Windows, or equal.

The design intent is similar to this appearance, but with steel window frames

Steel window frames with true divided lites and wide mulls

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Santa Fe NM 87505

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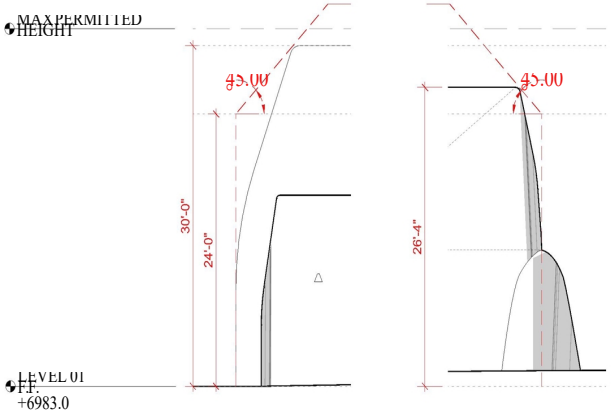
100% Design Development
123 Grant Avenue, Santa Fe, NM 87501

11/7/23
GOKM A500 Door Schedule.vwx

DSK16
Divided Windows

GRANT
GRANT
Alley
Site Signage Plan
1" = 20'-0"
Monument Sign (Two-Sided)
1" = 1'-0"
Business Sign 1
1" = 1'-0"
Business Sign 2
1" = 1'-0"
• Bronze plate, face flush w/ adjacent surface.
• Letters to be cut by waterjet and backlit.
• Logotype from custom Musso Sans, height as indicated - proportion to match building
• Cast bronze sign w/ raised letters, recessed, face flush w/ surrounding stucco
Sans, height as indicated
• Cast bronze sign w/ raised letters, recessed, face flush w/ surrounding stucco
Sans, height as indicated
NOT FOR CONSTRUCTION
Date Issue
Draft
Date
Drawn by
Checked by
File
Set
Phase
Title
Sheet
Project No.
Scale



1 DSK08 Massing Stepback - Alley
1/8" = 1'-0" Scale:

2 DSK08 Massing Stepback - North Facade
1/8" = 1'-0" Scale:

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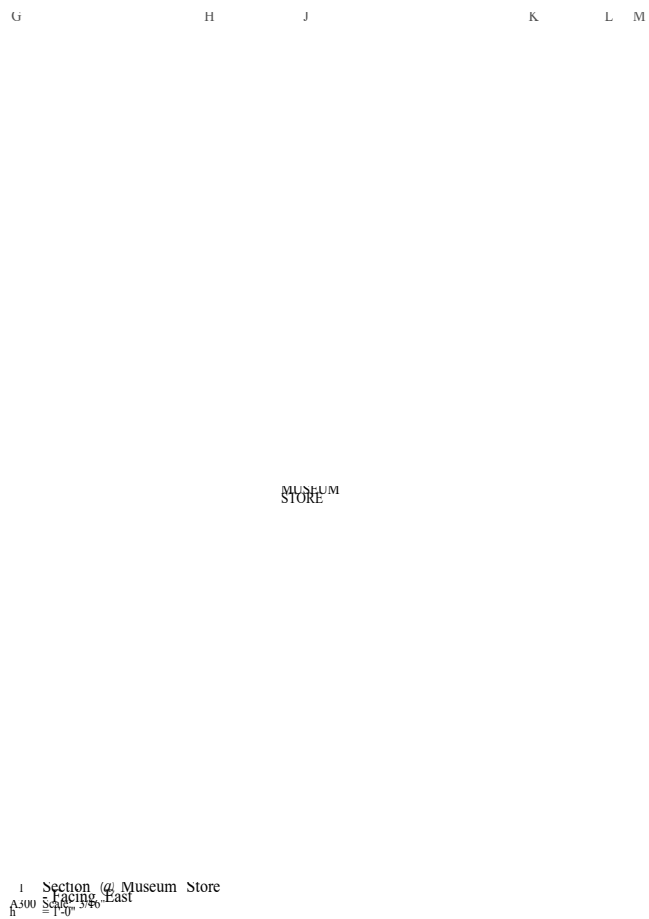
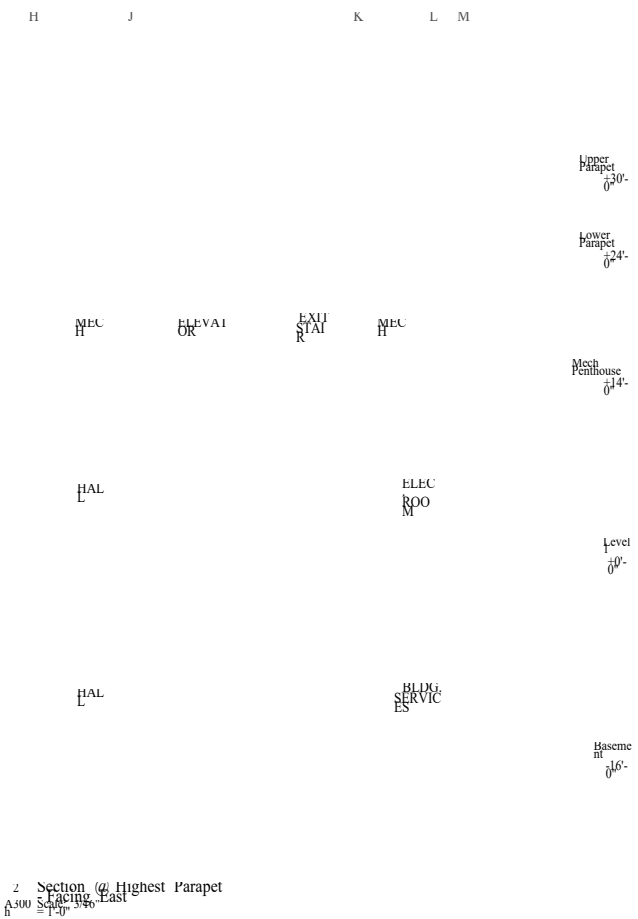
Building Massing Stepback Diagrams
DSK08

12/18/23 GOKM A200 Elevations.vwx

NOT FOR CONSTRUCTION



1 Section @ Museum Store Facing East
A300 Scale: 3/46" = 1'-0"

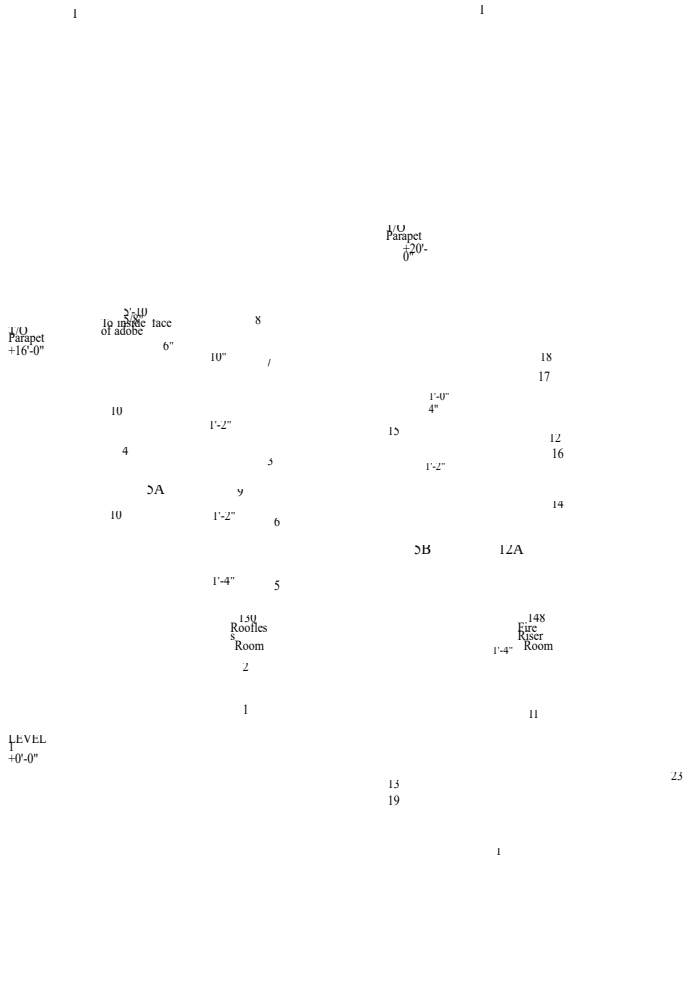


2 Section @ Highest Parapet Facing East
A300 Scale: 3/46" = 1'-0"

Date Issue

Date December 18, 2023
Drawn by
Checked by
File GOKM A300 Sections - NS.vwx
Set HDRB Design Review
Sheet Title Parapet Sections

Sheet A300
12/18/23 18

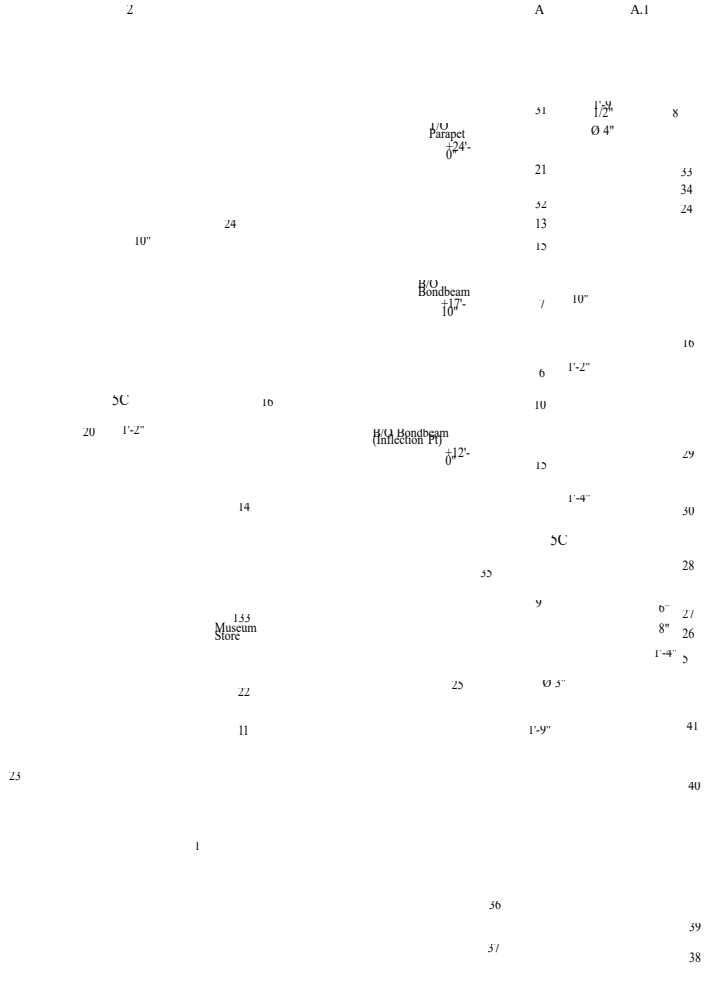


1 Wall Section @ Roofless Room & all 16'-0" Adobe Walls
A3.65 Scale: 3/8" = 1'-0"

5A Wall Type 5A: Adobe Battered Wall. Similar at all 16'-0" Walls

2 Wall Section at Catering and Fire Riser Room
A3.65 Scale: 3/8" = 1'-0"

5B Wall Type 5B: Adobe Battered Wall. Similar at all 20'-0" Walls

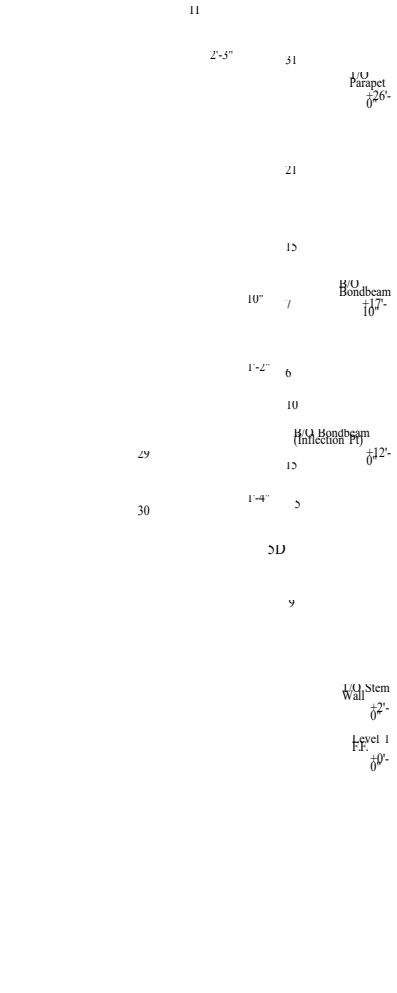


3 Adobe Wall Section @ Museum Store (24'-0" Wall)
A3.65 Scale: 3/8" = 1'-0"

5C Wall Type 5C: Adobe Battered Wall. Similar at all 24'-0" Walls at Museum Store

4 Adobe Wall Section at Galleries (24'-0" Wall)
A3.65 Scale: 3/8" = 1'-0"

5D Wall Type 5D: Adobe Battered Wall. Similar at all 24'-0" Adobe Walls



5 Typical Adobe Wall Section (7'-6" tall wall
A3.65 Scale: 3/8" = 1'-0"

5E Wall Type 5E: Adobe Battered Wall. Similar at all 26'-0" Walls

KEYED NOTES

1. Concrete foundation wall as scheduled
2. Adobe brick as scheduled
3. Adzed 10" wood beam as scheduled
4. Soil stabilized adobe wall set in portland mortar bed
5. Soil stabilized adobe wall set in portland mortar bed
6. Soil stabilized adobe wall set in portland mortar bed
7. Parapet with cement stucco plaster system. Slope top as indicated. Seal top of parapet with ISO-TEKTM 9. 8700: three-coat cement stucco (plaster 10. Adobe brick wall at battered inflection transition
11. Roof finish as scheduled
12. Metal composite deck
13. 4" continuous insulation board, R7.5 minimum. (2018 NYECC table
14. Finish ceiling as scheduled
15. Concrete bond beam, structural 16. Stained 4" in place insulation, 4" min. Spray beam, deck and structure min. with structural framing
17. Roofing over recovery board per manufacturer's requirements
18. Exterior three-coat cement plaster stucco
19. Wood header at opening in adobe wall
20. Slope at framed parapet
21. Custom millwork
22. Ret. landscape
23. HSS Steel column per structural
24. Bamboo from solid grout CMU with cement stucco plaster finish
25. Metal framing 600S125-43 studs @ 16" O.C. (typical all exterior walls) 26. Lateral HSS steel member. Refer ro structural for connection to concrete
27. Spray foam installation as specified
28. Total batter in wall
29. 24 ga metal framing @ 16" o.c.
30. Exterior flashing with combination plaster stop
34. Wrap TPO roofing up face and top of parapet
35. Gutters at NE corner of building (beyond)
36. Refer to for waterproofing and drainage assembly
37. Batt insulation as specified. Typical all perimeter basement walls continuous above with vapor barrier. Typical all interior basement walls at areas to be finished, unfinished and painted as scheduled
40. Steel column on concrete pilaster. Refer to Structural
41. Base cover as scheduled over composite deck.

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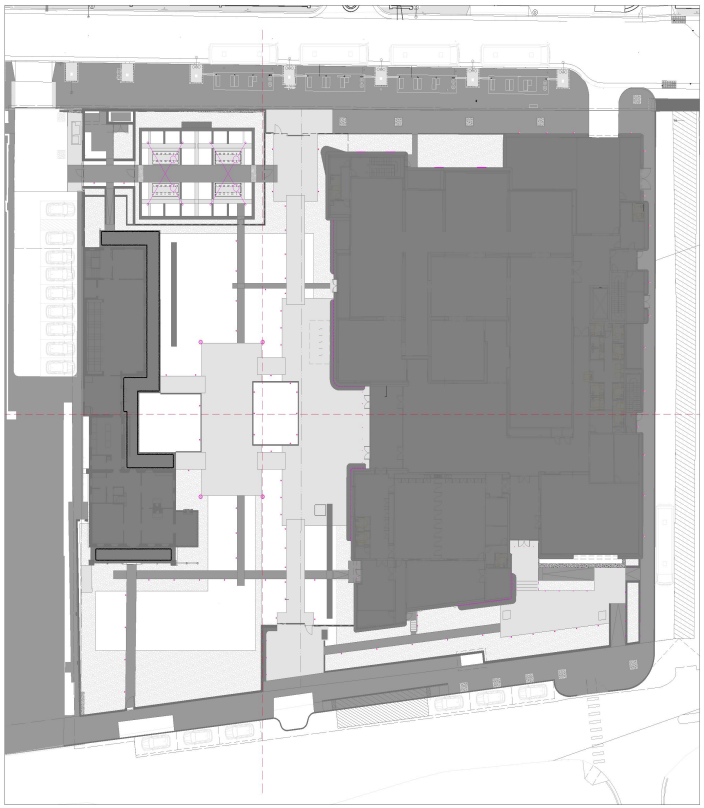
Date Issue

Date December 18, 2023
Drawn by
Checked by
File Sections EW.vwx
Set BDRB Design Review
Title Adobe Wall Sections Adobe Wall Types

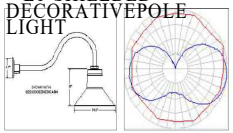
A3.65

Sheet 12/18/23



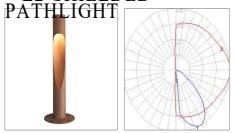
A SITE LIGHTING LAYOUT

· L1-SHIELDED DECORATIVEPOLE LIGHT



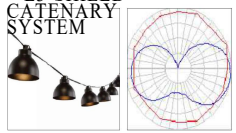
SHIELDED FIXTURE WATTAGE: 9.5W
BUG RATING: B0-U3
MOUNTING HEIGHT: 12'
LUMENS OUTPUT: 810 LM

· L2-SHIELDED PATHLIGHT



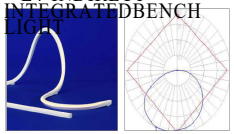
SHIELDED FIXTURE WATTAGE: 14W
BUG RATING: B0-U1
MOUNTING HEIGHT: 0'
LUMENS OUTPUT: 707 LM

· L3-SHIELD CATENARY SYSTEM



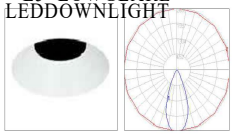
SHIELDED FIXTURE WATTAGE: 9.5W
BUG RATING: B0-U3
MOUNTING HEIGHT: 10'
LUMENS OUTPUT: 810 LM

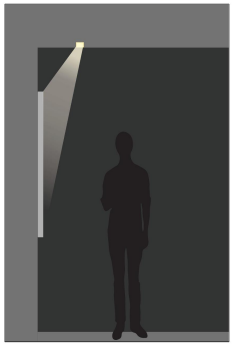
· L4-INDIRECT INTEGRATEDBENCH LIGHT



SHIELDED FIXTURE WATTAGE: 2W
BUG RATING: B0-U1
MOUNTING HEIGHT: 1.5'
LUMENS OUTPUT: 127 LM

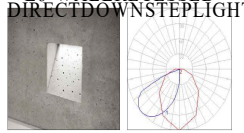
· L5- LOWGLARE LEDDOWNLIGHT

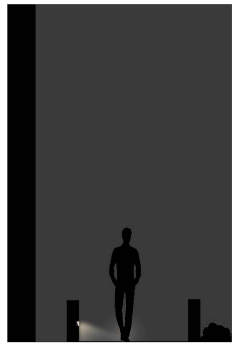




SHIELDED FIXTURE WATTAGE: 12W
BUG RATING: B2-U0
MOUNTING HEIGHT: 12'
LUMENS OUTPUT: 1319 LM

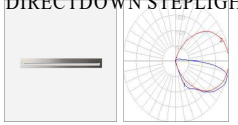
· L6-WALLRECESSED DIRECTDOWNSTEPLIGHT

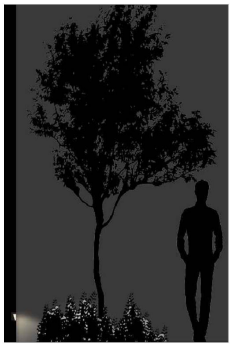




SHIELDED FIXTURE WATTAGE: 4W
BUG RATING: B0-U1
MOUNTING HEIGHT: 1.5'
LUMENS OUTPUT: 240 LM

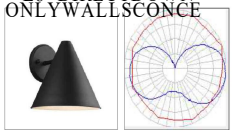
· L7-WALLRECESSED DIRECTDOWN STEPLIGHT





SHIELDED FIXTURE WATTAGE: 39.2W
BUG RATING: B0-U3
MOUNTING HEIGHT: 1.5'
LUMENS OUTPUT: 3412 LM

· L8- DIRECTDOWN ONLYWALLSCONCE



SHIELDED FIXTURE WATTAGE: 17.2W
BUG RATING: B1-U0
MOUNTING HEIGHT: 8'
LUMENS OUTPUT: 1163 LM

BLLD
461 Second Street #659
San Francisco, CA 94107
P: (415) 618 6553

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GEORGIA O'KEEFFE MUSEUM
SANTA FE , NEW MEXICO

3	PLANNING SUBMITTAL SET 10/25/2021

Floor	01
Drawn	AM
Checked	TM
Scale	N.T.S

Lighting Fixture Photometrics

LP: 00E

Banks Landl Lighting Design
461 Second Street, #659
San Francisco, CA 94107

Project: 1044-23
Issue: Progress Set
Date:10/25/23

GEORGIA O'KEEFFE MUSEUM LIGHTING FIXTURE SCHEDULE

General Notes
1. Fixture finishes to be confirmed by Architect.
2. Contractor to provide all necessary accessories and components for complete installation.
3. Contractor to confirm driver compatibility with lighting controls system prior to ordering.
4. Shop drawings are to be provided for continuous linear fixtures for approval prior to ordering. Drawings to be prepared by the manufacturer showing all details of construction, lengths of required runs, lamp layout, power location, finishes and list of materials. Drawings must be to scale.
5. Fixture mounting heights are TBD. Pendant and vertical surface mounted fixtures are to be mounted X'-X" AFF. Refer to architectural drawings for more information.

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Voltage	Unit	Notes
I. TYPES - EXTERIOR ARCHITECTURAL FIXTURE								
L1	SHIELDED LED DOWNLIGHT MOUNTED AT 12' POST TO BE PROVIDED BY OTHERS (FIXTURE HEIGHT TBD)	Barn Lighting - "Canal Collection" Fixture: 8" CYLINDER DIA-CUSTOM FINISH *TBD-MOUNTING AS REQ'D-Creative Lamp #: 9FA19DIM/27/FR/R *Custom wattage restriction table. See note #9 Pole Spec TBD - TO BE PROVIDED BY OTHERS	Event Terrace	(1) LED Retrofit Lamp 2,700K - FIXTURE WATTAGE RESTRICTED TO 15W PER SOCKET	TBD	15 NA	EA EA	120V
L2	GROUND MOUNT LED BOLLARD - 31.5" HIGH	Louis Poulsen - "Flindt Bollard" Fixture: 10000162743 Driver: Per Manufacturer	Primary Pathways	White LEDs (Provided by Manufacturer) 3000K	Integral Electronics (Dimmable)	14	EA	120-277V
L3	LED STRING LIGHT WITH CANOPY	Tarnetti - "Tuba LED-MD-24-BK-LAMP BY OTHERS-MOUNTING AS REQ'D Decorative Shade: DLDCLSHADE-FINISH TBD Green Creative Lamp #: 9FA19DIM/27/FR/R *Custom wattage restriction table. See note #9	Education al Garden	(1) LED Retrofit Lamp 2,700K - FIXTURE WATTAGE RESTRICTED TO 15W PER SOCKET	TBD	15	EA	120V
L4	FLEXIBLE LED STRIP-WET LISTED	Q-TRAN - "Ambend Static White" Fixture: AMBEND-FS-REQ'D-WET-30-2.0-ENC/TL-AS REQ'D-AS REQ'D-AS REQ'D-AS REQ'D-LENGTHS PER DWGS Power Supply" OZ-AS REQ'D-UNV-24V-PH1010-FINISH TBD	Exterior bench	White LEDs (Provided by Manufacturer) 3000K	Remote Electronics (Dimmable)	2 NA	LF EA	120-277V Primary 24V Secondary
L5	3" ROUND CEILING RECESSED ADJUSTABLE SHIELDED LED DOWNLIGHT - WET LISTED - WOOD CEILING	Visual Comfort &Co.- "Element 3" LED Adjustable Downlight" Fixture Housing: E3R-WC-LO-930-6-A-I-AS- REQ'D Fixture Trim: E3R-L-B-H-FINISH TBD	Door Entry	White LEDs (Provided by Manufacturer) 3000K	Remote Electronics (Dimmable)	12	LF	277V
L6	WALL RECESSED SHIELDED LED LUMINAIRE	Sistemalux - "Ghost Square" Fixture: SGHO-SQS-830-REM-35 Back Box: SCASSC8030 Driver: AS REQ'D	South Terrace	White LEDs (Provided by Manufacturer) 3000K	Integral Electronics (Dimmable)	4	EA	120-277V
L7	WALL RECESSED SHIELDED LED LUMINAIRE - 5' LONG	Bega - "LED recessed wall luminiares - staffless "recessdirected" Fixture: 24109-K3	Building Façade	White LEDs (Provided by Manufacturer) 3000K	Integral Electronics (Dimmable)	39.2	EA	120-277V
L8	WALL MOUNTED SHIELDED LED DOWNLIGHT	Visual Comfort &Co. - "Crittenden Outdoor Wall Fixture:8538501EN3-12 Green Creative Lamp #: 9FA19DIM/27/FR/R *Custom wattage restriction table. See note #4	Building Façade	(1) LED Retrofit Lamp - FIXTURE WATTAGE RESTRICTED TO 15W PER SOCKET	TBD	5	EA	120V

SITE LIGHTING FIXTURE CUTSHEETS REFER TO SPECIFICATIONS DOCUMENT FOR PART NUMBERS & MOUNTING NOTES

BLLD

Georgia O'Keeffe Museum

Project #: 1044.23

LIGHTING FIXTURE CUTSHEET

Date: 10/25/23

Issue: In Progress Set

TYP E L

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SPS-0370 REVB

canal series

NAME: FIXTURE TYPE:

BLE - HIB - - - - -

- A - B C D E F

Order Example: BLE- S - HIB- 500 - ST748 – 980 – HDSMC- E26

A- MOUNTING

C Cord
F Hung
G Flush
S Mount
Goosenec

B- SHADE

POWDER COAT FINISHES

105 Textured Black
106 Black
200 Matte White
206 Black
300 White
307 Matte White
311 White
370 Dark Green
380 Emerald
390 Green
400 Jade
420 Mint
470 Chartreuse
480 Bright Pink
490 Magenta
495 Sherbet
500 Orange
570 Buttery Yellow
600 Yellow
601 Sunflower
605 Bronze
615 Chocolate
700 Rust
705 Oil-Rubbed Bronze
710 Bronze
715 Royal Blue
790 Navy
800 Cobalt Blue
805 Delphite Blue
810 Lavender
975 Galvanized Grey
Charcoal
Granite
Graphite

C- MOUNTING

Please Note: If Flush Mount [F] is selected in Section A, please select NA

NA Not Applicable

CSA LISTED CORD OPTIONS:

SBC Standard Black
SWH Standard White
CSB Black Cloth
CSR Red Cloth
CSBW Black & White Cloth
CSRW Red & White Cloth
CSGW Gold & White Cloth
CSBG Black & Gold Cloth
CSWG White & Gold Cloth
CSRG Red & Gold Cloth

NON-CSA LISTED CORD OPTIONS:

TBC Twisted Black Cotton
TW Twisted White Cotton
H Twisted White Cotton
TBR Twisted Brown Cotton
TRD Twisted Red Cotton
TPT Twisted Putty Cotton
TBW Twisted Red & White
TRW Twisted Putty & White

GOOSENECK OPTIONS:

CH Black
G2 Black & White Twist
G3 Red & White Twist
G4 Brown & Beige Twist
G5 Brown & Beige Twist
G6 Twist
G7
G8
G9
G10
G11
G12
G13
G14
G15
G16
G17
G19
G22
G24
G25
G26
G32
G34
G35
G36
G40
G64
G65

C- MOUNTING

STEM MOUNT OPTIONS:

ST606 .5" Stem Mount, 6"
ST512 .5" Stem Mount, 12"
ST518 .5" Stem Mount, 18"
ST524 .5" Stem Mount, 24"
ST536 .5" Stem Mount, 36"
ST548 .5" Stem Mount, 48"
ST706 .75" Stem Mount, 6"
ST712 .75" Stem Mount, 12"
ST718 .75" Stem Mount, 18"
ST724 .75" Stem Mount, 24"
ST736 .75" Stem Mount, 36"
ST748 .75" Stem Mount, 48"

D- FINISH

Please Note: See Section B for all applicable Mounting Finish options. Finish is also available for Gooseneck (except G36, G65) and Stem mounting styles.

(1) Metal Hung [C] or Flush Mount [F] Mounting Style, selection identifies Brushed ceiling Aluminum finish

(1) ft Stem Mount [S] Mounting Style, selection identifies stem and ceiling canopy finish

E- MOUNTING

NA Not Applicable/Non Stem Mount
HDSMC Heavy Duty Stem Mount Canopy
HDBP Heavy Duty Backing Plate

E- LIGHT

E26 200 Watt GU24 Max 24 Bi-Pin, 23W Max

IMPORTANT: (1) All Powder Coat finished shades, Galvanized excluded, feature a white interior (2) Only applicable if Stem Mount Mounting Style is selected in Section A (3) Only applicable if Gooseneck Mounting Style is selecting in Section A (4) Fixtures configured with a GU24 socket are non-returnable

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

BLLD

Georgia O'Keeffe Museum Project #: 1044.23

Date: 10/25/23

LIGHTING FIXTURE CUTSHEET

Issue: Progress Set

TYP L1

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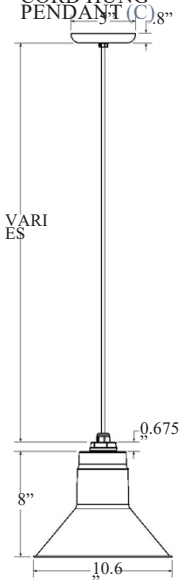
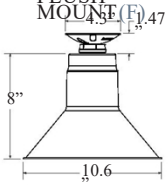
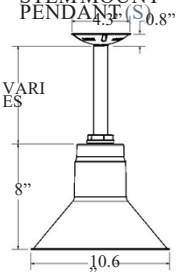
CORD HUNG PENDANT (C)



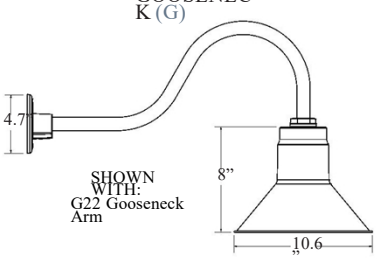
FLUSH MOUNT (F)



STEM MOUNT PENDANT (S)



GOOSENECK (G)



SPECIFICATIONS

CERTIFICATIONs, LISTINGs & WARRANTY

Made in the USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL
LOCATIONS
Includes Flush, Gooseneck and Stem Mounting Styles
Includes Select Cord
CSA LISTED FOR DAMP LOCATIONS
Includes Select Cord
Mounting Styles
CSA LISTED FOR DRY LOCATIONS
Includes Select Cord
Mounting Styles
LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

construction & FINISH

Shade Spun from High Purity 3003-O Temper Aluminum
POWDER COAT FINISH
Our Select Powder Coat Finishes Are Electro-Statically Applied and Thermocured
STEM
M2” Nominal (0.84”Actual) or 3/4” Nominal (1.05”Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request
GOOSENECK
G2 Nominal (0.84”Actual) or 3/4” Nominal (1.05”Actual) Sch 40, 6063 Aluminum Gooseneck

Address: 320 Knox McRae Drive Titusville, FL 32780
Phone: (800) 407-8784
Email: sales@barnlight.com
Website: www.barnlight.com

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SPECIFICATIONS

construction & FINISH (continued)

cord
Cord-hung Pendants Include 7' Of Standard Cord Or 5' Of Cotton Cord, +/- For Socket Orientation

Light source

Incandescent
Medium Base E26 Socket, 120 VAC,200W Max
compact
Bi-Pin Base GU24 Socket, 120 VAC,23W Max

Address: 320 Knox McRae Drive Titusville, FL 32780
Phone: (800) 407-8784
Email: sales@barnlight.com
Website: www.barnlight.com

BLLD

Georgia O'Keeffe Museum
Project #: 1044.23
LIGHTING FIXTURE CUTSHEET

Date: 10/25/23
Issue: Progress Set

TYP L1

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Project Name:	Type:
Part Number:	Date:

GREENCREATIVE

FILAMENT

FEATURES

- Suitable to replace 40W and 60W incandescent
- Vintage A-lamp look fits all decorative applications
- Smooth dimming with existing installations
- Mean-designed driver - No heatsink required
- Comfortable warm diffused light
- Suitable for use in wet locations , not suitable for use in totally enclosed luminaires
- Fixture operating temperature: -4°F to 95°F (-20°C to 35°C)
- Lamp ambient temperature: -4°F to 104°F (-20°C to 40°C)
- Rated Lifetime (L70): 15,000hrs
- 3 Year Limited Warranty

SPECIFICATIONS

Product	Model	Equiv.	CCT	Finish	Wattage (Power)	Lumens (Input)	(LPW)	Voltage	Efficacy Factor	CRI	Dim.*	UL Location	Fixture Rating	ES / T20
98357	5FA19DIM/820/A	40W	2000K	Amber	5	340	68	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98376	5FA19DIM/827/FR	40W	2700K	Clear Frosted	5	450	90	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98450	5FA19DIM/82	40W	2700K		5	450	90	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98278	7.5FA19DIM/827	60W	2700K	Clear	7.5	800	107	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98448		60W	2700K	Amber	7.5	600	80	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	√
98449	7.5FA19DIM/820/A	60W	2000K	Frosted	7.5	800	107	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98358	7.5FA19DIM/827/FR	60W	2700K	Silver Bowl	7.5	700	93	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98279	7.5FA19DIM/827/SB	60W	2700K	Clear	9	810	90	0.7	120V	92	Yes	Wet	Non-Enclosed N.A. / N.A.	√ / √
	9FA19DIM/927												Non-Enclosed N.A. / N.A.	

*This lamp might not be compatible with all dimmers. Please visit [illegible] for compatibility information

DIMENSIONS & [illegible]

Model	Base	MOL	Dia.	Weight
5FA19DIM/820/A	E26	4-3/16"	2-3/8"	0.07lb
5FA19DIM/827/FR	E26	4-3/16"	2-3/8"	0.07lb
5FA19DIM/82	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/820/A	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827/FR	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827/SB	E26	4-3/16"	2-3/8"	0.07lb
9FA19DIM/927	E26	4-3/16"	2-3/8"	0.07lb

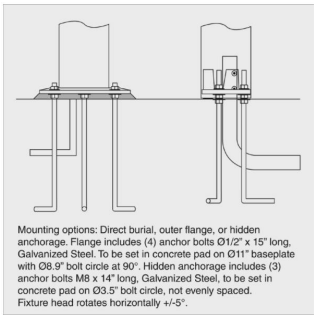
BOLLARD

Specification sheet

Project name:

Project type:

Notes:



Mounting options: Direct burial, outer flange, or hidden anchorage. Flange includes (4) anchor bolts Ø1/2" x 15" long, Galvanized Steel. To be set in concrete pad on Ø11" baseplate with Ø8.9" bolt circle at 90°. Hidden anchorage includes (3) anchor bolts M8 x 14" long, Galvanized Steel, to be set in concrete pad on Ø3.5" bolt circle, not evenly spaced. Fixture head rotates horizontally +/-5°.

Designed by
Esben Bollerup Jensen and Finish Design Group

Product description
Bollard is a post with a carved surface that is gently illuminated. Top section conceals downward facing LEDs that are positioned for wide distribution. Two horizontal connection lines underline the three parts of the bollard. A facet increases the visibility of the connection lines. Available in two heights, 43.3 in and 31.5 in. Available in three different mounting methods: with an 11 inch base plate and visible anchor bolts, with alternative hidden anchor bolts, or direct burial in soil or gravel. Part of a family.

Variant options

Lumens	Color	Mounting	Light source	Lumen	Voltage frequency
10 in 43.3 in	Corten color Natural aluminum	Post w/anchorage Post w/base plate Post w/direct burial	LED 3000K 4000K	707 737 762 784	120-277V/60HZ

Specification notes
Bollard is also available with 43.3" size.

BLLD	Georgia O'Keeffe Museum	Date: 10/25/23	TYP
	Project #: 1044.23		
	LIGHTING FIXTURE CUTSHEET	Issue: In Progress Set	L2

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light description

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lens

finish

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functions

distribution diagrams

Cartesian

Isoli

Polar

Bug

BLLD
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Variation options

Height	Color	Finish	Light source	Lumen	Frequency	Voltage	Variation number
24.5 IN	Corten color	Post w/base plate	LED 3000K	707	277V/60HZ	120	10000016274
24.5 IN	Corten color	Post w/anchorage unit	LED 3000K	707	277V/60HZ	277	10000016275
24.5 IN	Natural aluminum	Post w/base plate	LED 3000K	762	277V/60HZ	120	100001627
24.5 IN	Natural aluminum	Post w/anchorage unit	LED 3000K	762	277V/60HZ	120	100001627
24.5 IN	Corten color	Post w/base plate	LED 3000K	757	277V/60HZ	120	100001627
24.5 IN	Corten color	Post w/anchorage unit	LED 3000K	757	277V/60HZ	120	100001627
24.5 IN	Natural aluminum	Post w/base plate	LED 4000K	784	277V/60HZ	120	100001627
24.5 IN	Natural aluminum	Post w/anchorage unit	LED 4000K	784	277V/60HZ	120	100001627
24.5 IN	Corten color	Post w/base plate	LED 4000K	707	277V/60HZ	120	100001627
43.3 IN	Corten color	Post w/direct burial	LED 3000K	707	277V/60HZ	120	100001627
43.3 IN	Corten color	Post w/anchorage unit	LED 3000K	707	277V/60HZ	120	100001627
43.3 IN	Natural aluminum	Post w/base plate	LED 3000K	762	277V/60HZ	120	100001627
43.3 IN	Natural aluminum	Post w/direct burial	LED 3000K	762	277V/60HZ	120	100001627
43.3 IN	Natural aluminum	Post w/anchorage unit	LED 3000K	762	277V/60HZ	120	100001627
43.3 IN	Corten color	Post w/direct burial	LED 3000K	757	277V/60HZ	120	100001627
43.3 IN	Corten color	Post w/anchorage unit	LED 3000K	757	277V/60HZ	120	100001627
43.3 IN	Natural aluminum	Post w/base plate	LED 4000K	784	277V/60HZ	120	100001627
43.3 IN	Natural aluminum	Post w/direct burial	LED 4000K	784	277V/60HZ	120	100001627
43.3 IN	Natural aluminum	Post w/anchorage unit	LED 4000K	784	277V/60HZ	120	100001627
43.3 IN			LED 4000K		277V/60HZ	120	100001627
43.3 IN			LED 4000K		277V/60HZ	120	100001627
43.3 IN			LED 4000K		277V/60HZ	120	100001627

BLLD

Georgia O'Keeffe Museum | Date: 10/25/23 | TYP E

Project #: 1044.23

LIGHTING FIXTURE CUTSHEET

Issue: Progress Set

L 2

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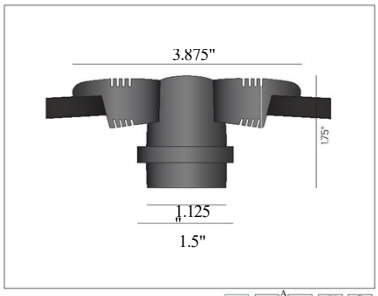
DURALED™

Line Voltage Cable Strand



CONCEP T

Cable strand perfect for festoon mounting and garden lighting, taught or swayed.

MECHANICAL CHARACTERISTICS

Material	Injection molded weather proof PVC
Power Connection	Provided with one Male 2 prong 120V AC plug with 5ft lead and one female 2 hole 120V AC socket with 2ft end per spool.Junction Box or Field installation only.
Length	48 sockets @ 12" O.C. 24 sockets @ 24" O.C.
Mounting	String or attach to aircraft cable
Protection	IP65 for downward mounting. IP44 for outward or upward mounting.
Weight	24" O.C. = 0.19Lbs/ft 12" O.C. = 0.15Lbs/ft

CERTIFICATIONS

Energy efficient for California installations
cETLus Listed
RoHS3 EU 215/863
[A]Dark Sky Compliant when using Decorative Shade accessory and DURALED™ STARGAZER lamp.

WARRANTY

5 year limited warranty

ELECTRICAL CHARACTERISTICS

Base	E26
Wattage	For use with DURALEDSTARGAZER or DECOLED TECNO VINTAGE lamp ranges. 5W max per socket. 1,100WMax per continuous interconnected spools.
Voltage	120V AC 60Hz

BLLD | Georgia O'Keeffe Museum | Date: 10/25/23 | TYP L3
Project #: 1044-23 | Issue: Progress Set
LIGHTING FIXTURE CUTSHEET
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DURALED™ CABLE

SPECIFICATION INFORMATION

DLD / / / /

1 2 3 4 5 6 7 8

Ex: DLDCLMD24BK

REQUIRED — OPTIONAL

1 - PRODUCT CODE	2 - TYPE	3 - BASE	4 - SPACING	5 - FINISH	6 - LAMP
DLD — DURALED™	CL — Cable Light	MD — E26 Medium	12 — 12" O.C. 24 — 24" O.C.	BK — Black	DuraLED Stargazer DuraLED Tecno Vintage G25 DuraLED Tecno Vintage ST21 DuraLED Tecno Vintage A60

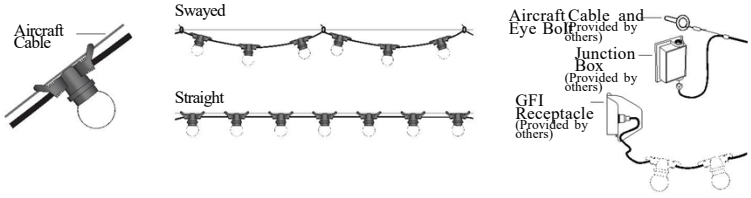
7 - MOUNTING	8 - DECORATIVE
Aircraft Cable Spiral cable wrap See section for details	Decorative See section for details

See section for details

Lead time for quick ship fixtures is 1-2 weeks from processed PO date.

QS DLDCLMD12BK+STARGAZERLAMP
DLDCLMD24BK+STARGAZERLAMP

INSTALLATION EXAMPLES



BLLD

Georgia O'Keeffe Museum
Project #: 1044-23
LIGHTING FIXTURE CUTSHEET

Date: 10/25/23
Issue: Progress Set

TYP L3

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DURALED™ CABLE

7 - MOUNTING (OPTIONAL)

Stainless steel aircraft cable, available per foot.
Recommended 1/16" aircraft cable for wall to wall installation configurations, 3/32" aircraft cable for pole to pole installation configurations. For straight/taught installations, add an additional 5ft run for fixing lead and end connections.

Load	Up to 150 lbs load
Weight	0.008 lbs/ft
Part No.	DLDCLAC1/16SS

Load	Up to 150 lbs load
Weight	0.02 lbs/ft
Part No.	DLDCLAC3/32SS

Spiral cable wrap, available per foot.
To be used with aircraft cable to encase aircraft cable and DURALEDCABLE for a clean one wire look. 1.5ft of wrap needed to span evenly per 1ft of cable.

Finish	Black
Part No.	DLDLSWRAP

8- DECORATIVE (OPTIONAL)

Black PVD Shown

Ø 4.50" Stainless Steel Shown

Decorative shade accessory.
Weight: 1.6oz

Finish	Stainless Steel	Bronze PVD*	Black PVD*
Part No.	DLDCLSHADESS	DLDCLSHADESSBZ	DLDCLSHADESSBL

*Physical Vapor Deposition

BLLD

Georgia O'Keeffe Museum | Date: 10/25/23

Project #: 1044.23

LIGHTING FIXTURE CUTSHEET

Issue: Progress Set

TYP L3

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Project Name:	Type:
Part Number:	Date:

GREENCREATIVE

FILAMENT

FEATURES

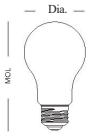
- Suitable to replace 40W and 60W incandescent
- Vintage A-lamp look fits all decorative applications
- Smooth dimming with existing installations
- Mean-designed driver - No heatsink required
- Comfortable warm diffused light
- Suitable for use in wet locations , not suitable for use in totally enclosed fixtures
- Fixture operating temperature: -4°F to 95°F (-20°C to 35°C)
- Lamp ambient temperature: -4°F to 104°F (-20°C to 40°C)
- Rated Lifetime (L70): 15,000hrs
- 3 Year Limited Warranty

SPECIFICATIONS

Product	Model	Equiv.	CCT	Finish	Wattage (Power)	Lumens (Input)	Efficacy (LPW)	Voltage	Factor	CRI	Dim.*	UL Location	Fixture Rating	ES / T20
98357	5FA19DIM/820/A	40W	2000K	Amber	5	340	68	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98376	5FA19DIM/827/FR	40W	2700K	Clear Frosted	5	450	90	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98450	5FA19DIM/827	60W	2700K	Clear	7.5	800	107	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98278	7.5FA19DIM/827	60W	2700K	Clear Amber	7.5	600	80	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98448	7.5FA19DIM/820/A	60W	2000K	Frosted	7.5	800	107	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	√
98449	7.5FA19DIM/827/FR	60W	2700K	Silver Bowl	7.5	700	93	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98358	7.5FA19DIM/827/SB	60W	2700K	Clear	9	810	90	0.7	120V	92	Yes	Wet	Non-Enclosed N.A. / N.A.	√ / √
98279	9FA19DIM/927	75W	2700K	Clear	9	1000	111	0.7	120V	92	Yes	Wet	Non-Enclosed N.A. / N.A.	

*This lamp requires the use of a compatible dimmer. Please visit www.greencreative.com for compatibility information

DIMENSION & [illegible]



Model	Base	MOL	Dia.	Weight
5FA19DIM/820/A	E26	4-3/16"	2-3/8"	0.07lb
5FA19DIM/827/FR	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827/FR	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827/SB	E26	4-3/16"	2-3/8"	0.07lb
9FA19DIM/927	E26	4-3/16"	2-3/8"	0.07lb

ANYBEND™ STATIC WHITE Flexible Fixtures - Q-CAP

- Fully encapsulated flexible micro-fixture with up/down 360° side bending capabilities
- Perfect for use on RV, indoor use but also as outdoor accent lighting where the fixture is visible
- Features a 2" bending radius and seven different mounting hardware options to ensure our product fits any design need

① PRODUCT	② MOUNTING	③ RATED	④ CCT	⑤ WATTAGE	⑥ LENS	⑦ WIRE INPUT/ OUTPUT	⑧ CONNECTOR/ WIRE IN	⑨ CONNECTOR/ WIRE OUT	⑩ END CAPS	⑪ LENGTH (IN)	⑫ EXACT/ OPTIMAL
ANBD-SW-											

Sample Part Number: ANBD-SW-PPS-2-DRY-30-4.0-ENC/TL-P1A-BW-BW-N/A-48"-E

① PRODUCT

ANBD-SW- See last page for compatible power supplies.

② MOUNTING

- PPS-2 PVC Clip
- PPS-96 PVC Channel Custom Length
- PPS-FT PVC Channel Custom Length
- PPS-LP-2 PVC Low Profile Clip
- PPS-LP-FT PVC Low Profile Channel Custom Length
- PPS-LP-96 PVC Low Profile Channel Custom Length

Wire snug with adhesive backing, intended for hanging fixtures upside down.

Wire snug with adhesive backing, cove use, not intended for hanging fixtures upside down.

③ RATED

- DRY IP20
- WET IP67

④ CCT

24	2400K
27	2700K
30	3000K
35	3500K
40	4000K

⑤ WATTAGE

1.0	1.0W-SO
2.0	2.0W-SO
4.0	HO 4.0W-SO: Standard Output HO: High Output VHO: Very High Output

⑥ LENS

- ENC/CL Encapsulated in Clear
- ENC/TL Encapsulated in Translucent, for LED visibility, see Diode Visibility section on following pages

⑦ WIRE INPUT/OUTPUT

- S1A Single 1 (Input only) - End Feed
- S1B Single 1 (Input only) - End Feed
- P1A Pass Through 1 (Input/Output) - End Feed
- P1B Pass Through 1 (Input/Output) - End Feed

⑧ CONNECTOR/WIRE IN

- BW Bare Wire
- BRL (Standard 24") CONOBarrel Connector 6" CON24 Connector 24"

Connector Wire not needed to specify product. Typical selection is BW.

BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW36)

⑨ CONNECTOR/WIRE OUT

- N/A Closed End (No feed)
- BW Bare Wire
- BRL (Standard 24") CONOBarrel Connector 6" CON24 Connector 24"

Connector Wire Out not needed to specify product. Typical selection is N/A or BW.

BW: Standard length is 24", Max length is 120". Request custom length by writing in part number next to BW (example: BW48)

⑩ END CAPS

Single	CL Clear WH White
Pass Through	N/A Not Applicable

⑪ LENGTH (IN)

Fixture length min 12", max 191". Consult factory for lengths under 12". Available in 1" increments.

⑫ EXACT/OPTIMAL

- O Optimal Illumination
- E Exact Specified Length

Exact fixtures require the length specified. Optimal fixtures length is rounded down with illumination end to end. All fixtures' tolerance is +0 – 1/8". See charts on following pages.

Field modifications are not covered under Q-Tran warranty | 5 year warranty | Up/Down, Side Bend | Data subject to change, all data has +/- 5% tolerance | PPS-FT and PPS-LP-FT is to be cut at Q-Tran to requested length | Not field cuttable

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Specification subject to change. Rev-10-16-23

BLLD

Georgia O'Keeffe Museum | Date: 10/25/23

Project #: 1044.23 | Issue: In Progress Set

LIGHTING FIXTURE CUTSHEET

TYP L4

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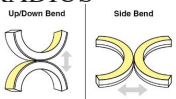
ANYBEND™ STATIC WHITE
Flexible Fixtures - Q-CAP

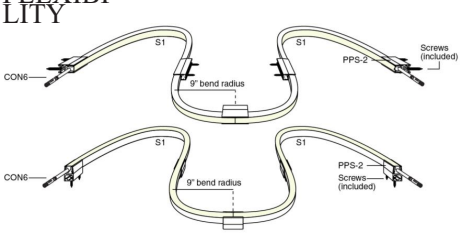
1 PRODUCT - DIMENSIONS

Profile (Standard)

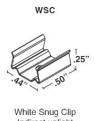
BEND RADIUS



FLEXIBILITY

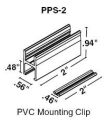


2 MOUNTING



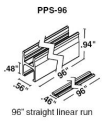
White Snug Clip Indirect uplight

To order separately use WSC-02
Each clip comes with a #4x3/8" flat screw



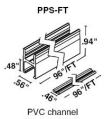
PVC Mounting Clip

To order separately use MICROS-PPS2



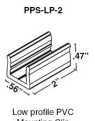
96" straight linear run

To order separately use MICROS-PPS-96
Each clip comes with a #6" flat screw



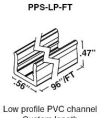
PVC channel Custom length

To order separately use MICROS-PPS-FT
Each clip comes with a #6" flat screw



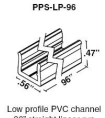
Low profile PVC Mounting Clip

To order separately use MICROS-PPS-LP-2



Low profile PVC channel Custom length

To order separately use MICROS-PPS-LP-FT
Each clip comes with a #6" flat screw



Low profile PVC channel 96" straight linear run

To order separately use MICROS-PPS-LP-96
Each clip comes with a #6" flat screw

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Specification subject to change. Rev-10-16-23

BLLD	Georgia O'Keeffe Museum		Date: 10/25/23	TYP L4
	Project #: 1044-23		Issue:	
	LIGHTING FIXTURE CUTSHEET		Progress Set	

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ANYBEND™ STATIC WHITE
Flexible Fixtures - Q-CAP

4 DELIVERED LUMENS
[Calculated L70 = 40000 hrs]
Tested with ANBD-SW-WSC-DRY

CCT	1.0W/FT				2.0W/FT				4.0W/FT			
	ENC/CL		ENC/TL		ENC/CL		ENC/TL		ENC/CL		ENC/TL	
	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI
2400K	44	93	49	92	120	93	131	92	260	93	253	93
2700K	48	96	32	98	133	97	85	98	283	97	186	98
3000K	52	95	47	96	140	95	127	97	300	96	217	97
3500K	51	98	41	98	137	98	109	98	296	97	247	98
4000K	46	97	53	98	122	97	138	98	275	96	304	97

TEMPERATURE RATINGS

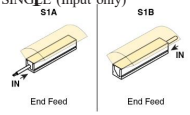
	1.0 W/FT		2.0 W/FT		4.0 W/FT	
	Min	Max	Min	Max	Min	Max
Surface Mounted	-4°F	135°F	-4°F	130°F	-4°F	105F
Storage Temp	-4°F	140°F	-4°F	140°F	-4°F	140°F
Installation Temp	50°F	100°F	50°F	100°F	50°F	100°F

BUG RATING

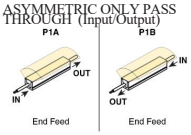
WATTAGE	B	U	G
1.0 (ALL CCTs), 2.0 (ALL CCTs), 4.0 (ALL CCTs)	B0	U1	G0

6 DIODE VISIBILITY
ENC/CL - Clear encapsulation
ENC/TL - Translucent encapsulation

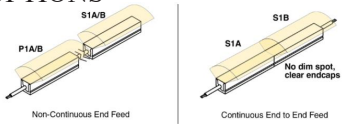
7 WIRE INPUT/OUTPUT
ASYMMETRIC ONLY SINGLE (Input only)



ASYMMETRIC ONLY PASS THROUGH (Input/Output)



CONFIGURATION OPTIONS



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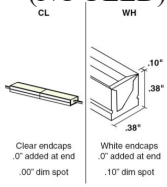
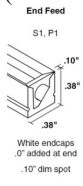
8 CONNECTOR/WIRE

Connector/Wire In or Out not needed to specify product. Typical selection is S1 for Connector/Wire In, and BW for Connector/Wire Out. N/A for End Caps

10 END CAPS (NO FEED)

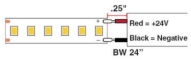


END CAPS (WITH FEED)



LENGTH - WIRING DETAIL

Available in 1" increments 12"-191"



12 EXACT/OPTIMAL FIXTURE LENGTH SW LENGTHS BY INCH

Exact fixtures are the length specified. Optimal fixtures' length is rounded down with illumination end to end. All fixtures tolerance is +0 -1/8". Consult factory for lengths under 12".

EXACT LENGTH

Requested Length	Potential dim spot on either end of fixture
12"	.5"
13"	.5"
14"	.5"
15"	.5"
16"	.5"
17"	.5"
18"	.5"
19"	.5"
20"	.5"
21"	.5"
22"	.5"
23"	.5"
24"	.5"
36"	.5"
48"	.5"
60"	.5"
72"	.5"
84"	.5"
96"	.5"

OPTIMAL LENGTH

Requested Nominal Length	S1A/B	P1A/B
12"	11.5"	11.75"
13"	12.5"	12.75"
14"	13.5"	13.75"
15"	14.5"	14.75"
16"	15.5"	15.75"
17"	16.5"	16.75"
18"	17.5"	17.75"
19"	18.5"	18.75"
20"	19.5"	19.75"
21"	20.5"	20.75"
22"	21.5"	21.75"
23"	22.5"	22.75"
24"	23.5"	23.75"
36"	35.5"	35.75"
48"	47.5"	47.75"
60"	59.5"	59.75"
72"	71.5"	71.75"
84"	83.5"	83.75"
96"	95.5"	95.75"

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ANYBEND™ STATIC WHITE Flexible Fixtures - Q-CAP

COMPATIBLE POWER SUPPLIES

See power supply cut sheets for more information. Data subject to change. all data has +/- 5% tolerance.

DIM TO LEVEL	INDOOR	OUTDOOR
	MICRO 5-SW	MICRO 5-SW
Dim to Black	Q6M-DC+CAP QTM-DC+CAP QTM-eLED(E) QZ-PH0-10V QZ-STICK-PH0-10V QTM-eLED+0-10V QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN	QOM-DC+CAP QOM-PH Q-PH Q-SET-QZ-DMX Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QZ-DMX QOM-eLED+DALI-DT6 Q-HEX-mini-DC Q-SET-mLED
0.1%	QTM-eLED+0-10V QTM-eLED-AWN QZ-DMX QZ-PH/0-10V QZ-STICK-PH/0-10V QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN		
1%	Non-Dim Power Supply with SW App Dongle	
10%		

DIMMING PROTOCOL	INDOOR	OUTDOOR
	MICRO 5-SW	MICRO 5-SW
Non-Dim	QTM-eLED-ND QZ-ND	Q-SET-QZ-ND Q-SET-eLED-ND QOM-eLED-ND QZ-ND
Phase	Q6M-DC+CAP QTM-DC+CAP QTM-eLED(E) QZ-PH0-10V QZ-STICK-PH/0-10V	Q-HEX-mini-DC Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-DC+CAP QOM-PH
0-10V	QTM-eLED+0-10V QTM-eLED-AWN QZ-PH/0-10V QZ-STICK-PH/0-10V	Q-SET-QZ-PH/0-10V Q-SET-eLED+0-10V QOM-eLED+0-10V QZ-PH/0-10V
Lutron Athena	QTM-eLED+DALI-DT6-AWN QTM-eLED-AWN	
ECO System	QTM-eLED(E)	
DMX	QZ-DMX	Q-SET-QZ-DMX QZ-DMX
DALI-2: DT6	QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AWN	QOM-eLED+DALI-DT6
SCENE App Dimmed	Non-Dim Power Supply with SW App Dongle	

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ANYBEND™ STATIC WHITE
Flexible Fixtures - Q-CAP

COMPATIBLE MOUNTING ACCESSORIES

Q-ANGLE

Adjustable mounting accessory

Q-MINI

UL Listed, miniature junction box

ADINE APP DONGLE

Wi-Fi or Bluetooth Connectivity

BARREL-EXT

8ft barrel cable extender

BARREL FOUR-FER

Splits lead from one to four LED Barrel connector fixtures

CON120-EXT

10ft Con cable extender

CON FOUR-FER

Splits lead from one to four LED Con connectors

NJ-MICRO

J Mounting Bracket

BL-MICRO

Backwards L Mounting Bracket

NL-MICRO

L Mounting Bracket

SD-L-MICRO

L Mounting Bracket

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QZ-PH/0-10V
LED Power Supply - 30W-288W

- Versatile Class 2 LED driver controlled with phase (forward or reverse) or 0-10V dimming signal
- Pulse Width Modulation (PWM) output provides smooth flicker-free dimming
- 24VDC constant voltage output
- Available wattage options: 30W, 60W, 96W, 192W, and 288W
- Housing is listed for indoor or outdoor use

1 PRODUCT	2 WATTAGE	3 PRIMARY VOLTAGE	4 SECONDARY VOLTAGE	5 CONTROL	6 COLOR
QZ		UNV	24V	PH/010	

Sample Part Number: QZ-60W-UNV-24V-PH/010-BK

1 PRODUCT
QZ

2 WATTAGE
30W
60W
96W
192W
288W

3 PRIMARY VOLTAGE
UNV Universal (120-277V)

4 SECONDARY VOLTAGE
24V

5 CONTROL
PH/010 Phase or 0-10V dimming

6 COLOR
WH White (Standard)
BK Black Powder Coat Finish

COMPATIBLE LEDS

STATIC WHITE	
SW24/1.5-4.0	✓
SW24/5.0, SW-HE, SW-HE-C	✓
SD-SW24/1.0-4.0	✓
SD-SW24/6.0	✓
DW-SW-XT	✓

OTHER	
DW-HE Tunable Applications	
DW-HE Warm Dim Applications	
WD	✓
SC	✓
RGB	
RGBW, RGBW-HE	

SHEETS	
Q-SHEETS SW	✓
Q-SHEETS DW Tunable Applications	
Q-SHEETS DW Warm Dim Applications	
Q-SHEETS RGBW	

MICROS	
MICRO 5-SW	✓
MICRO 5-DW Tunable Applications	
MICRO 5-DW Warm Dim Applications	
MICRO 5-RGB	

PRODUCT INFORMATION

- Vertical or horizontal surface mount
- Constant voltage output
- Phase Dimming: works with forward phase / leading edge, MLV and Reverse phase / trailing edge, ELV, TRIAC dimmers
- 0-10V dimming range: 0.1% - 100%
- 10V dimming
- PWM dimming
- Flicker-free dimming (high frequency) output reduces visible flicker
- IP66
- Follows recommended practices of IEEE standard P1789 to mitigate
- Suitable for damp locations
- Suitable for indoor & outdoor use
- Primary voltage - universal (110-277V)
- Wide operating temperature range: -40° to 60°C -40°F to 140°F
- Class B listed
- 5 year warranty

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QZ-PH/0-10V
LED Power Supply - 30W-288W

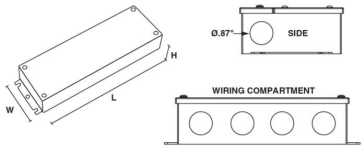
VOLTAGE DROP CHART

Wiring from power supply to light fixture must be two conductor cable

VDC	Load Wattage (W)	Distance from PS for 5% Voltage Drop								
		10 AWG	12 AWG	14 AWG	16 AWG	18 AWG	20 AWG	22 AWG	24 AWG	26 AWG
24	15	913	574	361	227	143	90	55	35	22
	30	456	287	181	114	71	45	28	17	11
	60	228	143	90	57	36	22	14	9	5
	80	171	108	68	43	27	17	10	7	4
	96	143	90	56	35	22	14	9	5	3

1 PRODUCT - DIMENSIONS

Size	Length (in)	Width (in)	Height (in)
30W	6.5	3.75	1.58
60W	7.5	3.75	1.58
96W	8.68	3.75	1.58
192W	10.94	4.33	1.77
288W	11.87	4.33	1.77



TECHNICAL INFORMATION

Wattage	Primary Voltage	Secondary Voltage	Secondary Current
30W	110-277V	24VDC	1.25 A
60W	110-277V	24VDC	2.5 A
96W	110-277V	24VDC	1x4 A
192W	110-277V	24VDC	2x4 A
288W	110-277V	24VDC	3x4 A

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BLLD

Georgia O'Keeffe Museum | Date: 10/25/23

Project #: 1044.23 | Issue: | TYP

LIGHTING FIXTURE CUTSHEET | Progress Set | L4

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QZ-PH/0-10V
LED Power Supply - 30W-288W

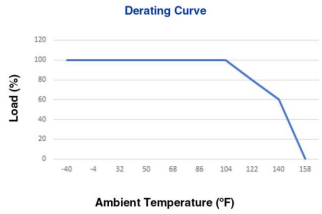
SPECIFICATIONS

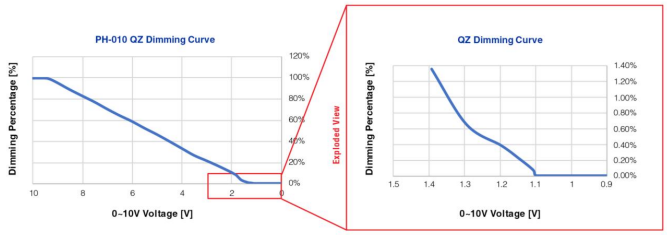
Input	
Input Voltage (Vrms)	110-277V
Input Current, max (Arms)	3.3A @ 110V
Inrush Current, max* (Apk)	43A@277V
Input Frequency (Hz)	50/60
Input Power (W)	330

Output	
Output Voltage, nom (V)	24
Output Current (A)	288W, 3x4A @ 24V
Output Power (Wmax)	288W

Environmental	Min	Nom	Max
THD (%)	-	-	20
PF (%)	0.94	-	-
Working Temp (°F)	-	-	140
IP Rating	66	-	-

*-200us event





PROTECTIONS

- Short Circuit Protection (SCP)
- Over Loading Protection (OLP)
- Over Temperature Protection (OTP)
- Input to Output 3kVAC / 100MΩ / 500VDC / 77ºF / 70%RH

COMPLIANCE

- EMI/RFI
  - FCC 47 CFR Part 15 Subpart B
- Certified
  - UL8750

COLOR

6	Black Powder Coat Finish (Standard)

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Rev-10-09-23

BLLD	Georgia O'Keeffe Museum	Date: 10/25/23	TYP L4
	Project #: 1044-23		
	LIGHTING FIXTURE CUTSHEET	Issue: Progress Set	

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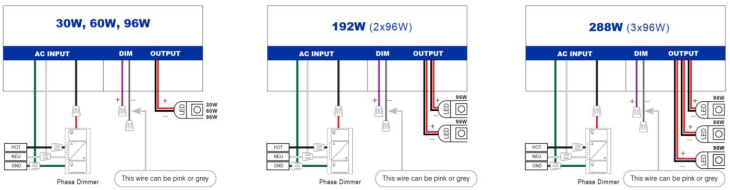
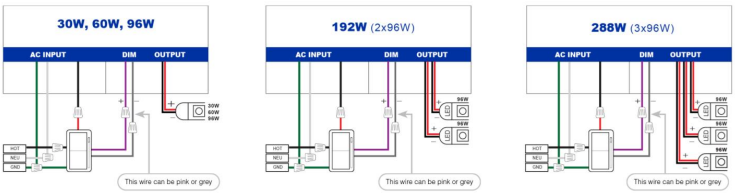
QZ-PH/0-10V
LED Power Supply - 30W-288W

PHASE DIMMING

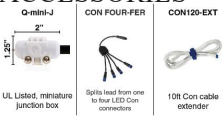


0-10V DIMMING



Wiring from power supply to light fixture must be two conductor cable

COMPATIBLE WIRING ACCESSORIES



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Rev-10-09-23

BLLD

Georgia O'Keeffe Museum | Date: 10/25/23
Project #: 1044.23 | Issue:
LIGHTING FIXTURE CUTSHEET | Progress Set

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Banks Landl Lighting Design • 461 Second Street, #659 • San Francisco, CA 94107 • 415 618 0855 tel •

TYP
L4

ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

SHOWN IN FLANGELESS BEVEL SQUARE

ELEMENT is a Next Generation Adjustable recessed downlight featuring full gimbal ability with lockable, tool-free, hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. Options include premium, warm dimming, tunable white, Xicato and Xicato Artist Series LED modules, IC and non-IC housings, Chicago Plenum housing, Sauna/steam bath rated housing, and a wide variety of trim finishes and colors. Trim options include flanged, flangeless and flangeless in wood ceiling.

- Patented high/low lamp positioning
- 2-step standard
- Standard dimming, tunable white, down to 1%
- Cross reflector
- Soft Focus lens option

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

Lumen output will vary by CCT and CRI. See photometric charts for output information.

SPECIFICATIONS

	STATIC WHITE		XICATO		WARM DIM		TUNABLE WHITE	
	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	1800/1450	1319/1124	1129	945	1300	900	1272	1150
WATTS	17	12	15	15	17	12	18	18
EFFICACY	106/85	110/94	75	63	76	75	72	64
CRI	80+/90+		80+	95+	90+		90+	
CBCP	10° - 19,414 | 18° - 5,848 25° - 5,416 | 60° - 3,230		21° - 3,184 | 43° - 2,733 | 60° - 1,014		18° - N/A | 25° - N/A | 40° - 1,622 | 60° - N/A			
CCT	2700K, 3000K, or 3500K		2700K, 3000K, or 3500K[3]		3000K - 1800K		5000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	2-step		1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING[1]	Standard reverse-phase, forward-phase, TRIAC, and 0-10V dimming (down to 1%) Lutron Hi-lume EcoSystem (down to 0.1%)				eldoLED 0-10V or DALI-2 (down to 0.1%)			
POWER SUPPLY	Constant current driver with +.9 power factor and +80% efficiency							
OPTICS	Field changeable 10°, 25°, 40°, or 60° TIR		Field changeable 21° or 60° reflector		Field changeable 18°, 25°, 40°, or 60° TIR			
ADJUSTABILITY	Lockable, hot-aiming 0-40° tilt, 361° rotation, high/low lamp positioning, 45° collar rotation							
CEILING APPEARANCE	Flanged, Flangeless or Flangeless in Wood Ceiling							
CEILING THICKNESS	Flanged: Up to 2-1/2" | Flangeless: No ceiling thickness limitations | Flangeless in Wood Ceiling: 1/2" to 1-1/2"							
CEILING APERTURE	Note: Thicker ceilings impact light cutoff 3-7/8" ceiling cutout							
HOUSING CONSTRUCTION	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation. Sauna/steam bath rated housing available only with combination of H shower trim, LO low output housing, and IC housing rating. Housing: Heavy-gauge, cold-rolled steel | Trim: Die-cast aluminum							
FINISH	Housing: Black Powder Coat | Trim: Antique Bronze, Black, Satin Nickel, or White (paintable)							
GENERAL LISTINGS	ETL Listed. Damp Location. Shower version - Wet Listed.							
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 Part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).							
WARRANTY[2]	50,000 hours min 5 years							

Data in chart reflect 3000K/80 CRI unless otherwise noted. RAL/custom CCT available, contact Quotes Department for ordering guides. Available on page 2.

[1] Visit visualcomfort.com for specific warranty limitations and details.

[2] 3500K Xicato module not available for Artist series.

[3] Xicato module not available for Artist series.

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UPDATED 8/1/23

BLLD LIGHTING FIXTURE CUTSHEET

Georgia O'Keeffe Museum Project #: 1044-23	Date: 10/25/23	TYP EL 5
	Issue: Progress Set	

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ELEMENT™ 3" LED ADJUSTABLE DOWNLINK

HOUSING

PRODUCT	CEILING APPEARANCE	CRI/CCT	BEAM SPREAD	FUNCTIONALITY	HOUSING RATING	DRIVE
E3R_ELEMENT3" ROUND E3S_ELEMENT3" SQUARE	FF_FLANGELESS FL_FLANGELESS LOW-LH FF_FLANGED WC_WOOD CEILING TRIM LO5_LOW-PROFILE 5" HOUSING W 12W3	927_90 CRI 2700K, 2-STEP 930_90 CRI 3000K, 2-STEP 927 9_90 CRI, 2700K-3000K, DIM 3-STEP 930 9_90 CRI, 3000K-3500K, DIM 3-STEP TWS2_90 CRI 5000K-2700K, TUNABLEWHITE 2-STEP4 -X_XICATO3 90 CRI 2700K-3000K, TUNABLEWHITE 2-STEP4 I27_HIGH 80 CRI 2700K, 1X2-STEP, OUTPUT I30_A27 STEP 80 CRI 3000K, 1X2-STEP I35_A30 STEP 80 CRI 3500K, 1X2-STEP -_14W8_XICATOARTIST	D_10°5 1_18° 2_25° 4_40° 6_60° 21_21° XICATO 43_43° XICATO 60_60° XICATO	A	N_NON-IC AIRTIGHT C_CHICAGOPLENUM E_EMERGENCY (BATTERY BACK-UP)6	INTEGRATEDDRIVERS UNIVERSAL PHASE/ELV0.1%-10V0.1%0-10V0.1%0-10V LOGARITHMIC0.1%DALI-2 (CHICAGOPLENUM) 0-10V LINEAR0.1%DALI-2 -ELDO_ELDOLEDFUNABLE WHITE0.1%DALI-2 -HLECOLUTRONHI-LUME0.1% ECOSYSTEM

Trims are required and must be ordered separately. For dimming details, refer to dimmer compatibility chart.

Wood ceiling option accommodates thicknesses from 1/2" to 2". Not suitable for wet locations.

Flangeless trims only available for wet applications. Not suitable for bathroom use.

LO5 housing available only with combination of H shower trim, 1LO output housing, and I1C housing rating.

Tunable White only available in high output, only available with ELT0 (0-10V, linear), or ELTD (DALI-2). For 0-10V logarithmic dimming consult Quotes Department.

50 - 10° optic has a unique LED module not available with warm dim or tunable white. Changing optics to 18°, 25°, 40° or 60°, will require a new LED module.

Compatible with select Xicato® Artist Gen 2 modules. Not compatible with round flangeless trims. 277V is only compatible with 0-10V dimming. Xicato® modules are available in standard finish only. Xicato® modules require standard drivers (non-Lutron or eldoLED). To order Xicato® at the end of the item number, please specify XA2743DL-010 for 120V - 277V, for Phase 277V or 3102277 for 0-10V. For example: E3RLF-XA2743DL-010 or E3RLF-XA2743DL-277 or E3RLF-XA2743DP-277. For fine tune adjustment of the Xicato Reflectors, it may not be possible on the 18° optic in low position and still tiltable in the high position.

TRIM

PRODUCT	CEILING APPEARANCE	STYLE	APERTURE	FINISH
E3R_ELEMENT3" ROUND E3S_ELEMENT3" SQUARE	FF_FLANGELESS F_FLANGED UP TO 1" CEILING THICKNESS F20_FLANGED 1.6"-2.0" CEILING THICKNESS F25_FLANGED 2.1"-2.5" CEILING THICKNESS	BBEVEL FLFLAT	RE_NO LENS H_SHOWER TRIM2	B_ANTIQUE BRONZE S_BLACK W_SATIN NICKEL -L_WHITE LENSED2

Wood ceiling option accommodates thicknesses from 1/2" to 2". Not suitable for wet locations.

Flangeless trims only available for wet applications. Not suitable for bathroom use.

LO5 housing available only with combination of H shower trim, LO output housing, and I1C housing rating.

2H, L - Lensed products come with Solite® Soft Focus lens.

LENSES / LOUVERS

PRODUCT
140MR16SF_SOLITESOFT FOCUSLENS 140MR16SLINEAR SPREADLENS 140MR16SSPECIALTY SPREADLENS FL2RHCBK_EGGCRATE/HEXCELL LOUVER

1For additional lenses, louvers, optical controls and accessories, reference Visualcomfort.com. E3HSLouvers mounted to lamp assembly only (max 2).

WALL WASH TRIM

PRODUCT	CEILING APPEARANCE	STYLE	FINISH	LED
E3R_ELEMENT3" ROUND E3S_ELEMENT3" SQUARE	CF_FLANGELESS FLUSH CEILING F_FLANGED	W_WALL WASH	B_ANTIQUE BRONZE -B_BLACK -S_SATIN NICKEL -W_WHITE	-LED

1Wall wash trims may be used to convert the ELEMENT Adjustable housing to a wall wash. For dedicated wall wash housings, refer to the ELEMENT 3" Wall Wash specification sheet.

FROSTED BOROSILICATE LENS KIT

PRODUCT
240E3SBLSP-B_BOROSILICATELENSKIT| ELEMENT3" SQUAREBEVELTRIM 240E3SQLSP-B_BOROSILICATELENSKIT| ELEMENT3" SQUAREFLATTRIM 240E3RBLSP-B_BOROSILICATELENSKIT| ELEMENT3" ROUNDBEVELTRIM 240E3RDLSP-B_BOROSILICATELENSKIT| ELEMENT3" ROUNDFLATTRIM

Frosted borosilicate lens kit includes lens and lens spring. Fits ELEMENT 3" mount ID trim.

REPLACEMENT OPTICS

PRODUCT	BEAM SPREAD
353E4LEDC OPT	18° 25° 40° 60°
353E4LEDCOPT	40°

REPLACEMENT REFLECTORS

PRODUCT	BEAM SPREAD
352LEDXR REF	21° 43° 60°

For use with Xicato modules only.

PREMIUM LENS HOLDER

PRODUCT	LENSES
240E3LENSHLDR	ONE LENS TWO LENSES

Provides more secure mounting of additional lenses than the lens holder that ships with fixture. Not compatible with the 10° optic, creates beam spread.

PLASTER PLATES

PRODUCT
150E3RPPLT-A_3" ROUNDDIE-CASTMETAL|
150E3SPPLT-A_3" SQUAREDIE-CASTMETAL|
150E3RTPPLT-W_3" ROUNDSHEETMETAL2
150E3STPPLT-W_3" SQUARESHEETMETAL2

Plaster plates convert housings into flangeless housings. Round not compatible with Lutron Hi-lume or eldoLED drivers. Square not compatible with eldoLED drivers.

Designed for use with E3 housings with flangeless trims. Round not compatible with Lutron Hi-lume or eldoLED drivers, meshed sheet-metal and plates available for minimized plaster feathering to meet installer preference.

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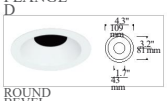
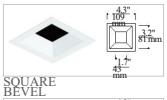
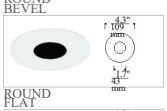
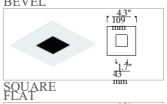
ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

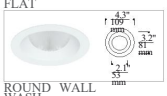
FLANGED

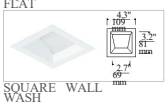

ROUND BEVEL


SQUARE BEVEL

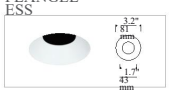

ROUND FLAT

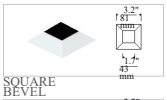

SQUARE FLAT

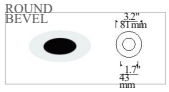

ROUND WALL WASH

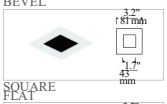

SQUARE WALL WASH

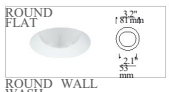
FLANGELESS

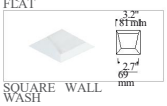

ROUND BEVEL


SQUARE BEVEL


ROUND FLAT


SQUARE FLAT


ROUND WALL WASH


SQUARE WALL WASH

FINISH

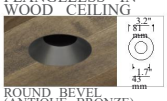
ANTIQUE BRONZE

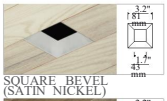
BLACK

SATIN NICKEL

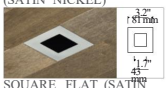
WHITE (PAINTABLE)

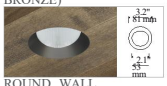
FLANGELESS IN WOOD CEILING


ROUND BEVEL (ANTIQUE BRONZE)


SQUARE BEVEL (SATIN NICKEL)

ROUND FLAT (ANTIQUE BRONZE)


SQUARE FLAT (SATIN NICKEL)


ROUND WALL WASH (ANTIQUE BRONZE)

SQUARE WALL WASH (SATIN NICKEL)

LENS OPTION

SHOWN WITH AND WITHOUT A LENS (SQUARE FLANGED BEVEL)

SHOWN WITH AND WITHOUT A LENS (ROUND FLANGELESS BEVEL)

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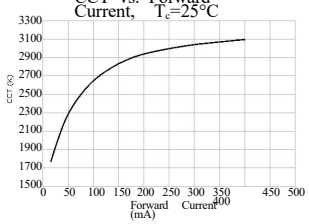
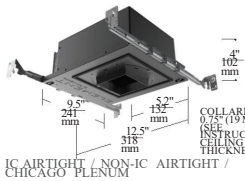
ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

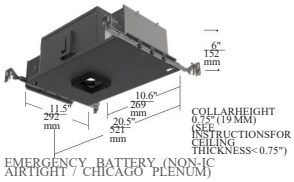
CCT vs. Forward Current, T_c=25°C



HOUSING



IC AIRTIGHT / NON-IC AIRTIGHT / CHICAGO PLENUM



EMERGENCY BATTERY (NON-IC AIRTIGHT / CHICAGO PLENUM)

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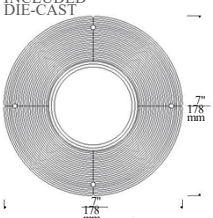
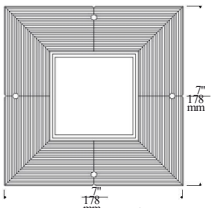
VISUAL COMFORT & CO. | ARCHITECTURAL COLLECTION
FORMERLY KNOWN AS TECH LIGHTING

ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

ALUMINUM
INCLUDED
DIE-CAST

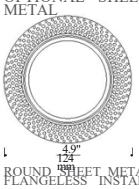


ROUND DIE-CAST (INCLUDED FOR FLANGELESS INSTALLATION)

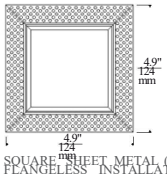


SQUARE DIE-CAST (INCLUDED FOR FLANGELESS INSTALLATION)

OPTIONAL SHEET METAL

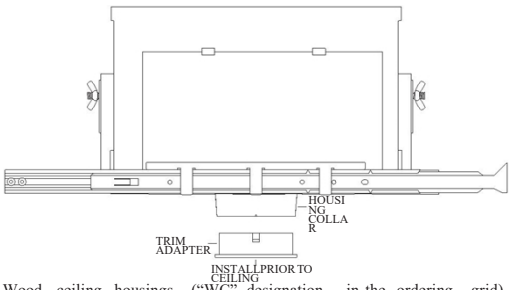


ROUND SHEET METAL (OPTIONAL FOR FLANGELESS INSTALLATION)

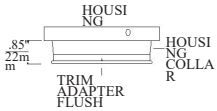


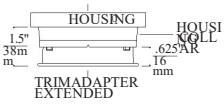
SQUARE SHEET METAL (OPTIONAL FOR FLANGELESS INSTALLATION)

FLANGELESS IN WOOD CEILING TRIM ADAPTER



TRIM ADAPTER INSTALLED





Wood ceiling housings ("WC" designation in the ordering grid) ship with an adjustable trim adapter that inserts into the housing aperture and allows standard ELEMENT 3" flangeless trims to achieve a truly flangeless, flush ceiling appearance in special applications such as wood or stone installation. For use in new construction. Consult installation instructions regarding plenum requirements and ceiling thickness ratios.

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Georgia O'Keeffe Museum | Date: 10/25/23
Project #: 1044.23
LIGHTING FIXTURE CUTSHEET
Issue: Progress Set

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Banks Landl Lighting Design • 461 Second Street, #659 • San Francisco, CA 94107 • 415 618 0855 tel •

TYP
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5

ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance.

Available finishes include Anodized Gold and Silver for a decorative accent or Anodized Black for an ultimate quiet ceiling aesthetic. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color, and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT trims and housings.

- Housings
- Finish Options: Anodized Black (B) or Anodized Silver (S)

SPECIFICATIONS

COMPATIBLE TRIMS	NON-SLOTTED (FOR FIXED)	SLOTTED (FOR ADJUSTABLE)
3" round, flanged, bevel	E3TREFNS1 (B OR S)	E3TREFS4 (B OR S)
3" square, flanged, bevel	E3TREFNS5 (B OR S)	E3TREFS1 (B OR S)
3" round, flanged, flat	E3TREFNS1 (B OR S)	E3TREFS4 (B OR S)
3" square, flanged, flat	E3TREFNS3 (B OR S)	E3TREFS2 (B OR S)
3" round, flangeless, bevel	E3TREFNS2 (B OR S)	E3TREFS6 (B OR S)
3" square, flangeless, bevel	E3TREFNS6 (B OR S)	E3TREFS5 (B OR S)
3" round, flangeless, flat	E3TREFNS4 (B OR S)	E3TREFS3 (B OR S)
3" square, flangeless, flat	E3TREFNS3 (B OR S)	E3TREFS2 (B OR S)

May require lamp to be placed in high position; flangeless trims not compatible with fixed housings. Non-slotted reflectors may be used in adjustable housings with the lamp assembly placed in the 0° tilt position.

SHOWN IN ANODIZED BLACK (BELOW CEILING VIEW)

SHOWN IN ANODIZED SILVER (BELOW CEILING VIEW)

SHOWN IN ANODIZED SILVER (BELOW CEILING VIEW)

SHOWN IN ANODIZED BLACK (TRIM MOUNTED)

SHOWN IN ANODIZED BLACK AND SILVER (REFLECTOR ONLY)

ORDERING GRID

E3 TRIM-MOUNTED REFLECTORS

PRODUCT	STYLE	FINISH
E3TREF	NS1 NON-SLOTTED	BLACK
	NS2 NON-SLOTTED	ANODIZED SILVER
	NS3 NON-SLOTTED	
	NS4 NON-SLOTTED	
	NS5 NON-SLOTTED	
	NS6 NON-SLOTTED	
	S1 SLOTTED	
	S2 SLOTTED	
	S3 SLOTTED	
	S4 SLOTTED	
	S5 SLOTTED	
	S6 SLOTTED	

E3TREF

Reflectors are placed on top of the inside of the trim or affixed via screws (only if provided).

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ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

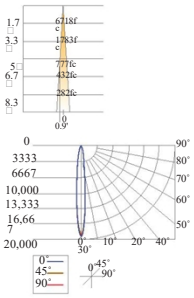
Description:	3" LED Module 10° Beam - 0° Tilt, E3 Citizen 80 CRI, 3000K	3" LED Module 18° Beam - 0° Tilt, E3 Citizen 80 CRI, 3000K	3" LED Module 25° Beam - 0° Tilt, E3 Citizen 80 CRI, 3000K
Model:			
Input Power (Watts):	16.3	18.1	18.3
Input Power Factor:	0.98	0.98	0.98
Flux (Absolute):	1337 Lumen	1598 Lumen	1754 Lumen
Efficacy:	Luminous Efficacy (Lumens per Watt): 82	Luminous Efficacy (Lumens per Watt): 88.1	Luminous Efficacy (Lumens per Watt): 95.5

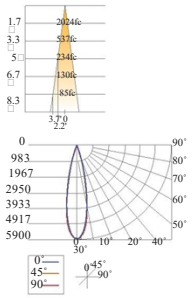
Output difference between CCTs ~ 5%, CRIs ~ 15%.

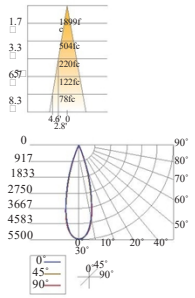
ANGLE	0°	45°	90°
0°	19414	19414	19414
5°	10254	10254	10254
10°	3511	3511	3511
15°	1342	1342	1342
20°	383	383	383
25°	126	126	126
30°	84	84	84
35°	54	54	54
40°	31	31	31
45°	22	22	22
50°	18	18	18
55°	11	11	11
60°	6	6	6
65°	3	3	3
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	5848	5848	5848
5°	5500	5478	5491
10°	3919	3944	3905
15°	2103	2212	2149
20°	1058	1199	1075
25°	507	548	508
30°	250	237	250
35°	148	140	141
40°	93	98	94
45°	51	69	61
50°	33	46	37
55°	21	27	24
60°	4	15	10
65°	2	3	2
70°	2	2	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0

ANGLE	0°	45°	90°
0°	5422	5416	5427
5°	4916	4872	4888
10°	3800	3718	3721
15°	2040	2115	2016
20°	870	979	900
25°	400	441	414
30°	190	190	196
35°	103	103	105
40°	60	65	61
45°	27	43	31
50°	16	25	17
55°	7	12	7
60°	2	5	2
65°	2	2	2
70°	1	1	2
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0







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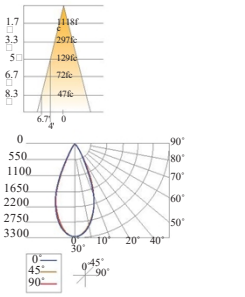
ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

Description:	3" LED Module 40° Beam - 0° Tilt, 83 CRI, 3000K
Model	E3 Citizen
Input Power (Watts):	16.9
Input Power Factor:	0.98
Flux (Absolute Lumens):	1774
Luminous Efficacy (Lumens per Watt):	104.6

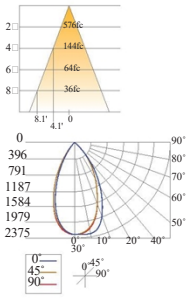
Output difference between CCTs ~ 5%, CRIs ~ 15%.

ANGLE	0°	45°	90°
0°	3230	3230	3230
5°	3107	3126	3159
10°	2824	2830	2871
15°	2415	2407	2463
20°	1863	1866	1937
25°	1111	1125	1128
30°	490	521	479
35°	221	232	205
40°	115	114	110
45°	65	64	59
50°	30	38	22
55°	14	22	11
60°	6	9	4
65°	1	3	1
70°	1	1	1
75°	1	1	1
80°	0	0	0
85°	0	0	0
90°	0	0	0



Description:	3" LED Module 60° Beam - 0° Tilt, 83 CRI, 3000K
Model	E3 Citizen
Input Power (Watts):	18.4
Input Power Factor:	0.98
Flux (Absolute Lumens):	1536
Luminous Efficacy (Lumens per Watt):	83.5

ANGLE	0°	45°	90°
0°	2305	2305	2305
5°	2313	2298	2268
10°	2295	2248	2155
15°	2219	2116	1938
20°	1964	1876	1714
25°	1548	1544	1330
30°	1113	1176	1013
35°	749	835	704
40°	450	511	428
45°	230	283	221
50°	94	140	91
55°	38	69	35
60°	18	31	16
65°	8	13	6
70°	0	4	0
75°	0	0	0
80°	0	0	0
85°	0	0	0
90°	0	0	0



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BLLD

Georgia O'Keeffe Museum | Date: 10/25/23

Project #: 1044-23

LIGHTING FIXTURE CUTSHEET

Issue: Progress Set

TYP

L 5

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FORMERLY KNOWN AS TECH LIGHTING

ELEMENT™ 3" LED ADJUSTABLE DOWNLIGHT

JOB NAME AND INFORMATION

FIXTURE TYPE AND QUANTITY

NOTES

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ARCHITECTURAL COLLECTION
FORMERLY KNOWN AS TECH LIGHTING
7400 Linder Avenue, Skokie, Illinois 60077
847.410.4400 | visualcomfort.com

BLLD	Georgia O'Keeffe Museum	Date: 10/25/23	TYP L5
	Project #: 1044.23	Issue:	
	LIGHTING FIXTURE CUTSHEET	Progress Set	

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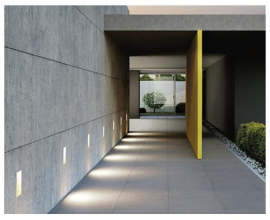

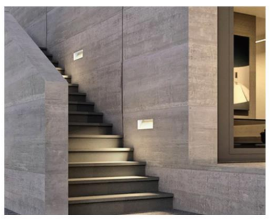

Unique lighting system for wall recessed lighting in exterior applications. The system consists of a series of concrete forming boxes designed to create a cavity in the wall during the concrete forming process. The resulting void in the wall houses the LED light module, which is concealed from view. Designed for low mounting heights with downward asymmetric light distribution. Low luminance with light source regressed inside the luminaire and shielded from all viewing angles

Luminaire characteristic:	Power input: 4W to 12W Lumens: up to 551lm (for 3000K, 80CRI) Luminaire efficacy: Up to 60lm/W
Source:	White LED module (LM-80) 4000K; 80CRI, 3000K; 80CRI,
Lumen maintenance:	80% of initial lumens at 50 000 hours (L70) (LM79).
Optic:	Downward Asymmetric
Material :	Body: Die-cast Diffuser: Toughened glass Recessed housing: Polypropylene
Mountin g:	Wall recessed cast in concrete. Supplied with a two part housing installation kit, anchor screws, bolts, locking system and adhesive template to ensure perfect alignment when installing.
Electrica l:	Connection type: 3. TPT Connections to be done inside the back box.
Finish:	Concrete
Weight :	1.8 lbs (0.8 kg) to 3.97 lbs (1.8 kg).
Warrant y:	5 year limited warranty
Rating:	IP65 IK06
Certificatio n:	cULus listed for Wet location

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ORDERING INFO

SGHO - - REM - -

FIXTURE 35

BACK BOX

RESET INFO

MODEL

SQUARE

- ☐ SQS - Square Small
- ☐ SQM - Square Medium
- ☐ SQL - Square Large

HORIZONTAL

- ☐ HOR - Horizontal

LED

- ☐ 830 - 3000K, 80 CRI
- ☐ 840 - 4000K, 80 CRI

VOLTAGE

- ■ REM - 24V remote power supply

FINISH

- ■ 35 - Concrete

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BLLD

Georgia O'Keeffe Museum | Date: 10/25/23

Project #: 1044.23

LIGHTING FIXTURE CUTSHEET

Issue: In Progress Set

TYP L6

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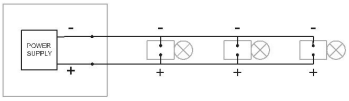
REMOTE POWER SUPPLY OPTIONS
(TO BE ORDERED SEPARATELY)

Watts	Voltage	Dimming protocol	Dimming range	Dimension	Max distance*	Min-Max Units GHO-SQS 4W*	GHO-SQM 6W*	GHO-HOR 10W*	GHO-SQL 12W*
Indoor rating									
☐ 25	120-277V	None	None	6" x 4" x 3" (152 x 102 x 76mm)	30ft (9m)	1-6	1-4	1-2	1-2
☐ 60	120-277V	None	None	10" X 8" X 4" (254 X 203 X 101mm)	30ft (9m)	1-15	1-10	1-5	1-5
☐ 72	120-277V	0-10V	Down to ±10%	6" X 6" X 3" (152 X 152 X 76mm)	30ft (9m)	1-18	1-12	1-7	1-6
☐ 96	120-277V	Lutron® Hi-Lume® 1% EcoSystem™ (Soft-on/Fade to Black)	Down to ±0.1%	11" X 6" X 2" (279 X 152 X 51mm)	30ft (9m)	2-23	1-16	1-9	1-8
☐ 150	120-277V	0-10V	Down to ±10%	10" X 8" X 4" (254 X 203 X 101mm)	30ft (9m)	1-37	1-25	1-14	1-12
Outdoor rating									
☐ 25	120-277V	None	None	4" X 7" X 3" (102 X 178 X 76mm)	20ft (6m) 30ft (9m)	1-6	1-4	1-2	1-2
☐ 36	120-277V	None	None	4" X 7" X 3" (102 X 178 X 76mm)	30ft (9m)	1-9	1-6	1-3	1-3
☐ 80	120V	Leading and trailing edge Down to and TRIAC)	±15%	14" X 5" X 2" (355 X 127 X 51mm)	30ft (9m)	2-20 (DIM 8-20)	1-13 (DIM 5-13)	1-7 (DIM 3-7)	1-6 (DIM 3-6)
☐ 200	120-277V	None	None	12" X 5" X 2" (304 X 127 X 51mm)	15ft (4m)	1-25 Per channel (Max 50)	1-16 Per channel (Max 32)	1-10 Per channel (Max 20)	1-8 Per channel (Max 16)

4444-0024-025-UNV-ND
4448-0024-060-UNV-ND
4445-0024-072-UNV-Dfd
4447-0024-096-UNV-D2
4449-0024-150-UNV-Dfd
4548-0024-025-UNV-ND
4548-0024-036-UNV-ND
4551-0024-080-120-LTE
4546-0024-200-20-UNV-ND

*Wattage requirement for one (1) fixture (Remote fixture only).
**Calculated for 16AWG cable. Contact factory for longer remote distance.

WIRING DIAGRAM
*Multiple luminaires must be connected in parallele



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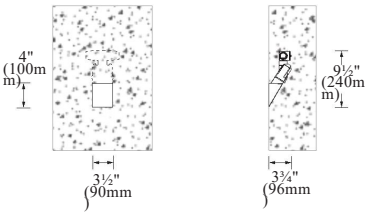
DIMENSION

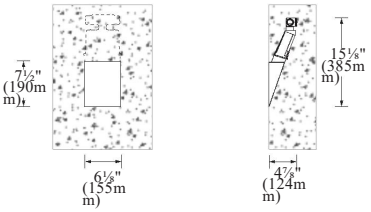
FRONT VIEW

SIDE VIEW

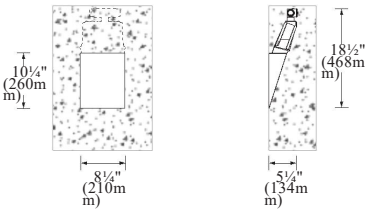
GHOST SQUARE SMALL
Complete with back box: SCASSC8030



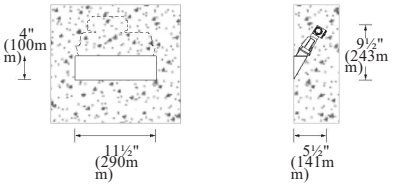
GHOST SQUARE MEDIUM
Complete with back box: SCASSC8028



GHOST SQUARE LARGE
Complete with back box: SCASSC8026



GHOST HORIZONTAL
Complete with back box: SCASSC8022



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PHOTOMETRIC DATA

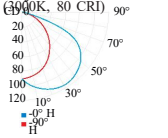
Visit sistemalux.com for complete photometric data

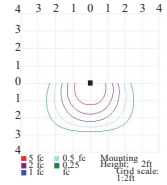
GHOST SQUARE SMALL

CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000 K	80	4W	Asymmetric	240	60	113	SGHO-SQS-830

*USE MULTIPLIER TABLE FOR OTHER CCT AND CRI OUTPUT DATA

Asymmetric (3000K, 80 CRI)





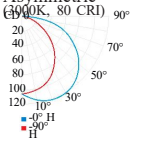
CCT options	300K	4000 K
CRI options	80CRI	80CRI
Multiplier	1	1.08

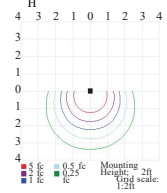
GHOST SQUARE MEDIUM

CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000 K	80	6W	Asymmetric	269	44	119	SGHO-SQM-830

*USE MULTIPLIER TABLE FOR OTHER CCT AND CRI OUTPUT DATA

Asymmetric (3000K, 80 CRI)





CCT options	300K	4000 K
CRI options	80CRI	80CRI
Multiplier	1	1.08

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PHOTOMETRIC DATA

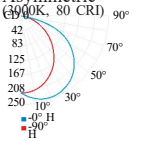
Visit sistemalux.com for complete photometric data

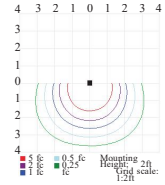
GHOST SQUARE LARGE

CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000 K	80	12W	Asymmetric	551	45	244	SGHO-SQL-830

*USE MULTIPLIER TABLE FOR OTHER CCT AND CRI OUTPUT DATA

Asymmetric (3000K, 80 CRI)





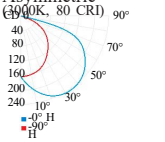
CCT options	300K	4000 K
CRI options	80CRI	80CRI
Multiplier	1	1.07

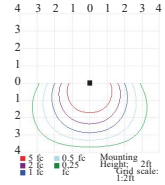
GHOST HORIZONTAL

CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000 K	80	10W	Asymmetric	491	49	238	SGHO-HOR-830

*USE MULTIPLIER TABLE FOR OTHER CCT AND CRI OUTPUT DATA

Asymmetric (3000K, 80 CRI)





CCT options	300K	4000 K
CRI options	80CRI	80CRI
Multiplier	1	1.08

IP - IK - Last update: August 17, 2022

Due to continuous improvements, the information herein may be changed without notice

SISTEMALUX
9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.523.1339 F.: 514.525.6107 www.sistemalux.com

The work contained in this document is the property of Hiram Banks Lighting Design and may not be modified in any manner without expressed written permission.
This includes, but is not limited to, quantity, specification of luminaire equipment.

Banks Landl Lighting Design • 461 Second Street, #659 • San Francisco, CA 94107 • 415 618 0855 tel •

LED recessed wall luminaires - stainless steel - directed

BEGA

Type:
BEGA Product:
Project:
Material:

Application
LED recessed wall luminaire with directed light distribution for the illumination of ground surfaces, building entrances, plazas, and footpaths

Material
Outer housing and luminaire housing constructed of marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Fastening screws constructed of 316 grade machined stainless steel
Mechanically resistive stainless steel housing is North American Standards, suitable for wet locations
Protection class IP67
Weight: 23.2 lbs

Operating voltage	120-277V AC
Minimum start temperature	-30°C
LED module	39.2.0 W
Control gear	120V
Control/dimming	dimmable
System wattage	109 W
Color rendering index	Ra > 80
Luminaire lumens	3,412 lumens (3000K)
Lifetime at 25°C ambient temperature	> 500,000 h (L70)
Lifetime at Ta=35°C	116,000 h (L70)

□ 3000K - Product number + K3
□ 2700K - Product number + K27
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see our website for details

Finish
#4 brushed
Custom colors are not available.
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the like stains.

LED recessed wall luminaires - directed				
LED		A	B	C
24 109	39.2.0 W	60⅛	5	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0333 info@bega-us.com
Due to the dynamic nature of products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
BEGA 2018
Updated 07/25/18

BLLD Banks Landl Lighting Design

Georgia O'Keeffe Museum
Project #: 1044.23
LIGHTING FIXTURE CUTSHEET

Date: 10/25/23
Issue: Progress Set

TYP L7

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VISUAL COMFORT & CO.

8538501EN3-12: Medium One Light Outdoor Wall Lantern

Collection: Crittenden
Supplied with 6.5-inches of wire
An ENERGY STAR® qualified lighting fixture uses LED bulbs to offer savings without sacrificing performance, longevity and durability
Designed for dry and wet environments allowing for direct water contact
3-year manufacturer warranty
The Crittenden is offered in two finishes, Satin Aluminum and Black, each offering a completely unique interpretation of the design.
UPC #:785652053009

Finish: Black (12)

Dimensions:

Width	10.0"
Height	8.5"
Weight:	1.6 lbs.

Extends: 11.375"
Wire: - 6.5" (color;Black/White)
Mounting Proc.: Cap Nuts
Watts9
Connection; Mounted To Box
Lumens 800

Bulbs:

1 - LEDMedium A19 9.0w Max. 120v included

Features:

- ENERGY STAR® Qualified
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source that delivers exceptional performance.
- Metal Shade Appendix (CA8) - Shade is included in the appendix (CA8) approved lamp.

Material Info:

Body - Aluminum - Undefined

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Manual (English, Spanish, and French) (990W8538501-CRI)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			0.88	5.0	2.5	

Replacement Bulb Data:

Product #	Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8538501EN3-12	1	785652053009	14.0	13.0	11.5	1.21	3.1	250	Yes
Ny Pallet		54		48.0	40.0	72.0	80.0	167.4		No
Pallet		50		48.0	40.0	72.0	80.0	150.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

BLLD

Georgia O'Keeffe Museum
Project #: 1044.23
LIGHTING FIXTURE CUTSHEET
Issue: Progress Set
Date: 10/25/23
TYP L8

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This includes, but is not limited to, quantity, specification of luminaire or equipment.

Banks Landl Lighting Design • 461 Second Street, #659 • San Francisco, CA 94107 • 415 618 0855 tel •

Project Name:	Type:
Part Number:	Date:

GREENCREATIVE

FILAMENT

FEATURES

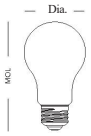
- Suitable to replace 40W and 60W incandescent
- Vintage A-lamp look fits all decorative applications
- Smooth dimming with existing installations
- Mean-designed driver - No heatsink required
- Comfortable warm diffused light
- Suitable for use in wet locations , not suitable for use in totally enclosed fixtures
- Fixture operating temperature: -4°F to 95°F (-20°C to 35°C)
- Lamp ambient temperature: -4°F to 104°F (-20°C to 40°C)
- Rated Lifetime (L70): 15,000hrs
- 3 Year Limited Warranty

SPECIFICATIONS

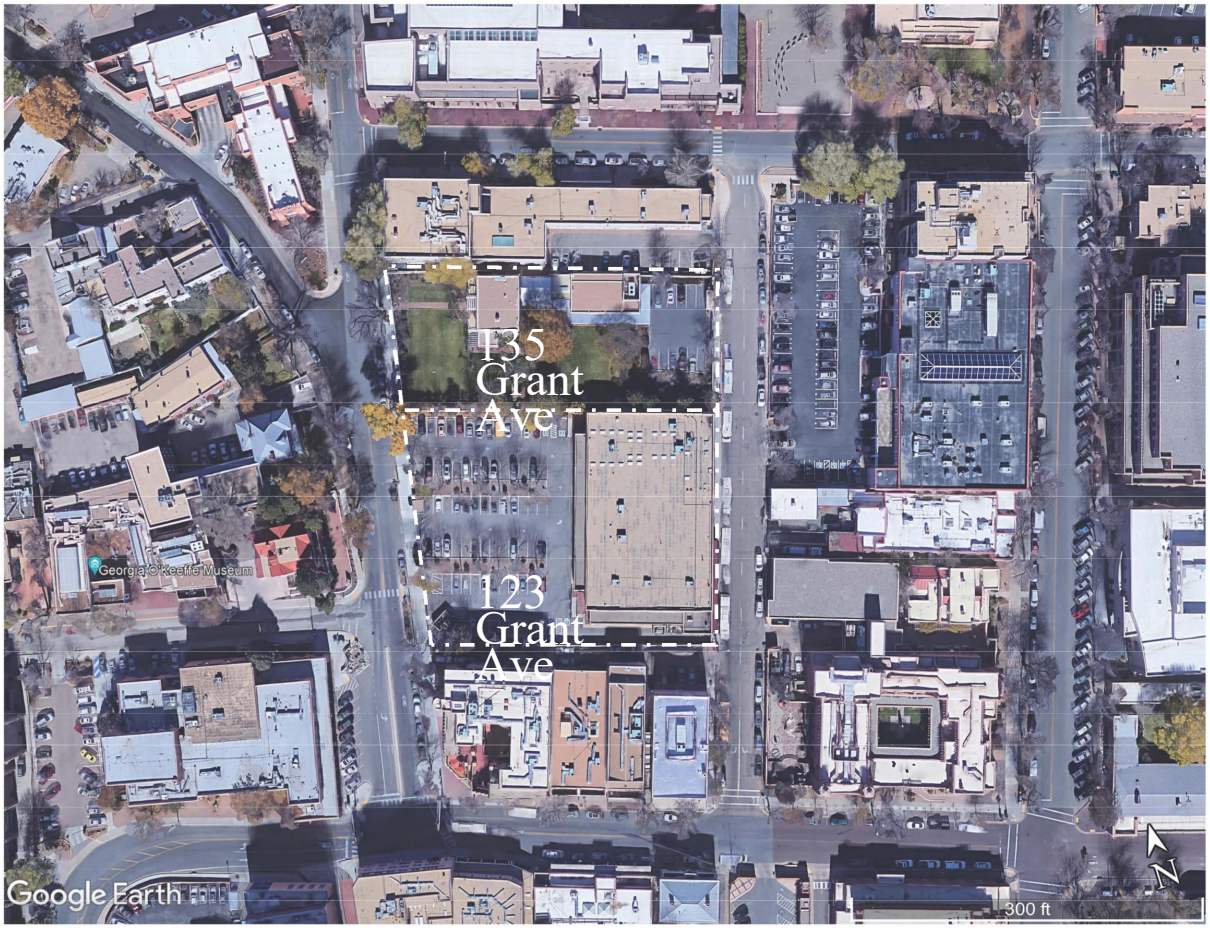
Product	Model	Equiv.	CCT	Finish	Wattage (Power)	Lumens (Input)	Efficacy (LPW)	Voltage	Dim. *	CRI	UL Location	Fixture Rating	ES / T20
98357	5FA19DIM/820/A	40W	2000K	Amber	5	340	68	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98376	5FA19DIM/827/FR	40W	2700K	Clear Frosted	5	450	90	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98450	5FA19DIM/82	40W	2700K	Clear	5	450	90	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98278	7.5FA19DIM/827	60W	2700K	Clear	7.5	800	107	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98448		60W	2700K	Amber	7.5	600	80	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	√
98449	7.5FA19DIM/820/A	60W	2000K	Frosted	7.5	800	107	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98358	7.5FA19DIM/827/FR	60W	2700K	Silver Bowl	7.5	700	93	0.7	120V	82	Yes	Wet	Non-Enclosed N.A. / N.A.	
98279	7.5FA19DIM/827/SB	60W	2700K	Clear	9	810	90	0.7	120V	92	Yes	Wet	Non-Enclosed N.A. / N.A.	√ / √
	9FA19DIM/927												Non-Enclosed N.A. / N.A.	

*This lamp might not be compatible with all dimmers. Please visit [illegible] for compatibility information

DIMENSIONS & [illegible]



Model	Base	MOL	Dia.	Weight
5FA19DIM/820/A	E26	4-3/16"	2-3/8"	0.07lb
5FA19DIM/827/FR	E26	4-3/16"	2-3/8"	0.07lb
5FA19DIM/82	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/820/A	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827/FR	E26	4-3/16"	2-3/8"	0.07lb
7.5FA19DIM/827/SB	E26	4-3/16"	2-3/8"	0.07lb
9FA19DIM/927	E26	4-3/16"	2-3/8"	0.07lb



ExistingConditions
AerialImage

135 Grant – west street frontage

123 Grant – west street frontage

135 and 123 Grant – west street frontage

123 Grant – east
street frontage

135 Grant – east street frontage

135 Grant –
north site wall

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007676--HDRB

Project Description: 2023-007676-HDRB. 410 Camino Cabra. Downtown and Eastside Historic District. Non-Contributing. Gayla Bechtol Architect, agent for Stephanie Fine, owner, requests a historic status review with primary facade(s) designation for a residential structure.

Project Location(s): 410 CAMINO CABRA
Santa Fe, NM 87505

Contacts:

Property Owner: STEPHANIE FINE
1016 ACEQUIA TRAIL NW

Applicant: Steve Howard
320 Aztec ST C
Santa Fe, NM 87501
steve@gbasantafe.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West:

Historic District Inventory Number: 1984 and 2023

Year of Construction: pre-1948

Project Type: Historic Status Review

Historic Building Name: Carrillo House

City of Santa Fe, New Mexico

memo

DATE: **January 9, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2023-007676-HDRB. 410 Camino Cabra. Downtown & Eastside Historic District. Non-Contributing. Gayla Bechtol Architect, agent for Stephanie Fine, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

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
____ Zoning Review Sheet	__x__ Elevations
____ Other: [screenshot legacy information]	__x__ Photographs
	__x__ Other: [2023 HCPI]

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be retained as non-contributing, due to the 1990's non-contributing portal which obscures the visibility of the structure per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The residence at 410 Camino Cabra is a pre-1948 single-family Spanish-Pueblo Revival style residence listed as non-contributing to the Downtown and Eastside Historic District. It is known as the Alfredo and Juanita Carrillo House. The residence is an 876 sq. ft. square with a very pronounced 400 sq. ft. portal along the publicly visible, south and east elevations. The portal is 6'6" deep with wood posts supporting it, the roof is supported with vigas and holds a stuccoed

parapet, and the flooring is concrete. The residence is flat roofed with earthtone cementitious stucco and is built concrete blocks.

The southern elevation has had all fenestrations altered in 1989 as part of case #H-89-124. This approval included the removal of the southern porch, construction of the portal in its' current configuration, and the replacement of windows and doors.

The east elevation is fenestrated with windows indicative of the 1940s and '50s. These start at the south end, with a 3/1 wood sash, a non-historic wood door at the north serving as the formal entry to the home, and a stock, steel combination window made of two casements, bracketing a fixed light topped with a transom.

The north elevation has minimal fenestration, consisting of a fixed wood window and an aluminum sliding unit.

The west elevation has a gutter along the roof to direct water away from the elevation as the structure meets the base of the hill along this side. The north end holds an older inswing wood casement window. The south end steps back 15" and has a standard steel combination window.

Stuccoed yard walls define the property's north and east edges. The northern wall holds a blue entry gate. A recent coyote fence traces the west property line. These walls and gates are part of the HDRB case H-04-064 and are not historic.

Of interest is a surviving section of Acequia de los Lopez, which runs along the north side of the property.

The property was owned by Francisco Roybal. The Carrillo's resided with Mr. Roybal on the property. In 1988, the property was inherited by Vincente Apodaca, Juanita's son from her first marriage. Vicente split the lot, previously addressed 1172 Camino San Acacio and readdressed the resulting lots as 410 and 412 Camino Cabra in 1985.

Currently, the applicant requests confirmation of the status of the residential structure and they have provided a current HCPI from John Murphy. Mr. Murphy's review of the property indicates that he believes the residence should be designated as non-contributing. Reviewing the HCPI and the Historic Preservation Division files, staff agree with this assessment because the residence has had several non-historic alterations which have changed the original structure so that it no longer exists.

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.

(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.

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.

building description no. | surveyed by | county Santa Fe | UTM no. 051611616

SFHD-6-1616 | number | USGS reference quadrangle zone 12 13 | northing

location description

410 ½ CABRA

city/town Santa Fe

land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

tax info by ☐ no. 21 | negative nos. 34 | date of neg. 1984

style

foundation material

wall material/surface

architectural features

date of construction
? estimate actual

source

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

degree of remodeling
minor moderate major
describe:

surroundings

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of none
interest

if eligible, why?

associated outbuildings? yes
what type?

if inventoried, list TO nos.

see back? yes

ADDITION TO RESIDENCE FOR VICENTE APOD
SANTA FE N.M.

1989-010100153 (410 CAMINO CABRA SANTA FE, NM 87501)

NEW PLAN

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts
- Fees
- Bonds
- Activities

Plan Type *
Historic Districts Review Board

Project

Apply Date
04/14/1989

Work Class *
Historic Districts Review Board

District *
Default

Expire Date

Status *
Approved

Assigned To

Complete Date

Valuation
$0.00

Approval Expire Date

Description
PORTAL & WINDOW/DOOR REMODEL

1989-010100153 (410 CAMINO CABRA SANTA FE, NM 87501)

NEW PLAN

- Fees
- Bonds
- Activities
- Files
- Print Documents
- Conditions
- Tasks
- Internal Notes (2)
- Inspection Cases
- Communication

No Title

Added By
Legacy Legacy • 01/01/1901 12:00 AM

Note
OW APODACA VICENTE 2856 CALLE PRINCESSA JUANA 87501505 0

No Title

Added By
Legacy Legacy • 01/01/1900 12:00 AM

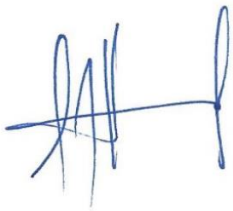
Note
Payment Receipt Number: H-89-124

Proposal Letter regarding Status Determination of 410 Camino Cabra, Santa Fe 12/07/2023

Dear Historic District Review Board:

The referenced house of approximately 876 square feet, was likely built in the 1940's (reference HCPI). It is a basic rectangular box that currently has portals on the south and east elevations. The existing portals are not part of the original construction and have been modified on several occasions as evidenced by photographs (reference HCPI). Structurally, the house is built of concrete blocks and sits on a crawl space. There is evidence that the current utility room on the south was once a portal that was enclosed at an undetermined time. There are various window and door styles that indicate changes over time and are documented with photos in the HCPI. At some point, a white veneer that faced the concrete block walls was covered with a cementitious stucco veneer that exists today. The property has been a rental since sometime in the 80's which supports the ongoing degradation of the property that is apparent in its current state. We agree with John Murphey's research and conclusions in his HCPI and are requesting a non-contributing status designation on the referenced address.

Respectfully submitted,



Steve Howard

Gayla Bechtol Architect, LLC

On behalf of Stephanie Fine, Property Owner

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: November 15, 2023

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

1. Name of property:

Roybal Property/
Alfredo and Juanita Carrillo House

2. Location:

410 Camino Cabra
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: 051611616

4. County: Santa Fe
Parcel # 10385536

5. Property Type:
_x Buildings: 1
_x_Structures: walls
__ Site __ Object

6. Date of Survey:
October 11, 2023

7. Previous Survey Date(s):
_x_Yes: November 29, 1984
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:

35.6780801,-105.9165658

10. Photo Information: John W. Murphey, photographer. Photo 1: View of south elevation facing north.

11. Brief Description of the Property:

Likely constructed in the 1940s, 410 Camino Cabra is a basic box-like house with a non-historic *portal* defining its two public façades. It appears to be built of concrete blocks and sits on a crawl space. It holds roughly 876 square feet, enclosing a bedroom, living room, laundry, dining area, and bathroom. Adding to this are approximately 400 square feet of post-1984 porch area (Figs. 8 & 9). The house has a flat roof and is finished with earthtone cementitious stucco. Its south façade is entirely altered.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1948 (1940, Santa Fe County Assessor)
_ _Known _x_ Estimated Source: aerial photographs

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 may not be 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: Gayla Bechtol Architect, PC

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

Current owner: Stephanie G. Fine

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house _x_ No Status: walls
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: _____

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: 051611616
Roybal Property/ Alfredo and Juanita Carrillo House	410 Camino Cabra Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 11, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	3/1	2
Casement	Wood	1—1	1
Combination	Wood	F-3/1-F-F-3/1	1
Combination	Steel	3-F-3	2
Fixed	Wood	1	1
Sliding	Aluminum	1-1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	4-panel/4-light	Wood	1
Double	French: 15-light	Wood	1

12. Chimneys _x_ low, stuccoed stack; inside north elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; probable enclosure of original south facade portal; visual and material evidence.
#2 Date: Post-1984 HBI survey; alterations of windows on south façade, addition of uniform portal on east and south elevations; Figures 9 and 10 and visual and material evidence.

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: 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

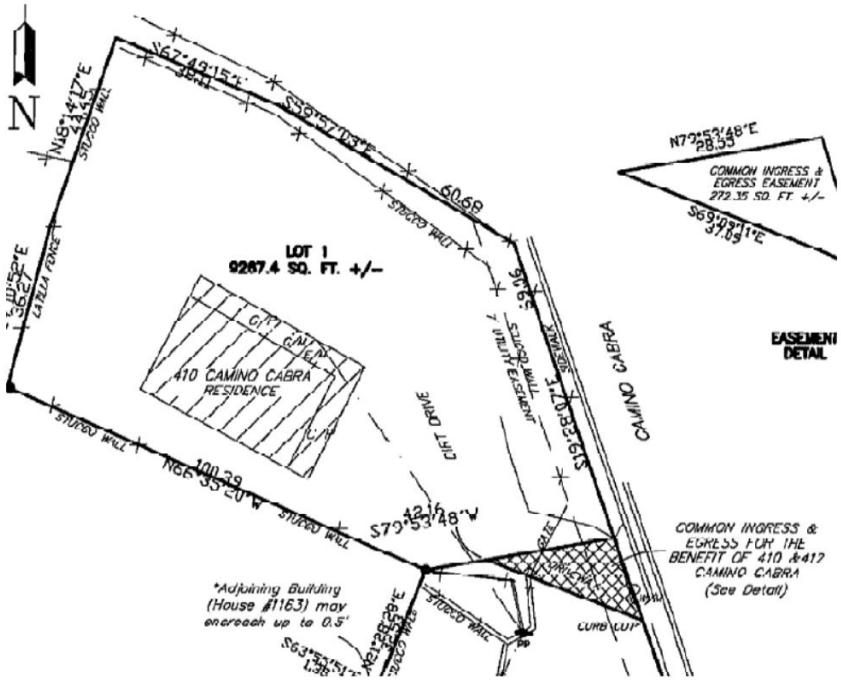
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 1985 survey plat. Courtesy Rio Embudo Survey Co.



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Architectural Description Continued

Setting

It sits on a roughly 0.2-acre site on the west side of Camino Cabra, near its intersection with Camino San Acacio. The site comprises a natural slope and graded pad where the house stands. The yard is mostly gravel, with a few planted trees. Stuccoed yard walls define the property's north and east edges. These do not appear to be of historic vintage. A recent coyote fence traces the west property line. Of interest is a relict section of *Acequia de los Lopez*, which runs along the north side of the property. The house is closely connected to the property to the north at 412 Camino Cabra, having been once under the same ownership.

South Elevation

A painted blue gate opens to the property. The home's south façade, covered by a non-historic portal, faces the entrance (Photos 2 & 3).

This façade has a change in wall plane, potentially indicating the location of the first porch. The west end begins with double glass doors, opening to a dining area (Photo 4). The doors are not historic and replaced what were originally windows (Figs. 9 & 10). A separate roofed area, set back by 17", holds a laundry room. From aerial photographs, this may have been the original portal. Bringing light into the laundry is a long combination window with 3/1 wood sash flanked by narrow, fixed lights (Photo 5). These are not original and were installed after 1984 (Figs. 9 & 10).

East Elevation

The non-historic portal wraps around the east elevation, continuing along the entire façade (Photos 6-8). The façade is fenestrated with windows indicative of the 1940s and '50s. These start at the south end, with a 3/1 wood sash in the kitchen (Photo 9). A non-historic wood door at the north serves as the formal entry to the home (Photo 10). Adjacent is a stock, steel combination window made of two casements, bracketing a fixed light topped with a transom. It provides light into the living room. Pulling off an electrical box cover below the window revealed white veneer cladding – like something found on a ranch house – under the stucco (Photo 11, Fig. 9).

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Portal

The portal along the south and east sides extends out 6'-6" from the wall (Photos 3, 6, & 7). Wood posts of roughly 22" to 24" diameter support the structure. Standard size rafter vigas carry the roof (Photo 12). These rest on conventional 5⅝" x 7¾" plates. The porch floor has broom-finished concrete. Aerials, combined with observed materials, suggest the portal is of recent construction (Figs. 6-8). This is bolstered by an observation of its current uniform design, which includes a raised stuccoed parapet, postdating 1978. This evolution is borne out through an undated photograph of the building before the current portal was constructed (Fig. 9).

North Elevation

The north side has minimal fenestration, consisting of a fixed wood window at the living room and an aluminum sliding unit venting the bathroom (Photo 13).

West Elevation

The west elevation meets the toe of the slope and works as the roof drainage, with water moving into a gutter (Photo 11). The gutter is tacked onto a 10½" overhang. The north end holds the single bedroom with an older inswing wood casement window. The south end steps back 15" at the dining room. This space has a standard steel combination window (Photos 13 & 14).

Yard Walls

The east and north edges of the property have low yard walls (Photo 15). These range in height between 32" and 50" measuring from the inside grade. The walls are uniformly 8½" thick. They do not appear to be old, judging from aerial photographs. The aforementioned blue entry gate is also probably of recent construction (Photo 16). Both appear to be part of an HDRB case (H-04-64, May 25, 2004) that reviewed the construction of new walls and gates at 410 and 412 Camino Cabra.

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Historical Overview

Camino Cabra

Slow to develop until the 1940s, Camino Cabra (or Goat Road) sat outside town limits, far away from major settlement around the Plaza (Fig. 1). The area's poor soil and distance from the Santa Fe River and attendant acequias retarded development for decades. In contrast, most of the Eastside was on municipal water and sewerage by the late 1950s. Initial construction consisted of several flat-roof houses on the east side of the road south of Camino San Acacio.

The informal road and adjacent arroyo to the east (Arroyo de Las Cabras) were likely named for the goats that once wandered the hillsides. Like its namesakes, it rambled up and over the hill, reaching a ford across *Arroyo de los Chamisos* to the south. For decades, it remained unpaved and was only improved in the mid-1970s after complaints from parents and teachers at East Side Elementary (now Rio Grande School).

The Roybal Family

The house originates with the Roybal family, who owned land bordering Camino San Acacio and Camino Cabra. From census data, the family, headed by Lucrecio Roybal, appears to have moved to Santa Fe in the early 1920s from San Miguel County, where Lucrecio worked in the mines.[1] A 1924 deed, written in Spanish, indicates that he and his wife Andreita acquired land from Apolonio and Julianita Lujan along Talaya Hill, the name by which this area was historically known.[2] Apolonio is indicated on an earlier map, owning a large swath of land, including the future intersection of Camino San Acacio and Camino Cabra. (Fig. 2).

A portion of the Roybal land was deeded in 1949 to the oldest son, Jacobo.[3] Following Lucrecio's death in 1953, another section was given to the youngest son, Francisco.

---

[1] United States Census Bureau, Year: 1920; Census Place: San Antonio, San Miguel, New Mexico; Roll: T625_1079; Page: 15A; Enumeration District: 183.

[2] Warranty Deed (Spanish), Apolonio Lujan and Julianita de Lujan, husband and wife, to Lucrecio Roybal and Andrea Roybal, husband and wife, recorded February 18, 1924, Book 201/Page 13, 264943.

[3] Warranty Deed, Andreita G. Roybal and Lucrecio Roybal, husband and wife, to Jacobo G. Roybal, recorded April 7, 1949, Book 40/Page 62, 1949092748.

Another piece went to Juanita, with the family members closely associated with the home under study (Fig. 5).[4]

Alfredo and Juanita Carrillo

Born on January 6, 1906, Juanita (sometimes Juana) was the oldest child of Lucrecio and Andreita Roybal. After moving to Santa Fe with her family, she married Rosario Apodaca. Apodaca lived on the nearby hill bearing his family's name, and they made a home there. Juanita had several children with Apodaca, including a son, Vicente, who would inherit the Camino Cabra property many years later.

By the late 1930s, Juanita and Rosario had divorced, and Juanita married Alfredo Carrillo. Carrillo was born on September 20, 1906, and his father, a railroad switchman, died soon after. He grew up in Lamy, where his widowed mother worked as a laundress.[5] Carrillo was one of six children, and one can imagine the family struggled financially. The 1930 census recorded Alfredo in jail in Green River, Wyoming, along with several other native-born New Mexicans.[6] He later moved to Montana.

He returned to Santa Fe in the 1930s, working as a foreman for the Works Progress Administration. Around this time, he married Juanita. The couple rented a house at 716 Canyon Road near today's El Farol restaurant.[7] Alfredo worked as a janitor.
During the war, Carrillo enlisted in the Army, serving a year in the Air Corps at Bucky Field in Aurora, Colorado.

After the war, the couple lived with Juanita's brother, Francisco, on Camino San Acacio. The property went by the address of 1172 Camino San Acacio at this time. City directories indicate that there were two residences on the property: one occupied by

[4] Warranty Deed, Andreita G. Roybal and Lucrecio Roybal, husband and wife, to Francisco Roybal, recorded March 19, 1953, Book 69/Page 318, 1953112548.
[5] U.S. Census Bureau, Year: 1920; Census Place: Lamy, Santa Fe, New Mexico; Roll: T625_1080; Page: 1B; Enumeration District: 134.
[6] Ibid., 1930; Census Place: Green River, Sweetwater, Wyoming; Page: 28A; Enumeration District: 0013; FHL microfilm: 2342359.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1940 (El Paso: Hudspeth Directory Company, 1940), 80.

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Francisco Roybal and the other by Alfredo and Juanita. Francisco's house now has the address of 412 Camino Cabra.

The Carillo House

Combining information from aerial photographs, census records, and city directories, it appears the house was constructed before 1948 (Fig.).[8] The aerial from 1948 shows a rectangle roughly in the position where the current house stands.

Census enumerators in 1950 recorded Alfredo, then 43, and Juanita, 45, living in and owning the house at 412.[9] Alfredo held a job at a construction company and is elsewhere identified as a contractor; Juanita was keeping house. Included in the household was their infant son, Andy.

The family does not appear often in the newspaper, but in 1964, Alfredo was caught up in a massive marijuana sweep which grabbed 20 "peddlers" in Santa Fe.[10] He was arrested on two counts and held on a $5,000 bond. The raid, led by 70 law enforcement officers, targeted mainly Hispanics and represented the anti-marijuana hysteria of the time. He and 29 others were charged with possession.[11] The former Army private died three years later. He was 60.

Juanita, now a widow, lived in the house alone. She was a Union Protectiva de Santa Fe member and walked down to Cristo Rey Church to attend mass. Based on city directories, she lived in the house until 1988.[12] After that time, the address of 1172 (sometimes 1172½) Camino San Acacio, disappeared from directories. Juanita Roybal Carrillo died at La Residencia on November 11, 1998, at age 93.[13] It was around this time that the property got its new address: 410 Camino Cabra.

---

[8] Ibid, 1949, 60. The city directory of this rear identified their house as located "rear 1172 San Acacio."
[9] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 74 Out of Order; Enumeration District: 26-5.
[10] "Marijuana Peddlers Nabbed," *Santa Fe New Mexican*, February 2, 1964, 5.
[11] "Santa Fe Grand Jury Indicts 30 on Marijuana Possession Counts, Santa Fe New Mexican, March 1, 1964, B-10.
[12] R. L. Polk & Co., *Santa Fe City Directory, 1988* (Detroit: R.L. Polk & Co., 1988), 94.
[13] "Juanita Carrillo [obituary]," *Santa Fe New Mexican*, November 12, 1998, 10.

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The property was passed on to her son Vicente (sometimes Vincente or Vincent) Apodoca from her previous marriage. The legal transaction apparently occurred much earlier, in 1971, when her brother Francisco deeded both of his lots to Apodaca.[14] No deeds or other instruments were found suggesting that Alfredo or Juanita ever owned the 410 property.

Vicente Apodaca renovated the homes and installed new walls and gates along each property. Each became a rental. The properties became separate entities in 1985, with a lot split.[15]

Evaluation of Historical Status

Based on the 1984 survey and a review of aerial photographs, the house has changed considerably since the original inventory. This has involved the replacement of windows, the introduction of doors along the south façade, and the construction of a wraparound portal. The portal changed the design of the vernacular building, adding an anachronistic Pueblo Revival trope to a small residence that can't carry its weight.

For this reason, the recommendation is to maintain the Non-Contributing status for the house and to give the recent yard walls and entry gate the same designation.

[14] Warranty Deed, Francisco Roybal to Vicente Apodaca, recorded January 25, 1971, Book 277/Page 870, 329694.

[15] Plat, Vicente Apodaca, recorded September 19, 1985, Book 157/Page 16, 576110.

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Illustrations

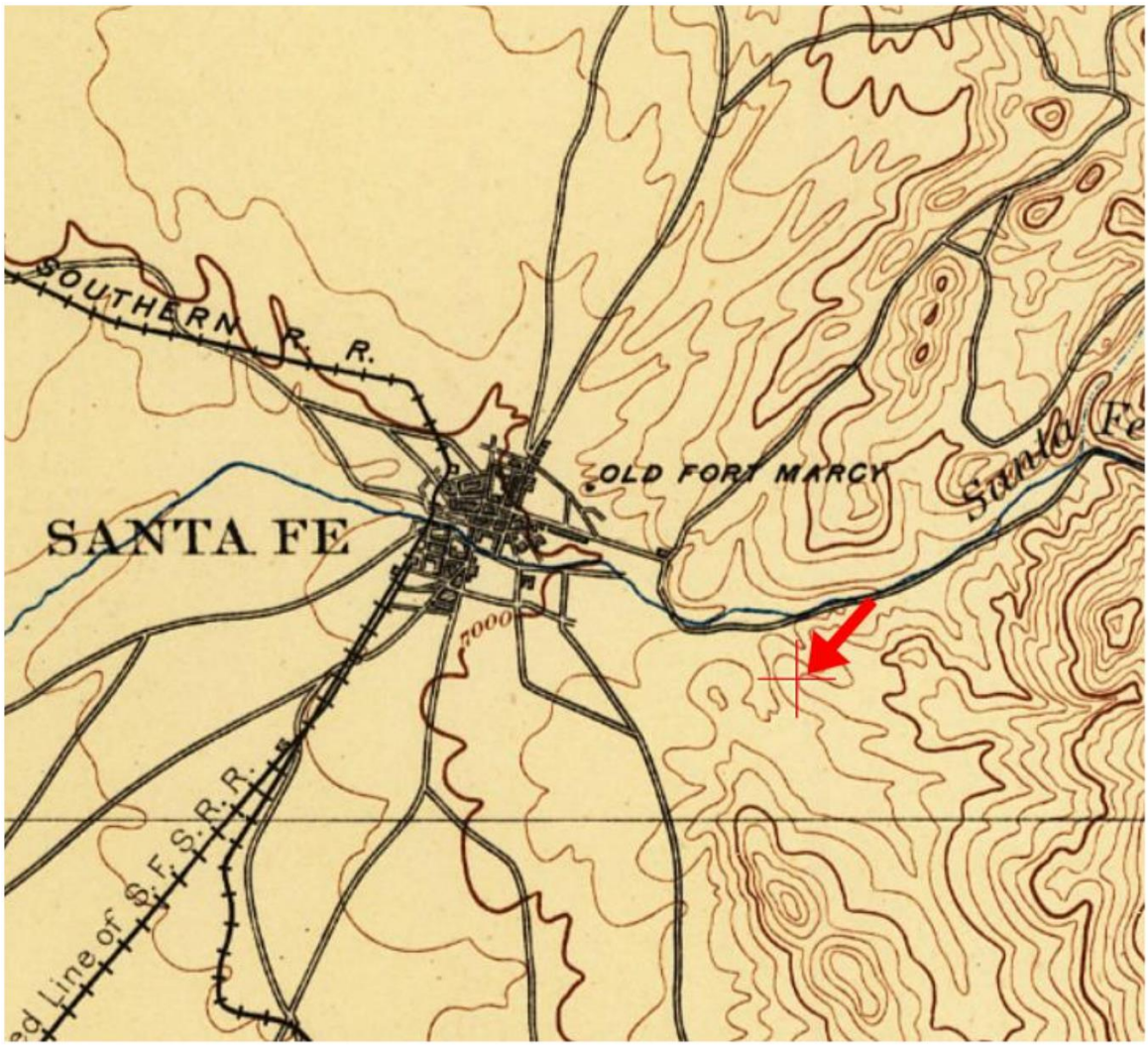

Figure 1: Figure 1: Approximate location of future house.
A. H. Thompson, "Santa Fe, N.M.," USGS topographical map, scale 1.125,000, March 1894.

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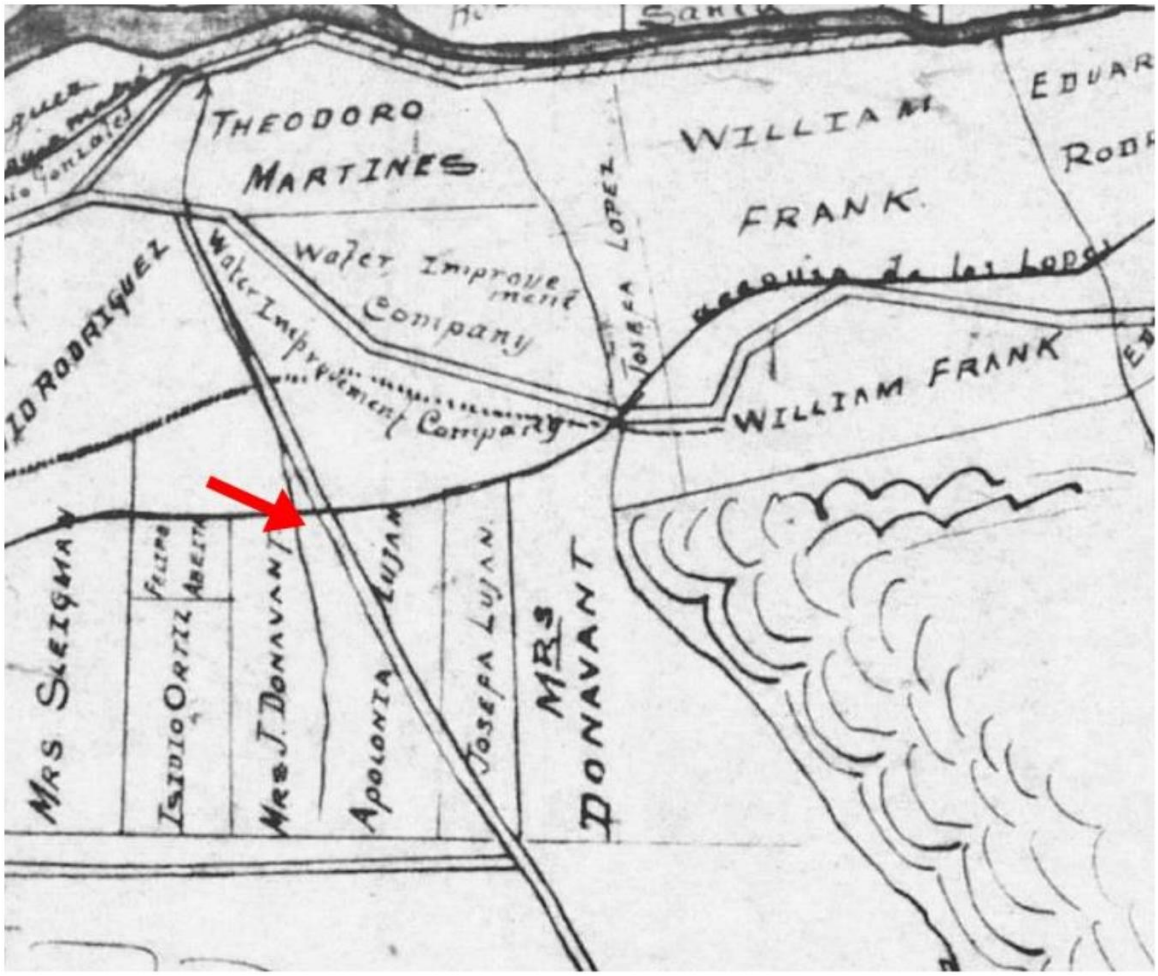

Figure 2: Approximate location of future house.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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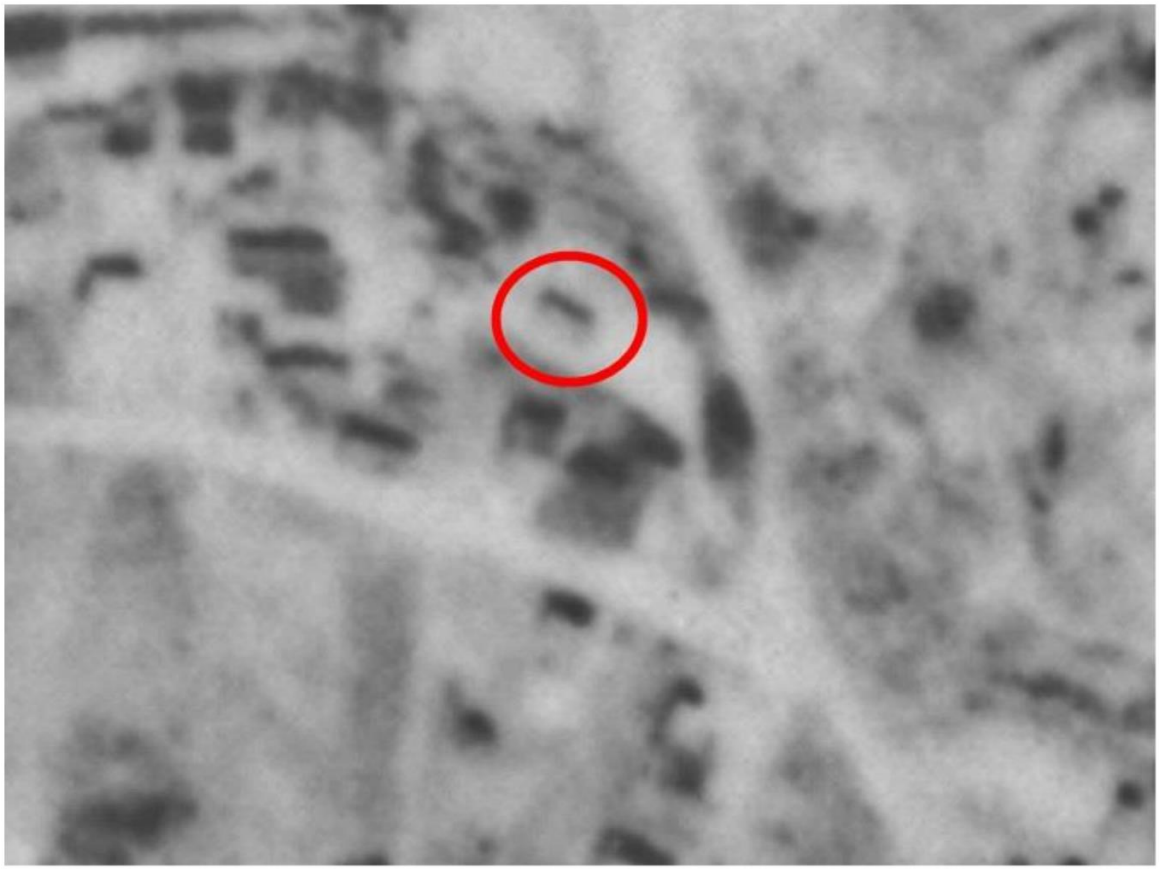

Figure 3: October 25, 1948, aerial photograph.
Building highlighted.

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Figure 4: Subdivision of Roybal land. Lot 19 represents subject property. Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.

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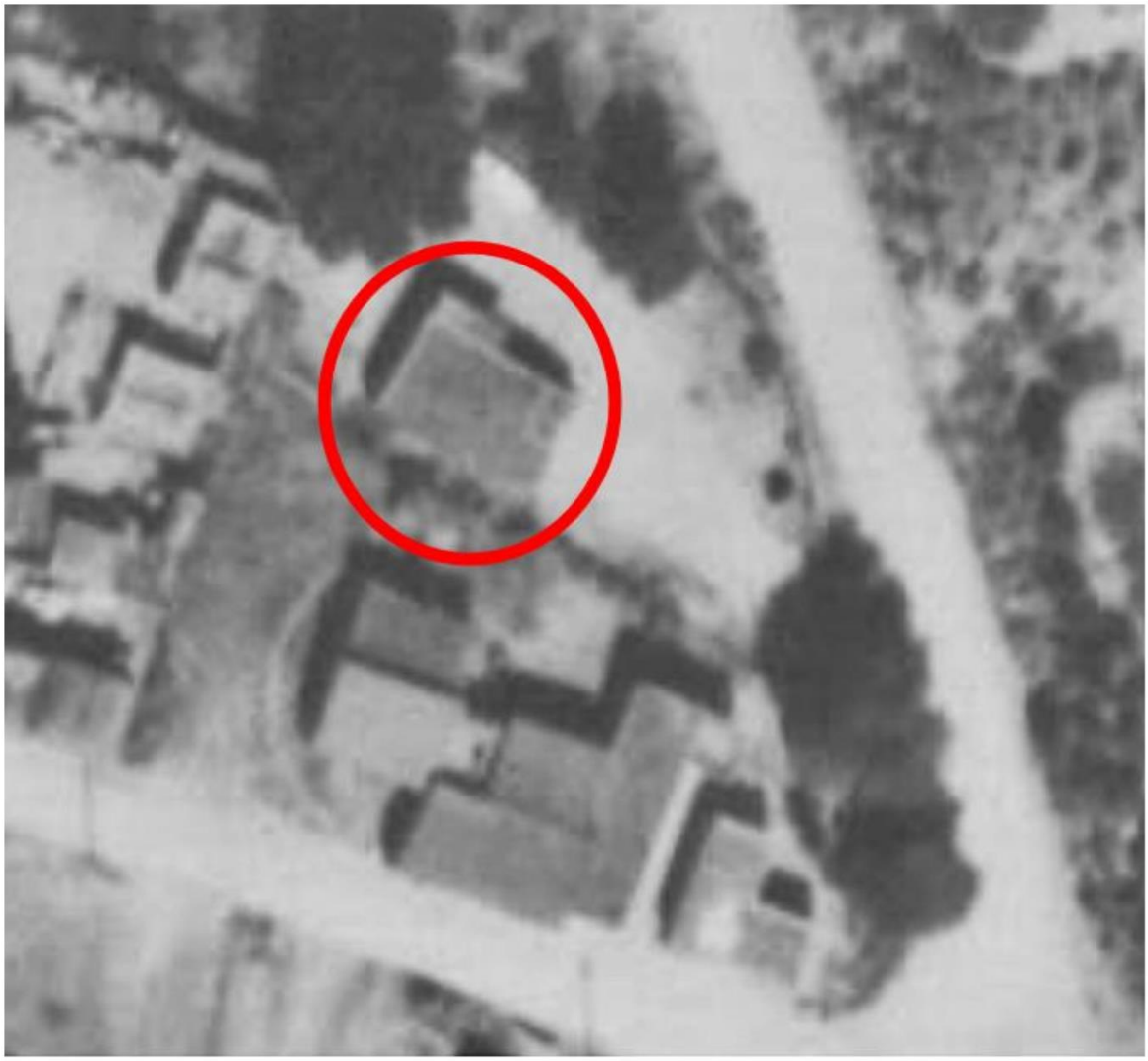

Figure 5: September 25, 1960, aerial photograph.
Building highlighted. Note different portal configuration on east elevation and absence of porch on south façade.

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Figure 6: May 2, 1966, aerial photograph.
Building highlighted. Note different portal configuration on east elevation and absence of porch on south façade.

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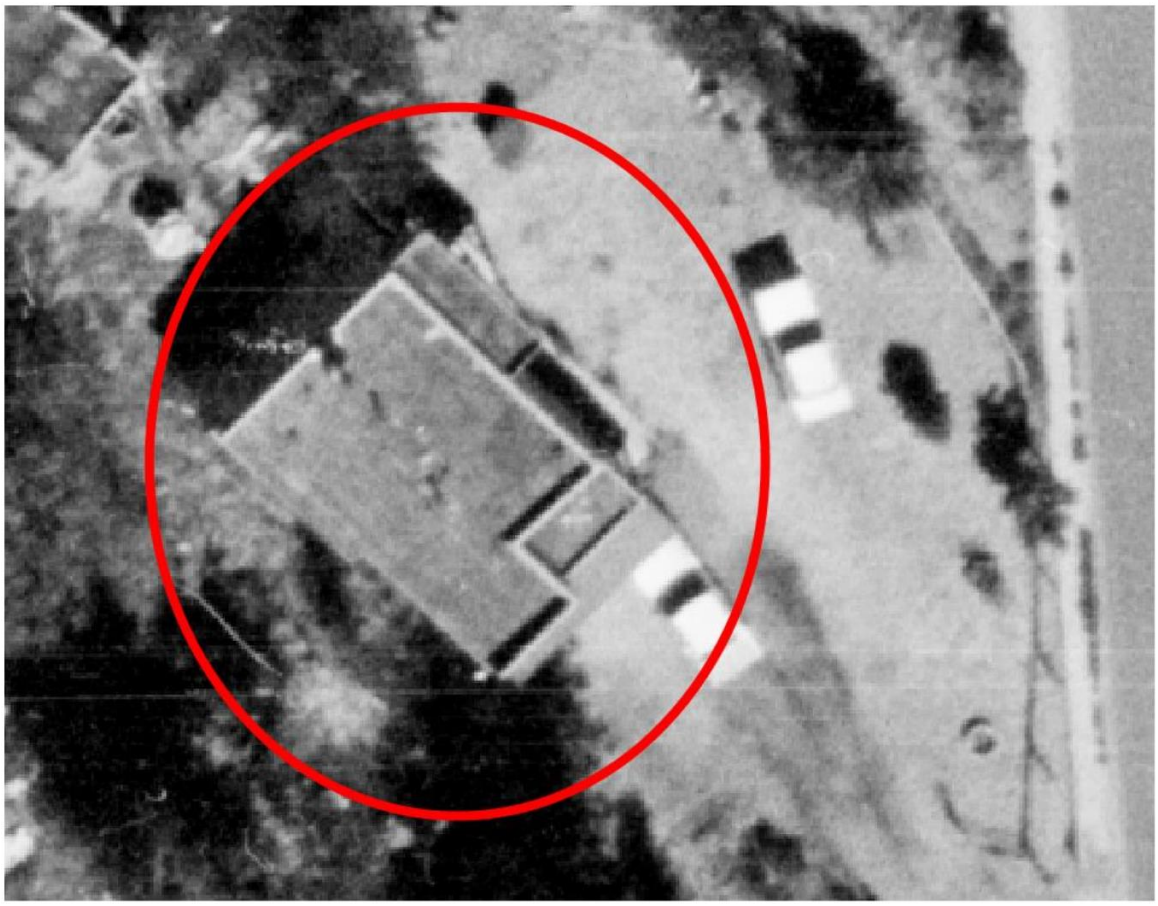

Figure 7: September 11, 1978, aerial photograph.
Building highlighted. Note different portal configuration on east elevation and now the presence of portal on south façade, but of different depth and without the stuccoed parapets founds presently.

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Figure 8: Illustration of changes to portal placed over contemporary aerial.

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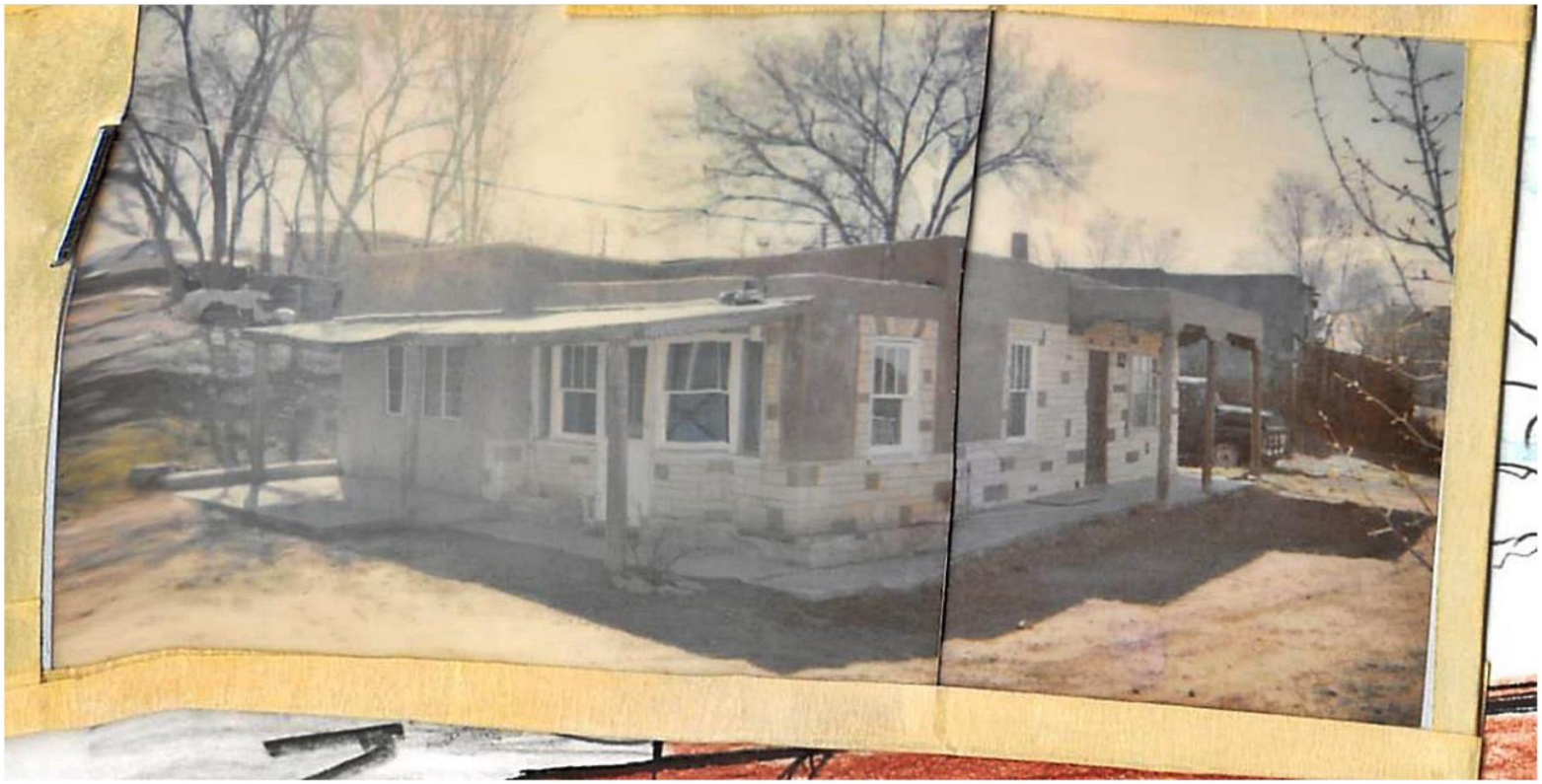

Figure 9: Undated photograph (c.1984) showing configuration of south façade. Note windows at dining room, which are now doors; different windows at the laundry room; and a shed roof porch. Note also absence of portal at southeast corner. Courtesy of Santa Fe Historic Preservation Division.

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1. Name of property: **Roybal Property/ Alfredo and Juanita Carrillo House**	**2. Location:** **410 Camino Cabra** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051611616** **4. County: Santa Fe** **5. Date of Survey: October 11, 2023**

Figure 10: November 29, 1984, Historic Building Inventory survey photograph. Note shed roof porch across south façade and absence of full portal on east side. The laundry room is fenestrated with different windows. Courtesy NMCRIS.

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

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Survey Photographs

(All images taken by John W. Murphey, on October 11, 2023, unless otherwise noted)

Photo 2: South and east elevations. Camera facing northwest.

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Photo 3: South elevation. Camera facing northwest.

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Photo 4: South elevation. Double doors at dining area. Camera facing north.

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Photo 5: South elevation. Combination at laundry room. Camera facing north.

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Photo 6: East elevation. Camera facing northwest.

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Photo 7: Southeast corner. Camera facing northwest.

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Photo 8: East elevation. Camera facing north.

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Photo 9: East elevation. Window at kitchen. Camera facing west.

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Photo 10: East elevation. Entry to living room. Electrical box circled. Camera facing west.

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Photo 11: East elevation. Whit veneer cladding behind electrical box. Camera facing west.

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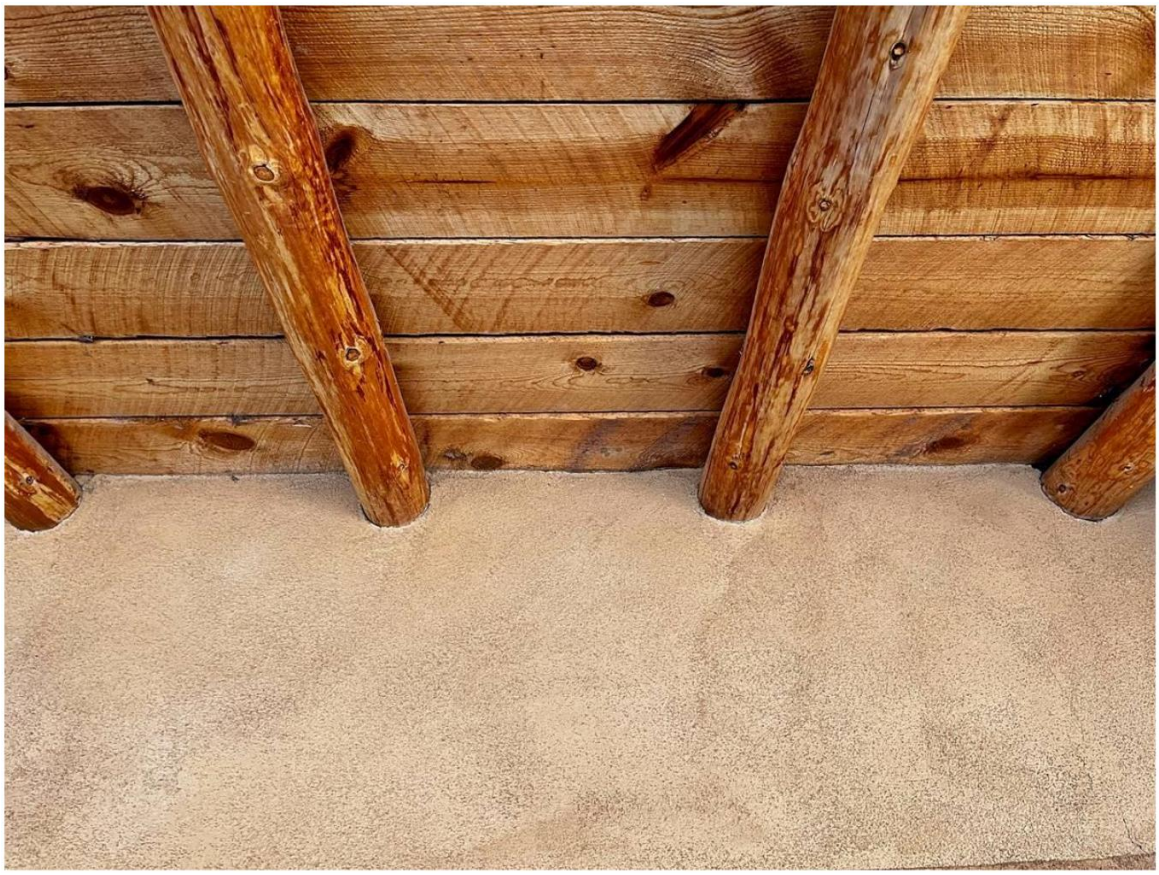

Photo 12: East elevation. Portal decking. Camera facing up.

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

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Photo 13: West and north elevations. Camera facing northeast.

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Photo 14: West elevation. Camera facing north.

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Photo 15: East yard wall. Camera facing northeast.

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

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Photo 16: Blue gate. Camera facing northeast.

410 Camino Cabra

Center of Street in Front of 408 at 6' Above Ground

410 Camino Cabra
Center of the Street at Mid Lot 6' Above Ground

410 Camino Cabra
View at Driveway from Center of Street 6' Above Ground

410 Camino Cabra
Center of Street in Front of 412 at 6' Above Ground

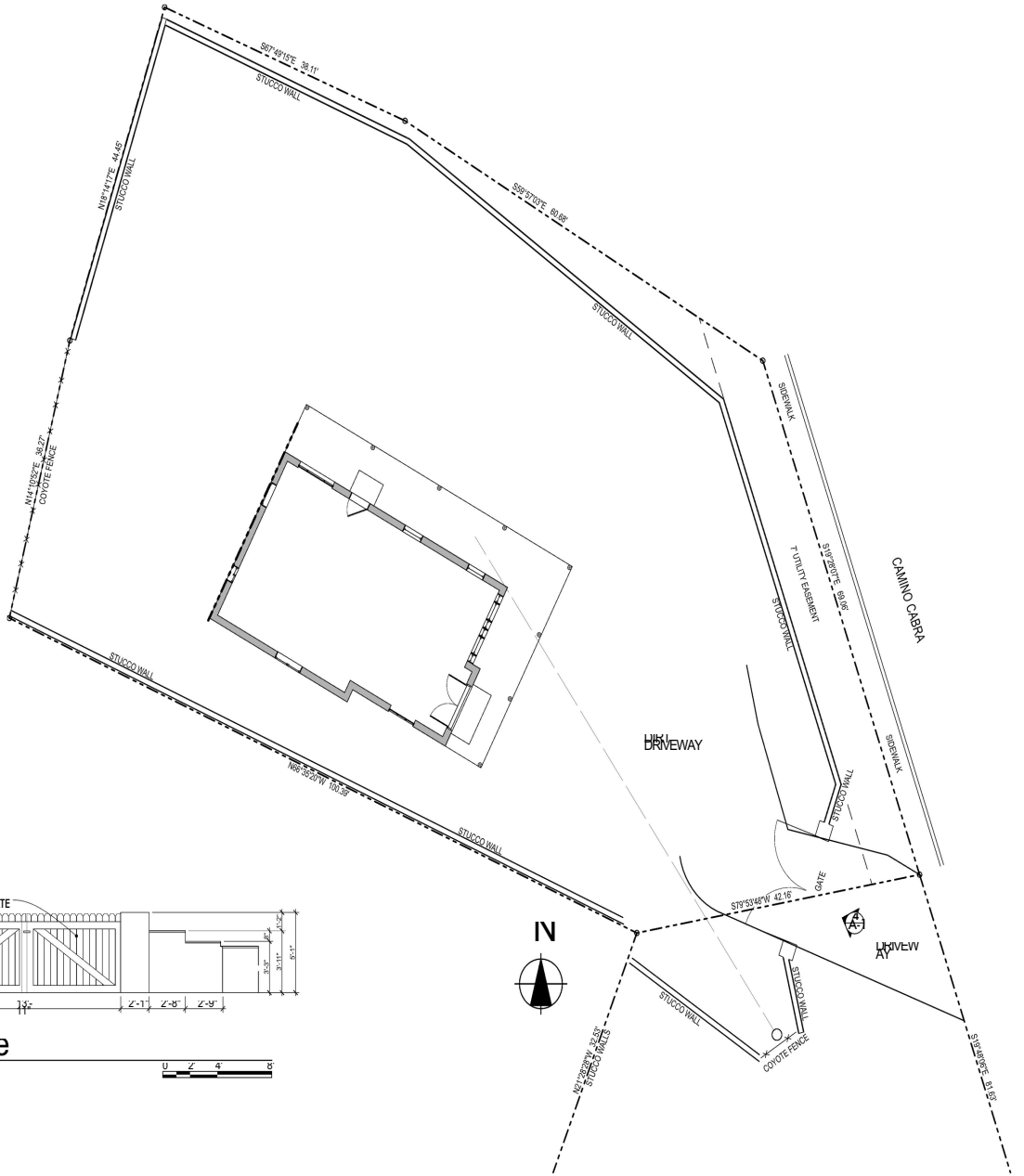
410 Camino Cabra - South Elevation

410 Camino Cabra - East Elevation

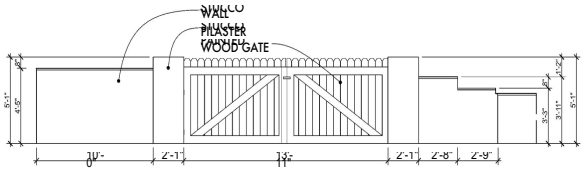
410 Camino Cabra - North Elevation

410 Camino Cabra - West Elevation - Facing N.E.

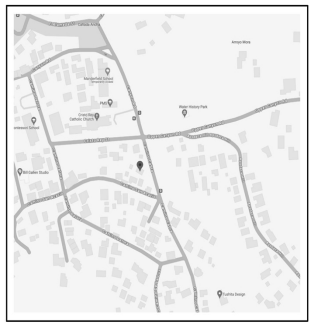
410 Camino Cabra - West Elevation - Facing N.W.



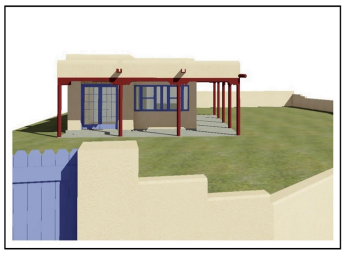
1 Site Plan
SCALE: 1/8"



4 Existing Gate Elevation
SCALE: 1/4"



2 Vicinity Map



3 Perspective

GAYLA BECHTOL
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87501
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www.gaylabechtol.com

410 Camino Cabra
Santa Fe, New Mexico 87501

Drawings and specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used in any way by any person, firm or corporation without the written permission of the Architect. Contractor is responsible for confirming and correlating all dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

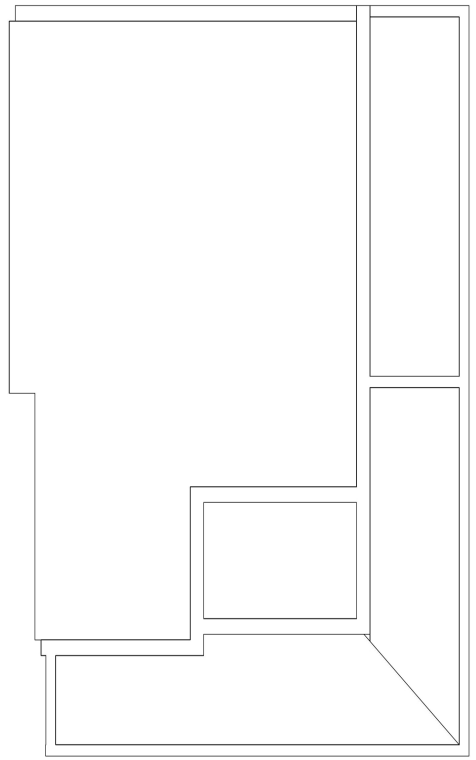
410 Camino Cabra
GAYLA BECHTOL ARCHITECT

ISSUED:

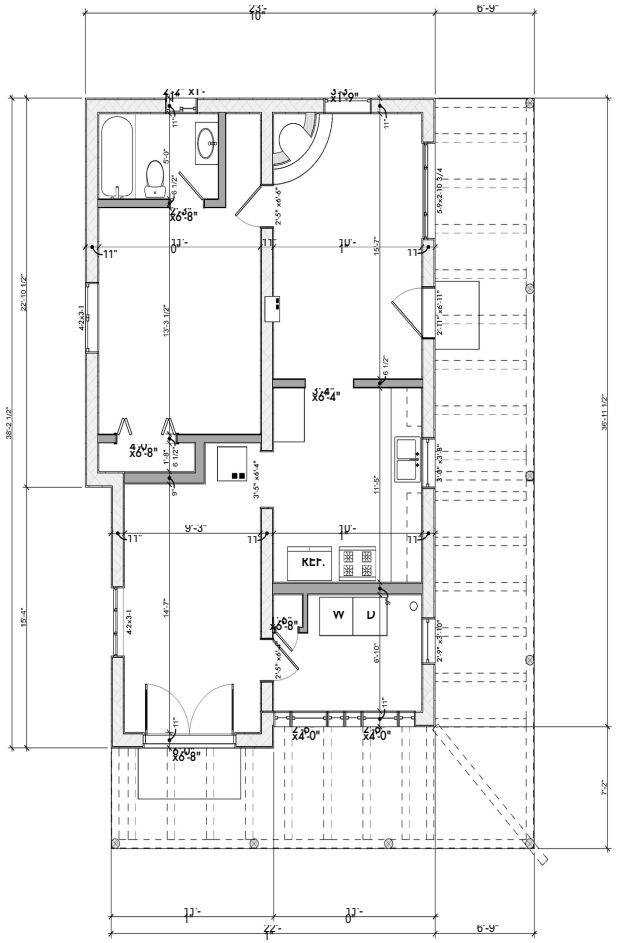
SITE PLAN

A-1

Printed: 12/7/23



2 Existing Roof Plan
SCALE: 1/4"



1 Existing Main Level Floor Plan
1/4" = 1'-0"

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410 Camino Cabra
GAYLA BECHTOL ARCHITECT

ISSUED:

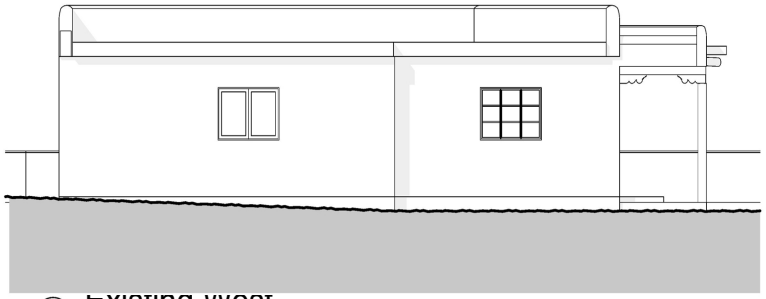
EXISTING MAIN LEVEL FLOOR AND ROOF PLAN

A-2

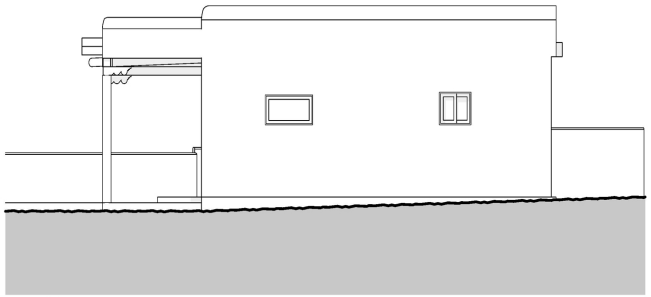
Printed:
12/7/23

1 Existing East Elevation
SCALE: 1/4"

2 Existing South Elevation
SCALE: 1/4"



3 Existing West Elevation
SCALE: 1/4"



4 Existing North Elevation
SCALE: 1/4"

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410 Camino Cabra
GAYLA BECHTOL ARCHITECT

ISSUED:

EXISTING ELEVATIONS

A-3

Printed: 12/7/23