City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
FEBRUARY 27, 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 www.youtube.com/@cityofsantafe. 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 2 pm on the day of the hearing.

1. **ROLL CALL**

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES:

a. February 13, 2024

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. 2023-007720-HDRB. 365 Garcia St. (1/23/24)

b. 2024-007738-HDRB. 425 Apodaca Hill (1/23/24)

c. 2023-007722-HDRB. 912 Old Santa Fe Trail (1/23/24)

d. 2023-007362-HDRB. 1150 Cristo Rey (2/13/24 Amended)

e. 2023-007360-HDRB. 1666 ½ Cerro Gordo (2/13/24 Amended)

f. 2023-007411-HDRB. 135 Grant Ave. (2/13/24 Amended)

g. 2023-007490-HDRB. 1120 E. Alameda (2/13/24 Amended)

h. 2024-007775-HDRB. 826 Camino del Poniente (2/13/24)

i. 2024-007815-HDRB. 411 E. Alameda St. (2/13/24)

j. 2024-007794-HDRB. 126 & 128 Camino Santiago (2/13/24)

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

a. Palace of the Governors Window Repair

b. Exterior Assessment of Main Library – 145 Washington

c. 2024 Santa Fe Heritage Preservation Awards

7. OLD BUSINESS

a. 2023-007721-HDRB. 1047-A Camino San Acacio. Downtown and Eastside Historic District. Non-contributing, Autotroph Design, agent for Jason & Meghan Mercer, owners request reconderation of condition of approval for a two story remodel addition of approx.1,185 sq. ft. on the south and west elevation, to height of 16'-9" where the maximum allowable is 16'-9" (Ramón Sarason) **(Postponed)**

8. NEW BUSINESS

a. 2024-007886-HDRB. 329 Otero St. Downtown & Eastside Historic District. Contributing. Lisa Martinez, agent for Mike & Christine Foster, owner, request status review and primary façade designations (RamonSarason, rjsarason@santafenm.gov)

b. 2024-007828-HDRB. 465 Camino Manzano., Downtown & Eastside Historic District. Non-Contributing. Richard Martinez, agent for Carolyn & Craig Smith, requests a status review and designation of primary facades. (Ramon Sarason)

c. 2024-007838-HDRB. 803 Agua Fria Street. Westside-Guadalupe Historic District. Significant. Thomas Curtiss and Laurie Rainey, agents/owners, propose to construct a 6'-0" high coyote fence where the maximum allowable height is 4'-3", construct a 240 sq. ft. 10'-0" high freestanding pergola, and a 54 sq. ft. 7'-0" garden shed. Exceptions are requested to 14-5.2(D)(9) for exceeding the maximum allowable height for the proposed fence. (Lani McCulley, LJMcCulley@santafenm.gov)

d. 2024-007829-HDRB. 407 W. Buena Vista St., Don Gaspar Area Historic

District. Contributing. Taylor Pardue, agent for Brad & Susan Nichols, owners, requests to construct a 156 sq. ft. addition on the north and east elevations. (Ramon Sarason)

e. 2024-007814-HDRB. 219 Washington Ave. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Dennis Price, owner, proposes door and window replacement on the south, east, and west elevations and insertion of new windows on the north elevation. An exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material. (Ramon Sarason)

f. 2024-007885-HDRB. 646 Old Santa Fe Trl. Downtown & Eastside Historic District. Contributing. Daniel Strongwater, agent for 646 Old Santa Fe Trail LLC, owner, proposes door replacement on the east and west elevations, historic window repair and replacement of non-historic windows, the modification of a parapet on the north elevation, construction of an ADA ramp on the south elevation, and the addition of a porch on the west elevation. (Heather Lamboy, hllamboy@santafenm.gov)

g. 2024-007830-HDRB 650 Canyon Rd. Downtown & Eastside Historic District. New Construction. Jon Dick, agent for Patrick Reyes Family Partnership, owners, proposes construct a 1,178 sq. ft. detached workshop to a height of 18'-6" where the maximum allowable is 19'-6". An exception is requested to Section 14-5.2(D)(9)(d) for a pitched roof. (Ramon Sarason)

h. 2024-007831-HDRB. 365 Garcia St. Downtown & Eastside Historic District. Contributing. Richard Martinez, agent for Susan Ey, owner, requests to replace all windows and doors, including windows on the primary facade, and install skylights. Exception requested for Section 14-5.2(D)(1)(a) for removal of historic material. (Ramon Sarason)

i. 2024-007826-HDRB. 635 Alto St. Westside-Guadalupe Historic District. Brian Lawler, agent for Habitat for Humanity, propose four 24' tall two-story townhomes on the northern portion of the site adjacent to Lower Alto St., and one two-story single-family dwelling unit (12'5" height at Alto

Street, 22’ height to internal courtyard) adjacent to Alto St. The maximum permitted height is 19’ for Lower Alto and 14’8” for Alto St. An exception to Section 14-5.2(D)(9) is requested. (Heather Lamboy, hllamboy@santafenm.gov)

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, March 12, 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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
FEBRUARY 13, 2024

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	3
Roll Call	Quorum Present	3
Approval of Agenda	Approved as amended	4
Approval of Minutes January 23, 2023	Approved as amended	4
Approval of Findings & Conclusions	Approved	5
Matters from the Public	Comments	5, 6, 11
, Staff Communications	Comments	5-6
Old Business	None	7
New Business 2023-007362-HDRB 1150 Cristo Rey	Exception Granted	7-8
2023-007360-HDRB 1666 ½ Cerro Gordo Road	Exception Granted	8-9
2023-007411-HDRB 135 Grant Ave.	Exception Granted	9-10
2023-007490-HDRB 1120 E. Alameda St.	Exception Granted	10-11
2024-007826-HDRB 635 Alto St.	Postponed to February 27, 2024	11-12
2024-007775-HDRB 826 Camino del Poniente	Approved	12-15

2024-007814-HDRB 219 Washington Ave.	Postponed to February 27, 2024	15
2024-007815-HDRB 411 E Alameda St.	Approved	15 38-41
2024-007794-HDRB 126 and 128 Camino Santiago	Demolition Approved	15-17
2023-007678-HDRB 126 Camino Santiago	Postponed for Redesign	17-21
2023-007680-HDRB 128 Camino Santiago	Postponed for Redesign	21-25
2024-007773-HDRB 650-A Old Santa Fe Trail	Front of Property Approved Back of Property Postponed for Redesign	25-29
2024-007813-HDRB 1666 Cerro Gordo Rd.	Statused	29-32
Case 2023-007730-HDRB 1204 Canyon Rd.	Approved Items 1, 2, 7, 9, 10, Approved Items 11 through 20 Denied Item 22 Approved Items 23 through 29	32-38
Discussion Items	None	41
Matters from the Board	Comments Appointment of Subcommittee	41-42
Next Meeting	Tuesday, February 27, 2024	42
Adjournment	10:21 pm	42

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
FEBRUARY 13, 2024 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Anthony Guida, Vice Chair, on the above date at approximately 5:33 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

1. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Mr. Anthony Guida, Vice Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Ms. Amanda Mather (on Zoom)

MEMBERS ABSENT (EXCUSED)
Ms. Cecilia Rios, Chair
Mr. David Valdo

STAFF PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Mr. Gary Moquino, Historic Preservation Division Manager
Lani McCulley, Senior Planner
Amanda Romero, Historic Planner
Ramón J. 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.

2. APPROVAL OF AGENDA

Ms. Lamboy said:

- Staff Communications, Item b., 2022-007221-HDRB, 1047-A Camino San Acacio, is removed from the agenda;
- New Business, Item e., 2024-007826-HDRB, 635 Alto St., is postponed to February 27, 2024;
- New Business, Item g., 2024-007814-HDRB, 219 Washington Ave., is postponed to February 27, 2024; and
- New Business, 2024-007815-HDRB, 411 E Alameda St., will now be Item g.

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

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

Member Mather had technical difficulties, therefore, did not participate in the vote.

3. APPROVAL OF MINUTES:

1. January 23, 2023

Member Biedscheid said on page 22, paragraph 4, the last sentence needs to be revised to say “The design of the portal with the enhanced height makes it look like a different style.”

Attorney Ruybalid said under Staff Communications, fourth paragraph, correct the spelling of “O’Keefe”.

MOTION: Member Biedscheid moved, seconded by Member Aguilar Medrano, to approve the minutes of January 23, 2024, as amended.

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

Member Mather had technical difficulties, therefore, did not participate in the vote.

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. 2023-006566-HDRB 117 Vigil Ln. (April 25, 2023)

MOTION: Member Biedscheid moved, seconded by Member Aguilar to approve the Findings of Fact and Conclusions of Law for April 25, 2023.

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

Member Mather had technical difficulties, therefore, did not participate in the vote.

b. 2023-007677-HDRB. 435 Calle la Paz (January 23, 2024)

c. 2024-007741-HDRB. 145 Washington Ave. (January 23, 2024)

MOTION: Member Aguilar Medrano moved, seconded by Member Biedscheid to approve the Findings of Fact and Conclusions of Law for January 23, 2024.

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

Member Mather had technical difficulties, therefore, did not participate in the vote.

5. MATTERS FROM THE PUBLIC

There were technical difficulties on Zoom, therefore, this item was moved to be heard after Staff Communications.

6. STAFF COMMUNICATIONS

a. 2024 Santa Fe Heritage Preservation Awards (Amanda Romero, Historic Planner)

Open solicitation to nominate recipients for the Annual Santa Fe Heritage Preservation Awards and to attend the Awards Ceremony. The date, time, location, and format will be provided nearer the time of the awards.

Nominated projects must have been completed between 2021-2023. If the project was nominated prior but did not receive an award, a new nomination is welcomed.

The award categories are as follows:

- Architectural Preservation Award (Residential or Non-Residential)
- Compatible Remodel Award (Residential or Non-Residential)
- Compatible New Construction Award (Residential or Non-Residential)
- Archaeology Award
- Cultural Preservation Award
- Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's Prehistory or History

b. 2022-007221-HDRB 1047-A Camino San Acacio

This item was removed from the agenda.

c. Acequia Madre and Atalaya School Projects

Mr. Moquino advised the Board that there would be information coming forward for projects at Acequia Madre Elementary School and Atalaya Elementary School, therefore, a subcommittee of the Board would review the projects.

Ms. Lamboy stated that Members Biedscheid and Bienvenu are on the subcommittee.

Member Bienvenu clarified with staff that these projects would come before the Board before the design phase has commenced.

5. MATTERS FROM THE PUBLIC

MOTION: Member Aguilar Medrano moved, seconded by Member Biedscheid, to postpone Matters from the Public to be heard after New Business due to technical issues.

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

6. OLD BUSINESS

None

H. NEW BUSINESS

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

a. **2023-007362-HDRB. 1150 Cristo Rey.** Downtown & Eastside Historic District. contributing. Martinez Architecture Studios, agent for Michael Vinson, owner, proposes to construct a 230 sq.ft. addition with an 86 sq. ft. portal to a height of 11'-0" where the maximum allowable is 16'6", and a 62 sq.ft. portal to a height of 11'-0" within 10 feet of the primary facade. An exception is requested to section 14-5.2(D)(2)(d). "This project, previously considered by the Board on October 24, 2023, will be presented again for final approval of exceptions under the authority granted to the HDRB under City Ordinance 2023-27, adopted Dec. 13, 2023." (Gary Moquino)

BACKGROUND:

This application was previously presented to the Board on October 24, 2023. An exception is requested to section 14-5.2(D)(2)(d).

PUBLIC HEARING

Chair Guida said that public comment would be taken on all four exception cases.

Richard Martinez, PO Box, 925, Santa Fe, was sworn. He said that he brought 12 cases to the Board in 2023. Out of the 12, only one required an exception, which is this case. He requested that the Board approve the exception.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said at the last meeting the Board was told that there were no cases that included denial. She referred to Case 2023-06437, the Lucchese sign, which was decided with two disapprovals of exceptions. It was never heard by the Governing Body and is not on the agenda, it is in limbo. She also would like to comment on the white picket fence at the George O'Keefe Museum and asked that the case be opened for public comment.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007362-HDRB,1150 Cristo Rey, Member Bienvenu moved to reaffirm and approve the findings of fact and conclusions of law that were previously entered in this case that found the exception criteria had been met and the project was thereby approved as submitted. The motion was seconded by Member Biedscheid.

Member Bienvenu said the reason he wanted to do it that way rather than revote on the merits is, for example, in this case one member voted against the exceptions being found. It's unfair to revisit that now because that was a decision that the Board made and that's the posture in which it would have gone to the Governing Body.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (19:07 – 34:51)

b. **2023-007360-HDRB. 1666 ½ Cerro Gordo Road**. Downtown & Eastside Historic District. Contributing and Non-Contributing. Denny Architects, agent for Clifford Ross and Jon Weaver, owners, proposes to demolish the non-contributing portal and construct a 450 sq. ft. addition with a 150 sq. ft. portal to a height of 12'0" where the maximum allowable is 16'6" to connect a contributing structure to a non-contributing structure and construct a freestanding 400 sq. ft. carport to a height of 9'10". "This project, previously considered by the Board on November 14, 2023, will be presented again for final approval of exceptions under the authority granted to the HDRB under City Ordinance 2023-27, adopted Dec. 13, 2023." (Gary Moquino)

BACKGROUND:

This application was previously presented to this Board on November 14, 2023. Two exceptions are requested, to exceed the 50% rule and to construct an addition within 10' of a primary façade (14-5.2(D)(2)(d).

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007360-HDRB. 1666 ½ Cerro Gordo Road, Member Bienvenu moved to reaffirm and approve the findings of fact and

conclusions of law that were previously entered in this case that found the exception criteria had been met and the project was thereby approved as submitted. The motion was seconded by Member Biedscheid.

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

Attorney Ruybalid said that he and Ms. Lamboy agree that the public should be able to comment on each of the exception cases because of due process.

MOTION: In Case 2023-007360-HDRB. 1666 ½ Cerro Gordo Road, Member Bienvenu moved to withdraw the previous motion to allow for public comment. Member Biedscheid seconded the motion.

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

PUBLIC HEARING

There were no public comments.

MOTION: In Case 2023-007360-HDRB. 1666 ½ Cerro Gordo Road, Member Bienvenu moved to reaffirm and approve the findings of fact and conclusions of law that were previously entered in this case that found the exception criteria had been met and the project was thereby approved as submitted. The motion was seconded by Member Biedscheid.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (34:51 – 40:03)

c. **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. "This project, previously considered by the Board on November 28, 2023, will be presented again for final approval of exceptions under the authority granted to the HDRB under City Ordinance 2023-27, adopted Dec. 13, 2023." (Gary Moquino)

BACKGROUND:

This application was previously presented to this Board on November 28, 2023. An exception to Section 14-5.2(D)(1)(a) is requested.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said 135 Grant Avenue is important enough to hear the facts and allow some discussion. She didn't believe that the exception criteria had been met.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007411-HDRB. 135 Grant Ave., Member Bienvenu moved to reaffirm and approve the findings of fact and conclusions of law that were previously entered in this case that found the exception criteria had been met and the project was thereby approved as submitted. The motion was seconded by Member Biedscheid.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (40:03 – 43:27)

d. **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. "This project, previously considered by the Board on December 12, 2023, will be presented again for final approval of exceptions under the authority granted to the

HDRB under City Ordinance 2023-27, adopted Dec. 13, 2023." (Gary Moquino)

BACKGROUND:

This application was previously presented to this Board on November 28, 2023. An exception to Section 14-5.2(D)(1)(a) is requested.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007490-HDRB, 1120 E. Alameda St., Member Bienvenu moved to reaffirm and approve the findings of fact and conclusions of law that were previously entered in this case that found the exception criteria had been met and the project was thereby approved as submitted. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (4-0) roll call vote with Members Biedscheid, Bienvenu, Mather 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=EyeW0BLdzaE (43:27 – 45:02)

5. MATTERS FROM THE PUBLIC

MOTION Member Biedscheid moved, seconded by Member Aguilar Medrano to hear Matters from the Public at this time.

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

Ms. Beninato said the Board has not voted on the Lucchese sign case, she was waiting for it to go to the Governing Body, and it never did. She wanted someone to follow up that so the Board could approve it or not.

e. **2024-007826-HDRB. 635 Alto St.** Westside-Guadalupe Historic District. Brian Lawler, agent for Habitat for Humanity, propose four 24' tall two-story townhomes on the northern portion of the site adjacent to

Lower Alto St., and one two-story single-family dwelling unit (12'5" height at Alto Street, 22' height to internal courtyard) adjacent to Alto St. The maximum permitted height is 19' for Lower Alto and 14'8" for Alto St. An exception to Section 14-5.2(D)(9) is requested. (Heather Lamboy)

Postponed to February 27, 2024

f. **2024-007775-HDRB. 826 Camino del Poniente**. Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2". (Lani McCulley)

BACKGROUND & SUMMARY

The residence at 826 Camino del Poniente is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival style residence and is a simple rectangle. The south was most likely historically an entrance however, with the enclosure of the porch the main entrances are now to the north and the east.

Property History:

According to the 1991 historic building inventory form, the structure is believed to be built in the 1930s, however it first appeared in the city directory in 1951. The 2,037 sq. ft. residence was originally a guest house for the property located at 828 Camino del Poniente and was owned by the author, Elizabeth De Huff. There is some evidence that the residence was used as a school sometime prior to 1991.

The north and east elevation architecture is simple and unchanged.

A garage was constructed on the north and west elevations sometime prior to the 1983 survey though the date of construction has not been confirmed. Since the 1991 survey and prior to a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch.

On November 14, 2023, the HDRB did a status review of the property and upgraded the residence to contributing and assigned the north façade excluding the windows and doors as the primary façade.

Now, the applicant proposes the following exterior alterations:

East Elevation:

1. Construct a 200 sq. ft. addition to match the existing height of 14'3" in the southeastern corner of the residence and is located 14' from the primary facade. The addition will hold French doors with two lites and a transom under a portal on the east elevation and a three over one window on the south elevation.
2. Construct a 563 sq. ft. two-car garage addition to a height of 14'-3". The garage will have 16'-0 wide by 8'-0" high "Carriage" style garage doors. The garage will be separated from the residence by 12'.
3. Construct a 120 sq. ft. entry portal to a height of 10'-3" that will connect the garage to the current entry door of the existing house. Portal floors will be brick.
4. Install exterior lighting at entryways.
5. Replace windows with 3 over 1 double hung wood windows in Colonial White.

West Elevation

6. Construct a 103 sq. ft. addition at the same height as the existing house in the southwest corner of the residence and 33' from the primary facade. No windows or doors will be installed in this addition.
7. Replace windows with 3 over 1 double hung wood windows in Colonial White.

South Elevation:

8. Install a fireplace and a stuccoed chimney.
9. Replace windows with 3 over 1 double hung wood windows in Colonial White.

North Elevation:

10. Replace windows with 3 over 1 double hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be "Velux" flat glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and "L" shaped low wall and coyote fencing to accommodate garage addition on the north and east of the residence.
13. Construct a 5'-4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9'0" high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'-8" wide by 6'-8" tall plank wood gate with an exposed wood lintel.
15. Construct a 5'-4" high coyote fence with pedestrian gate near the northeast corner of the new garage.

16. Construct a 4’ high stuccoed yard wall with a 4’ tall wood plank gate at the southeast corner of the new garage.

17. Install an 8’X8’ hot tub with an 18” highwood deck and low stacked moss rock wall at 24” high at the southwest corner of the lot.
18. Stucco house in El Rey cementitious “Buckskin” stucco.
19. Paint the windows, doors, wood posts, and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

Current contributing structure: 2,037 sq. ft.

Total roofed additions: 1,018

The additions are 49.9% of original square footage and **DO NOT** require an exception to 14-5.2(D)(2)(d).

The additions are not within 10’ of the primary façade and **DO NOT** require an exception to 14-5.2(D)(2)(d).

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Richard Martinez, previously sworn, went over the big moves the applicant is proposing.

Member Bienvenu commented that it is a nice project, however, the garage is going to impact the streetscape.

Member Biedsceid confirmed that the nine-foot wall reads more as part of the building.

Mr. Martinez said it’s attached to the garage.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she generally likes the project. She thought that the garage was 12 feet away from the primary facade and that it was

only connected by a portal, but it looks like it's much more solid than an open portal. It looks like it's part of the structure.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007775-HDRB. 826 Camino del Poniente, Member Aguilar Medrano moved to approve the application as submitted. Member Biedscheid seconded the motion.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (48:08 – 1:06:11)

g. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Dennis Price, owner, proposes to remodel all elevations of a single story structure (Ramon Sarason)

Postponed to February 27, 2024

g. **2024-007815-HDRB. 411 E Alameda St.** Downtown & Eastside Historic District. Contributing. Tim Curry, agent for Parker Whaite & Lindsey Robinson owner, proposes to reconstruct a non-primary facade, raise parapet heights to a height of 11'-1" were the maximum allowable is 15'-7", restore windows and doors, construct a coyote fence to a height of 5'-0", install skylights, restucco, and reroof. Exceptions are required to (14-5.2(D)(5) and 14-5.2(E)(2)(b). (Ramon Sarason)

The applicant was not present.

MOTION: Member Biedscheid moved, seconded by Member Aguilar Medrano to move this case to the end of New Business.

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

h. **2024-007794-HDRB. 126 and 128 Camino Santiago**. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Josh

Gonzales and Onesimo Vigil, owners, request demolition of a garage/carport structure. (Lani McCulley)

BACKGROUND & SUMMARY

The property at 126/128 Camino Santiago was developed as part of the Plaza del Monte compound in 1966 with a freestanding garage and carport constructed in 1977 to the south (rear) of the residence. The freestanding 1977 garage and carport structure to the south (rear) is listed as noncontributing to the Downtown and Eastside Historic District. The carports have a viga roof system and stucco-on-frame walls. The garages are fenestrated with sectional wood overhead doors.

Plaza del Monte or Plaza del Monte Retirement Center is approximately six acres in an "L" shape bounded by Bishops Lodge Road and Old Taos Highway. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s Camino Santiago was extended and development of the western end of the development began. This is when Philippe Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed the compound consisted of 25 single family residences and 3 apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B the residence and garage structures were requested to be demolished. Due to the contributing status of the residence and a lack of exception criteria, the residence demolition was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Prior to this there are no known cases for the property.

Now, the applicant proposes the following exterior alterations:

1) Demolition of the garage and carport structure.

STAFF RECOMMENDATION

Staff recommends approval of the proposed project as the application complies with Section 14-3.14(G) Demolition Standards of Historic or Landmark Structures.

APPLICANT PRESENTATION

John Padilla, PO Box 22986 Santa Fe was sworn. He said the garages are in disrepair and have been abandoned for numerous years, therefore, any maintenance on the garages and carports has not been done.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007794-HDRB, 126 and 128 Camino Santiago, Member Bienvenu moved that findings be entered that the demotion criteria have been met as set forth in the staff report and therefore staff's recommendation that demolition be approved is adopted. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Biedscheid, Bienvenu, Mather 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=EyeW0BLdzaE (1:08:15 – 1:15:41)

i. **2023-007678-HDRB. 126 Camino Santiago.** Downtown & Eastside Historic District. Contributing. John Padilla, agent for Josh Gonzales, owner, propose to construct 2,301 sq. ft. of additions with a roof deck to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'-0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2) (d) to exceed 50% of the historic footprint. (Lani McCulley)

BACKGROUND & SUMMARY

The residence at 126/128 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District with the north elevation listed as the primary façade. It previously was a 2,898 sq. ft. fourplex family residence with laundry room which has been divided into two individual residential structures as part of a subdivision in 2022. The residence now addressed as 126 Camino Santiago consists of the structures' 2,085 sq. ft. western end. The residence now addressed as 128 Camino Santiago consists

of the structures' 2,613 sq. ft. eastern end. The property also has low yard walls constructed of rock that are listed as contributing.

Plaza del Monte, formerly the Plaza del Monte Retirement Center, is an approximately six-acre subdivision that is "L" shape and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias.

While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga roof portales, and carport elements. In the mid-1960s Camino Santiago was extended and development of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed the compound consisted of 25 single family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

For the quad apartment block at 126 and 128 Camino Santiago the architects removed the room block massing from the ends of the structure that is present in the other two-unit (duplex) apartments and moved it to the center to act as a hood over the laundry. Raised triangular party walls divide the sections and bookend the building and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development.

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Very few of them rise above grade.

A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units.

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B the residence and garage structures were requested to be demolished. Due to the contributing status of the residence and a lack of exception criteria, the residence demolition was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Prior to this there are no known cases for the property.

Under case 2024-007794-HDRB the applicant has requested the demolition of the garage and carport structure.

Now, the applicant proposes the following exterior alterations:

South Elevation:

1. A 1,237 sq. ft. garage/carport/bunkhouse structure to replace the previously demolished structure on the south of the property. This structure will house a roof deck on the top and exterior stairs with railing on the western end of the north façade.
2. A 211 sq. ft. addition to the rear of the residence that will connect the residence to the garage structure. An exception to Section 14-5.2(D)(2)(d) for the 50% footprint rule for the total of 1,448 sq. ft. of additions is requested.
3. Demolition of the yard walls to the south of the existing residence.
4. Installation of a yard wall and vehicle gate to western end of the driveway that accesses the garage structure.
5. Construct a yard wall with pedestrian gate on the eastern side of the garage to access the rear courtyard of the residence.
6. Construct a 6’0” yard wall with pilasters along the southern property line.

West Elevation:

7. Install a door where one does not currently exist to access the courtyard on the western side of the structure.
8. Create a courtyard on the western side of the residence by constructing a 6’0” tall yard wall with pilasters along the western and northern sides of the residence at the private drive and front driveway.
9. Construct an interior yard wall with pedestrian gate to divide the courtyard into two courtyards.
10. Construct a yard wall with pedestrian gate that connects the bunkhouse to the residential structure.

North Elevation:

11. Replace corner windows and entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials is requested.
12. Infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building is requested.

STAFF RECOMMENDATION

Staff finds that all exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION

John Padilla, previously sworn, said 126 will combine two units into one unit. He said all the windows are not being replaced, one is being closed off. The idea is to create a single-family residence and provide a courtyard area. This is the first redevelopment of the 30-lot subdivision. The subdivision has an HOA and there are restrictions that include that changes come before the H-Board before they go to the HOA.

Member Bienvenu said he doesn't have a good sense of how he would evaluate this case in the context of this compound. The spirit of the ordinance is clear, the Board needs to consider the entire compound. This case, if approved, would be setting precedent.

Mr. Padilla said this is no longer a compound. This has officially been approved as a subdivision by the Planning Commission and the Governing Body. These are now individual lots. They want to set a quality tone for how the rest of the subdivision could develop.

Chair Guida said this is not a historic compound in the sense of family compounds that developed on the historic east side. It was designed after the 1957 Ordinance took effect. It's a very interesting and unique take in many cases on Santa Fe style through a mid-century lens. There are a lot of features of parapets and portals but interpreted through a very distinct 1960s and into the 1970s lens and that's really something the Board talked a lot about when the buildings were statused, individually, not as a compound.

Ms. Lamboy noted that there is a historic resources report that was not included in the packet, she will email it to the Board.

Member Biedscheid said she had concerns about the roof deck. It's not an element that's elsewhere in the compound.

Mr. Padilla said on the west elevation, the roof deck is at the allowable height.

PUBLIC HEARING

John Eddy, 14 Avenida Campo Verde, was sworn. He appreciates the observations of the Board. He thinks that the wall presents a problem because it

obscures a primary façade. It's very obstructive to that façade. Most of the walls are for the purpose of retaining and are vernacular stone walls. Perhaps a statement needs to be made that the wall is made with similar materials. The wall does not partake of the original character of the development and sets a precedent. Lowering the wall would be an option.

Stefanie Beninato, previously sworn, agreed and appreciated the Board's discussion that this is important and is the first of several units the Board will look at. She asked that the Board be strict in allowing changes to primary facades.

BOARD DISCUSSION/ACTION:

Member Biedscheid said the unique layout of this property, with respect to its surrounding properties, is important to this to the community and is worthy of preservation. With respect to any future development, while the original inhabitants of this compound are no longer there, in the previous status hearings on this property, there was a huge number of people who came forward to say how special this was to them. In summary, the yard walls are problematic for this project, they need to be significantly lower and not block the primary façade. The north facade is extremely important because it's designated as primary. Also, the south facade mimics that as well. The building massing, the 50%, is within the strict confines of the Code but that's seems to be pushing it quite a bit. If the Board were to allow that kind of dramatic increase in size, it needs to be done in a more sensitive way that acknowledges that the space was previously occupied by the carport and garages.

MOTION: In Case 2023-007678-HDRB, 126 Camino Santiago., Member Biedscheid moved to postpone the case for redesign taking into account comments from the Board and members of the public. Member Bienvenu seconded the motion.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (1:15:41 – 2:05:19)

j. **2023-007680-HDRB. 128 Camino Santiago.** Downtown & Eastside Historic District. Contributing. John Padilla, agent for Onesimo Vigil, owner, proposes to construct 2,142 sq. ft. of additions to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'0". Exceptions are requested to 14-5.2

(D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint. (Lani McCulley)

BACKGROUND & SUMMARY

The residence at 126/128 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District with the north elevation listed as the primary façade. It previously was a 2,898 sq. ft. fourplex family residence with laundry room which has been divided into two individual residential structures as part of a subdivision in 2022. The residence now addressed as 126 Camino Santiago consists of the structures' 2,085 sq. ft. western end. The residence now addressed as 128 Camino Santiago consists of the structures' 2,613 sq. ft. eastern end. The property also has low yard walls constructed of rock that are listed as contributing.

Plaza del Monte, formerly the Plaza del Monte Retirement Center, is an approximately six-acre subdivision that is "L" shape and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias.

While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s Camino Santiago was extended and development of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed the compound consisted of 25 single family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

For the quad apartment block at 126 and 128 Camino Santiago the architects removed the room block massing from the ends of the structure that is present in the other two-unit (duplex) apartments and moved it to the center to act as a hood over the laundry. Raised triangular party walls divide the sections and bookend the building and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development.

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Very few of them rise above grade.

A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units.

The rock wall at 128 Camino Santiago is erected over a concrete walkway and stands approximately 32" above the sidewalk. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo. It is topped with rounded concrete coping. The wall runs along the east of the structure to the north and previously provided a division between the property at 128 and 125 Camino Santiago as well as the common open space walking path.

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B the residence and garage structures were requested to be demolished. Due to the contributing status of the residence and a lack of exception criteria, the residence demolition was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Prior to this there are no known cases for the property.

Under case 2024-007794-HDRB the applicant has requested the demolition of the garage and carport structure.

Now, the applicant proposes the following exterior alterations:

South Elevation:

1. A 1,391 sq. ft. garage/storage structure to replace the previously demolished structure on the south of the property.
2. A 949 sq. ft. addition to the rear of the residence that will connect the residence to the garage structure. An exception to Section 14-5.2(D)(2)(d) for the 50% footprint rule for the total of 2,340 sq. ft. of additions is requested.
3. Construct a sq. ft. freestanding carport to the east and south of the garage structure.
4. Demolish the yard walls to the south of the existing residence.
5. Install a yard wall to the east to connect the garage structure to the residence and create a courtyard.
6. Construct a yard wall along the eastern side of the garage to connect to the western corner of the carport.
7. Construct a 6’0” yard wall with pilasters at the southern property line.

East Elevation:

8. Install a window where one does not currently exist in the eastern elevation of the structure.

North Elevation:

9. Replace corner windows and entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials is requested.
10. Infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building is requested.
11. Construct a 6'0" tall yard wall with pilasters along the northern property line and along the front driveway.

STAFF RECOMMENDATION

Staff finds that all exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION

John Padilla, previously sworn, asked if the cases are postponed to a specific date.

Ms. Lamboy said the postponement would be when the applicant is ready.

Mr. Padilla said the approach is the same for 128. The properties are wide open, and the owners are concerned about security and that is one of the reasons they introduced the walls. He said he was confused about the statement regarding the amount of square footage that is being added to the structures. He asked for some clarity about what the Board is expecting.

Chair Guida said the paramount issue was the design approach to the yard walls. Configuring the yard walls in such a way that they don't touch a primary façade. A visual separation between the mass of the original four plex; that could be done with change of plane. Lastly, the south façade, he doesn't think the intent is to create open bays. The character of what's been presented, how openings are distributed doesn't relate to the fourplex that was there. One way to do it might be some of that regularity that was there.

Member Biedscheid said she agreed, she was suggesting that buildings need to be separated. Currently the south facades can be seen through the carports. She would like to see something reminiscent of what's there.

PUBLIC HEARING

Stefanie Beninato, previously sworn, thanked the Board for being thoughtful about this. She's not sure why there needs to be two connections to the garages.

She hoped that some of the windows on the primary façade are going to be replaced in kind.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007680-HDRB, 128 Camino Santiago, Member Biedscheid moved to postpone for redesign, similar to the previous case with similar considerations as raised by the Board. Member Bienvenu seconded the motion.

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

Member Bienvenu asked the applicant to present 3D renderings in the revised application.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (2:05:19 – 2:22:14)

k. **2024-007773-HDRB. 650-A Old Santa Fe Trail.** Don Gaspar Area Historic District. Contributing. Jamison Brown, owner, proposes to remodel an existing shed to an accessory dwelling unit to a height of 22'-8" where the maximum allowable is 15'-2". Exception requested to 14-5.2(D)(9) for height. Addition of a canopy within 10' of the primary façade and an addition exceeding fifty percent of the dimension of the primary façade. Exceptions requested to 14-5.2(D)(2)(d) (Ramon Sarason)

BACKGROUND & SUMMARY

650-A Old Santa Fe Trail consists of two structures, the main unit, and the accessory shed. The main unit was a commercial unit built in 1989 and is now a residence. The is a shed listed contributing to the Don Gaspar Area Historic District. This structure is estimated to have been built between 1912 and 1928 according to the 1994 HCPI. The shed structure is built of adobe in the Territorial Revival architectural style. The most notable architectural feature is the three-course brick coping with a dentil detail at the mid-course. The east façade retains one historic window. The shed structure is a wood framed, metal roofed additions to the south and east likely constructed in the 1980's and of no historical importance.

The structure was designated contributing and east façade designated as primary in 2018, (HDRB Case #H-18-116).

Now, the applicant proposes the following exterior alterations:

1. Site

    a. Remodel the shed by
        i. Removing the existing wood frame addition to contributing adobe accessory structure. Salvage corrugated metal roofing.
        ii. Remove and salvage existing 4’ coyote fencing from the Old Santa Fe frontage of primary dwelling.
        iii. Remove concrete parking pad behind primary dwelling.
        iv. Remove existing 6’ coyote fence and auto-gate from under southwest corner of the primary dwelling’s portal and driveway.

    b. Fencing
        i. Relocate salvaged 4’ coyote fencing to northwest corner of primary dwelling to screen utilities and provide secure access to utility room.
        ii. Add a new 6’ coyote pedestrian gate at junction of new and existing coyote fence.
        iii. Construct a new 10’ wide, 6’ tall timber, steel and salvaged corrugated metal auto gate with ground mounted gate opener.
        iv. Add a 32” high timber railing between the posts of existing portal on east side of primary dwelling.
        v. Add a 6’ timber pedestrian gate under the existing portal to connect new auto gate to primary dwelling and complete the enclosure of the private yard.

    c. Parking
        i. Provide gravel parking for three cars between the primary and accessory dwellings.

2. Primary Dwelling Unit

    a. Re-stucco
        i. Color: El Rey Kokanee

3. Accessory Dwelling Unit

    a. Existing Adobe Structure
        i. Re-stucco – cementitious stucco
            1. Color: El Rey Sandalwood
        ii. Tuck-point brick parapet.
        iii. Replace vigas as needed.

iv. Refurbish existing windows and doors.
    1. Color: Behr Mandarin with Ben Moore Soft Satin for all casework
v. Add kiva fireplace and chimney which will extend 2' over existing parapet.

b. Addition

i. Construct a new 360sf 2 story (22.5' high) territorial style addition to the west side of the contributing one room territorial adobe structure.
ii. Construct a small roughly 4x8' portal/covered porch at the entrance to the south facing façade of the accessory structure. This area is currently covered by the wood frame shed addition that is to be removed.
iii. All windows and doors to be Sierra Pacific or similar aluminum clad wood windows.
    1. Double hung windows to be three over one with simulated divided light
        a. Color: Factory applied to match Behr Mandarin with casework in Benjamin Moore Soft Satin
        b. Provide operable shutters for all new double hung windows.
            i. Color: Behr Mandarin
            ii. Wrought iron shutter dogs and hinges.
    2. Casement windows to be three pane simulated divided light
        a. Color: Factory applied to match Benjamin Moore Mandarin with casework in Benjamin Moore Soft Satin

STAFF RECOMMENDATION

Staff finds that all the exception criteria have been met. Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standards.

APPLICANT PRESENTATION

Jameson Brown, 650-A Old Santa Fe Trail, was sworn. He presented his goals for the project.

Member Bienvenu said the front of the property is wonderful. He has a concern about the shed in the back. There are big issues including the height, it's

out of scale with the neighborhood. His second concern is being stuck with the way the ordinance is written. The Board cannot approve any project that would cause a status downgrade. The structure would still be contributing. The remnant of what was there before would not contribute to the streetscape, He's not sure if it's appropriately designated as contributing because it's a small structure. He felt the historic integrity was compromised by the additions. He asked if the applicant would have considered making it a livable unit without having to go up.

Mr. Brown said the underlying zoning supports two stories and the neighbors are in support as well. A moment of verticality isn't bad. He thought it was interesting to create a height limit. He doesn't know if it's out of scale because it's pushed back.

Member Aguilar Medrano said she would have a hard time accepting that the height exception had being met. She was concerned with the vehicular gate off Old Santa Fe Trail because from the streetscape there really aren't any houses that have vehicular gates. Her last concern was the orange windows.

Mr. Brown said the color is apricot which compliments the stucco. This isn't visible from Don Gaspar District.

Member Guida said he appreciated the presentation, the color renderings and 3D views. As far as the height exception, height averaging is a challenge. He would be happy to grant a height exception. He said the contributing shed, that determination may have been questionable. He wondered if this is the type of project the Board might want to see more differentiation.

PUBLIC HEARING

Richard Martinez, previously sworn, said the building in front is the building he did when he first came to Santa Fe. It was for a painter. He had originally planned that it would be back from the street. They moved it forward. The front portal lines up with Jacob's Shoe Repair. The building in back was deteriorated at that time.

John Eddy, previously sworn, said he appreciates the Board's observations. The height is a concern. The idea of bringing color into compliance is going to be helpful to the applicant. He has a concern about the height of the gate. The streetscape is very important. He appreciates the creativity that's gone into this.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007773-HDRB, 650-A Old Santa Fe Trail, Member Bienvenu moved to approve all the design changes in the application that relate to the front building, including the gate; he moved to approve

all of those on the on the back property, however, he moved to have a finding entered that the exception criteria for the height have not been met and that the back property project would have to be denied on that basis; and in addition that would cause the contributing structure to lose its status; and the Board cannot approve an application that would have that result, so he denied the back property proposal on that basis.

Member Bienvenue encouraged the applicant to consider a redesign so that this could be made into a property that would meet all their needs and there would be a second unit without the required height, including a potential request for downgrade to non-contributing status and/or a change in the primary facade to facilitate a different floor plan.

Member Biedscheid seconded the motion with an amendment to offer the applicant postponement instead of denial.

Mr. Brown said if there's the potential to downgrade to non-contributing and then submit without a second story then there are a lot more options to still create a livable unit in the back that maybe won't be as impactful to the streetscape. If denying makes it take another six months, he doesn't want that.

Member Bienvenu said he's fine with modifying the motion with the amendment to postpone instead of denying the back with everything else remaining the same because he would still approve the front of the property as part of the motion.

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

Attorney Ruybalid noted for the record that the design changes to the front are approved and acknowledged that the findings of fact and conclusions of law can't issue until there is a firm decision one way or another on the back.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (2:22:14 – 2:58:17)

I. **2024-007813-HDRB. 1666 Cerro Gordo Rd.** Downtown & Eastside Historic District. Contributing. Architectural Alliance, agent for Carla Brown, owner, requests status review and primary façade designation(s). (Ramon Sarason)

BACKGROUND & SUMMARY

1666 Cerro Gordo is a single-family residence and garage listed as contributing to the Downtown and Eastside Historic District. The main residence has had numerous additions, but perhaps best represents the 2000 Carole LaRoche renovation. There are very few original windows left, and new openings have been created and rustic portales placed across the front façade. The most authentic elevation is the plain west façade of the older building.

Now, the applicant requests a status review and primary façade designations.

STAFF RECOMMENDATION

Staff recommends the historic status of the main residence and stone building called the garage be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends the west façade of the main residence (F-4) of the main residence and west, south, and east façades (F-1, F-2, F-3) including the stone buttresses of the garage and excluding the non-historic south facing doors be designated as primary. Staff further recommends the north stone retaining wall be designated as contributing.

Member Aguilar Medrano asked if the wall was built at the same time as the garage.

Mr. Sarason said he was sure but noted that the roadway was built at a later date.

APPLICANT PRESENTATION

Hunter Redman, 612 Old Santa Fe Trail, was sworn. This project has an interesting history dating back to the 1700s. She loves the stone garage and the stone walls surrounding the property. She commented that she respects the contributing designation recommended by John Murphy and supported by staff. She said the west elevation is not publicly visible. Having that as a primary façade is problematic.

Chair Guida asked if she agreed with staff's recommendation.

Ms. Redman said she disagrees with the west designation on the main house being primary because she didn't see how it's different than any of the other facades around the around the house that have been either altered or not altered but they're next to something else that's adjacent to what's been altered. She felt that the adjacency precludes that from being a primary façade.

Chair Guida asked if she agreed with the three facades of the stone building and the yard wall.

Ms. Redman asked if a contributing yard wall is considered a primary facade, and would they be able to construct a garage/casita adjacent to it not touching it but adjacent; she asked if that would preclude any development there on that Northwest part of the site.

Chair Guida said his understanding is that yard walls don't have primary facades. He doesn't remember ever statusing a yard wall.

Member Bienvenu said he was not sure why the north façade is not being designated, it's the most visible. The house has a great history but it's no longer there it's been dramatically altered. He didn't see anything that would be a remnant of what's already there. He's not sure it should have a contributing status.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she agreed with Member Bienvenu that perhaps the garage should be significant. She wanted to know what façade the applicant thinks should be primary. She wondered if there are parts of the building that were untouched in the 2000 renovation.

Ms. Redman said the only façade that has not been touched on either side that is older than 50 years is the north facade of that north block. That is the only facade she could imagine being designated primary. Ms. Redman clarified that on the stone building the existing French doors that are there are fairly new and they're not historic. She asked if they could replace those.

Chair Guida said they could probably except them from the designation.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007813-HDRB, 1666 Cerro Gordo Rd., Member Bienvenu moved that the status of the stone building be upgraded to significant, excluding the non-historic doors, and the retaining wall be designated as contributing and the house be downgraded to non-contributing. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Biedscheid, Bienvenu, Mather 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=EyeW0BLdzaE (2:58:17 – 3:15:15)

m. **2023-007730-HDRB. 1204 Canyon Rd.** Downtown & Eastside Historic District. Non-Contributing. Gerald Valdez, agent for Fred and Josie Lucero, owners, propose changes to cases #2020-001664-HDRB and #2022-005346-HDRB including portals, windows, doors, headers, yard walls, retaining walls, exterior lighting, and other changes. An exception is requested to Section 14-5.2 (E)(2)(b) to place windows less than 3' from the corner of a publicly visible façade. (Lani McCulley)

BACKGROUND & SUMMARY

1204 Canyon Road is a 1,024 square foot single family residence constructed in 1964 and listed as non-contributing to the Downtown and Eastside Historic District. The footprint of the residence is a simple rectangle sited in the center of a sizable 0.34-acre lot. The residence exhibits some simplified Spanish-Pueblo Revival features, such as rounded stuccoed massing and minimal fenestration. A small portal on the north (front) elevation appears to be original to the home; however, its structure has been substantially modified. A shallow southern portal was a non-historic addition, and most windows and doors are non-historic replacements in a variety of finishes and light patterns. The east and west elevations are characterized by the absence of features and fenestration. The residence displays little, if any, distinctive character, and its integrity is insufficient to demonstrate historic significance. A violation has been placed on the property for working with an expired construction permit and other violations including not meeting the approvals of the HDRB.

In February 2020 under case #2020-001669-HDRB the HDRB retained the non-contributing status of the residence noting that while the property was of age, it does not display any distinctive character or integrity to warrant an upgrade.

In April 2020 under case #2020-001664-HDRB the applicant was approved to construct an addition and other remodel work including, demolishing the front and rear portales, as well as any existing sheds and concrete slabs, constructing 1,499 square feet of heated additions to the main living space, a 660 square foot attached accessory dwelling unit, and a 357 square foot, attached single-car garage, a 5' high adobe and concrete block wall at the north, street-facing lot line and retaining walls at the southeast corner of the proposed residence.

In June 2020 under case #2020-002162-HDRB the previously approved yardwall and retaining wall designs were presented to and approved by the HDRB as a condition of the April approval for case #2020-001664-HDRB. This approval included the removal of the existing coyote fence and construction of a 5'0" high yardwall with

step-downs and flagstone-capped pilasters along Canyon Road and two curved and terraced masonry retaining walls beyond the southeast corner of the residence.

On November 8, 2022, the applicant returned to the HDRB with case #2022-005346-HDRB to request changes to the previous approval that were made during construction.

The HDRB approved Items # 1, 2, 4, 7, 8, 9, 10, 11 and 12 in the application, this includes:

1. Shifted approved west façade portal north on west elevation where the previously approved garage was located.
2. Installed window under portal instead of to the approved location outside of the portal on the south.
4. Installed 5 new windows on the east elevation instead of the approved 3 window elevation.
7. Installed 6’ wide double door in place of 3’ single door on south elevation.
8. Installed 6’ double door instead of 3’ single door on south elevation.
9. Installed 6’ double door instead of 3’ single door on north elevation.
10. Increased parapet height from approved 14’- 6” to 15’-7.”
11. Increased parapet height from approved 12’- 4” to 12’- 8.”
12. Increased parapet height from approved 11’ – 2” to 12’- 0.” Note: Maximum allowable height for this structure in this streetscape is 19’ – 2.”

The Board denied Item # 3 to install 2 windows 5’ by 4’on either side of the fireplace on the north elevation rather than the previously approved single window, with the exception that it may be redesigned and approved by Staff upon submission of revised drafts which meet the following conditions:

a. The Applicant shall reduce the size of the two north-elevation, living room façade, windows so they are set back three feet or more from all corners;
b. On the north elevation the Applicant shall set all windows into the wall no less than 1½ inches; and
c. On the north elevation, living room façade, the Applicant shall create an extrusion on the massing for the fireplace and chimney.

The Board also denied Items # 5 and 6 to install three smaller windows with stained glass which exceeded the 30” dimension without divided lites and did not meet the 3’0” requirement for openings at a corner rather than the two previously approved. No exception was requested at this hearing. Therefore, the approval for the two windows in the master bedroom, on the northernmost part of the east elevation, stands as previously approved in Case 2020-001664-HDRB.

The applicant returns to the board seeking approval of changes already constructed that deviate from the previously approved cases. The project was stopped in 2022 with a notice of violation and directions, for the applicant to return to the board for approval of changes as follows:

North Elevation:

1) Install metal garage door with lites on top.
2) Install exterior lighting on either side of the garage with pueblo style sconces.
3) Relocate the fireplace to center of the wall just to the west of the portal.
4) Installation of two 5’ by 4’ windows on either side of the relocated fireplace. This does not meet the condition of the Board from 2022-005346-HDRB as this is the same size window requested in that application.
5) These north elevation windows are inset by approximately 1½” per the condition of approval under case 2022-005346-HDRB.
6) Construct an end wall from the corner of the portal in order to accommodate the 3’ corner rule at the portal.
7) Redesign of the portal posts by eliminating the post on the west to accommodate the end wall construction.
8) Construct a 1’0” bump out at the fireplace to create a break in the façade per HDRB condition under case 2022-005346-HDRB.
9) Remove the header from over the doors under the portal.
10) Change the previously approved single window on the eastern end to two 5’x4’ windows.
11) Install a header above the two eastern end windows.

South Elevation:

11) Remove window on the eastern end of the elevation.
12) Change from a double French door to a single 3’0” solid wood door under the eastern portal.
13) Change size of window between portals to 4’ by 4’.
14) Install a single pane 2’ by 2’ window on eastern end of the western portal.
15) Change size of window in the center under the western portal to 2’x3’.
16) Widen the columns on each of the portals to 8” diameter posts.
17) Change the design of the western portal so that it no longer connects to the residence on the western side.
18) Install exterior lighting sconce on the western wall to light walkway.
19) Remove the header over the western most window.
20) Change the window on western wall to 4’ x 4’.

West Elevation:

21) Garage location change approved under 2022-005346-HDRB on November 8, 2022.
22) Remove window from the west façade of the garage.

23) Remove the header above the center window.
24) Remove the header over the door under the portal.
25) Decrease the size of the portal to accommodate the garage entrance.

East Elevation
26) Retain the installed opening with the 3 windows and change the windows from the stained-glass window to divided lite windows. An exception to install an opening at less than 3'0" from a corner, Section 14-5.2(E)(2)(b) is requested to retain the 2'7" (31") distance between the opening and the corner.
    a. As an alternative to this the Applicant is willing to infill the two smaller windows, leaving the single larger window with divided lites.

Yardwall:
27) Change material of previously approved 5'0" high stepped down yard wall along the north property line from adobe brick to CMU with stucco to match the residence. The mass of the wall will be broken up with pilasters as previously approved.
28) Install two (2) metal with wood vehicle gates at the driveway entrance location.

Driveway:
29) Install asphalt on the driveway to access the residence from Canyon Road.

STAFF RECOMMENDATION
Staff recommended approval of Items 1 through 3 and 5 through 11 on the north elevation; and items 11 through 20 on the south elevation. Staff recommended approval for Item 27 under the Yard Wall and Item 29 under the Driveway.

Staff recommended denial of Item 4 on the north elevation; Item 26 on the east elevation; and Item 28 under the Yard Wall.

Staff did not find that all of the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application.

Chair Guida said the Board looked at a bunch of non-compliant features that were constructed and identified ones that the Board would approve and then identified the conditions for staff approval of another set of them. He confirmed with staff that there are dozens more that have been carried out since that last review.

Member Aguilar Medrano said the Board is put in awkward position when people build things without approval. She confirmed that this is the third time the Board sees this case.

Member Bienvenu said it's extremely frustrating. He confirmed that construction is stopped. There are 30 new items the Board is being asked to approve. Staff would say yes to all except for three of them. The house is different than what was originally approved and has lost design integrity.

Member Aguilar Medrano wanted to hear from the applicant as to why changes were made after the last hearing. She has the same concerns about the vehicular gate. She also had concerns about the driveway being asphalt.

Member Biedscheid confirmed with staff that the garage is in the same location as approved. She said there was a lot of discussion about the closeness to Cristo Rey Church and the Water Park. The gate is not in keeping with the neighborhood. She also had concerns about the wall.

APPLICANT PRESENTATION

Gerald Valdez, 11 Ranch Road, Cedar Crest, was sworn. The applicant is trying to come up with workable solutions. The last plans submitted were for the garage addition. All the other changes that were done were completed. The only plans submitted were to build the garage. There was a sewer easement, and they couldn't put the garage there and had to put the garage somewhere else. He's not the contractor, just the designer. The Contractor didn't follow the plans as designed. Everything that was listed on page 2-7 was approved, They added 16 inches from the fire place façade. Originally it didn't have a bump out.

Josie Lucero, owner, 2835 West Alameda, was sworn. She said they did renew the permit, they had to pay $1500 to do that. The reason they were red tagged was because they hadn't made the changes they were required to make. They couldn't do that because they ran out of money. The inspector notified them that they had to go before the Board. The main thing is the stain glass windows. It's going to cost $15,000 to change the windows and that's a hardship. The windows can't be seen from the street. They are also being given a hard time for five inches. She felt that she is being discriminated against.

PUBLIC HEARING

Angelo Lucero, 1712 and 1714 West Alameda, was sworn. He's in the process of doing a renovation as well. He has experienced similar difficulties with construction and building within this town. He said your project gets approved, you start your project and then a City worker will come along and say you got to go back. This application has 29 changes which may not necessarily be so. The designer has complied, the staff has narrowed it down to three aspects. This could be addressed in a simple format.

Virgil Vigil, 467 Camino Don Miguel, was sworn. He said this project has been going on for years. This project is beautiful. This lady has been here her entire life. Not everything works according to standards. The project has already been built, he suggested that the Board grant a variance.

Teddy Peperas, 648 Old Las Vegas Highway, was sworn. He said there's a lot of mistakes that were done, but where does compassion come in? The building is beautiful. Out of compassion for the Lucero's and the fact that they endeavored to stay in Santa Fe it would be a very honorable thing to assist them in remaining in Santa Fe. It doesn't look like they complied with all the regulations. He asked if it changes the appearance and the culture of what we want to preserve in Santa Fe. He asked for the Board to grant them a variance.

Stefanie Beninato, previously sworn, said this isn't about compassion it's about ignoring the plans. The contractor can be blamed but he's not in the room. He has insurance and could fix this. She felt like this is a slippery slope and anything to do with window violations should be enforced. It's a really bad precedent and all the reasons given here have nothing to do with this ordinance which has been in effect since 1957.

BOARD DISCUSSION/ACTION:

Mr. Moquino said the only reason this case is back before the Board is because the approved set of plans is different than what's there. They deviated from the approved plans. The project was red tagged because the permit was expired.

Ms. McCulley said the issue is she failed her inspection. They made note of every change. The biggest issue the applicant has is the windows, they are asking the Board to reconsider the exception.

Chair Guida said the only thing being considered are the differences between the last approval and this approval.

Ms. McCulley went through all the changes.

Chair Guida asked if there are any items that she wouldn't recommend approval for.

Ms. McCulley said the gate, Item 28, would be a redesign of the gate with submittal to staff.

Member Biedscheid confirmed that Ms. McCulley recommended denial of Item 22.

MOTION: In Case 2023-007730-HDRB, 1204 Canyon Rd., Member Biedscheid moved to:

- approve Items 1, 2, 7, 9, 10 and 11 on the north elevation;
- approve Items 11 through 20 on the south elevation;
- deny Item 22 which is the removal of the window from the west facade of the garage;
- approve Items 23, 24 and 25 on the west elevation;
- approve Item 26 on the east elevation, indicating that the exception criteria have been met with the applicant's proposal to replace the windows with divided light windows in the same size and location with the reasoning that that east elevation is not publicly visible or has minimal public visibility;
- approve Items 27 and 28, with respect to the yard wall, with a condition that the vehicle gates be submitted for redesign for staff approval which should include some open space so that the property is visible to some degree through the gates; and
- approve Item 29 with respect to the driveway.

Member Aguilar Medrano seconded the motion with a friendly amendment to Item 26 that the applicant has the option of keeping the stain glass windows or change to divided light.

Member Biedscheid accepted the amended as friendly.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (3:15:15 – 4:30:24)

g. **2024-007815-HDRB. 411 E Alameda St.** Downtown & Eastside Historic District. Contributing. Tim Curry, agent for Parker Whaite & Lindsey Robinson owner, proposes to reconstruct a non-primary facade, raise parapet heights to a height of 11'-1" were the maximum allowable is 15'-7", restore windows and doors, construct a coyote fence to a height of 5'-0", install skylights, restucco, and reroof. Exceptions are required to (14-5.2(D)(5) and 14-5.2(E)(2)(b). (Ramon Sarason)

BACKGROUND & SUMMARY

411 East Alameda is a single-family residence listed as contributing to the Downtown and Eastside Historic District. Single story L-shaped New Mexico Vernacular adobe residence with flat roof extending past wall edges with eaves of between 4 and 12 inches deep, depending on façade exposure. Doors are single-leaf wood panel type, with partial divided lites or in French style, and windows are double and triple ganged true divided lite 2/4 wood casements, with the windows at the northernmost addition being smaller 2/3 lite style, and a single 2 vertical lite window on the north, visible from inside only. The residence appears to have been built as a single room structure originally (on the south) with as many as 3 later additions to the north.

Over time the earth has built up around the walls such that several of the lower rows of adobes are now below grade. The northwest corner of the original southern room has been stabilized.

The northernmost addition, which extends beyond the façade to the east, is poorly constructed on a rubble foundation, exhibiting many severe cracks and partial wall collapse on the interior.

It is recommended that this addition be removed and replaced if continued use of that space is desired, in order to prevent continued damage to the adjacent main house structure. There are (3) interior brick chimneys, and no porches or portales. There is a low stone wall along part of the east and south side adjacent to the driveway. There are immediately-adjacent walls and/or homes to the west and north, so no views of these facades are available.

This renovation was heard before the HDRB on July 9, 2019 and the Board Action Letter is attached to this document.

Now, the applicant proposes the following exterior alterations:

1. Existing exterior doors & windows to be repaired. The existing South entry door will be modified by installing a window with wainscoting below to create a vestige of the existing door.
2. The existing roof will be removed and replaced with a new galvalume roof. The existing roof overhangs will be removed & replaced with materials to match the existing structure. The existing fascia will also be removed and replace with in-kind materials.
3. Due to structural deterioration, the existing structure on the Northeast side of the property will be removed and replaced. The proposed structure will reflect the existing elevations, but the parapet will be raised to a height of 11'-1" to allow for the installation of insulation.

4. New cementitious stucco will be installed on the exterior, El Rey “Torreon.
5. 4 low profile skylights will be installed on the roof.
6. A coyote fence with irregular tops is proposed for the East elevation.
7. No new rooftop equipment is proposed.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Tim Curry, 1415 Alameda Street, was sworn. This project was approved four years ago. They are not asking for any changes from what was previously approved.

PUBLIC HEARING

David Jones, 409 East Alameda, was sworn. He commented about the historical value of the acequia wall that exists between his property and the property at 411. Contrary to the report that was provided by staff, there's only one parking area that 411 has and that is contiguous to the acequia wall. He objected to the project without some kind of assurance from Mr. Curry that there is going to be proper protection of that wall and secondly that the staging area is not going to damage any other property in the area.

Mr. Curry said the staging area will be in front of the house. There will be a dumpster and there will be on-street parking on Alameda for the workers. They want to be good neighbors. The existing wall is in poor condition and needs some stabilization.

Member Bienvenu said there are two rock walls. He asked if either are statused.

Mr. Sarason said they were not.

Member Bienvenu asked if they could be statused this evening.

Ms. Lamboy said there would have to be notice.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007815-HDRB. 411 E Alameda St., Member Bienvenu moved to approve the application as submitted. Member Aguilar

Medrano seconded the motion with a friendly amendment that stucco color be submitted staff for approval.

Member Bienvenu accepted the friendly amendment.

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

PUBLIC COMMENT

Ms. Lamboy stated that Ms. Beninato had her hand raised to speak during public comment.

Chair Guida allowed Ms. Beninato to speak.

Ms. Beninato, previously sworn, said she was happy the walls got brought up and also happy that the applicants are keeping it at a modest size.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (4:30:24 – 4:45:29)

9. DISCUSSION ITEMS

None

10. MATTERS FROM THE BOARD

Member Bienvenu confirmed on the Canyon Road case that the items that weren't addressed still need to be done consistent with the Board's prior decision.

Member Biedscheid brought up the subcommittee about the school projects that were brought up.

Ms. Lamboy said the Board could form a subcommittee.

Members Biedscheid and Bienvenu said agreed they could be on that subcommittee.

Motion: Member Bienvenu moved to appoint himself and Member Biedscheid to the subcommittee to review the Acequia Madre and Atalaya school projects. The motion was seconded by Member Biedscheid.

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

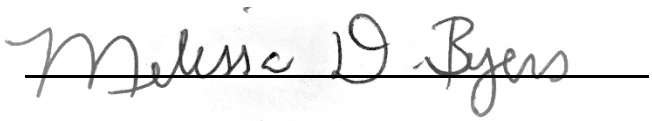
11. NEXT MEETING: Tuesday, February 27, 2024

12. ADJOURN

Motion: Member Biedscheid moved to adjourn the meeting at approximately 10:21 pm. The motion was seconded by Member Aguilar Medrano.

Vote: The motion passed by (4-0) roll call vote with Members Biedscheid, Bienvenu, Mather 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 # 2023-7720-HDRB
Address – 365 Garcia St.
Agent's Name – Richard Martinez, Martinez Architecture Studio, PC
Owner/Applicant's Name – Susan Ey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 23, 2024.

BACKGROUND

365 Garcia St. is a Spanish-Pueblo Revival style, single-family residence built in a vernacular fashion and listed as contributing to the Downtown and Eastside Historic District. The house is a five-room, apartment-like dwelling intimately connected to an older home on the adjoining property to the north.

The house, listed as contributing in a 1984 Historic Building Inventory, likely was built in the 1930s as an accessory unit to a dwelling at 363 Garcia St., which is to the north. 363 Garcia St. appears on a 1912 King's map and owned by Francisco Garcia y Castillo, for whom Garcia Street is named. The family of Victor Vigil had acquired 363 Garcia St. by 1930, according to the 1930 census, but Vigil died in 1936 in the middle of the Great Depression, likely leaving the family in a difficult situation. Victor's son Anthony built onto the original family home, creating the volume in the current house, closest to the street. The 1938 city directory lists Anthony Vigil as living in this new dwelling unit, with the address of 365 Garcia St. The Vigil family was able to redeem the property from a 1940 foreclosure by the City of Santa Fe for $209.89 in delinquent taxes. After his mother and sister deeded him the south half of the family property in 1950, Anthony Vigil and his wife, Mary Silva, built out the attachment dwelling, creating a more extensive, independent home. 363 Garcia St. and 365 Garcia St. still share an interior wall.

The Applicant now requests a status review and primary façade designations.

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, and 14-5.2(E), Downtown and Eastside Design Standards. Staff further recommended that the west façade (F-1) and that part of the south façade (F-2) west of the 1973 extension, be designated as primary, and that the south site wall be designated as contributing.

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 50 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 Section14-12.1, 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 "non-contributing structure" is a "structure, located in an H district, that is less than 50 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 the Staff.
11. The Board finds that the west façade (F-1), with its stepped walls flanking the entrance and signifying the common wall between the addresses, is the primary elevation of the structure, with the features that define the character of the structure's architecture.
12. The Board finds that the stucco yard wall with arched gate, on the south side of the residence, is a contributing structure, and a feature that helps define the architectural character of the house.
13. The Board finds that the door and tile canopy on the west façade are non-historic, the windows have been altered from their original configuration, and the door, canopy and windows are not features that define the character of the structure's architecture.
14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.

2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the historic status of the structure as contributing.
4. The Board designates the stucco yard wall with arched gate on the south side of the residence as a contributing structure.
5. The Board designates the west elevation (F-1) as the primary façade, including the stepped buttresses flanking the entrance and at the north wall adjoining 363 Garcia St.
6. The designation of the west elevation as the primary façade excludes the non-historic entrance door, the non-original window, and the tiled canopy over the entrance.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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 # 2024-7738-HDRB
Address – 425 Apodaca Hill
Agent's Name – Gayla Bechtol, AIA
Owner/Applicant's Name – Paul Babcock and Anke Mihalas

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 23, 2024.

BACKGROUND

The structure at 425 Apodaca Hill is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Originally constructed in the 1930s, it has been altered many times since then. Various rooms have been added to the house according to family needs. July 13, 2023, after review of an updated Historic Cultural Properties Inventory and considering other evidence, the HDRB decided to retain the non-contributing status for the structure. See Case # 2023-7020-HDRB.

According to a structural report dated July 12, 2023, by Eric D. Trujillo, Professional Engineer, and submitted by the Applicant, moisture seeping into the structure from a failing roof has caused the plaster to separate from the adobe walls, and the adobe exposed to moisture is deteriorating. Further, the rubble foundation has shifted due to soil erosion, and this, aggravated by moisture intrusion, has compromised the floor supports. He concluded that repair or restoration of the structure is not feasible. Bobby Padilla, the Building Inspection Division Manager for the City, issued a report June 8, 2022, that the building has "substantial structural issues" caused by leakage, and is in poor condition.

Due to these concerns, the Staff reported to the HDRB that a demolition permit should be issued due to the threat to public health, safety and welfare. The HCPI, and the engineer's and Building Inspector's reports, described above, fulfill the SFCC Section 14-3.14(C) requirement that Land Use Staff provide reports on the historic significance of the structure and a report from the City Building Inspector on the stability of the structure. At this time no new construction has been proposed on the site. The area of demolition is less than the 2,500 square feet that would trigger an archaeological review for the demolition.

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 recommended the approval of the proposed demolition of the structure, as evidence has been provided on all criteria of SFCC Sections 14-3.14, Demolition of Historic or Landmark Structure, have been met.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown & Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. Under SFCC Sections 14-2.6(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 and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
6. Staff provided the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
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, whether the structure is 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. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is not of historical importance.
9. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front.
10. Pursuant to SFCC Section 14-3.14(G)(1)(c), the Board finds that the structure under consideration has a failing roof, extensive moisture damage, erosion of the load-bearing adobe walls, poor structural stability, and is a threat to the public safety, health, and welfare.
11. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
12. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has provided evidence by which the Board can make conclusive findings about all of 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 approves the demolition application.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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 # 2023-7722-HDRB
Address – 912 Old Santa Fe Trail
Agent's Name – Sunil Sakhalkar, Atelier CulDsak, LLC
Owner/Applicant's Name – Annmari Gallager and James Collins

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 23, 2024.

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 District; as such the structure falls under the more restrictive code guidelines in the Downtown and Eastside Historic District. See SFCC Section 14-1.7, Conflicting Provisions. The architectural style is mid-modern, with an estimated construction date in the late 1950s. Documentational research shows no significant improvements or alterations. In Case # 2023-7402-HDRB, heard November 14, 2023, the Board decided to maintain the historic status of this structure as non-contributing.

The Applicant now proposes the following exterior alterations:

1) Enclose the existing carport by adding walls between existing structural columns. The walls will be wood frame construction with exterior stucco finish. Colors of the stucco under consideration are Sto 01011 Tumbleweed, or El Rey 115 Cottonwood, both 280-B3.
2) Two new windows (north and south elevations) and two new doors (south and east elevations) by Sierra Pacific, vinyl, 8000 Designer Series; color white.
3) New entry portal on the north (front) side, wood frame construction with painted finish; color Sherwin-Williams SW 7012 Creamy. Portal floor to be concrete slab.
4) New portal/trellis on the south (back) side of the house, wood frame construction with painted finish; color Sherwin-Williams SW 7012 Creamy. Portal floor to be concrete slab to match the existing slabs.
5) A new guard wall at the existing stairs going to the basement (south elevation). Presently there is a small curb with wooden rail. The wall will be CMU over the existing concrete curb, height will be 3 feet from the adjacent finish grade, and stucco finish with color to match the rest of the house.
6) Roofing repair work as required after adding the new portal roof.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located partially in the Downtown and Eastside Historic District and partially in the Historic Review District, and it is subject to the district design standards set forth in SFCC Section 14-5.2(E), Downtown and Eastside Historic District.
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 # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:

   (a) The proposed front (north) portal be reduced in height to match the height of the existing roof line of the house;

   (b) The Applicant propose a different window, either vinyl or metal, that reflects the thin profile of the existing windows;

   (c) The Applicant update the application for Staff approval, showing the adjusted height of the north portal and the approved windows; and

(d) The Applicant propose a stucco color, other than Cottonwood, and choose either proposed alternate 2 (Sto Tumbleweed) or another color from the chart of acceptable colors, to be approved by the Staff.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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 (Amended)

Case # 2023-7362-HDRB
Address – 1150 Cristo Rey St.
Agent's Name – Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Michael Vinson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearings on October 24, 2023, and February 13, 2024.

BACKGROUND

The property at 1150 Cristo Rey St. is a single-family residence listed as contributing to the Downtown and Eastside Historic District, and is part of the Tafoya compound which reached south to Camino San Acacio. The residence is a New Mexico vernacular style with a flat roof, stone parapets, two chimneys, and vinyl windows. There is a 1960s enclosed portal "Great Room" addition on the north façade, and a 1980s addition on the west façade.

The property came before the HDRB for designation of the primary facades September 26, 2023. See Case # # 2023-7286-HDRB. The HDRB designated the original, southernmost end of the east elevation as the primary façade, excluding the 1960s enclosed-portal Great Room addition, the non-historic windows and doors, and the electrical and gas components. The HDRB also designated the northern street-frontage retaining yard wall with its buttresses, and the southern property retaining yard wall, as contributing structures.

The Applicant now proposes the following exterior alterations:

1) Construct a 230-square-foot addition to a height of 11'0" where the maximum allowable height is 16'6" on the western 1980s addition.
2) Construct an 86-square-foot portal on the north side of the new addition.
3) Construct a 62-square-foot portal on the northern entrance door on the east façade of the residence. An exception to construct within 10 feet of a primary façade is requested, per SFCC Section 14-5.2(D)(2)(d).

VOTE TO RE-AFFIRM: The HDRB reviewed this application in a hearing October 24, 2023, voting to approve the application, and, with respect to the exceptions, to recommend to the City of Santa Fe Governing Body approval under SFCC Section 14-5.2(C)(5)(b), as it existed at that time. On December 13, 2023, the Governing Body adopted Ordinance # 2023-27, amending Section 14-5.2(C)(5)(b) to give the HDRB approval authority for such exceptions, and on February 13, 2024, the Staff presented this application for an exception to the HDRB, which re-affirmed its prior approval, and gave final approval to the requested exception.

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 a finding that all the exception criteria have been met, therefore 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 & Eastside Historic District.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(2)(d), additions to contributing, significant or landmark structures must be set back a minimum of 10 feet from any primary façade.
9. The Applicant proposes to construct a portal addition on the east façade within ten (10) feet of the primary façade. 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 portal is small relative to the east elevation, is below the roof line of the primary façade, and 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 it will prevent safety hazards and facilitate ingress to and egress from the structure; 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 there is no other place on this structure

to locate a front entry door and entry portal without disturbing the primary façade or the contributing yard wall.

12. The Board finds the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by Staff.
3. Under the authority newly granted to it in City Ordinance # 2023-27, the Board grants the exception requested in the application.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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 (Amended)

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 hearings on November 14, 2023, and February 13, 2024.

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).

VOTE TO RE-AFFIRM: The HDRB reviewed this application in a hearing on November 14, 2023, voting to approve the application, and, with respect to the exceptions, to recommend to the City of Santa Fe Governing Body approval under SFCC Section 14-5.2(C)(5)(b), as it existed at that time. On December 13, 2023, the Governing Body adopted Ordinance # 2023-27, amending Section 14-5.2(C)(5)(b) to give the HDRB approval authority for such exceptions, and on February 13, 2024, the Staff presented this application for exceptions to the HDRB, which re-affirmed its prior approval, and gave final approval to the requested exceptions.

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. Under the authority newly granted to it in City Ordinance # 2023-27, the Board grants the two exceptions requested in the application.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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 (Amended)

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 hearings on November 28, 2023, and February 13, 2024.

BACKGROUND

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.

VOTE TO RE-AFFIRM: The HDRB reviewed this application in a hearing on November 28, 2023, voting to approve the application, and, with respect to the exceptions, to recommend to the City of Santa Fe Governing Body approval under SFCC Section 14-5.2(C)(5)(b), as it existed at that time. On December 13, 2023, the Governing Body adopted Ordinance # 2023-27, amending Section 14-5.2(C)(5)(b) to give the HDRB approval authority for such exceptions, and on February 13, 2024, the Staff presented this application for exceptions to the HDRB, which re-affirmed its prior approval, and gave final approval to the requested exceptions.

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 recommendation, 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. Under the authority newly granted to it in City Ordinance # 2023-27, 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 27th DAY of FEBRUARY, 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 (Amended)

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, and February 13, 2024.

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.

VOTE TO RE-AFFIRM: The HDRB reviewed this application in a hearing on December 12, 2023, voting to approve the application, and, with respect to the exception, to recommend to the City of Santa Fe Governing Body approval under SFCC Section 14-5.2(C)(5)(b), as it existed at that time. On December 13, 2023, the Governing Body adopted Ordinance # 2023-27, amending Section 14-5.2(C)(5)(b) to give the HDRB approval authority for such exceptions, and on February 13, 2024, the Staff presented this application for an exception to the HDRB, which re-affirmed its prior approval, and gave final approval to the requested exception.

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. Under the authority newly granted to it in City Ordinance # 2023-27, the Board grants the exception requested in the application.

IT IS SO ORDERED ON THIS 27th DAY of FEBRRUARY, 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 # 2024-7775-HDRB
Address – 826 Camino del Poniente
Agent's Name – Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Larry Colton and John McCoy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 13, 2024.

BACKGROUND

The house at 826 Camino del Poniente is a single-family, Territorial Revival-style residence listed as contributing to the Downtown and Eastside Historic District. The south was most likely historically an entrance, however with the enclosure of the porch the main entrances are now to the north and the east. A garage on the west elevation has been converted to a separate dwelling unit, accessed by its own entrance on the west façade. According to the 1991 Historic Building Inventory, the structure is believed to have been built in the 1930s, however it first appeared in the city directory in 1951. The 2,037-square-foot residence originally was a guest house for the property located at 828 Camino del Poniente.

The north and east elevation architecture is simple and unchanged. The former garage was constructed on the north and west elevations sometime before a 1983 historic survey, though the date of construction has not been confirmed. Since the 1991 survey, but prior to a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch. On November 14, 2023, the HDRB held a status review of the property, upgraded the historic status of the residence to contributing, and designated the north elevation as the primary façade, excluding the windows and doors, which are non-historic, and excluding the separate dwelling unit (the former garage) on the northwest corner. See Case # 2023-7468-HDRB.

The Applicant now proposes the following exterior alterations:

East Elevation:

1. Construct a 200-square-foot addition to match the existing height of 14'3" in the southeastern corner of the residence. The addition will have French doors with two side-lites and a transom under a portal on the east elevation and a 3-over-1 window (B) on the south elevation.
2. Construct a 563-square-foot, two-car garage addition to a height of 14'3". The garage will have 16-feet-wide by 8-feet-high carriage-style garage doors. The garage will be separated from the residence and its primary façade by 12 feet.
3. Construct a 120-square-foot entry portal to a height of 10'3" that will connect the garage to the existing east entry door of the house, and will be set back 14'9½" from the north, primary façade. Portal floors will be brick.

4. Install exterior lighting at entryways.
5. Replace windows (N and I) with 3-over-1, double-hung wood windows in Colonial White.

West Elevation:

6. Construct a 103-square-foot addition at the same height as the existing house in the southwest corner of the residence. No windows or doors will be installed in this addition.
7. Replace window (G) with a 3-over-1, double-hung wood window in Colonial White. Place a similar window (A) on west elevation of the new garage.

South Elevation:

8. Install a fireplace and a stuccoed chimney, remove double doors and change placement of windows (see Item # 9). Install a single door with a transom.
9. Replace windows (C, D, E and F) with 3-over-1, double-hung wood windows in Colonial White. Place a 3-over-1 window (B) on the south elevation.

North Elevation:

10. Replace windows (J, K, L and M) with 3-over-1, double-hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be Velux flat-glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and L-shaped low wall and coyote fencing to accommodate garage addition on the north and east of the property.
13. Construct a 5'4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9-foot-high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'8" wide by 6'8" tall plank wood gate with an exposed wood lintel.
15. Construct a 5'4" high coyote fence with pedestrian gate near the northeast corner of the new garage.
16. Construct a 4' high stuccoed yard wall with a 4' tall wood plank gate at the southeast corner of the new garage.
17. Install an 8' by 8' hot tub with an 18" high wood deck and low stacked 24" inch moss-rock wall at the southwest corner of the lot.
18. Stucco house in El Rey cementitious "Buckskin" stucco.
19. Paint the windows, doors, wood posts and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

The Current contributing structure is 2,037 square feet. The total roofed additions proposed are 1,018 square feet. The additions are 49.9 percent of the original square footage and do not require an exception to SFCC Section 14-5.2(D)(2)(d). The additions are not within 10 feet of the primary façade and do not require an exception to 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 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. The Board finds that exceptions are not necessary to SFCC Sections 14-5.2(D)(2)(c-d) controlling contributing structures, requiring additions to be set back no less than 10 feet from primary façades and prohibiting additions that exceed 50 percent of the existing footprint. The additions approved here do not attach to and are set back more than 10 feet from the primary, north façade, and the total square feet of the additions do not exceed 50 percent of the existing footprint of the structure.
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 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 Items # 1-20 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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 # 2024-7815-HDRB
Address – 411 E. Alameda St.
Agent's Name – Tim Curry, Design Solutions
Owner/Applicant's Name – Parker White & Lindsey Robinson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 13, 2024.

BACKGROUND

411 E. Alameda St. is a single-family residence listed as contributing to the Downtown and Eastside Historic District. It is a one-story, L-shaped vernacular adobe structure with a flat roof extending past the walls, with eaves between 4 and 12 inches deep, depending on the façade exposure. The doors are a single-leaf, wood panel type, with partial divided lites or in French style. The windows are double and triple-ganged, true-divided-lite 2-over-4 lite wood casements, with the windows at the northernmost addition being a smaller, 2-over-3 lite style, and a single two-vertical-lite window on the north. The residence appears to have been built as a single-room structure to the south originally, with as many as three later additions to the north.

Over time the earth has built up around the walls such that several of the lower rows of adobes are now below grade. The northwest corner of the original southern room has been stabilized. The northernmost addition, which extends east beyond the original eastern façade, is poorly constructed on a rubble foundation, exhibiting severe cracks and partial wall collapse inside. It is recommended that this addition be removed and replaced to prevent continued damage to the adjacent main house structure. There are three interior brick chimneys, and no porches or portals. There is a low stone wall along part of the east and south side adjacent to the driveway. There are immediately adjacent walls and/or homes to the west and north, so no views of those façades are available.

In 2018 the Board reviewed the historic status of this building, maintaining it as contributing. The Board designated the southernmost length of the east façade (façade # 4), approximately 37'8", as primary, and excluded the northeastern massing (façades 2 and 3) from the primary designation. See Case # H-135(A). The Staff wrote that the southernmost wood door on this primary façade was not historic, and the Board excluded non-historic materials from the primary façade designation.

The Applicant now requests Board approval of the following items:

1. Existing exterior doors and windows to be repaired. The existing south entry door will be modified by installing a window with wainscoting below to create a vestige of the existing door.
2. The existing roof will be removed and replaced with a new galvalume roof. The

existing roof overhangs will be removed and replaced with materials to match the existing structure. The existing fascia will also be removed and replaced with in-kind materials.

3. Due to structural deterioration, the existing massing on the north end of the property will be removed and replaced. The proposed structure will reflect the existing elevations, but the parapet will be raised to a height of 11'1" to allow for the installation of insulation.
4. New cementitious stucco will be installed on the exterior, El Rey "Torreon" color.
5. Four low-profile skylights will be installed on the roof.
6. A coyote fence with irregular tops is proposed for the east elevation.
7. No new rooftop equipment is proposed.

The Board approved many of these project elements in an application submitted in 2018 (see Case # H-135(B)), but complications arose that prevented their construction, according to the Agent Tim Curry. In its Findings of Fact and Conclusions of Law, the Board confirmed that the southernmost door on the primary, east façade is not historic and could be replaced, but that the historic opening could not be widened.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2 (D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The Board finds, consistently with the Board's findings in Case # H-135(B), that the southernmost door on the primary, east façade is non-historic and has been excluded from the primary façade designation.
9. The Board finds that the existing roof style on the south wing of the structure with the primary façade will be maintained, consistently with SFCC Section 14-5.2(D)(6), and

that replacement of the existing roof there will be with in-kind materials.

10. The Applicant did not seek approval to remove or alter the low, rock walls to the east and south of the house, acknowledged that he cannot remove or alter them without the Board's approval, and assured the Board that he will preserve them.
11. 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.
12. 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.
13. 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 condition 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 # 1-7 as set forth in the Application, as recommended by Staff, with the following additional condition:
    - Staff will determine whether the proposed color, El Rey "Torreon," is an approved color and may either approve it or require the Applicant to pick another, approved color, and give administrative approval to the chosen color.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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 # 2024-7794-HDRB
Address – 126 and 128 Camino Santiago (free-standing garage and carports)
Agent's Name – John A. Padilla, AIA
Owner/Applicant's Name – Josh Gonzales and Onesimo Vigil

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 13, 2024.

BACKGROUND

The property at 126 Camino Santiago and 128 Camino Santiago was developed as part of the Plaza del Monte compound in 1966, with a freestanding garage and carports constructed in 1977 to the rear, south of the residences at those addresses. The garage/carport structure is listed as non-contributing to the Downtown and Eastside Historic District, as decided by the Board in a hearing June 26, 2018. See Case # H-17-098(A). The carports have a viga roof system and stucco-on-frame walls. The garages are fenestrated with sectional, wood overhead doors.

Plaza del Monte consists of approximately six acres bounded by Bishops Lodge Road and Old Taos Highway. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church starting in the late 1950s until 1977. In the mid-1960s Camino Santiago was extended and development of the western end of the development began. Once fully developed, the compound consisted of 25 single-family residences and three duplex apartment structures. The apartments include the structures at 105, 125 and 126/128 Camino Santiago.

In Case # H-17-098(B), another applicant sought the Board's approval to demolish five structures in the Plaza compound, including the garage and carports. The Board denied the demolition request. With respect to the "structures south of 126 Camino Santiago" (the garage and carports) and two other structures, the Board found that they were neither historically important, nor in a good state of repair, but that they were an essential part of unique street sections or blocks, and the applicant did not present plans for any construction at these locations.

The present Applicants propose to demolish only the garage and carport structure. An architect, John A. Padilla, has presented a proposed site plan to convert the apartments at 126 and 128 Camino Santiago into single-family residences, connected to garage structures which would occupy the footprint of the existing garage/carport.

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 recommended approval of the proposed project as the application complies with SFCC Section 14-3.14(G), Demolition Standards of Historic or Landmark Structures.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. Under SFCC Sections 14-2.6(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 and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
6. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
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, whether the structure is 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. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the garage/carport structure, likely built in the late 1970s, is not of historical significance.
9. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is an essential part of a unique street section or block front, and that this street section or block front will be reestablished by a proposed, similar structure in the same location.
10. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration lacks a foundation, the framing of the structure is inadequate, water intrusion is occurring, and the structure does not comply with building code requirements. The structural stability of the unit is unsatisfactory.
11. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
12. Based on the Staff Report and exhibits, information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
13. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant and Staff have provided sufficient evidence for the Board to make an informed decision about all of 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 approves the application to demolish the garage and carports situated to the south of the apartments at 126 Camino Santiago and 128 Camino Santiago.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 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

2024 Santa Fe Heritage Preservation Awards

Open solicitation to nominate recipients for the Annual Santa Fe Heritage Preservation Awards and to attend the Awards Ceremony. The date, time, location, and format will be provided nearer the time of the awards.

Nominated projects must have been completed between 2021-2023. If the project was nominated prior but did not receive an award, a new nomination is welcomed.

The award categories are as follows:

Architectural Preservation Award (Residential or Non-Residential):
Outstanding examples of restoration or rehabilitation of a designated historic property.

Compatible Remodel Award (Residential or Non-Residential):
Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

Compatible New Construction Award (Residential or Non-Residential):
Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Archaeology Award:
Outstanding examples of archaeological preservation or contributions to the pre-history or history of Santa Fe through archaeology.

Cultural Preservation Award:
Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's Prehistory or History:
Exceptional contribution of an individual, group, or project to the preservation and/or understanding of the prehistory or history of the City of Santa Fe.

Nomination submittals should be emailed to Amanda Romero at alromero@santafenm.gov on or before **March 5, 2024.**

If you have questions or need more information, please contact Amanda Romero at alromero@santafenm.gov . Please mention the Awards Nomination and the property address in your email subject line.

Award winners will be notified at least one week in advance of the Awards Ceremony.

City of Santa Fe
2024 Heritage Preservation Award Nomination Form

Name of Nominee: _____
Address: _____
City: _____ State: _____ Zip:_____ Phone: _____
Email: _____

Name/Address of Project: _____

1. Please choose an award category for which you are nominating (one category only please).
   - ☐ **Architectural Preservation Award**
   - ☐ **Compatible Remodel Award**
   - ☐ **Compatible New Construction Award**
   - ☐ **Archaeology Award**
   - ☐ **Cultural Preservation Award**
   - ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

_____

_____

_____

_____

_____

_____

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

---

4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
   ___ Yes ___ No

If so, when and for what? _____

_____

_____

Nominated by: _____

E-mail address: _____ Phone: _____

Nomination submittals are due in the Historic Preservation Office on or before **March 5, 2024**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Amanda Romero at alromero@santafenm.gov

City of Santa Fe, New Mexico

memo

DATE: **January 23, 2024**

TO: **Historic Districts Review Board Members**

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

2023-007721-HDRB. 1047-A Camino San Acacio. Downtown and Eastside Historic District. Non-contributing, Autotroph Design, agent for Jason & Meghan Mercer, owners request a two story remodel addition of approx.1,185 sq. ft. on the south and west elevation, to height of 16'-9" where the maximum allowable is 16'-9".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Color board with materials

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1047-A Camino San Acacio (The Round House, Dunham/Boehm House) is a single-family residence and adjoining guest house listed as non-contributing to the Downtown and Eastside Historic District in the vernacular architectural style (or as described the 2023/07/28 HCPI: "Hippie"/Pueblo (on the consumerist end of the trend)". Sitting at the bottom of a dirt lane like a little stucco drum is the 1978 Round House with its guesthouse and addition. The circular piece

is constructed of concrete masonry units, with the exterior built up to make it look like adobe. Attached to the circle, almost like a wrench, is a lower section holding a former studio and guesthouse. A recent apartment at the east end terminates the one-story block.

Now, the applicant proposes the following exterior alterations:

At the Previous 2018 Addition – Proposed Remodel:

1. At east façade, add a new appx. 21'-9" W x 14'-8" D wood trellis structure with latillas at the exterior of the existing Kitchen. Height from finished floor to bottom of beam = 9'-2". All wood to be painted with Sherwin Williams "Spice Chest 3513" semi-transparent stain.
2. New 1'-11"H parapet extension to create a stepped façade look. New overall height from natural grade to new extended top of parapet = 15'-11" at lowest grade (east wall).
3. Add a new framed wall bump-out at the northeast corner of the existing Kitchen with no roof for Barbeque grill. Height from natural grade to top of parapet = 14'-0" to match existing north wall parapet height within 10'-0" setback.
4. (2) New Parapet wall with drainage openings added on top of roof the first is at 6'-4" inset from the existing north wall to maintain 10'-0" setback of max. 14'-0" parapet height along north facade, aligning with Barbeque grill lower bump-out & the Second at 5'-0" inset from the existing south wall. Both are for stepped massing purposes.
5. Remove (2) existing 3'-0"W x 5'-6"H windows on the East façade at the existing Living Area (at new Kitchen sink) and replace with (3) 3'-0"W x 5'-6"H Andersen Architectural Series wood aluminum-clad window mulled together with divide lites, one continuous wood lintel above, and a sill at 3'-0" above the finished floor.

At the Entire Building Exterior:

6. Re-stucco entire home in El Rey color "La Luz" (125) with "light sand" finish.
7. Window exterior aluminum-cladding to be Andersen Windows "Slate" (DC-132) color.
8. Paint all doors & lintels with Sherwin-Williams custom color "K43T54" to match the Andersen Windows wood aluminum-clad color "Slate" (DC-132).
9. Paint for all wood elements, such as columns, beams, and latillas with Sherwin Williams "Spice Chest 3513" semi-transparent stain.
10. Coyote fencing and gates to be natural color and finish.

Exterior Landscape Improvements:

11. Demolish all existing sidewalks and porch floor hardscaping.
12. Demolish existing coyote fencing at head-end of Parking Area and along north property line.
13. Add a new appx. 23'-6" W x 8'-0"H stucco Yard Wall at head of Parking Area in lieu of 23'-6"W x 6'-0"H coyote fence and gate. New Yard Wall to have custom wood gate with gate opening edged with flush-set 6"x6" decorative wall tiles, a custom ceramic wall sconce and door handle (made by a previous owner and matching other existing exterior wall sconces and existing front door handle), and new ceramic flush-set address numbers. Wood gate painted Sherwin Williams "Spice Chest 3513" semi-transparent stain.
14. Proposed appx. 8'-11" W x 5'-4" D x 8'-0"H Bike Shed on opposite side of Yard Wall described above. Stucco walls on (3) sides of Bike Shed will support an in-set (lower than wall) metal shed roof, hidden on the inside of the yard wall. Height of beam supporting front of roof = 6'-11" AFF.
15. New flagstone hardscape at Entry Gate, Front Entry Patio, and Bike Shed to be 1" lower than Hogan finished floor.

16. New flagstone steps to get down to natural grade at Front Entry Patio where exterior Seating Area with a water feature is to be developed.

17. New flagstone hardscape Walkway from new coyote fence gate at east side of Parking Area extending to proposed Kitchen.

18. New flagstone hardscape Patio at east side of 2018 Addition near Kitchen to be 1" lower than adjacent interior finished floor, with 22'-9" L x 18"H x 20" D Banco with retaining wall seat back.

19. New 13'-9" W x 5'-0"H coyote fence with 6'-0" W coyote fence double-gate located on the southwest of Hogan for uncovered exterior storage area.

20. New 13'-2" W x 5'-0"H stucco yard wall with 6'-0" W x 5'-0"H coyote fencing double-gate to separate parking area and south-facing front yard.

21. New Hot Tub and Cold Plunge added at existing Deck in southeast corner of property.

22. New 5'-1" W x 6'-0"H stucco Yard Wall nook space near existing Deck.

23. (3) new 5'-0" W x 3'0" D x 18"H Raised Planter Beds in front of south façade of the 2018 Addition made either of stucco or site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks.

24. At SE corner of house, add new Seating Area 7'-7" W x 8'-3" D L-shaped Banco with appx. 3'-8" Diam. Firepit. L-shaped Banco to be made either of stucco or site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks.

25. New Retaining Rock Walls to define useable spaces, provide planted areas, and retain earth in areas that need it. Heights vary but shall not exceed 4'-0" H. Walls made either of stucco or site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks.

26. New 6'-0"H coyote fence to replace existing 6'-0"H dilapidated coyote fence along the north property line.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

14-12 Noncontributing Structure:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 8, 2023

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

1. Name of property:

The Round House
Dunham/Boehm House

2. Location:

1047 Camino San Acacio A
Downtown and Eastside Historic District - Santa Fe

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

4. County: Santa Fe
Parcel # 18000114

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

6. Date of Survey:
July 28, 2023

7. Previous Survey Date(s):
__Yes
_x_No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.677750, -105.920331



10. Photo Information John Murphey, photographer. **Photo 1: View *south* elevation. Camera facing northeast.**

11. Brief Description of the Property:

Sitting at the bottom of a dirt lane like a little stucco drum is the 1978 Round House with its guesthouse and addition (Photos 1 & 2). The circular piece is constructed of concrete masonry units, with the exterior built up to make it look like adobe. Attached to the circle, almost like a wrench, is a lower section holding a former studio and guesthouse. A recent apartment at the east end terminates the one-story block.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1978
__Known _x_ Estimated Source: aerial photographs and real estate listings

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

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

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

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



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

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

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

For current owner: Jason C. and Meghan S. Mercer/autotroph

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

Current owner: Jason C. and Meghan S. Mercer

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 _x_ No Status
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

The Round House
Dunham/Boehm House

2. Location:

1047 Camino San Acacio A
Downtown and Eastside Historic District - Santa Fe

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

4. County: Santa Fe

5. Date of Survey: July 28, 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 _x_ Other: CMU; latilla

7. Number of Stories: __ N/A
Number: _x_1 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade _x_Raised:
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: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal:
__ Tile: Terra Cotta __ Wood: Shingle
Other: Asphalt

10. Window Types

Operation	Material	Glazing	Number
Casements	Wood	1, single & grouped	app. 27
Fixed	Wood	1	app. 6

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	Narrow Lite	Wood	3
Single-Leaf	Full Light	Wood	2

12. Chimneys _x_ 2, short stucco-clad stacks

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.2018-19, demolition of carport and guesthouse to construct addition; HDRB records, drawings, and aerials

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: "Hippie"/Pueblo (on the consumerist end of the trend)

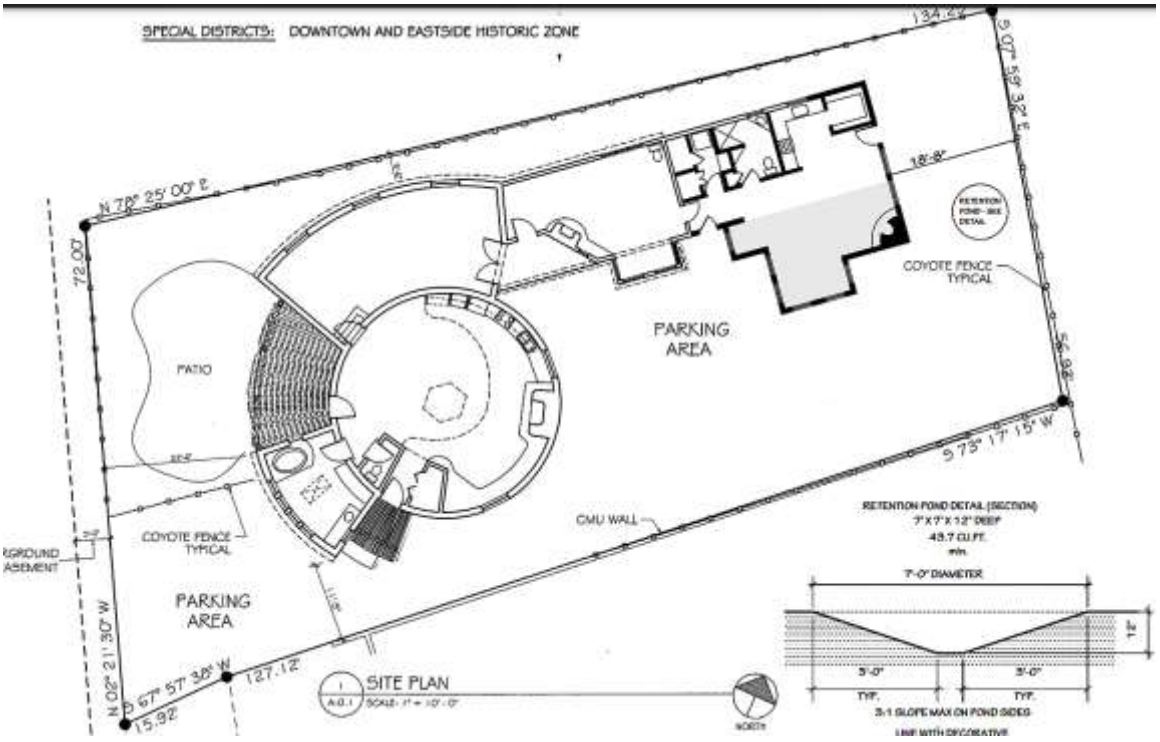
17. Documents Available and Their Locations

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: 2018 site plan, courtesy Marc Natkin.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Architectural Description Continued

The public entrance to the round portion is through a narrow door at the southwest. The center has a strip-like light flanked by a vertical band of hand-made tiles, many containing what appears to be an eye motif (Photo 3). Shading the entrance is a simple wood structure made of fanned *latillas* resting on a wood ledger and beam. The latillas cast dramatic shadows in the morning light (Photo 4).

Moving around the circle clockwise, next is a lower, curving room which holds a bathroom. (Photo 5). The space has splayed ceiling beams topped with rough boards. A hole is cut between two of the beams for an angled skylight. The room, like the older portion of the building, is fenestrated with store-bought windows. This compromise standard manufactured insulated casements. The single or grouped windows are set back a few inches in the wall.

Moving northeast beyond the bathroom, the wall cuts back to create an indented patio (Photo 6). The space is shaded with a similar ramada-type porch and floored with brick. Three brick steps lead to a wood door with two narrow vertical lights.

The wall projects out again to enclose a former art studio. This space, partially rebuilt in the 1990s, has a uniform arrangement of openings containing grouped casements (Photo 7). The small buttresses likely represent part of the work to stabilize the wall. Beyond the studio, moving in an eastward fashion, are the guesthouse and an addition constructed in the late 2010s. At this point, the building turns to a rectilinear plan and is fenestrated with similar single-light windows (Photo 8).

Back at the front entry, moving counterclockwise, are a few isolated grouped wood casements (Photo 9). Turning northwest, the round portion blends into the former studio and guesthouse.

Interior

The most notable feature of the Round House is its central circular room. The space, paved with a brick floor, has white-washed curved walls and a hogan-like ceiling (Photo 10). The ceiling, with its dodecagon structure and tightly packed wood poles, is reminiscent of several local handbuilt hogan-inspired houses, including Dennis Culver's

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

"Round House" (no date) and George and Lynette Wooliver's "Ceremonial Spirit" (1973). Drawing light into the room is an octagonal dome. Looking over the room is a fluid-shaped sleeping loft outlined with a wood lighting-pattern railing. This feature draws inspiration from Frank Lloyd Wright's "Solar Hemicycle" (1943-44) and locally, David Wright's "Sunscoop" (1974), which both employed mezzanine living lofts. However, Round House's clean deployment of these devices seems more mainstream.

Guesthouse and Addition

The former guesthouse is a flat-roof, rectangular volume clad with buckskin-color stucco. This structure once extended further east with a bathroom and attached carport, which were removed for the addition. The visitor is drawn into the guesthouse by an inverted V-shaped porch leading to the front door (Photo 11). Like those at the round portion, the door is a slender wood unit with a vertical center light. A pair of paneled wood swinging doors to the west open to the studio.

Beyond the porch, to the east, is a shallow bumpout once enclosing a sleeping platform (Photo 12). The space, with its reverse-angle shed roof, recalls mid-1970s solar design. It is fenestrated with the same wood windows found elsewhere in the house.

Beyond this, the roof jumps up in height, signaling the recent addition (Photo 13). The ten-sided volume — with its raised parapets, crisp edges, and block-like massing — differs from the older building but blends in with its undivided light vertical windows and brown stucco (Photo 14).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Historical Overview

A Round House

The circular house — from the Maasai thatched dwelling in Tanzania to Frank Lloyd Wright's Lykes Residence (1959) jutting out from a mountain in Phoenix — captures the imagination. But though circle is a familiar shape in traditional Pueblo architecture, it has had little application in Santa Fe, a town of cubic, terraced masses.

Frank Applegate first explored it with his "El Torreon" (1930), a two-story adobe-on-brick residence built on El Caminito. The cylindrical shape had its most impressive and visible application with the New Mexico State Capitol (the Roundhouse)(1964-66), designed by Kruger and Associates to represent a hogan and the spokes of the Zia symbol.

The hexagon and circle are common shapes in nature and became a central idea of organic architecture. Circular forms experienced a renaissance during the handbuilt hippie period when builders appropriated the kiva and hogan to inspire home construction. John and Georgie McGowan's "Pit House" (1974-75) off Zia Road was built underground to look like a kiva and garnered national attention. Nearer was George and Lynette Wooliver's "Ceremonial Place" on Upper Canyon, with one room designed to look like a hogan (Fig.1).

One of the untutored designers of this era is likely responsible for the Round House.[1] But the origin of the Round House is unclear. No one seems to recall seeing it being built or the name of an architect or builder.[2] The best information indicates that it was constructed in 1978 for a potter who lent some of her craft – tiles and blocks – to its ornamentation.[3]

[1] The name reflects how it was described in real estate ads as the "Round House."

[2] The author reached out to architect David Wright and builder Walter Drew, both prominent in the solar adobe period, and neither knew of the house. The author additionally contracted a later owner of Walter Drew's one-time office on Camino San Acacio — a space once rented by Judy Blume — and he had no knowledge of the Round House. The author additionally contacted the most recent architects involved with the house: Richard Martinez and Marc Natkin.

3 Elizabeth Dunham, telephone interviews with John Murphey, July 29 and September 7, 2023. Dunham's memories and stories informed much of the following text and are not cited hereafter.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

The Dirt Road

It sits at the bottom of a dirt lane off Camino San Acacio. Camino San Acacio — originally San Acacio Road – developed through a string of houses along its north side. It meandered along a ridge above Acequia de Los Lopez, an ancient irrigation ditch, watering corn, alfalfa, wheat, oats, and beans along its two-mile course. Families built their homes on the ridge, forming a row. The south side of the road, composed of a slope of Talaya Hill, served as uplands. Here, goats and sheep wandered the hillside. The top of the hill was crowned by Talaya Hill Reservoir, a basin built in the 1890s to collect rainwater for fire suppression and to supplement the city's drinking water.

Soon, informal neighborhoods began to develop on the downslope north of the road. These were grouped along narrow family plots. Historic maps attach the names Gallegos, Sena, Del Ora, and others to these lots. Running down the center of the lots, the families built crude roads. The one holding the subject house has refused to take on a name.

The name that surrounded the future Round House was Vigil. This family name — perhaps associated with Santos Vigil, who owned a large tract in the area — was omnipresent along the unnamed lane. In the mid-1970s, just before the Round House took form, several people named Vigil who were likely all interrelated lived in four separately addressed houses near the top of the lane.[4]

On a 1973 aerial photograph, the lot holding the circular home was undeveloped raw land (Fig. 2). It was covered with scrub and crisscrossed by dirt paths. The road had not yet moved that far downhill, and homes in the area were accessed from Camino Cerrito or Canyon Road.

One home appearing on the aerial could be important. The lot just north of the empty parcel has a building with an intriguing footprint. It contains a basic rectangular box, but connected to it by a stubby arm is an octagonal room capped with a cupola. The name attached to the property is George Wooliver.

[4] A 1992 survey plat shows that Susan Vigil owned the adjacent "B" tract and, therefore, may have owned the subject property.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Very Unusual

The second owner of the Round House does not have a clear grasp of the history of the house before she lived there. Elizabeth Dunham owned it for 17 years beginning in the early 1980s. She recalls hearing that it was built by a "small group" of local builders, who took a long time to erect it. And then that a female realtor lived in it for free before it was sold to a couple from the East Coast who used it as a summer home.

Her memory aligns with newspaper ads in summer of 1978. Listed by Sargent Realty, an advertisement in July invited inspection of a round house and guesthouse under construction. The home, with a north-facing studio, carport, and hot tub, was declared "very unusual."[5] No address was provided. But its selling points (north studio, hot tub, guesthouse, carport) indicate likely it was the house Dunham acquired.

And so does a 1978 aerial view. The aerial, taken in September, shows a circular building with an arc across its north side and a rectangular guesthouse and carport extending out like a handle (Fig. 3). A careful look at the photo shows what appears to be piles of construction material on the adjacent lot, which was then part of the property.

Dunham's House

Seeking a new life after a divorce, Dunham came out from Newton, Massachusetts, and fell into Santa Fe's early 1980s Bohemian milieu. She had already scouted New Mexico, coming out in 1979 and 1980 for visits to the Lama Foundation, where she studied under Ram Dass, exploring Islam.

The Harvard-educated artist got a job with Katie Peters and would soon direct Peters' Sena Plaza Galleries. She acquired the Round House for $60,000 in 1982, which she calls "a magical year." Dunham would do much to develop its patio and garden. She painted in the studio, slept in the loft, rented the guesthouse to help pay her mortgage. In 1990, avant-garde composer John Cage would spend a night in the loft after a performance at the gallery.

[5] "Round House with Guesthouse [real estate ad]," *Santa Fe New Mexican,* July 17, 1978, B-9.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Dunham quickly learned of the home's quirks. Things didn't shut correctly; sometimes there was no heat. Thinking about it later, she said that whoever built it "didn't know what they were doing," concluding, "that was Santa Fe then." But the quirks became oppressive when, well into her ownership, she learned the building was sliding off its foundation. This required an expensive intervention involving a $50,000 loan.

Dunham did not want to leave but could no longer afford the house. She had gained a neighborhood where writer Judy Blume was her next-door neighbor, and people casually walked down the lane to get to Canyon Road. The community was still Hispanic-dominant, and people would stop and talk and exchange stories.

She listed the house in 1999 at $360,000 and sold it to Christopher H. Boehm, an anthropologist specializing in primatology. She was annoyed when Boehm stuck his last name, with a series of adhesive capital letters, on a new, larger mailbox on Camino San Acacio. Things were changing.

He Worked with Jane

Boehm, who had worked for Jane Goodall and once directed her research center in California, moved into the house and became a part-time Santa Fean. Over the years, he continued to live in Los Angeles where he taught at the University of Southern California.[6] But the purchase of the Round House was something of a homecoming. While born in Cumberland, Maryland, Boehm grew up — or so he claimed — in Santa Fe, where his father taught at the Montecito School in the late 1940s.[7]

The Round House likely had significance for the anthropologist, who in 1951, on a hitchhiking trip from Antioch College, stumbled upon a Hopi snake ceremony. What he called a "culture shock" led to his career.[8] The house, with its hogan-like form, likely reinforced his worldview. He may have written *Moral Origins: The Evolution of Virtue,*

[6] Margaret Crable, "Anthropologist Christopher Boehm Explored Human Conflict and Moral Origins," March 4, 2022, University of Southern California, Dornsife, College of Letters, Arts and Sciences, https://dornsife.usc.edu/news/stories/remembering-christopher-boehm.
[7] Based on a search of newspapers, public records, and city directories, there is no indication that Boehm's parents lived in Santa Fe before or after the late 1940s.
[8] Crable, "Anthropologist Christopher Boehm."

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Altruism, and Shame (2012), his best-known book, from the house. He mentions his Santa Fe home once in the book, using his "dry garden" to illustrate natural selection.

Based on newspaper accounts, his presence in Santa Fe seems infrequent — or he kept a quiet life — with only a few advertisements for the occasional reading or lecture. Boehm died on November 23, 2021, at age 90. There was no newspaper obituary.

Changes

Before he died, Boehm attempted to make a few changes to the guesthouse. Working with local architect Richard Martinez, the journey began in 2011 with a proposal to enclose the carport and replace the Round House's cupola windows.[9] (See Figures 4 through 6 for the pre-addition floor and site plan). The carport was a stylish shed-roof structure at the east end of the guesthouse, connected to its bathroom. It was unused for its intended purpose and collected clutter (Fig. 7).

In the original 2011 scheme, the carport would get a flat roof and solid walls. It evolved over a year into a project to demo the carport and create a 1,372-square-foot shed-roof addition in its place. The Board approved the addition but stipulated the cupola replacement windows had to meet the 30" rule. The project stalled, and Martinez returned to the Board in 2016 with a smaller addition and a separate garage. As before, the Board approved it.

While it seems, some work had taken place, a different architect submitted a different project in 2018.[10] The addition would now have undivided light windows to match the units of the original home and be smaller in size.

Built where the carport once stood, it (to be used briefly by Boehm's caretakers) was constructed as a cubic volume fenestrated with tall, undivided light windows and doors, and capped with a flat roof. The Round House, for its part, remained the same.

[9] The following discussion is based on a review of drawings and Board minutes from 2011, 2012, 2016, and 2018. The final project was approved under Case # H-16-052.
[10] Richard Martinez, email communication with John Murphey, September 8, 2023; Marc Natkin, telephone conversation with John Murphey, September 8, 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Evaluation of Historical Status

While of an interesting form and design, the Round House was constructed after the 50-year mark and completed five years after that in 1978. It, therefore, does not meet the minimum threshold of Contributing status. In addition, a project in 2018-19 removed a portion of the original construction, that of a shed-roof carport, which appears to have been an integral feature of the original building.

For these reasons, the recommendation is to designate 1047 Camino San Acacio A Noncontributing to the Downtown and Eastside Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Illustrations



Figure 1: George and Lynette Wooliver's "Ceremonial Place" (c.1973). Courtesy Wayne McCall.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Figure 2: May 1, 1973, aerial photograph. Subject property circled. Note circular structure to north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

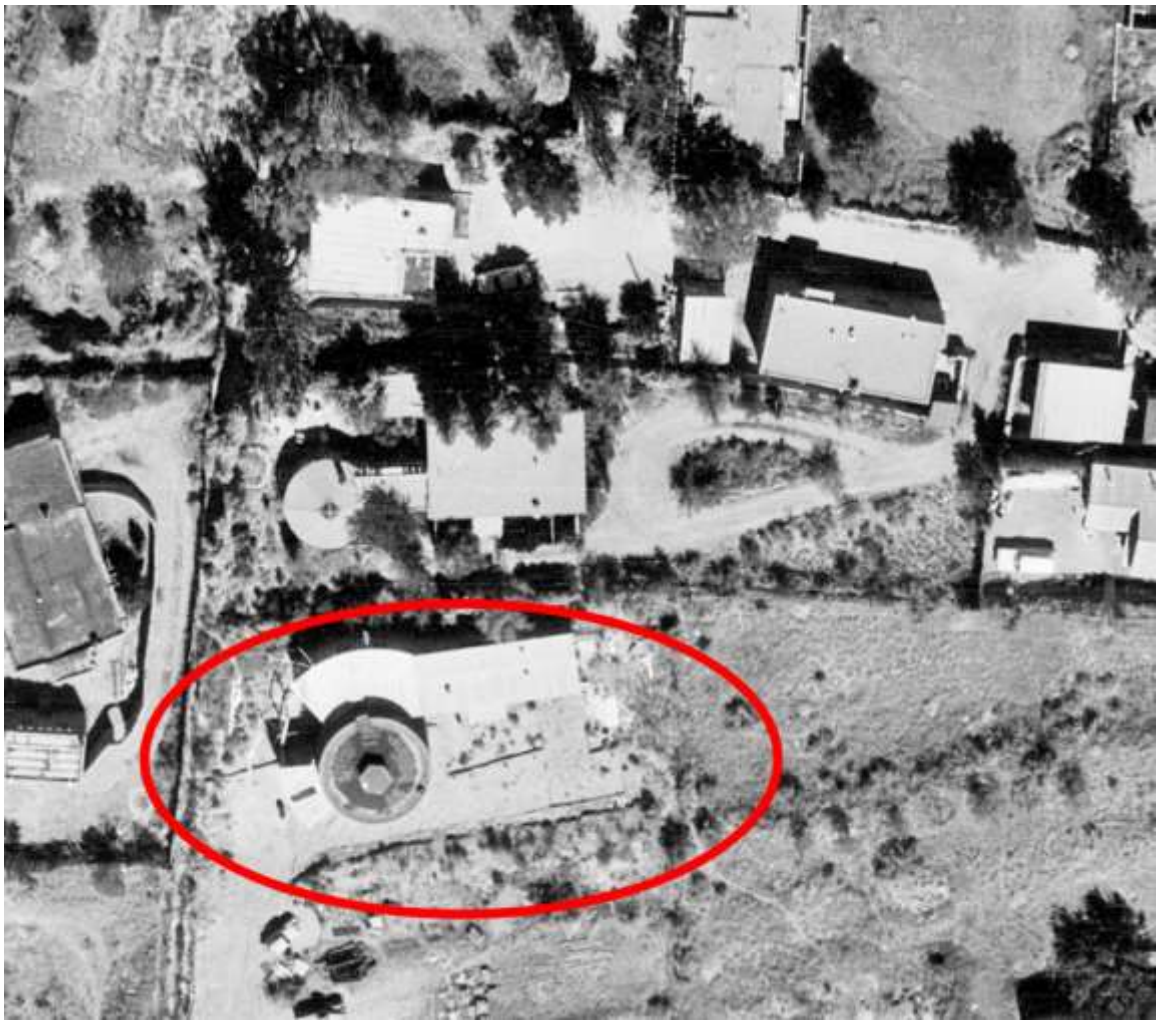


Figure 3: September 11, 1978, aerial photograph. Subject property circled. Note original form and construction material at south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

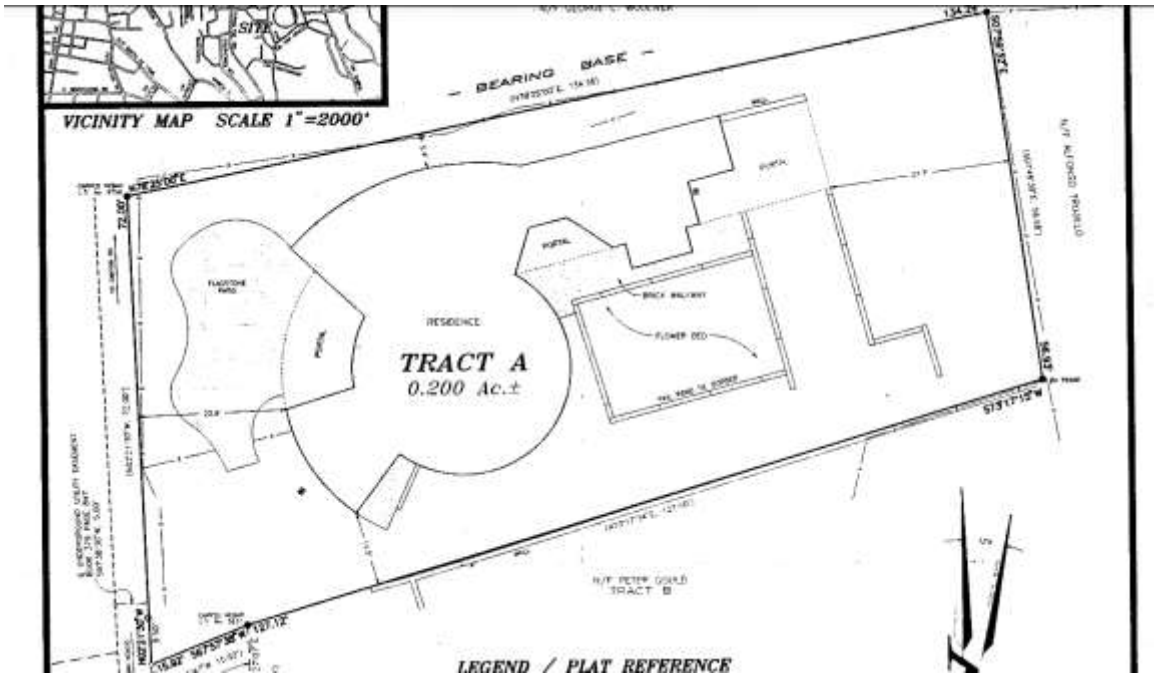


Figure 4: Survey plat, 1999. Courtesy Paramount Surveys, Inc.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

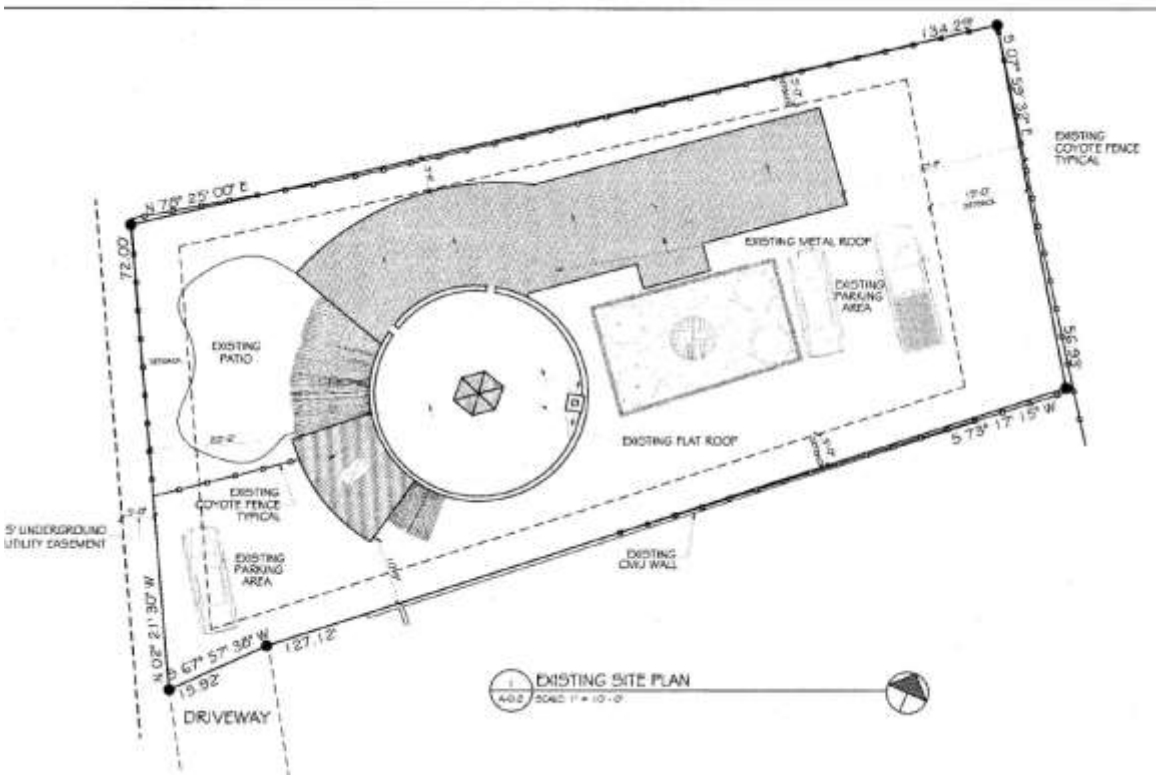


Figure 5: 2012 existing site plan. Courtesy Martinez Architecture Studio PC.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

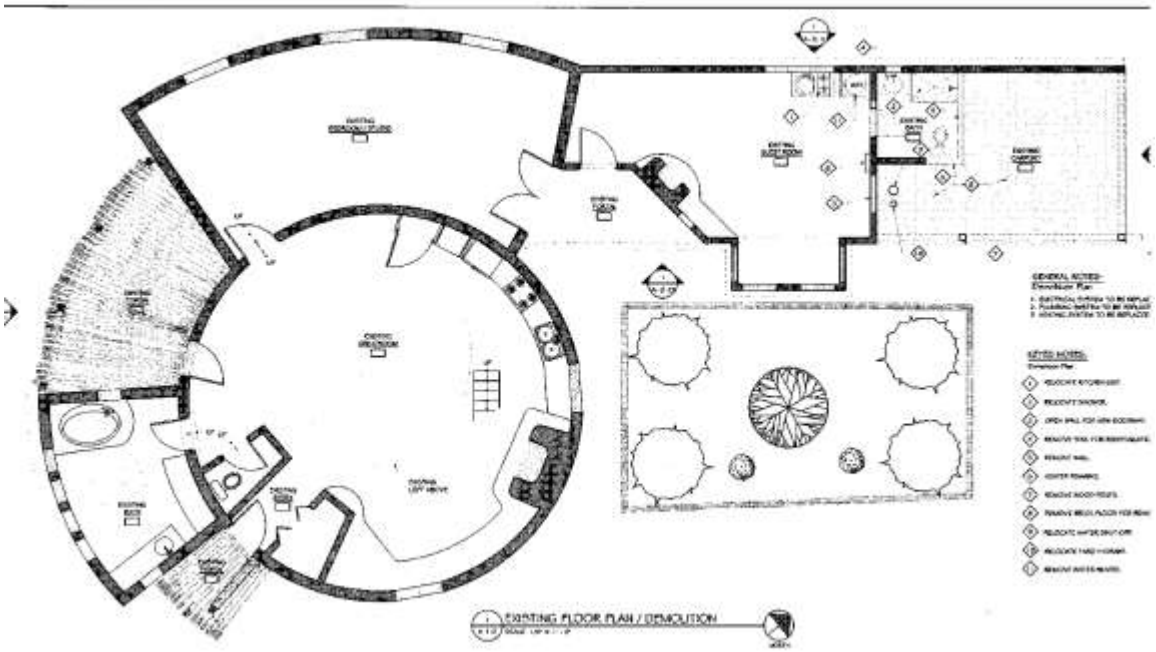


Figure 6: 2012 existing floor plan. Courtesy Martinez Architecture Studio PC.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Figure 7: Carport demolished for addition. Courtesy Martinez Architecture Studio PC.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**

Survey Photographs

(All images taken by John Murphey, July 28, 2023)

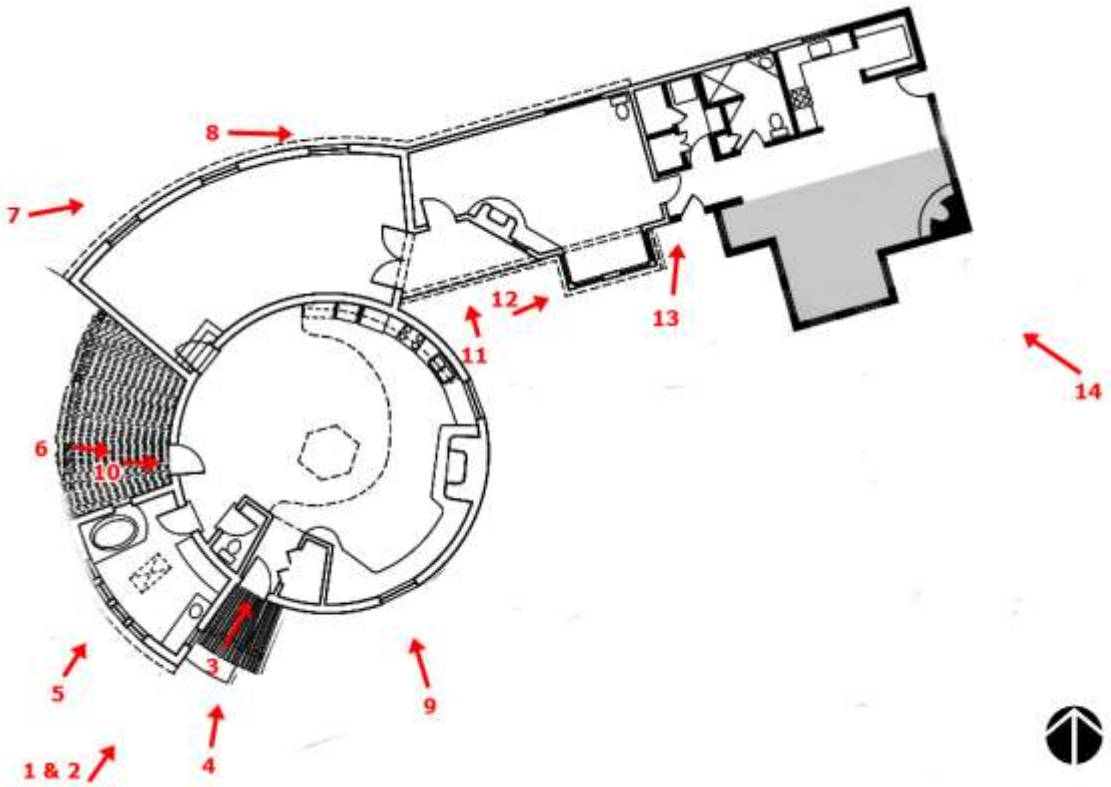


Photo Angle Map. Base drawing courtesy Marc Natkin.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 2: Round House and setting. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 3: Front entry. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 4: Front entry. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 5: Bumpout holding bathroom. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 6: Back entrance. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 7: Former studio area. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 8: Former studio, guesthouse, and addition. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 9: South side. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 10: Round House interior. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 11: Guesthouse entry. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 12: Guesthouse, former sleeping area. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 13: Juncture of guesthouse and addition. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **The Round House** **Dunham/Boehm House**	**2. Location:** **1047 Camino San Acacio A** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: July 28, 2023**



Photo 14: Addition, south and east elevations. Camera facing northwest.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10-10-2023

Property Owner of Record: JASON & MEGHAN MERCER

Applicant/Agent Name: KRISTINA OLIVENT, ANTROPH

Contact Person Phone Number: (505) 216-7555

Site Address: 1047 A CAMINO SAN ACACIO, SANTA FE, NM 87505

Proposed Construction Description: INTERIOR RENOVATIONS THROUGHOUT, 2nd Story Addition, 3 EXTERIOR TRELLIS ADDITIONS

TOTAL ROOF AREA: Exist = 2,311SF, Prop = 426SF total = 2737SF

Zoning District: Residential, R-5

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☒ Other: DOWNTOWN/EASTSIDE HISTORIC DISTRICT

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☒ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations (COMBINED)

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

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

Use of Structure: ☒ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

Lot Coverage: 32 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7'-0" Minimum: 7'
2nd Front? 7'-0"
Proposed Rear: N/A Minimum: N/A
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 16'-9"
Maximum Height: 16'-9" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces: (Existing)
Proposed 2 Accessible _____
Minimum: 2

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

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

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

KRISTINA OLIVENT, ARCHITECT [☐OWNER ☒APPLICANT ☐AGENT]
PRINT NAME

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

Kristina Olivent 10/10/2023
SIGNATURE **DATE**

To Be Completed By City Staff: 2023-007580-PAR

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

Notes: _____

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

REVIEWER: Stefani Perea **DATE:** 11/14/23

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

Revised 20 November 2020

autotroph
architecture.planning.sustainable design consulting

HISTORIC DESIGN REVIEW PROPOSAL LETTER

PROJECT: Mercer Residence – Hogan Haus

ADDRESS: 1047A Camino San Acacio, Santa Fe, New Mexico 87505

FROM: Alexander Dzurec, Architect, on behalf of Jason & Meghan Mercer

DATE: November 28, 2023

Architectural History

The house at 1047A Camino San Acacio in Santa Fe, New Mexico was constructed in 1978. In 1979, Donald and Leilani Hillman purchased the home and became its first owners. It is believed that Leilani was a ceramic artist who was responsible for adding many of the home's unique details, such as its custom ceramic light sconces, decorative tiles, and door handles.

The house style is an eclectic mix of elements, described as "hippie adobe" in a 2012 HDRB hearing. The original split-level structure includes the Hogan (circular) portion of the building constructed of concrete masonry units with the exterior built up to look like adobe, and a cupola skylight in the center. Two lower curved structures are attached to the Hogan's sides, one to the west with a Bathroom / Laundry Room, and another space to the north houses an Art Studio. To the east, a rectangular portion of the structure called the Guesthouse with a Bedroom and Bathroom is also attached to the Hogan. Further to the east, there was a Carport open to the east and south and enclosed by the Guesthouse on the west and a framed wall on the north. The home is split-level via a change in floor levels and a Loft.

In 1983, Elizabeth Dunham, an artist and gallery director, bought the home from the Hillmans. She created paintings in the home's Art Studio, slept in the Loft, and rented out the Guesthouse to help pay her mortgage. In 1990, she made some necessary modifications to stabilize the foundation due to structural failures, which included adding low wall buttresses at the north wall of the Art Studio.

In 1999, Dunham sold the home to an anthropologist, Christopher Boehm, who had worked with Jane Goodall, directing her research center in California. Over the years, Boehm made several attempts to add onto the house. Each attempt was stalled and never completed. However, in 2018, he received approval to build a small Addition where the Carport once stood. The Addition was intended for his caretaker. It included a new Living Area, Dining Area, Kitchen, Utility Room, and Bathroom. The 2018 Addition was seldom used, and in 2021 Boehm passed away at the age of 90.

This property's lot configuration is irregular, with an unusual location at the dead-end of a long Shared-Access Driveway off Camino San Acacio. A string of houses share the same dirt Driveway for the sole access to their properties. Unique from the other lots along this Driveway, this property is at the dead-end and fronts onto an existing Pedestrian Walkway/Paseo easement. This Paseo provides the primary pedestrian access point for the neighborhood to reach the local church, school, and park to the north. These peculiarities affect the property's functionality, giving the property (2) "fronts" -- one facing the Driveway and one facing the Pedestrian Walkway. Currently, the house even has (2) Front Doors off the circular Hogan, one facing the Driveway and one facing the Pedestrian Walkway easement.

Proposed Changes

The current owners, Jason Mercer and Meghan Davis-Mercer bought the home in 2023. As a family of five, including their three young elementary school-aged children, they will be the largest family to have ever lived in the home. The Mercers need to remodel the house to meet their family's basic practical needs, while still maintaining and honoring the home's unique and eclectic "Hippie Adobe" characteristics. The Mercers also wish to improve the landscape surrounding their home to include new Gardens and Outdoor Living Areas that will allow the family to maximize their engagement outdoors. Please see the itemized list below for the Proposed Changes.

At the Existing Hogan – Proposed Addition of a small Entry Foyer:

1. Add a 76 SF curved Entry Foyer to the west elevation of the Hogan at the existing 1st front door, which faces the pedestrian paseo.
    a. At the new Entry Foyer, install a new custom 3-0"W x 6'-8"H wood Entry Door with 12" sidelights on each side, painted with Sherwin Williams Custom "K43T54" color which matches the window clad color.
    b. Two handmade ceramic sconces, to be installed on either side of the new Entry Door will be the same sconces as those already used on the existing building exterior, created by a previous owner who was a ceramic artist.
    c. Reuse the existing Front Door Handle which was created by a previous owner who was a ceramic artist.
2. At the west façade, add a new 21'-0" W x 5'-10" D wood trellis structure with latillas to the exterior of the new Entry Foyer. Height from finished floor to bottom of beam = 6'-8". All wood to be painted with Sherwin Williams "Spice Chest 3513" semi-transparent stain.
3. Infill the existing 2nd front door with a new 2'-0" W x 5'-6"H casement window Andersen Architectural Series wood windows with a wood lintel and a sill 1'-4" above finished floor. The wood lintel will match the shape and profile of the existing remaining wood window in the Hogan. The new window will be painted to match the others, using the color indicated at the end of this document. The existing exterior small trellis and low wall associated with this 2nd front door will be removed to avoid "signaling" a 2nd front entry, and to instead direct visitors to the existing/new 1st front door entry to the west (facing the pedestrian paseo) with its new Entry Foyer and Trellis, described above.
4. Infill the existing Hogan window to the east which will be covered by the new split-level Addition, described below.

5. At south façade, add an exterior stone base cladding to the bottom of the stucco wall at grade appx. 1'-2"H made from site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks.

At the Existing Art Studio – Proposed Bedrooms 2 & 3:

1. Remove (3) existing windows and install (2) new 8'-0" W x 3'-4"H triple casement/fixed Andersen Architectural Series wood aluminum-clad windows with single, continuous wood lintels above, each centered on a new bedroom, with a 3'-0" sill above finished floor.

At the Existing Guest House – Proposed Split-Level Addition:

1. Demolish the existing center portion of the house including its walls, floor, and roof.
2. Build a new foundation slab to match the split-level's lower finished floor height of existing Art Studio, Guesthouse, and 2018 Addition.
3. Build a 689 SF footprint split-level Addition in the place of the previous 305 SF demolished middle portion of the house. The difference between the existing and new footprints represents a net gain of 384 SF at this Addition. The upper level of the Addition is 496 SF. The total area of the Addition, including both the lower and upper levels = 1,185 SF. The proposed new max. height from natural grade to the top of the parapet on the south wall = 16'-9", which is the max. allowable height per historic review.
4. There are windows on (3) of the Addition's exterior walls, which are described as follows:
    a. North – New exterior north wall to be inset appx. 3'-0" from previous addition North wall to meet 10'-0" setback for second story height restrictions. At the lower level, add (1) new 5'-0" W x 5'-0"H double casement window and (1) new 2'-0" W x 13'-6"H fixed window with wood lintels above and sills 1'-6" above finished floor. Both windows will be Andersen Architectural Series wood aluminum clad. At upper level, add (1) new 5'-0" W x 5'-0"H double casement Andersen Architectural Series wood aluminum-clad window with wood lintel above and a sill 1'-6" above finished floor.
    b. East – New exterior east wall at upper level only. Add (3) 2'-0" W x 2'-0"H wood aluminum-clad windows with wood lintels and sills at 5'-0" AFF.
    c. South – New exterior south wall at the lower level to have a new single 3'-0"W x 6'-8"H wood aluminum-clad full-lite glass patio door with a wood lintel above, an adjacent new 12'-0"W x 6'-8"H custom window with divided lites and a wood lintel above, and (3) 2'-0"W x 3'-9"H casement Andersen Architectural Series wood aluminum-clad windows with wood lintels above and 2'-8" sills above the finished floor. The curved portion of the southern wall to have an appx. 1'-2"H stone wall base cladding at grade made of site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks. At the upper level, new 5'-0"W x 6'-8"H full-lite patio double doors to access new 20'-8"W x 4'-3"D wood Deck, and (3) 2'-0"W x 3'-9"H casement Andersen Architectural Series wood aluminum-clad windows with wood lintels above and 2'-8" sills above the finished floor. At the upper level, add a new appx. 11'-2" W x 4'-3" D wood trellis structure with latillas above the Deck described above. Height from upper-level finished floor to bottom of beam = 7'-2 1/2". The southern wall of the upper-level Addition will also have a chimney at the

corner. All wood to be painted with Sherwin Williams "Spice Chest 3513" semi-transparent stain.

d. A new sunken patio under Deck described above lined with appx. 1'-9"H retaining walls made from site-collected smooth medium-sized river rocks. Height from Finished floor to bottom of beam = 6'-10".

At the Previous 2018 Addition – Proposed Remodel:

1. At east façade, add a new appx. 21'-9" W x 14'-8" D wood trellis structure with latillas at the exterior of the existing Kitchen. Height from finished floor to bottom of beam = 9'-2". All wood to be painted with Sherwin Williams "Spice Chest 3513" semi-transparent stain.
2. New 1'-11"H parapet extension to create a stepped façade look. New overall height from natural grade to new extended top of parapet = 15'-11" at lowest grade (east wall).
3. Add a new framed wall bump-out at the northeast corner of the existing Kitchen with no roof for Barbeque grill. Height from natural grade to top of parapet = 14'-0" to match existing north wall parapet height within 10'-0" setback.
4. (2) New Parapet wall with drainage openings added on top of roof the first is at 6'-4" inset from the existing north wall to maintain 10'-0" setback of max. 14'-0" parapet height along north facade, aligning with Barbeque grill lower bump-out & the Second at 5'-0" inset from the existing south wall. Both are for stepped massing purposes.
5. Remove (2) existing 3'-0"W x 5'-6"H windows on the East façade at the existing Living Area (at new Kitchen sink) and replace with (3) 3'-0"W x 5'-6"H Andersen Architectural Series wood aluminum-clad window mulled together with divide lites, one continuous wood lintel above, and a sill at 3'-0" above the finished floor.

At the Entire Building Exterior:

1. Re-stucco entire home in El Rey color "La Luz" (125) with "light sand" finish.
2. Window exterior aluminum-cladding to be Andersen Windows "Slate" (DC-132) color.
3. Paint all doors & lintels with Sherwin-Williams custom color "K43T54" to match the Andersen Windows wood aluminum-clad color "Slate" (DC-132).
4. Paint for all wood elements, such as columns, beams, and latillas with Sherwin Williams "Spice Chest 3513" semi-transparent stain.
5. Coyote fencing and gates to be natural color and finish.

Exterior Landscape Improvements:

1. Demolish all existing sidewalks and porch floor hardscaping.
2. Demolish existing coyote fencing at head-end of Parking Area and along north property line.
3. Add a new appx. 23'-6" W x 8'-0"H stucco Yard Wall at head of Parking Area in lieu of 23'-6"W x 6'-0"H coyote fence and gate. New Yard Wall to have custom wood gate with gate opening edged with flush-set 6"x6" decorative wall tiles, a custom ceramic wall sconce and door handle (made by a previous owner and matching other existing exterior wall sconces and existing front door handle), and new ceramic flush-set address numbers. Wood gate painted Sherwin Williams "Spice Chest 3513" semi-transparent stain.
4. Proposed appx. 8'-11" W x 5'-4" D x 8'-0"H Bike Shed on opposite side of Yard Wall described above. Stucco walls on (3) sides of Bike Shed will support an in-set (lower than wall) metal

corrugated shed roof, hidden on the inside of the yard wall. Height of beam supporting front of roof = 6'-11" AFF.

5. New flagstone hardscape at Entry Gate, Front Entry Patio, and Bike Shed to be 1" lower than Hogan finished floor.
6. New flagstone steps to get down to natural grade at Front Entry Patio where exterior Seating Area with a water feature is to be developed.
7. New flagstone hardscape Walkway from new coyote fence gate at east side of Parking Area extending to proposed Kitchen.
8. New flagstone hardscape Patio at east side of 2018 Addition near Kitchen to be 1" lower than adjacent interior finished floor, with 22'-9" L x 18"H x 20" D Banco with retaining wall seat back.
9. New 13'-9" W x 5'-0"H coyote fence with 6'-0" W coyote fence double-gate located on the southwest of Hogan for uncovered exterior storage area.
10. New 13'-2" W x 5'-0"H stucco yard wall with 6'-0" W x 5'-0"H coyote fencing double-gate to separate parking area and south-facing front yard.
11. New Hot Tub and Cold Plunge added at existing Deck in southeast corner of property.
12. New 5'-1" W x 6'-0"H stucco Yard Wall nook space near existing Deck.
13. (3) new 5'-0" W x 3'0" D x 18"H Raised Planter Beds in front of south façade of the 2018 Addition made either of stucco or site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks.
14. At SE corner of house, add new Seating Area 7'-7" W x 8'-3" D L-shaped Banco with appx. 3'-8" Diam. Firepit. L-shaped Banco to be made either of stucco or site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks.
15. New Retaining Rock Walls to define useable spaces, provide planted areas, and retain earth in areas that need it. Heights vary but shall not exceed 4'-0" H. Walls made either of stucco or site-collected smooth medium-sized river rocks which will match the existing site walls also made from site-collected smooth medium-sized river rocks.
16. New 6'-0"H coyote fence to replace existing 6'-0"H dilapidated coyote fence along the north property line.



NOTE: THIS MAP WAS DOWNLOADED FROM https://sfcomaps.santafecountynm.gov/mapsvc/apps/webappviewer/index.html?id=dea8fcef5092468883caf0d691852bcd ON NOVEMBER 20, 2023. AUTOTROPH DESIGN EXTENDEDTHE BLUE LINES INDICATING THE SHARED ACCESS DRIVEWAY TO REACH 1047 A. THIS ERROR WAS CORRECTED TO BE CONSISTENT w/ ACTUAL CONDITIONS AND TEH EASEMENT INDICATED ON THE SURVEY.

N

OVERALL SITEPLAN
N.T.S.

Project Status:
HISTORIC REVIEW
NOT FOR CONSTRUCTION

autotroph
architecture.planning.sustainable design consulting

222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87501
AUTOTROPHDESIGN.COM
505.216.7555

HOGAN HAUS

A Private Residence
1047-A Camino San Acacio, Santa Fe, NM 87505

PROJECT #: 2311
PROJECT ISSUE DATE: 11.28.2023

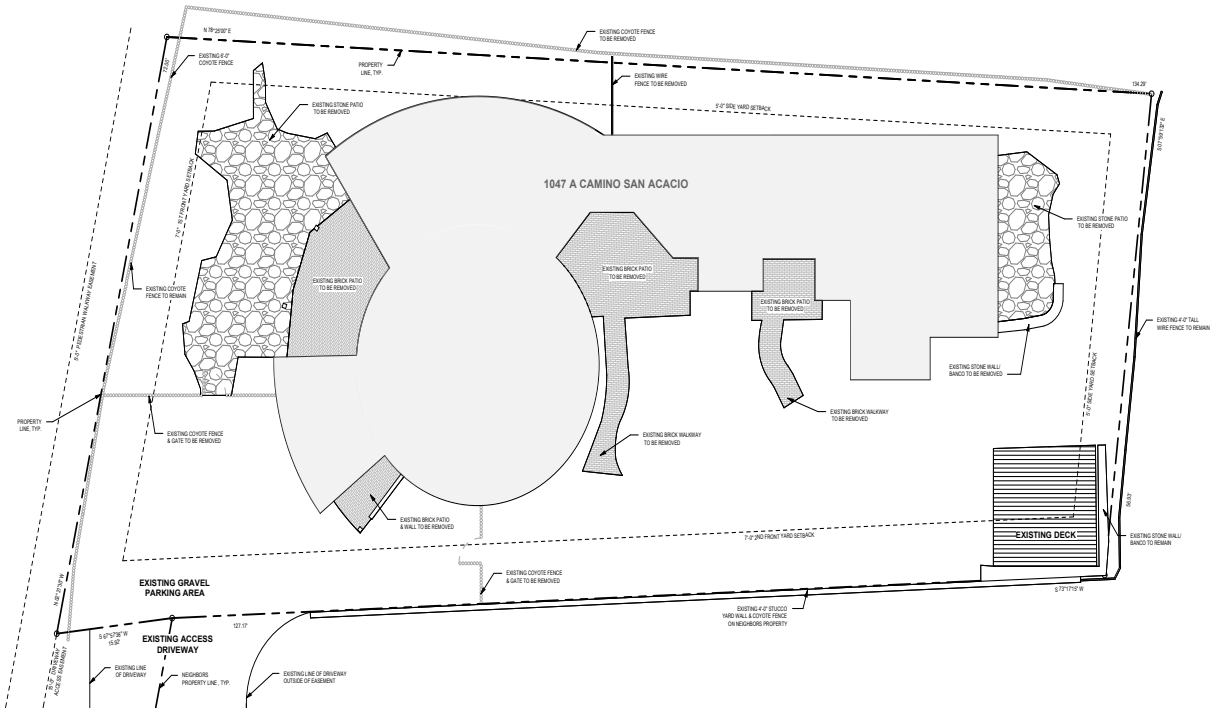
CONSULTANT:

No.	Description	Date

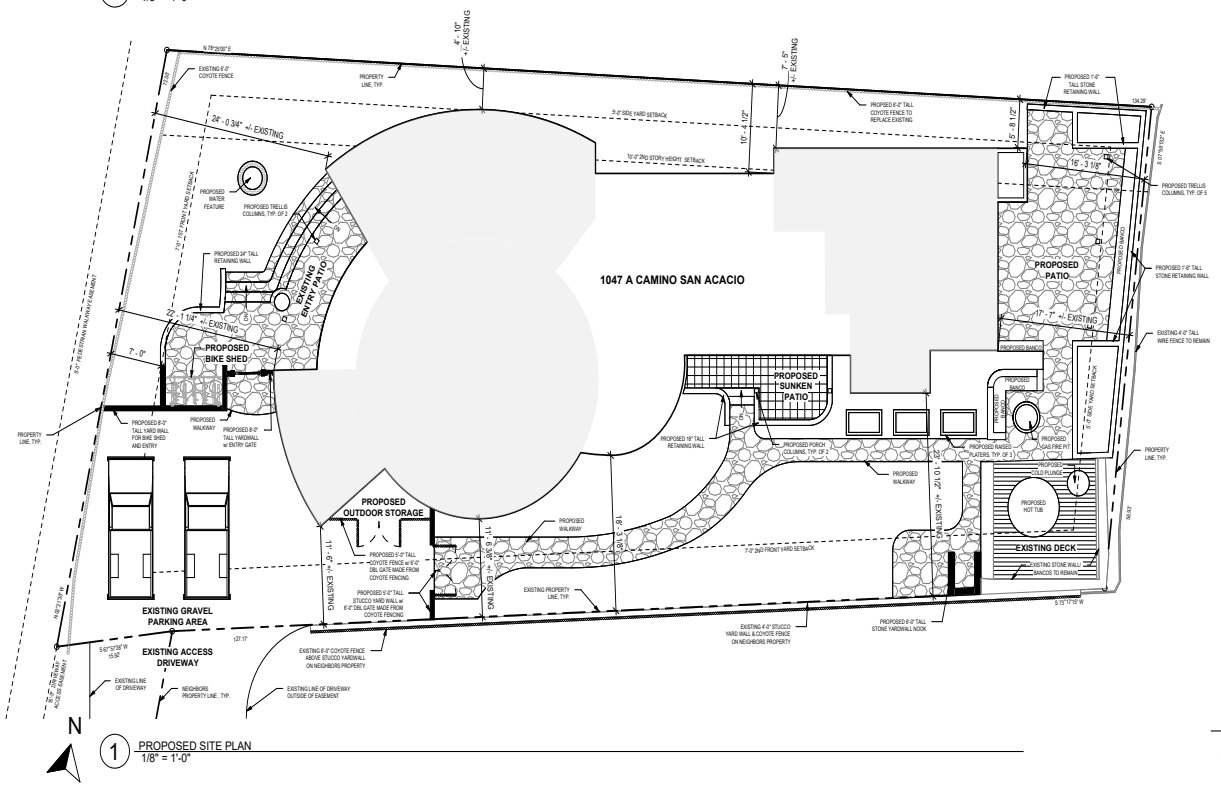
OVERALL SITEPLAN

AS-100

11/28/2023 12:32:38 PM



2 EXISTING SITE PLAN
1/8" = 1'-0"



1 PROPOSED SITE PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL SITE PLAN NOTES

ZONING DISTRICT: RESIDENTIAL R-5 AND DOWNTOWN/ EASTSIDE HISTORIC OVERLAY

LOT AREA: 8686.56 SF
TOTAL BUILDING FOOTPRINT ON SITE: 3,222 SF
APPROXIMENT LOT COVERAGE = 37%

AREA CALCULATIONS

EXISTING BUILDING AREA	= 2,533 SF
DEMO AREA	= 305 SF
EXISTING BUILDING AREA TO REMAIN	= 2,228 SF
PROPOSED HEATED LOWER LEVEL ADDITION	= 689 SF
PROPOSED HEATED UPPER LEVEL ADDITION	= 496 SF
PROPOSED PORCH TRELLIS ADDITION	= 710 SF
TOTAL PROPOSED ADDITION	= 1,895 SF
TOTAL PROPOSED BUILDING AREA	= 4,123 SF

PLAN LEGEND

- EXISTING PARTITION / ELEMENT / CONSTRUCTION TO REMAIN
- NEW PARTITION / ELEMENT / CONSTRUCTION TO BE ADDED
- PROPERTY LINES
- SETBACK/ EASEMENT LINES
- EXISTING RESIDENCE
- PROPOSED RESIDENCE

Project Status:
HISTORIC REVIEW
NOT FOR CONSTRUCTION

autotroph
architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87501
AUTOTROPHDESIGN.COM
505.216.7555

HOGAN HAUS

A Private Residence
1047-A Camino San Acacio, Santa Fe, NM 87505

PROJECT #: 2311
PROJECT ISSUE DATE: 11.28.2023

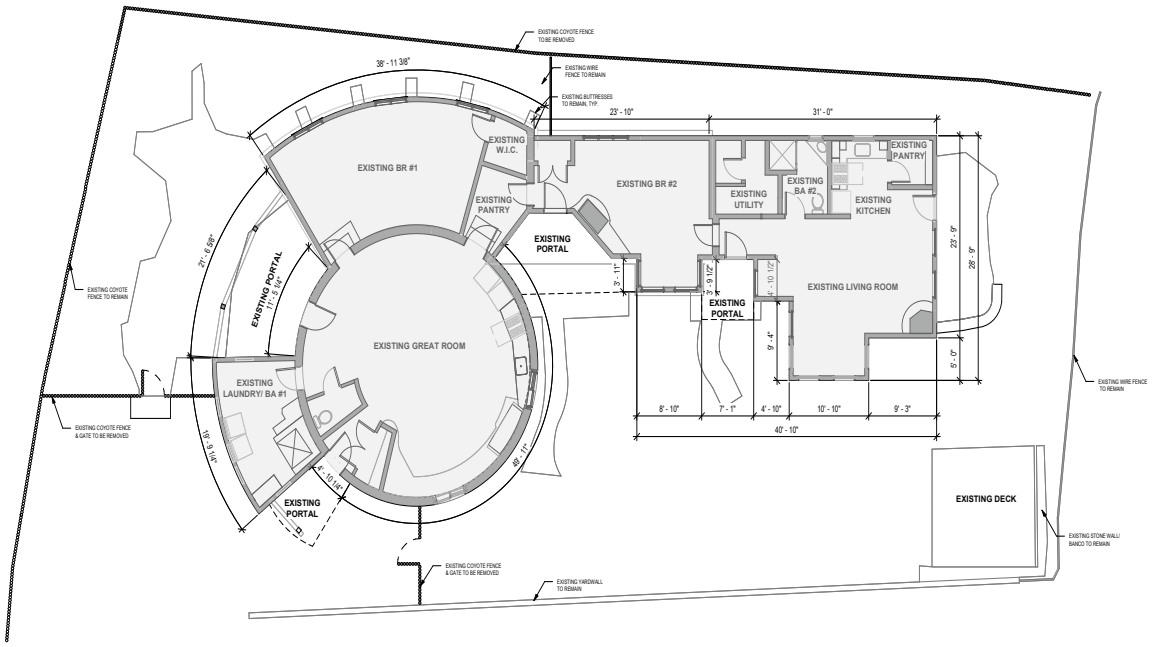
CONSULTANT:

No.	Description	Date

ENLARGED EXISTING & PROPOSED SITE PLANS

AS-101

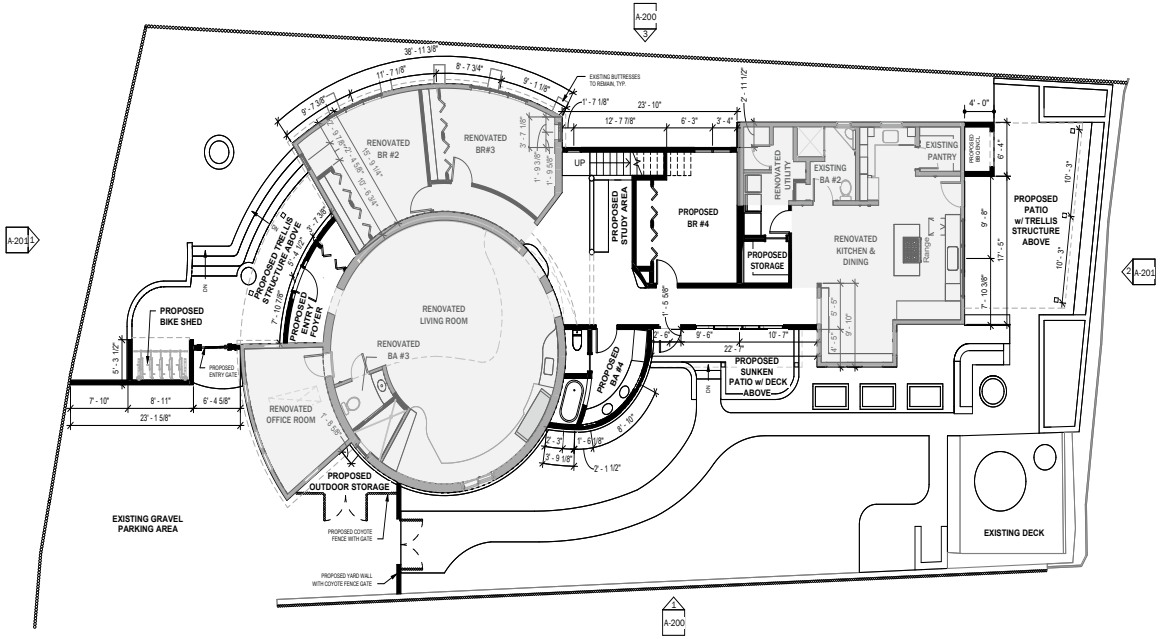
11/28/2023 12:32:39 PM



2 EXISTING LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

PLAN LEGEND

- EXISTING PARTITION / ELEMENT / CONSTRUCTION TO REMAIN
- NEW PARTITION / ELEMENT / CONSTRUCTION TO BE ADDED
- EXISTING RESIDENCE



N

1 PROPOSED LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

Project Status:
HISTORIC REVIEW
NOT FOR CONSTRUCTION

autotroph
architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87501
AUTOTROPHDESIGN.COM
505.216.7555

HOGAN HAUS

A Private Residence
1047-A Camino San Acacio, Santa Fe, NM 87505

PROJECT #: 2311
PROJECT ISSUE DATE: 11.28.2023

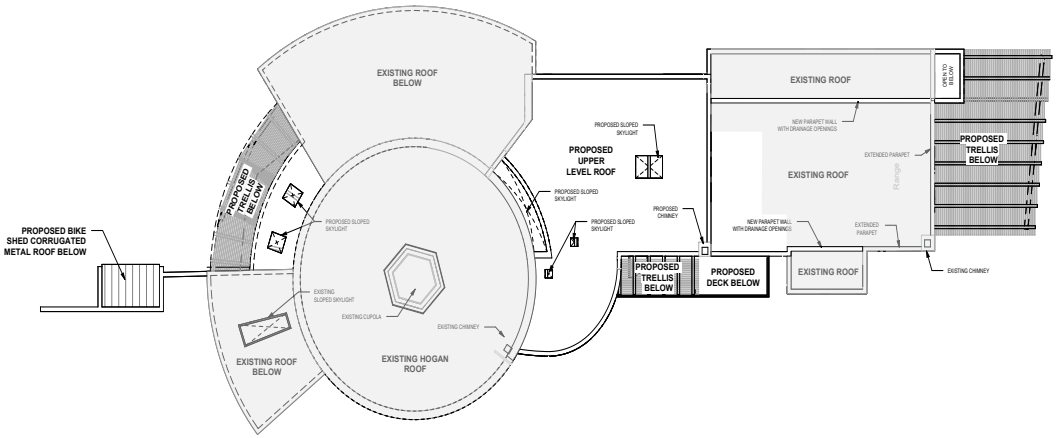
CONSULTANT:

No.	Description	Date

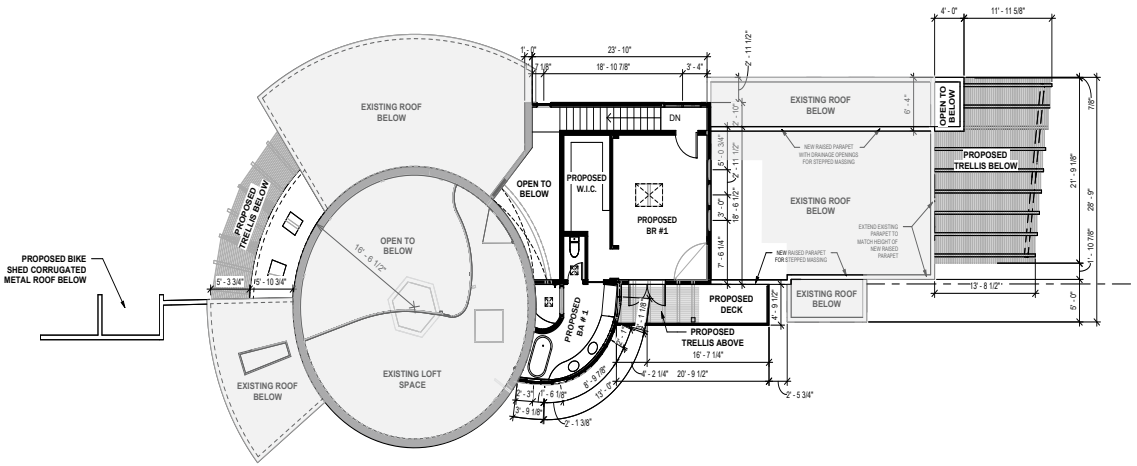
EXISTING/PROPOSED LOWER LEVEL FLOOR PLANS

A-101

11/28/2023 12:32:29 PM



2 EXISTING/ PROPOSED ROOF PLAN
1/8" = 1'-0"



N

1 PROPOSED UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

PLAN LEGEND

EXISTING PARTITION / ELEMENT / CONSTRUCTION TO REMAIN

NEW PARTITION / ELEMENT / CONSTRUCTION TO BE ADDED

EXISTING RESIDENCE

0' 4' 8' 16' 32'

11/28/2023 12:32:34 PM

Project Status:
HISTORIC REVIEW
NOT FOR CONSTRUCTION

autotroph
architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87501
AUTOTROPHDESIGN.COM
505.216.7555

HOGAN HAUS

A Private Residence
1047-A Camino San Acacio, Santa Fe, NM 87505

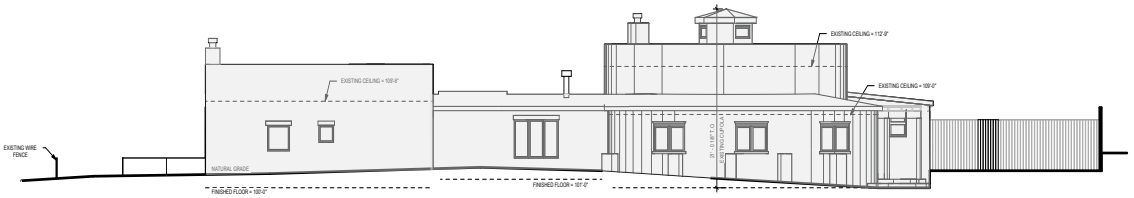
PROJECT #: 2311
PROJECT ISSUE DATE: 11.28.2023

CONSULTANT:

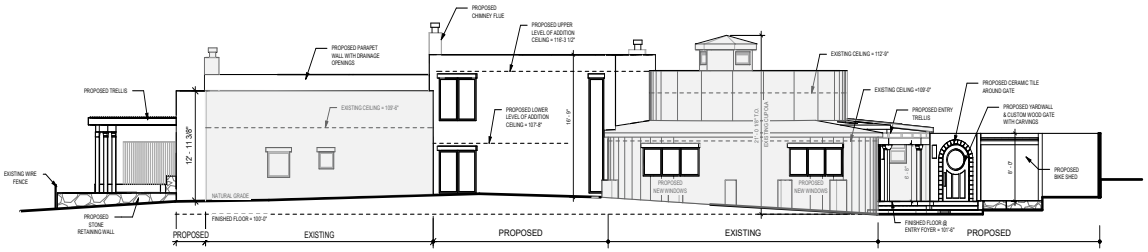
No.	Description	Date

PROPOSED UPPER LEVEL FLOOR PLAN & ROOF PLAN

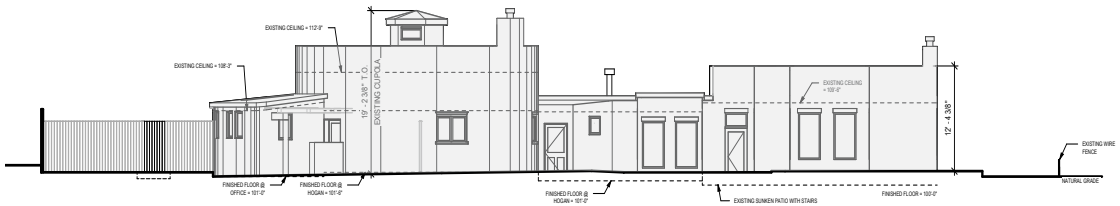
A-102



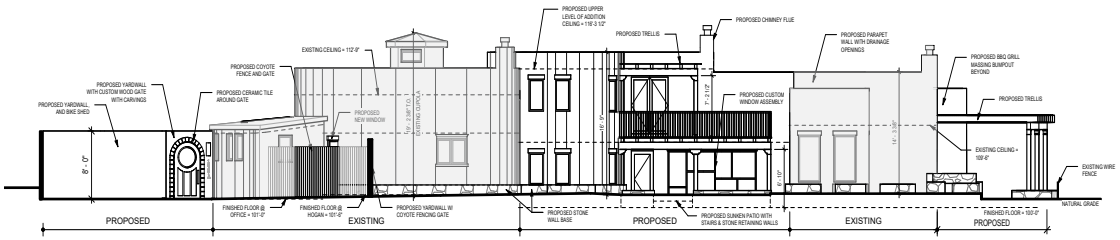
4 EXISTING NORTH ELEVATION
1/8" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16' 32'

11/28/2023 12:32:36 PM

Project Status:
HISTORIC REVIEW
NOT FOR CONSTRUCTION

autotroph
architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87501
AUTOTROPHDESIGN.COM
505.216.7555

HOGAN HAUS

A Private Residence
1047-A Camino San Acacio, Santa Fe, NM 87505

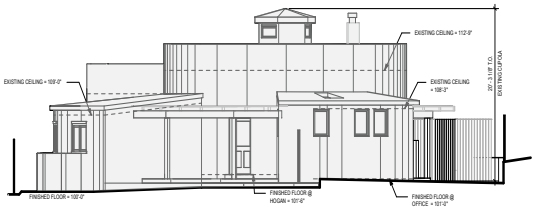
PROJECT #: 2311
PROJECT ISSUE DATE: 11.28.2023

CONSULTANT:

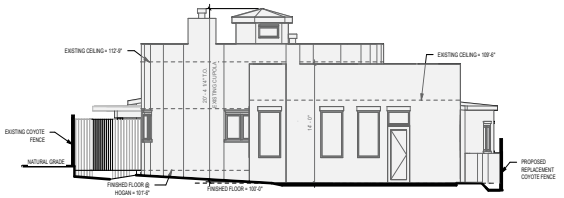
No.	Description	Date

EXISTING & PROPOSED NORTH/ SOUTH ELEVATIONS

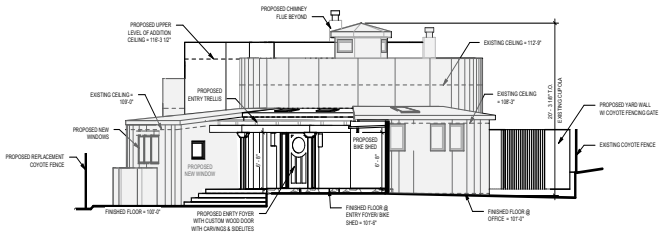
A-200



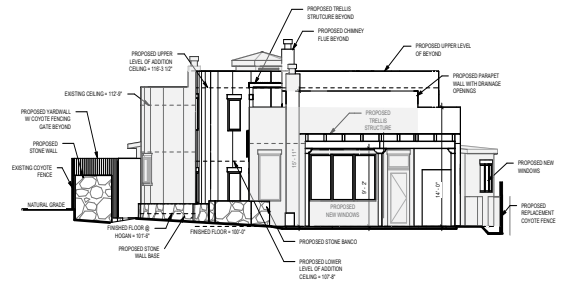
3 EXISTING WEST ELEVATION
1/8" = 1'-0"



4 EXISTING EAST ELEVATION
1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"



11/28/2023 12:32:38 PM

Project Status:
HISTORIC REVIEW
NOT FOR CONSTRUCTION

autotroph
architecture.planning.sustainable design consulting
222 EAST MARCY STREET, SUITE 19
SANTA FE, NEW MEXICO 87501
AUTOTROPHDESIGN.COM
505.216.7555

HOGAN HAUS

A Private Residence
1047-A Camino San Acacio, Santa Fe, NM 87505

PROJECT #: 2311
PROJECT ISSUE DATE: 11.28.2023

CONSULTANT:

No.	Description	Date

EXISTING & PROPOSED WEST/ EAST ELEVATIONS

A-201

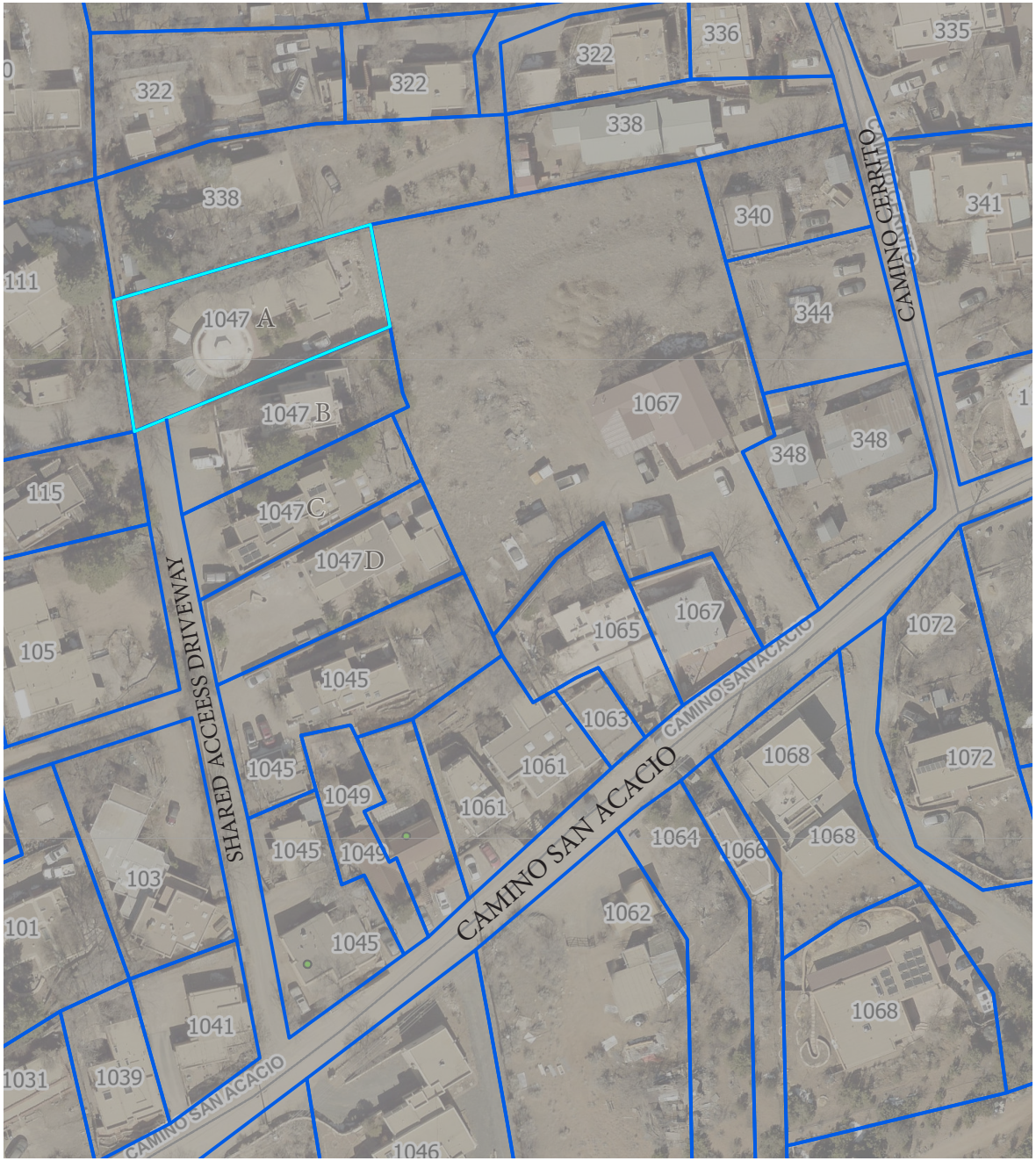
PROPERTY PHOTOGRAPHS

PROJECT: Mercer Residence – Hogan Haus

ADDRESS: 1047 A Camino San Acacio, Santa Fe, New Mexico 87505

FROM: Alexander Dzurec on behalf of Jason Mercer & Meghan Davis Mercer

DATE: 11/28/23



autotroph

architecture.planning.sustainable design consulting



1047 A Camino San Acacio - Entry of Access Driveway as seen from Camino San Acacio



1047 A Camino San Acacio - 1/3 of the Way Down the Access Driveway



1047 A Camino San Acacio - 2/3 of the Way Down the Access Driveway



1047 A Camino San Acacio - Looking East from Parking Area Showing Neighbor's House to South



1047 A Camino San Acacio- South Elevation from South West Corner



1047 A Camino San Acacio- Looking East at Yard Gate



1047 A Camino San Acacio- Partial South Elevation



1047 A Camino San Acacio- South Elevation at Guest House



1047 A Camino San Acacio- South Elevation at 2018 Addition Entrance



1047 A Camino San Acacio- South East Corner



1047 A Camino San Acacio- East Elevation



1047 A Camino San Acacio- North East Corner



1047 A Camino San Acacio- North Elevation at 2018 Addition



1047 A Camino San Acacio- North Elevation at 2018Addition



1047 A Camino San Acacio- North Elevation at Existing Guest House



1047 A Camino San Acacio- North Elevation at Art Studio Looking East



1047 A Camino San Acacio- North Elevation at Art Studio



1047 A Camino San Acacio- North West Corner at Art Studio



1047 A Camino San Acacio- West Elevation at 1st Front Door

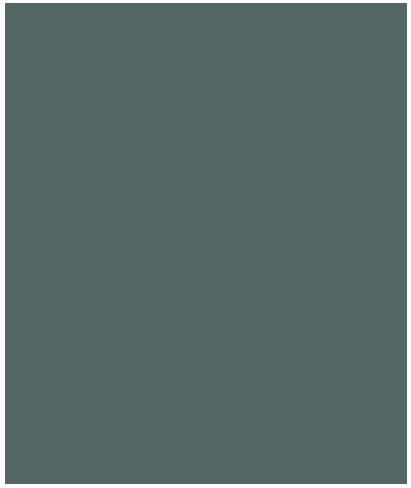


1047 A Camino San Acacio- West Elevation at Laundry/ 2nd Front Door

PROPOSED EXTERIOR FINISHES



El Rey - 106 “Buckskin”,
Light Sand texture
Stucco for Entire House



Andersen - “Slate”
Aluminum
Windows & Door Clad



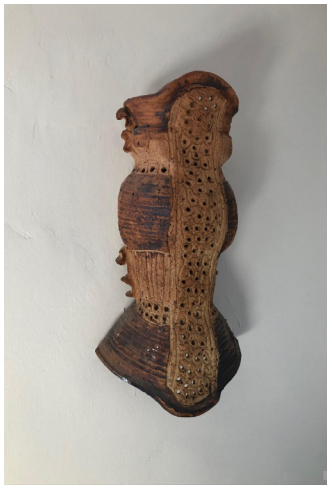
Sherwin Williams - “K43T54”
Custom Match to Anders-
en Slate - Existing Window
Frames & Doors

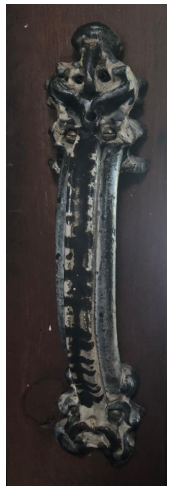


Sherwin Williams - “Spice
Chest SW 3513” Stain for all
exterior wood - lintels col-
umns, beams, and latillas



Site-Collected Rock for wall
base and site retaining walls





Handmade Ceramic Wall Sconce &
Door Handles to be used at Front Door
and Front Gate



La Fuenta Tile-
“Flor Abierto”
Accent Tile Around Entry Gate



La Fuenta Tile- “Talave-
ra House Numbers: Fall
Flowers” at Entry Gate

City of Santa Fe, New Mexico

memo

DATE: February 27, 2024

TO: Historic Districts Review Board Members

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

---

2024-007886-HDRB. 329 Otero St. Downtown & Eastside Historic District. Contributing. Lisa Martinez, agent for Mike & Christine Foster, owner, request status review and primary façade designations.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Façade Diagram

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff further recommends the north, south, and east facades be designated as primary, and the river stone retaining site wall along the west and south be designated contributing. See attached façade diagram.

BACKGROUND & SUMMARY:

329 Otero St. is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The adobe structure is dated to the 1935-36, a minor in type addition was added to the east in 1945. The architectural style is territorial with brick coping (stretcher, dentil, stretcher courses) and an entry porch facing Otero Street to the west. Most recently the property received Administrative Approvals for solar panels (2021-004566-Admin) and for a vehicle gate, stucco, and parapet repair (2023-007644-Admin).

Now, the applicant requests primary façade designations to determine future renovations that may include window and door replacements or repair.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Windows & Doors:

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

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

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of

conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which

case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2832

building threatened? yes	surveyed date 11/5/84 by SL	county SANTA FE	ID no. 051612063
field map SFHD #2	number 2063	UTM reference zone 12 13	easting northing

location description: 329 OTERO ST.

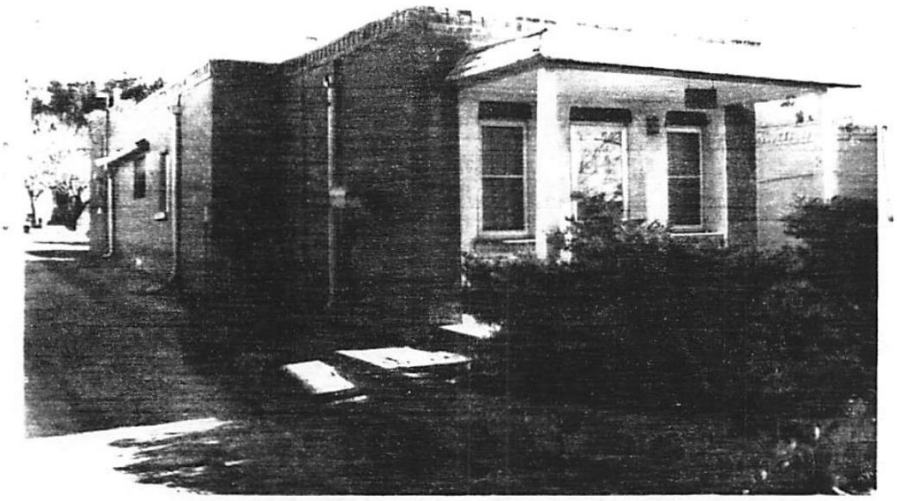
city/town: SANTA FE

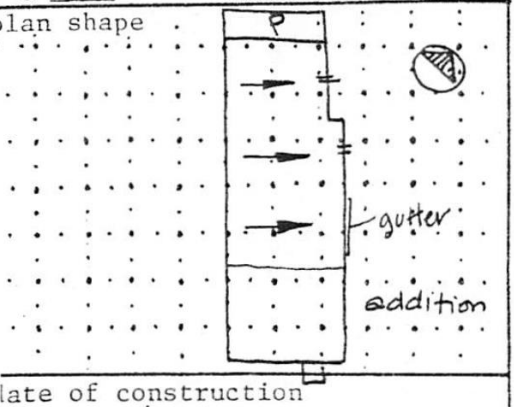
land grant/reservation: na

building name: N.A.

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

film roll by SL no. 37	negative nos. 12	loc. of neg. HPB





date of construction: ~1935-'36 estimate ____ actual

source: OWNER: ANTONIO & ISABEL DOMINGUEZ JOSE

use
present ✓residential
other ____
historic ✓residential
other ____

condition
___excellent ___✓good
___fair ___deteriorating

TR	CONC.
	wall material/surface: ADOBE/STUCCO

architectural features: flat parapet w/ brick coping (fr. top: ~~stretcher~~, dentil, stretcher)

W: sldg. alum w/ wd. lintel + brick sill, 2/2 dbh placed horizontally, 3/1 dbh single w/ brick lug sill (w + w/out wd lintel)

comments: d: solid w/ 1 lrg. pane w/ wd lintel, solid w/ 6 lit

degree of remodeling
✓ minor ✓ moderate ___ major
describe: ~~none~~ addition '45

surroundings: res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why? contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

July 15, 2023

Mr. Ramon Sarason, Senior Planner
Historic Preservation Division
200 Lincoln Avenue
PO Box 909
Santa Fe, NM 87504-0909

Re: 329 Otero Street, Santa Fe, NM 87501 – Mike & Christine Foster - Request for Administrative Approval to install: New Driveway Gate, Casita Window/Door replacement, Stucco Patching & Casita Brick Coping Repairs/Maintenance

Dear Mr. Sarason,

The Foster property located at 329 Canyon Rd., Santa Fe, NM 87501, is classified by the City Historic Preservation Division as part of the Downtown and Eastside Historic District.

The applicant is proposing to install a new driveway gate at the west entrance to the property. The applicant is further proposing to replace windows and doors on the casita to address air leaks and drafts that are resulting in exorbitant energy bills, despite the installation of window inserts that were designed to improve energy savings. Further, as a part of the window/door replacement, the applicant plans to make minor stucco repairs. Final work includes the repair/maintenance of the existing brick coping on the casita. The proposal is as follows:

- Construct a new metal driveway gate – 12'0" wide and 4'-0" high. See attached drawings for location of driveway gate.
- At the Casita, the proposal includes the replacement of existing windows and doors to improve energy efficiency and reduce the cost of current utility bills. The Owners are aware of the City's sustainability programs and the adopted climate action plan. Their goal is to comply with Historic provisions as well as to ensure energy savings per the plan to reduce residential energy CO2 emissions. Their desire to update the window and doors is critical so less energy is consumed and is critical to updating the unit's infrastructure so that it is sustainable for the next 50 years. We are hopeful the Historic Division will not be contrary to City climate and sustainability initiatives as the proposed project is in keeping with the historic look of the immediate area and surrounding Historic District.
- As part of the window/door replacement, stucco would be repaired to match the existing color.
- Finally, repair/maintenance work is proposed for the brick coping on the parapet.

For driveway gate location and additional details pertaining to the proposed window and door replacement, see attached drawings.

Thank you for your attention to this important request. If you have any questions or need additional information, do not hesitate to contact me.

Sincerely,

Lisa D. Martinez

Lisa D. Martinez, Principal Owner
B Constructiv LLC
(505) 470-7888
lmartinez@bconstructiv.com

Attachments: Site Plan, Property Survey, Driveway Gate Elevation, Casita Floor Plan + Elevation(s), Warranty Deed, City of Santa Fe Historic Preservation Division Historic Districts Application, Building Permit Application


West Elevation


North Elevation

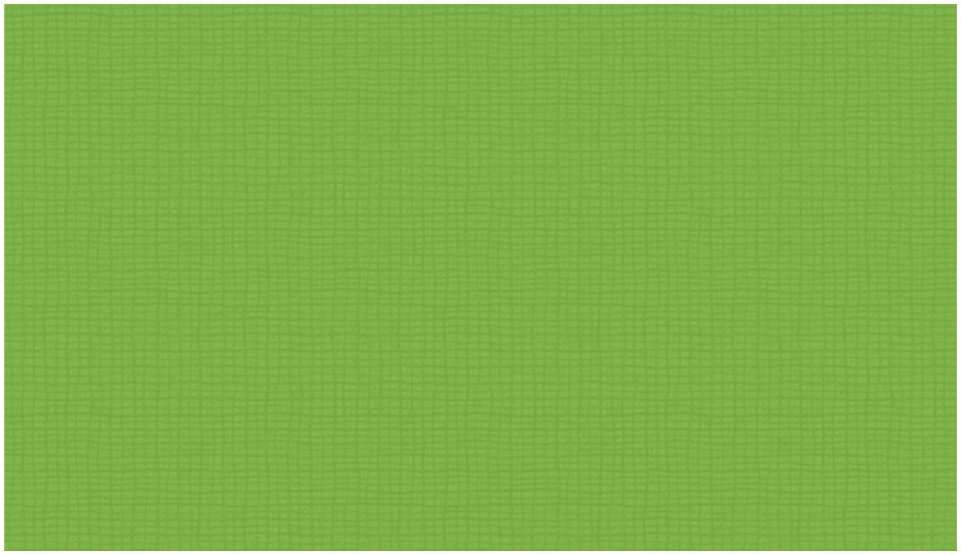

South Elevation


East Elevation

329 Otero Street

Foster Residence







Streetscape looking South



West and
South facades looking East



West (front) façade with portal



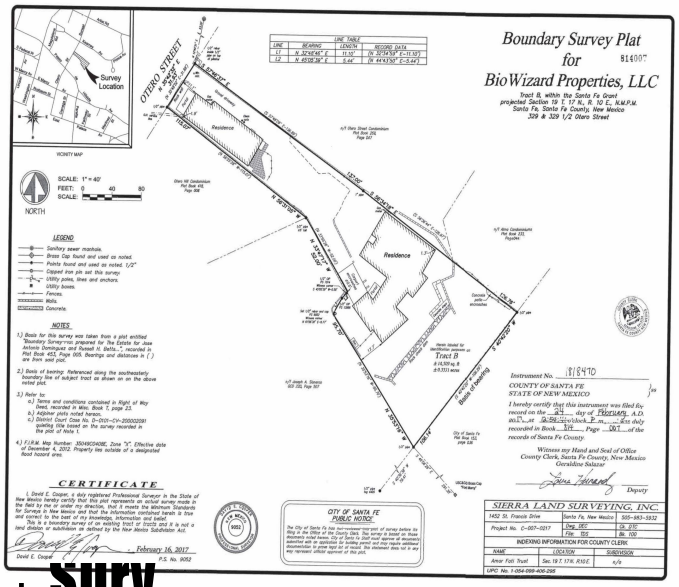
North facade



South facade

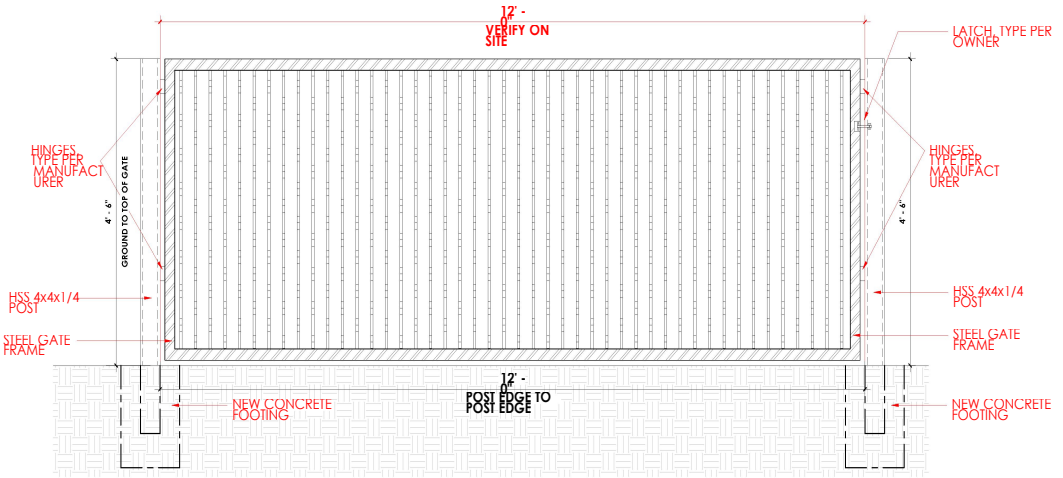


East facade



1 Survey

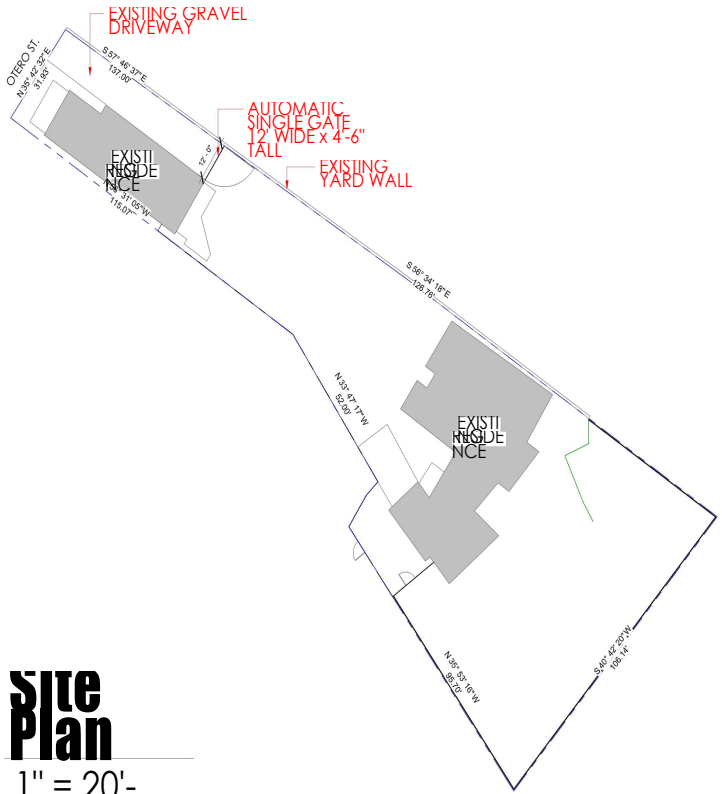
1" = 40'-0"



3 Gate Elevation

1'-0"

GENERAL NOTE HARDWARE DETERMINED BY OWNER
GATE OPENER, TYPE PER OWNER



2 Site Plan

1" = 20'-0"

PROJECT SCOPE :

-WINDOWS + DOORS TO BE REPLACED TO MATCH EXISTING ARCHITECTURAL STYLE.
-WINDOW + DOOR COLOR TO MATCH ATTACHED COLOR SAMPLES.
-STUCCO PATCHING AROUND WINDOWS + DOORS AND OTHER AREAS REQUIRING REPAIR TO MATCH EXISTING COLOR AND TEXTURE.
-REPLACE EXTERIOR LIGHT FIXTURES AT EACH ENTRY DOORWAY. SEE ATTACHED CUT-SHEETS.
-INSTALL NEW 12' WIDE x 4'-6" HIGH SINGLE GATE AT DRIVEWAY.
-PROVIDE AUTOMATIC GATE OPENER
-ALL OTHER EXISTING FENCE + YARD WALLS TO REMAIN AS IS.

PERMIT SET

BROUGHT TO YOU BY:

B(E) CONSTRUCTIV
DESIGN AND CONSTRUCTION
Lisa D. Martinez | Designs
New Mexico 505.470.7888

in Collaboration with

Martinez Design Group Inc

Foster Residence
329 Otero St.
Santa Fe, New Mexico 87501

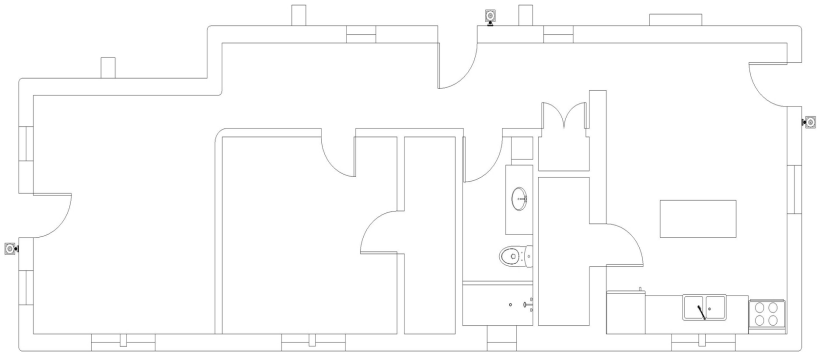
Project Number

A1.0 SITE PLAN

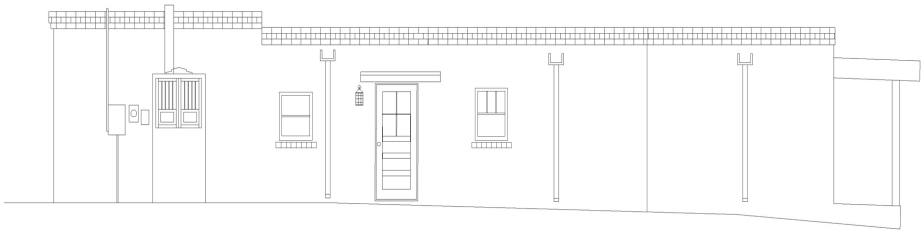
Scale As indicated

Date 02/19/2024

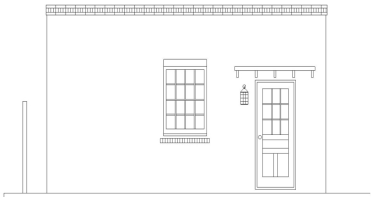
2/19/2024 4:55:40 PM



1 Existing Floor Plan
1/4" = 1'-0"



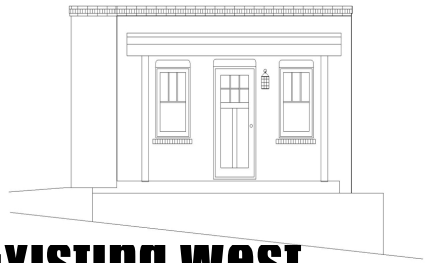
2 Existing North Elevation
1/4" = 1'-0"



4 Existing East Elevation
1/4" = 1'-0"



3 Existing South Elevation
1/4" = 1'-0"



5 Existing West Elevation
1/4" = 1'-0"

PERMIT SET

BROUGHT TO YOU BY:
(E) CONSTRUCTIV DESIGN AND CONSTRUCTION
Lisa D. Martinez | Designs
New Mexico 505.470.7888

In Collaboration with
Martinez Design Group

Foster Residence
329 Otero St.
Santa Fe, New Mexico 87501

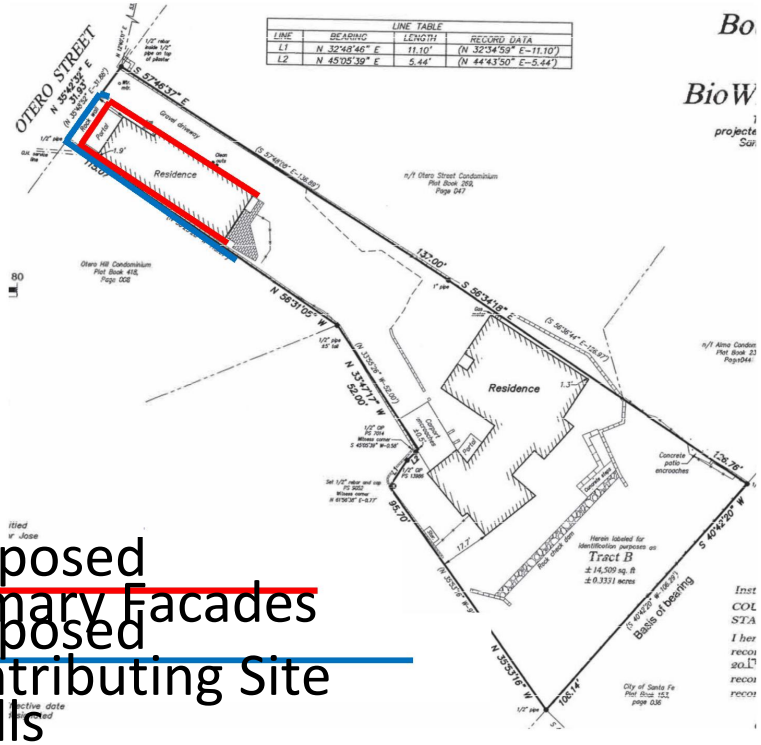
Project Number 824

A2.0 FLOOR PLAN + ELEVATIONS

Scale 1/4" = 1'-0"

Date 02/19/2024

2/19/2024 4:55:41 PM



Proposed Primary Facades

Proposed Contributing Site Walls

City of Santa Fe, New Mexico

memo

DATE: February 27, 2024

TO: Historic Districts Review Board Members

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

2024-007828-HDRB. 465 Camino Manzano., Downtown & Eastside Historic District. Non-Contributing. Richard Martinez, agent for Carolyn & Craig Smith, requests a status review and designation of primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Façade Diagram

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures, and the front (north) façade be designated as primary.

BACKGROUND & SUMMARY:

465 Camino Manzano is a single-family residence and adjacent mother-in-law quarters listed as non-contributing to the Downtown and Eastside Historic District in the Spanish-Pueblo Revival / Territorial architectural styles. The house was built in the late 1940s and was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an upper-story porch overlooking an old orchard. Attached to the main house, via a portal, was a one-story rectangular structure, containing a

mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.

Now, the applicant requests Status Review and Primary Façade(s) designations.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

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

(1) Purpose and Intent

It is intended that:

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less

than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

MARTINEZ
ARCHITECTURE
STUDIO PC

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

STATUS REVIEW – Manzano Residence
465 Camino Manzano
January 16, 2024
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

On behalf of the property owners, Craig Smith & Carolyn Kenney, the attached application requests a status review and primary elevation designation of the above-referenced property.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 15, 2023 – Final

For HPD Office use only:
HCPI No._____ District No.____ ___ __NRHP __SRCP Criteria _A _B _C _D

1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe Parcel # 10618496

5. Property Type:
_x Buildings: 1 house and apartment
_x_Structures: 2 wall sections
__ Site __ Object

6. Date of Survey: January 9, 2024

7. Previous Survey Date(s):
_x_Yes: April 21, 1992
_ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.6776552,-105.9293902



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north elevation, facing northwest.

11. Brief Description of the Property:

The house that naturalist Natt Dodge built in the late 1940s was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an unusual upper-story porch overlooking an old orchard. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1947
_x_Known __ Estimated Source: newspaper county and city directories

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

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

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



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

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

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

For: Craig A. Smith and Carolyn M. Kenny

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

N/A

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If **'no' or unknown, do you 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: house and apartment _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 (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-3591
Natt and Mildred Dodge House/ Florence H. Dodge Apartment	465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 9, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
_x_ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt: brai and rock
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	4-Light	4
Casement	Wood	6-Light	2
Casement	Wood	8-Light	21
Double-Hung	Wood	6/6	18

11. Door Types

Type	Style	Material	Number
Single-Leaf	Panel	Wood	3
Single-Leaf	15-light	Wood	3
Double	French	Wood	1
Garage	Pieced	Wood	2

12. Chimneys _x low, stuccoed stacks at corners

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

14. Other Significant Features N/A

15. Modifications: _x__ No known modifications

#1 Date: Post-1958; creation of dining addition; aerial photographs
#2 Date: Post-1958; alteration of south elevation and north portal; aerial photographs
#3 Date: Post-1978; construction of two-car garage, bathroom addition and front yard wall; 1978 aerial photographer and 1992 HBI

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	_x_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, NM87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

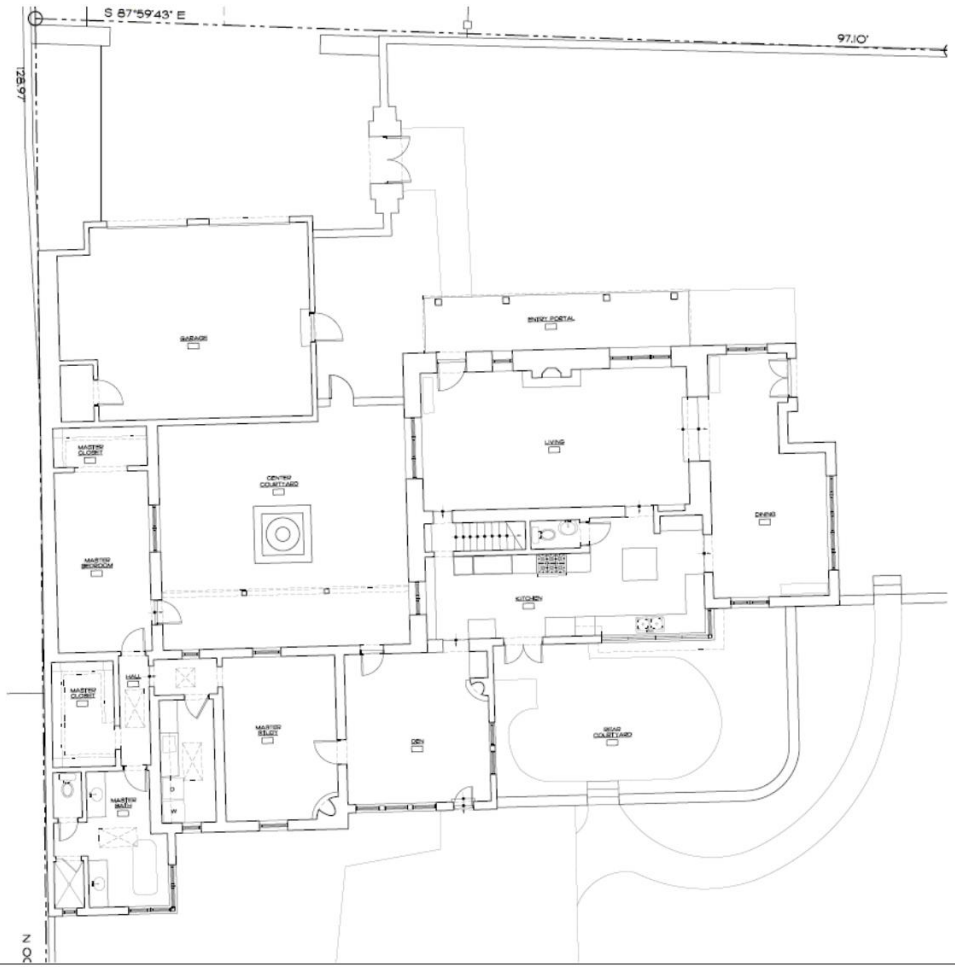
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2023 site plan. Courtesy Martinez Architecture Studio PC.



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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591
		4. County: Santa Fe
		5. Date of Survey: January 9, 2024

Architectural Description Continued

Setting

The former Dodge House is located approximately 890' south of Acequia Madre, on a private lane where Camino Manzano officially ends. Turning into the driveway, the first thing that comes to view is the two-car garage (Photo 2). The house occupies a 0.5-acre rectangular lot. It is situated roughly in the middle of the lot, with another parcel under the same ownership at the front. The course of the old Acequia de Loma forms its south edge. The lot is graced with old and newer garden walls. It historically boasted a showcase garden.

Core Block – Main House

The main house looks over two fir trees and a patch of lawn with a two-story façade. Unusual for Santa Fe is its double porch design (Photo 3). Perhaps better described as a portal with a balcony above, the structure is a nod to territorial-era architecture. It is supported by square posts which continue to the second story porch roof (Photo 4). Underneath the balcony are large wood beams that appear to be old (Photo 5). On closer inspection, they are stock pieces that have been rusticated on their sides. The detailing of the beams, with their shaped corbels and close spacing, give the feeling of a Colonial-era mission church. The portal floor is paved with flagstone; the balcony deck is made of different sized boards. Based on a photograph in an earlier survey, its railing has been replaced.

The double or two-tiered porch was a common sight during the territorial era, applied to numerous buildings on the Plaza and its intersecting streets. Anglo and Hispano merchants erected two-story porches to increase useable space.[1] Photographs show them at various sizes and setbacks from the street (Fig. 2, L). Each was made up of a *portal* — or, more accurately, a portico — appended to the front of the building. The porticos were all different heights and supported by square wood posts terminating with a simple, classically rendered base and capital. Sitting above the portico was a balcony of the same dimension, lined with wood railing and capped with a roof.

[1] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," document prepared for the City of Santa Fe (Revised June 4, 2021), 6.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

These ad hoc structures began coming down as the town modernized. Starting in the 1930s, Santa Fe's cultural elite — led by architect John Gaw Meem — sought to return them to the Plaza, but as one-story, adobe-looking *portales* in a romanticized view of Santa Fe's colonial architecture.[2]

Before the return of *portales in the 1960s,* José M. Baca, owner of the New Mexican Building on West Palace Avenue, redesigned his two-story brick structure with a territorial-style double veranda. Completed in 1937 and renovated in 1942[3], the Bishop Building (now Manitou Galleries) still reflects his inspiration. Many years later, Armand Ortega redesigned his commercial building in the double porch mode. Assisted by architect Bill Lumpkins, the Ore House (now Thunderbird Bar & Grill) at the Plaza's southwest corner and Manitou Galleries are the only structures in downtown Santa Fe reflecting this once common — and authentic — design.[4]

The ground floor has a grouping of wood casements at the east end, providing light and ventilation to the living room. The three, eight-light casements are a mulled set, e.g., individual windows joined together with mull strips and framed in a single casing with a continuous sill. At the other end is a custom, non-historic door. Adjacent to the door is a solo casement window. The wood inswing casements on this façade are likely original to the home's construction. Though they vary in muntin style, and some have wood headers while others don't, they look to be of the same era. The upper story has two symmetrically placed doors, each a 15-light unit protected by a wood-frame screen. Their design and hardware suggest that they are older.

West

The west side faces a non-historic courtyard. Both floors have openings with grouped eight-light wood casements (Photo 7). These, like the front windows, are a mulled set. They differ, however, as they have copper-sheeted sills and rustic wood headers. Two six-light wood casements south of the block at the kitchen are also older. This lower

[2] Ibid., 97.
[3] Ibid., 68, and John W. Murphey, "123 West Palace Avenue, Santa Fe Press Building/Bishop Building, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2 (Draft, January 2024).
[4] John Gaw Meem's 1937 design for the Santa Fe Municipal Building (Santa Fe Main Library) could be considered a revival of this style.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

portion joins oddly with the two-story block and the primary bedroom wing, indicating an extension of the portal.

East

Attaching to the block on its east elevation is a one-story dining room (Photo 8). The space, with its play of cubic massing and lintel-crowned openings, has a strong Pueblo Revival feeling. The main fenestration is a band of five eight-light casements. Similar to other windows around the house they are a mulled set, though of a different design. It is entered from the yard through French doors.

The addition does not appear on a 1958 aerial (Fig. 6). Subsequent aerials show something in this area, but it's unclear what is being observed because of heavy tree cover. While a window report identifies the mulled windows as "historic," they do not match the other sets on the block.[5] Those are arranged in a molded frame and have mullions made of several pieces of wood. These have a simpler casing and one piece of wood used at the mullion (Photo 9).

The origin of the addition is inconclusive.

South

Like the east elevation, the south-facing façade is also altered (Fig. 1). It begins at the east end with older casement windows at the dining room addition (Photo 10). At the middle of the elevation is a hipped roof section creating the southeast corner of the kitchen (Photo 11). A line of modern double-hung windows brings light into this room (Photo 12). An aerial from 1966 suggests that some of this area was originally part of the yard (Fig. 7). A modern set of ten-light doors terminates west end of the one-story section. The upper story represents the original two-story block. It has a few small multi-light wood casements that appear to be older.

Historically, the lower portion of the south elevation appears to have had a portal of the same width and axis as the portal across the apartment (Fig. 6). Eventually, the south portal was enclosed or demolished to build new heated space. The kitchen's southwest

[5] PA & Associates, Historic Assessment No. 301123-HA [465 Camino Manzano], November 30, 2023.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591
		4. County: Santa Fe
		5. Date of Survey: January 9, 2024

wall and ceiling construction differs from the rest of the ground floor, supporting this assumption.

Primary Bedroom Wing and Former Garage

Most of the one-story primary bedroom wing, located west of the main house, is original. From aerial photographs and archival sources, the L-shaped structure was a small dwelling with an attached one-car garage. It took on a courtyard form with the addition of the two-bay garage in the 1980s.

South

Facing the backyard, the south elevation has numerous openings containing a mix of historic and newer windows (Photo 13). The older windows are confined to the east end, which begins with a four-panel wood door. West of the entry are grouped and individual 6/6 double-hung wood windows. Bumping out at the west end is a post-1978 addition enclosing a bathroom. This volume's east and south elevations have recent double-hung windows forming a corner (Photo 14, Fig. 1). Aside from this bathroom bump-out, this piece shows on the 1958 aerial. A slight wall offset and change in ceiling height may indicate incremental construction.

North

The north elevation of the primary bedroom wing looks onto the courtyard and is protected by a portal (Photo 15). It has a few openings, including a glass-panel wood door, a double-hung wood window, and a wood casement. The placement of the door and windows is not particularly harmonious. It has a brick floor and wood decking that does not seem historic.

On the 1958 aerial, the portal was shorter, with an open space at the east end (Fig. 6). This may have represented an open passage between the main house and the apartment.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

West and East

The west side has no openings, as it bumps into a wall shared by the neighboring property. The east elevation has double-hung wood windows which seem to align in position with an opening appearing on older aerials.

Former Garage

Creating the west arm of the courtyard and holding the primary bedroom is a rectangular volume that once worked as a garage (Photo 16). Fenestration is found only on the east side with a glazed door and a set of 6/6 double-hung wood windows. All of the fenestration is modern.

Two-Car Garage

Probably the youngest part of the house but playing a big role in its presentation is the two-bay garage (Fig. 1). Likely constructed in the 1980s, it pushes out beyond the footprint of the older house (Photo 17). It has two custom doors made of pieced wood (Photo 18). A wood panel entry is found on its east elevation.

Connecting to the original garage, the new structure changed the space from an L-plan to a courtyard. Before its construction, grass and trees grew in front of the apartment. After its construction, a flagstone courtyard and fountain were installed.

Interior

The interior of the older core reveals a rustic aesthetic. Principal rooms have exposed vigas (rusticated square beams), tongue-and-groove decking, and strip oak flooring. The living room has the most interest with wall *nichos* and an adobe-sculpted fireplace (Photo 19). Other rooms show a medium level of finish, with painted plastered walls, simple floor molding, and wood headers over doors. Changes in floor level in the dining room and the kitchen may indicate additions and/or alterations.

Walls

The property has two major walls. The north section enclosing the front yard is recent. The rear, radial section is older, appearing on the 1958 aerial.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

Historical Overview

Nineteen-Forty-Six was Natt Dodge's fortunate year. That year, he was named regional naturalist for the Southwestern National Monuments, a National Park Service administrative area covering Arizona, New Mexico, Colorado, and Utah. It was a plum job. The same year, the 46-year-old, along with his wife and mother, acquired a farm lot off Acequia Madre where they would build a two-story home. There, Natt and his wife, Mildred Johnson Dodge, would live into their retirement. At their home on Camino Manzano, Natt penned several Southwest nature guides. In 1974, Natt and Mildred sold the property, and changes occurred to the home. Sometime after 1973, as evidenced by aerials, the house received a two-car garage across its façade, altering its plan.

A Long Fruit Orchard

The future Natt and Mildred Dodge House sits at the bottom of a strip once covered with fruit trees (Fig. 3). At statehood, the orchard was owned by Jacob W. Waffensmith, a Cincinnati native and trained physician. In 1906, Waffensmith and his wife Lillian moved to New Mexico, and he established a medical office.[6] Based on advertisements in the *New Mexican*, Waffensmith maintained an office on future Camino Manzano. He planted fruit trees there, including pears, peaches, apricots, and apples, which were harvested for sale.[7]

Waffensmith and his family left the property around 1920, relocating to New Haven, Connecticut, where he established a new practice. He continued, however, to own property in Santa Fe. John Q. Adams, a cattleman, acquired Waffensmith's orchard off Acequia Madre and created Los Arboles Subdivision in 1927, dividing it into residential lots (Fig. 4). The name probably reflected the many fruit trees in the area. Adams joined other investors and builders (including prominent real estate speculator Harry Dorman),

[6] John W. Murphey, "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2 (Revised September 13, 2017), 10.
[7] Ibid.; Warranty Deed, J.W. and Lillian Waffensmith, to John Q. Adams, recorded May 24, 1920, Book M3/Page 411, 1920000220.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

purchasing former Hispanic agricultural long lots along the mother ditch to convert them into residential developments.[8]

Adams died in 1928, with his subdivision passing on to his wife, Mary Beatrice Adams. The title to the subdivision was settled in court in 1930, with houses along the lane being slowly being erected after that.[9]

Based on a 1935 aerial, the property may have included a structure but not a house (Fig. 5). The north-south oriented structure observed on the aerial is much smaller than houses visible on nearby Camino la Paz and San Antonio streets. There is a slight chance that this structure is incorporated into the current house, but its location is not evident.

Natt and Mildred Dodge

Natt Dodge was not born a Westerner, though he would adopt that persona once he reached the Southwest. He was born, instead, in Boston. He came into the world on August 23, 1900, as Nathan Noyes Dodge.[10] His parents, Robert Parker Dodge and Florence Griffin Dodge, were teachers. Natt's first years were spent in Roxbury, a former colonial town absorbed into Boston. The family then moved to Boulder, Colorado, where his father died in 1907. Florence relocated, with Natt — her only son — to a ranch on Maxwell Mesa north of town.[11] It is likely in this setting that the young boy gained an interest in nature and botany.

He attended Boulder Preparatory School and served briefly in the Army in 1918 as a private. He later enrolled in Colorado Agriculture College, graduating with a B.S. in 1924.[12] He was a member of the college's debate team and the Pad and Pencil Club, a group associated with Pi Delta Epsilon, the national collegiate journalism fraternity.[13]

[8] Ibid., 11.
[9] Final Decree, Mary Beatrice Adams, recorded November 13, 1930, Book X/Page 139, 1930040792.
[10] *Massachusetts, U.S., Town and Vital Records, 1620-1988* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
[11] "Death Claims Florence Dodge," *Santa Fe New Mexican*, March 4, 1958, 7.
[12] Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971, at the Southwest Collection/Special Collections Library," https://txarchives.org/ttusw/finding_aids/00753.xml, accessed January 11, 2023.
[13] "National Journalistic Fraternity Grants Chapter to Aggies," *Fort Collins Express*, May 2, 1922, 1.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

After graduating, he married Mildred Johnson, an Illinois native whom he had met at prep school. She graduated two years earlier from the University of Colorado with a degree in education.[14] Mildred went on to become a teacher.

The couple moved to Seattle, where Natt worked for several honey-making companies over the next decade.[15] He would maintain an interest in apiculture throughout his career, writing years later about honey production in the Santa Fe *New Mexican*. During this period, he also began writing, working as a columnist for *Bees and Honey*, *American Bee Journal*, *Gleanings in Bee Culture*, and other trade magazines.[16] As a freelancer, he wrote articles for *Sunset* magazine and contributed pieces over the years to *Arizona Highways*, *Desert,* and other Southwest-oriented magazines.[17]

Amid the Great Depression, Dodge joined the National Park Service as a ranger-naturalist assigned to Mount Rainer National Park.[18] While not formally trained as a photographer, Dodge took captivating photographs of mountaineers ascending the park's icy slopes. His pioneering work was recently recognized with the NPS "Eminent Photographer" designation.[19] Dodge would keep at photography after his move to Santa Fe, photographing Fiesta and Spanish and Indian markets. These photos frequently appear in the *New Mexican*.

After passing a civil service test in 1935, Dodge was offered an assignment at Mount McKinley, but with two young children he chose a less challenging climate, opting to work for the Southwestern National Monuments office headquartered at Casa Grande, Arizona.[20] The Monuments program covered a wide area, encompassing 27 units, from

[14] "Mildred J. 'Hap' Dodge [obituary]," *Santa Fe New Mexican*, January 21, 1991, 6.
[15] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold," June 22, 2023, https://www.nps.gov/articles/000/50-nifty-finds-28-shuttering-in-the-cold.htm. This blog entry presents the only biographical on Natt N. Dodge and is, therefore, referenced multiple times.
[16] In the late 1920s, working for the Pacific Coast Slope Honey Company, Dodge suggested that polar explorer Richard E. Byrd pack honey for his First Antarctic Expedition, resulting in a quarter ton of the natural sweetener being packed to the South Pole; Ibid.
[17] Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971.
[18] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."
[19] Ibid.
[20] Ibid.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

Arches in Utah to the Yucca House in Colorado.[21] During his time in Arizona, Dodge developed an interest in desert environments, a topic he would write about later in guidebooks.

Responding to the war, in October 1942, the Southwestern National Monuments moved all of its staff and operations from Casa Grande to Santa Fe, joining the regional office on Old Santa Fe Trail. The *New Mexican* welcomed the arrival of the young professionals ("the people that matter") to Santa Fe.[22]
The Dodges first lived in a rental on West Berger Street. With his promotion, the family looked around for property.[23] Harry Percival Mera, the head of the Laboratory of Anthropology, was a Southwestern National Monuments board member and may have helped newcomers find homes. Harry Boatright, who would head the Southwest Monuments Association — a non-profit organization assisting the Southwest parks — acquired a house nearby on Calle la Paz around the same time.[24]

Natt, Mildred, and his mother, Florence, received a deed for the property at the end of Camino Manzano in 1946 from Keith and Letta Wofford.[25] Wofford, an Oklahoma-born rancher, does not appear to have lived on the site and may have acquired it for investment.[26]

A Social House

Natt and Mildred hosted a tea in honor of Florence on February 23, 1947, which also served, as described by the *New Mexican* as an "open house . . . to the new Dodge

[21] Southwestern Monuments Association, *The Guide to the Southwestern Monuments* (Coolidge, Ariz.: Southwestern Monuments Association, 1938).
[22] "Seven Families," *Santa Fe New Mexican*, October 9, 1942, 15.
[23] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1944 (El Paso: Hudspeth Directory Company, 1944), 114.
[24] John W. Murphey, "435 Calle la Paz, Lawson Property/Guadalupe and Frances Moya House," Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2, November 2, 2023, 10.
[25] Warranty Deed (Joint Tenants), Keith J. and Letta C. Wofford, to Natt N. and Mildred J. Dodge, and Florence H. Dodge, recorded January 20, 1947, Book 30/Page 491, 1947083982.
[26] Deeds show that Wofford and his wife were substantial landowners and had purchased other property from Waffensmith.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

home on Acequia Madre."[27] The house included a separate area for Florence, who moved in after the party. This dwelling would later be identified as 465½ Camino Manzano. The 1950 census documented the small household as including Natt, then 49, Mildred 50, their youngest child, Judith, 10, and Natt's mother, Florence, 83.[28]

From newspaper accounts — many appearing in the society column — the Dodges used the home frequently to host parties and events. This included the couple's different roles at the Presbyterian church and Natt's work with the Kiwanis. Mildred additionally hosted events for the Santa Fe Women's Club, the American Association of University Women, and the National Park Service Wives, so the house was well used. After his mother's death in 1958, Natt and Mildred rented her apartment to single women. In the early 1960s, it was leased to Vernice Johnson who operated a children's clothing store on College Street (now Old Santa Fe Trail).[29]

Natt Dodge wrote or co-wrote more than a dozen books, many of which were guidebooks (Fig. 10).[30] His output started with NPS printed booklets and monographs, but by the late 1940s it included more popular publications published by the Southwest Monuments Association. His 1947 *Poisonous Dwellers of the Desert* was a book that remained in print through the 1970s. In the 1950s, he worked with the Western Publishing Company to prepare two guidebooks printed under their popular Golden Guides imprint. Working with the publication's editor, naturalist Howard Spencer Zim, Dodge published guidebooks on the Northwest and Southwest regions. Following his retirement in 1963, Dodge wrote several Southwest flower identification guides.

[27] "Mrs. Florence Dodge Honored at Tea," *Santa Fe New Mexican*, February 27, 1947, 6.
[28] 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: 77; Enumeration District: 26-5.
[29] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1960 (El Paso: Hudspeth Directory Company, 1960), 169.
[30] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

After the Dodges

In 1974, the Dodges sold their home to Martha McCleskey Mayfield.[31] Mayfield, a native of Floydada, Texas and an employee of First National Bank, lived on the property for only a short time, dying in the home on August 20, 1976.[32] Her estate sold it in 1977 to B. Daniel and Susan S. Summers. They owned the property through 1994. It is assumed the garage was constructed during their ownership. This is affirmed by viewing a 1978 aerial and photographs taken of the house for the 1992 Historic Building Inventory. Nathan Noyes Dodge died in Santa Fe in 1982, at age 82; his wife, Mildred J. Dodge would pass nine years, at 91.

Evaluation of Historical Status

As a college student, Natt Dodge sketched a house plan for the college's experiment station publication on beautifying home landscapes (Fig. 2, R). His design was a two-bedroom house with a full-width front porch and a semi-attached garage to the side. Some 20 years later, as the regional NPS naturalist in Santa Fe, he built a larger version of this home, increasing it to two stories and including a separate apartment for his mother.

Given its age and nostalgic design, upgrading the building to Contributing status is recommended. The front (north) façade of the two-story block best communicates the design intention and the Dodge period. This elevation also appears to have the most preserved integrity, with the other sides altered by additions or other changes. For this reason, this elevation is recommended as the only primary façade.

[31] Warranty Deed, Natt N. and Mildred J. Dodge, to Martha McCleskey Mayfield, recorded March 9, 1974, Book 310/Page 471, 363617.
[32] "Martha Mayfield," *Lubbock Avalanche-Journal*, August 21, 1976, A-15.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591
		4. County: Santa Fe
		5. Date of Survey: January 9, 2024

Illustrations

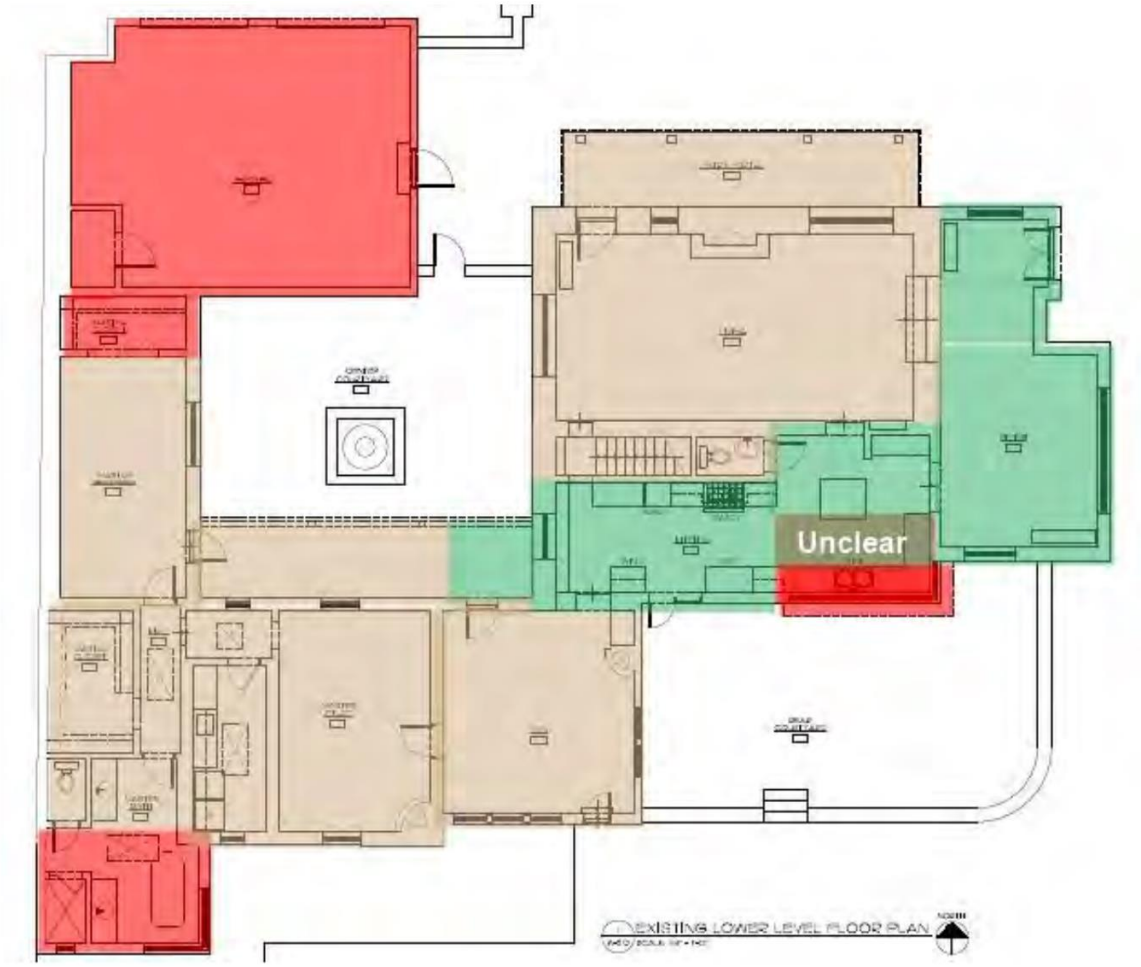


Figure 1: Footprint Evolution.

Tan = footprint in 1958, based on an aerial photograph of that year
Green = alterations and/or additions made after 1958, based on an aerial photograph of that year.
Red = alterations and/or additions made after 1978, based on an aerial photograph of that year.

A clear understanding of the changes in the Green areas is complicated by the use of adobe wall construction and older-looking windows.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



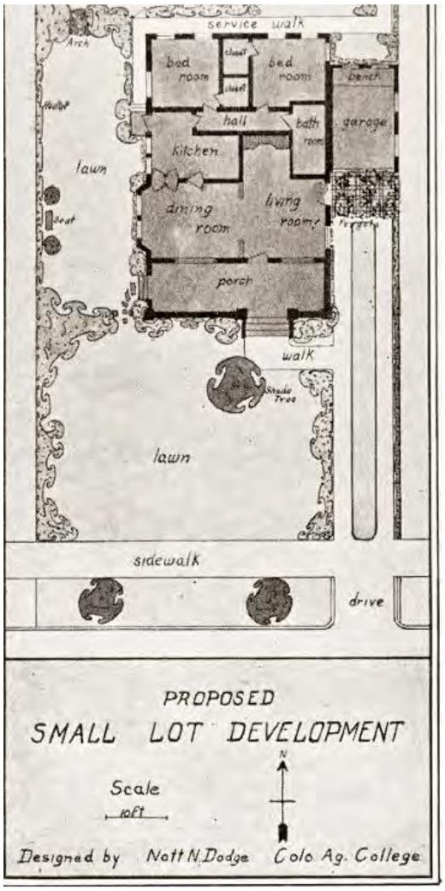


Figure 2: Left, c. 1880-90 view of West San Francisco Street. Courtesy Palace of the Governors Photo Archives, 011328. Right, c.1924 Natt N. Dodge student drawing. Courtesy Colorado State College.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

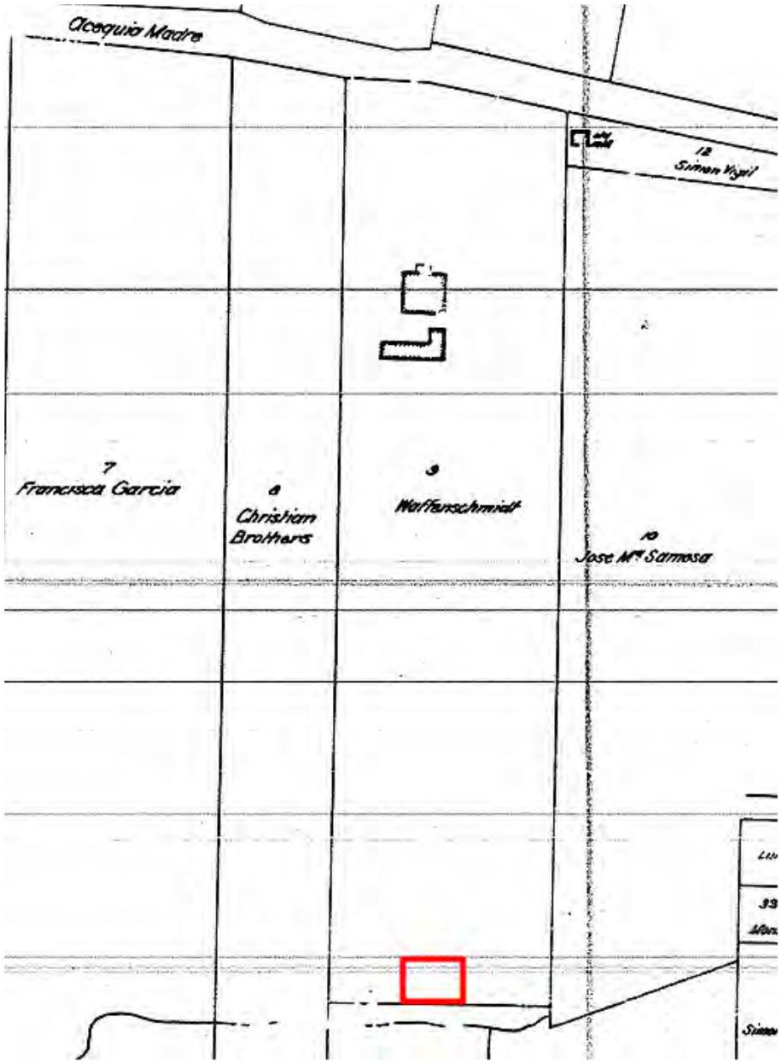


Figure 3: N. L. King, "Map of the City of Santa Fe," 1912. Approximate location of subject parcel is highlighted.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

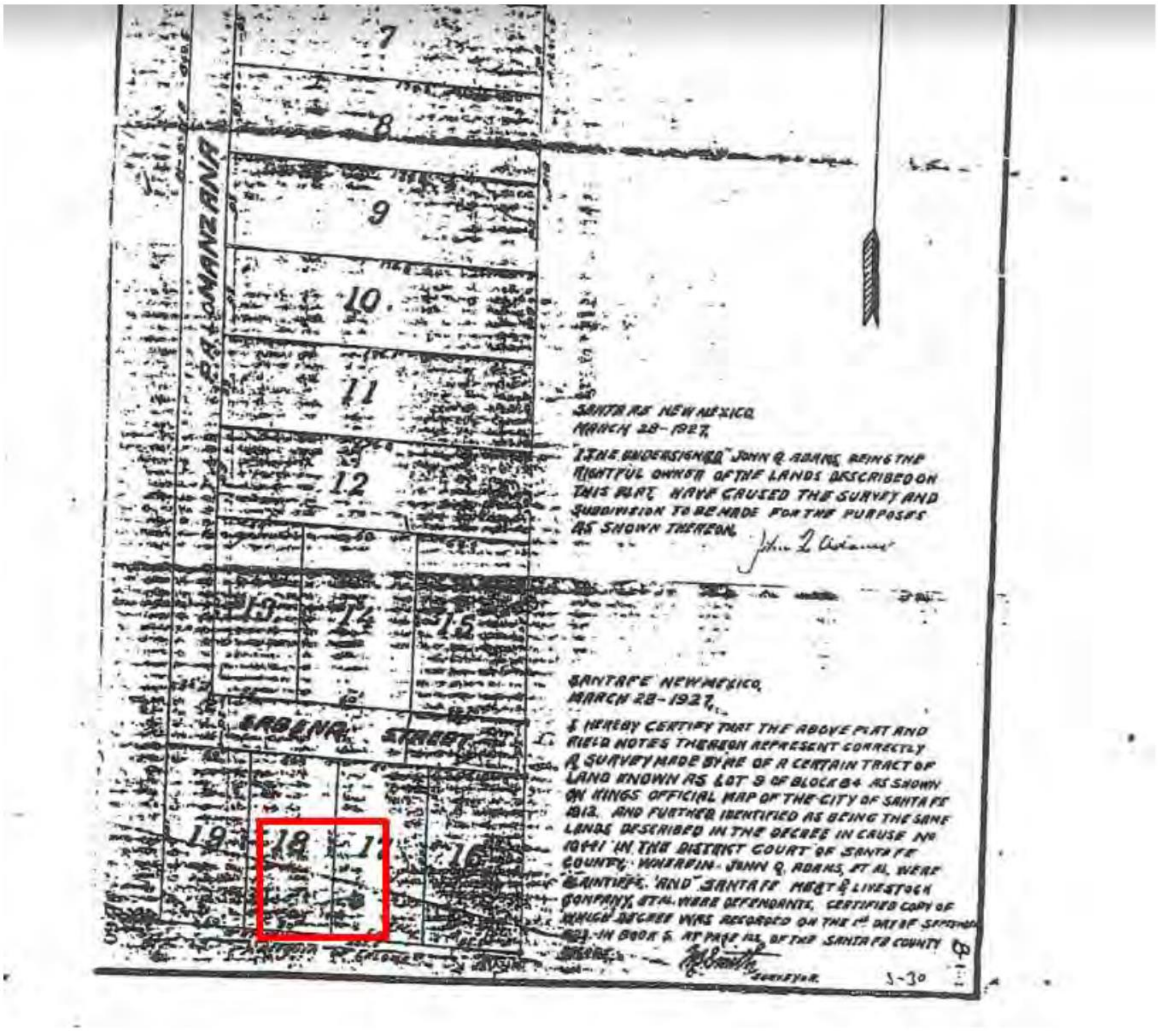


Figure 4: Portion of 1927 Los Arboles subdivision map. Approximate location of subject parcel is highlighted.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Figure 5: 1935 aerial photograph.
Approximate location of subject parcel and possible small structure are highlighted.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

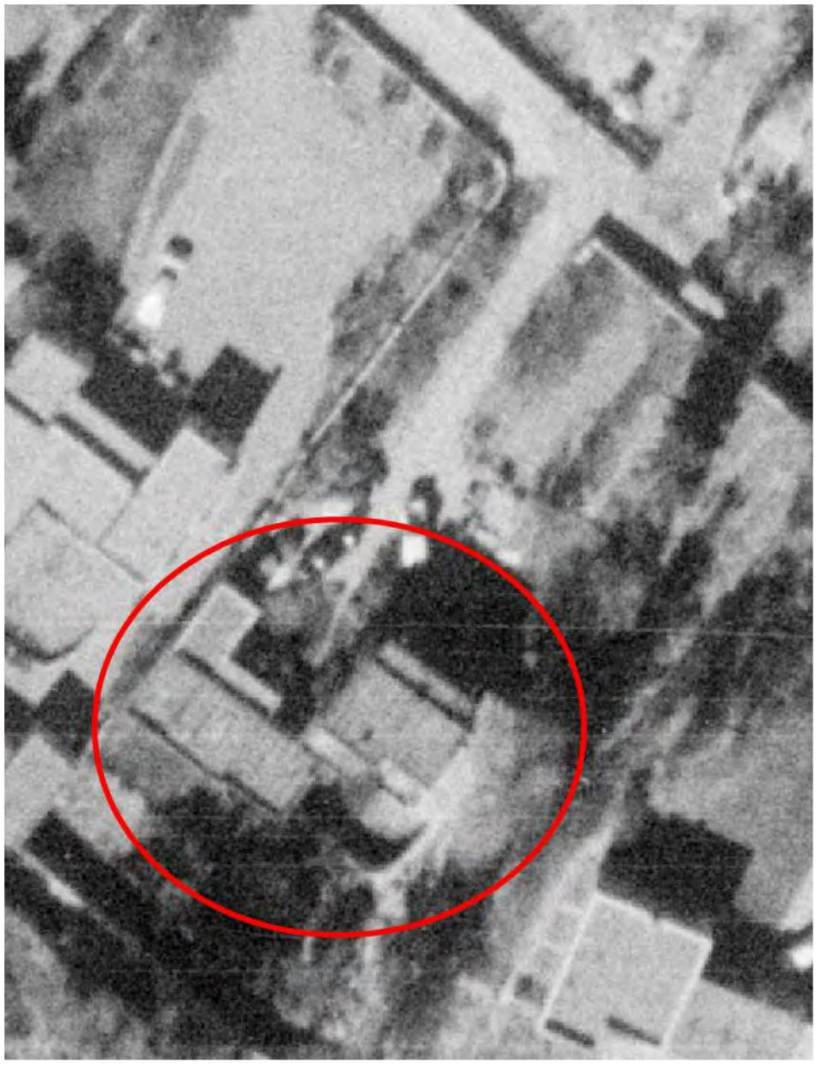


Figure 6: November 10, 1958, aerial photograph.
House is highlighted. Note shorter north portal and absence of dining room addition.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Figure 7: May 2, 1966, aerial photograph.
House is highlighted.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Figure 8: May 11, 1973, aerial photograph.
House is highlighted.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

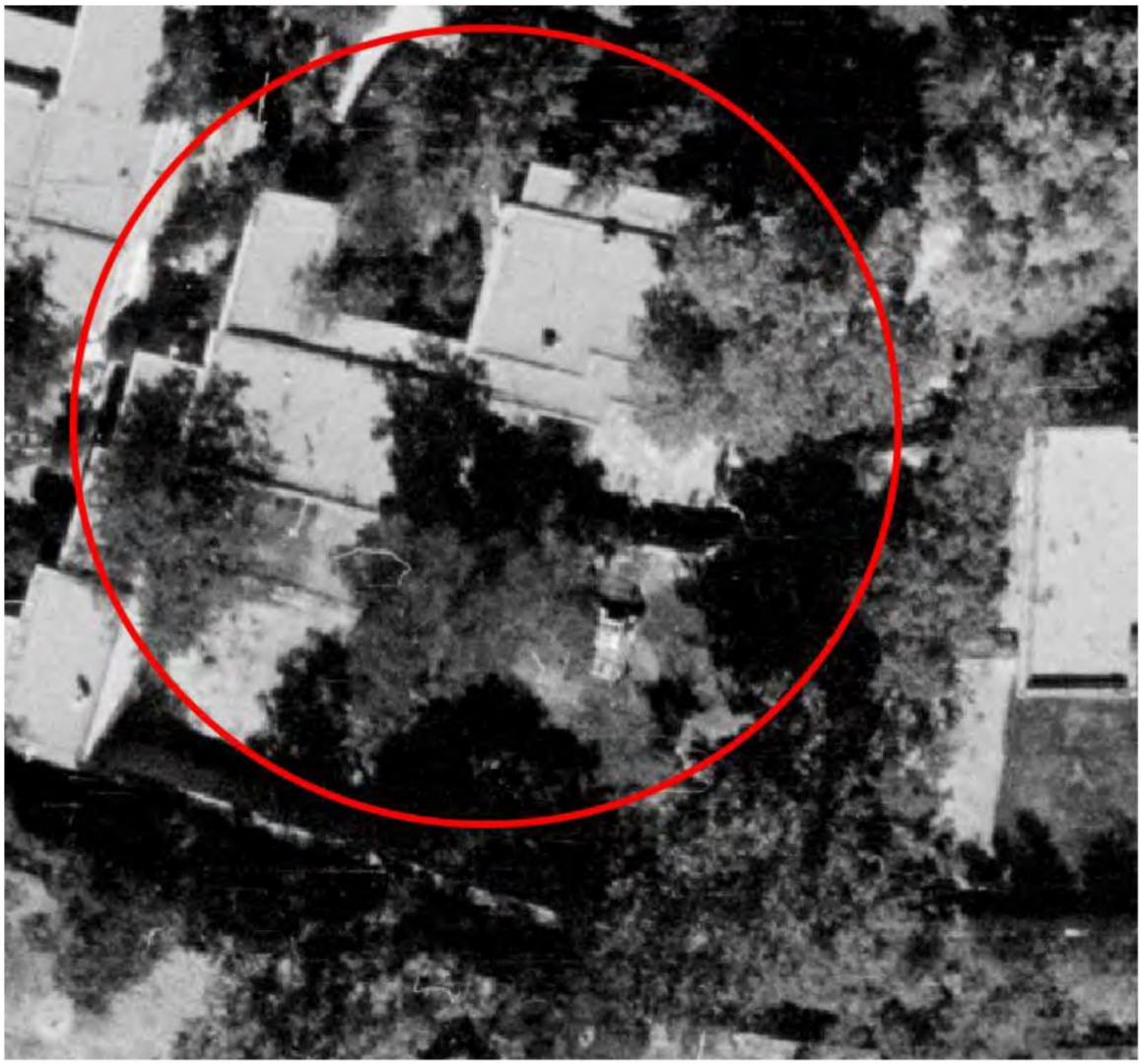


Figure 9: September 11, 1978, aerial photograph.
House is highlighted. Note absence of two-car garage and bathroom addition.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

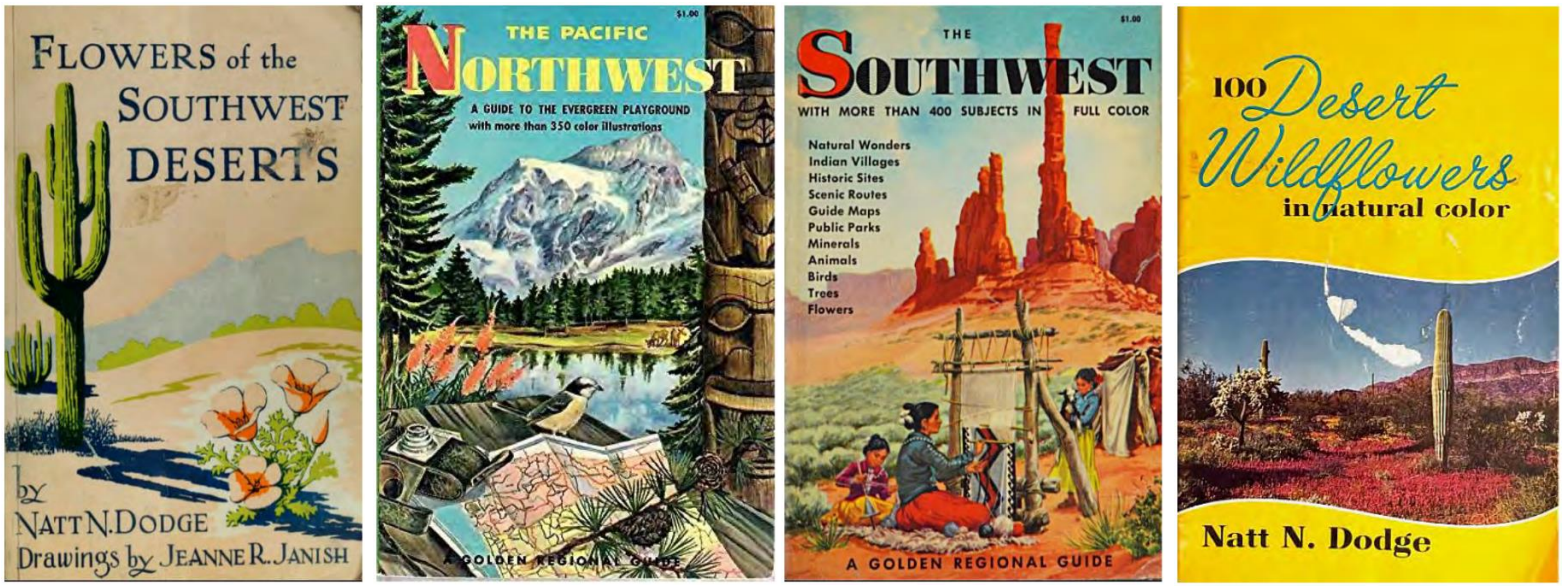


Figure 10: Sample of guidebooks authored or co-authored by Natt N. Dodge.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

Survey Photographs

(All images taken by Giulia Caporuscio on January 9, 2024, unless otherwise noted)



Photo 2: North elevation of house from entry drive. Historic two-story core block, left; non-historic two-car garage, right. Camera facing southeast.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 3: North elevation. Dining room addition, left; historic two-story core block, center; non-historic two-car garage and gate, right.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 4: North façade of historic two-story core block. 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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 5: Supporting structure of two-tiered porch. Camera facing up.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 6: Beams and decking of second-story porch. Camera facing up.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 7: West elevation of historic two-story core block, center. Camera facing east. January 14, 2024.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 8: East elevation, dining room addition. Camera facing southwest.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 9: Closeup of dining room window. Camera facing west.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 10: Full south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing northwest.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 11: Partial south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing north.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 12: South elevation, kitchen extension. Camera facing northwest.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 13: Full South elevation. Non-historic bump-put bathroom addition, left; primary bedroom wing, center; infilled portal and kitchen extension, right; dining room addition, extreme right. 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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 14: Non-historic bump-put bathroom addition. Note wall juncture, right. Camera facing northwest.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 15: North elevation, primary bedroom wing. Camera facing south. January 14, 2024. Note odd juncture of portal and kitchen, left.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591
		4. County: Santa Fe
		5. Date of Survey: January 9, 2024



Photo 16: East elevation, former one-car garage. Camera facing west. January 14, 2024.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 17: Non-historic two-car garage, center. Camera facing north. January 15, 2024.

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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 18: Non-historic two-car garage, north elevation. 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: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 19: Living room. Camera facing west. Yusuf Coffman, September 15, 2023.

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO MARTINEZ ARCHITECTURE STUDIO
1524 PASEO DE PERALTA
SANTA FE, NM 87505
(505) 989-4958
studio@martinezarch.com

HISTORIC ASSESSMENT NO. 301123-HA



JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
NORTH	
DR #1	36 x 80 RH CUSTOM ENTRY
A	25 x 43 INSWING CASEMENT LH 2W3H
B	76 x 55 INSWING CASEMENT LSR 2W4H
C	50 x 55 INSWING CASEMENT LR 2W4H
EAST	
DR #2	50 x 82 INSWING LH FRENCH DOOR 2W5H
D	128 x 55 INSWING CASEMENT LSSSR 2W4H
E	64 x 49 TWIN DH (2-32”) 3W2H/3W2H
SOUTH	
F	50 x 55 INSWING CASEMENT LR 2W4H
G	24 x 43 DH 2W2H/2W2H
H	131 x 43 - 4 WIDE DH (4-32”) 3W2H/3W2H
DR #3	48 x 80 OUTSWING FRENCH DOOR RH 2W5H
DR #4	29 x 75 INSWING RH 4-PANEL DOOR ALL WOOD
I	97 x 49 - 3 WIDE DH (3-32”) 3W2H/3W2H
J	35 x 55 DH 3W2H/3W2H
K	19 x 27 INSWING CASEMENT L 2W2H
L	48 x 54 TWIN DH (2-24”) 2W2H/2W2H
M	48 x 54 TWIN DH (2-24”) 2W2H/2W2H

90° BAY

90° BAY

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
SOUTH	
N	24 x 24 CASEMENT CRANK-OUT R 2W2H
GARAGE EAST	
DR #5	36 x 80 OUTSWING DOOR LH 4-PANEL ALL WOOD
WEST COURTYARD	
O	76 x 55 INSWING CASEMENT LSR 2W4H
P	42 x 36 INSWING CASEMENT LR 2W2H
NORTH COURTYARD	
DR# 6	28 x 72 INSWING DOOR RH 2-LT 2-PANEL
Q	34 x 55 DH 3W2H/3W2H
R	19 x 27 INSWING CASEMENT RH 2W2H
EAST COURTYARD	
DR #7	31 x 76 OUTSWING DOOR RH 2W5H
S	60 x 48 TWIN DH (2-30”) 3W2H/3W2H
2ND FLOOR WEST COURTYARD	
T	76 x 55 INSWING CASEMENT LSR 2W4H
2ND FLOOR NORTH	
DR #8	30 x 78 INSWING DOOR RH 3W5H
DR #9	30 x 78 INSWING DOOR LH 3W5H

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
2ND FLOOR EAST	
U	76 x 55 INSWING CASEMENT LSR 2W4H
V	21 x 38 INSWING CASEMENT L 2W3H
2ND FLOOR SOUTH	
W	25 x 30 INSWING CASEMENT R 2W3H
X	21 x 38 INSWING CASEMENT R 2W3H

In closing, my professional opinion is the following Windows and Doors are all non-historic:

Windows G, H, L, M, N, S, & U and DR # 1, 2, 3, 5, 7, 8, 9.

The following Windows and Doors are historic and restorable:

Windows A, B, C, E, F, I, J, P, Q, R, V and DR # 4 & 6.

The following Windows are historic but rotted beyond repair and need to be replaced:

Windows D, K, O, S, T, W, & X.

Note: All the windows with copper sills should have the copper removed because this has been trapping moisture in the wall. In some cases, the whole window might need to be removed if sills are rotted underneath the copper. The window removal process may destroy the window entirely. At this point, the window will need to be replaced, historic or non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES| WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #1	36 x 80 RH – CUSTOM MADE	S	NON-HISTORIC – MACHINED DOOR WITH CURRENT 1990's MATERIALS
A	25 x 43 INSWING LH 2W3H	S	HISTORIC
B	76 x 55 INSWING LSR 2W4H	S	HISTORIC
C	50 x 55 INSWING LR 2W4H	S	HISTORIC
DR # 2	128 x 55 INSWING LH FD 2W5H SIMPSON	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
D	128 x 55 INSWING LSSSR 2W4H	U	HISTORIC – FRAME IS ROTTED UNDER COPPER SILL AND BOTTOM RAIL OF SASHES. COPPER SILL IS TRAPPING MOISTURE IN THE WALL & NEEDS TO BE REPLACED.
E	64 x 49 – 2 DH 3W2H/3W2H	F	HISTORIC
F	50 x 55 INSWING LR 2W4H	F	HISTORIC
G	24 x 43 DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
H	131 x 43 – 4 WIDE (32") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #3	48 x 80 LR OUTSWING DOOR 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
DR #4	29 x 75 INSWING RH 4-PANEL	F	HISTORIC
I	97 x 49 – 3 WIDE (32") DH 3W2H/3W2H	F	HISTORIC
J	35 x 55 DH 3W2H/3W2H	F	HISTORIC
K	19 x 27 INSWING LH 2W2H	U	HISTORIC
L	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
M	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
N	24 x 24 R CASEMENT CRANK-OUT 2W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #5	36 x 80 OUTSWING LH 4-PANEL	S	NON-HISTORIC – 2000's SIMPSON MACHINED DOOR W/ CURRENT MATERIALS
O	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
P	42 x 36 INSWING CASEMENT LR 2W3H	F	HISTORIC
DR #6	28 x 72 RH INSWING DOOR 2-LITE/2-PANEL	S	HISTORIC
Q	34 x 55 DH 3W2H/3W2H	F	HISTORIC
R	19 x 27 INSWING RH 2W2H	F	HISTORIC – SILL IS BURIED IN THE STUCCO, POSSIBLE WALL DAMAGE
DR #7	31 x 76 OUTSWING DOOR RH 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
S	60 x 48 – 2 WIDE (30") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's KOLBE
T	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, THE COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
DR # 8	30 x 78 RH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
DR # 9	30 x 78 LH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
U	76 x 55 INSWING CASEMENT LSR 2W4H	U	NON-HISTORIC – SASHES HAVE BEEN REPLACED, DIVIDED LITE BAR DOES NOT MATCH HISTORIC WINDOW, COPPER SILL IS TRAPPING MOISTURE IN THE WALL
V	21 x 38 INSWING CASEMENT LH 2W3H	F	HISTORIC
W	25 x 30 INSWING CASEMENT RH 2W2H	U	HISTORIC – ROTTED BEYOND REPAIR
X	21 x 38 INSWING CASEMENT RH 2W3H	U	HISTORIC – ROTTED BEYOND REPAIR

NOTES:





MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

NORTH ELEVATION
JANUARY 16, 2024



MARTIN CHITECTURE
ARCHI STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

NORTH GARAGE
ELEVATION
JANUARY 16, 2024





MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

SOUTH ELEVATION
JANUARY 16, 2024





MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

SOUTH ELEVATION
JANUARY 16, 2024





MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

WEST ELEVATION
JANUARY 16, 2024



MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

WEST GARAGE
ELEVATION
JANUARY 16, 2024



SOUTH GARAGE ELEVATION (LOOKING NORTH)



COURTYARD LOOKING WEST

MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

COURTYARD
ELEVATIONS
JANUARY 16, 2024



COURTYARD LOOKING SOUTH

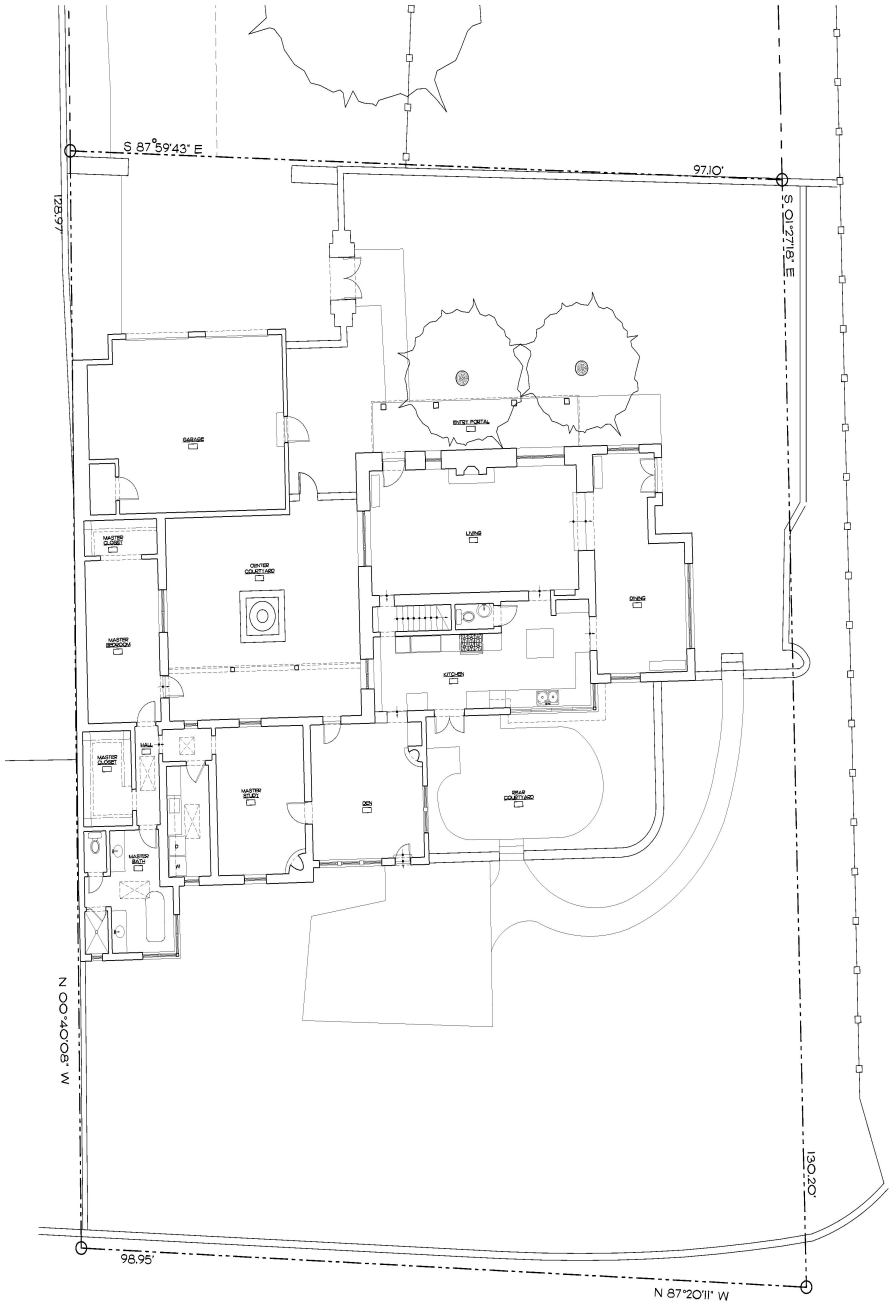


COURTYARD LOOKING EAST

MARTINEZ ARCHITECTURE STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

CAMINO MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

COURTYARD ELEVATIONS
JANUARY 16, 2024



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

NORTH

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

0' 4' 8' 16' 24'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE NEW MEXICO

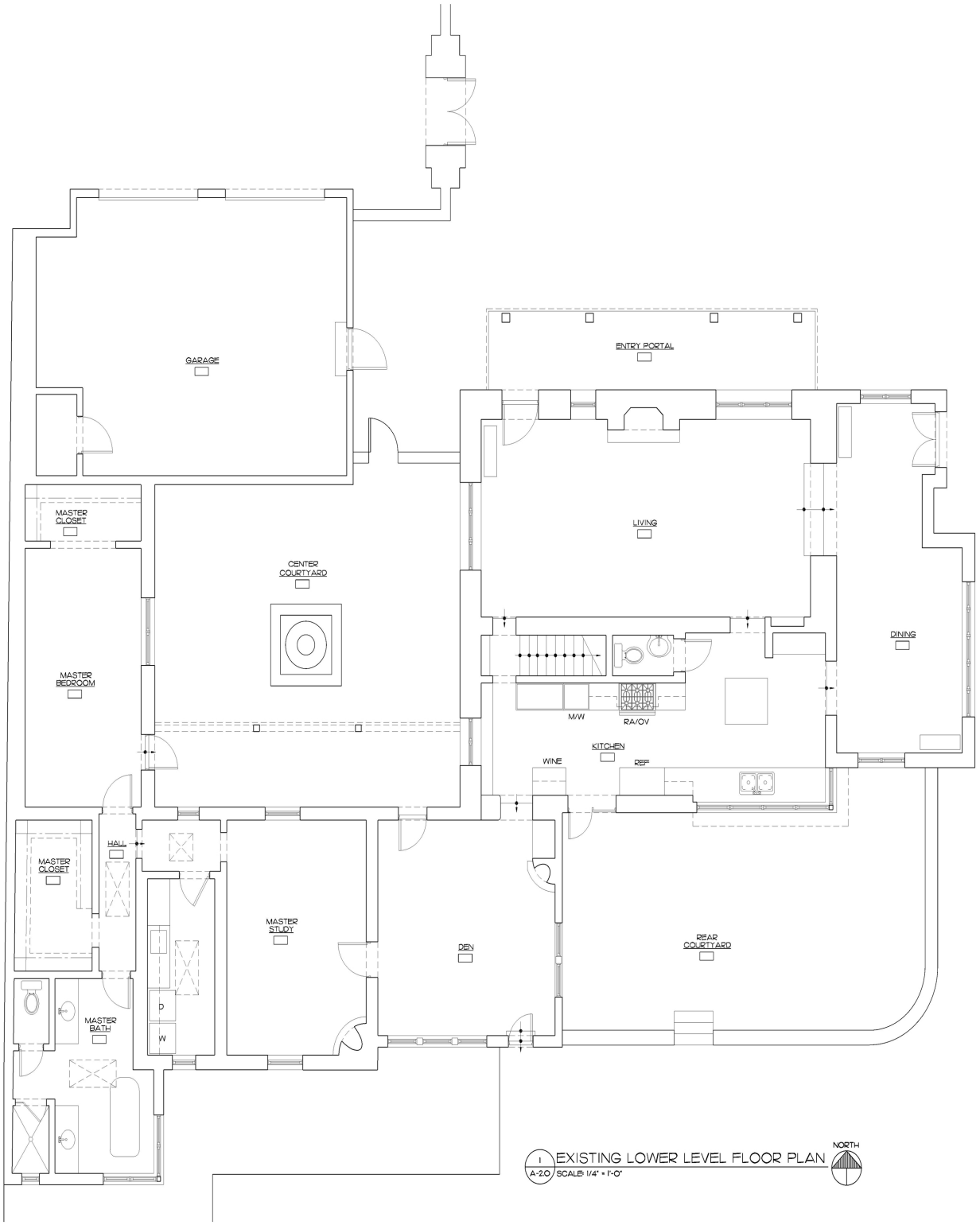
JANUARY 16, 2024

EXISTING SITE PLAN

A 1.0

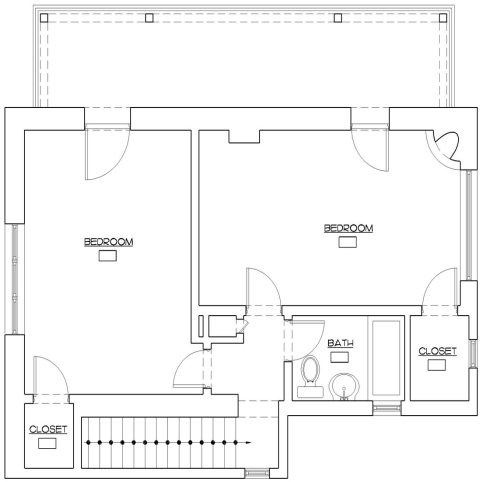
SET #MANZANO-2315

Z:\2315 - Manzano\Current Drawings\2315 - Manzano_24011 6.dwg, 1/16/2024 10:22:52 AM, _AutoCAD PDF (General Documentation).pc3



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

NORTH



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

NORTH

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

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE NEW MEXICO

JANUARY 16, 2024

EXISTING FLOOR PLAN

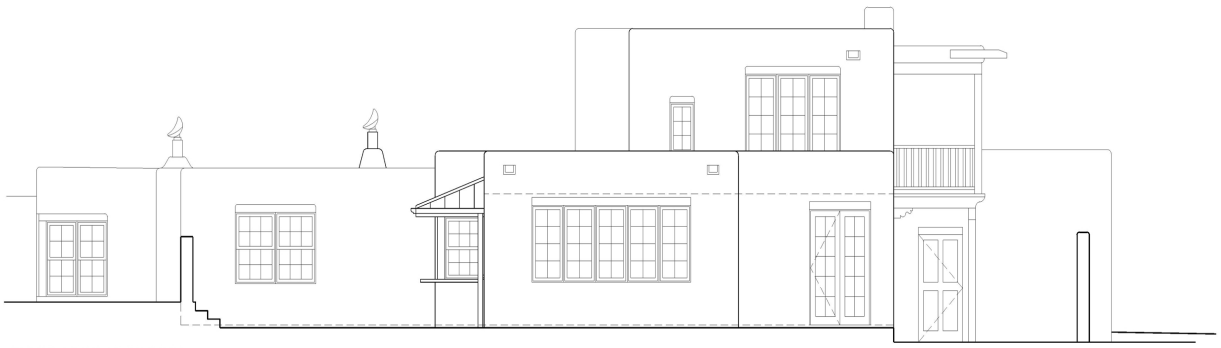
A 2.0

SET #MANZANO-2315

Z:\2315 - Manzano\Current Drawings\2315 - Manzano_240116.dwg, 1/16/2024 10:22:55 AM, _AutoCAD PDF (General Documentation).pc3



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



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

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

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE NEW MEXICO

JANUARY 16, 2024

EXISTING EXTERIOR ELEVATIONS

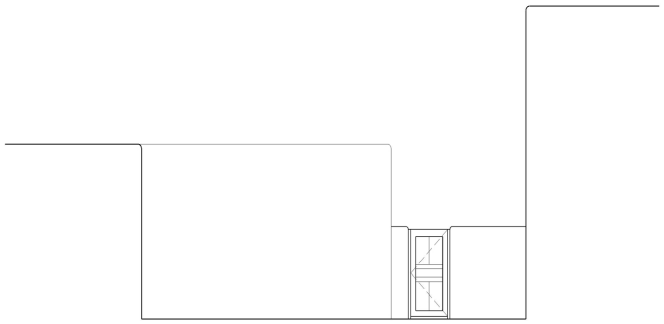
A3.0

SET #MANZANO-2315

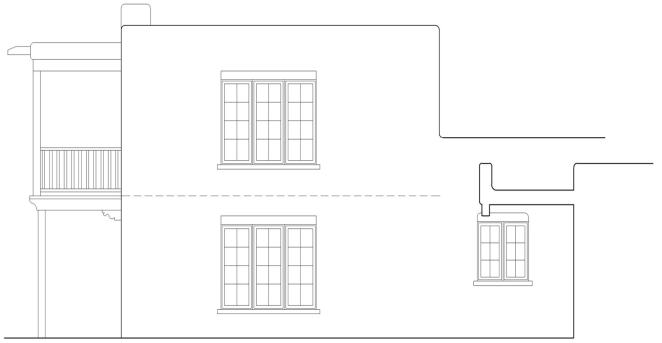
Z:\2315 - Manzano\Current Drawings\2315 - Manzano_240116.dwg, 1/16/2024 10:33:00 AM, _AutoCAD PDF (General Documentation).pc3



1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



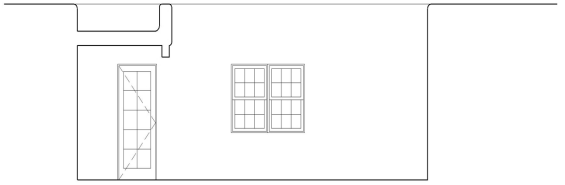
2 A-3.1 EXISTING COURTYARD LOOKING NORTH
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING COURTYARD LOOKING EAST
SCALE: 1/4" = 1'-0"



4 A-3.1 EXISTING COURTYARD LOOKING SOUTH
SCALE: 1/4" = 1'-0"



5 A-3.1 EXISTING COURTYARD LOOKING WEST
SCALE: 1/4" = 1'-0"

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

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE NEW MEXICO

JANUARY 16, 2024

EXISTING EXTERIOR ELEVATIONS

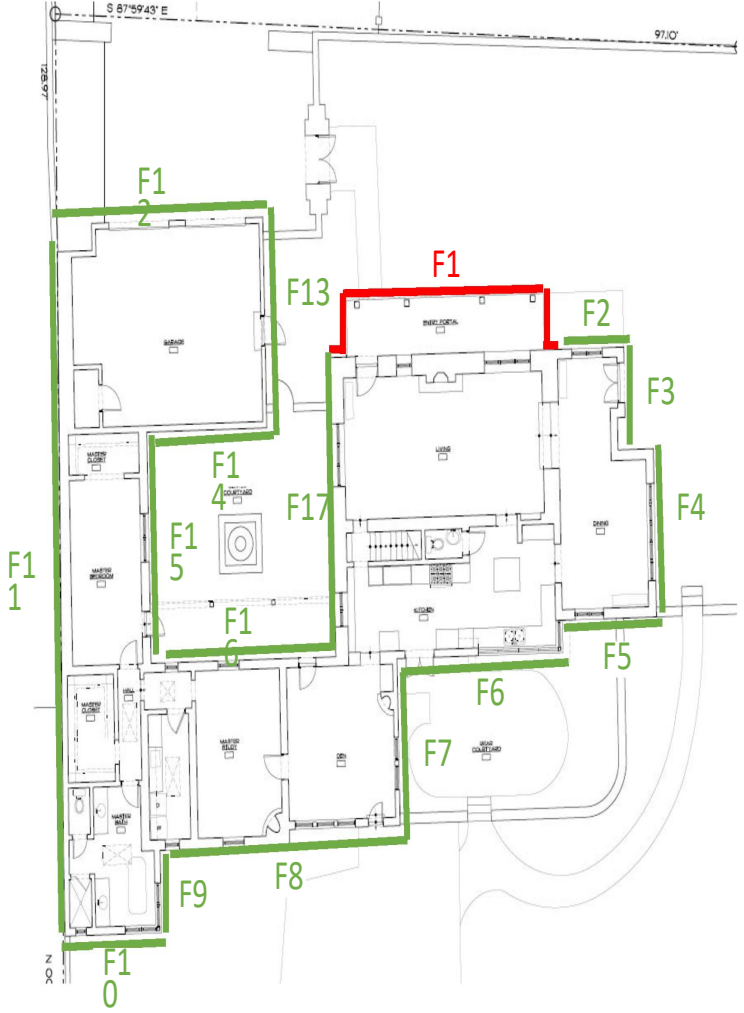
A3.1

SET #MANZANO-2315

Z:\2315 - Manzano\Current Drawings\2315 - Manzano_240116.dwg, 1/16/2024 10:33:05 AM, _AutoCAD PDF (General Documentation).pc3

Proposed Primary Facade

Adjacent Facades



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-007838--HDRB

Project Description: 2024-007838-HDRB. 803 Agua Fria Street. Westside-Guadalupe Historic District. Significant. Thomas Curtiss and Laurie Rainey, agents/owners, propose to construct a 6'-0" high coyote fence where the maximum allowable height is 4'-3", construct a 240 sq. ft. 10'-0" high freestanding pergola, and a 54 sq. ft. 7'-0" garden shed. Exceptions are requested to 14-5.2(D)(9) for exceeding the maximum allowable height for the proposed fence.

Project Location(s): 803 AGUA FRIA ST
Santa Fe, NM 87501

Contacts:

Applicant: Thomas & Laurie J Curtiss & Rainey tjcurtiss@gmail.com

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: H3618

Year of Construction: 1848

Project Type: Remodel

Historic Building Name: Larragoite House

City of Santa Fe, New Mexico

memo

DATE: **February 27, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-007838-HDRB. 803 Agua Fria Street. Westside-Guadalupe Historic District. Significant. Thomas Curtiss and Laurie Rainey, agents/owners, propose to construct a 6'-0" high coyote fence where the maximum allowable height is 4'-3", construct a 240 sq. ft. 10'-0" high freestanding pergola, and a 54 sq. ft. 7'-0" garden shed. Exceptions are requested to 14-5.2(D)(9) for exceeding the maximum allowable height for the proposed fence.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **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:** [exception criteria]

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The property at 803 Agua Fria Street is a single-family residence listed as significant to the Westside-Guadalupe Historic District and is listed on the NM State Register of Historic Places.

The 2,723 sq. ft. New Mexico vernacular style home was built in 1848. The original house was a three room "L" shaped structure on the southeast corner of the site. Through the 1930s several additions, including the front portal, were constructed. The sunroom on the northwest corner of the house was constructed in the mid-1940's and is the last addition that was made to the residence. The sunroom is constructed out of concrete block with a "flat" roof. The earlier additions are of adobe and have pitched roofs.

The house has very simple detailing except for the front porch. The front porch is constructed of low river rock exterior walls, contrasting decorative paint underneath the portal, painted wood beaded board ceiling, and concrete flooring.

A non-historic wood raised deck was added to the west side of the house at an unknown date, after 1998 and before 2019. A carport was added to the north side of the house in 1985 and is built with wood columns, vigas and corbels which are designed after the wings of the Larragoite's geese.

Windows are a mix of original and newer windows. The windows are of wood and include the following styles: a 1/1 painted double hung, a 3/1 painted wood double hung, and a true divided lite casement window. The original doors have been replaced with a mixture of wood panel and French doors.

All of the walls other than the sunroom are adobe with stucco color coat. The wood shingle gables are currently blue.

The roof consists of a medium slope gable roof, a low slope shed roof on the west addition, and a flat roof sloping to the north on northwest addition. The original Terne Plate roof was replaced with a red "R-Panel" metal roof at an unknown date.

In 2019, staff approved replacement of the doors on the south elevation, repair of the windows in the sunroom, hardscaping, and parking pads, 4' adobe walls, removing the concrete barrier at the front steps, and installing gutters and downspouts. Some of this work was not completed including the yard walls and the front step alteration.

There is a contributing garage on the northwest side of the property. The garage is often referred to as the shed. It was constructed by 1958 and possibly as early as the 1930s. The accessory structure is constructed of adobe with a shed roof that pitches at a low angle to the north and eaves. It is a simple rectangular shape with window penetrations on the west and east facades and a set of swinging wooden entry doors on the south. The east and west façade windows were replaced in 2019.

Currently the fencing on the property consists of a 36" high wire fence along the driveway, a 60" high wire fence between the house and the garage unit on the north side of the property, and a varying 72" to 80" coyote fence on the western lot line which is shared with the only abutting property. The owner was issued a notice of violation for constructing a 6'0" high coyote fence

along the property line on Agua Fria which replaced a mix of wire and wood fence that was about 60" in height. The latillas of the coyote fence are currently to the interior of the fence which does not meet the underlying zoning requirement that the framework needs to be to the interior of the property.

The applicant proposes the following exterior alterations:

1) Construct a coyote fence to 72" in height around the perimeter of the property where the maximum allowable heights are 55" along Agua Fria, 58" along Irvine, and 54" along Cleveland. The Framework will be to the interior of the property as required. An exception to 14-5.2(D)(9) for exceeding the maximum allowable height is requested.
2) Install a sliding vehicle gate at the entrance to the existing carport on the north of the property.
3) Install a swing-out vehicle gate at the inside of the drive to the west of the garage unit.
4) Replace existing wire fencing on the north of the property with 72" high coyote fence.
5) Install a total of 5 interior and exterior pedestrian gates at 6'0" high.
6) Construct a 240 sq. ft. free standing pergola to a height of 10'0". The pergola will be roofed 2,72with vigas and stained a "natural" wood tone.
7) Install a 54 sq. ft. garden shed to a heigh of 7'0". The shed will have a shed roof and will located just inside of the swinging vehicle gate.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(9): Applicant requests an exception to exceed the maximum allowable height of the fence.

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

Applicant Response: The Guadalupe neighborhood has a variety of fences and walls ranging from 3 to 8 feet tall or so. There are many coyote, stucco, and stone fences. The coyote fence around our property improves the character of the streetscape in our view. It replaces a wire mesh fence along Agua Fria St (we will be removing this), and cyclone fencing that had been located along Irvine and Cleveland with a more attractive coyote fence. The fence will not obstruct the visibility of the beautiful stonework of our portico. The height of the fence fits within the streetscape at 6'0" in height.

Staff Response: Staff agrees with this assessment. The neighborhood does have a variety of fences and yard walls and do have a varying height from 3' to 7'6". While a coyote fence would blend better with the neighborhood than the existing wire fencing, the majority of the streetscape is low yard walls most prominently along Irvine and Cleveland. The applicant had designed the layout of the fencing so that the significant residence is not hidden while providing security and privacy to the homeowner.

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

Applicant Response: At this stage of our lives, we believe we owe it to ourselves to live our retirement years where we can feel safe and secure. We don't. Since moving into our home in

August 2022 we have had rocks thrown through our window (a police report was filed). Our mailbox has been vandalized multiple times with mail strewn about the neighborhood. Tools, binoculars, medications, and other property have been stolen from our yards and cars. We have found exposed needles and drug paraphernalia while gardening posing a significant safety hazard to us. We continue picking up liquor bottles and trash in our yard and we've had trespassers passing through our property and at our bedroom windows along Agua Fria St. We discovered a discarded leather bag in our yard across from a school bus stop where neighborhood children are dropped off that contained two loaded syringes. As recently as February 11, 2024, Nicholas Gilmore published an article in the Santa Fe New Mexican, "Property crimes keep rising." The problem is getting worse. We believe the proposed fence surrounding our property would help mitigate these issues. We feel that a 6'0" fence that encloses the sides and rear of the residence will discourage unsavory people from meandering through our property and decrease the chances of our being victimized further.

Staff Response: Staff agrees that it is a safety issue for the applicant. When doing the site visit on this property, staff could visually see paraphernalia and broken bottles which were strewn in the yard. Staff also recognized that it is possible to enter the property from Cleveland Street without alerting anyone within the residence.

(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: We have considered stone, stucco, and adobe fencing but prefer the rustic coyote fencing aesthetically. Moreover, aside from the wire mesh fencing, coyote fencing is what has been on this property historically and is currently separating our property from the property to the West of us. We are seeking a fence height exception to build the fence up to 6 feet in height. This is also consistent with what has been here previously. This improves our security and privacy particularly along Agua Fria St. and provides a more effective enclosure for a dog (we've had issues with this in the past). There are six-foot coyote fences scattered around the neighborhood.

Staff Response: Staff disagrees that coyote fencing is consistent with the character of the neighborhood as low yard walls are the dominant feature along both Irvine and Cleveland.

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

Applicant Response: The structure of our house is very close to the street making privacy and security a more challenging issue, particularly along Agua Fria St and Irvine St. Prior to us building the six-foot fence along Agua Fria St, we had trespassers loitering at our bedroom window and repeatedly leaving unopened candy on the windowsill.

Staff Response: Staff agrees that the residence has a unique situation as it has three street frontages, and the property can be accessed without alerting the resident within the home.

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

Applicant Response: Vandalism, thefts, trespassing, needles and syringes, and trash are property crimes which have been on the rise in our area. Because our property is open with access to the roads on three sides, it is almost inviting to criminals to enter. A six foot fence will close off the property and is not as easy to climb over so it would provide us with some security and drive down the number of crimes on our property.

Staff Response: Staff agrees. The residence was constructed in 1848, the streets around it came later creating the unique configuration of the three street frontages. The property crime rate in the area is a D according to crimegrade.org. (https://crimegrade.org/property-crime-santa-fe-nm/)

(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: We believe the proposed improvements will not have a negative impact. To the contrary, we have selected the coyote fencing style and height that are historic and consistent with styles and heights found in the neighborhood and other historic areas of Santa Fe. Coyote fencing has also been enclosing parts of our property historically. The dilapidated coyote fence we replaced along Agua Fria was at least over 5 feet tall (there is a photo in Phyllis Vanik's HPD application material) and the latillas from the fence along Irvine are still on the ground there and are over 6 feet long. We believe replacing the wire mesh and cyclone fencing simply improves the historic character of the neighborhood.

Staff Response: Staff disagrees with the applicant. While the coyote fencing will enhance the neighborhood by eliminating the distractive wire fencing, staff finds that the dominant fencing in the area is low yard walls. The applicant had designed the layout of the fencing so that the significant residence is not hidden while providing security and privacy to the homeowner.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:
(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Yard Wall Height:
14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks
(c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

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

14-5.2(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.

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

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

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

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

(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by

walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
  (i) raising the parapet;
  (ii) setting back from the edge of the roof;
  (iii) framing the collector with wood;
  (iv) in the case of pitched roofs, by integrating the collector into the pitch;
  (v) in the case of ground solar collectors by a wall or vegetation;
  (vi) in the case of wall collectors, by enclosing by end or other walls;
  (vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

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

(i) Porches and portales are encouraged;

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

(2) Walls; Fences; Solar Collectors; Administration

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

IDENTIFICATION

ADDRESS:
803 AGUA FRIA STREET

OLD ID NUMBER: *NOT PREVIOUSLY SURVEYED*

SANTA FE ID NUMBER: *36180*

UTM REFERENCE EASTING NORTHING

ZONE 12 13

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

BUILDING NAME: *LARRAGOITE HOUSE*

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

_____ ESTIMATE *ORAL (OWNER)*

1848 ACTUAL

BUILDING DATA

ARCHITECTURAL STYLE:
CRAFTSMAN / BUNGALOW

USE:

HISTORIC: *RESIDENTIAL/ COMMERCIAL*

PRESENT: *RESIDENTIAL*

SURROUNDINGS:
RESIDENTIAL / CIVIC

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE?
STORAGE BUILDING

IF INVENTORIED, LIST ID NUMBER(S)
36181 (CONTRIB.)

DEGREE OF REMODELING:

____ MINOR *X* MODERATE

____ MAJOR

EXPLAIN: *REPLACE DOORS & WINDOWS; WOOD DECK CAR PORT*

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

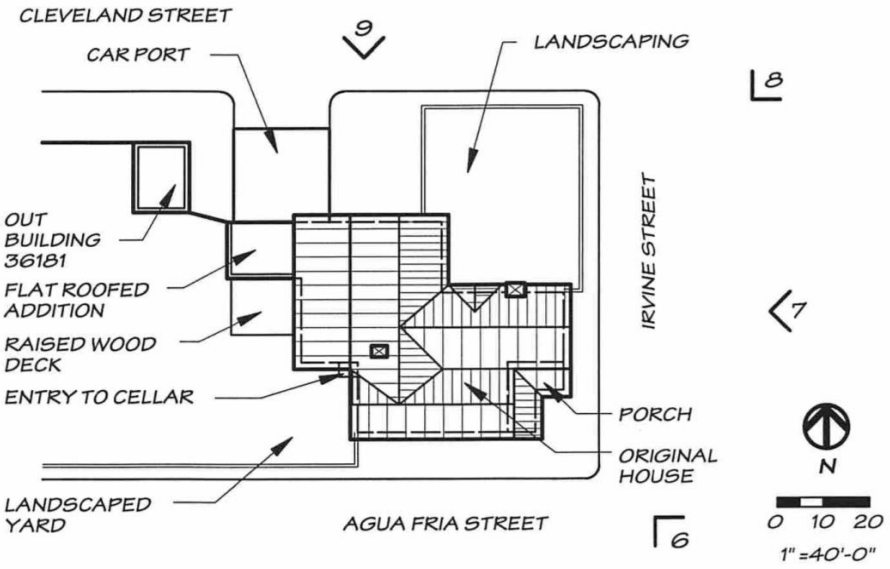
BUILDING THREATENED?

____ YES *X* NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: *WESTSIDE-GUADALUPE* HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES *X* NO

SURVEYED *5/1/98* BY *REW*

SPEARS ARCHITECTS A.I.A.

NEGATIVES WITH NMHPD ROLL # *SPEARS-1* NEG # *6* TO *9*

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	MEDIUM SLOPE GABLE ROOF; LOW SLOPE SHED ROOF ON WEST ADDITION; "FLAT" ROOF SLOPING TO NORTH ON NORTHWEST ADDITION; ORIGINAL TERNE PLATE ROOF REPLACED WITH RED "R-PANEL" MTL. ROOF	
BUILDING WALLS	ADOBE WALLS (EXCEPT NW ADDITION IS CONCRETE BLOCK); ALL WALLS (INCLUDING ASSOCIATED BUILDINGS) HAVE NEW STUCCO COLOR COAT; PAINTED WOOD SHINGLE GABLES; RIVER ROCK WATER TABLE	
FOUNDATIONS	ORIGINAL ROCK & MUD FNDTN. HAS BEEN MORTARED; CONCRETE ELSEWHERE; CONTINUOUS RIVER ROCK BUTTRESS	APPROX. HEIGHT (FT.) 19'-0" ±
DOORS	THE ORIGINAL DOORS HAVE BEEN REPLACED WITH A MIXTURE OF WOOD PANEL AND FRENCH DOORS	
WINDOWS	MIXTURE OF ORIGINAL AND NEW WOOD WINDOWS INCLUDING: 1/1 PAINTED WOOD DHW;3/1 PAINTED WOOD DHW, AND TRUE DIVIDED LITE CASEMENT WINDOWS; ALL WINDOWS HAVE BEEN REPAINTED AND ARE IN GOOD CONDITION	
PORCHES OR PORTALES	FRONT PORCH WITH LOW RIVER ROCK EXTERIOR WALLS, CONTRASTING DECORATIVE PAINT ON INTERIOR WALL, PAINTED WOOD BEADED BOARD CEILING, CONCRETE FLOOR; A NON-HISTORIC WOOD RAISED DECK HAS BEEN ADDED TO THE WEST OF THE HOUSE; A NEW CARPORT HAS BEEN ADDED TO THE NORTH WITH WOOD COLUMNS, VIGAS, AND CORBELS (THE CORBELS WERE DESIGNED AFTER THE WINGS OF THE OWNER'S GEESE)	
ARCHITECTURAL DETAILS	WITH THE EXCEPTION OF THE FRONT PORCH, THE REMAINDER OF THE HOUSE HAS VERY SIMPLE DETAILING; THE COMPLICATED ROOF PLAN INDICATES NUMEROUS ADDITIONS; THE SOFFITS OF THE HOUSE ARE SHEATHED WITH PAINTED WOOD BEADED BOARD WHICH ACTS AS THE ROOF DECKING	
FENCES/WALLS	A LOW LANDSCAPED WIRE FENCE SURROUNDS THE PROPERTY WITH THE EXCEPTION OF THE FRONT PORTAL; CONCRETE BLOCK RETAINING WALL TO THE SOUTH	
SITE FEATURES	A HISTORIC, WELL MAINTAINED, NICELY LANDSCAPED DWELLING. MANY MATURE TREES AND SHRUBS.	

OTHER/ COMMENTS

THE HOUSE WAS BUILT IN 1848 AND HAS REMAINED IN THE LARRAGOITE FAMILY (THE CURRENT OWNER, ALFONSO LARRAGOITE WAS BORN IN THE HOUSE). THE ORIGINAL HOUSE WAS A THREE ROOMED "L" SHAPED STRUCTURE AT THE SOUTH EAST CORNER OF THE SITE. NUMEROUS ADDITIONS, INCLUDING THE FRONT PORTAL, WERE ADDED INTO THE 1930'S. THE LAST ADDITION, A SUNROOM ON THE NORTHWEST CORNER OF THE HOUSE WAS COMPLETED IN THE MID 1940'S. THIS ADDITION WAS BUILT OUT OF CONCRETE BLOCK WITH A "FLAT" ROOF. ALL OTHER ADDITIONS WERE ADOBE WITH A PITCHED ROOF.

THE FAMILY HAD NUMEROUS LAND HOLDINGS IN THE AREA. THE EXISTING LOT WAS FARMED AND GRAZED. THE FAMILY HAS HAD DAIRY CATTLE, SHEEP, HORSES, AND FOWL. ONE OUT BUILDING (36181) WAS USED TO SELL COAL OIL FOR LAMPS. ANOTHER OUT BUILDING (14731) HOUSED THE SHEEP. DURING THE EARLY PART OF THIS CENTURY, A MARKET AND GROCERY STORE WAS OPERATED FROM THE ORIGINAL PART OF THE HOUSE. ALSO, AT LEAST ON EARLY CITY COUNCIL ELECTION WAS HELD IN THE FRONT ROOM.

ORAL SOURCE: ALFONSO LARRAGOITE

ADDITIONAL PHOTOGRAPHS



SURVEYED 5/1/98 BY REW

SPEARS ARCHITECTS A.I.A.

803 AGUA FRIA STREET

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

IDENTIFICATION

ADDRESS

803 AGUA FRIA STREET

ID NUMBER: NOT PREVIOUSLY SURVEYED

SANTA FE ID NUMBER: 36180

SURVEYED/RESEARCHED
DATE 5/1/98 BY REW





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

SURVEYED 5/1/98 BY REW

SPEARS ARCHITECTS A.I.A.

Property Number _____

APPLICATION FOR REGISTRATION
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES
HISTORIC PRESERVATION BUREAU
STATE PLANNING DIVISION-DEPARTMENT OF FINANCE AND ADMINISTRATION
505 Don Gaspar Avenue, Santa Fe, New Mexico 87503

FORM A

Property Name: Larragoite Residence
Other Name(s) for Property: _____

Nature of Property: (check one or more as appropriate)

___ District	x Structure(s)	___ Object or
x Building(s)	___ Site	Collection

Location of Property:
County Santa Fe Congressional District (1-2) 1
Municipality Santa Fe Planning District (1-7) _____
Historic District Santa Fe National Historic District
Address or Rural Location 803 Agua Fria St.

Description of Property:
Property Size (approx. acreage of property) ¼ Acre

Present Use: (check one or more as appropriate)

___ Agricultural	___ Government	___ Park	___ Transportation
___ Commercial	___ Grazing	x Private Residence	
___ Educational	___ Industrial	___ Religious	
___ Entertainment	___ Military	___ Scientific	

Present Condition of Property:

Check one:		Check one:	Check one if appropriate:
___ Excellent	___ Deteriorated	x Altered	___ Moved
x Good	___ Ruins	___ Unaltered	x Original Location
___ Fair	___ Unexposed		

Present and Original Physical Appearance: Include detailed architectural description, date of construction, dates of significant alterations (Use continuation sheet if necessary) This structure is an example of a style known as New Mexico Vernacular, which is a mixture of styles made possible by building materials that came in with the railroad. The basic construction is adobe with a gabled roof covered with a terne plate metal roof. The side gables are covered with wood shingles. There is a porch along the side of the structure supported by field stone columns. The double hung windows are not original.

The original part of the house consisted of three front rooms. This part is catalouged in a warranty deed dated August 2, 1866. It is described as a house consisting of thirty-six beams. Presently,

Ownership:

Owner of Property: (check one or more as appropriate)

x Private	___ County	___ Federal
___ Municipal	___ State	___ Multiple

Name Pat Larragoite
Address 803 Agua Fria
Name
Address
Occupant, Tenant or Manager:
Name
Address

Accessibility: ___ Open to public x Not open to public

Funded Project--Source:
Name N/A
Address

Has Property been:

A. Listed in a municipal or other register or otherwise designated as worthy of perservation ___ Yes x No
B. Recorded in the Historic American Building Survey ___ Yes x No
C. Recorded in the Historic American Engineering Record ___ Yes x No

Describe:

Other Inventory's:

Name of Institution N/A
Institution Number or designation

Significant Period(s):

Dates 1860 Date of construction

Thematic Classification: (check one or more as appropriate)

xx Original Inhabitants	___ Exploration and Settlement
___ Westward Expansion	x Political and Military
x Commerce and Trade	___ Ranching and Agriculture
___ Lumbering and Mining	___ Science and Engineering
___ Architecture	___ Religion, Education and Culture
___ Collections	

Why Property is Important: Trace significant historical events, historically significant persons associated with property, list documentary sources, etc. (Use continuation sheet if necessary) This property, located on the historic Camino Real, has remained in the Larragoite Family since its construction in 1860. It has not only served as the private residence for this family, but has been used as a family business. Among its uses include a grocery store, a meat market, and a liquor store. It has provided the community with a meaninful service by meeting the needs of residents, and also enriching the relationships among those who

Why Property is Important: (continued)

who met here while conducting their daily business.

The owner of the property, Armando Larragoite, was not only interested in community affairs, but also was very active in local politics. Originally from Velarde, New Mexico, and the son of an attorney from Spain, Armando made his permanent home in Santa Fe where he served as Police Chief, member of the City Council, and later was President of the School Board. His biggest contribution to Santa Fe was during his tenure as President of the School Board. In this capacity, Armando strove for equality and fairness in education. He represented the Spanish-speaking people of Santa Fe and encouraged their participation in education.

Armando Larragoite showed a deep interest in the events of Santa Fe, and indeed, played an important part in its development. He is honored with an elementary school and a public park named after him. Preservation of his home should also honor him.

Names and addresses of persons preparing this application material:

A. Form submitted by Earl Cordova Date 12/3/80
Address P.O. Box 909
Santa Fe, New Mexico 87501

B. Inventory data by Earl Cordova Date 10/7/80

C. Recent photograph by Cecilia Abeyta Date 11/20/80

D. Recent map by _____ Date _____

THIS SPACE FOR CULTURAL PROPERTIES REVIEW COMMITTEE USE

Map Reference: (including scale and date)

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A ZONE EASTING NORTHING B ZONE EASTING NORTHING

C D

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

Date Form A Received: _____ Initial Application Complete( )
Incomplete( )

Committee Action: (check one or more as appropriate)
___State Register ___National Register
___Tabled ___Rejected Date: _____

Date applicant advised of Committee Action: _____

High Priority Yes___ No___

Development recommended Yes___ No___

Continuation sheet

this part of the house still exists. It is therefore believed that the house was constructed in 1860. It was first assessed by the county in 1900.

ADDRESS: 803 Agua Fria **HIST. SURVEY #:** 650

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: Larragoite Residence

CITY SURVEY

Area #: 7 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: Y State #: 816

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory:

NR Nomination: N/A SR Nomination: Y

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

Property Number 13

APPLICATION FOR REGISTRATION
NEW MEXICO STATE REGISTER OF CULTURAL PROPERTIES
HISTORIC PRESERVATION BUREAU
STATE PLANNING DIVISION-DEPARTMENT OF FINANCE AND ADMINISTRATION
505 Don Gaspar Avenue, Santa Fe, New Mexico 87503

FORM A

Property Name: Larragoite Residence
Other Name(s) for Property: _____

Nature of Property: (check one or more as appropriate)

___ District	x Structure(s)	___ Object or Collection
x Building(s)	___ Site	

Location of Property:
County Santa Fe
Municipality Santa Fe
Historic District Santa Fe National Historic District
Address or Rural Location 803 Agua Fria St.
Congressional District (1-2) 1
Planning District (1-7) _____

Description of Property:
Property Size (approx. acreage of property) ½ Acre

Present Use: (check one or more as appropriate)

___ Agricultural	___ Government	___ Park	___ Transportation
___ Commercial	___ Grazing	x Private Residence	
___ Educational	___ Industrial	___ Religious	
___ Entertainment	___ Military	___ Scientific	

Present Condition of Property:

Check one:		Check one:	Check one if appropriate:
___ Excellent	___ Deteriorated	x Altered	___ Moved
x Good	___ Ruins	___ Unaltered	x Original Location
___ Fair	___ Unexposed		

Present and Original Physical Appearance: Include detailed architectural description, date of construction, dates of significant alterations (Use continuation sheet if necessary) This structure is an example of a style known as New Mexico Vernacular, which is a mixture of styles made possible by building materials that came in with the railroad. The basic construction is adobe with a gabled roof covered with a terne plate metal roof. The side gables are covered with wood shingles. There is a porch along the side of the structure supported by field stone columns. The double hung windows are not original.

The original part of the house consisted of three front rooms. This part is catalouged in a warranty deed dated August 2, 1866. It is described as a house consisting of thirty-six beams. Presently,

Ownership:

Owner of Property: (check one or more as appropriate)

x Private	___ County	___ Federal
___ Municipal	___ State	___ Multiple

Name Pat Larragoite
Address 803 Agua Fria
Name
Address
Occupant, Tenant or Manager:
Name
Address

Accessibility: ___ Open to public x Not open to public

Funded Project--Source:
Name N/A
Address

Has Property been:

A. Listed in a municipal or other register or otherwise designated as worthy of perservation ___ Yes x No
B. Recorded in the Historic American Building Survey ___ Yes x No
C. Recorded in the Historic American Engineering Record ___ Yes x No

Describe:

Other Inventory's:

Name of Institution N/A
Institution Number or designation

Significant Period(s):

Dates 1860 Date of construction

Thematic Classification: (check one or more as appropriate)

xx Original Inhabitants	___ Exploration and Settlement
___ Westward Expansion	x Political and Military
x Commerce and Trade	___ Ranching and Agriculture
___ Lumbering and Mining	___ Science and Engineering
___ Architecture	___ Religion, Education and Culture
___ Collections	

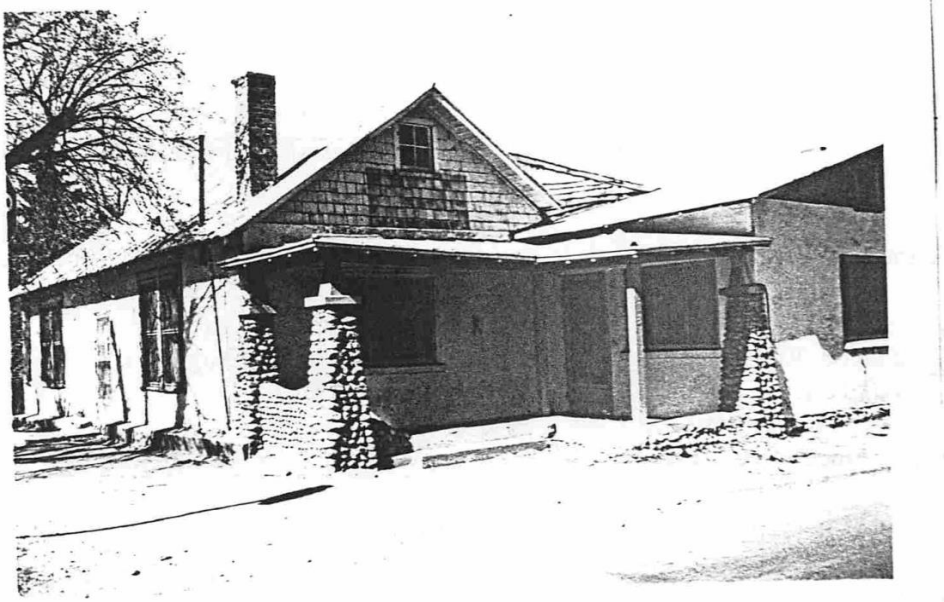
Why Property is Important: Trace significant historical events, historically significant persons associated with property, list documentary sources, etc. (Use continuation sheet if necessary) This property, located on the historic Camino Real, has remained in the Larragoite Family since its construction in 1860. It has not only served as the private residence for this family, but has been used as a family business. Among its uses include a grocery store, a meat market, and a liquor store. It has provided the community with a meaninful service by meeting the needs of residents, and also enriching the relationships among those who

Why Property is Important: (continued)

who met here while conducting their daily business.

The owner of the property, Armando Larragoite, was not only interested in community affairs, but also was very active in local politics. Originally from Velarde, New Mexico, and the son of an attorney from Spain, Armando made his permanent home in Santa Fe where he served as Police Chief, member of the City Council, and later was President of the School Board. His biggest contribution to Santa Fe was during his tenure as President of the School Board. In this capacity, Armando strove for equality and fairness in education. He represented the Spanish-speaking people of Santa Fe and encouraged their participation in education.

Armando Larragoite showed a deep interest in the events of Santa Fe, and indeed, played an important part in its development. He is honored with an elementary school and a public park named after him. Preservation of his home should also honor him.



Names and addresses of persons preparing this application material:

A. Form submitted by Earl Cordova Date 12/3/80
Address P.O. Box 909
Santa Fe, New Mexico 87501
B. Inventory data by Earl Cordova Date 10/7/80
C. Recent photograph by Cecilia Abeyta Date 11/20/80
D. Recent map by _____ Date _____

THIS SPACE FOR CULTURAL PROPERTIES REVIEW COMMITTEE USE

Map Reference: (including scale and date)

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A	ZONE	EASTING	NORTHING	B ZONE	EASTING NORTHING
C				D	

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

Date Form A Received: _____ Initial Application Complete( )
Incomplete( )

Committee Action: (check one or more as appropriate)
___State Register ___National Register
___Tabled ___Rejected Date: _____

Date applicant advised of Committee Action: _____

High Priority Yes___ No___

Development recommended Yes___ No___

Continuation sheet

this part of the house still exists. It is therefore believed that the house was constructed in 1860. It was first assessed by the county in 1900.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:

Armando and Pablita Larragoite Property - Shed

2. Location:

803 Agua Fria Street
Westside-Guadalupe Historic District

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

4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object



6. Date of Survey: February 13, 2019

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

8. Name of Project:
HDRB status review

9. Lat/Long: 35.685174, -105.953113

10. Photo Information: Robyn Powell, photographer. **View of front (north) elevation, facing south.**

11. Brief Description of the Property:

The Larragoite Shed sits a few feet back from the south curb of Cleveland Street, a short street near the west boundary of the Guadalupe-Westside Historic District. It stands between a non-historic carport and a wire fence indicating the west property line. The shed presents to the street a blank wall. The curb in front is not cut for vehicular access, and the building sits too close to the road for a traditional garage driveway. The enigmatic structure, composed of adobe, encloses approximately 252 square feet and sits on a poured concrete foundation.

Continued on Page 5.

12. Who uses the property? (undergoing restoration)

13. Construction Date: Unknown
Date: Unknown; by 1958; potentially pre-1936 (No date, Santa Fe Assessor database)
_ _Known _x_ Estimated Source: aerial photographs

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

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

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

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



Source: Santa Fe County Assessor

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

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

For: Phyllis Vanik, owner

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

Owner: Phyllis Vanik

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No* __Yes House is listed on the State Register of Cultural Properties as the Larragoite Residence, SRCP 816. Garage is not mentioned in the nomination.
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Analysis of Historical Status.

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing (house) __ Non-contributing _x_ 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: Westside-Guadalupe Historic District
If 'no' or unknown, do you think this property is eligible for listing as part of the district? _x_ No __ Yes

Shed: Recommended Noncontributing Structures to the Westside-Guadalupe Historic District, 03-15-19

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Armando and Pablita Larragoite Property - Shed	803 Agua Fria Street Santa Fe: *Westside-Guadalupe Historic District*	4. County: Santa Fe
		5. Date of Survey: February 13, 2019

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
_x_ Shed Other:
Pitch: __ None _x_ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets: covered by modern roof
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
Sliding	Vinyl	1-1	4

11. Doors __ N/A

Type	Style	Material	Number
Double	Swinging	Wood	1

12. Chimneys N/A
(describe whether interior or exterior and material)

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; potentially move of doors from north to south elevation; oral informant.
#2 Date: 1970s; change of roof pitch and addition of overhang and fascia; aerial photographs and visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ 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: No Style

17. Documents Available and Their Locations

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

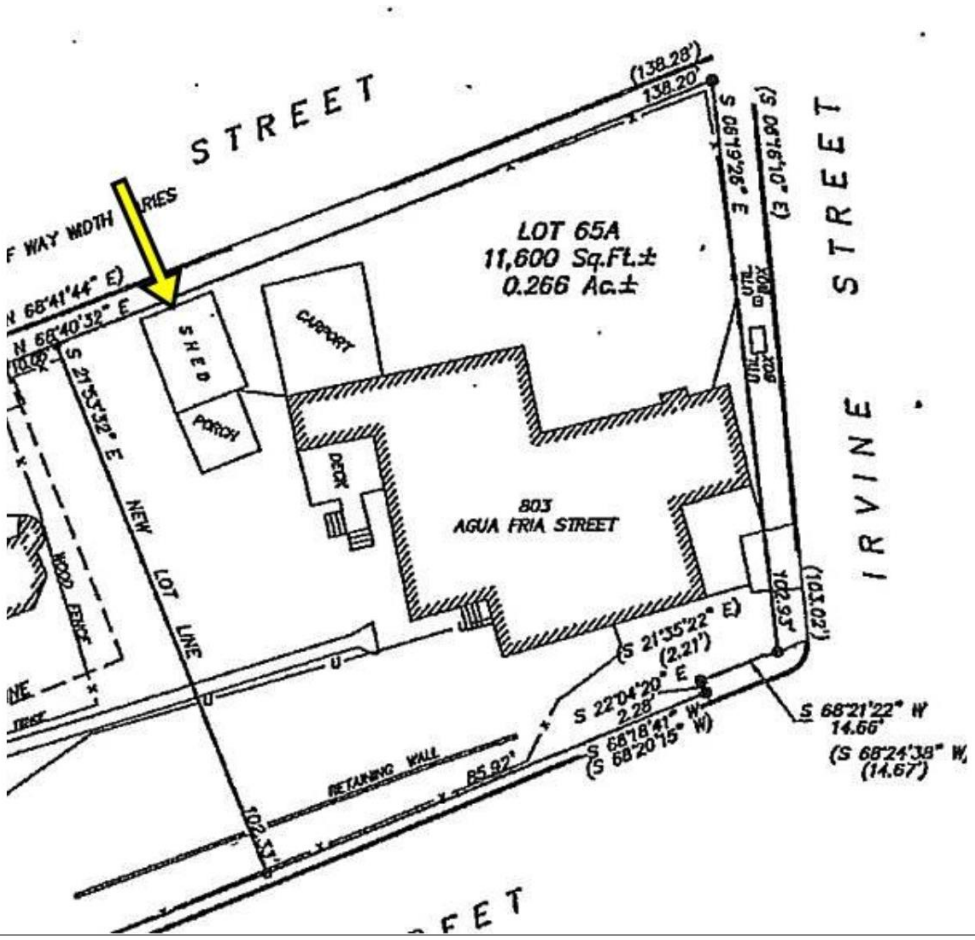
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No.

Site Plan: Portion of "Patricio C. Larragoite and Alfonso Sr. & Eva L. Larragoite" survey, Associated Survey, June 25, 2017.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

Architectural Description Continued

It is arranged on a north-south axis, with its only entry across the south elevation facing Agua Fria. In form, it is a simple rectangular box, made of flat walls penetrated with a few windows. The windows — recent vinyl units — are found on the long east and west elevations (Photos 2 & 4). Each side is penetrated with two sets of square-shaped window openings. The length of the sills below (Photo 2), as well as the impression stuccowork, suggests the openings may have been wider at one time.

A set of swinging wood doors dominates the south elevation (Photo 3). These are made of old vertical boards, X-braced across their back side. Their front side is trimmed with narrow diagonal boards painted brown. The doors swing back and forth on metal strap hinges. Wood poles from a non-historic enclosure (removed) stand against the wall (Figure 9).

The doors open to a large room. Recent plywood covers the floor. The ceiling shows a viga-and-board system (Photo 5). The medium-sized peeled vigas run in an east-west alignment. Above them are milled boards arranged in a north-south direction. Three of the vigas near the north end are actually squared beams with a different type of board above. These are likely replacements, implying a response to likely water damage from the roof. The walls have been recently re-plastered in a gray coat. A bulge in the north wall indicates the building may have included a stove at one point (Photo 5).

A flat, non-historic roof caps the structure. It consists of a Contemporary-style overhang projecting across each elevation. The overhang extends farther over the west elevation, creating a deep shadow (Photos 1 & 5). Wood fascia is tacked to each side, with a band of metal terminating its edge. The roof slopes north to south, with water appearing to shed directly off the edge.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

Historical Overview

The shed stands in an area that was historically outside the city limits of Santa Fe. South of the Santa River, this land in older times came under the hoe — irrigated by river and acequia water — to grow corn, wheat, and beans.

Cutting through this agrarian landscape was the Camino Real, the colonial road connecting Santa Fe to Mexico City. Freighting caravans once trundled back and forth in front of the property. In the late 19th century, the old colonial road's traffic became more localized, resulting in its name change to Agua Fria Road (and then Street), which denoted its link to the village of the same name approximately five miles to the south.

By the late 19th century, the area surrounding the future shed had been platted as the Irvine Addition. The subdivision pushed Santa Fe's urban footprint south, following the flow of the river. Composed of the old Irvine estate, a small ranch, and a fruit orchard, the lots were put up for auction on Saturday, June 4, 1887. Nearly 60 people participated in the auction, including land company speculators from as far away as Chicago. The bidding frenzy resulted in $5,000 in sales, including several dozen lots.[1]

The oddly shaped subdivision appears on the 1897 "White's Map" (Figure 1). There is no indication that any structures stood on the property at statehood five years later (Figure 2).[2]

<u>Larragoite – Agua Fria Home Context</u>

The first indication of a dwelling at 803 Agua Fria appears in the city directory of 1928.[3] It lists Armando Larragoite as its owner.[4] Armando, who would become a well-known politician and educator, was born on October 21, 1889 in the Velarde area of Rio Arriba County, to parents Mariano and Pablita. His grandfather, Benito Anselmo Larragoite, born in Bilbao,

---

[1] *Santa Fe New Mexican*, June 9, 1887, 1.

[2] This conflicts with the State Register nomination, which claims a house stood on the site as early as 1860. The nomination does not include any supporting material or even a bibliography.

[3] The 1928 edition is the earliest city directory on record.

[4] Hudspeth Directory Company*, Hudspeth's Santa Fe City Directory*, 1928, (El Paso: Hudspeth Directory Co. and Publishers, 1928), 190.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

Spain, had immigrated to the Mexican territory, arriving in future New Mexico in c.1830.[5] Given his surname, which roughly translates as the higher point of the pasture, he was likely of Basque origin.[6]

The 1850 census finds Benito and his wife Feliciana, along with three children and a servant, living on what appears to be Palace Avenue.[7] His estate was estimated to be worth $6,000, which was $1,000 more than his nearest neighbor, the prosperous merchant Jacob Spiegelberg. In the same decade, Benito moved his family to Rio Arriba County, establishing a farm at La Joya (an earlier name for the community of Velarde). The 1870 census documents Benito, then 61, living on the farm with Feliciana and eight children.[8] One of these was Armando's father, Mariano.

Mariano, a politician who had served several terms in the territorial legislative assembly, and as the school superintendent of Rio Arriba County, moved his family to Santa Fe in the early 1900s. Where they lived in the capital city is unclear, but the large tract the family eventually settled on in the Irvine Addition is a likely candidate. Mariano's time in Santa Fe was short. He died in December 1908, from what a news account characterized as "suspicious circumstances pointing to poisoning."[9] His funeral followed quickly, with a service at the old Guadalupe church and burial at Rosario.

In Santa Fe, Armando took on work as a bagman with the Atchison, Topeka and Santa Fe Railway — a job he held for several decades until political ambition struck him.[10] In the 1930s he ran for the school board, and was elected an alderman for Precinct 4, covering the Agua Fria area. By the end of the decade, he had risen to the level of chief deputy sheriff for Santa County, and president of the Santa Fe School Board — a position he would hold for 12 years (Figure 3).[11]

---

[5] "Larragoite Family Tree," http://rancho.pancho.pagesperso-orange.fr/Benito.htm, accessed February 14, 2019.
[6] "New Mexico Larragoites," https://www.genealogy.com/forum/surnames/topics/larragoite/1/, accessed February 14, 2019.
[7] United States Federal Census, 1850, Census Place: Santa Fe, Santa Fe, New Mexico Territory; Roll: M432_468; Page: 345B; Image: 247. The assumption of servant status is based on the woman's age and different surname.
[8] Ibid., 1870, Census Place: La Joya, Rio Arriba, New Mexico Territory; Roll: M593_894; Page: 426B; Family History Library Film: 552393
[9] *El Paso Herald*, December 16, 1908, 12.
[10] *Santa Fe New Mexican*, January 31, 1931, 1.
[11] Ibid., January 23, 1939, 2; December 20, 1971, 1.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

The Larragoites seem to have eluded both the 1920 and 1930 federal censuses.[12] The 1940 count documents the family living at a house identified with the address 803 Agua Fria Street. This is likely the adobe and arroyo stone vernacular Craftsman bungalow at the corner of Agua Fria and Irvine streets. Armando, now 50, is living with his wife Pablita Quinta Larragoite — who is going by the Anglicized name Paula — and seven children: six boys and one girl, ranging in age from six to 18.[13] Their son, Armando, Jr., 18, would play a role in managing the property.

Next door, using the same address, lived their oldest son, Alfonso, 21, and his wife, Eva, and their child, Alfonso Jr. Alfonso and Eva would also play a part in the history of the property, being the last family members to live in the old Larragoite home.

The census estimated Armando Sr.'s property to be worth $2,000 — considerably higher than his neighbors.

Around the same time as the census, Armando Sr. opened a small grocery on the property in what is thought to have been one of the additions to the house. The store, variously going by the names Larragoite Grocery or Larragoite Bros., joined six other small Hispano-owned *tiendacitas* strung along Agua Fria.[14] These and other corner and house grocers in the adjacent Irvine Addition, served the local population — mostly women and children who arrived on foot.

The family store expanded after Armando Jr. joined forces with his father. The son, who would eventually have his own political career, had left Santa Fe to attend George Washington University, majoring in Foreign Service (Figure 3). He later served with the Foreign Service as vice consul for eastern Venezuela, with another stint at the United States embassy in Madrid, Spain.[15] He and his father expanded the business to become the Larragoite Grocery & Liquor Store. Armando Jr. eventually took over the effort, and eliminated the grocery component.

---

[12] The author performed a manual search of both censuses; the Larragoite family did not appear.
[13] United States Federal Census, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 14B; Enumeration District: 25-8B.
[14] Hudspeth Directory Company, *Hudspeth's Santa Fe City Directory*, 1947, (El Paso: Hudspeth Directory Co. and Publishers, 1947), 477-478.
[15] *Santa Fe New Mexican*, February 25, 1958, 6.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

In the late 1950s, both of Armando Sr.'s sons were defining their own political trajectories: Armando Jr. as a state legislator representing Santa Fe County, and Alfonso, as an assistant city clerk, later serving on city council. By this time, the two sons and their families had left the Larragoite homestead, moving into new houses in the city's growing subdivisions.[16]

The Larragoite family's property once stretched far to the west. Agua Fria Street and *Barrio de Guadalupe* experienced its most significant change in the 1960s with the development of St. Francis Drive. Completed in 1964 as a direct route through Santa Fe for U.S. Highways 84 and 285, the six-lane highway blasted through a residentially zoned area, resulting in multiple condemnations of homes and property. This included the demolition of a barn and other agricultural structures once sitting on the property.[17]

The highway divided the community into two distinct neighborhoods. Those fronting or adjacent to St. Francis were subject to noise levels that exceeded the allowable decibel limits for commercially zoned areas of the city. This, along with safety hazards and the fracturing of land, led to depressed property values and a call for rezoning in the late 1970s. Many homeowners such as Josie Rael, who owned a house on nearby Dunlap Street, found themselves, as stated in a City of Santa Fe report, in "an unsuitable living environment…. [staying], however, because they have inherited the property and they cannot afford the cost of new housing."[18]

Armando Larragoite Sr. died in the old family home in December 1971, at age 82. His wife, Paula Q. Larragoite, would follow two years later.

Eva and Alfonso Sr. moved into the old family home in the early 1990s. Eva, an artist and crafter and a member of the Historic Santa Fe Foundation, restored portions of the home. Her hope was to turn the old store into an arts and crafts studio.[19] Eva Lopez Larragoite died in 2015, at 93; her husband, Alfonso Larragoite Sr., passed two years later.

---

[16] This is based on city directory entries in 1957 and 1960.
[17] Pat Larragoite, conversation with Robyn Powell, February 13, 2019.
[18] Earl Cordova, "Greater Westside Peoples Association Neighborhood Plan," (City of Santa Fe, City Planning Department, 1981), 21.
[19] *Santa Fe New Mexican*, October 30, 2013, C-3.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

Shed Context

The origin of the little brown box fronting Cleveland Street is unclear. A family member believes that it was constructed in the 1930s as an automobile garage.[20] The same family member thinks that at one time the doors were shifted from the north side to the south.

Its claimed use and the reported relocation of doors is not readily detectable following the usual clues — curb cuts in front of a garage; the impression in the stucco of an earlier door opening.[21] The width of the current south-facing opening, at 91', could not accommodate the 103.5" wheelbase of the modestly sized Ford Model A, putting into question its use as an automobile shed.

The structure may appear on the first available aerial photograph from 1936-37 (Figure 4). The blurry image shows a little box roughly in the same location as the current structure. The image is more interesting in revealing how much of the land surrounding the property was still in agricultural use at that time.

The building is evident in an aerial from 1958 (Figure 6). This shows in its current location, with light shadows indicating parapets. This footprint is maintained in a photograph in the following decade, with what appears to be doors on the south elevation (Figure 7). An aerial photograph from 1978 reveals alterations made to the roof (Figure 8). This includes the slanted plane and overhang.

The garage had fallen old and gray when the current owner purchased it in late 2018. It held family mementos along with flotsam and jetsam from several generations of Larragoites: photographs; ledgers from the old store; a meat cleaver; some of Eva's artwork. The current owner found it enclosed with silver lace, its windows removed and their openings covered with board.[22]

---

[20] Pat Larragoite, conversation with Robyn Powell, February 13, 2019.

[21] This is not to disregard Larragoite's memory. An invasive test going beneath the stucco could potentially reveal a former opening on the north side. There is also a possibility the building was approached by vehicle from the east from Irvine or the south from Agua Fria. Another possibility is that that shed served as storage for the family store. The author left several voicemails with Larragoite seeking clarification. These were not returned.

[22] Phyllis Vanik, telephone conversation with John Murphey, February 13, 2019.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

The interior had moisture damage to its walls and roof. The rear of the building included a sharp-edged tin roof extension held up by wood poles (Figure 9). This non-historic feature, probably an animal enclosure, was removed to prevent injury to visitors. New windows were inserted, following what the owner claimed were examples in the neighborhood.[23]

Evaluation of Historical Status

For possibly eight decades, the shed, with it plank doors — maybe moved, maybe not — has stood at the edge of Cleveland Street as an indecipherable appendage to the Larragoite's home. Built probably before 1936, the building remained in the same location and with the same footprint until the 1970s. At that point, the roof was extended, fascia tacked on, and a tin-roof shelter added to the rear elevation. The newer roof has obscured — or even removed — the original parapets and introduced a Contemporary, flat-roof style to the vernacular building. The replacement of windows and likely alteration of their original openings has equally affected its historical appearance.

Given its unclear origin, loss of integrity, change of character, and lack of contribution to the streetscape, the recommendation is to designate the Armando and Pablita Larragoite Shed a Noncontributing Structure to the Guadalupe-Westside Historic District.

[23] Ibid., February 14, 2019.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

Illustrations

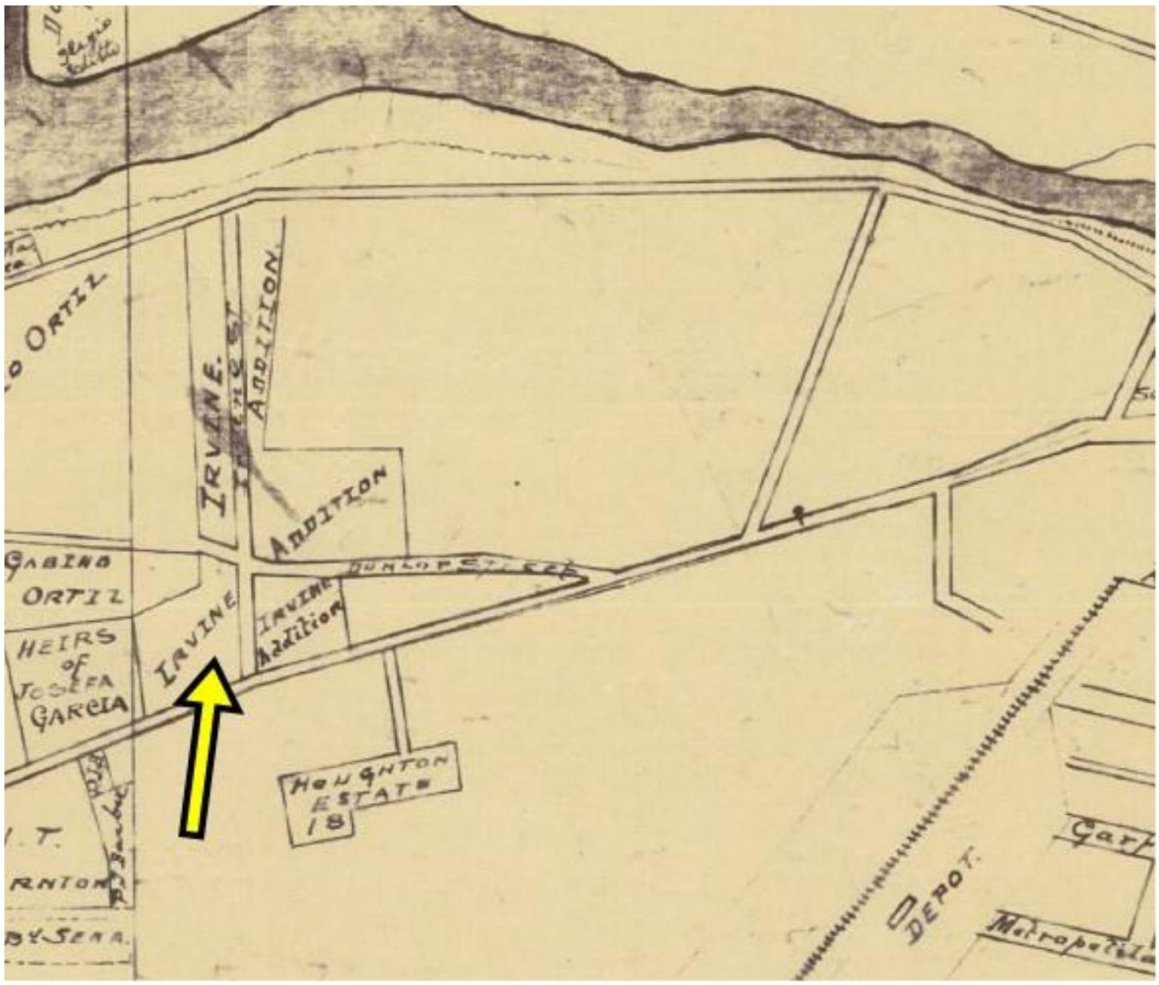


Figure 1: Portion of "White's Map" showing Irving Addition and future location of shed. Source: William White, "Map Showing Owners of Land Within Santa Fe Grant Outside of Santa Fe City Limits," 1897-98.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 2: Portion of "King's Map" showing no structures on the property at the time. Source: N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 3: Armando Larragoite, Sr. (left), Armando Larragoite, Jr. (right). Courtesy Larragoite family.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 4: Portion of 1936-37 aerial photograph showing possible footprint of shed.
Social Conservation Services, Image 1009, courtesy City of Santa Fe.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 5: Portion of 1948 aerial photograph showing possible footprint of shed. 194810 25_GS_EN_04_085, courtesy UNM/EDAC.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 6: Portion of 1958 aerial photograph showing definite presence of shed. Notice shadows from parapets. 11-10-58_0004, courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 7: Portion of 1968 aerial photograph.
Notice parapets and probable door at south elevation.
02-28-68_0023, courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 8: Portion of 1978 aerial photograph.
Notice overhang and lack of parapets.
9-11-1978_0062, courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Figure 9: view of south elevation, taken from Agua Fria Street.
Google Street View, April 2017.
Note tin roof extension.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**

Survey Photographs



Photo 1: North and west elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Photo 2: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Photo 3: South elevation, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Photo 4: East elevation, facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Photo 5: Interior, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Armando and Pablita Larragoite Property - Shed**	**2. Location:** **803 Agua Fria Street** **Santa Fe:** ***Westside-Guadalupe Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 13, 2019**



Photo 6: Streetscape view, facing west.



Photo 7: View from yard, facing north.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 1/31/2024

Property Owner of Record: Curtiss/Rainey Trust

Applicant/Agent Name: TJ Curtiss and LA Rainey

Contact Person Phone Number: 714 402-5466

Site Address: 803 Agua Fria St, Santa Fe, NM 87501

Proposed Construction Description: Fence/gates, Pergola, Gardenshed

TOTAL ROOF AREA: Pergola = 240 sqft Shed 54 sqft.

Zoning District: R21

Lot Coverage: 25% of 11,600 sqft lot

☐ Open Space Required: ____

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

Setbacks:
Proposed Front: ____ Minimum: ____
2nd Front? ____
Proposed Rear: ____ Minimum: ____
Proposed Sides: L ____ R ____ Minimum: ____

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

Height: Proposed Fence < 6' shed 7'
Maximum Height: ____ or Pergola 10'
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

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

Parking Spaces:
Proposed ____ Accessible ____
Minimum: ____

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

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

Bicycle Parking**:
Proposed: ____ Minimum: ____

Terrain: ☐ 30% slopes ____

** Commercial Requirement

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

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

Thomas J. Curtiss ☒OWNER ☐APPLICANT ☐AGENT]
PRINT NAME

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

Thomas J. Curtiss 1/31/2024
SIGNATURE DATE

To Be Completed By City Staff: 2024-007839-PAR

Additional Agency Review if Applicable:

☐ Escarpment Approval by ____ Date: __/__/__
☐ Flood Plain Approval by ____ Date: __/__/__
☐ Traffic Engineering Approval by ____ Date: __/__/__
Notes: ____

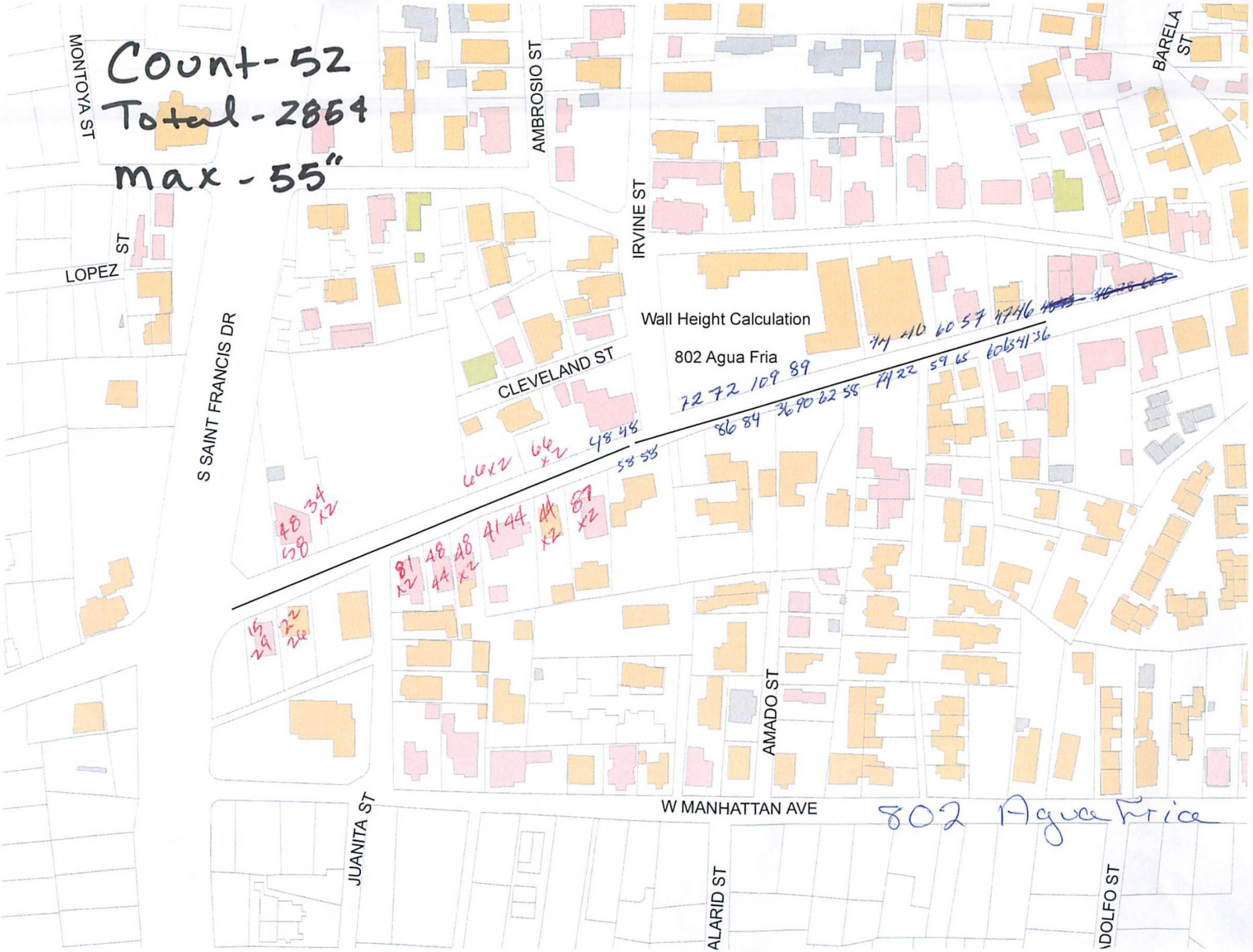
Zoning Approval:

☒ **Preliminary Approval ☐ with conditions ☐ Rejected**
Comments/Conditions: ____

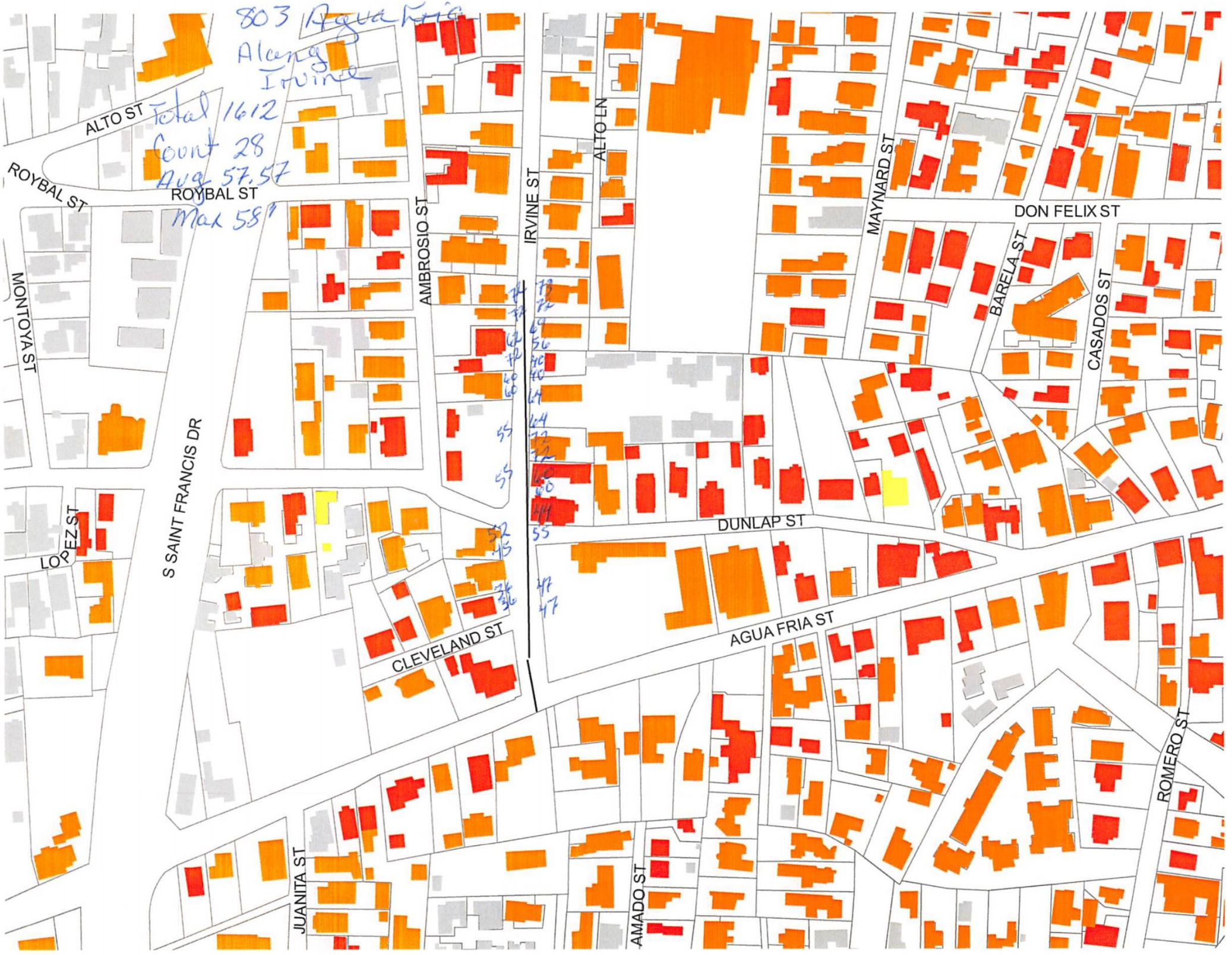
REVIEWER: Stephanie Perea **DATE:** 2/1/24

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

Revised 1-14-13


Count-52
Total-2854
max-55"
MONTOYA ST
AMBROSIO ST
IRVINE ST
BARELA ST
LOPEZ ST
S SAINT FRANCIS DR
CLEVELAND ST
Wall Height Calculation
802 Agua Fria
W MANHATTAN AVE
AMADO ST
JUANITA ST
ALARID ST
802 Agua Fria


803 Agua Fria
along Cleveland
AMBROSIO ST
DUNLAP ST
IRVINE ST
AGUA FRIA ST
JUANIT
Total 561
Count 10
max 56"
30
40
45
56
49
42
91
70
68
71


803 Agua Fria
Along
Irvine
Total 1612
Count 28
Avg 57.57
Max 58
ALTO ST
ROYBAL ST
ROYBAL ST
MONTOYA ST
AMBROSIO ST
IRVINE ST
ALTO LN
MAYNARD ST
DON FELIX ST
BARELA ST
CASADOS ST
S SAINT FRANCIS DR
LOPEZ ST
DUNLAP ST
CLEVELAND ST
AGUA FRIA ST
JUANITA ST
AMADO ST
ROMERO ST

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

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

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

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

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

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

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

SETBACK:

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

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

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

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

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

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

LANDSCAPING (Suggested Options)

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

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

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

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-19-016A
Status Review
803 Agua Fria Garage

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Phyllis Vanik, agent/owner, requests a historic status review with designation of primary elevations, if applicable, for a contributing accessory structure.

Case number: **H-19-016A**
Project Type: HDRB

PROJECT LOCATION (S): 803 Agua Fria Street

PROJECT NAMES:

OW/AP – Phyllis Vanik 803 Agua Fria Street Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER

YEAR OF CONSTRUCTION 1930s - 1950s (shed)

PROJECT TYPE

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

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME "Larragoite Shed"

City of Santa Fe, New Mexico

memo

DATE: February 26, 2019

TO: Historic Districts Review Board Members

FROM: Lisa Roach, Planner Manager, Historic Preservation

Case # H-19-016A

Address: 803 Agua Fria
Historic Status: Contributing
Historic District: Westside Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

___ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: New HCPI Form

STAFF RECOMMENDATION:

Staff recommends the historic status of the accessory structure be designated as non-contributing per 14-5.2(C) Designation of Significant and Contributing Structures, due to loss of historic integrity and lack of character-defining features that contribute to the character of the district.

BACKGROUND & SUMMARY:

803 Agua Fria is a 2,723 square foot residence with a 140 square foot deck, 340 square foot attached carport, and 252 square foot free-standing accessory structure (referred to here as the "shed"). Both the residence and the shed are presently listed as Contributing to the Westside Guadalupe Historic District. The applicant has requested an historic status review and potential status downgrade for the shed only.

The "Larragoite Shed" (as it is referred to in the newly prepared HCPI for the structure) is estimated to have been constructed by 1958 at the latest and possibly as early as the 1930s. The accessory structure is constructed of adobe with a non-historic shed roof that pitches at a low angle to the north and eaves that project farther on the west than on the east. The structure exhibits a simple rectangular shape with window penetrations on the east and west façades and a set of swinging wooden entry doors on the south. The windows on the east and west façades have recently been replaced by the applicant with vinyl sliding units in smaller dimensions than characterized the original openings. The new inventory for the structure indicates that the entry doors may have originally been located on the north side of the structure and that the present roof with its slanted plane and overhang was likely added in the 1970s, when a tin-roofed ramada structure was also added to the south elevation.

The accessory structure at 803 Agua Fria is associated with the main residence at that address, which first appears in the city directories in 1928. Although the original inventory for the Larragoite Residence indicates a 19th century construction date, the most recent research could not verify the presence of the home in that period. The residence was the Armando Larragoite family home, and a portion of the home served as the Larragoite Grocery, one of six family-owned *tienditas* located along Agua Fria Road in the early-to-mid 20th century. The accessory structure on the property may have been used as a garage at some point but was eventually utilized primarily for storage.

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.

Removal of Historic Material/Demolition:

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

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

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

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

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

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

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

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

(i) raising the parapet;
(ii) setting back from the edge of the roof;
(iii) framing the collector with wood;
(iv) in the case of pitched roofs, by integrating the collector into the pitch;
(v) in the case of ground solar collectors by a wall or vegetation;

(vi) in the case of wall collectors, by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

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

(i) Porches and portales are encouraged;

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

(2) Walls; Fences; Solar Collectors; Administration

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

To The Historic Districts Review Board;

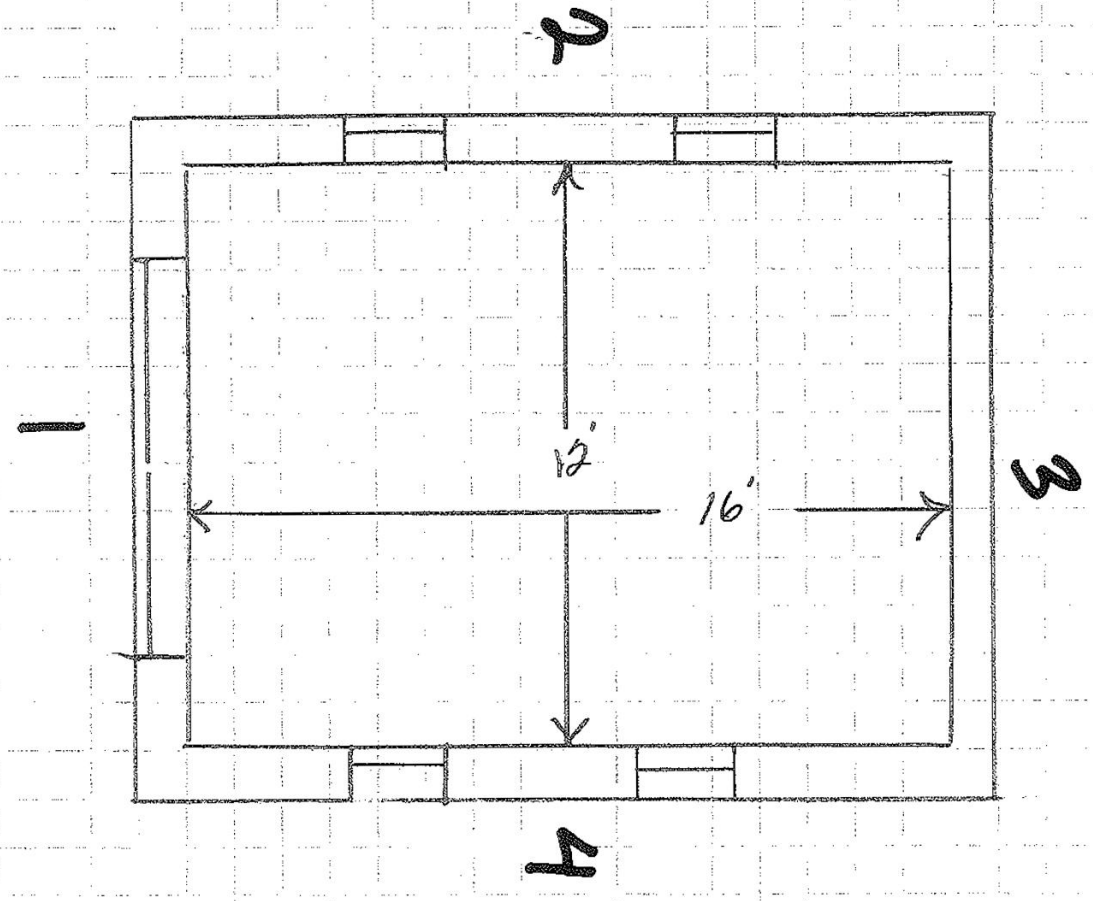
I would like a status review of the shed on my property. The shed is currently listed as a contributing structure. I will need to know if it is a contributing structure and what primary facades there are if any. I am wanting to complete some remodel work on the structure.

Thank You,

Phyllis Vanik

803 AGUA FRIA ST. - SHED

NORTH →

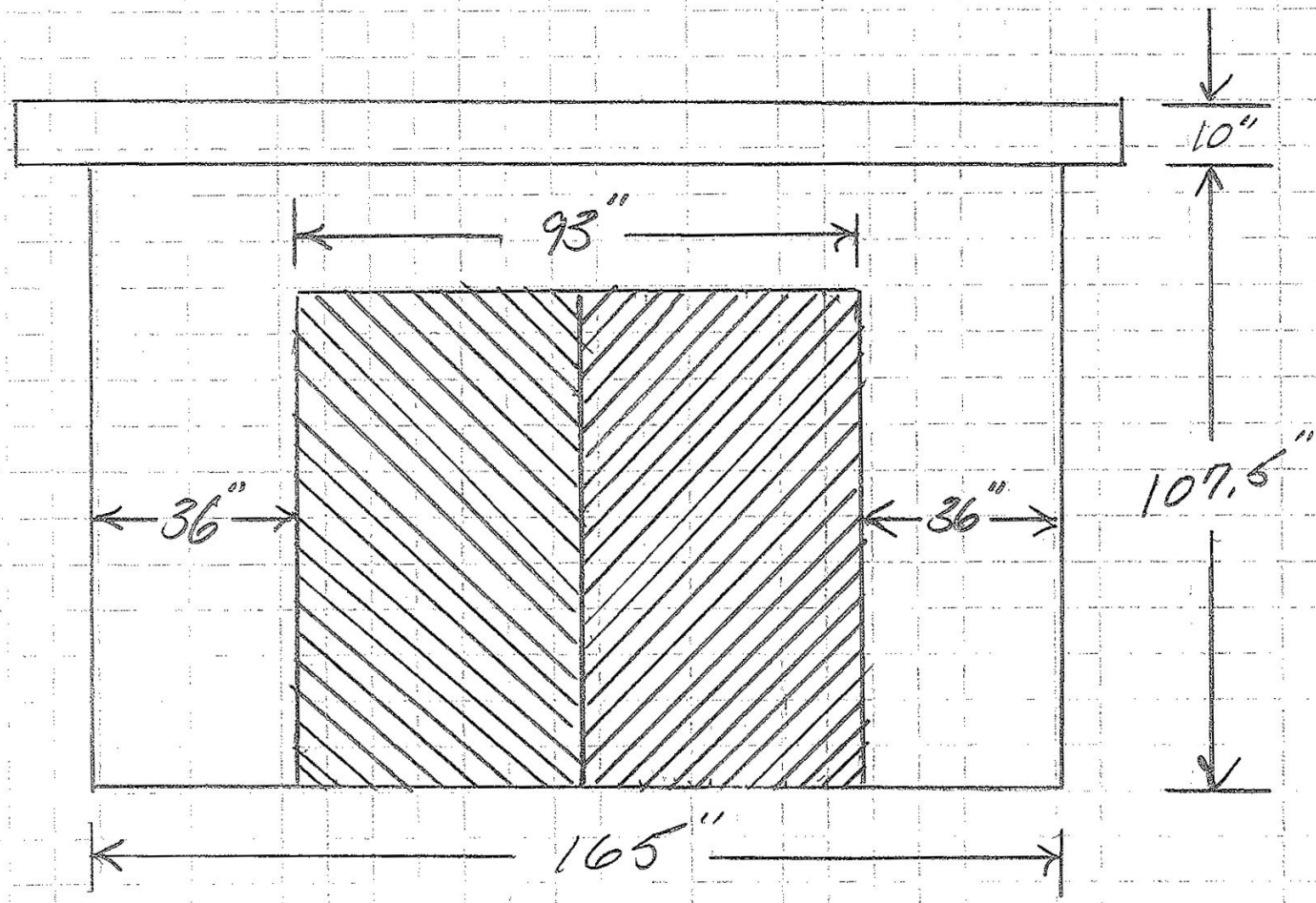


SCALE = ¼" = 1' FLOOR PLAN

EXISTING

Vanik, 803 Agua Fria
Shed

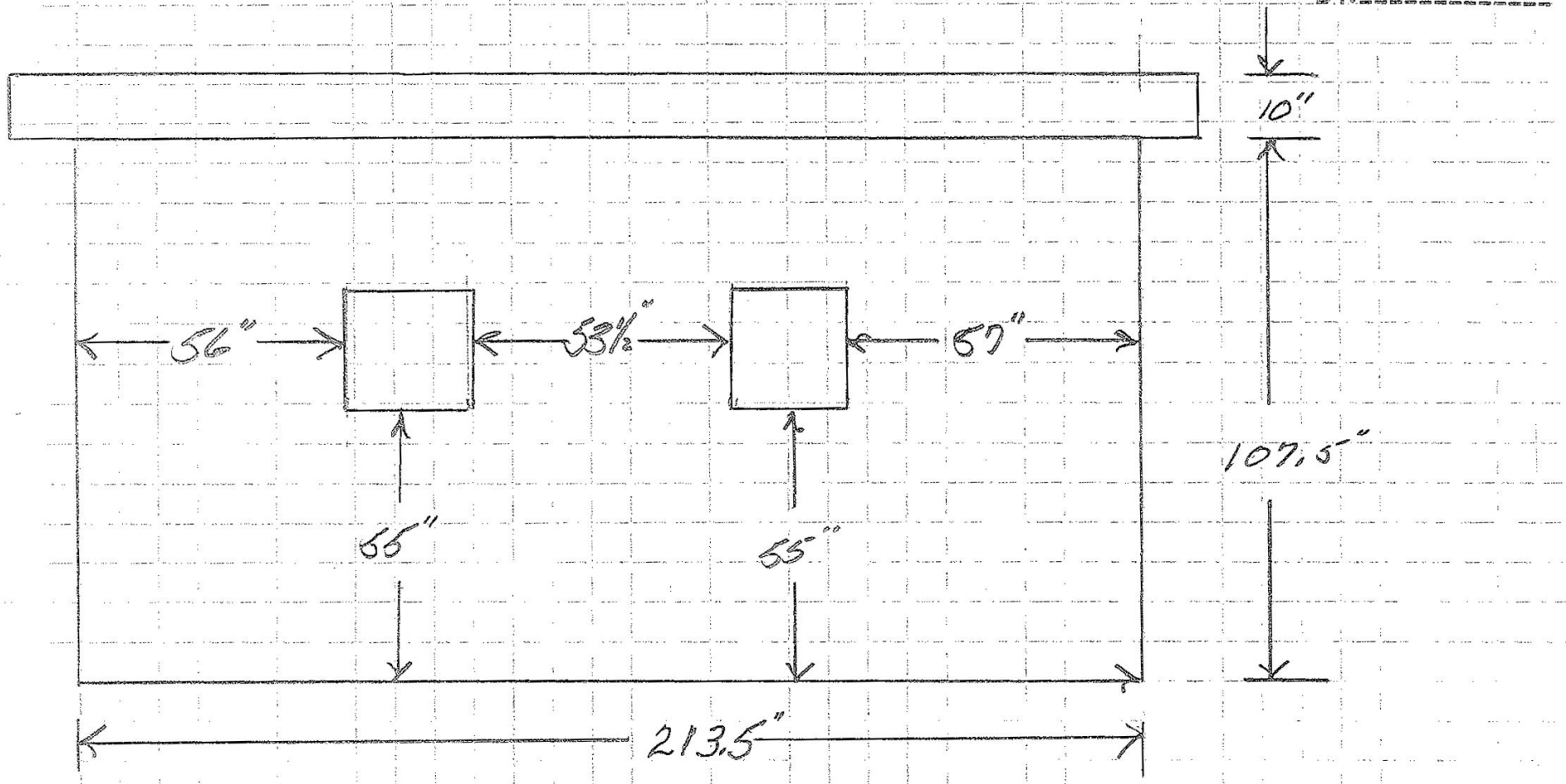
RECEIVED
FEB 15 2019
BY:



SCALE 3/8" = 1' SOUTH ELEVATION

Vanik, 803 Aqua Frog
Shed

RECEIVED
FEB 15 2019
BY:

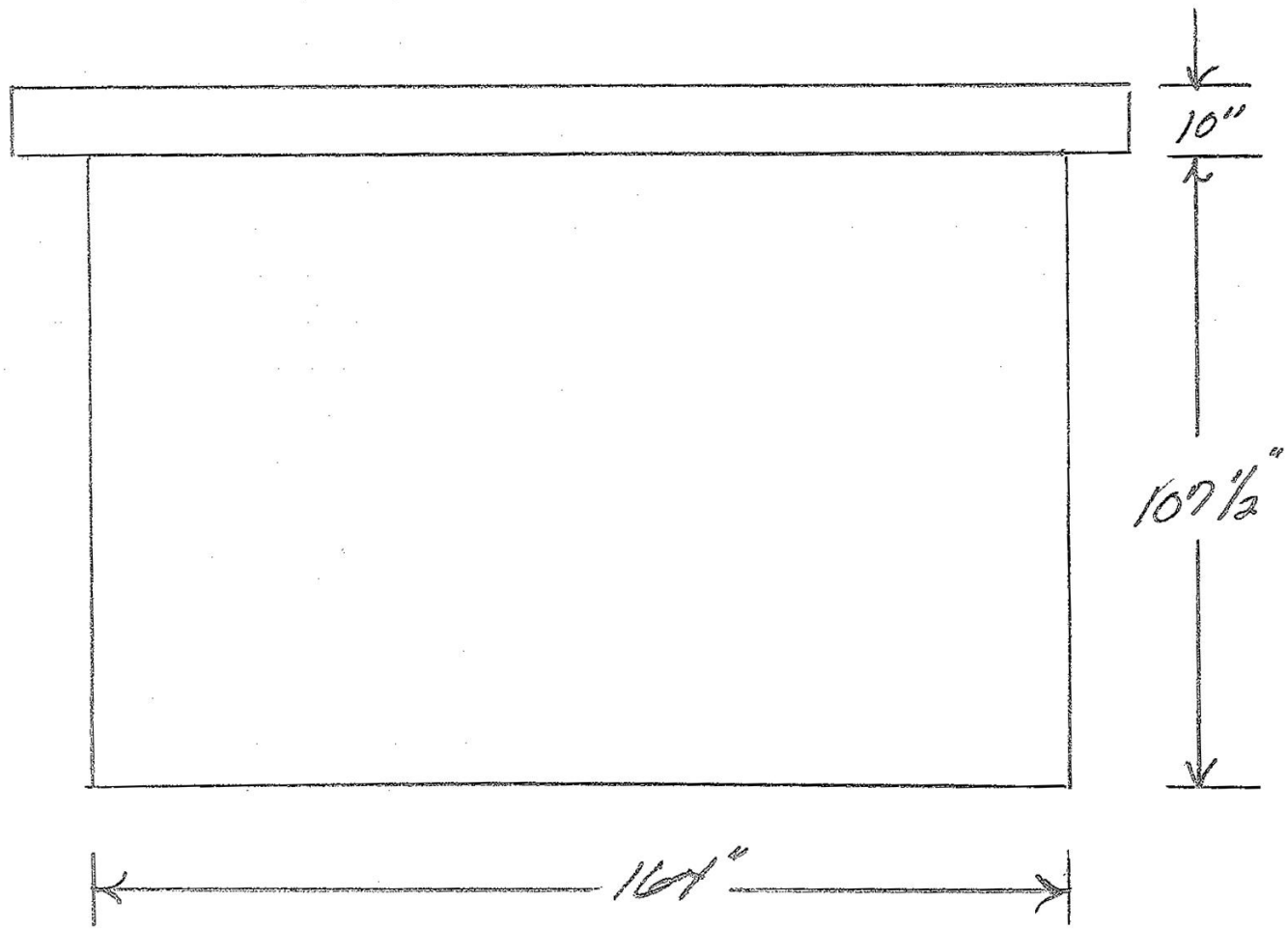


SCALE 3/8" = 1'

EAST ELEVATION

NOTE: WINDOWS 23½" X 23½"

RECEIVED
FEB 15 2019
BY:_____

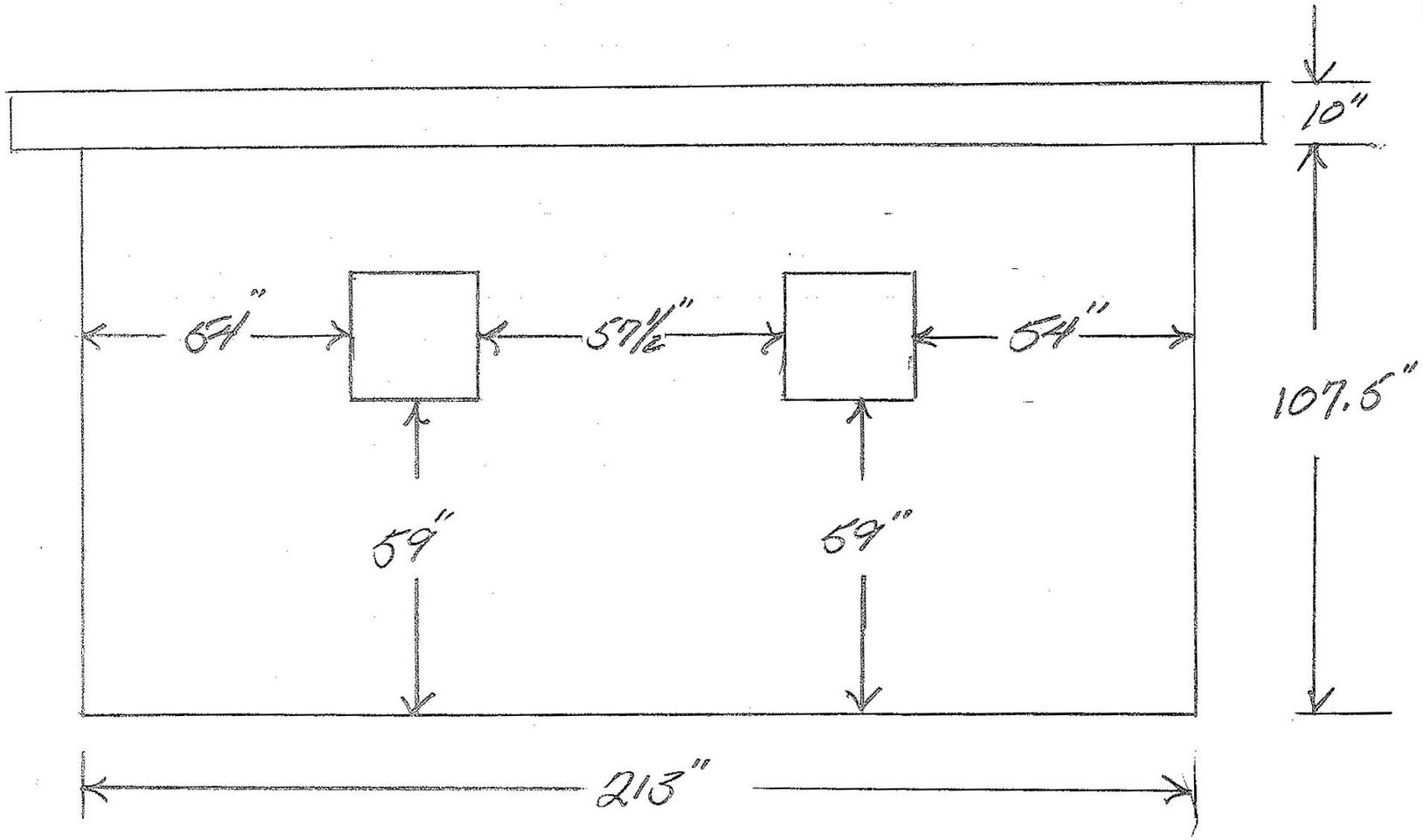


SCALE 3/8" = 1' NORTH ELLEVATION

Vanik 803 Aquatria

Vanik, 803 Agua Fria
Shed

RECEIVED
FEB 15 2019
BY:



SCALE 3/16" = 1'

WEST ELEVATION

NOTE: WINDOWS 23½ X 23½

Google Maps 802 Agua Fria St



803 Agua Fria From corner of Agua Fria & Irvine St.



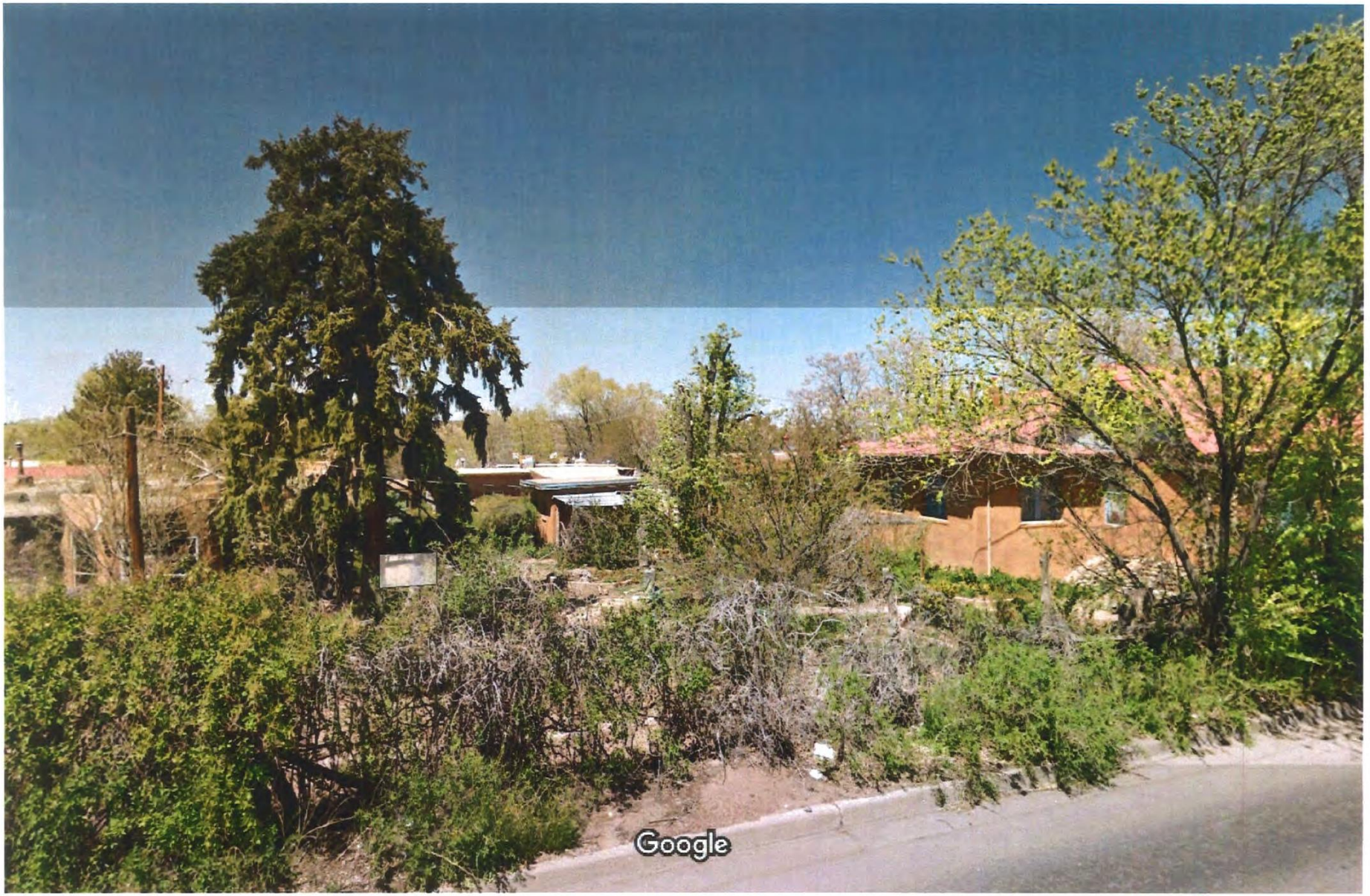
803 Agua Fria From Irvine St.



Looking Back at 803 Agua Fria from Past Cleveland on Irvine St.



Aerial view of 803 Agua Fria property



803 Agua Fria Rear of Shed & House from Agua Fria

RECEIVED
FEB 15 2019

PROPERTY INFORMATION

Parcel Number: 11300480

Find all properties around this property.

Printer friendly version of this property.

UPC: 1053099359105000000

Physical Address:

803 AGUA FRIA ST

SANTA FE, NM 87501

Owner Name:

LARRAGOITE, ALFONSO SR & EVA L

Find all properties for this owner.

Owner Mailing Address:

803 AGUA FRIA ST

SANTA FE, NM 87501

Tax Code Area: CI-R

Section Township Range:

S23 T17N R9E

Legal Description:

LOT 65 & 67

Plat Book:

311/030

Most Recent Deed:

1415/439

Neighborhood: 2110002

DOWNTOWN

Find all properties for this neighborhood.

Property Class: SRES

Assessed Value:

See Notice of Value on Document Manager Page



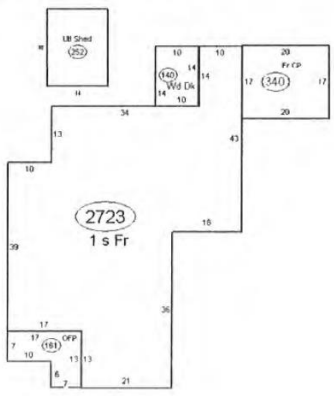
If you are the owner of the property being researched and you believe there is a significant discrepancy in any of the information being shown, please click here to complete a Property Correction Form. Submission instructions are available on the form.
Property Information (above) and parcel outlines/locations are current as of **Thursday, October 19, 2017.**
Property Detail and Sketches (below) are current as of **Wednesday, March 15, 2017.**

LAND DETAIL

Extension	Line	Type	Square Footage	Acreage
1	1	Residential	0	0

PRIMARY STRUCTURES DETAIL

Extension	ID	Type	Square Footage	Year Built	Bedrooms	Sketch (click image to download)
R01	D	Dwelling	2723	1887	3	
R01	1	Wood Deck	140			
R01	2	Open Frame Porch	161			
		Total Square Footage	3024			



City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case
H-19-016B
Remodel
803 Agua Fria Garage

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Phyllis Vanik, agent/owner, proposes to replace windows and fascia boards on a contributing accessory structure and to replace doors and repair windows on a contributing residence.

Case number: **H-19-016B**
Project Type: HDRB

PROJECT LOCATION (S): 803 Agua Fria Street

PROJECT NAMES:

OW/AP – Phyllis Vanik 803 Agua Fria Street Santa Fe, NM 87505

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

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

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION _____

PROJECT TYPE

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

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

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

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: May 28, 2019

TO: Historic Districts Review Board Members

FROM: Lisa Roach, Historic Preservation Division Manager LR

Case # H-19-016B

Address: 803 Agua Fria
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **District Standards**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other:** Relevant documents from previous case history.

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Regarding the estimated dimensions of the original window openings, staff defers to the Board, but otherwise, 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(I) Westside-Guadalupe Design Standards.

BACKGROUND & SUMMARY:

803 Agua Fria Road is a 2,723 square foot main residence with a 140 square foot deck, 340 square foot attached carport, and 252 square foot free-standing accessory structure (referred to here as the "shed"). The main residence and the "shed" are listed as contributing to the Westside-Guadalupe Historic District. On March 12, 2019, the HDRB confirmed the contributing status of the "shed" and designated the East and South façades as primary.

Now, the applicant proposes to replace the four windows on the "shed" – two on the east and two on the west elevation – returning them to their estimated original lite pattern and opening dimensions. In each of the four window openings, the applicant proposes to install new 4-lite wooden casement windows measuring 24" tall by 27" wide and painted "Taos Blue" to match the windows on the main residence. However, although the applicant estimated that the original opening dimensions were 24" tall by 27" wide, staff estimates that the original window openings were 30-32" square. In consultation with a window specialist who commonly produces window assessments for historic windows in Santa Fe's historic districts, staff made this determination based on the following factors:

- The stuccoed concrete window sills on the "shed" are 38" wide. On the contributing main residence, the sides of the original wood windows are set in from the extent of similar stuccoed concrete window sills by approximately 3" on each side.

- Where the 24"x24" unpermitted vinyl windows have been placed in the original openings on the "shed," the area around the new windows has been infilled with stucco and presumably double 2"x4" framing on each side. The stuccoed area in an approximately 32"x32" area around the new windows is more textured that the area beyond on the east and west walls, which according to the window consultant is an indication that this whole area has been infilled.

- The interior of the windows has been completely framed out and plastered over, so no evidence of original window dimensions could be ascertained.

As discussed with the applicant, the best way to know for certain what the original opening dimensions are would be to remove the stucco that was applied without approval and reveal what is underneath. Staff believes that the applicant is willing to do this if required by the Board to arrive at more certain dimensions for the proposed new windows, and that she is willing to adjust the dimensions of the proposed windows accordingly.

NOTE: The applicant and staff have agreed that the scope of work in the proposal letter pertaining to the repair of historic windows and replacement of non-historic door on the non-historic sunroom addition to the main home will be handled as a "maintenance and repair" application for administrative approval at a later date.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

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

(1) Purpose and Intent

It is intended that:

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Removal of Historic Material:

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.

Windows & Doors:

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

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

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

(iii) No existing opening shall be closed.

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

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

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

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

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

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

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
  (i) raising the parapet;
  (ii) setting back from the edge of the roof;
  (iii) framing the collector with wood;
  (iv) in the case of pitched roofs, by integrating the collector into the pitch;
  (v) in the case of ground solar collectors by a wall or vegetation;
  (vi) in the case of wall collectors, by enclosing by end or other walls;
  (vii) other means that screen the collector or integrate it into the overall structure.
  Non-glare materials shall be used in solar collectors.

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

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

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

(i) Porches and portales are encouraged;

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

(2) Walls; Fences; Solar Collectors; Administration

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

ITEM # 19-0220

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

Case #H-19-016A
Address – 803 Agua Fria
Agent's Name – Phyllis Vanik
Owner/Applicant's Name – Phyllis Vanik

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 12, 2019.

BACKGROUND

803 Agua Fria is a 2,723 square foot residence with a 140 square foot deck, 340 square foot attached carport, and 252 square foot free-standing accessory structure (referred to here as the "shed"). At the time of this hearing, both the residence and the shed were listed as contributing to the Westside Guadalupe Historic District. The applicant requested an historic status review and potential status downgrade for the shed only.

The "Larragoite Shed" (as it is referred to in the newly prepared HCPI for the structure) is estimated to have been constructed by 1958 at the latest, and possibly as early as the 1930s. The accessory structure is constructed of adobe with a non-historic shed roof that pitches at a low angle to the north and eaves that project farther on the west than on the east. The structure exhibits a simple rectangular shape with window penetrations on the east and west façades and a set of swinging wooden entry doors on the south. The windows on the east and west façades have recently been replaced by the Applicant with vinyl sliding units in smaller dimensions than characterized the original openings. The new inventory for the structure indicates that the entry doors may have originally been located on the north side of the structure and that the present roof with its slanted plane and overhang was likely added in the 1970s, when a tin-roofed ramada structure was also added to the south elevation.

The accessory structure at 803 Agua Fria is associated with the main residence at that address, which first appears in the city directories in 1928. Although the original inventory for the Larragoite Residence indicates a 19th century construction date, the most recent research could not verify the presence of the home in that period. The residence was the Armando Larragoite family home, and a portion of the home served as the Larragoite Grocery, one of six family-owned tienditas located along Agua Fria Road in the early-to-mid 20th century. The accessory structure on the property may have been used as a garage at some point but was eventually utilized primarily for storage.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended the historic status of the accessory be designated as noncontributing per Santa Fe Land Development Code Section 14-5.2(C),

Designation of Significant and Contributing Structures, due to loss of historic integrity and lack of character-defining features that contribute to the character of the district.

3. The project is subject to requirements of the following sections of the Code:
    - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
    - Section 14-5.2(D), General Design Standards; and
    - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property is located in the Westside-Guadalupe Historic District and is subject to Section 14-5.2(I) of the Santa Fe Land Development Code.
5. Under Section 14-5.2(C)(2)(a–c), the Board has authority to review and approve "significant," "contributing," or "noncontributing" status designations.
6. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under Section 14-5.2(A)(1), a general purpose of the Code is to ensure the "continued existence and preservation of historical areas and buildings."
8. Under Section 14-5.2(D)(1)(a), "[t]he status of a significant, contributing, or landmark structure shall be retained and preserved."
9. The Board, in response to the Application and evidence presented at the hearing, finds the structure meets the Section 14-12.1 criterion for "contributing."
10. At the hearing, a member of the Larragoite family provided oral history concerning the property and recounted that the original windows had blue frames and divided lites, arranged in a two-over-two pattern.
11. At the hearing, the Applicant indicated that she was willing to propose a change to the windows to more closely approximate the original windows, as described by a member of the Larragoite family.
12. The footprint of the structure appears to have remained unchanged since the 1930s, and the changes to the windows and roof do not justify a downgrade in status.
13. The east and south elevations of the structure contain the features that define the character of the building's architecture.
14. 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 and hereby retains the existing contributing status.
3. The Board designates the east and south elevations as the primary façades of the contributing structure.

IT IS SO ORDERED ON THIS 26th DAY OF MARCH 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

26 March 2019
Date:

FILED:
Yolanda Y. Vigil
City Clerk

3/27/19
Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

26 March 2019
Date:

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Phyllis Vanik, agent/owner, requests a historic status review with designation of primary elevations, if applicable, for a contributing accessory structure.

Case number: **H-19-016A**
Project Type: HDRB

PROJECT LOCATION (S): 803 Agua Fria Street

PROJECT NAMES:

OW/AP – Phyllis Vanik 803 Agua Fria Street Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on March 2, 2019. The decision of the Board was to maintain Contributing historic status for the accessory structure (shed) and to designate the East and South façades as primary. For further information please call 955-6605.

Sincerely,

Lisa Roach
Planner Manager, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Phyllis Vanik, agent/owner, proposes to replace windows, to re-construct an attached ramada, and to stucco a contributing accessory structure.

Case number: **H-19-016B**
Project Type: HDRB

PROJECT LOCATION (S): 803 Agua Fria Street

PROJECT NAMES:

OW/AP – Phyllis Vanik 803 Agua Fria Street Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on March 2, 2019. The decision of the Board was to postpone action on this case so that the applicant may work with staff to revise the proposal or to request and necessary exceptions due to the designation of Contributing status and primary façades for the accessory structure (shed). For further information please call 955-6605.

Sincerely,

Lisa Roach

Lisa Roach
Planner Manager, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Phyllis Vanik
803 Agua Fria St.
Santa Fe, New Mexico 87501

May1, 2019

To the Santa Fe Historical Review Board,

In the detached shed on this property there are currently four 24X24 vinyl windows, 2 on the east facade and 2 on the west facade. (See Photos) I request permission to replace these 4 windows with 4 that are the exact same type of windows on the main house (see photo example). These replacements would fit into the original wood frame and the light casements would consist of 4 panes per window which fit exactly into the indoor adobe recessions of the windows. On the outside the window frames would be as thick as permitted (approximately 3 more inches wide than at present. The decorative stucco bar at the base of the windows will still be wider than the windows but in the same ratio as the windows of the main house (See photo). The replacement windows would be 24 inches tall and 27 inches wide, due to the increased space of the wooden frames. The wood part of the windows would be painted in the same faded Taos Blue of all the other house windows and the repaired stucco would also be painted the same color (El Rey "Suede") as the house and shed stucco.

Regarding the west entrance to the main house through the deck and sunroom, the French doors are in need of repair or replacement. In either case, whatever is feasible and more desirable, the door would be repaired to reproduce exactly what is there, and painted the faded Taos Blue accordingly, or if replaced, would exactly reproduce what is currently there. (see photos depicting the damaged door on both inside and outside and threshold.) A skilled carpenter would do this work by hand.

My intention is to maintain and restore the original integrity and beauty of the main house and shed in a manner that is totally in line with the rules of the Santa Fe Historical Review Board's historians and architects and other members. I thank you for hearing my case and hope I can remedy the situation at 803 Agua Fria St. in a timely manner.

Thank you respectfully,

Phyllis J. Vanik

Google Maps 802 Agua Fria St



803 Agua Fria From corner of Agua Fria & Irvine St.



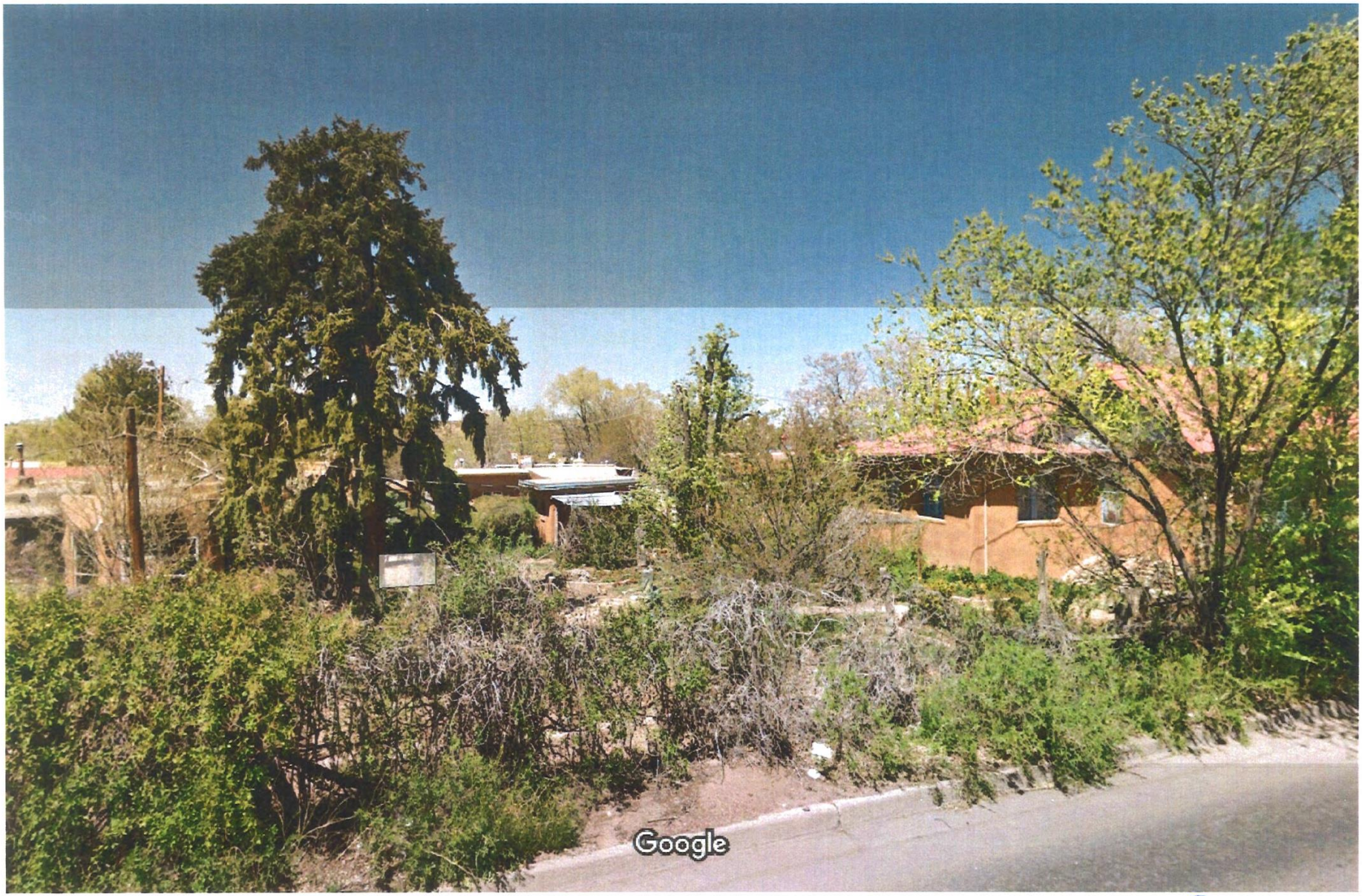
803 Agua Fria From Irvine St.



Looking Back at 803 Agua Fria from Past Cleveland on Irvine St.



Aerial view of 803 Agua Fria property



803 Agua Fria Rear of shed & House from Agua Fria

RECEIVED
FEB 15 2019

PROPERTY INFORMATION

Parcel Number: 11300480

Find all properties around this property.

Printer friendly version of this property.

UPC: 1053099359105000000

Physical Address:

803 AGUA FRIA ST

SANTA FE, NM 87501

Owner Name:

LARRAGOITE, ALFONSO SR & EVA L

Find all properties for this owner.

Owner Mailing Address:

803 AGUA FRIA ST

SANTA FE, NM 87501

Tax Code Area: CI-R

Section Township Range:

S23 T17N R9E

Legal Description:

LOT 65 & 67

Plat Book:

311/030

Most Recent Deed:

1415/439

Neighborhood: 2110002

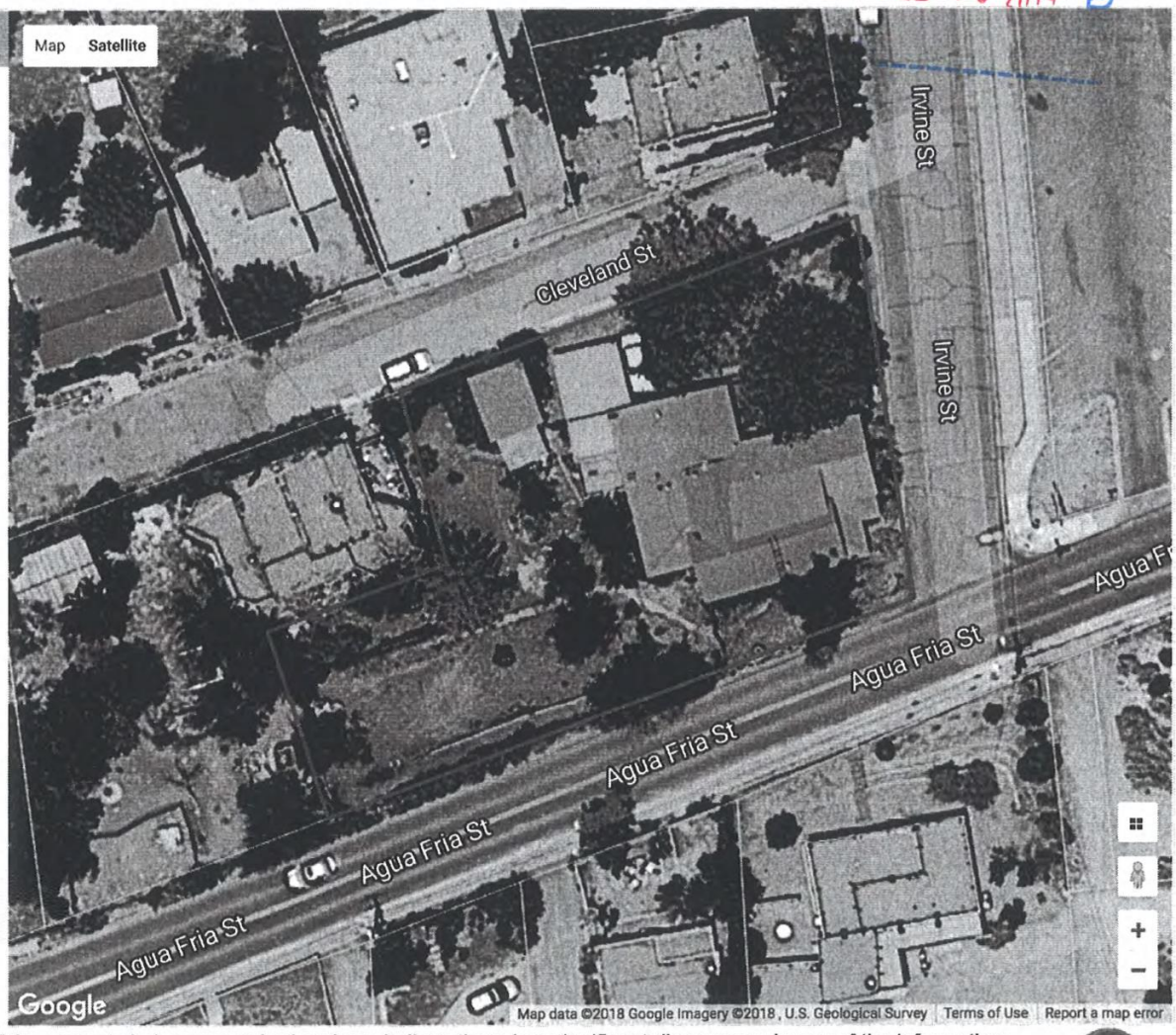
DOWNTOWN

Find all properties for this neighborhood.

Property Class: SRES

Assessed Value:

See Notice of Value on Document Manager Page



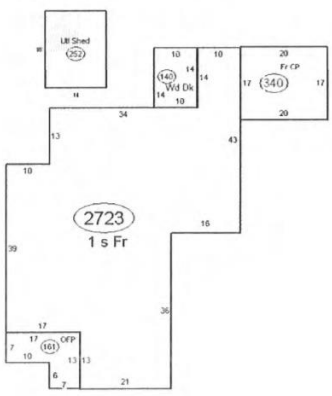
If you are the owner of the property being researched and you believe there is a significant discrepancy in any of the information being shown, please click here to complete a Property Correction Form. Submission instructions are available on the form.
Property Information (above) and parcel outlines/locations are current as of **Thursday, October 19, 2017.**
Property Detail and Sketches (below) are current as of **Wednesday, March 15, 2017.**

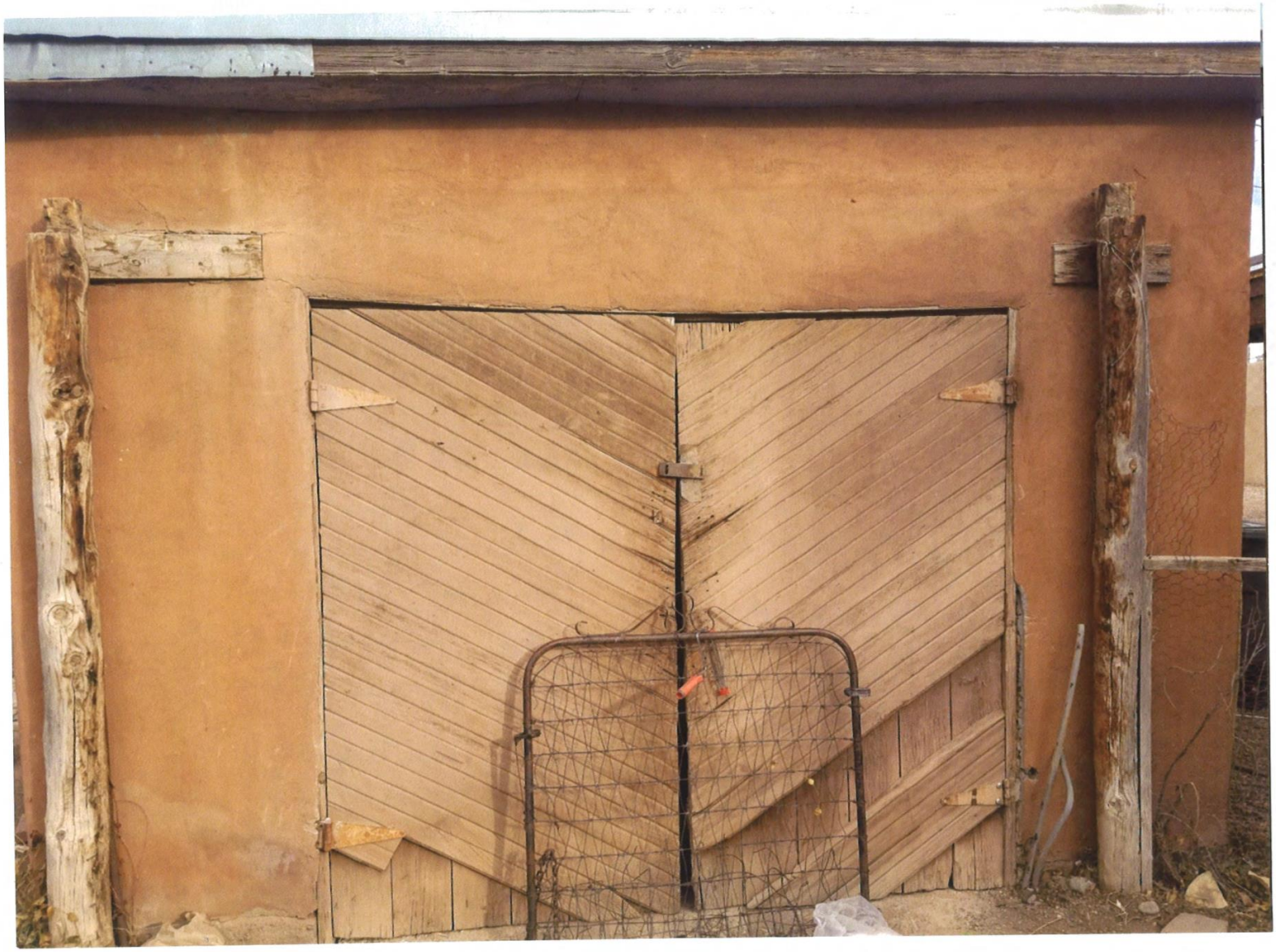
LAND DETAIL

Extension	Line	Type	Square Footage	Acreage
1	1	Residential	0	0

PRIMARY STRUCTURES DETAIL

Extension	ID	Type	Square Footage	Year Built	Bedrooms	Sketch (click image to download)
R01	D	Dwelling	2723	1887	3	
R01	1	Wood Deck	140			
R01	2	Open Frame Porch	161			
		Total Square Footage	3024			





Main Entrance to shed facing South,
Agua Fria, Behind the largest yard,
the winter garden (sunniest)
2 posts Remain from the old tin
Roof overhang

Vanit 803 Agua Fria
Shed



location of Ramada structure and view of shed where it will attach

803 Agua Fria Street



East and North-East corner
(next to Carport) & (Next to Cleveland St.)

Vanik, 803 Agua Fria
Shed



Cleveland Street northern side with curb

Vanik, 803 Aquatria Shed



Western side facing property line
with
Patrico Lamagoite
(where large Animal cage was)

Vanik 803 Aquatria
Shed

PHOTO TAKEN AT TIME RED TAG WAS ISSUED

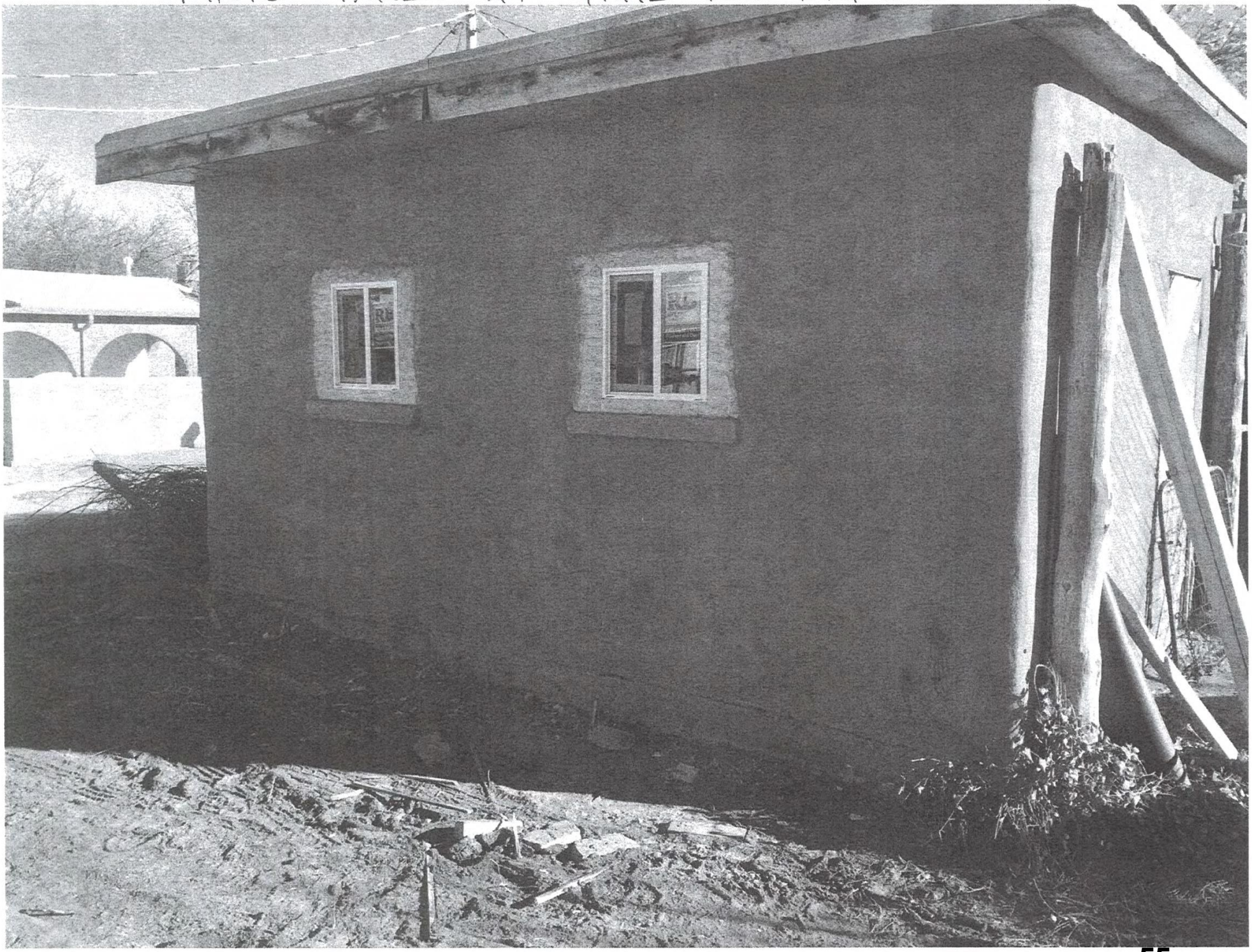
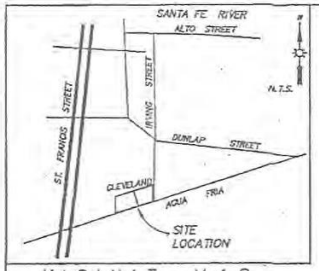


PHOTO TAKEN AT TIME RED TAG WAS ISSUED



RECEIVED
FEB 15 2019
BY:



VICINIT MAP

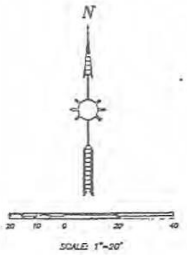
REFERENCE AND BASIS OF BEARINGS:

BEARINGS BASED ON GPS OBSERVATIONS USING TIMBLE 4630 RECEIVERS, RTN MODE, WGS84.

BEARINGS AND DISTANCES IN PARENTHESIS FROM PLAT OF SURVEY ENTITLED "REPLAT OF LOTS 65, 65 & 67 OF PLAT "A" OF PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD SANTA FE, NEW MEXICO", PREPARED BY JOSEPH L. PACHECO DATED MA 4, 1979, RECORDED IN BOOK 379, PAGE 856.

SPECIAL WARRANTY DEED – FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON JULY 24, 2013 AS INSTRUMENT No.1712254.

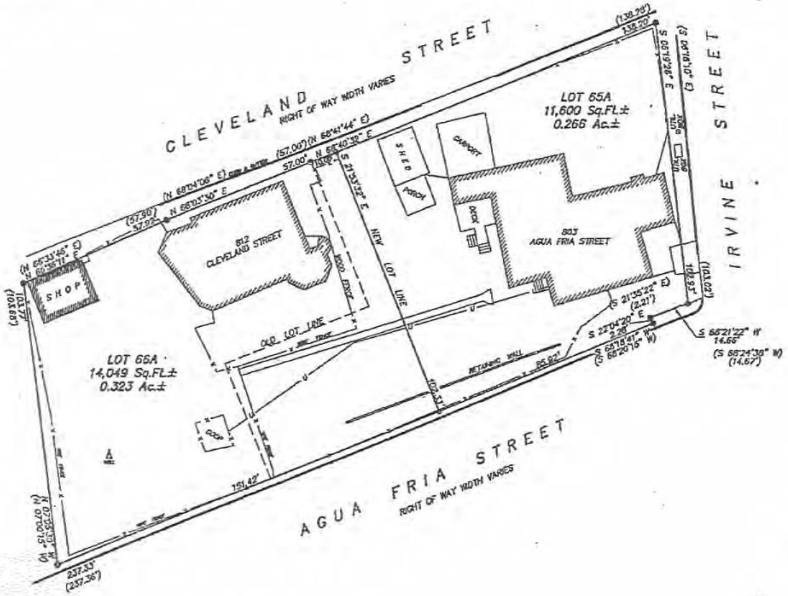
QUIT CLAIM DEED – FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON OCTOBER 2, 1957 IN BOOK 141S, PAGE 432, AS INSTRUMENT No.938524.



SCALE: 1"=20'

LEGEND

- ○ INDICATES 1/2" REBAR W/CAP SET THIS SURVEY
- ● INDICATES POINTS FOUND AS NOTED
- INDICATES UTILITY POLE
- INDICATES OVERHEAD UTILITY LINES
- INDICATES UTILITY BOX



DEDICATION / AFFIDAVIT

826048

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON. THIS LOT CONSOLIDATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. THIS PROPERTY LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.
EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES

PATRICIO LARRAGOITE
CO-PERSONAL REPRESENTATIVE
THE ESTATE OF ALFONSO LARRAGOITE SR.

CHARLOTTE A. LARRAGOITE

ALFONSO LARRAGOITE-SR.
CO-PERSONAL REPRESENTATIVE
THE ESTATE OF ALFONSO LARRAGOITE SR.

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME
THIS 10TH DAY OF November 2017.
MY COMMISSION EXPIRES 2-8-2019
NOTARY PUBLIC

REVIEWED BY:

CITY ENGINEER — DATE 11/15/17
CITY PLANNER — DATE 11/6/2017
2017-101
CASE FILE No.
SANTA FE COUNTY TREASURER — DATE Nov. 15, 17

NOTES:

1. PROPERTY IDENTIFICATION MAP No.1-053-092-348-103 FOR LOT 66A
   PROPERTY IDENTIFICATION MAP No.1-053-092-352-105 FOR LOT 65A
2. THESE PARCELS OF LAND ARE SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.
3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL OF LAND.
4. RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE FOR ENCROACHMENTS INTO PRIVATE PROPERTY.
5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND /OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 16 DAY OF NOV A.D. 2017 AT 3:29 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 822 PAGE 28 OF THE RECORDS OF SANTA FE COUNTY
Inst # 1841609
WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM
DEPUTY

SURVEYOR'S CERTIFICATION

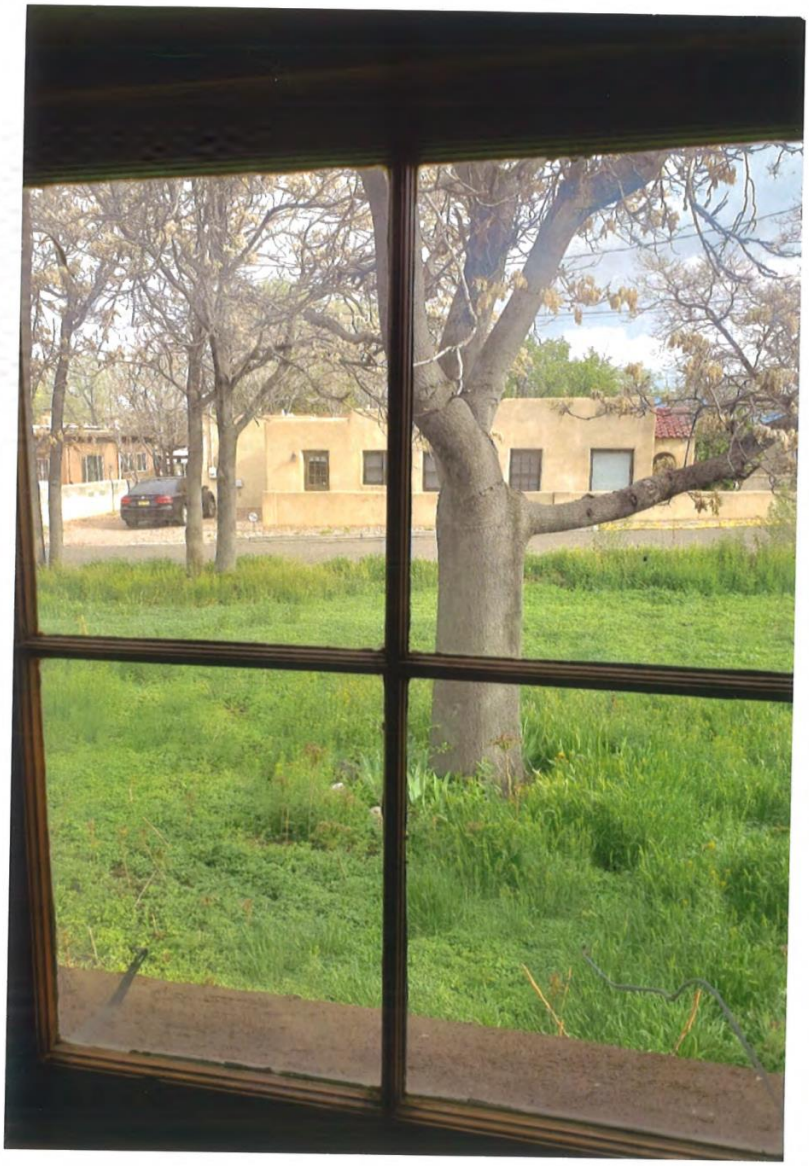
I, MICHAEL V. TRUJILLO, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.
DATE OF FIELD SURVEY: JUNE 26, 2017

MICHAEL V. TRUJILLO — DATE
P.S. No.12130

STATE OF NEW MEXICO 12130 MICHAEL V. TRUJILLO

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130 1180 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 424-1295	SECTION 23 (PROJECTED) TOWNSHIP T. 17 N. RANGE R. 9 E. GRANT SANTA FE N.M.P.M.	LOT LINE ADJUSTMENT FOR PATRICIO C. LARRAGOITE AND ALFONSO SR. & EVA L. LARRAGOITE LOT 66 AND LOT 65 GUADALUPE NEIGHBORHOOD SANTA FE, NEW MEXICO"	SCALE 1" = 20' DATE JUNE 26, 2017 DRAWN BY M.V.T. CHECKED BY M.V.T. PROJECT No. M17-28 L-460



RECEIVED
MAY 01 2019
BY:

Photo from inside the main house window.

803 Agua Fria
Phyllis Vanita



Photo of shed window from inside showing original & current recession

RECEIVED
MAY 01 2019
BY:

803 Agua Fria
Phyllis Vasik

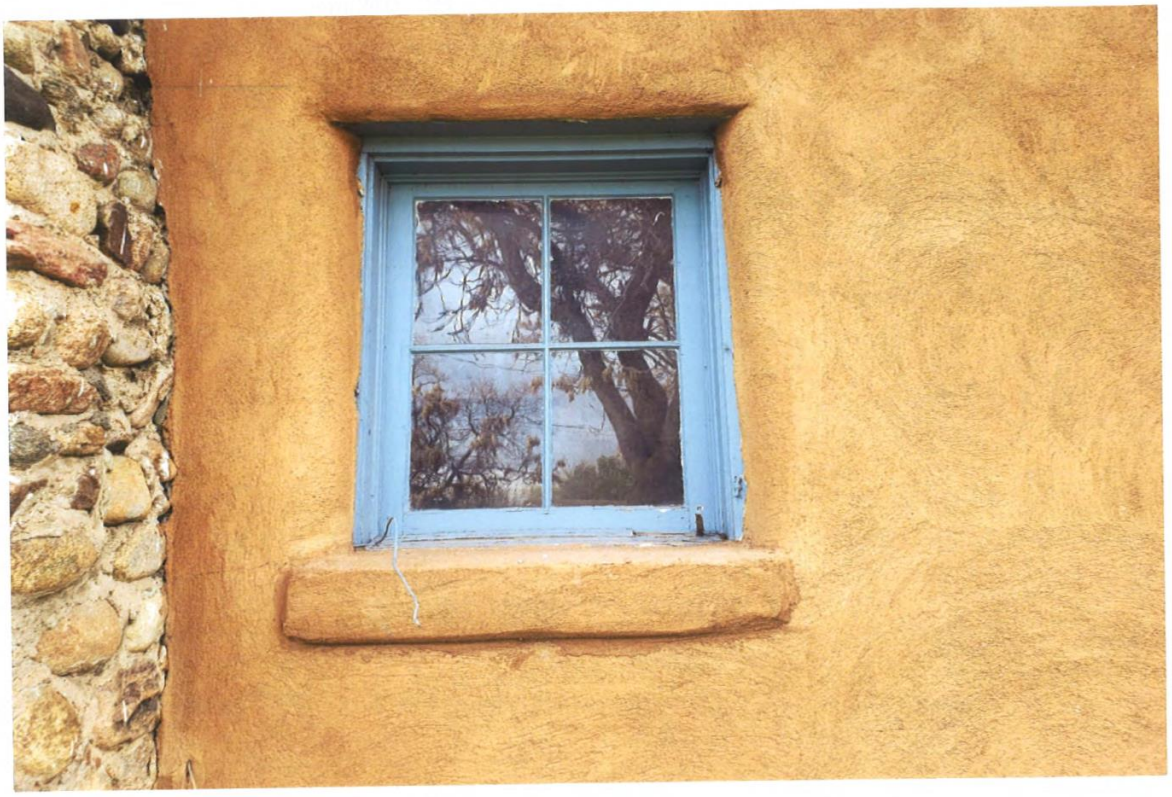
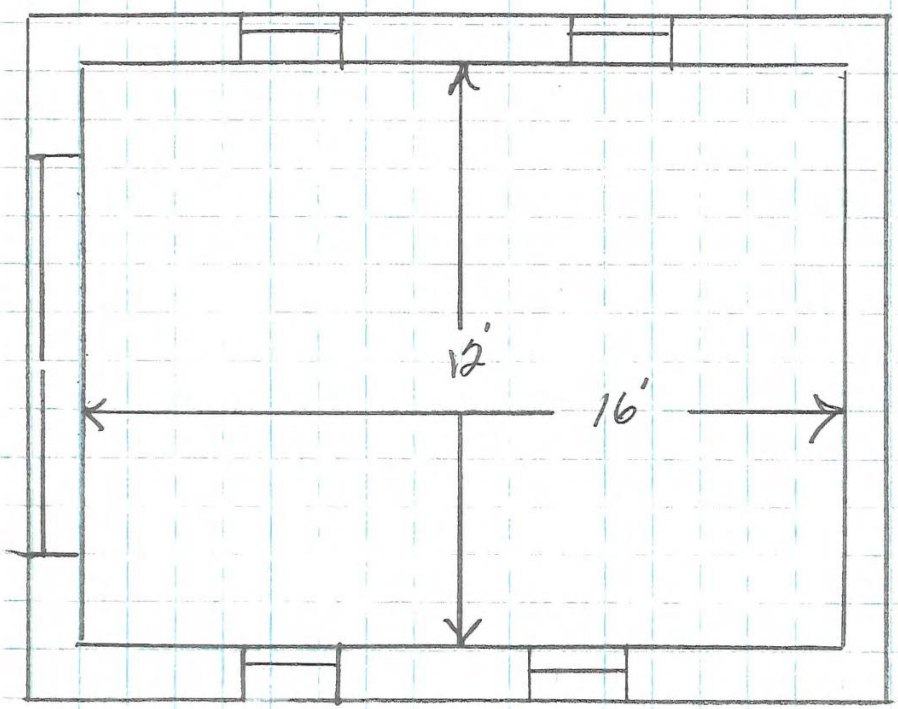


Photo of window in main house (facing north) which the shed windows would be modeled after.

RECEIVED
MAY 01 2019
BY:

863 Agua Fria
Phyllis Vanik

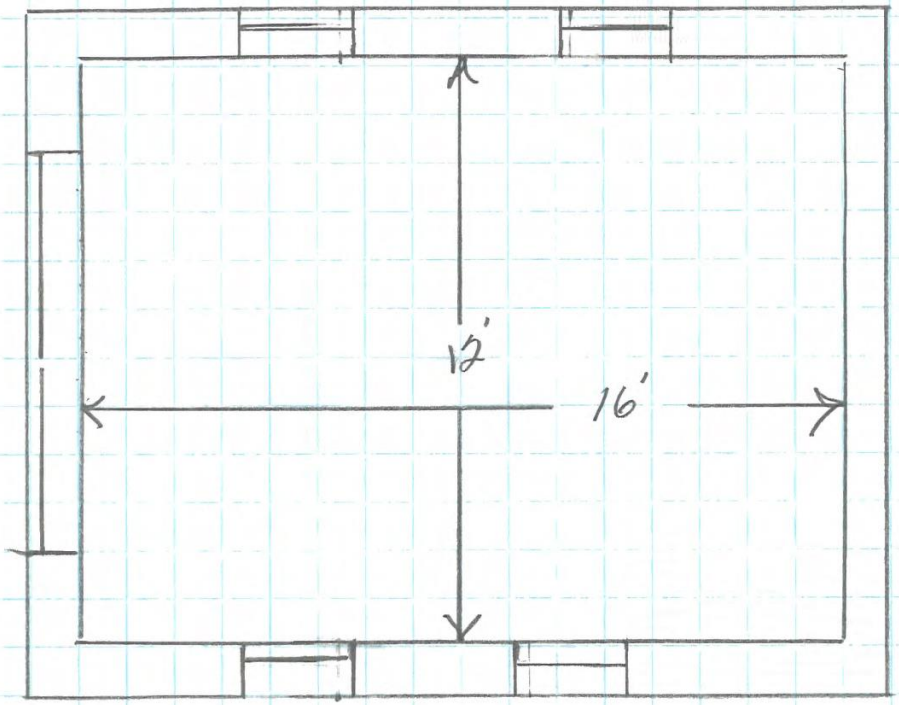


SCALE = ¼" = 1' FLOOR PLAN EXISTING

803 AGUA FRIA SHED

MAY 13 2019

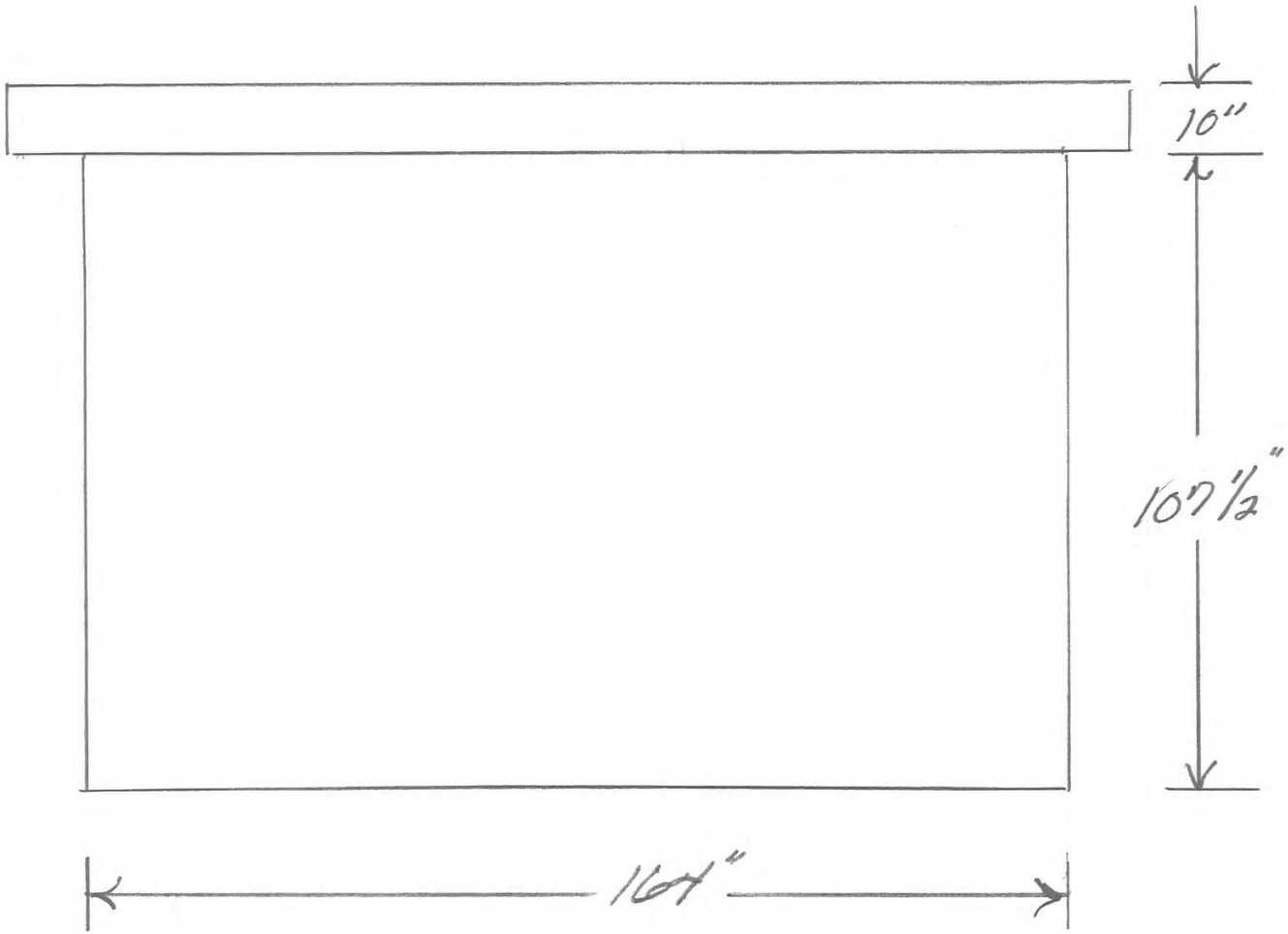
BY:_____



SCALE = 1/4" = 1' FLOOR PLAN

PROPOSED

RECEIVED
FEB 15 2019
BY:_____



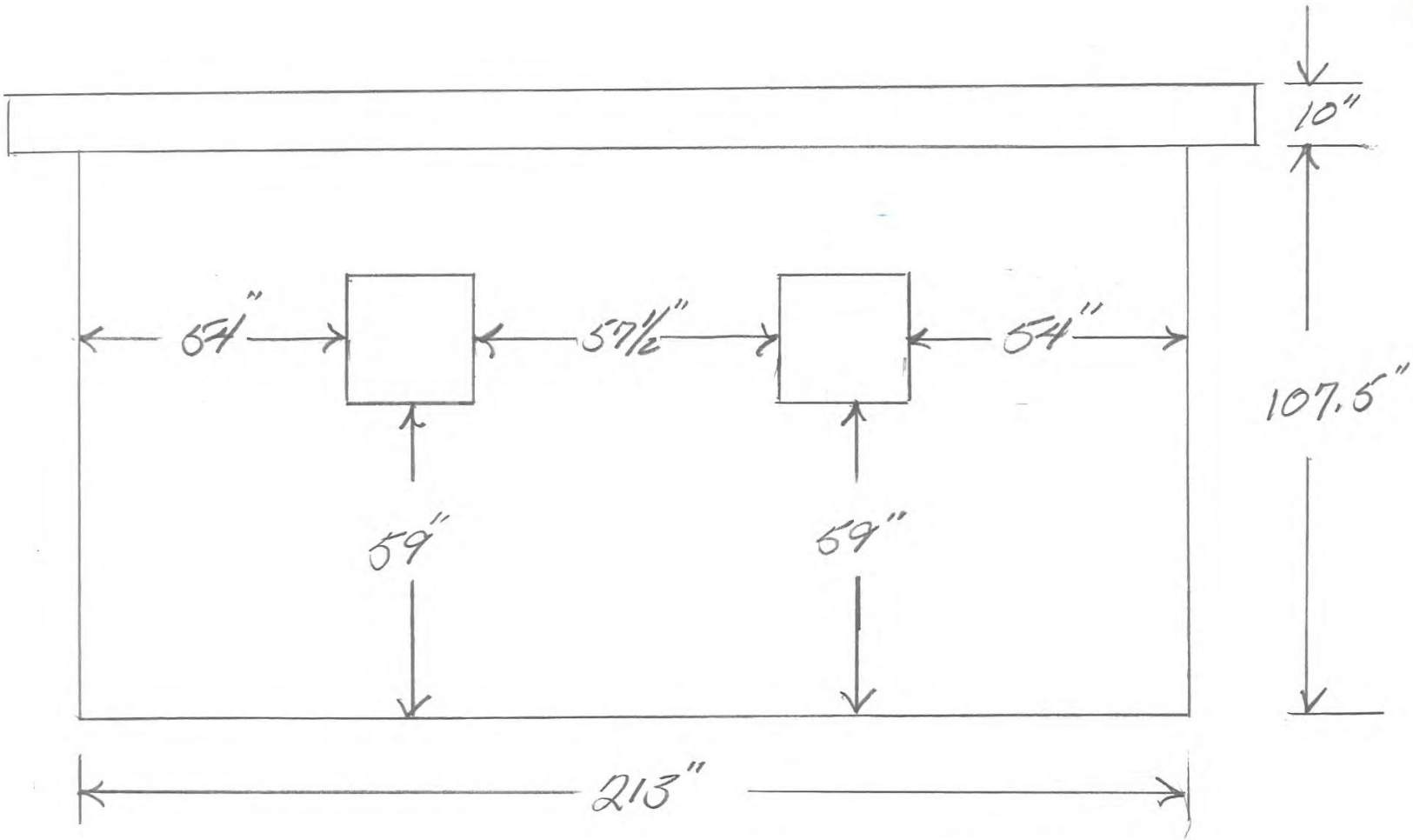
SCALE 3/8" = 1' NORTH ELEVATION

EXISTING

Vanik 803 Aquatic
SHED

Yanik, 803 Agua Fria
Shed

RECEIVED
FEB 15 2019
BY:_____



SCALE 3/8" = 1'

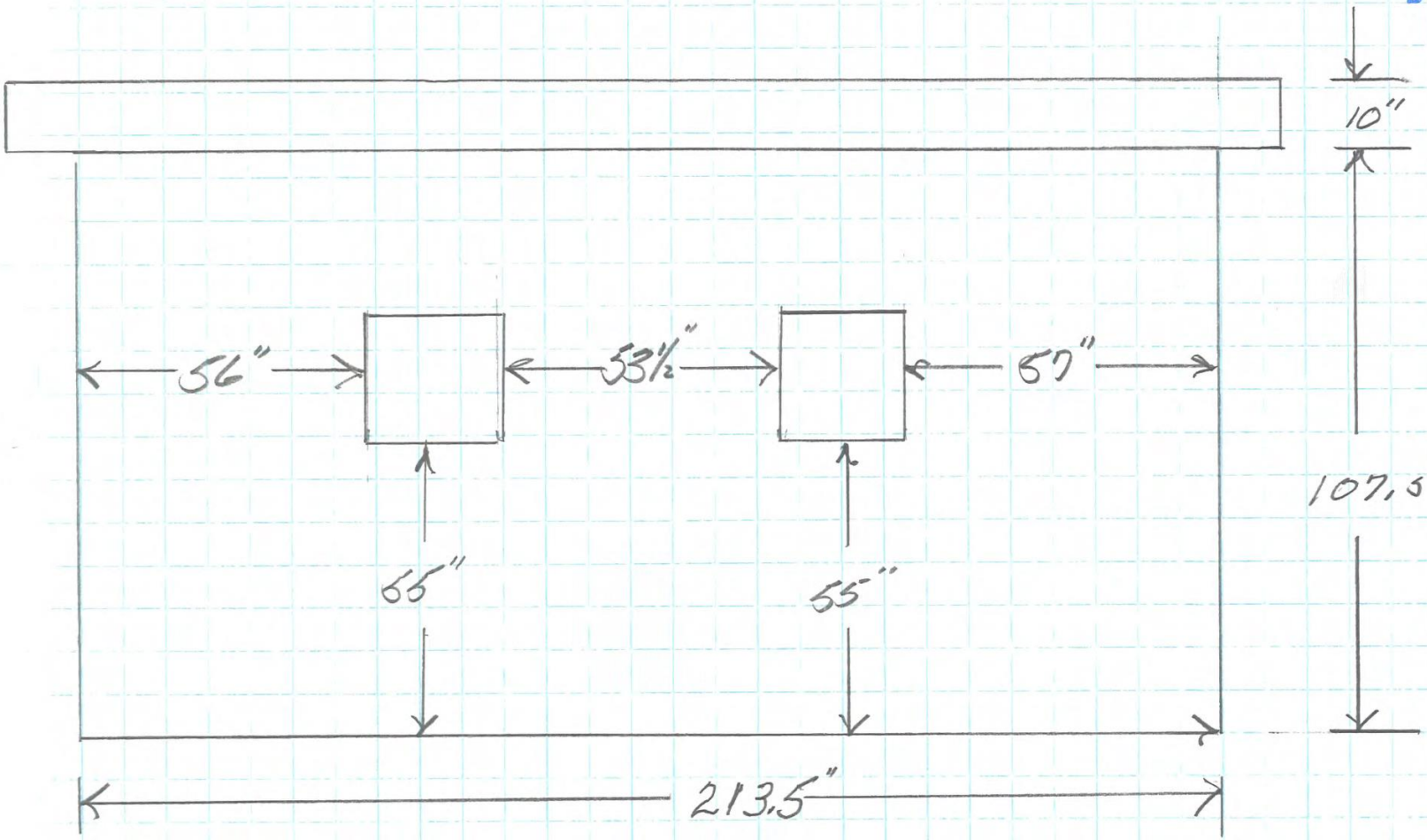
WEST ELEVATION

EXISTING

NOTE: WINDOWS 23½ x 23½

Vanik, 803 Aqua Free Shed

RECEIVED
FEB 15 2019
BY:



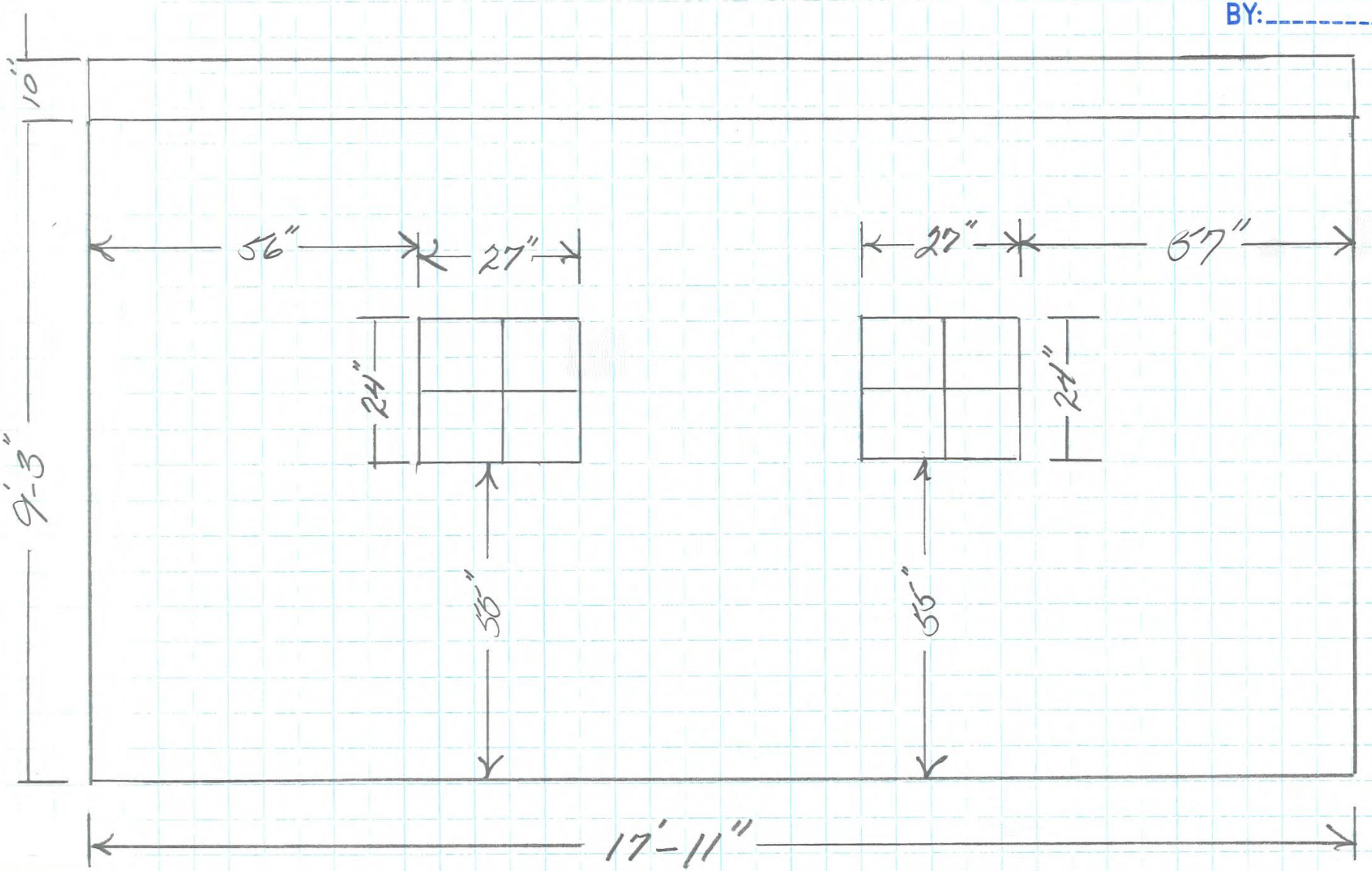
SCALE 3/8" = 1'

EAST ELEVATION

EXISTING

NOTE: WINDOWS 23½" X 23½"

RECEIVED
MAY 13 2019
BY:



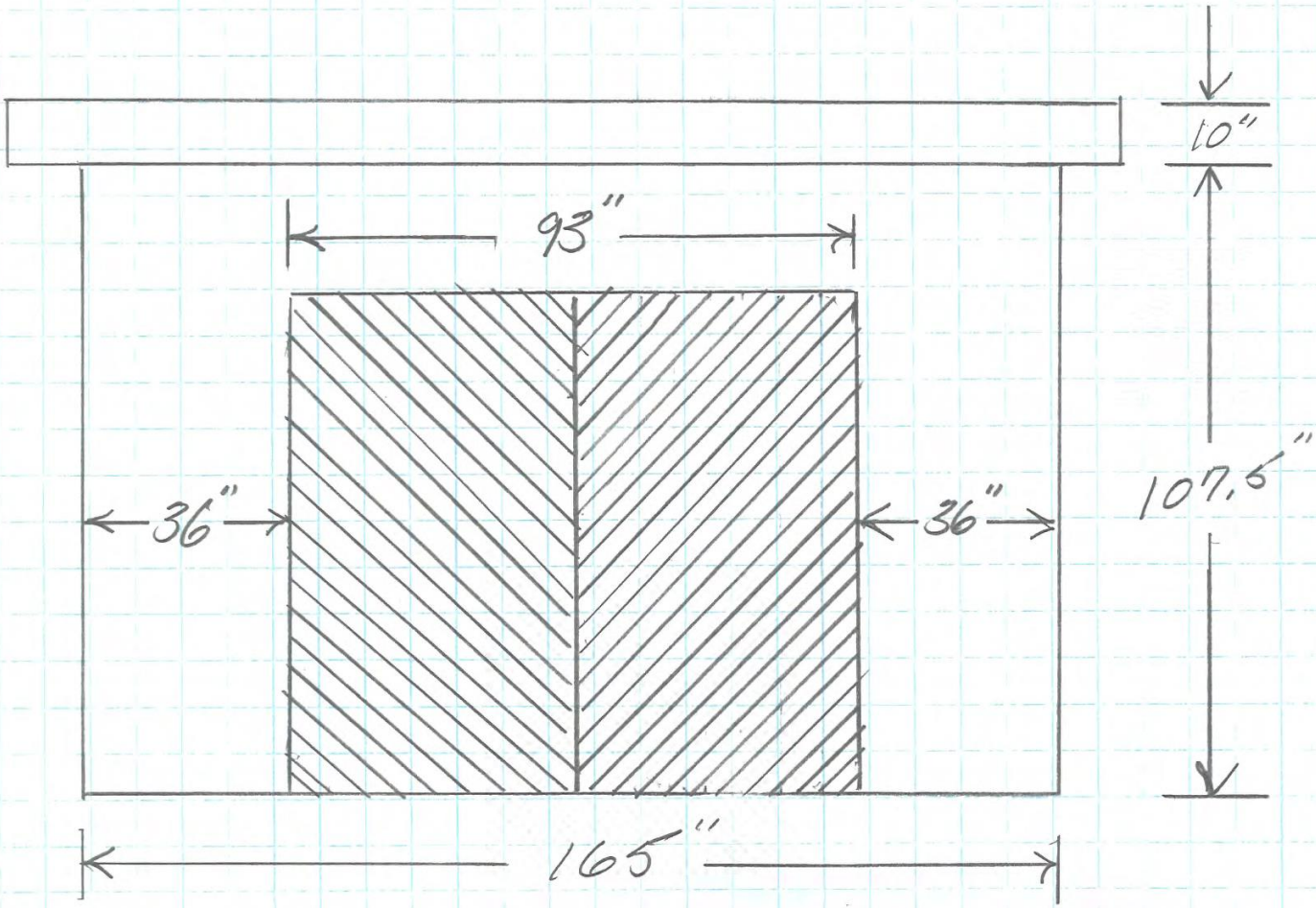
SCALE 1/2" = 1' EAST AND WEST ELEVATIONS THE SAME

PROPOSED

EXISTING

Vanik, 803 Agua Fria
Shed

RECEIVED
FEB 15 2019
BY:_____



SCALE 3/8"=1' SOUTH ELEVATION

City of Santa Fe, New Mexico

Historic Districts Review Board

Administrative Approvals Issued 803 Agua Fria

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 1 March 2019

To: **BUILDING PERMIT DIVISION**

From:
Lani McCulley, HPD Planner Technician Senior

STAFF INITIALS

Date Submitted: 28 February 2019

Contact Name: Phyllis Vanik

Phone Number: 561-746-2383

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 803 Agua Fria Street

Description of Proposed Work:

1. Install parking pad at the west of the garage. may be colored concrete to match stucco
2. Install parking pad under carport.
3. Construct 4' high adobe walls along the property line for approximately 26' long on Agua Fria Street, approximately 59' along Irvine street, and 64' along Cleveland Street using El Rey cementitious "Suede" stucco.
4. Remove concrete barrier of front entryway with the condition that there shall be no change to the river rock. Install a middle step to create 3 gentle steps to entry as submitted.

☐ **I agree to the conditions of approval above.**

Phyllis Vanik — **Print Name**

Signature

3/7/19 — **Date**

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	**PERMIT or PERMIT REVISION REQUIRED**
☑ Yes	☐ No	**ROUTE TO HISTORIC DIVISION**
☑ Yes	☐ No	**INTERIM HISTORIC INSPECTION**
☑ Yes	☐ No	**FINAL HISTORIC INSPECTION**

February 28, 2019

To the Historic Preservation Division:

I am requesting permission for several improvements, which I would like to make regarding the property at 803 Agua Fria Street.

1. I would like to pave the parking space at the west of the garage in the same color of the house stucco. At present, it is very muddy and I have been advised that gravel would not work well there. I would leave a 3' corridor on both sides for drain off.
2. I would like to use the same concrete in the parking spaces of the carport, which is currently worn down gravel. There are no curbs in these areas.
3. I would like to build a 4 feet high adobe wall from the edge of the property line, within my property, along Agua Fria Street to the big tree in front of the house. This wall would only add beauty and a bit of privacy to the yard area, and would not hide the front architecture of the stucco and river rock design, which makes the house so beloved. There would be no covering of the view of the house from the street.
4. I would also like to have an adobe wall surround the perimeter of the backyard facing east and north around the corner of Cleveland Street. It will run from the edge of the house to the existing fence that already lines the carport area. This wall would also be 4 feet high and not cover the view of the river rocks and chimney design of the back of the house.
5. At the main entrance of the house, the front porch on the corner of Agua Fria there is a middle step that is higher than the first and third step. An inspector has suggested that this middle step be cut so that there would be 3 gentle steps leading up to the porch entry. The edges of the step areas, which are mortared river rock, will be left intact. The concrete will be stained the stucco color.

I believe these improvements would be valuable and necessary additions to the property.

Concrete Davis color "Sequoia Sand"
Stucco for walls
El Rey Cementicious
"Suede"

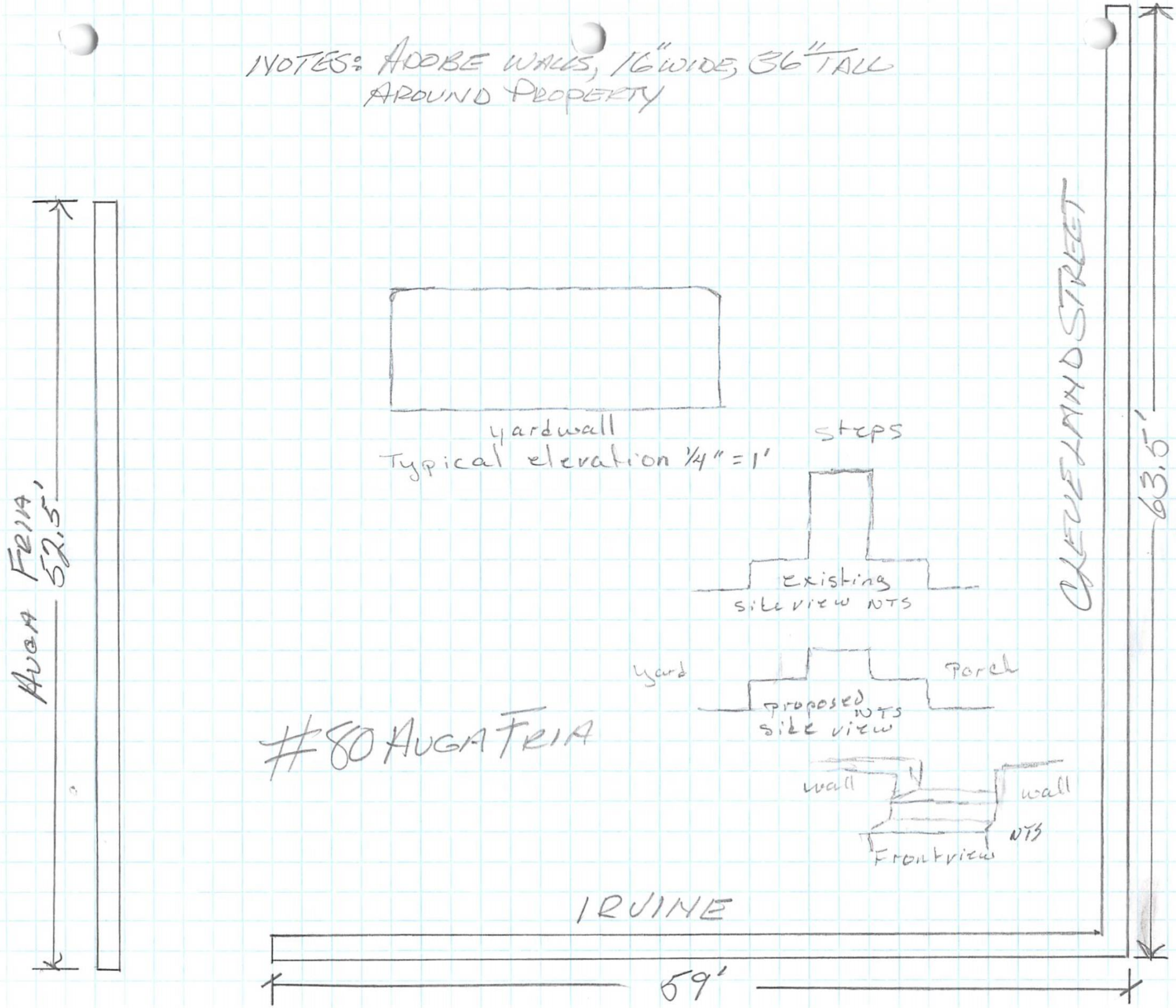
Thank you,

Phyllis Vanik

561-746-2383

PJVanik@comcast.net

NOTES: ADOBE WALLS, 16" WIDE, 36" TALL
AROUND PROPERTY





project #21 30' x 13'



project # 3 30' x 30'



5



1/2

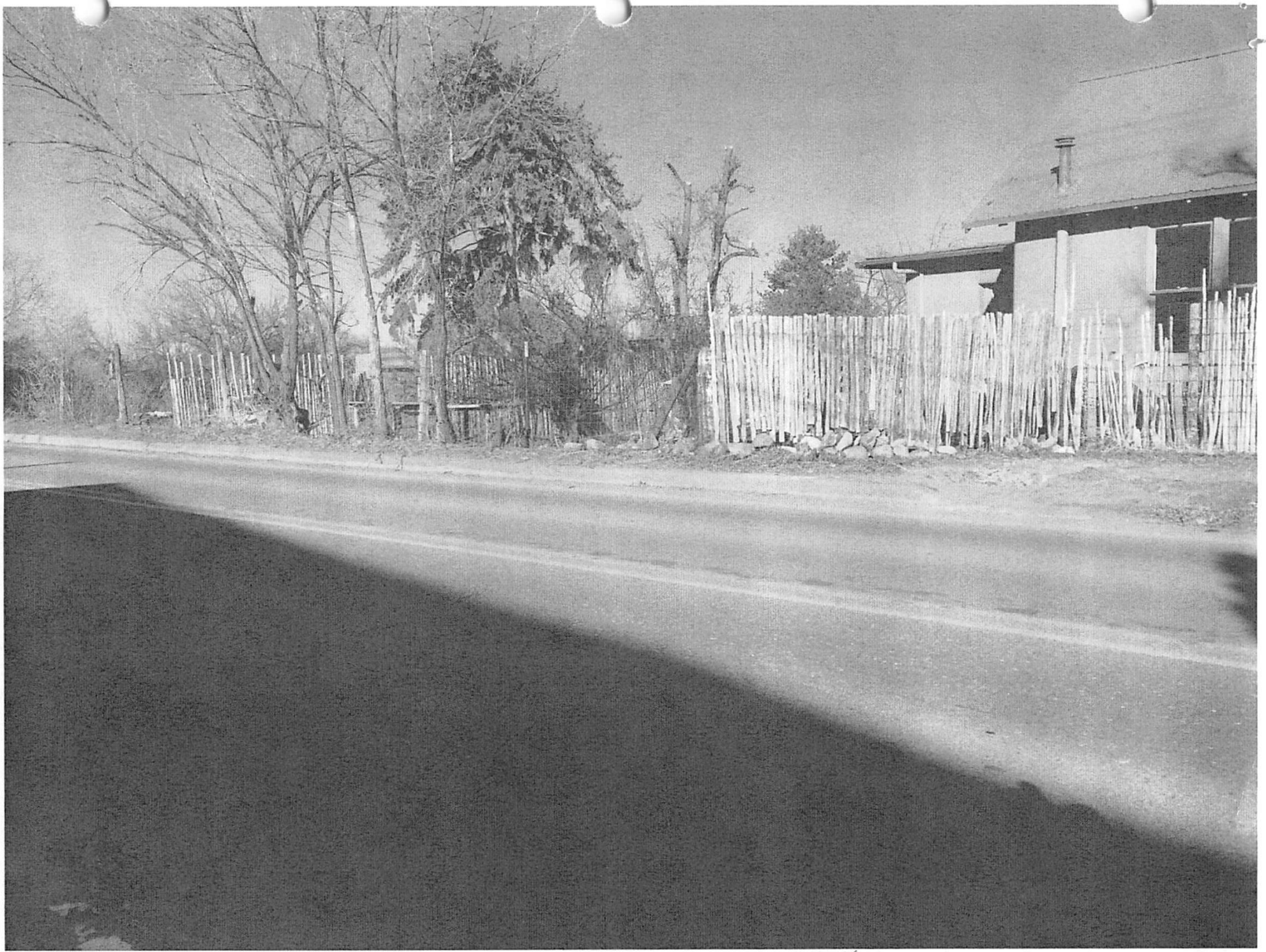


5

FRONT ENTRY STEP DESIGNED TO KEEP WATER FROM AUGA FRIA FROM FLOODING HOUSE AND CELLER. NO CURB ON CORNE OF AUGA FRIA AND IRVINE STREETS



project #3 1255' – 4' adobe wall



project #8 61" Adobe wall 4'

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 6/6/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR (STAFF INITIALS)

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Date Submitted: 5/31/2019

Contact Name: Phyllis Vanik

Phone Number: 561-577-7593

Project Address: 803 Agua Fria

Description of Proposed Work:

Maintenance and repair of the contributing main residence, to include:

1) Replace a very deteriorated pair of bi-leaf, 10-lite French doors on the south elevation of the non-historic sunroom addition, exactly in-kind (wooden divided lite doors, painted "Taos Blue" to match existing windows);
2) Repair broken glazing, sand, repair and re-paint wooden double-hung windows ("Taos Blue") on the sunroom addition.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED LR
☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION LR
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION LR
☑ Yes	☐ No	FINAL HISTORIC INSPECTION LR

Phyllis Vanik
803 Agua Fria St.
Santa Fe , New Mexico
87501

RECEIVED
MAY 01 2019
BY:

Mat 1, 2019

To the Santa Fe Historical Review Board,

In the detached shed on this property there are currently four 24"x 24" vinyl windows, two on the east facade and two on the west facade. (see photos) I request permission to replace these 4 windows with 4 that are exact replicas of windows found in the main house (see photos and drawing). These replacements would fit into the original wood frames and would measure 27" wide and 24" high, with a 3" wooden frame surrounding the perimeter. The interior recession would be the same as it is now, the same as the original. There would be 4 panes on each window secured by wood in the cross design. These panes would measure 10" wide and 12" high. (again see photo of window from main house).

The windows would be the original opening dimensions, the original lite pattern/operability (4-lite casements.) The window frames would be painted in the identical faded Taos Blue of the main house windows. Any discolored stucco around the window openings would be repainted in the same paint as the main house and shed. El Rey Cementi Libus "Suede"

In addition I request permission to replace the rotted fascia boards attached flat along the sides below the roof as needed, to repair damage and leakage. These would appear exactly as what is in place now.

A sun-room, deck, and double stairway on the western end of the main house has been built within the last fifty years. Previously there had been some sort of overhang and curved stairway to the yard from the main house hallway but there is no exact picture of what this looked like. There is the aerial photo form 1968 which shows some sort of back of house sheltered area with steps. However, many architects, realtors, and contractors viewing the current sun-room and deck area agree that the current configuration has been built within the last fifty years.

Currently there is severe damage to the french doors of the sun-room, which is the only entry to the back (west side) of the house. The wood of the doors, the frames,

and the threshold is rotten so that it is impossible to secure the doors, which must be opened with a screwdriver either inside or out. Rain enters through these doors. Everyone person visiting the house concurs that replacement of these doors is necessary due to operability, safety, and security.

I request permission to replace the 10-pane french doors and threshold with a hand-made exact replica of what is there. The frames would be painted the same faded Taos Blue as the other windows of the house.

The window panes, particularly one, of the sun-room windows are also severely damaged. They are large square, undivided panes. I request permission to replace the worst of the panes, without altering any window itself, other than sanding the sills where paint has chipped away and wood is rotting. Then the sills would be repainted the same faded Taos Blue. Any of this work on the sun-room window/door would be exact replica or original of what is there now.

My intention is to maintain and restore the original integrity and beauty of the main house and shed in a manner that is totally in line with the Santa Fe Review Board. I thank you for hearing my case and hope I can remedy the situation at 803 Agua Fria in a timely manner.

Thank you, respectfully,

Phyllis Vanik

RECEIVED
MAY 01 2019
BY:

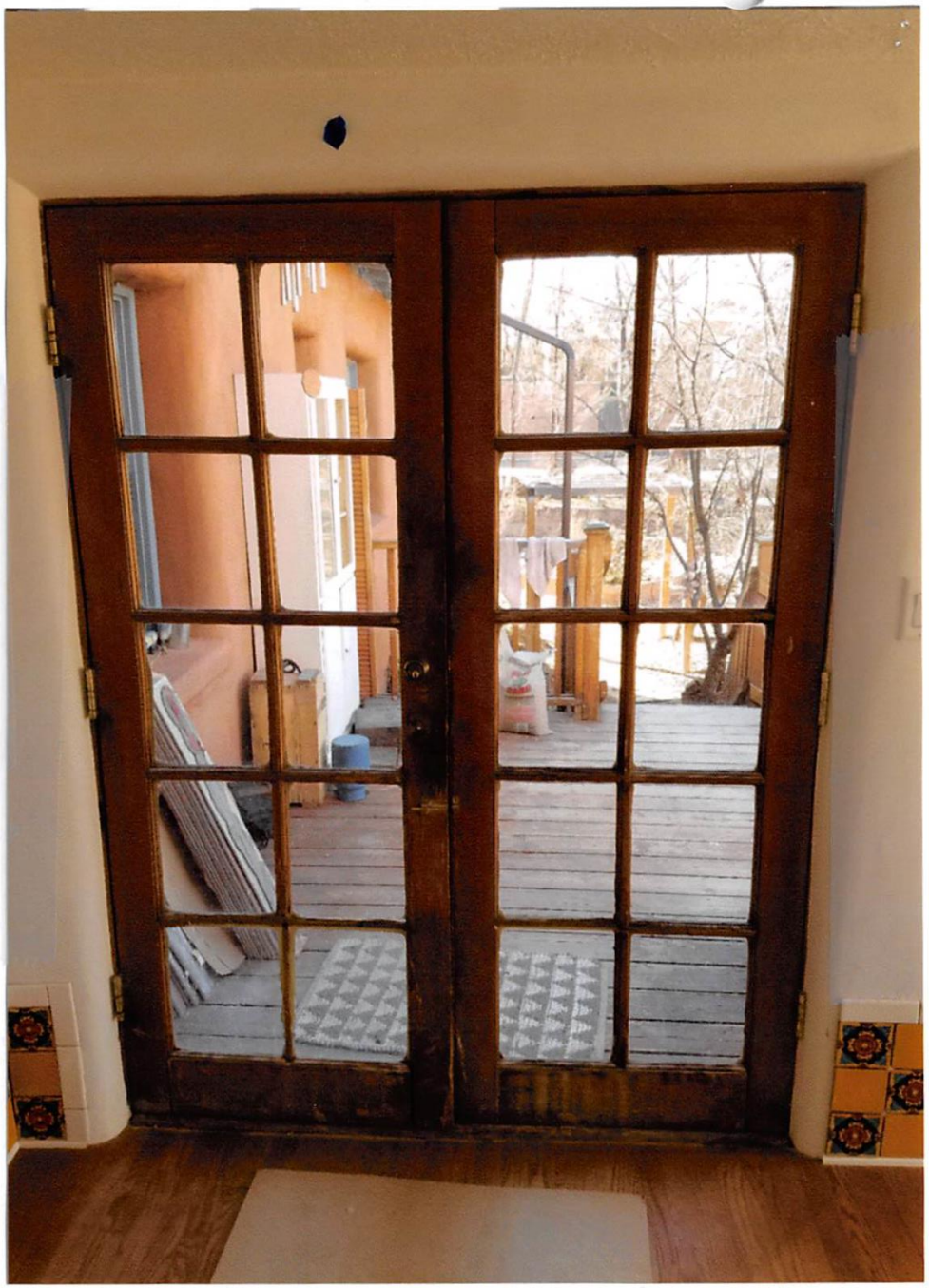
French doors and windows of Addition to be Replaced



French door to be Replaced





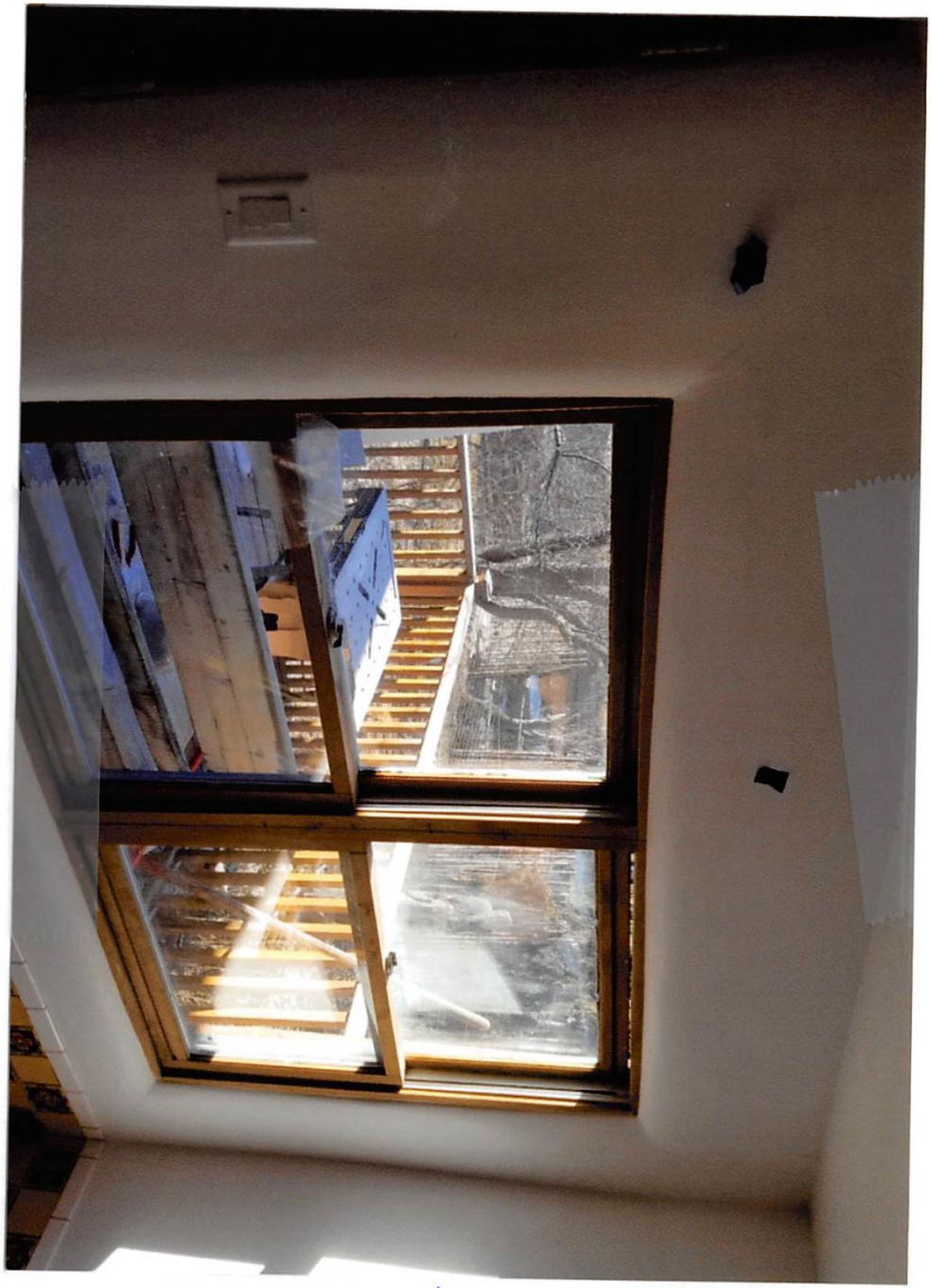


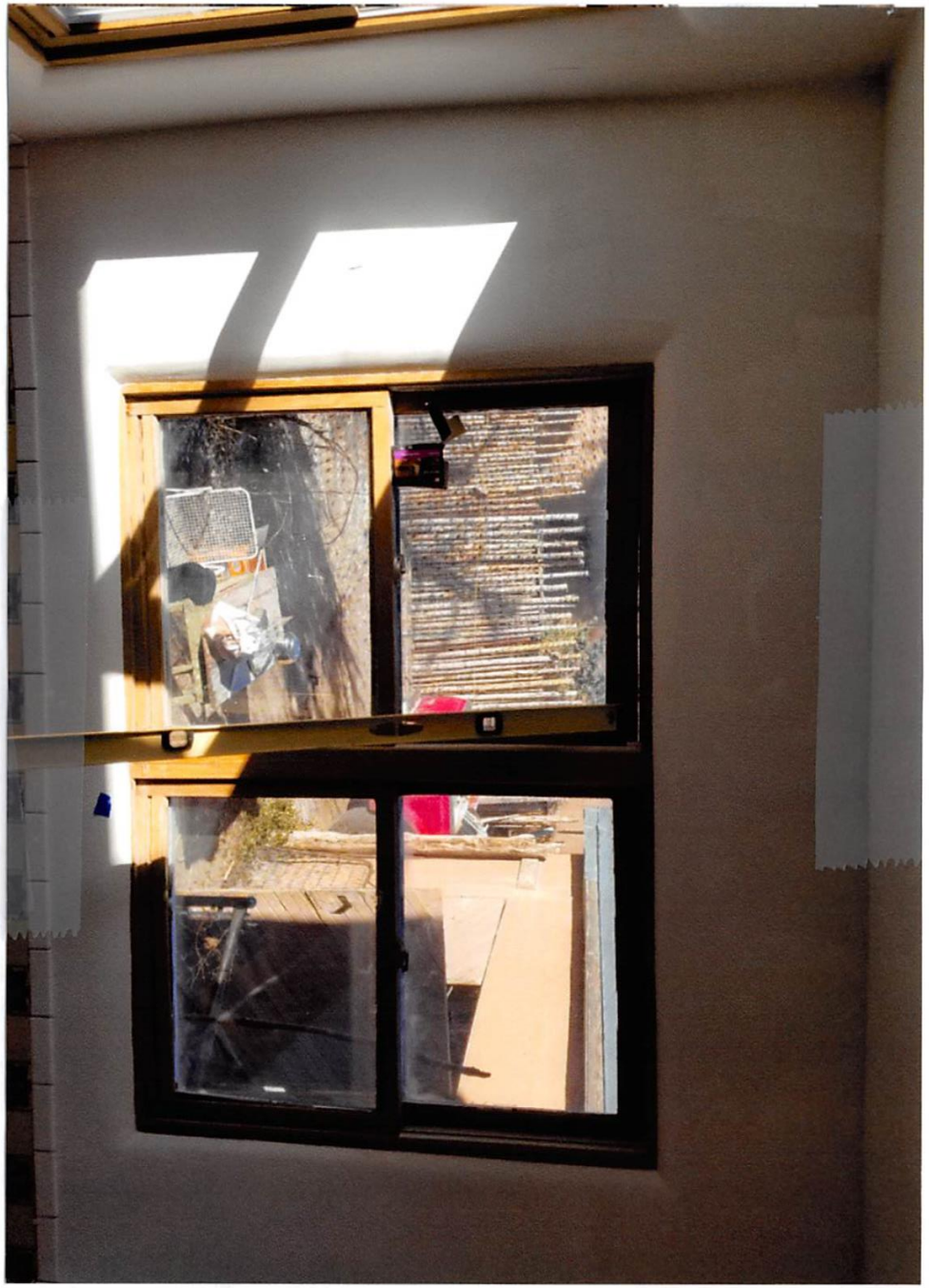
Interior of French doors



Exterior of second set of windows on Addition to be Replaced







Interiors of windows

ROACH, LISA X.

From: ROACH, LISA X.
Sent: Monday, April 22, 2019 12:36 PM
To: 'PHYLLIS VANIK'
Cc: MCCULLEY, LANI J.
Subject: 803 Agua Fria next steps

Hello, Phyllis –

It was good to meet with you this morning. Below, please find the items that we discussed and next steps:

Shed:

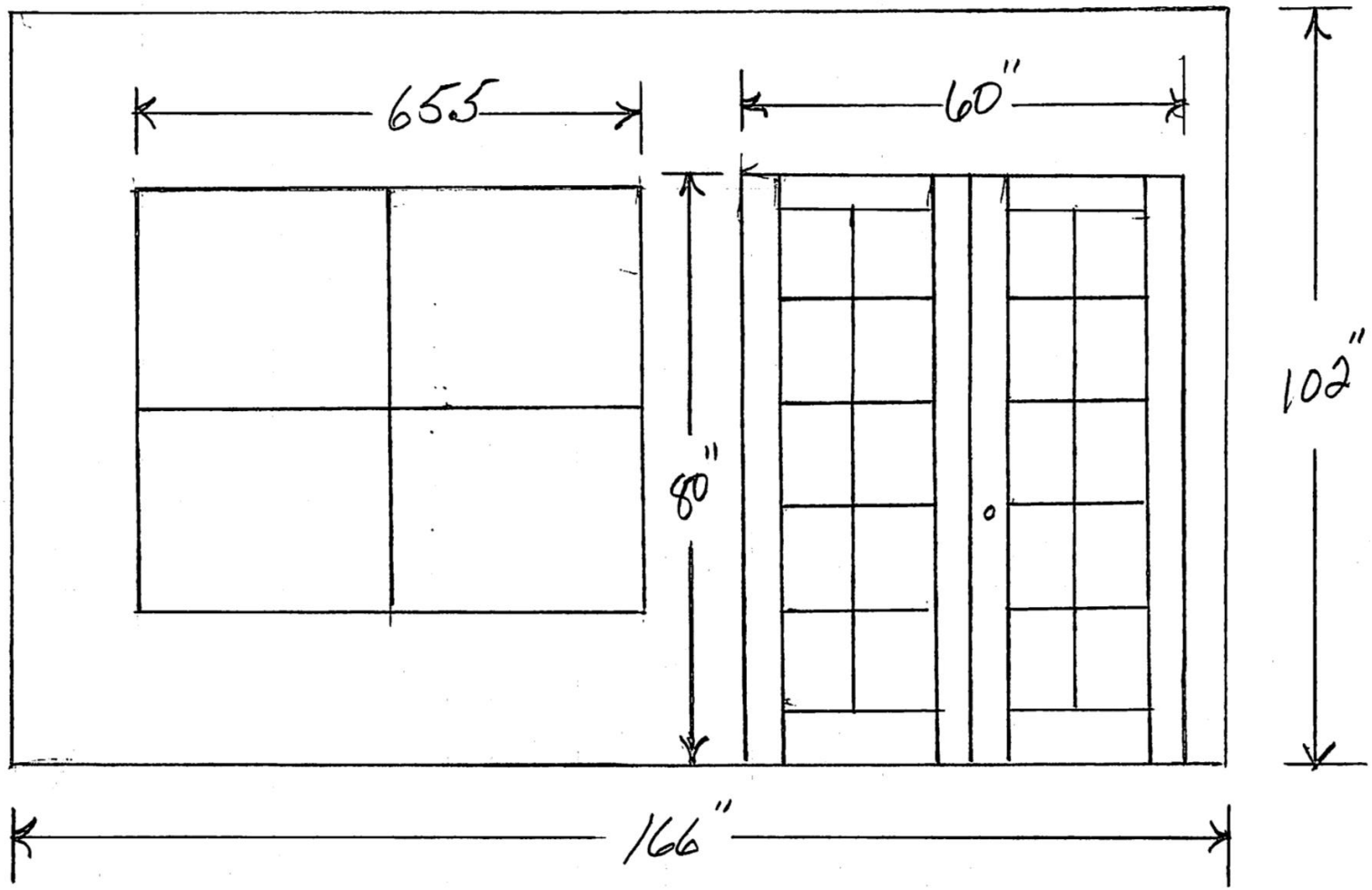
- Must go back before the board to request approval for the following:
  - Replace windows – returning to estimated original opening dimensions and lite pattern/operability (4-lite casements).
  - Restucco around window openings – to match existing stucco color (please specify this color)
  - Replace rotted fascia boards in-kind
  - Rebuild the ramada at the south elevation – exception required ($350 fee + responses to exception criteria needed if this will be requested)
- Need the following additional items to be submitted BY MAY 1st (for the May 28th HDRB hearing)
  - If you can get testimony from your neighbor about the original lite pattern in the windows that would be great, but not a deal-killer if you cannot.
  - "Proposed" floor plan showing the widths of the windows you are proposing to place in the structure
  - "Proposed" elevations for East and West showing the dimensions of the windows you are proposing and indicating the "lite pattern" (the 4-lite "cross" that you talked about)
  - Revised proposal letter itemizing the revised scope of work.

Main House:

- Please provide documentation that the "sunroom" addition is less than 50 years old. If we can prove this, we can provide an administrative approval of replacement of the French doors. This is the only item in your scope of work for the main house that requires additional documentation to confirm that we can administratively approve it.
- All other work can be administratively approved, including:
  - Maintenance and repair of windows – sand and repaint to match existing blue
  - Driveway pavement or gravel
  - Re-stain/paint deck to match existing
  - Alter the front concrete steps to eliminate tripping hazard (must retain any original stonework)
  - Construct a 3-4' high stuccoed yard wall (Please provide a site plan indicating where on the site the wall will be built.
- Please provide a proposal letter and any additional documentation requested here, and we will be able to issue the approval.

If you have further questions, please feel free to contact me.

Lisa Roach
Historic Preservation Manager
City of Santa Fe Land Use Department
505-955-6577



SOUTH SUN ROOM ELEVATION SCALE 1/2" = 1'

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 7/25/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR (STAFF INITIALS)

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Date Submitted: 7/18/2019

Contact Name: Phyllis Vanik

Phone Number: pjvanik@comcast.net

Project Address: 803 Agua Fria

Description of Proposed Work:

Install gutters and downspouts on the main house and the shed, in sizes and locations described in the submittal. Gutters shall be painted to match the roof, and downspouts shall be painted to match the stucco.

2019-060719-Admin

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

- ☐ Yes ☑ No **PERMIT or PERMIT REVISION REQUIRED** LR
- ☐ Yes ☑ No **ROUTE TO HISTORIC DIVISION** LR
- ☐ Yes ☑ No **INTERIM HISTORIC INSPECTION** LR
- ☑ Yes ☐ No **FINAL HISTORIC INSPECTION** LR

MCCULLEY, LANI J.

RECEIVED
JUL 18 2019
BY:_____

From: Phyllis <pjvanik@comcast.net>
Sent: Thursday, July 18, 2019 6:12 PM
To: MCCULLEY, LANI J.
Subject: Phyllis vanik 803 agua fria

Lani
I just sent photos of the area for the new gutter on the northeast back of house. I also sent photos of the existing gutter of the carport which is painted brown. And i sent photos of the only existing gutter on the main house which faces the west. This gutter is the color of the roof and the downspout is the color of the adobe suede. The proposed gutter on the north facing Cleveland street woud be the color of the roof with adobe suede downspout the same as on the west side of house. There are no gutters on the primary facades. I also i.nclude.photos of the west non primary facade of the shed which should have a gutter on the sw corner with adobe color downspout as the roof slants east to west.
I propose a 4x2 inch metal gutter below the roof attached to the wood 2x4 beams eaves on the north then east then north corner of main house measuring 6 ft form roof peak to corner And 24 ft eastside corner to corner. And 3 ft on north side diagonal downspout to 30 ft downspout 6 inches in from the edge. It would look like the gutter that is already on the west side of the main house.
I also propose a gutter on the west side of the shed which would be adobe suede color measuring 18 ft with a 9 ft downspout at the south end.

I will stop by your office friday morning to go over this.
Thanks
Phyllis








VERSA





MCCULLEY, LANI J.

From: Phyllis <pjvanik@comcast.net>
Sent: Friday, July 19, 2019 1:45 PM
To: MCCULLEY, LANI J.
Subject: Phyllis vanik
Attachments: 20190718_121750.jpg; 20190718_121740.jpg; 20190718_121725.jpg; 20190718_121700.jpg

Lani
I am sending 2 photos of the shed the first 2 which show the wedt side where the gutter goes bellow rhe fascia which scott is replacing. The downspout is on the sw corner. The other 2 photos are of the existing gutter which attaches to the roof and wood on the west side and around the corner to the south side. The. Northeast gutter would look the same. Thanks
Phyllis









City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 8/12/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR (STAFF INITIALS)

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Date Submitted: 8/5/2019

Contact Name: Phyllis Vanik

Preferred Contact Info: pjvanik@comcast.net

Project Address: 803 Agua Fria Street
Case Number: 2019-000669-Admin
Description of Proposed Work:

Re-roof the carport structure, including removing and replacing in-kind the existing roof membrane and removing and replacing the decking beneath if needed, with the conditions that no roofing material shall be visible over the outside edges of the carport and that no other changes will be made to the structure.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED LR
☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION LR
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION LR
☑ Yes	☐ No	FINAL HISTORIC INSPECTION LR

2019-000669 - Admin

RECEIVED
AUG - 5 2019
BY:

Phyllis Vanik
803 Agua Fria St.
Santa Fe, NM 87501

Application for Administrative Approval
Re: Removing and replacing in kind the existing roof over the carport

Due to existing damage and leakage, I propose to remove the existing single-ply 20X16 foot membrane roof and replace it in kind with new membrane roof. If the plywood beneath the roof is irreparable, I propose to replace the plywood beneath the membrane roof as well. The wooden structure of the carport will remain unchanged. There will be no additional changes to the roof or carport so that it will have the exact same appearance.

There are photos of the damaged areas of the existing roof.

Thank you,

Phyllis Vanik

P-2039
sunroom







City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 8/13/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR

STAFF INITIALS

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Date Submitted:
8/9/2019

Contact Name:
Scott Cherry

Preferred Contact Info:
scott@lightfootinc.com

Project Address: 803 Agua Fria Rd
Case Number: 2019-000685-Admin
Description of Proposed Work:

Amend a previous HDRB approval (Case H-19-016B) to include the following alterations to the contributing shed structure:

1) In existing window openings, install 27"x27" 4-lite wood casement windows, painted blue to match windows and trim on main residence;
2) Replace existing wood soffit and facia in-kind, painted blue to match windows and trim;
3) Repair existing south entry doors in kind and oil seal finish;
4) Repair stucco in El Rey "Adobe" to match existing.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes ☐ No	PERMIT or PERMIT REVISION REQUIRED	LR
☑ Yes ☐ No	ROUTE TO HISTORIC DIVISION	LR
☑ Yes ☐ No	INTERIM HISTORIC INSPECTION	LR
☑ Yes ☐ No	FINAL HISTORIC INSPECTION	LR

2019-000685-Admin

LIGHTFOOT inc
High Performance Natural Building and Design

RECEIVED
AUG 09 2019
BY:_____

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

Lisa Roach
Historic Preservation Division Manager
Historic Preservation Division
City of Santa Fe Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: August 9, 2019

Re. 803 Agua Fria Shed

To: Lisa Roach, Historic Preservation Division Manager

Owner is seeking administrative approval to:

- Install 4 27" X 27" wood windows, painted blue to match existing house windows, into existing openings, after assessing the existing openings and determining that this sized window will best fit into those openings as per. board approval for Case number: **H-19-016B**
    - Note the window size was determined by removing the stucco around an existing window in the shed and exposing the original window frame and opening.

- Replace the existing wood soffit and facia in in kind and painted Blue to match the windows
- Repair existing south entry doors in kind and oil seal finish
- Re-Stucco El Rey "Adobe" to match original color.

Thank you for your consideration.

R.L. Scott Cherry (Agent)

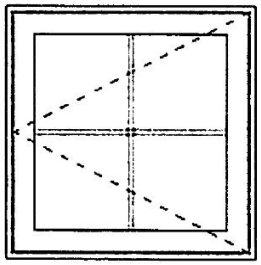
Sierra Pacific Windows
1624 St. Michael Drive
Santa Fe, New Mexico
(505)992-1475 (Office)
(505)470-2639 (Cell)
(505) 992-1469 (Fax)
jruiz@spi-ind.com

Sold To: LIGHTFOOT INC.
2351 FOX RD. SU 300

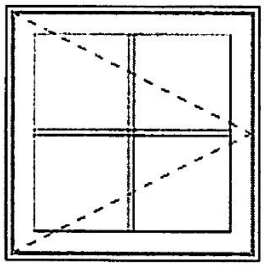
Ship To: PHYLIS VANIK
803 AGUA FRIA

Drawings
31008492

July 18, 2019



1) WC-2727-1(L)
Qty: 2
RO: 27 3/4"x27 3/4"
Jamb: 4 9/16"
Loc:
Sym:



2) WC-2727-1(R)
Qty: 2
RO: 27 3/4"x27 3/4"
Jamb: 4 9/16"
Loc:
Sym:

Shed window sizes
803 Agua Fria

Scott Cherry
505-577-9546

All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.

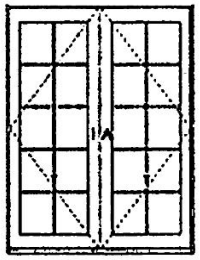
Sierra Pacific Windows
1624 St. Michael's Drive
Santa Fe, New Mexico
(505)992-1475 (Office)
(505)470-2639 (Cell)
(505) 992-1469 (Fax)
jruiz@spi-ind.com

Sold To: LIGHTFOOT INC.
2351 FOX RD. SUITE 600

Ship To: PHYLIS VANIK
803 AGUA FRIA

Drawings
31008493

July 31,



1) ID-57 7/1676 3/4-2(IA)
Qty: 1
RO: 60 3/4"x79 1/4"
Jamb: 4 9/16"
Loc:
Sym:

All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 22 August 2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: _____ STAFF INITIALS

Lani McCulley, HPD Planner Technician Senior _____ STAFF INITIALS

Date Submitted:
_19 August 2019_____
Contact Name:
Lightfoot- Scott Cherry
Phone Number:
__577-9546_____

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 803 Agua Fria Street
Case Number: 2019-000774-ADMIN
Description of Proposed Work:

Replace two entry doors on the south elevation of the residence with the condition that they shall appear in-kind.
Repair and refinish all windows with the condition that they shall be in-kind.

****Windows shall not be replaced without approval through the Historic Districts Review Board.****

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED
☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION
☑ Yes	☐ No	FINAL HISTORIC INSPECTION

LIGHTFOOT inc.
High Performance Natural Building and Design

RECEIVED
AUG 19 2019
BY:_____

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

Lisa Roach
Historic Preservation Division Manager
Historic Preservation Division
City of Santa Fe Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: August 16, 2019

Re. 803 Agua Fria House

To: Lisa Roach, Historic Preservation Division Manager

Owner is seeking administrative approval to:

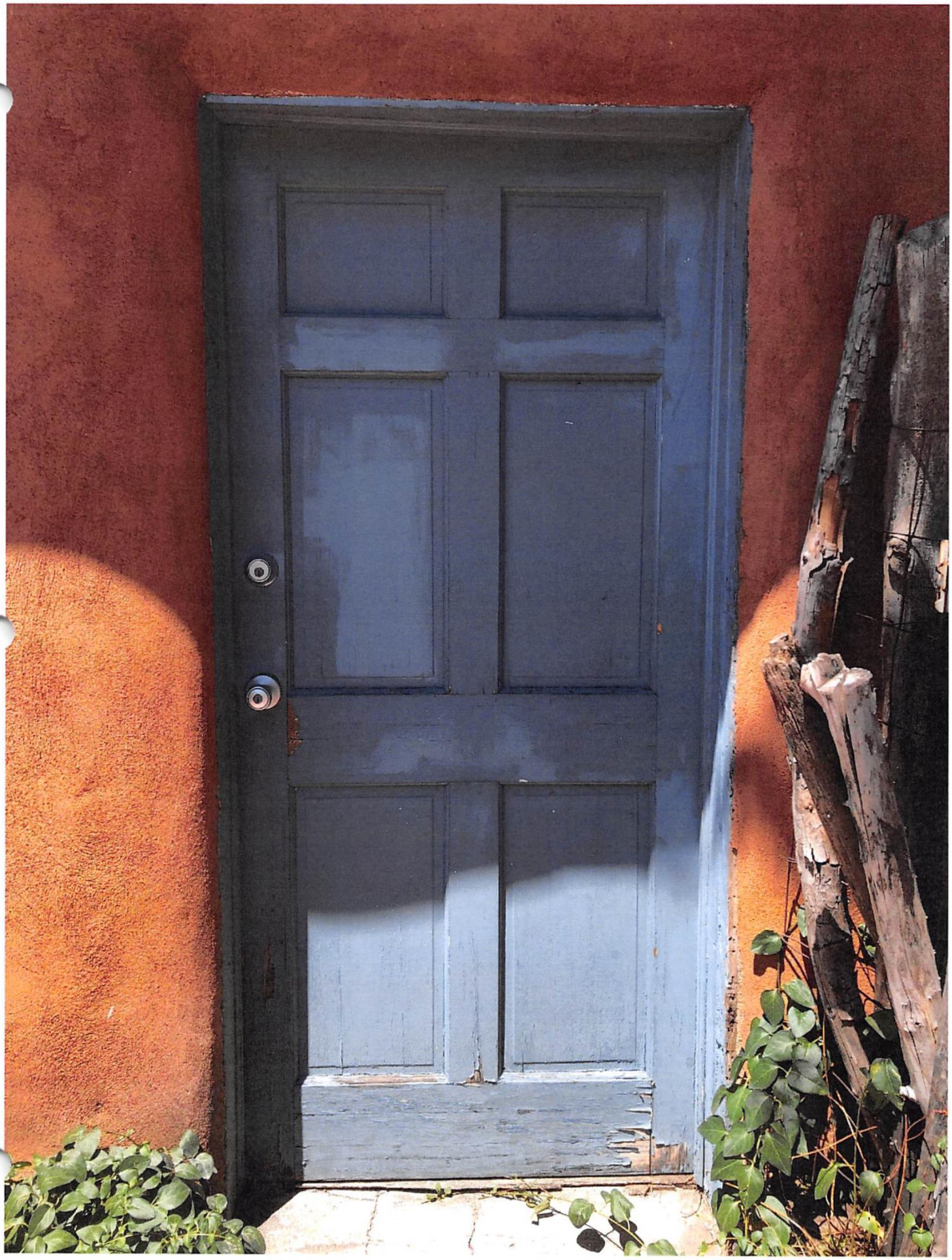
- Replace 2 Entry doors on South Side of house in-kind.
- Repair and refinish all windows in-kind.

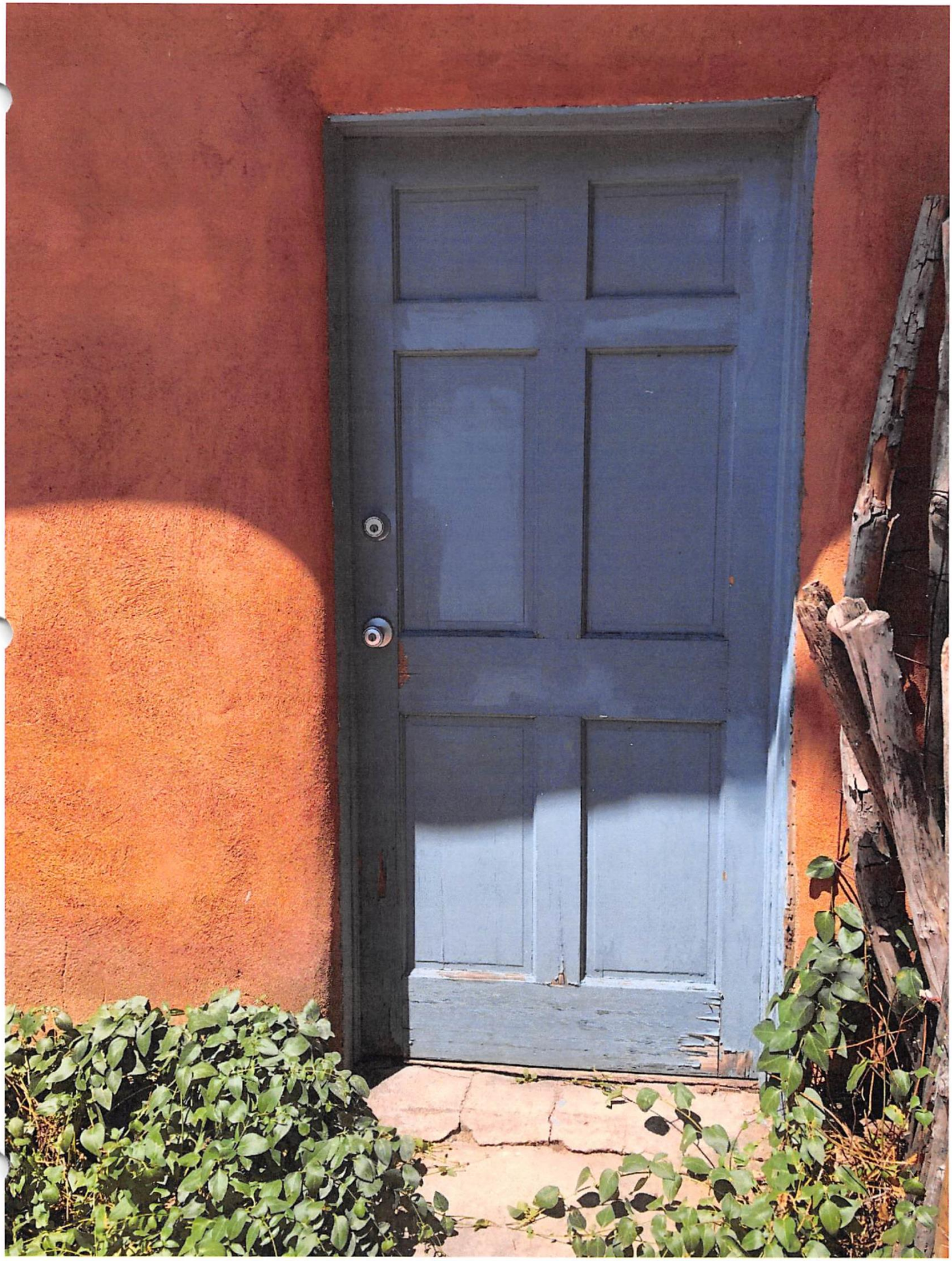
Thank you for your consideration.

R.L. Scott Cherry (Agent)

2019 - 000774 - Admin


STOP










STOP


STOP

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 22 August 2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: _____
STAFF INITIALS

Lani McCulley, HPD Planner Technician Senior _____
STAFF INITIALS

Date Submitted:
_19 August 2019_____
Contact Name:
Lightfoot – Scott Cherry
Phone Number:
_ 577-9546_____

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 803 Agua Fria Street
Case Number: 2019-000809-ADMIN
Description of Proposed Work:

Re-roof shed structure as submitted with the conditions that there shall be no additional publicly visible rooftop appurtenances and that no roofing material shall be on the top of the parapets and shall be flashed on interior of parapets.

There shall be no changes to existing mechanical, line sets, skylights, canales or other rooftop appurtenances at this time.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED
☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION
☑ Yes	☐ No	FINAL HISTORIC INSPECTION

LIGHTFOOT inc
High Performance Natural Building and Design

RECEIVED
AUG 19 2019
BY:_____

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

Lisa Roach
Historic Preservation Division Manager
Historic Preservation Division
City of Santa Fe Land Use Department
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Date: August 19, 2019

Re. 803 Agua Fria Shed

To: Lisa Roach, Historic Preservation Division Manager

Owner is seeking administrative approval to:

- Re-Roof Shed
- Add 4" Gutter and Dam spout along the west end of the building

Thank you for your consideration.

R.L. Scott Cherry (Agent)

MCCULLEY, LANI J.

From: maggie lightfootinc.com <maggie@lightfootinc.com>
Sent: Thursday, August 22, 2019 10:27 AM
To: MCCULLEY, LANI J.
Subject: Re: Follow Up Admin Approval & Amendment Letters

Exhisting- Tar and gravel
Proposed- Bri roofing

Get Outlook for iOS

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Thursday, August 22, 2019 9:04:54 AM
To: maggie lightfootinc.com <maggie@lightfootinc.com>
Subject: RE: Follow Up Admin Approval & Amendment Letters

Okay, I put these in the computer. However, when Scott came by today he pointed out there were two for 803 Agua Fria and I didn't have it set up right. For the re-roof portion of the paperwork can you tell me what type of material is on the roof currently and what type is being requested?
I am going to try to get these done today for you.

Thank you,
Lani J McCulley
Planner Technician Senior
Historic Preservation Division
Land Use Department City of Santa Fe
PO Box 909 200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909
(505) 955-6605

From: maggie lightfootinc.com <maggie@lightfootinc.com>
Sent: Tuesday, August 20, 2019 3:17 PM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: Follow Up Admin Approval & Amendment Letters

Hey Lani,

I'm sure you have plenty of work on your hands but I am writing to check on the previous 2 Admin. Approval Letters and 1 Amendment Letter.

Did you receive them?
Where they complete?
Do you need anything else from me?

Thank you,

City of Santa Fe, New Mexico

Historic Districts Review Board

February 27, 2024
2024-007838-HDRB
Applicant Submittal
Remodel
803 Agua Fria

February 11, 2024

To: HPDSubmittal@santafenm.gov
From: TJ Curtiss and LA Rainey, TJCurtiss@gmail.com

Re: Proposal Letter for New Fence, Pergola, and Garden Shed at 803 Agua Fria St, Santa Fe, NM 87501

Attn: Ms. Lani McCulley, Planner Senior, Historic Preservation Division

Dear Ms. McCulley:

We purchased our home at 803 Agua Fria St. in August 2022. We would like HPRB approval for three improvements to our property: 1) a perimeter fence/gates around our property line, 2) a stand-alone log pergola in our backyard, and 3) a gardening shed. These requests are elaborated further below.

Dimensions and approximate locations of the Fence, Pergola, and Garden Shed are shown below in the Proposed Site Plan.

1. **Fencing**

   Beginning in September 2022 we have been corresponding with HPD personnel regarding our concerns for our safety and the security of our property and our desire to build a fence to deter trespassing and thefts. We have documented to HPD vandalism, the presence of needles and drug paraphernalia including loaded syringes, liquor bottles, and trespassers through our property. Ms. Phyllis Vanik, the prior owner, received HPD approval to build a four-foot perimeter adobe fence around her property. We asked for approval to build a taller coyote fence that might provide better security, privacy, and responsibly confine a dog to our property. Based on HPD communications we believed we had a height requirement of 55" and we began constructing the fence along Agua Fria St with 6' latillas that can be trimmed to the required height. Photos showing the current fence are shown below. A stop work order from the city inspector indicated that we needed additional HPD approval. We have since learned that the prior Vanik approval had expired and that posts and cross-beams must face the owners property, information that had not been previously communicated to us. Much of the fence is replacing existing cyclone fencing along Cleveland Street and wire fencing and dilapidated coyote fencing along Agua Fria and Irvine Streets.

   We are seeking approval for the entire coyote fence around our property, approximately 275 feet. Fencing will be excluded in front of the house along Irvine St and street visibility of the striking stonework portico around the front door will be retained. Our preference is to have the maximum height of six feet, particularly along Agua Fria St where our bedroom windows are very close to the street, and we've had intruders at the windows. Coyote fencing has also been enclosing parts of our property historically. The dilapidated coyote fence we replaced along Agua Fria was at least over 5 feet tall (see photo below from Phyllis Vanik's HPD application material) and the latillas from the fence along Irvine are still on the ground there and are over 6 feet long. This would also mitigate prior difficulties we've experienced with dog escapes. There are five proposed 42" pedestrian gates, a ~20'-24' electric sliding gate providing access to our carport, and a manual, double swing gate

providing access to a gravel parking pad. Our preference would be for the swing gates to be located at end of the existing shed nearest to Cleveland Street. If the six-foot height exception is not approved along Cleveland Street, we'd prefer to have a six-foot swing gate at the end of the shed nearer to Agua Fria Street so that our dog would be confined to the yard (the latter is depicted in the Proposed Site Plan). Locations for the proposed fencing are shown below. Examples of an envisioned swing gate and sliding gate are shown below. Both driveway gates would have latillas facing Cleveland Street. The fencing will be compliant with driveway and intersection visibility requirements as indicated in the Proposed Site Plan.

2. **Pergola**

   We are seeking approval to build a rustic log pergola in the back yard for shade and outdoor entertaining, a photo of the envisioned pergola is shown below. The 12' by 20' dimensions and location (shown in the Updated Site Proposal) were chosen to take advantage of an existing flagstone patio (shown in an overhead view of the property below). A pergola will provide a shaded area in our yard thereby improving its utility for eating, entertaining, and enjoying the outdoors.

   The maximum height of the Pergola will be approximately 10 feet from the ground. Ground-level near the Pergola is approximately 2 feet above grade level of Cleveland Street, approximately five feet below grade level of Agua Fria Street, and 12 feet below the nearest eve of the roof – it will not be visibly conspicuous. The top of the Pergola will be comprised of closely spaced logs aesthetically consistent with the nearby coyote fencing.

   The nearest dimension from the Pergola: to the house will be 15' 6", to the property fenceline to the West will be 7 feet; to Agua Fria St will be 36' 6", and to Cleveland St will be 60' 6".

3. **Garden Shed**

   We are seeking approval to build a small 6' X 9' Gardening Shed to store bicycles and tools. The Shed has a maximum height of 7' with a sloping roof. We are primarily interested in having a safe storage space for gas powered tools (chain saw, weed trimmer, generator, etc.) that is remotely located from occupied areas of the house and the existing workshop/shed. A photo of a cedar shed commercially available as a kit is shown below.

   The nearest dimension from the Garden Shed: to the property fenceline to the West will be 5', and to Cleveland St will be 32 feet.

We believe these requested improvements will enhance our safety and the security of our property and help restore and maintain the historic quality of our home.

Thank you for your consideration,

Thomas J Curtiss and Laurie A Rainey
803 Agua Fria St
Santa Fe, NM 87501

February 16, 2024

Curtiss_Rainey HPD Proposal

Historic Districts and Historic Landmarks
Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria

(i) Do not damage the character of the streetscape

Response: The Guadalupe neighborhood has a variety of fences and walls ranging from 3 to 8 feet tall or so. There are many coyote, stucco, and stone fences. The coyote fence around our property improves the character of the streetscape in our view. It replaces a wire mesh fence along Agua Fria St (we will be removing this), and cyclone fencing that had been located along Irvine and Cleveland with a more attractive coyote fence. The fence will not obstruct the visibility of the beautiful stonework of our portico. The height of the fence fits within the streetscape at 6'0" in height.

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

Response: At this stage of our lives, we believe we owe it to ourselves to live our retirement years where we can feel safe and secure. We don't. Since moving into our home in August 2022 we have had rocks thrown through our window (a police report was filed). Our mailbox has been vandalized multiple times with mail strewn about the neighborhood. Tools, binoculars, medications, and other property have been stolen from our yards and cars. We have found exposed needles and drug paraphernalia while gardening posing a significant safety hazard to us. We continue picking up liquor bottles and trash in our yard and we've had trespassers passing through our property and at our bedroom windows along Agua Fria St. We discovered a discarded leather bag in our yard across from a school bus stop where neighborhood children are dropped off that contained two loaded syringes. As recently as February 11, 2024, Nicholas Gilmore published an article in the Santa Fe New Mexican, "Property crimes keep rising." The problem is getting worse. We believe the proposed fence surrounding our property would help mitigate these issues. We feel that a 6'0" fence that encloses the sides and rear of the residence will discourage unsavory people from meandering through our property and decrease the chances of our being victimized further.

(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

Response: We have considered stone, stucco, and adobe fencing but prefer the rustic coyote fencing aesthetically. Moreover, aside from the wire mesh fencing, coyote fencing is what has been on this property historically and is currently separating our property from the property to the West of us. We are seeking a fence height exception to build the fence up to 6 feet in height. This is also consistent with what has been here previously. This improves our security and privacy particularly along Agua Fria St. and provides a more effective enclosure for a dog (we've had issues with this in the past). There are six-foot coyote fences scattered around the neighborhood.

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

Response: The structure of our house is very close to the street making privacy and security a more challenging issue, particularly along Agua Fria St and Irvine St. Prior to us building the six-foot fence along Agua Fria St, we had trespassers loitering at our bedroom window and repeatedly leaving unopened candy on the windowsill.

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

Response: Vandalism, thefts, trespassing, needles and syringes, and trash are property crimes which have been on the rise in our area. Because our property is open with access to the roads on three sides, it is almost inviting to criminals to enter. A six foot fence will close off the property and is not as easy to climb over so it would provide us with some security and drive down the number of crimes on our property.

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

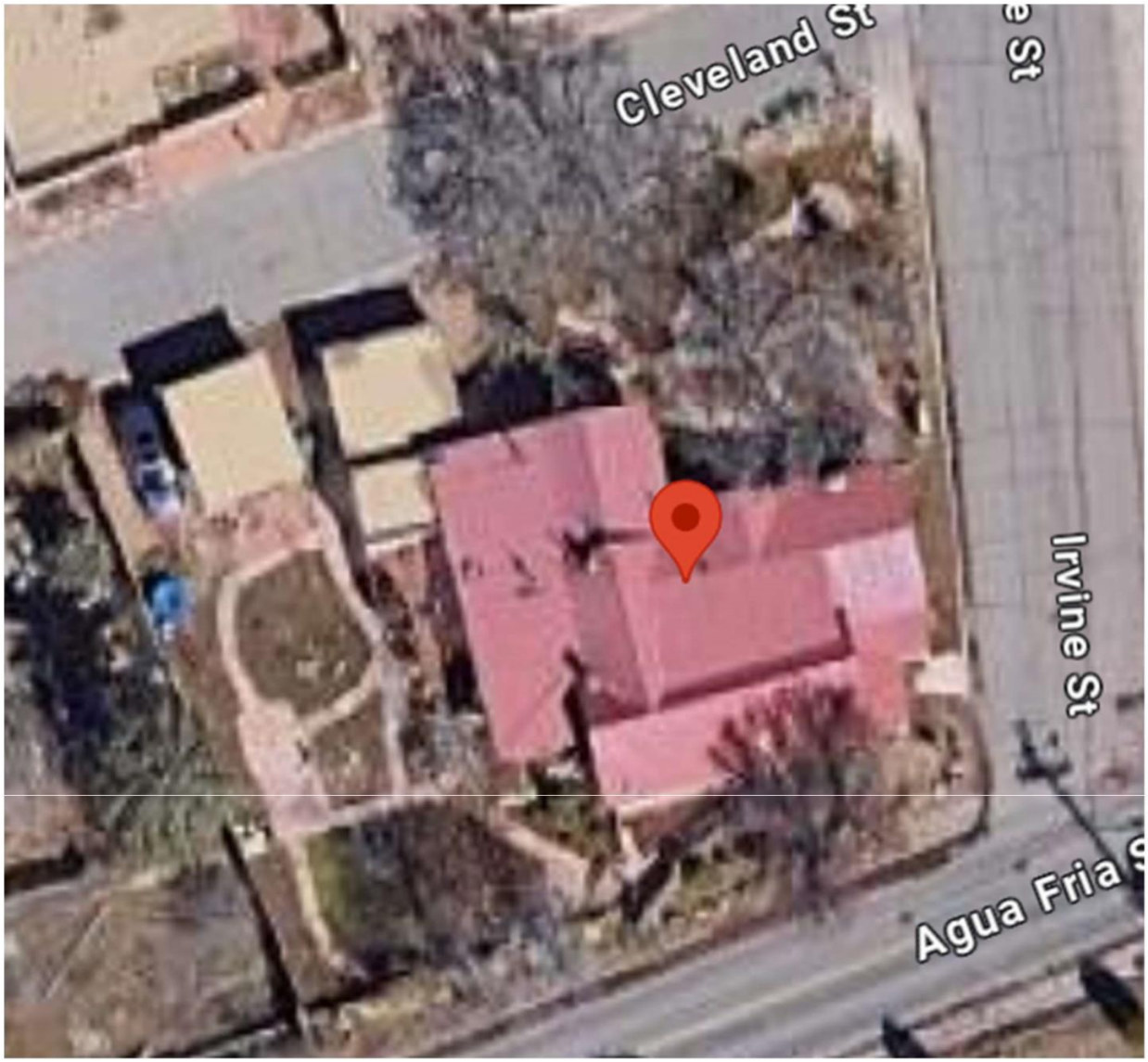
Response: We believe the proposed improvements will not have a negative impact. To the contrary, we have selected the coyote fencing style and height that are historic and consistent with styles and heights found in the neighborhood and other historic areas of Santa Fe. Coyote fencing has also been enclosing parts of our property historically. The dilapidated coyote fence we replaced along Agua Fria was at least over 5 feet tall (there is a photo in Phyllis Vanik's HPD application material) and the latillas from the fence along Irvine are still on the ground there and are over 6 feet long. We believe replacing the wire mesh and cyclone fencing simply improves the historic character of the neighborhood.

Pre-existing Coyote Fence from Phyllis Vanik's HPD Application

Current Fencing Along Agua Fria. Stonework Portico and 36” Gate Shown.



Satellite View of 803 Agua Fria St



Example of Double Swing Gate



Location of Double Swing Gate – Preferred Location Near the Down Spout of Gutter



Example of Sliding Gate (Except gate will be made from latillas)



Location of Sliding Gate to Carport





Fence Line Looking East Along Cleveland St



Cyclone Fence Parallel to Carport to be Replaced with Coyote Fence



Fence Line Running South Along Irvine St to Nearest Corner of House



Example of Log Pergola



6’ X 9’ Gardening Shed

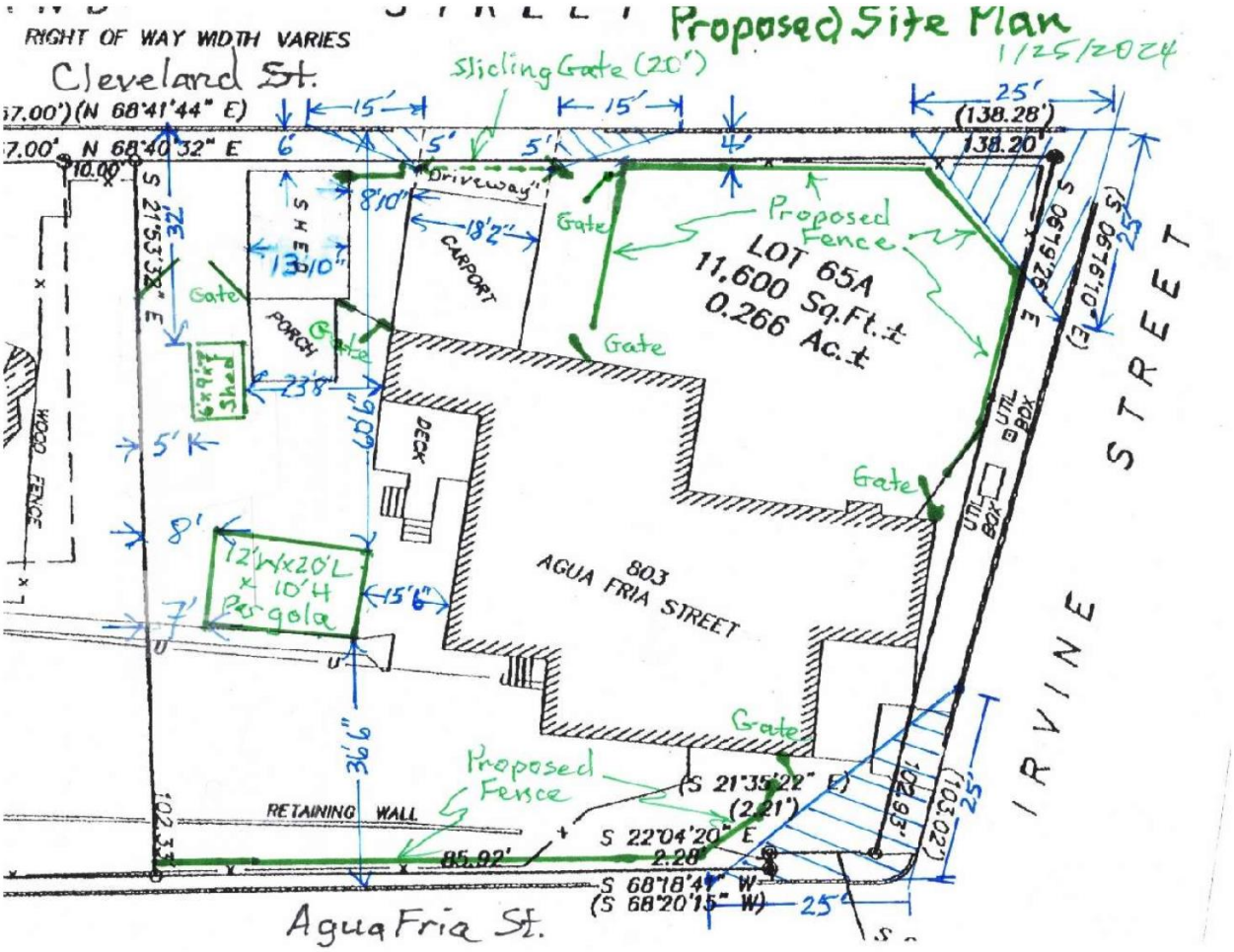


Portico with Stonework



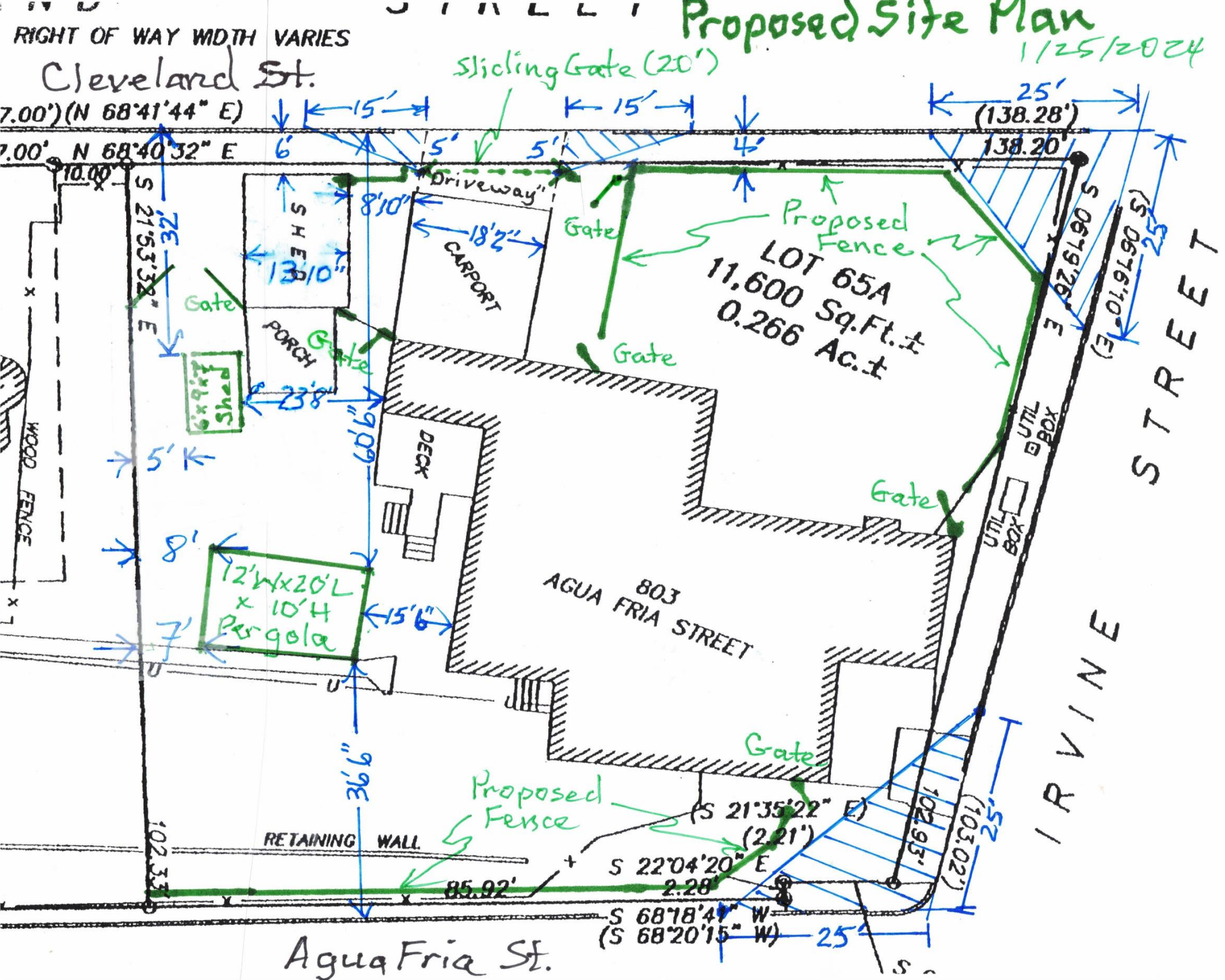
TJCurtiss@gmail.com
714-402-5466

Proposed Site Plan



Proposed Site Plan

1/25/2024



City of Santa Fe, New Mexico

memo

DATE: February 27, 2024

TO: Historic Districts Review Board Members

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

2024-007829-HDRB. 407 W. Buena Vista St., Don Gaspar Area Historic District. Contributing. Taylor Pardue, agent for Brad & Susan Nichols, owners, requests to construct a 156 sq. ft. addition on the north and east elevations.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed 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 Design Standards.

BACKGROUND & SUMMARY:

407 W. Buena Vista is a single-family residence listed as contributing to the Don Gaspar Area Historic District. Erected around 1920. The style is a transitional Mission to Pueblo revival-style bungalow. Made of adobe, it sits over a basement and is finished with brown cementitious stucco with a stone foundation and basement. In form, it is a rectangular, flat-roofed box with porches at the front and rear. Including its porches, basement and attached laundry room, it

holds approximately 2,830 square feet. The property includes an altered two-car garage and a street wall; the latter was built more recently.
The status and primary elevations were heard before the Board on 9/12/2023 (2023-007214-HDRB).
The Board designated the following elevations of the main house as its primary façades: the south elevation including the portal but excluding the non-historic windows and non-historic portal posts; and the west elevation including the historic window sills, but excluding the non-historic windows and excluding the porch area at the northwestern corner.

Now, the applicant proposes the following exterior alterations:

1. New bedroom with gas fireplace
2. An exterior door from the bedroom to rear patio with small stair landing and awning
3. The existing guest room will be converted to a full size bathroom with hallway access to the new addition. The hallway will be utilized for passage and a laundry area adjacent to the proposed bathroom
4. A small office space and auxiliary bathroom will be provided in the basement
5. The proposed parapet heights are proposed to be approximately 1'-0" below the current 15'-2"parapet height of the residence. This is proposed to moderate direct sunlight to the North patio and to step the building massing down in scale on the non public side of the property.
6. Roof drainage patterns will change slightly
7. Addition of a parapet on the north side of the addition to screen undesirable modern roofing details.
8. Existing drainage from the enclosed porch will be redirected to the West via gutter and rain chain in lieu of downspout to retain the character of the enclosed porch
9. ~~A stone base veneer is proposed at the new addition up to the first floor level to match the aesthetic qualities of the existing stone base of the residence. This detail will be carried around the addition including the proposed stair landing~~.
10. New windows will be installed in the addition to match the existing character of the house. The existing windows are a motley assortment of styles. The proposed windows will be an aluminum clad window with wood interior finish. Style to match existing elevations.
11. Stucco color will match the existing house. El Rey color sample or similar to be provided for approval.
12. Canale detail will be traditional 2 x lumber with metal liner and flashing.
13. Gas fireplace chimney will be integrated into the parapet with minimum exposed metal flue as required per code.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is

deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

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

Proximity of Addition to Primary Façade:

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

Windows & Doors:

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

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

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

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

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.
(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
    (i) raising the parapet;
    (ii) setting back from the edge of the roof;
    (iii) framing the collector with wood;
    (iv) in the case of pitched roofs, by integrating the collector into the pitch;
    (v) in case of ground solar collectors by a wall or vegetation;
    (vi) in the case of wall collectors by enclosing by end or other walls;

(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

(e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

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

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 11, 2023

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

1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **Parcel # 910005048**

5. Property Type:
_x Buildings: 2
_x_Structures:1, wall
__ Site __ Object

6. Date of Survey:
July 27, 2023

7. Previous Survey Date(s):
_x_Yes: August 1982
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.678923, -105.9473757



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation. Camera facing northeast.

11. Brief Description of the Property:

Erected around 1920, 407 West Buena Vista Street is a transitional Mission to Pueblo revival-style bungalow. Made of adobe, it sits over a basement and is finished with brown cementitious stucco. Its stone foundation and basement may be its most interesting features. In form, it is a rectangular, flat-roofed box with porches at the front and rear. Including its porches, basement and attached laundry room, it holds approximately 2,830 square feet. The property includes an altered two-car garage and a street wall; the latter was built more recently. The house and garage are contributors to the Don Gaspar Area Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1920 (1912-1920)
_ _Known _x_ Estimated Source: 1912 "King's" map and 1920 federal census

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

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

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

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



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

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

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

For: Current owner:

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

Current owner: The Nichols Family Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

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

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar Area Historic District
Outside boundary of Don Gaspar National Register historic district

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-618
Marion and Aline Gregory House	407 West Buena Vista Street Don Gaspar Area Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe _x_ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: House, Laundry Room, Garage

Operation	Material	Glazing	Number
Sash	Wood	1/1	7
Double-Hung	Aluminum	1/1	13
Barn Sash	Wood	1	2
Sliding	Vinyl	1-1	5
Cellar	Wood	Altered for duct	1

Note: Based on visibility and access during survey

11. Door Types: House, Laundry Room, Garage

Type	Style	Material	Number
Single-Leaf	3-Light	Wood	1
Single-Leaf	5-Panel	Wood	1
Single-Leaf	¾-Glass	Wood	1
Overhead	Panel w/lights	Metal	1

12. Chimneys _x_ One, short, stucco stack, center of roof

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1982; wholesale replacement of windows, house; 1982 HBI form
#2 Date: c.1982; and after; replacement of porch posts, house; 1982 HBI form
#3 Date; Recent; addition to front of garage; visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Mission/early Pueblo Revial

17. Documents Available and Their Locations

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

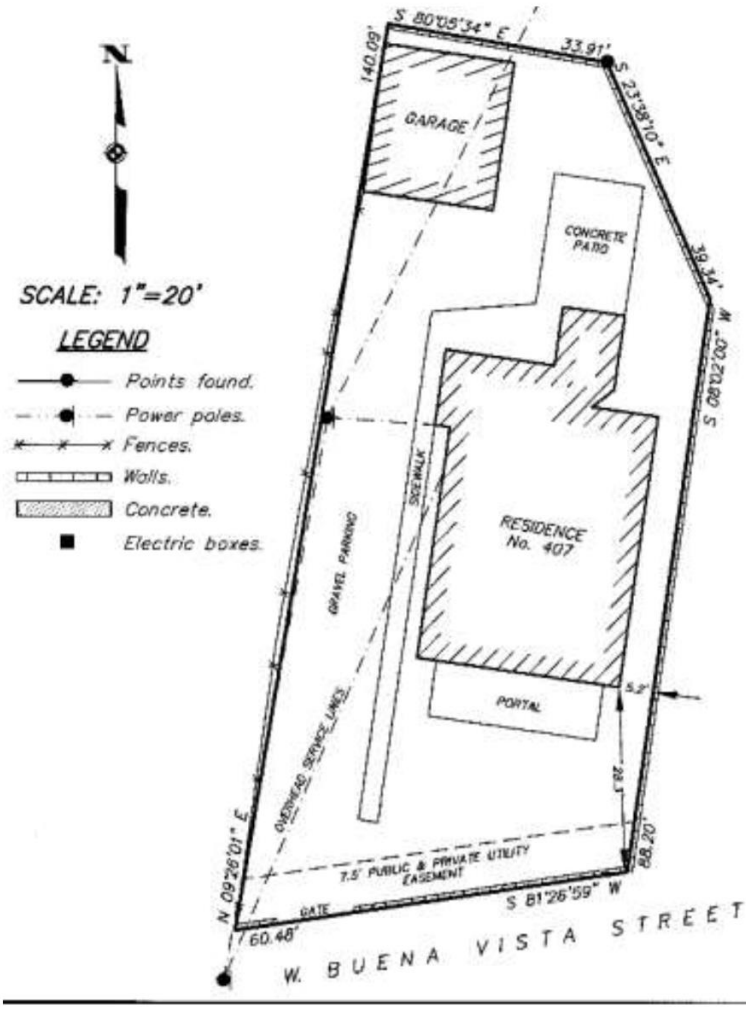
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Unofficial survey plat, c.2003. Courtesy Del Rio Surveys, Inc.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Architectural Description Continued

The house faces south with a nearly full-width porch (Photo 2). This feature, and the Mission-cum-Pueblo-revival parapet, characterize the façade. Framing the porch are 18" x 18" limestone piers (Photo 3). The rusticated blocks are adhered with raised flat mortar joints and topped with a cast stone capital. The piers support rustic wood columns which carry the porch roof beam. In between is a short wall made of penitentiary brick. The porch represents the Craftsman element of the façade.

Looking at the 1982 survey photo, one porch post was a tapered column with a base and capital (Fig. 1). These original posts were replaced with the current trunk-like supports. The present rustic posts, with their "lightning" capitals, are not characteristic of the early 20th century.

Three concrete steps lead to the porch. Its floor is made of scored concrete; its ceiling is a traditional viga and board composition (Photo 4). The porch façade is evenly divided into three bays with a centered entry flanked by vertically oriented openings. The entry holds a non-historic wood door with three vertical lights. Bronzed aluminum undivided sash windows are adjacent. These types of windows are found uniformly across the house. They terminate with stuccoed lug sills. From the 1982 photograph, it appears they were originally multi-light casements.

West

The west elevation traces the driveway leading to the garage (Photo 2). It sits on a raised stone foundation, creating the basement. A few replacement cellar windows cut through the 16" high foundation and give light to the subterranean space. The elevation has three openings holding the same type of aluminum windows as the façade. They are placed to let light and air into a bedroom, bathroom, and kitchen (Photo 5).

The flat façade changes at its north end where an enclosed porch bumps out by 2' (Photo 6). The rectangular volume sits on a raised limestone foundation with beaded mortar joints. Above is a short wall of painted brick topped with a line of sash windows. At the corners are stubby wood posts, similar to the porch columns. This feature appears on the earliest available Sanborn Fire Insurance Company map (1930) as a frame porch (Fig. 5).

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

North

The north side of the home is a jumble made of the porch and an attached laundry room (Photo 7). A five-panel wood door topped with a fixed transom gives entry to the porch and the back of the house. Adjacent, at a lower height, stands the laundry room (Photos 7 & 8). The roughly 48-square-foot space pushes out by 8'. The adobe volume is entered from the west through a wood-panel-and-glass door. Small square sash windows penetrate its north and east elevations (Photos 8 & 9). There is no direct access from the house to the laundry room. This feature also appears on the 1930 Sanborn map.

East

Standing close to the east property line, this elevation is clearly the functional side of the house (Photo 10). Like the opposite side, it has three openings containing grouped aluminum windows separated by a wide mullion bar (Photo 11). Below are cellar windows.

Interior

The interior reveals a compact Craftsman plan of six rooms. In its arrangement, it is reminiscent of one of the Sears kit house floor plans (Fig. 3).

The front door opens to the living room, with a bedroom to the west and a dining room to the north. The principal rooms have an 8"-high floor rail but no moulding at the ceiling. A built-in china cabinet, potentially original, spans the dining room's north wall (Photo 12). The window stools measure 10¾" deep; the rooms are entered through standard five-panel wood doors. The kitchen and bathroom have been significantly remodeled.

The finished stone basement is a remarkable space, taking up nearly half of the home's footprint. The useable portion has exposed stone walls faced with scored mortar joints (Photo 13). The painted concrete floor is also scored into neat panels. The space, with light passing through multiple cellar windows, is light, airy, and presently used as an office.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Garage

Taking up the northwest corner of the lot is an approximately 480-square-foot, two-car garage composed of stone (Photo 14). The building is crowned with the same "batwing" type parapet as the house. It has received a frame extension with new metal doors, altering its historic integrity (Photo 15). Based on aerial photographs, this change post-dates 1969.

Street Wall

A stuccoed block wall edges the front of the lot (Photo 1). The 51" high wall was erected after the 1982 survey, replacing a woven wire fence.

Historical Overview

Following the railroad additions of the early 1880s, development shifted to the southeast after the construction of the new capitol. While the capitol building would burn down in May 1892, its short-lived presence stirred development.

In 1887, the *Santa Fe New Mexic*an claimed that the over $800,000 of real estate transactions in the area "amply attests the home faith which exists in New Mexico's capital city, while the unsolicited investment of more than $100,000 of eastern capital sufficiently indicates the confidence which outsiders have in Santa Fe's future."[1]

Eastern investors were mainly large stockholders in the Atchison, Topeka and Santa Railway, including George W. Morse, of New York, and William S. Houghton, of Boston. They would finance subdivisions in the South Capitol area, and Houghton's name is still part of the landscape. Other names, of smaller investors, are forgotten.

Based on the 1912 "King's" map, the subject lot was part of a larger parcel owned by J. H. Vaughn, a Santa Fe businessman (Fig. 2). Vaughn's ownership of the West Buena Vista land likely represented an investment, as the land south of the river was expected to boom after the construction of the new capitol.

[1] "Highland Addition Sale," *Santa Fe Daily New Mexican*, October 22, 1887, 4.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Born in 1861 in Port Chester, New York, John Howard Vaughn was a descendant of Isaac Tripp, a Quaker and settler of Wyoming Valley, Pennsylvania.[2] Vaughn, who grew up in nearby Rye, New York, left at an early age to work as a tea broker in New York City. There he became acquainted with a business partner of Senator Stephen B. Elkins.[3]

Upon Elkin's recommendation, Vaughn came to Santa Fe in 1880. In Santa Fe, he secured a position with the First National Bank, working first as an assistant bookkeeper and later moving up to cashier. He was appointed territorial treasurer during Governor Miguel Antonio Otero's administration, serving in that position for eight years.[4]

There is no indication that Vaughn ever lived on the property. The 1900 federal census recorded him living alone in a home on East DeVargas Street, assisted by two African American servants.[5] He later moved to Washington Avenue, where he also lived alone. He remained unmarried and had no children. John Howard Vaughn died in 1936 and is buried at Fairview Cemetery, surrounded by his contemporaries.

The Homebuilder

Before dying, Vaughn sold the land south of the river to a Michigan man who came to New Mexico to work for the United States Forest Service. The Michigan man and his wife would live in the house for about ten years. The home's DNA is theirs.

Born in 1883, Marion Adelbert Gregory was adopted by George and Ann Washburn after his father died in 1890. He grew up in the Washburn house in Hillsdale, Michigan, attending local schools. In his 20s, he left for New Mexico, where he worked as a ranger at a forest reserve in Tijeras Canyon, east of Albuquerque.[6]

---

2 Arthur D. Dean*, Genealogy of the Tripp Family Descended from Isaac Tripp, of Warwick, R. I., and Wilkes-Barre, Pa*. (No. pub., 1903). 109.
3 "Sen. Elkins Launched Vaughn on Bank Career Here," *Santa Fe New Mexican*, September 22, 1936, 6.
4 Ibid.
5 U.S. Census Bureau, Year, 1900, Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: 1002; Page: 7; Enumeration District: 0126.
6 U.S. Census Bureau, Year, 1910; Census Place, Tijeras, Bernalillo, New Mexico; Roll: T624_913; Page: 8a; Enumeration District: 0005; FHL microfilm: 1374926.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

In 1911, he married Elizabeth Ackland, an Illinois resident. A few years later he entered the sheep ranching business.[7] They moved to Santa Fe around the same time.

The 1920 census recorded Marion and Elizabeth residing on West Buena Vista Street in a house they owned.[8] The house is given the address "X," potentially suggesting it had been recently completed but had yet to receive a house number.

The subject house's design reflects this period, with its transitional Mission Revival appearance. This house, and a few others scattered around the South Capital area, were designed after the New-Old Style contest and the resulting impulse to build in the new so-called Santa Fe style. It is likely only a coincidence, but the Dutch-born architect Tjalke Charles Gaastra (1879-1947) was the Gregory's neighbor.

A Little Farm

The couple turned their two lots into a small farm. Their land stretched nearly 200' along West Buena Vista, between today's Don Cubero Alley and Gregory Lane, a street named after them. It moved north considerably to a point near the end of today's West Gomez Road.

From newspaper ads they sold both laying hens and broilers as well as peaches (Fig. 4). The little farm is captured on the 1930 Sanborn Fire Insurance Company map, the first to cover the area (Fig. 5). It shows the main house in its current configuration with its front porch, frame back porch and adobe laundry. The property included an adobe garage and other structures — a stable, second residence, and frame outbuildings — located north of the house, on land now associated with a home on Gregory Lane.

The census of the same year found Marion, now 47, Elizabeth, also 47, and Anna Cole, a 77-year-old woman identified as Marion's mother in the house.[9] The property was valued at $12,000, a considerable amount for its time.

---

[7] "Marion A. Gregory," *Santa Fe New Mexican*, July 28, 1933, 2.
[8] U.S. Census Bureau, Year, 1920; Census Place, Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 13A; Enumeration District: 129.
[9] U.S. Census Bureau, Year, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 11A; Enumeration District: 0009; FHL microfilm: 2341134.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Elizabeth died in 1932 in a car accident. Marion died the following year in a room at the DeVargas Hotel. He had left the home after Elizabeth's death, turning it into a rental. He is buried alone at Fairview Cemetery.

In 1937, all the land formerly belonging to the couple was platted as the Gregory Addition.

After the Gregorys

Jesse and Bernice Morrison acquired the house after Marion's death. Jesse worked as a carpenter. Their ownership was short-lived. In the 1930s, the property still included the back house north of the current dwelling. In 1936, a widow, Clara Carruth, leased the front house, while H. Reed, a jeweler, and his wife, Bertha, lived in the back home.[10]

The front house was often rented and leased by men (and women) in management positions. This included Frank Hawley, an administrator with the Works Progress Administration; Ray Grayham, an oil broker for the State Land Office; William Maraman, office manager for the Robert E. McKee company and his wife, Kath, who ran a home supply business under their name. Other tenants in the 1940s and '50s included salesmen, gas station operators, and widows.[11]

The larger property then went through a cycle of development. The beginning of this change is evident on the 1948 Sanborn map, which identifies the Hart family as the underlying owner of Lot 4, holding the subject house and the dwelling at the north (Fig. 6). James A. Hart, a Pennsylvania native, moved to Santa Fe from Albuquerque after he acquired the local Coca-Cola bottling franchise in 1919. In 2002, Hart formally re-platted Lot 4, splitting the subject lot into a separate property.[12]

[10] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 56 and 148.
[11] This is based city directory entries, 1938 to 1958.
[12] Dawson Surveys, Inc., "Division Plat Prepared for the Hart Family LTD," approved by City of Santa Fe Planning Commission, September 12, 2002.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Evaluation of Historical Status

While altered, the house retains its overall form, fenestration pattern, and character. The garage has been changed with an extension added across its front façade. The street wall is recent, post-dating the 1982 survey.

The recommendation is to maintain Contributing status for the house, designating the front (south) elevation as the primary façade. This designation would exclude recent changes, such as non-original windows and replaced porch supports. The garage has been altered, but further investigation is required to assess the level of integrity loss. The front wall is non-historic and recommended Non-Contributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Illustrations



Figure 1: August 1982 Historic Building Inventory photograph. Likely original porch column circled.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

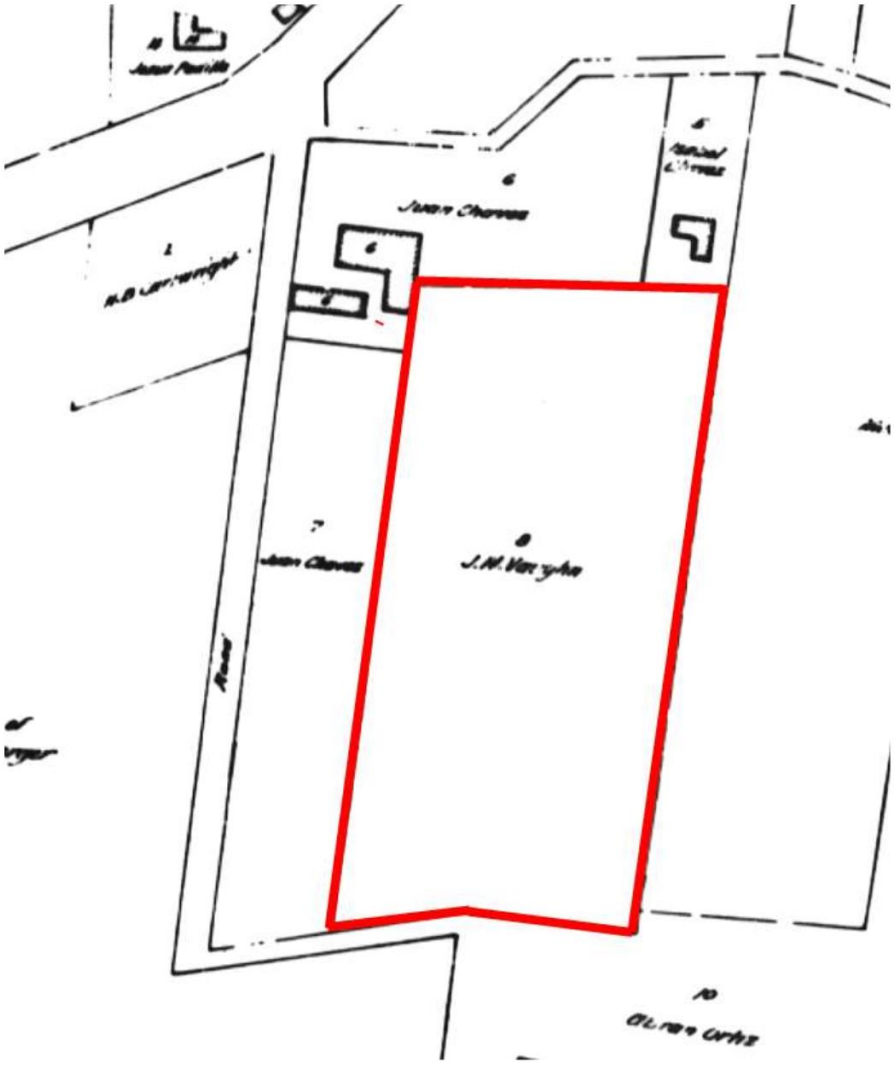


Figure 2: N. L. King, "Map of the City of Santa Fe," 1912.
J. H. Vaughn property highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

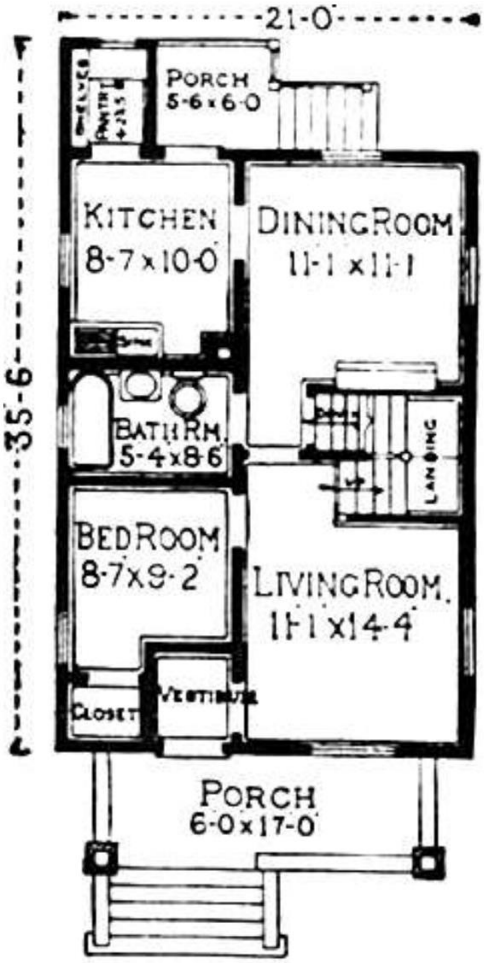
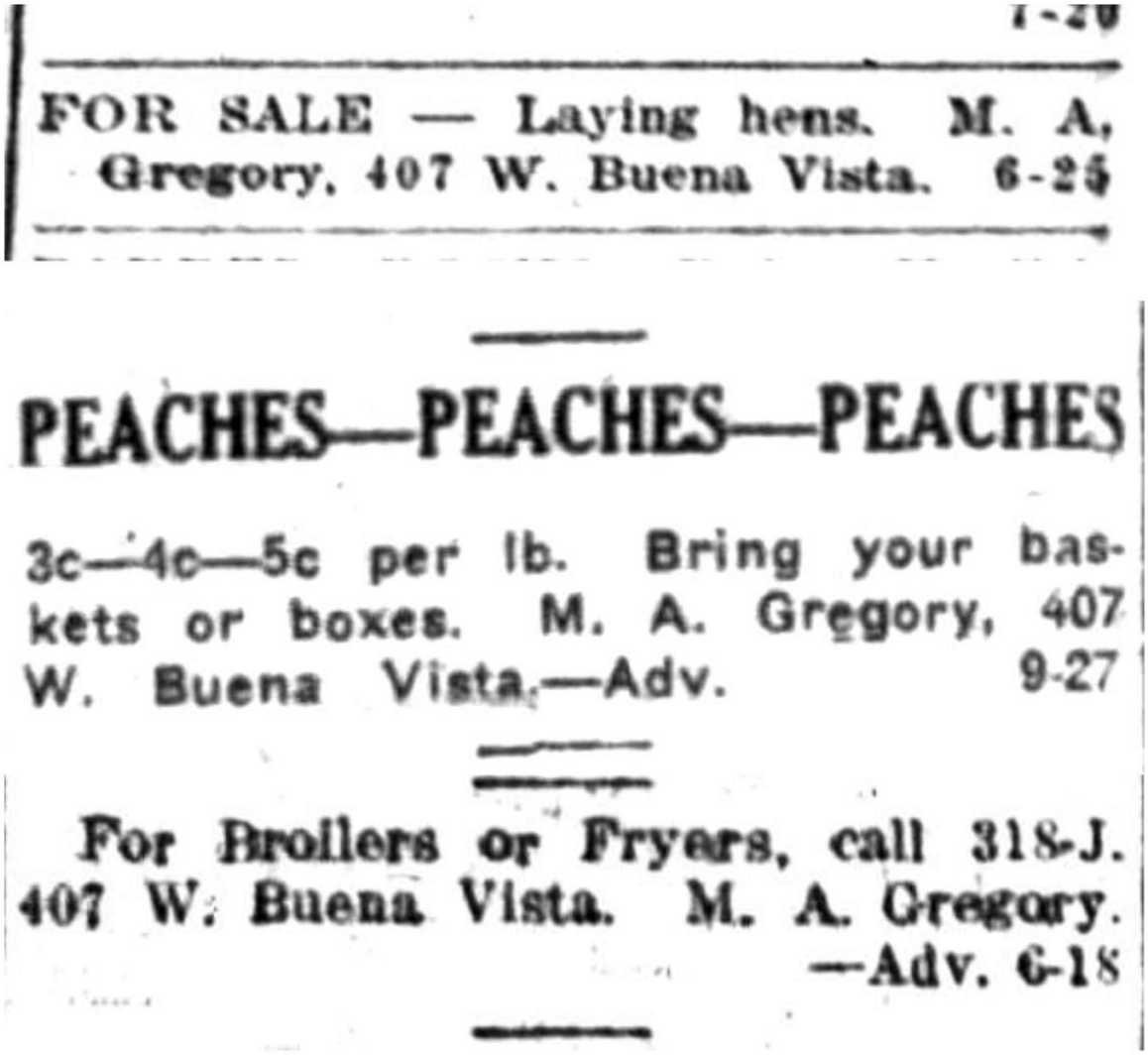


Figure 3: Floor plan for "Alton" Sears Roebuck kit house, 1916-19.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



FOR SALE — Laying hens. M. A. Gregory, 407 W. Buena Vista. 6-25

PEACHES—PEACHES—PEACHES

3c—4c—5c per lb. Bring your baskets or boxes. M. A. Gregory, 407 W. Buena Vista.—Adv. 9-27

For Broilers or Fryers, call 318-J. 407 W. Buena Vista. M. A. Gregory. —Adv. 6-18

Figure 4: Various newspapers advertisements: 1925-28.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

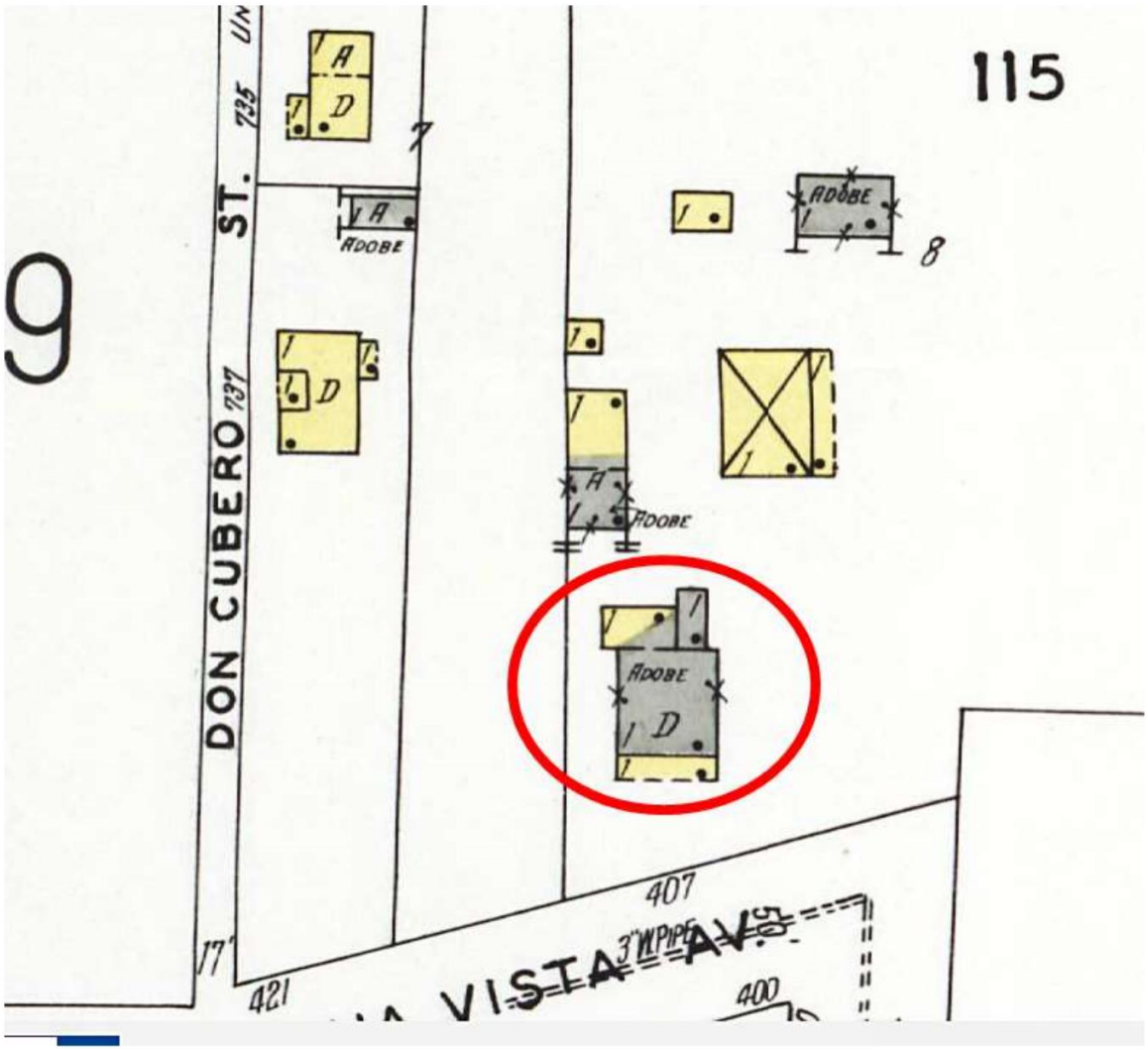


Figure 5: 1930 Sanborn Fire Insurance Company map. House highlighted. Note garage indicated to be of adobe construction.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Figure 6: 1930/1948 Sanborn Fire Insurance Company map. House highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

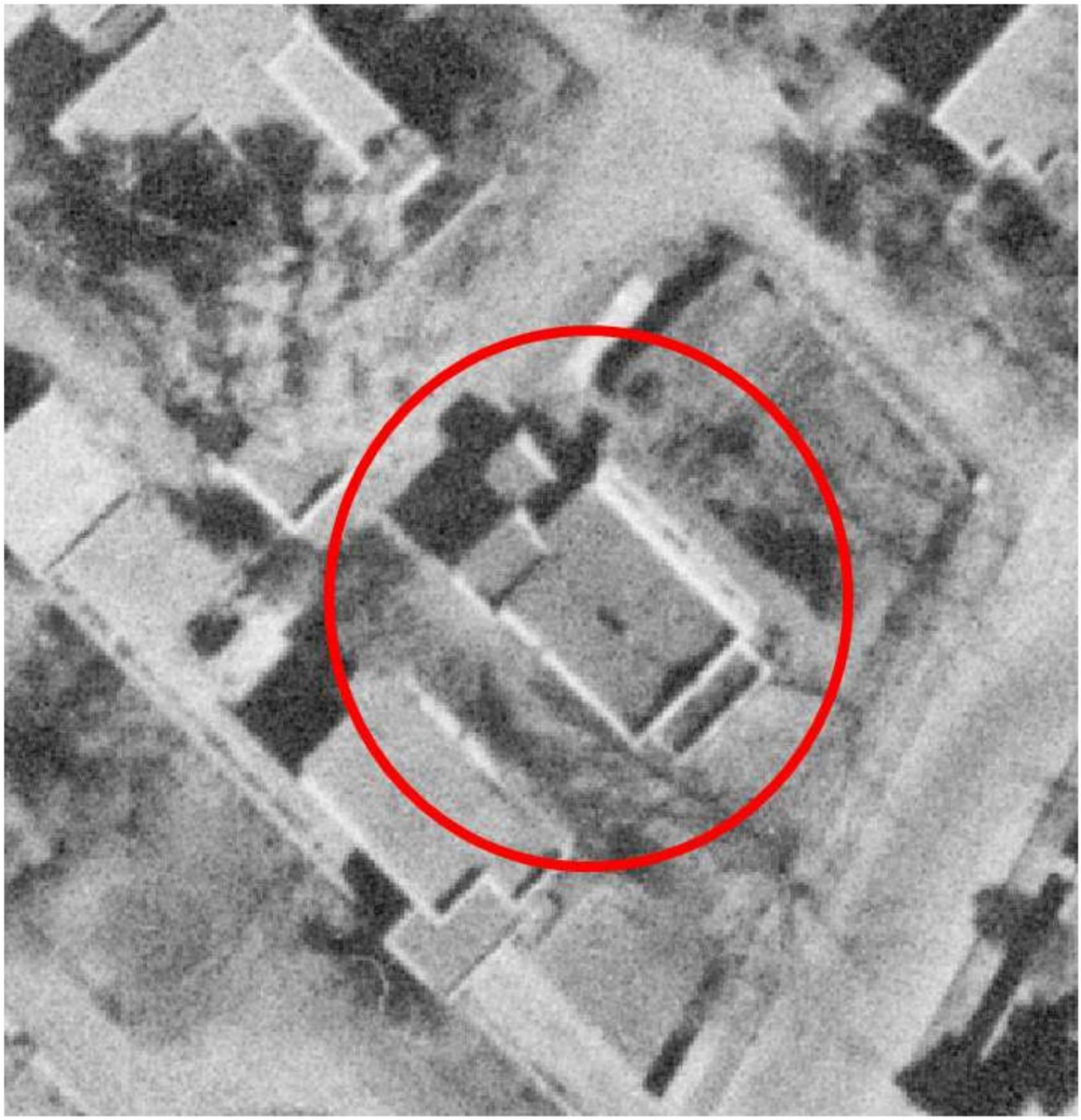


Figure 7: November 10, 1958, aerial photograph. House highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

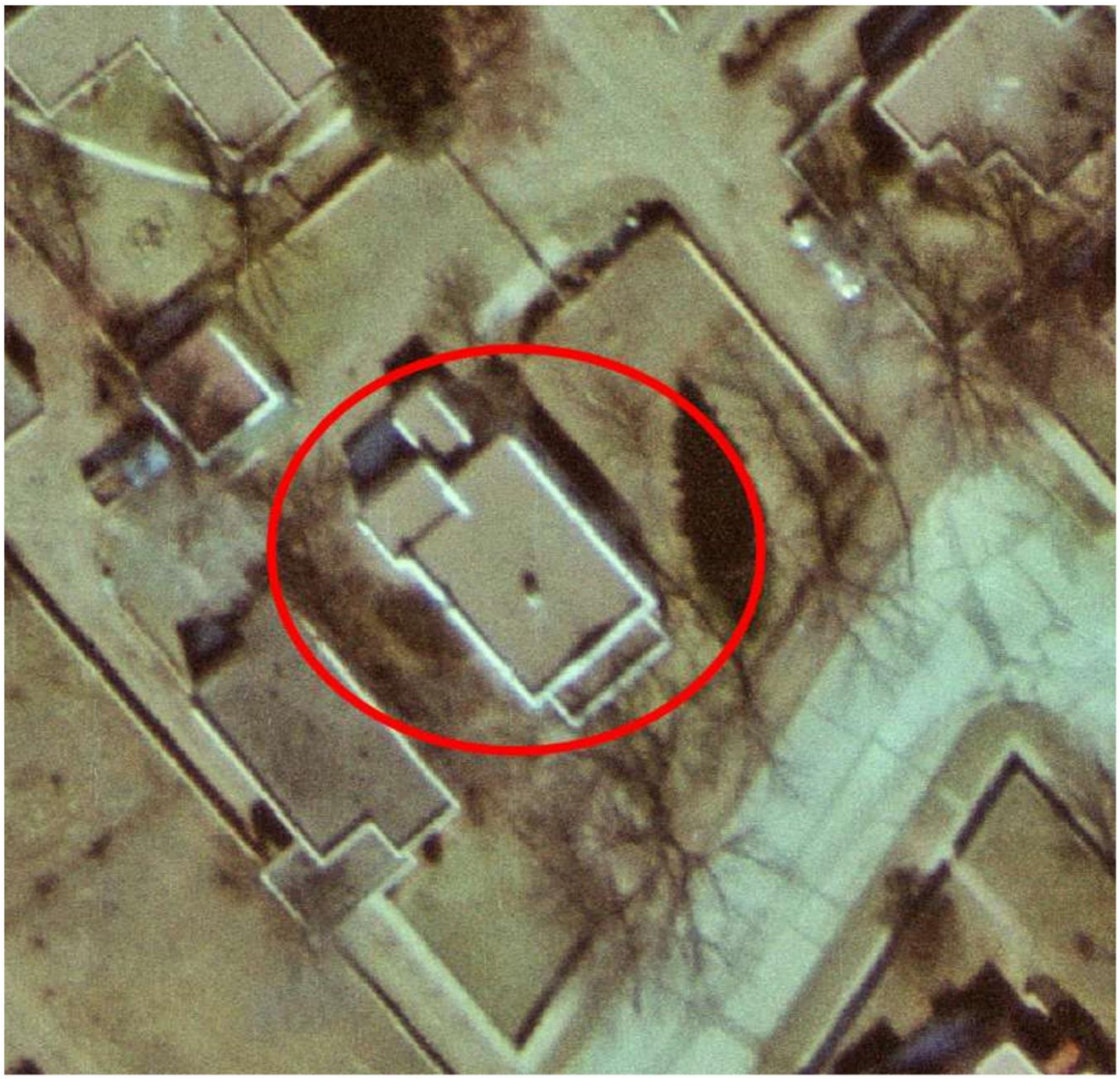


Figure 8: February 27, 1969, aerial photograph.
House highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

Survey Photographs

(All images taken by John W. Murphey, July 27, 2023)



Photo 2: West and south elevations. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 3: Porch. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 4: Porch. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 5: Partial west elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 6: Enclosed rear porch. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 7: North elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 8: Laundry Room, north and west elevations. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 9: Laundry Room, East elevation. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 10: East elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 11: East elevation, example of replacement windows. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 12: Dining Room. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 13: Basement. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 14: Garage, south and east elevations. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**

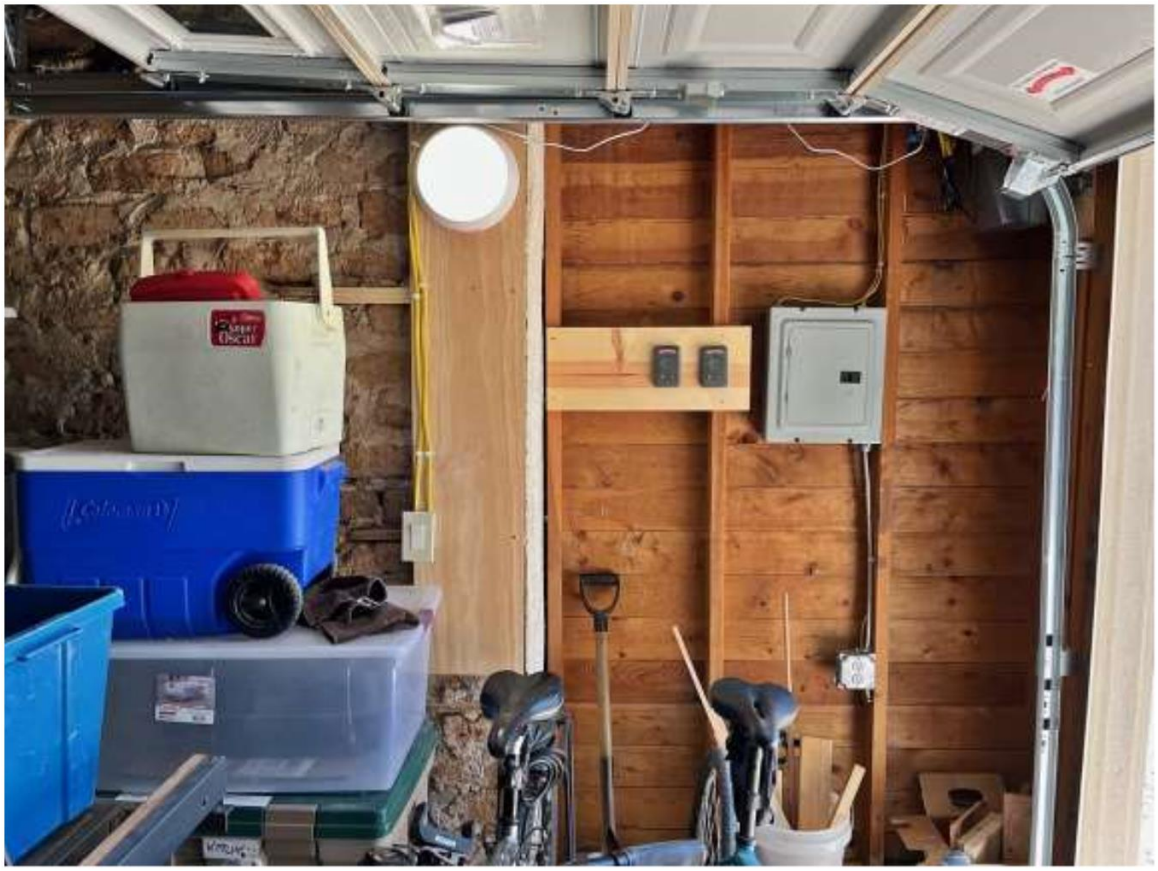


Photo 15: Garage, showing extension at front. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Marion and Aline Gregory House**	**2. Location:** **407 West Buena Vista Street** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-618** **4. County: Santa Fe** **5. Date of Survey: July 27, 2023**



Photo 16: House. Potentially original finish stucco under slurry coat.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H618

building threatened? yes	surveyed date 5-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 455	UTM reference zone 12 (13)	easting [illegible] northing [illegible]

location description
407 W Buena Vista

city/town
Santa Fe

land grant/reservation

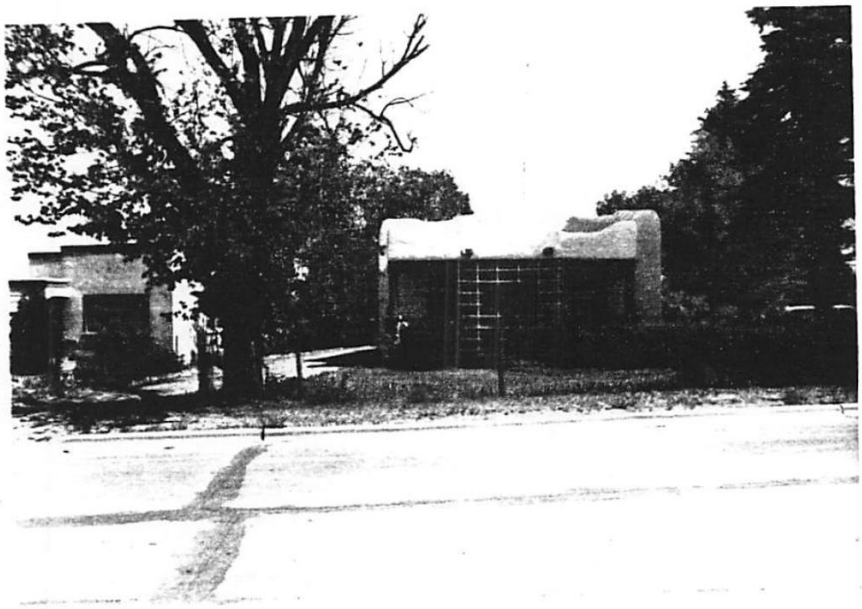
building name

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

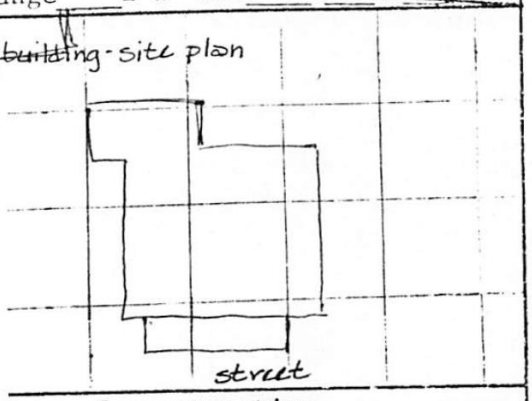
film roll by E.T. no. 15

negative nos. 21 22

loc. of neg. City of Santa Fe



building-site plan



date of construction
1920 estimate before 1928 actual

source
City Directory

use
present (residential)
other ___
historic (residential)
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style
Pueblo Revival

foundation material
~~Alt~~ stone

wall material/surface
stucco/adobe

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
elaborately slipped parapet
porch, portal detail
rear brick section
wd d/h
canales

surroundings
Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
___ supporting ___ intrusive

comments
wire fence

1936 cd - Cobb EM
rear - Newport NR
1925 cd - Gregory MA Livestock
1968 Danborn update

associated buildings? X yes
what type?
garage
if inventoried, list ID nos.

see back? ___ yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11.15.23

Property Owner of Record: BRAD & SUSAN NICHOLS

Applicant/Agent Name: TAYLOR PARDUE

Contact Person Phone Number: (505) 660-7468

Site Address: 407 WEST BUENA VISTA

Proposed Construction Description: BEDROOM ADDITION

TOTAL ROOF AREA:

Zoning District: SOUTH CAPITOL

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

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

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

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

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes

Lot Coverage : 21 %
□Open Space Required:_____

Setbacks:
Proposed Front: NC Minimum: 7'
2nd Front? _____
Proposed Rear: >5' Minimum: 5'
Proposed Sides: L NC R 5' Minimum: 5'

Height: Proposed 14'-2"
Maximum Height: 15'-2" or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed ~~Ø~~ Minimum: 2 Accessible 2

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

Zoning Approval:
□ Preliminary Approval □ with conditions □ Rejected
Comments/Conditions

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

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

TAYLOR PARDUE [□OWNER ☒APPLICANT □AGENT]
PRINT NAME

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

Taylor Pardue 12.4.23
SIGNATURE **DATE**

To Be Completed By City Staff:

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

REVIEWER: C ar ly V en ditti Carly Venditti **DATE:** 1 / 16 / 24

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

Revised 20 November 2020

12/4/2023

Ramón J. Sarason
City of Santa Fe
Historic Planning Division
200 Lincoln Ave.
Santa Fe, NM 87501

Re: Historic Design Review 407 West Buena Vista

Dear Ramon:

Thank you for the follow up email and your concern around the HDRB hearing schedule. This letter is a summary of our application to the City of Santa Fe Historic Design Review. The current owners, Susan and Bradford Nichols are proposing a small bedroom addition attached to the north of the existing residence. It will replace a small laundry room addition that is not original to the property.

The bedroom addition consists of the following:

A. New bedroom with gas fireplace

B. An exterior door from the bedroom to rear patio with small stair landing and awning

C. The existing guest room will be converted to a full size bathroom with hallway access to the new addition. The hallway will be utilized for passage and a laundry area adjacent to the proposed bathroom

D. A small office space and auxiliary bathroom will be provided in the basement



Considerations:

A. The proposed parapet heights are proposed to be approximately 1’-0” below the current 15’-2”parapet height of the residence. This is proposed to moderate direct sunlight to the North patio and to step the building massing down in scale on the non public side of the property.

B. Roof drainage patterns will change slightly

1) addition of a parapet on the north side of the addition to screen undesirable modern roofing details.

2) Existing drainage from the enclosed porch will be redirected to the West via gutter and rain chain in lieu of downspout to retain the character of the enclosed porch

C. A stone base veneer is proposed at the new addition up to the first floor level to match the aesthetic qualities of the existing stone base of the residence. This detail will be carried around the addition including the proposed stair landing.

D. New windows will be installed in the addition to match the existing character of the house. The existing windows are a motley assortment of styles. The proposed windows will be an aluminum clad window with wood interior finish. Style to match existing elevations.

E. Stucco color will match the existing house. El Rey color sample or similar to be provided for approval.

F. Canale detail will be traditional 2 x lumber with metal liner and flashing.

G. Gas fireplace chimney will be integrated into the parapet with minimum exposed metal flue as required per code.



Please find attached the architectural drawings illustrating the proposed design changes.

Sincerely,

Taylor Pardue
Common Block Studio
905 Nicole Place
Santa Fe, NM 87505

407 WEST BUENA VISTA

WEST BUENA VISTA

ADOPTED CODES

-2015 NM Residential Building Code (2015 IRC as amended by the state of New Mexico) + 2016 Santa Fe County Sustainable Land Development Code
-2015 NM Building Code (2015 International Building Code as amended by the state of New Mexico)
-2015 NM Mechanical Code (2015 Uniform Mechanical Code as amended by the state of New Mexico)
-2017 NM Electrical Code (2017 National Electrical Code as amended by the state of New Mexico)
-2012 NM Electrical Safety Code (2012 National Electrical Safety Code as amended by the state of New Mexico)
-2018 NM Energy Conservation Code (2018 International Energy Conservation Code as amended by the state of New Mexico)
-2012 NM Solar Energy Code (2012 Uniform Solar Energy Code as amended by the state of New Mexico)
-2012 NM Swimming Pool, Spa, and Hot Tub Code (2012 USPSHTC as amended by the State of New Mexico)
-2015 International Fire Code
-New Mexico Administrative Code (NMAC): 14.5.1 General Provisions; 14.5.2 Permits; 14.5.3 Inspections

PROJECT DESCRIPTION

DESCRIPTION: Single-family residence
ADDRESS: 407 West Buena Vista Santa Fe, NM
LEGAL DESCRIPTION: T17N R9E S29 LOT
PARCEL NUMBER: 910005 048
LOT AREA: 0.16 AC. (6990 SQ. FT.)

EXISTING
Rooted Area: 1765.37 SQ. FT.
Lot coverage 25.25%

PROPOSED
New Rooted Area: 155.87 SQ. FT.

NEW TOTAL
Total Rooted Area: 1921.24 SQ. FT.
New Lot Coverage: 27.49%

ZONING REQUIREMENTS:
8'-Front
10'-sides
Setbacks: 25'-0"
Max. Height: 50%
Max. Lot Coverage:

SHEET INDEX

NO.	SHEET NAME
1	Site Plan
2	Floor Plan
A10 3CS	Roof Coversheet
A10 4	Plan
A20 1	Elevatio ns
A20 2	Elevatio ns

ABBREVIATIONS

AD	ADJUST
AFF	ABOVE FINISH FLOOR
ALU	ALUMINUM
APPROX	APPROXIMATE
ATTIC	ATTIC
BLDG	BUILDING
BTWN	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CIP	CONTROL JOINT
C.J.	CONCRETE MASONRY UNIT
CL	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DET	DETAIL
DIA	DIAMETER
DN	DOWN
DIM	DIMENSION
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EQ	EQUAL
EQP	EQUIPMENT
EXP	EXPOSE
EXT	EXISTING
EXS	EXISTING
FA	FIRE ALARM
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH FLOOR
FTG	FOOTING
FUR	FURRING
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HR	HOLLOW METAL
HT	HEIGHT
ID	INSIDE DIAMETER
INT	INTERIOR
INSUL	INSULATION
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PLT	PLATE
PLY	PLYWOOD
POLY	POLYETHYLENE
REF	REFERENCE
REF	REFRIGERATOR
REQ	REQUIRED
RO	ROUGH OPENING
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURE
SUSP	SUSPENDED
T&G	TONGUE-AND-GROOVE
TEL	TELEPHONE
TER	TERRAZZO
TOD	TOP OF DECK
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WD	WOOD
W/O	WITHOUT
WP	WORK POINT

905 NICOLE PLACE
SANTA FE, NM 87505

Project
407 West Buena Vista Santa Fe, NM

Date 12/04/2
No. 3
Revision Number Project Number
1
2
3
4
5

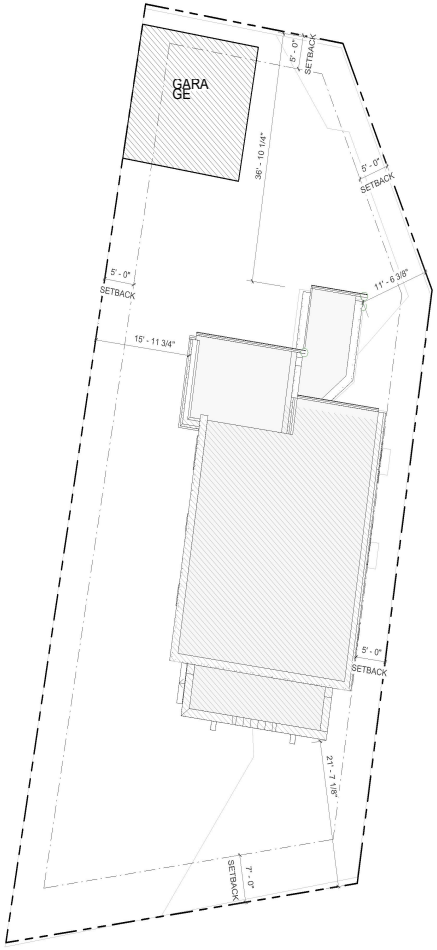
Notes

Phase
Design Development

SHEET NAME
Coversheet

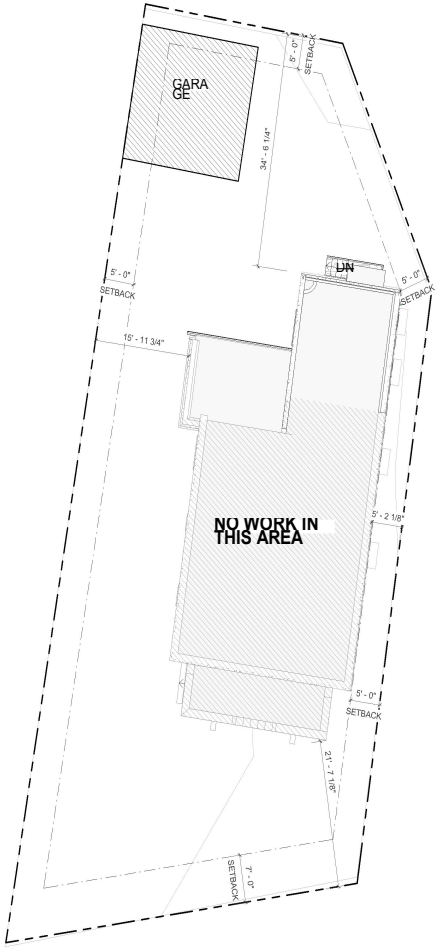
SCALE As indicated
SHEET NUMBER
CS-

DRAWN BY TP

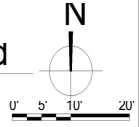


2 Existing Site Plan
10'-0"





1 Proposed Site Plan
10'-0"



common BLOCK STUDIO

905 NICOLE PLACE
SANTA FE, NM 87505

Project
407 West Vista
Santa Fe, NM

Date 12/04/2
No. 3
Revision Number
Project Number
1
2
3
4
5

Notes

Phase

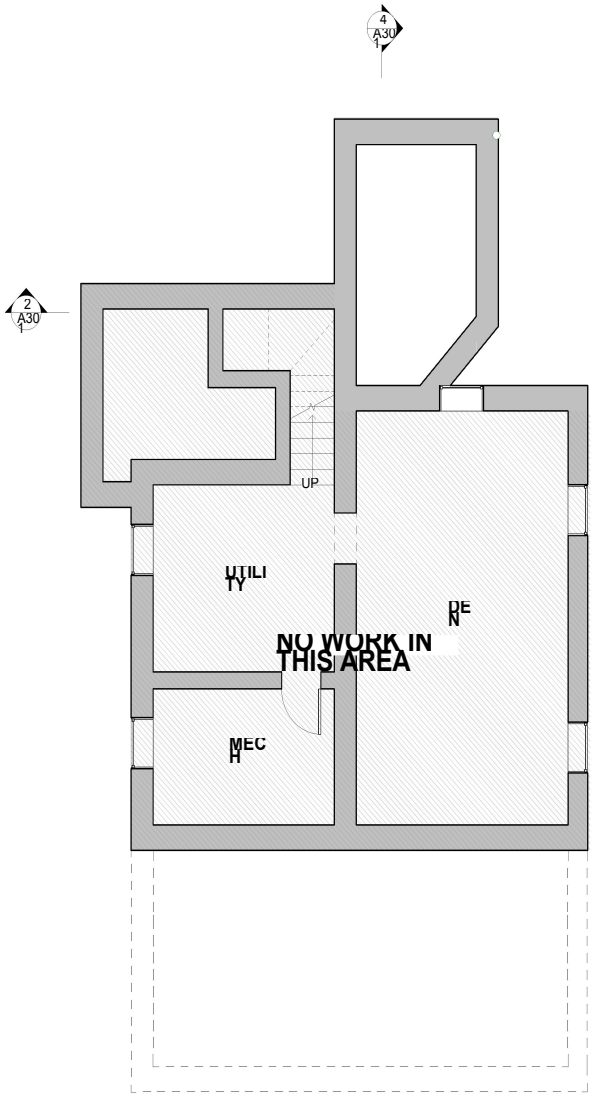
Design Development

SHEET NAME
Site Plan

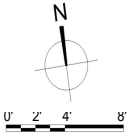
SCALE 1" = 10'-0"

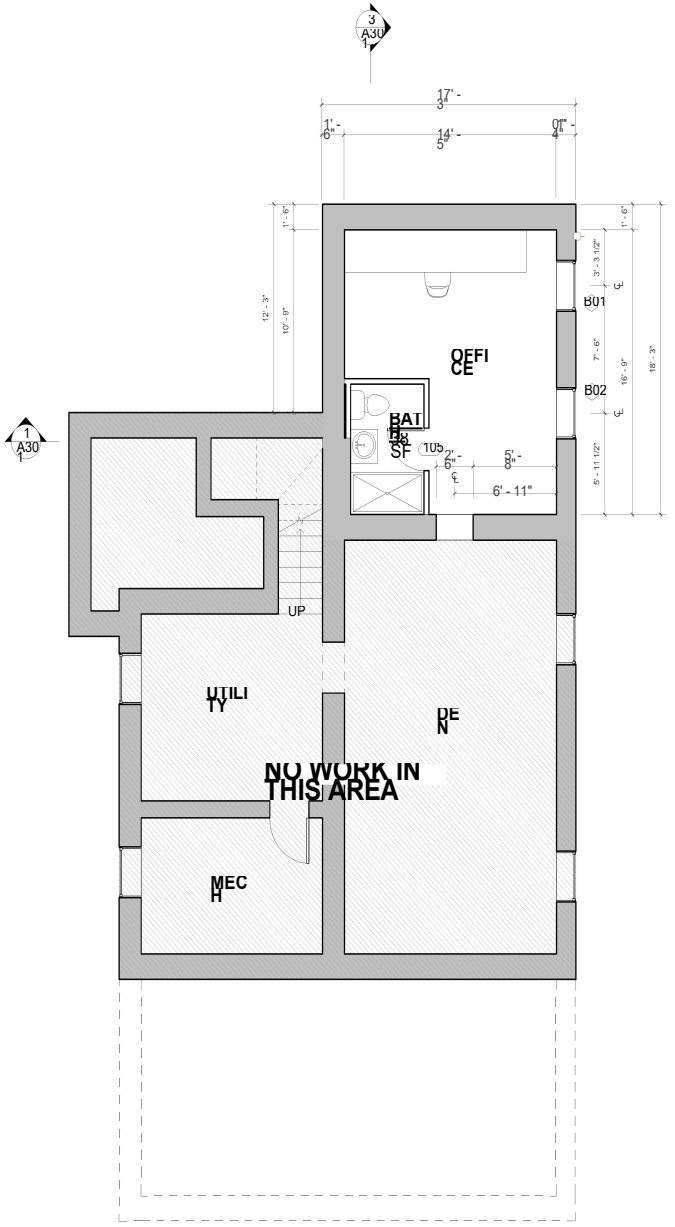
SHEET NUMBER
A1.01

DRAWN BY: TP

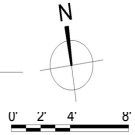


2 Existing Basement
1/4" = 1'-0"





1 Proposed Basement
1/4" = 1'-0"



Window Schedule

#	WIDTH	HEIGHT	SILL HEIGHT	LOCATION
101	2' - 7"	4' - 1"	3' - 0"	BEDROOM 2
102	2' - 7"	4' - 1"	3' - 0"	BEDROOM 2
103	2' - 7"	4' - 1"	3' - 0"	BEDROOM 2
104	2' - 7"	4' - 1"	3' - 0"	BEDROOM 2
B01	2' - 7"	4' - 1"	3' - 0"	BEDROOM 2
B02	2' - 7"	4' - 1"	3' - 0"	BEDROOM 2
	3' - 0"	2' - 0"	7' - 0"	BASEMENT
	3' - 0"	2' - 0"	4' - 0"	BASEMENT
	3' - 0"	2' - 0"	7' - 0"	BASEMENT

Door Schedule

#	WIDTH	HEIGHT	LOCATION
101	34"	84"	ENTRY
102	36"	80"	BEDROOM 2
103	32"	80"	BATH 2
104	36"	80"	BASEMENT
105	30"	84"	BATH CLOSET
106	90"	84"	CLOSET

common block STUDIO
905 NICOLE
SANTA FE,
NM 87505

Project
407 West Buena Vista
Santa Fe, NM

Date 12/04/2
No. 3
Revision Number
1
2
3
4
5

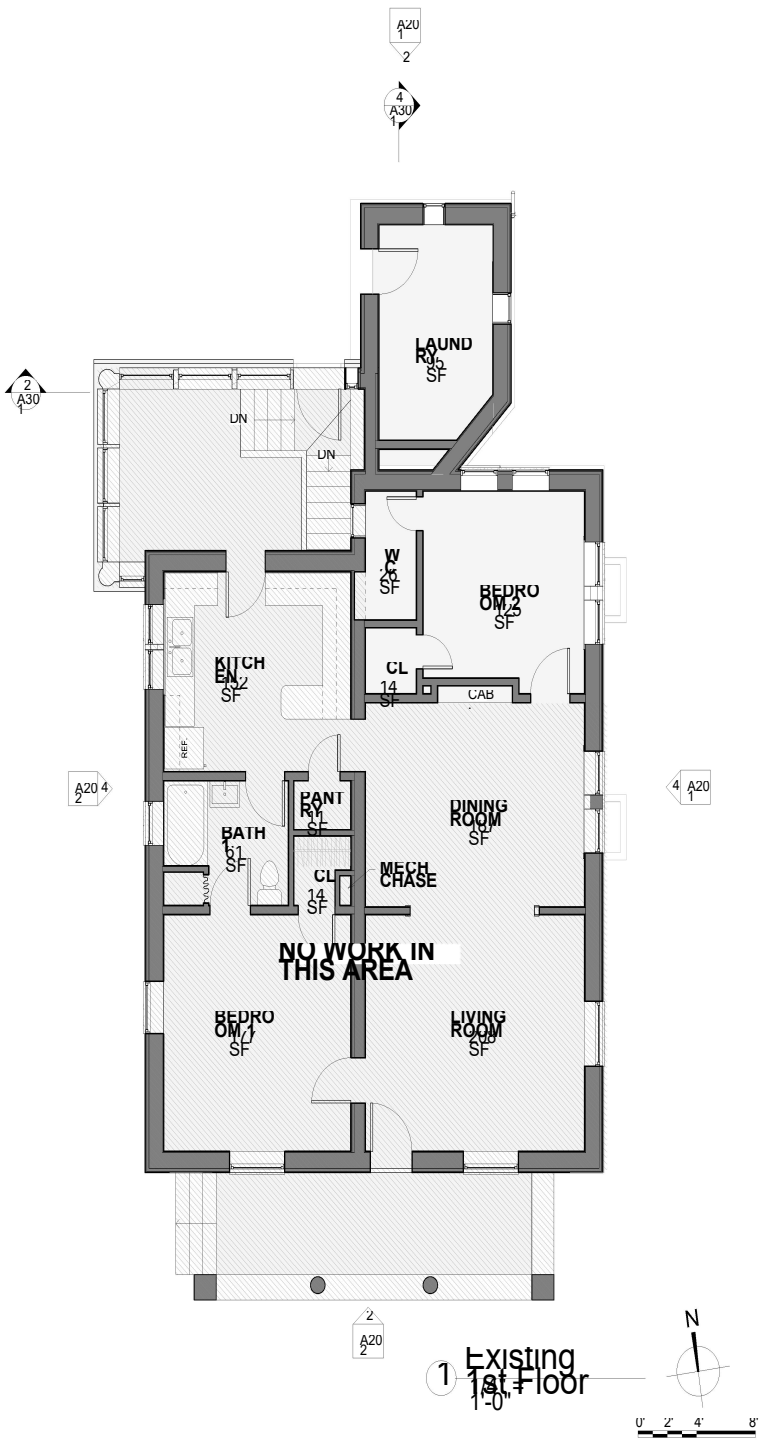
Notes

Phase
Design Development

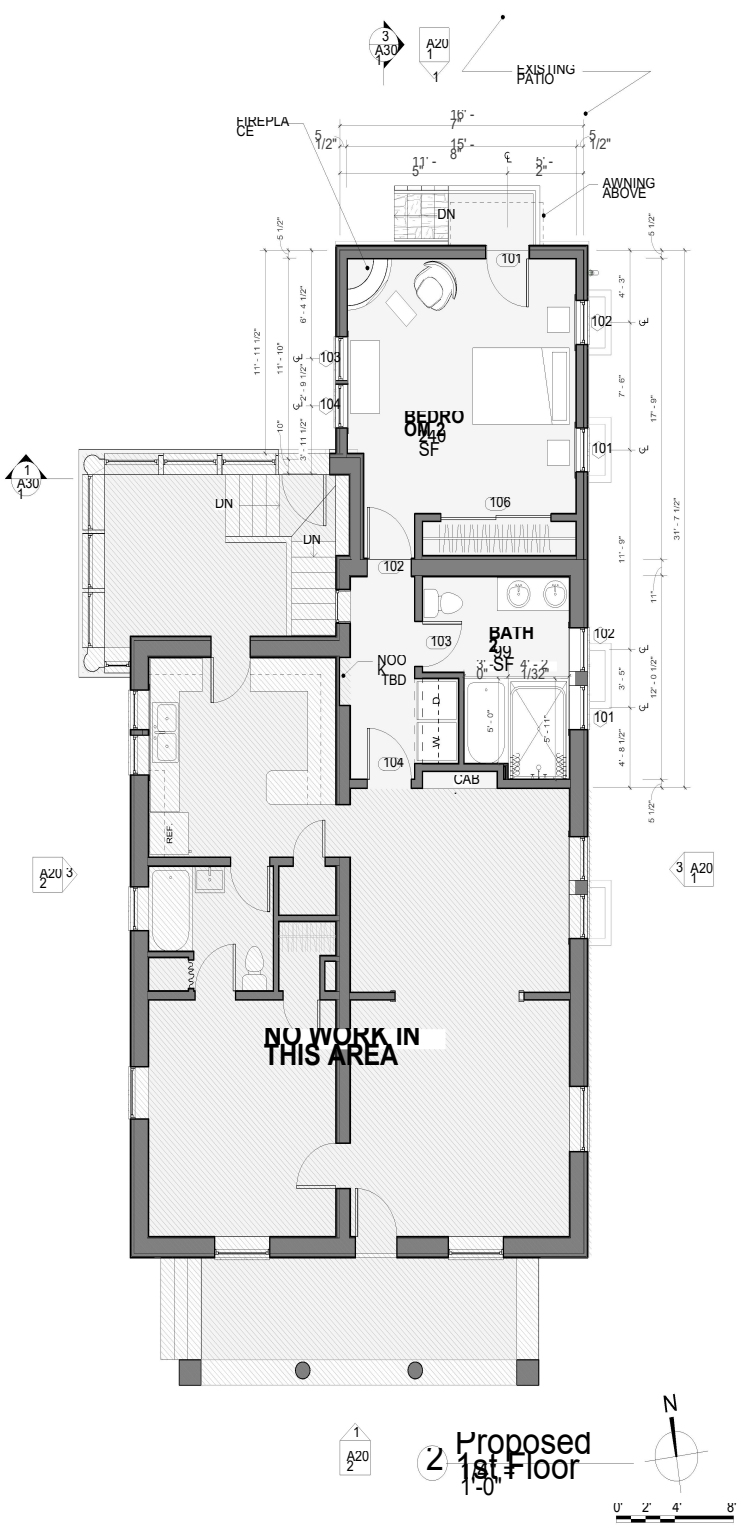
SHEET NAME
Floor Plan

SCALE 1/4" = 1'-0"
SHEET NUMBER
A1.02

DRAWN BY: TP



1 Existing 1st Floor
1/4" = 1'-0"



2 Proposed 1st Floor
1/4" = 1'-0"

Window Schedule

#	Width	Height	Location
101	2'-	4'-	BEDROOM 2
102	7"	1"	BEDROOM 2
103	2'-	4'-	BEDROOM 2
104	7"	1"	BEDROOM 2
B01	2'-	4'-	BEDROOM 2
B02	7"	1"	BEDROOM 2
	2'-	4'-	BASEMENT
	7"	1"	BASEMENT
	3'-	2'-	BASEMENT
	0"	0"	BASEMENT
	3'-	2'-	BASEMENT
	0"	0"	BASEMENT

Door Schedule

#	Width	Height	Location
101	34"	84"	ENTRY
102	36"	80"	BEDROOM 2
103	32"	80"	BATH 2
104	36"	80"	HALL
105	30"	84"	BASEMENT
106	90"	84"	BATH 2 CLOSET

common block STUDIO

905 NICOLE PLACE
SANTA FE, NM 87505

Project
407 West Buena Vista
Santa Fe, NM

Date 12/04/23
No. 3
Revision Date
Project Number
1
2
3
4
5

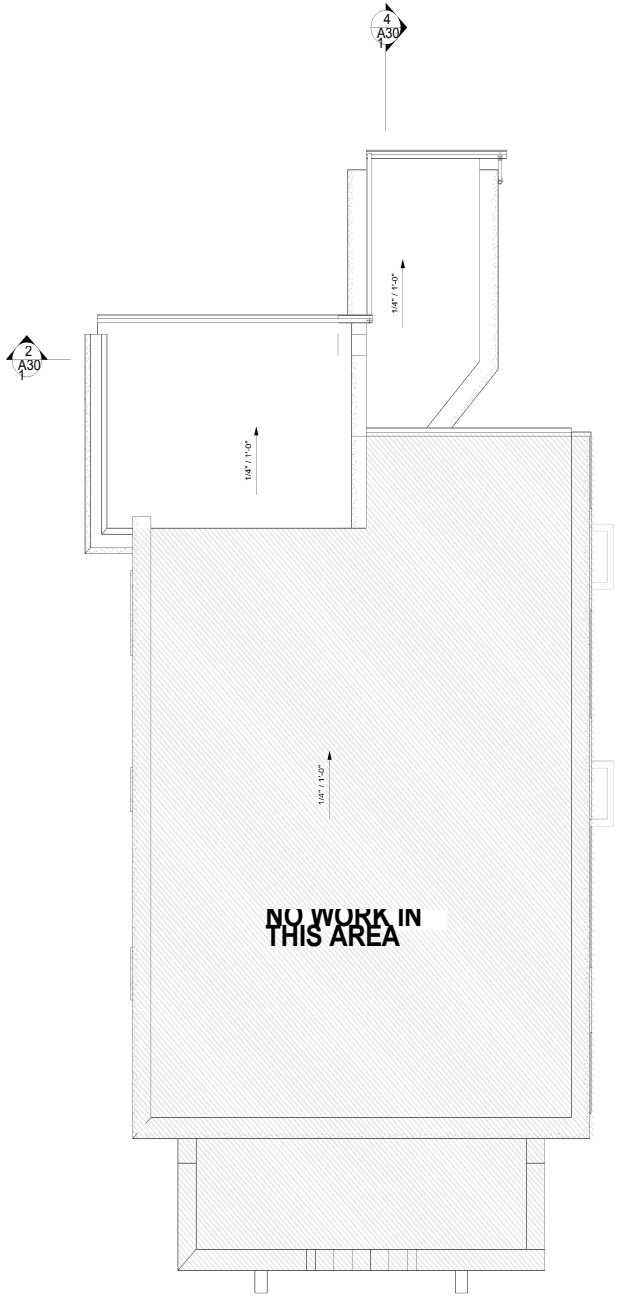
Notes

Phase
Design Development

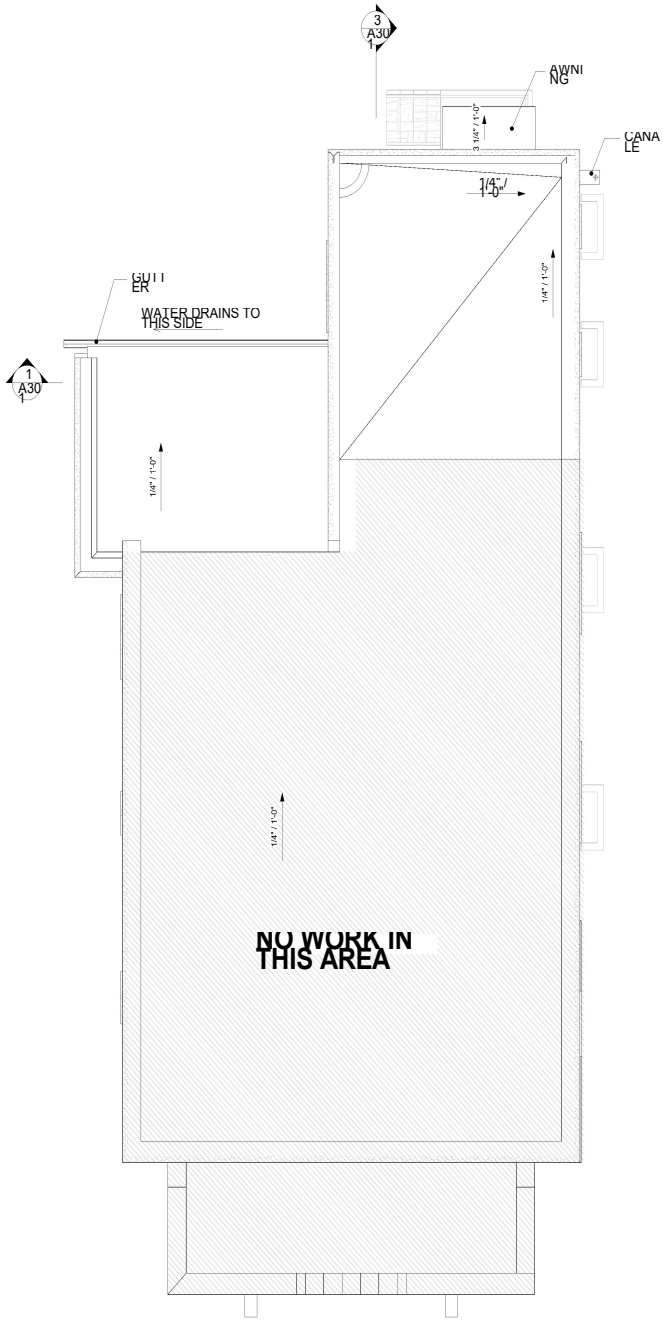
SHEET NAME
Floor Plan

SCALE 1/4" = 1'-0"
SHEET NUMBER
A103

DRAWN BY: TP



1 Existing Roof Plan
1'-0"



2 Proposed Roof Plan
1'-0"

common block STUDIO
905 NICOLE PLACE
SANTA FE, NM 87505

Project
407 West Buena Vista Santa Fe, NM

Date 12/04/2
No. 3
Revision Number
Project Number
1
2
3
4
5

Notes

Phase
Design Development

SHEET NAME
Roof Plan

SCALE 1/4" = 1'-0"
SHEET NUMBER
A1.04

DRAWN BY: TP



4 Existing East Elevation
1/4" = 1'-0"

3 Proposed East Elevation
1/4" = 1'-0"

2 Existing North Elevation
1/4" = 1'-0"

1 Proposed North Elevation
1/4" = 1'-0"

905 NICOLE PLACE
SANTA FE, NM 87505

Project
407 West Vista
Santa Fe, NM

Date 12/04/2
No. 3
Revision Date Project Number
1
2
3
4
5

Notes

Phase

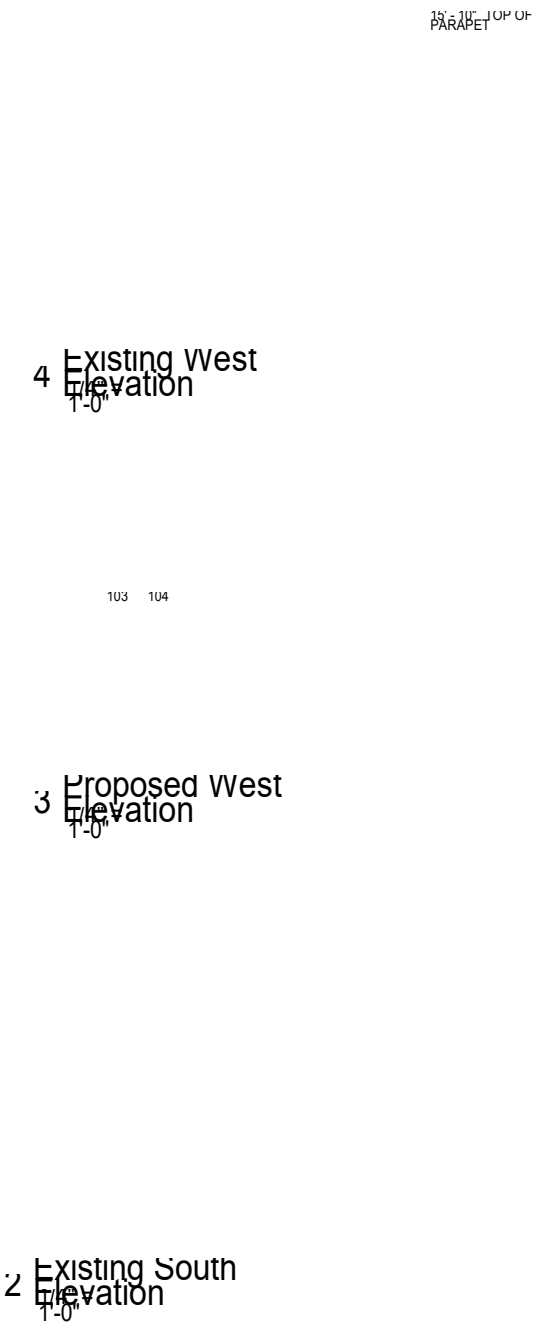
Design Development

SHEET NAME
Elevations

SCALE 1/4" = 1'-0"

SHEET NUMBER
A201

DRAWN BY: TP





905 NICOLE PLACE
SANTA FE, NM 87505

Project
407 West Vista
Santa Fe, NM

Date 12/04/23
No. 3
Revision Date
Project Number
1
2
3
4
5

Notes

Phase

Design Development

SHEET NAME
Elevations

SCALE 1/4" = 1'-0"
SHEET NUMBER
A202

DRAWN BY: TP

City of Santa Fe, New Mexico

memo

DATE: **February 27, 2024**

TO: **Historic Districts Review Board Members**

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

2024-007814-HDRB. 219 Washington Ave. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Dennis Price, owner, proposes door and window replacement on the south, east, and west elevations and insertion of new windows on the north elevation. An exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: 215 Washington Ave HCPI (8-25-2019) included for context.

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

219 Washington occupies the northwest corner of the former Levi A. Hughes estate is a low, flat-roof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is

a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.
Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered facade. Its bay has been filled with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner. The structure is currently utilized for commercial business.

This property was brought before the Board October, 22, 2019 (Case # 2019-0994-HDRB) and the structure was upgraded to contributing and the western, street facing façade designated as primary.

Now, the applicant proposes the following exterior alterations:

1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5) (a).
3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5) (a).
4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

EXCEPTION CRITERIA AND RESPONSES:

Exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material.

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

Applicant Response: The proposed alterations will not damage the character of the district, and the streetscape along the west primary façade will remain unchanged overall by the introduction of a wider door to meet code requirements. The proposed revisions to the existing north, south, and east façades will not affect the overall streetscape while meeting

access and daylighting requirements for the rental units. When approved, the structure will maintain its harmony with the neighborhood and streetscape.

Staff Response: Staff feels the criterion has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The proposed alterations will provide the individual three units with a designated "Front Door" for the renovated structure. The proposed renovations will maintain harmony with the streetscape while meeting the requirements of individually occupied units.

Staff Response: Staff feels the criterion has been met.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: The proposed alterations strengthen the unique heterogeneous character of the area of the historic downtown. The improvements enhance the north and south facades with the introduction of openings that break up the continuous mass nature of these facades. The proposed renovations allow the owners to continue the use of these structures to their best value while maintaining harmony with the streetscape and the requirements of individually occupied units.

Staff Response: Staff feels the criterion has been met.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:
(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Windows & Doors:
14-5.2(D)(5) Windows, Doors, and Other Architectural Features
(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

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

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

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Removal of Historic Material/Demolition:

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

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Levi A. & Christine L. Hughes House - Garage - Parcel # 910006023	219 Washington Avenue (historically 217 Washington Avenue) *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
August 25, 2019

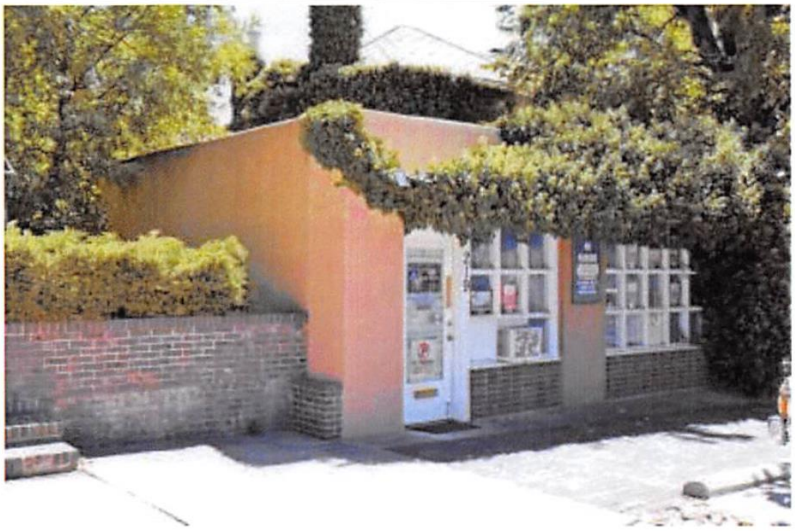
7. Previous Survey Date(s):

__ Yes:
_x_No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.689859, -105.936543



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast.

11. Brief Description of the Property:

Occupying the northwest corner of the former Levi A. Hughes estate is a low, flat-roof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered façade. Its bay has been filled in with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner.

Continued on Page 5.

12. Who uses the property? Office

13. Construction Date: Unknown
Date: c.1930 to 1942
__Known _x_ Estimated Source: Sanborn Fire Insurance maps

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

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

RECEIVED
SEP 25 2019
BY: MS

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

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



Source: Santa Fe County Assessor

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

John W. Murphey
Architectural Historian
First Light Consulting
Architectural History Services
505-577-7593
John@archhistoryservices.com

For: Dennis and Patricia Price

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

Owner: Dennis and Patricia Price

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

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
Alterations have adversely affected its historic integrity.

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:

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, as accessed on September 20, 2019

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, September 24, 2019

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Levi A. & Christine L. Hughes House - Garage -	219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: August 25, 2019

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

Known Building Material: Structural Clay Tile

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _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: __ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Tar and Modified Bitumen

10. Windows __ N/A

Operation	Material	Glazing	Number
Fixed	Wood	9	1
Fixed	Wood	15	1
Casement	Steel	2	1

Full extent of fenestration was not visible because of ivy.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	¾-Glass	Wood	1
Single-Leaf	10-light	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel & Light	Steel	1
Single-Leaf	Solid	Wood	1

12. Chimneys _x_ N/A
(describe whether interior or exterior and material)

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.1950s; removal of garage doors and installation of pedestrian entry and windows; visual and material evidence.
2 Date: post-1975; addition of utility shed; aerial photograph.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

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

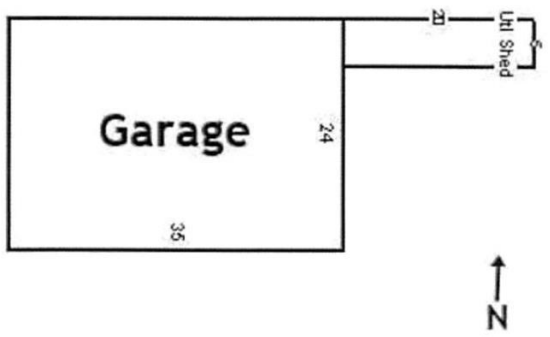
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Modification of Santa Fe County Assessor drawing.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Architectural Description Continued

A dense swarm of English ivy covers most of the building's south exposure and part of its roof. What is visible is a single, 10-light wood door (Photo 2). The north elevation presents a blank wall to the walkway (Photo 3).

The east elevation is penetrated with a few openings holding an altered steel casement window as well as an older wood-panel door, in which one of the panels has been replaced with a louvered metal vent. A shed-roof porch shelters the entry. Attached this elevation is a 100-square-foot frame utility shed (Photo 4). The primitive addition includes a solid wood door at its east end.

A thin stucco archway connects it to the adjacent Levi A. and Christine L. Hughes House to the south.

Historical Overview

The garage's construction (c.1930 to 1942) places it during Levi A. Hughes' ownership of the property (see Levi A. and Christine L. Hughes HCPI form). Hughes (1858-1934) was an important Santa Fe business leader and financier.

Starting with George Washington Schoch, the original owner of the house, the property included a building used to house either a horse or an automobile – beginning with a stable, and ending with the present building. Sanborn Fire Insurance maps track this progression.

In 1902, during Schoch's ownership, the lot included a one-story stable with firewalls, tucked into the northeast corner of the lot (Figure 1). By 1908, three year's after Hughes' purchase of the property, the lot included another stable of equal size (Figure 2).

As the house evolved, so did the stables. In 1921, four years before Hughes would retire from First National Bank, the stables were replaced by a one-story concrete garage (Figure 3). By 1930, the concrete garage had been displaced by a small adobe building, potentially a tool shed, with a new concrete L-plan garage to the south (Figure 4). The 1942 Sanborn map shows a new structural clay tile garage situated at the northwest, representing likely the present building (Figure 5).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Levi Allen Hughes died on April 8, 1934, after a prolonged illness. His wife Christine L. Hughes continued to live the in the house through the mid-1940s, after which time it was leased to a string of short-term tenants and then turned into apartments.

The following decade, the property was converted into commercial use. The back portion — containing a pool, a tennis court, and garden — was sold in 1950, with the improvements demolished in order to build the McKee Office Building.

The old house was reworked into offices, initially holding the Mountain States Telephone and Telegraph Company. In the late 1950s, the Santa Fe Business College took over the former manse. At some point during this conversion, the street-side garage evolved into commercial use. The most striking change was filling the garage bay with a pedestrian door and large windows.

For many years it held printing businesses, starting in the early 1950s, with the Graphic Printing Company, a commercial printing and advertising firm. This was followed by the Vergara Printing Company, a local company specializing in offset lithography. During this period, the retail space was identified as 217 Washington Avenue. It then shifted to small office space for insurance companies and realtors. A chiropractor is current ensconced in the former garage.

Historic Integrity

The principal façade of the garage was altered in the c.1950s for commercial use. This involved removing the main character-defining feature of the building — its wide bay and garage door — and replacing it with a pedestrian entry and multi-light windows. Given this change, and its now ambiguous relationship with the street, the building no longer communicates its use as a garage.[1]

[1] The author only discovered its original use by reviewing Sanborn maps.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Evaluation of Historical Status

The building itself has no architectural interest or discernable style. In addition, subsequent alterations and the shed attachment have impacted its already damaged historic integrity. Its presence does not complement the Levi A. and Christine L. Hughes House.

For these reasons, the recommendation is to designate the building a Noncontributing structure to the Downtown and Santa Fe Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Illustrations

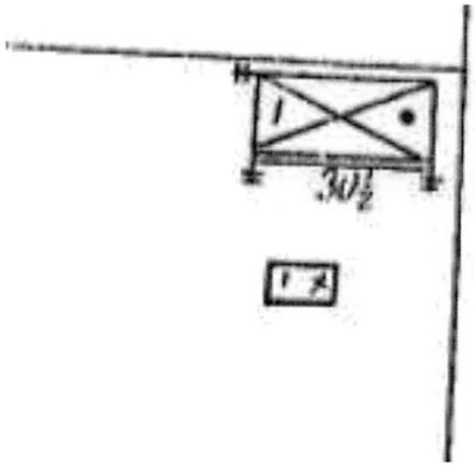


Figure 1: 1902 Sanborn map showing stable.

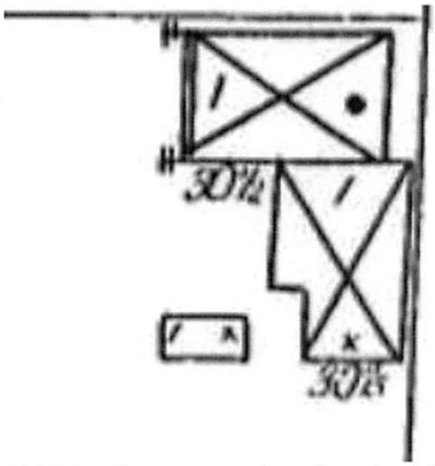


Figure 2: 1908 Sanborn map showing double stables.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

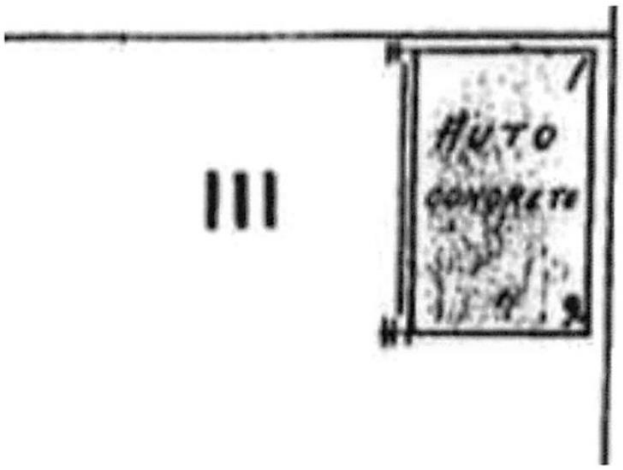


Figure 3: 1921 Sanborn map showing concrete garage.

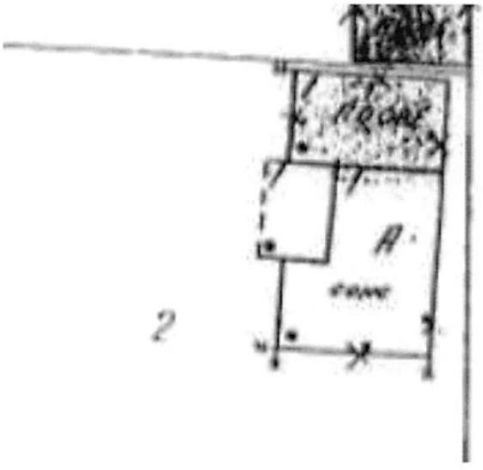


Figure 4: 1930 Sanborn map showing adobe building and new concrete garage.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

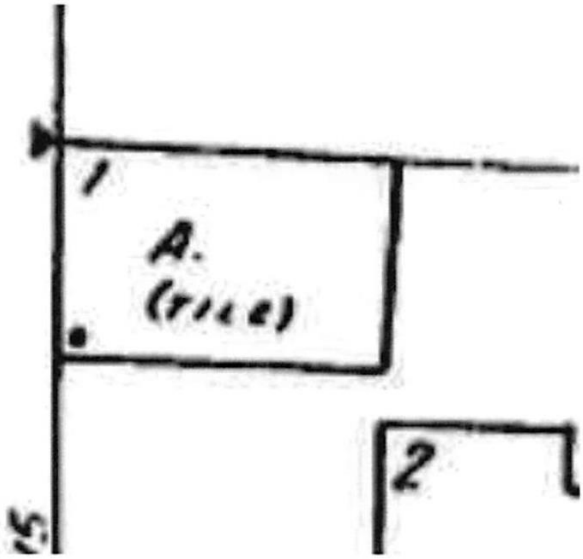


Figure 5: 1942 Sanborn map showing presence of current building.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Survey Photographs

All photographs taken by John W. Murphey on August 25, 2019, unless otherwise noted.



Photo 1: West (front) elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Photo 2: Setting and south elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**



Photo 3: North elevation, concrete walkway at right corner.
Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Photo 4: East elevation, shed addition in foreground.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Levi A. & Christine L. Hughes House Parcel # 910006023	215 Washington Avenue *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
August 25, 2019

7. Previous Survey Date(s):

_x_Yes: November 23, 1985
---- No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.689713, -105.936444



10. Photo Information: John Murphey, photographer. View of west elevations, facing east.

11. Brief Description of the Property:

Erected in 1901, the original brick house experienced several additions and alterations, bringing it to its current appearance. It sits approximately 65' back from the street, allowing for a formal front yard — now composed of two squares of lawn divided by a brick walkway. The house's siting is unusual for the streetscape with its setback and display of landscaping. In front of it is a 10'-wide sidewalk of glazed ceramic blocks installed in 1902. To the north sits the former Padre Gallegos House; to the south, a non-historic building used as a restaurant. A two-story concrete parking garage damages its east view. Included on the lot is a small, flat-roof building once used as a garage. Surviving specimen trees grace the front of the property; an asphalt parking lot dominates the rear.

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date: Unknown
Date: 1901
_x_Known __ Estimated Source: newspaper account

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

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

RECEIVED
SEP 25 2019
BY: MS

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

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



Source: Santa Fe County Assessor

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

John W. Murphey
Architectural Historian
First Light Consulting
Architectural History Services
505-577-7593
John@archhistoryservices.com

For: Dennis and Patricia Price

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

Owner: Dennis and Patricia Price

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

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? Alterations have adversely affected its historic integrity.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map, as accessed on September 23, 2019.

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

Recommended Contributing Structure to the Downtown and Eastside Historic District, September 24, 2019

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Levi A. & Christine L. Hughes House	215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: August 25, 2019

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

Known Building Material: Brick

7. Number of Stories: __ N/A
Number: __1 __11/2 _x_ 2
__21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_ Raised
Materials: __ Concrete _x_ Stone
Other: _____
Notes:

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Single-Hung*	Wood	1/1	35

Appear to be both single and double-hung units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel	Wood	2
Single-Leaf	Solid	Wood	1
Double	Panel	Wood	1

12. Chimneys __ N/A
Three, stucco-clad brick: one interior; two exterior.

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

14. Other Significant Features N/A

15. Modifications: _x_ __ No known modifications

#1 Date: Various; see Sanborn maps, Figures 1 through 5.
#2 Date: c.1950s forward; south addition and front porch; visual and material evidence.

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

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ 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: No style; modified flat-roof hipped, front-gable-and-wing form

17. Documents Available and Their Locations

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

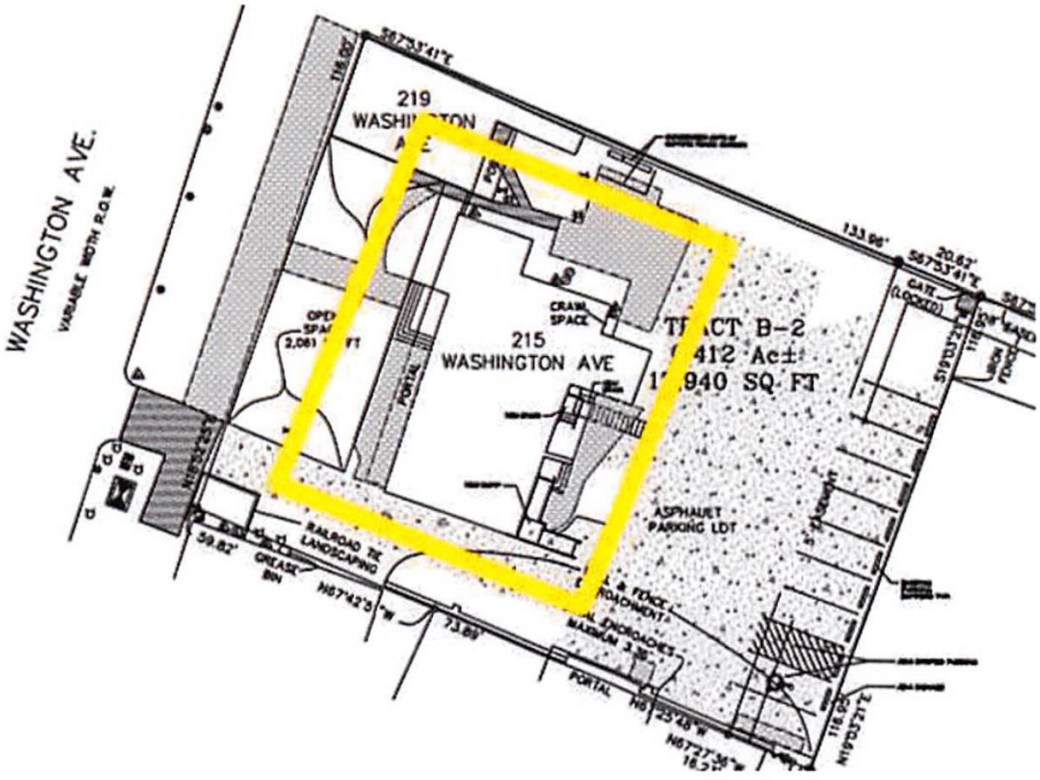
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: September 16, 2019, courtesy Architectural Alliance, Inc.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Architectural Description Continued

In plan, the building is a modified two-story, gable-front-and-wing with additions. The house form is unusual for Santa Fe. It also varies from the typical appearance of the type, with its squat, hipped roofs where steep gables are usually found. Even more unusual is the north-south "wing" with its combination hipped and flat-roof form.

The roof is covered with patterned asphalt shingles laid in a rhombus arrangement replicating slate. It is capped with metal at the ridges and finished with rolled asphalt at the hips. The roof extends over the walls with a slight eave overhang, finished modestly with a cornice-type fascia.

The original portion of the house sits on stone walls, creating a partial basement. The foundation is exposed on the west elevation as three courses of pitched-faced blocks.

The major elevations of the older part of the home are fenestrated with a mostly symmetrical arrangement of openings. These hold tall wood sash windows, with their frames painted white. The openings are dressed up on the ground floor west elevation with rusticated stone lintels. The remainder of the windows sit in unadorned casings.

A non-historic porch dominates the front facade. This structure, of indeterminate date, spans nearly a third of the building. It is shallow, with a hipped roof supported by rustic wood posts with splayed braces (Photos 2 & 3). The roof, with its steep angle, introduces a second plane to the façade. Its floor is covered with brick, and the wall behind is painted white. Handsome double wood doors give public entry to the building near its north end.

The porch extends southward beyond the house's original footprint, to wrap a one-story flat-roof addition. A change of window pattern beyond this point indicates this extension. The addition's south and east exposures are penetrated with standard sash windows (Photos 4 & 5). The appendage has a small parapet punched with *canales*, giving it a nominal Pueblo Revival appearance.

The rear, working side of the building, is less affected by the south addition (Photo 6). For the most part, it shows the footprint that was in place by the 1940s. There are, however, a few obtrusive elements, including a two-story shaped "buttress" at the

southeast corner and a dog-leg steel staircase. The north elevation has retained much of its historic integrity. Now covered with a massive blanket of ivy, it seems to show its original design (Photo 7). Its ground level includes an entry protected by a thinly built shed-roof porch.

To the original two-story residence were added lower, one-story appendages. One, a small hipped-roof box at the rear, contributes to the appeal of the building. The other, as discussed above – a long, rectangular projection distorting the south side of the house – does not.

The historically brick exterior is covered with smooth cementitious stucco in the buckskin color.[1] Aside from this treatment, there are no other elements on the original house that link it to a traditional Santa Fe style.

Historical Overview

In the spring of 1901, George Washington Schoch, a businessman from Philadelphia, announced his intention to build a home in Santa Fe. He originally intended his new house for the city's quickly developing south side, but soon shifted to Washington Avenue — a broad, unpaved street flanked by tree-shaded large lots.[2]

These lots were only partially developed. On the east side of Washington Avenue, they included the aforementioned Padre Gallegos House — then a group of apartments — and the flamboyant three-story Second Empire style Palace Hotel. Most of the lots, including the subject property, were once part of José Manuel Gallegos' holding. The current parcel held a garden, which extended eastward toward Otero Street, turning into a cornfield.

Born in Philadelphia in 1885, of parents of German-Jewish ancestry, Schoch served as president for the Fischer Drug Company which operated a drugstore on the south side of the Plaza.

---

[1] Both newspaper accounts and Sanborn Fire Insurance maps indicate the original portion of the house is built of brick.

[2] *Santa Fe New Mexican*, March 18, 1901, 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Levi A. & Christine L. Hughes House**	**2. Location:** **215 Washington Avenue** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Work on the foundation of Washington Avenue home commenced on the afternoon of June 29, 1901. By late August, the brick walls of the building were up and getting a roof.[3] As the house neared its completion, the *New Mexican* proclaimed it a "fine residence," stating it would be "as elegant a home as any to be found in Santa Fe."[4] The article went on to state: "Here is one man who has faith in the future of Santa Fe."

After several years of complaints about the lack of sidewalks along Washington and Palace avenues — including a call for an ordinance to mandate their construction — broad brick walks began to appear in 1902. The sidewalk on Washington Avenue, made of glazed penitentiary block, started in front of the Palace Hotel and moved southward, reaching the Schoch residence by early July.[5]

Schoch, along with his wife Dora and daughter Miriam, lived in the house for only a short time, leaving it in 1904 after he retired from the Fischer Drug Company. F. E. Dunlavy, an Ohio native and a mercantilist, purchased the residence in February 1904. Dunlavy owned the Dunlavy Mercantile Company, headquartered in the Catron Building. Formed in 1903, it acquired the assets of the Pennsylvania Development Company, and established a store in the fast-growing mining town of Kennedy, along with five locations in the booming Estancia Valley.[6]

Dunlavy kept the house for only a year before selling to Levi Hughes, an up-and-coming businessman and wool dealer.

Levi Allen Hughes

Levi Allen Hughes was born in 1858 in Minneapolis, Minnesota, to Reverend Levi Hughes, and his wife, Amanda Maxwell Hughes. He grew up in Bloomington, Indiana where his grandfather, Maxwell Hughes, was a founder of the University of Indiana. Levi graduated from that institution.[7]

He came to New Mexico in 1879, following the progress of the railroad. In rough-and-tumble San Juan County, he worked for the Ilfeld Brothers, learning the ropes of frontier

[3] Ibid., August 23, 1901, 4.
[4] Ibid., October 5, 1901. 4.
[5] Ibid, July 10, 1902, 4.
[6] Ibid., July 13, 1904, 13.
[7] Ibid., April 9, 1934, 3.

mercantilism. In San Juan County, where he owned a 300-acre ranch, he traded wool and hides with the local Navajo population. His business acumen attracted the attention of the B. McClean & Company, a Kansas City-based cattle dealer and wholesale house. In 1888, McLean appointed Hughes the general agent for their New Mexico operations. Covering the event, the *New Mexican* lavished praise on Hughes, calling him "one of the most progressive and successful young business men in New Mexico."[8]

Hughes soon became interested in the large tracts of virgin timber around the Jemez Mountains. He built sawmills there, sending milled logs down to Buckman, where they were transported by train to Espanola, and then by the narrow-gauge "Chili Line" to Santa Fe. In Santa Fe, he operated a small lumberyard near the depot. Later, with his brother-in-law Charles Proebstel and other investors, he would own the Santa Fe Builders Supply Company — a sprawling lumberyard complex northwest of the depot.

He gained an interest in mining, with operations in the Golden and San Pedro districts of south Santa Fe County.[9] He also played a major role in forming the Santa Fe Irrigation Company. Later called the Santa Fe Water Improvement Company, it ushered in the city's first domestic water system, building a reservoir and initiating the use of fire hydrants.

Hughes next moved into banking. In 1903, he was elected a director and vice president of the First National Bank of Santa Fe. He was elected its president in 1916.

A progressive Republican and successful businessman, he was awarded several appointments. In 1890, Governor Bradford Prince designated him a congressional delegate; he would later become the secretary of the Republican Central Committee of New Mexico.[10] During the same period, Hughes was appointed the collector and custodian of the Santa Fe Federal Building, and worked as the federal Internal Revenue agent for the Arizona and New Mexico territories. In 1909, he served as treasurer for the New Mexico Territory.

---

[8] Ibid., May 19, 1888, 4.

[9] Ibid., April 9, 1934, 3.

[10] Ibid., April 24, 1890, 4; August 10, 1892, 2.

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Levi A. & Christine L. Hughes House**	**2. Location:** **215 Washington Avenue** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

A Most Beautiful Residence

Hughes and his second wife Christine Louise Proebstel purchased the Washington Avenue house in February 1905 for more than $5,000. An account in the *New Mexican* predicted that he would make $1,000 of improvements to the building.[11]

Newspaper coverage of a September 14, 1905 afternoon tea and card game soiree at the residence gives a sense of the Hughes' wealth and social connections. The home was decorated with sweet peas, dahlias, and asters, and filled with women from Santa Fe's upper class — with surnames such as Otero, Prince, Frost, Catron, Palen, Bergere, Chaves, James, and Bursum.[12]

Various newspaper accounts show the residence as the site of First National Bank parties and other society events. The *New Mexican* once characterized the "beautiful home on Washington avenue," as the "center of social activity sought by distinguished visitors, financiers, writers, artists, and ... close friends."[13] One distinguished visitor was the author D.H. Lawrence.

In 1925, Hughes resigned as president of the bank to spend more time in his role as receiver for the New Mexico Livestock and Agricultural Loan Company. Hitting hard times, the company had been taken over by the federal government. From World War I until 1920, prices for cattle ran high, leading to a frenzy of excessive lending. But the market bottomed out, declining nearly 55% from 1918 to 1921, leaving both ranchers and bankers in trouble. Hughes successfully navigated this crisis and was awarded a chairman position with the company which he held until his death.

Levi Allen Hughes died at 4:45 pm, on Sunday, April 8, 1934, in his house on Washington Avenue. He was 75, and had suffered a crippling illness for several years.

The next day's issue of the *New Mexican* ran a headline in large font under its masthead announcing his death. The paper lamented that New Mexico had lost one of its "foremost citizens," a "business, financial and economic leader in the upbuilding of the state, a pillar of strength in his community."[14]

---

[11] Ibid., February 11, 1905, 5.
[12] Ibid., September 16, 1905, 4.
[13] Ibid., April 9, 1934, 3.
[14] Ibid., April 9, 1934, 1.

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Hughes' widow continued to live in the house through the mid-1940s, after which time it was leased to a string of short-term renters, and then turned into apartments. It was converted into commercial use the following decade. The back portion of the property — containing a pool, a tennis court, and garden — was sold in 1950, with the improvements later demolished.

The old house was reworked into offices, initially holding the Mountain States Telephone and Telegraph Company. In the late 1950s, the Santa Fe Business College took over the building. In the 1970s, the architectural firm of Philippe Register & Associates moved in. A fire in April 1977, started by an arsonist, gutted its drafting room at the back of the building, and temporarily closed the business.[15]

A branch office of the Albuquerque law firm Sutin, Thayer & Browne occupied the building in the 1980s. Lela McFerrin, a secretary for the law firm, acquired the property in 1989 and turned the old house into the Territorial Inn, a Victorian-themed bed and breakfast.

Evolution of Building

Additions started modestly, likely in the late 1910s, with a wraparound porch tacked on to the west and south elevations (Figure 3). The porch was a natural extension to this house type, and likely signaled the wealth of its owner. By 1930, the south portion of the porch had been enclosed, and the rear, hipped-roof addition, was constructed (Figures 4 & 5). None of these early additions changed the overall footprint or architectural statement of the house.

At some point after the 1950s — likely when the building shifted into commercial use — the south porch was bumped out with the flat-roof addition, alternating the balance of the original composition.

Either at the time of its construction or later, the shoebox addition was incorporated into the front façade with the current porch. The porch added a new and jolting horizontal emphasis and introduced a separate architectural vocabulary with its heavy, New Deal park-rustic supports. Harry M. Weiss, the author of the original 1985 survey, deemed it "really obtrusive/clunky."

---

[15] Ibid., April 20, 1977, 16; Roger W. Lengyel, telephone conversation with John W. Murphey, September 23, 2019. Lengyel worked for Register's firm during this period.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Historic Integrity

The 1997 National Trust for Historic Preservation guide to Santa Fe found the house "out of place in the core of the Santa Fe historic district."[16] It may be that the author didn't realize it was once very much *in* place, before the mandatory Puebloization of the so-called Eastern styles, following the enactment of the historic districts ordinance.

While brown stucco has somewhat modified its original appearance, other alterations — principally the south addition and front porch — have resulted in more damage to the building's historic integrity.

Evaluation of Historical Status

The building's historical significance lies principally with Levi A. Hughes, who lived in it between 1905 and his death in 1934. This significance is linked to Hughes' prominence as a businessman and community leader. It is doubtful that Hughes, or his wife Christine — if they returned to Santa Fe today — would recognize the building as their home.

Despite these reservations, the recommendation is to designate it Contributing to the Downtown and Eastside Historic District. Its original unique form is still evident, and its association with Levi A. Hughes, a recognized business leader and city booster, connects to an important period of pre-Statehood history.

---

[16] Richard Harris, *National Trust Guide Santa Fe: America's Guide for Architecture and History Travelers* (San Francisco: John Wiley & Sons, Inc., 1997), 88.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Illustrations

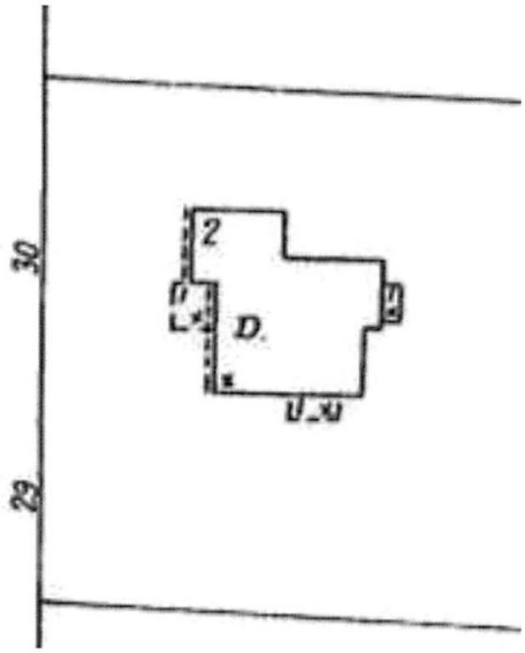


Figure 1: 1902 Sanborn map showing original configuration of house. Notice box-like enclosure at entry on west elevation, small porch on south elevation, and small room off east elevation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

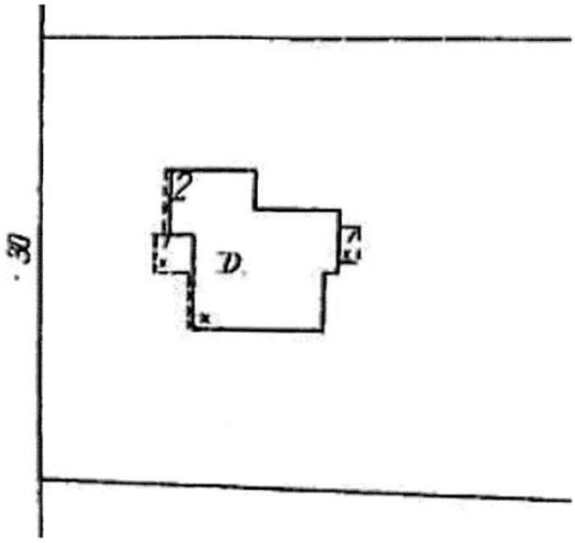


Figure 2: 1908 Sanborn map showing the configuration of the house. Notice removal of south porch.

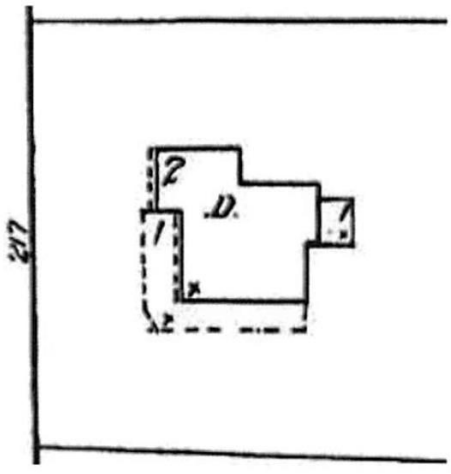


Figure 3: 1921 Sanborn map showing the configuration of the house. Notice wide, wrap-around porch added to west and south elevations.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

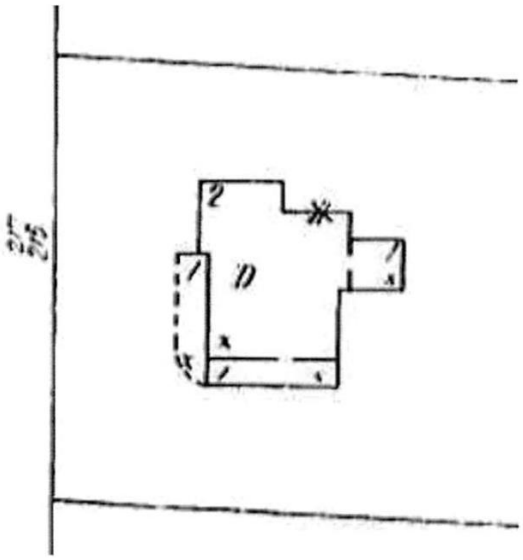


Figure 4: 1930 Sanborn map showing the configuration of the house. Notice enclosure of south porch.

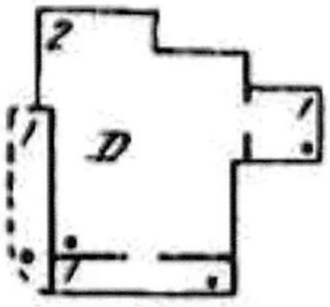


Figure 4: 1942 Sanborn map showing the configuration of the house. House maintains same appearance as 1930.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Figure 5: c.1920s photograph of the Palace Hotel block of Washington Avenue.
Given the location of the photograph,
the building in the background may be the subject house
during the period when the south porch was enclosed.
Notice the cornice-type fascia, position of the upper-story windows,
and the enclosed porch below.
Courtesy Palace of the Governors Photo Archives: Negative # 010670.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**



Figure 6: Oil painting of Levi Allen Hughes.
Courtesy First National Bank of Santa Fe, First National 1870.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Drawings

Existing Non-Detail Elevation Drawings, September 15, 2019.
Courtesy Architectural Alliance, Inc.



WEST ELEVATION (NO CHANGE)



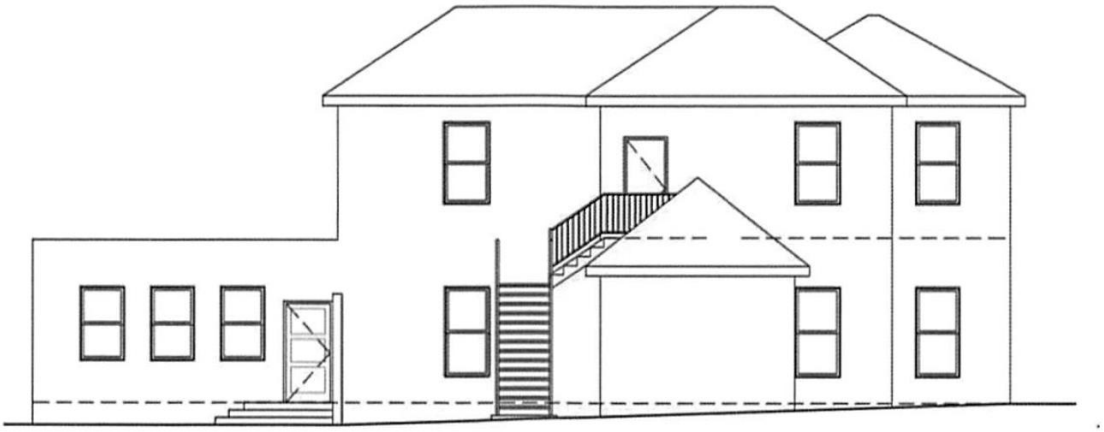
SOUTH ELEVATION

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

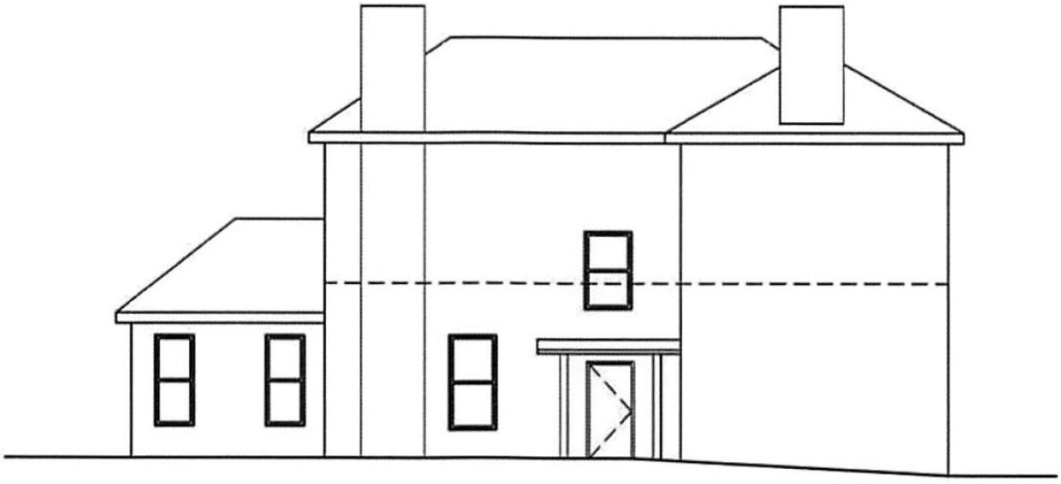
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Existing Non-Detail Elevation Drawings, September 15, 2019.
Courtesy Architectural Alliance, Inc.



EAST ELEVATION



NORTH ELEVATION (NO CHANGE)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A
		4. County: Santa Fe
		5. Date of Survey: August 25, 2019

Survey Photographs

All photographs taken by John W. Murphey on August 25, 2019, unless otherwise noted.



Photo 1: Streetscape and setting.
Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**



Photo 2: West elevation, porch.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

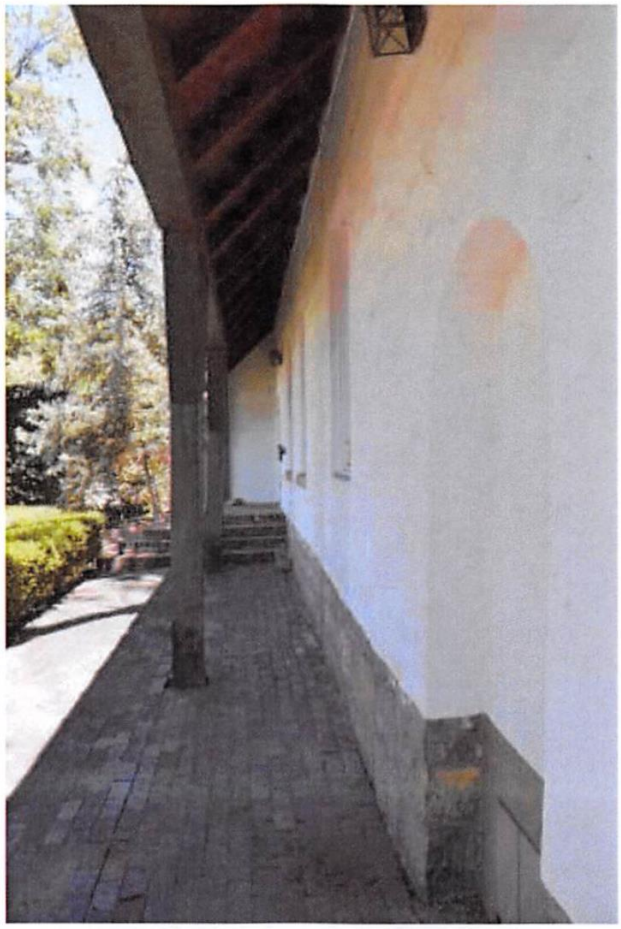


Photo 3: West elevation, porch.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	**2. Location:** 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**



Photo 4: South elevation, addition.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Photo 5: South elevation, addition.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

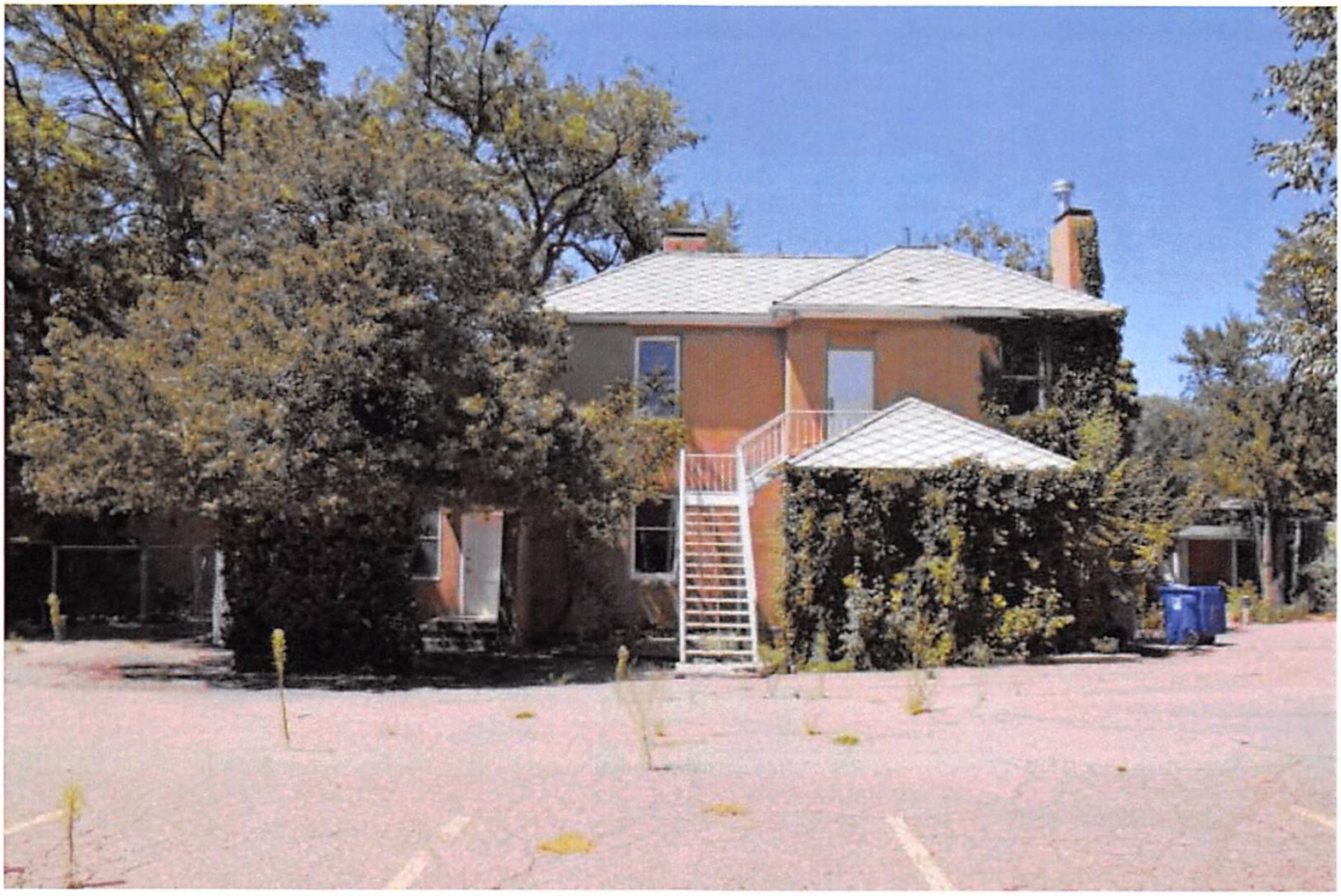


Photo 6: East elevation and parking lot.
Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House	2. Location: 215 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Photo 7: North elevation.
Camera facing southwest.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 12/06/2023

Property Owner of Record: DENNIS PRICE

Applicant/Agent Name: JOHN A. PADILLA.

Contact Person Phone Number: (505) 660-1682

Site Address: 219 Washington Avenue.

Proposed Construction Description: Interior Renovations & Exterior Alterations.

TOTAL ROOF AREA: 9325F.

Zoning District: BCD - MAR

Overlay: ☐ Escarpment ☐ Flood Zone* ☑ Other: Historic.

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

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

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

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

Terrain: ☐ 30% slopes - na -

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

Lot Coverage: _____%
☐ Open Space Required: _____

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

Height: Proposed EXISTING. 10'-4" or
Maximum Height: _____
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces: 10 spots
Proposed ~~Existing~~. Accessible 1 ADA (VAN)
Minimum: 11

Bicycle Parking:**
Proposed: 6 Minimum: 6
** Commercial Requirement EXISTING.

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

JOHN A. PADILLA. [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE JAP 12/06/2023.
DATE

To Be Completed By City Staff:

Case No. 24-007827

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

Zoning Approval:
☑ **Preliminary Approval** ☑ **with conditions** ☐ **Rejected**
Comments/Conditions: Parking lot to be restriped to reflect PZR site plan parking plan.
Vehicle and bike parking compliance will be reviewed again at time of building permit.

REVIEWER: Carly Venditti Carly Venditti **DATE:** 1/29/24

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

Revised 1-14-13

January 29, 2023

Ramon J. Sarason
Senior Planner
Historic Preservation Division
Planning & Land Use Department

RE: Historic Districts Review Board
Renovations and Alterations
219 Washington Avenue

Dear Ramon,
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed renovations and alterations to 219 Washington Avenue. This address is the New Tract B-2, "Lot Line Adjustment" of Tract B-2 and B-1 A, recorded on December 23, 2016, in the records of Santa Fe County attached to this application.

My client at this time proposes improvements for the property designated as a Contributing structure at 219 Washington Avenue in the Downtown and Eastside Historic District.

The proposed improvements include:

- Renovations and Alterations to the north, west, south, and east elevations of the structure.
- North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5) (a).
- West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5) (a).
- South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
- East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
- The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

The removal and replacement of the door in the West elevation of a primary facade, the addition of windows in the North, South, and East facades, the removal and replacement of the door in the South and East facades, and the closing of a door opening to accommodate a window on the East façade require a request for an exception per Section 14-5.2 (D) (5) (a) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate, and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed

P.O. Box 22986
Santa Fe, NM 875
505.660.1682
japadillaarchitect
padillaarchitect.com

as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (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.

- **The removal of the door** in the West Elevation on a primary façade along with other **door removals and replacements** and closing of the **existing openings** are requested for 219 Washington Avenue for the development of individual rental units to meet the access and daylighting requirements.

Criteria for approval:

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

The proposed alterations will not damage the character of the district, and the streetscape along the west primary façade will remain unchanged overall by the introduction of a wider door to meet code requirements. The proposed revisions to the existing north, south, and east façades will not affect the overall streetscape while meeting access and daylighting requirements for the rental units. When approved, the structure will maintain its harmony with the neighborhood and streetscape.

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

The proposed alterations will provide the individual three units with a designated “Front Door” for the renovated structure. The proposed renovations will maintain harmony with the streetscape while meeting the requirements of individually occupied units.

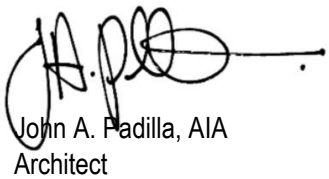
(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed alterations strengthen the unique heterogeneous character of the area of the historic downtown. The improvements enhance the north and south facades with the introduction of openings that break up the continuous mass nature of these facades. The proposed renovations allow the owners to continue the use of these structures to their best value while maintaining harmony with the streetscape and the requirements of individually occupied units.

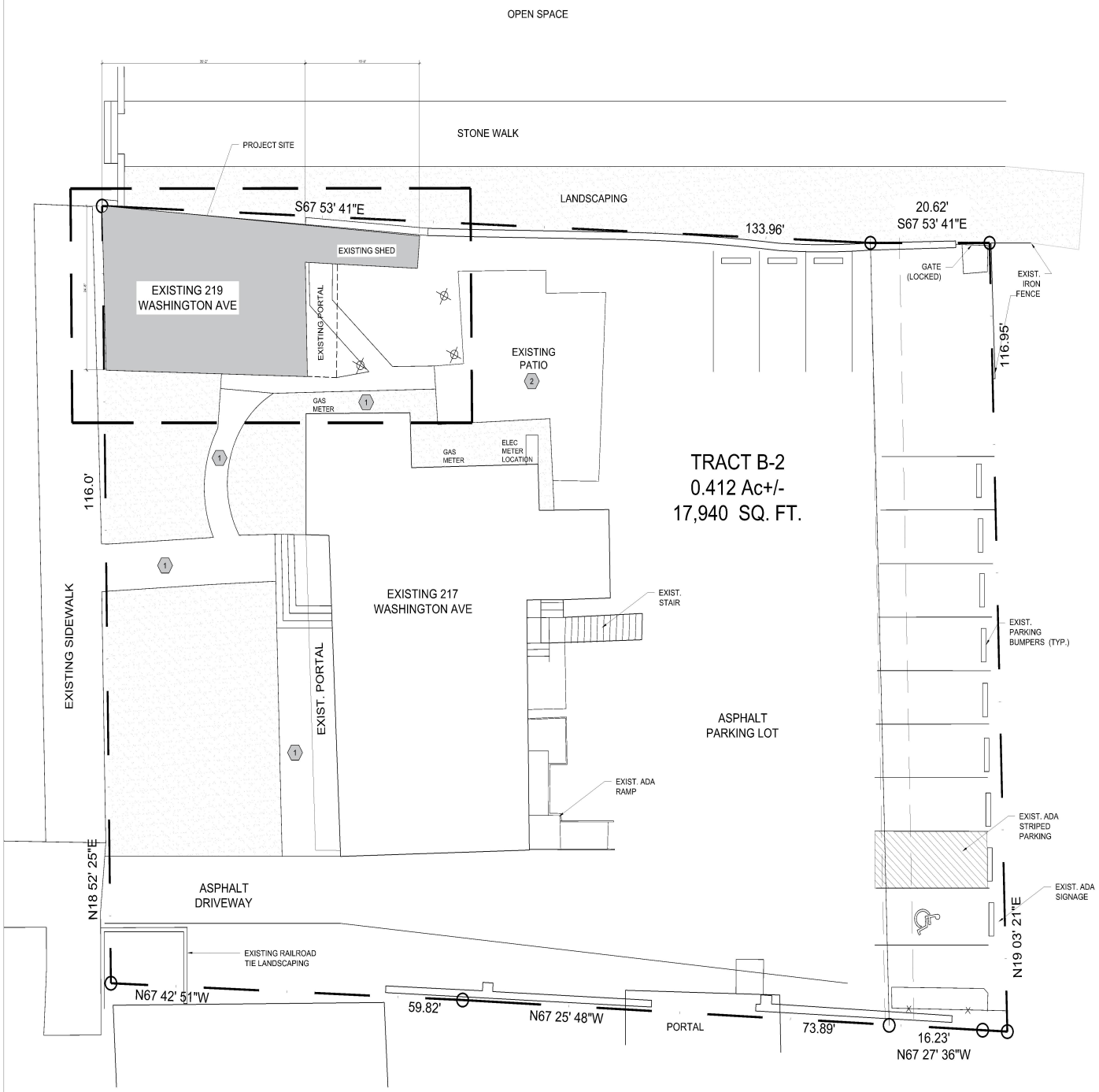
It is our desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

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

Sincerely,



John A. Padilla, AIA
Architect



EXISTING SITE PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING CONCRETE WALK
2. EXISTING PATIO

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

EXISTING BUILDING (219) HEATED:	834.32 SF
EXISTING REAR SHED: NOT HEATED	98.75 SF
TOTAL: EXISTING ROOFED AREA: (219)	932.07 SF
EXISTING BUILDING (215) HEATED:	3762.00 SF
EXISTING BASEMENT (215):	349.00 SF
TOTAL: EXISTING ROOFED AREA:	4694.00 SF
LOT PARCEL AREA:	17,940.00 SF .412 AC.+/-
EXISTING LOT COVERAGE:	26%
ALLOWABLE LOT COVERAGE:	

HDRB ACTION ON OCTOBER 22, 2019
215 WASHINGTON AVE.
DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY.
219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMIARY.

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
219 (3 UNITS)
PARKING SPACE PROVIDED:
EXIST. 10 PARKING SPACES & 1 VAN HANDICAPPED SPACE

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

EXISTING SITE PLAN

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

1

JAP ARCHITECT
PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & CHANGE OF USE
219 WASHINGTON AVE
SANTA FE, N.M.

PROJECT NO.: 219WAS-I
ISSUE DATE: 12.14.2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING/
PROPOSED
SITE PLAN

COPYRIGHT 2023
JOHN A. PADILLA AIA

SHEET NO:

SP-1

PROPOSED PLAN SHEET KEYED NOTES

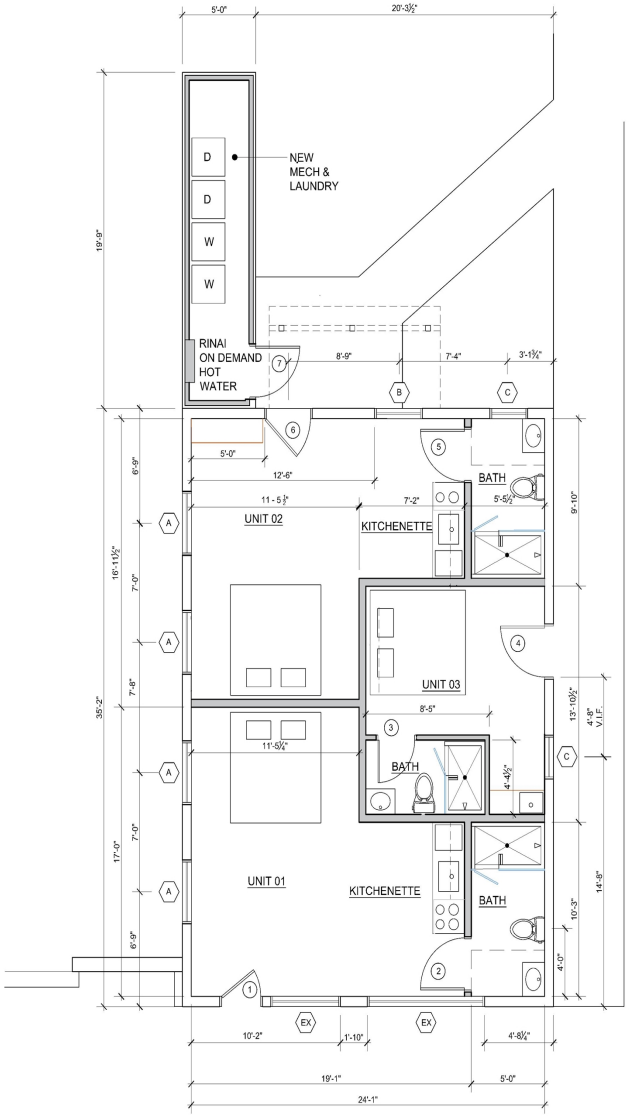
GENERAL:

1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C.
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C.
3. INSTALL NEW DOOR & FRAME, PATCH, SAND & PAINT, COLOR BY OWNER
4. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
5.
6.

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C.

EXISTING WALLS TO REMAIN



PROPOSED FLOOR PLAN SCALE: ¼" = 1'-0"

9

EXISTING/DEMO PLAN SHEET KEYED NOTES

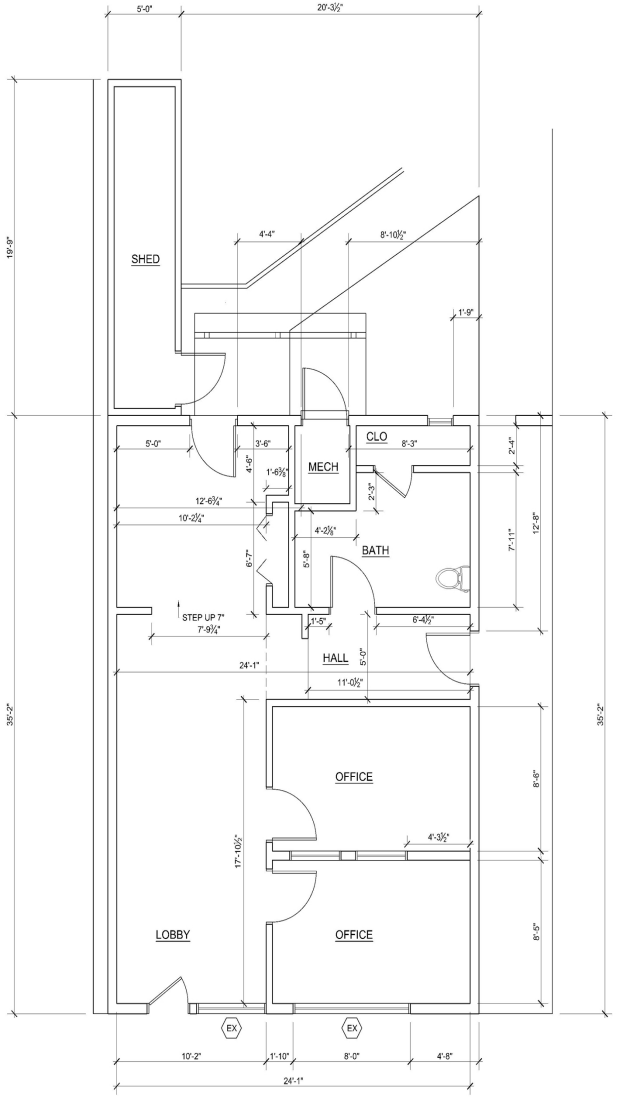
GENERAL:

1. REMOVE EXISTING PARTITIONS, COMPLETE
2. REMOVE DOOR & FRAME, COMPLETE
3. REMOVE WINDOWS & FRAMES
4. DEMO EXISTING CLOSET PARTITIONS & DOORS.
5. REMOVE EXISTING CABINETS, SINK, & APPLIANCES
6. REMOVE EXISTING FLOOR STEP & FRAMING ATTACHED, V.I.F.
7. REMOVE EXISTING PLUMBING FIXTURES
8. EXISTING SHED ROOF & WOOD COLUMNS TO REMAIN
9. EXISTING SHED TO REMAIN

LEGEND

EXISTING WALLS, DOORS, ETC. TO BE REMOVED

EXISTING WALLS TO REMAIN



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING FLOOR PLAN SCALE: ¼" = 1'-0"

1

JAP ARCHITECT

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & CHANGE OF USE

219 WASHINGTON AVE
SANTA FE, N.M.

PROJECT NO.: 219WAS-H
ISSUE DATE: 12.14.2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING/
&
PROPOSED
PLANS
SCHEDULES

COPYRIGHT 2023
JOHN A. PADILLA AIA

SHEET NO.

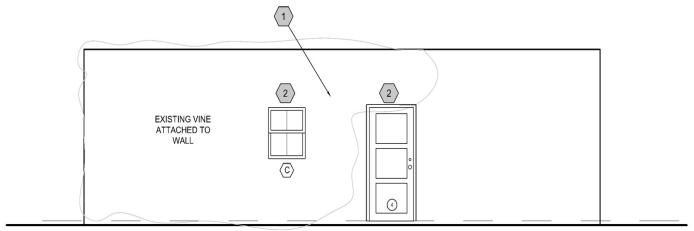
A-1

HDRB SUBMITTAL

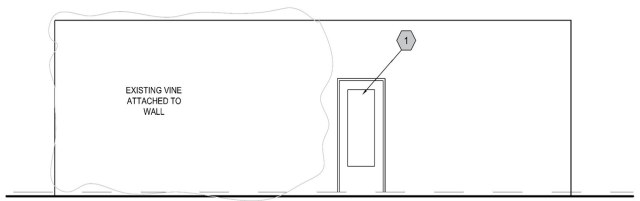
EXISTING/DEMO PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE DOOR & FRAME, COMPLETE. ROUGH-IN FOR NEW DOOR SAME SIZE
2. REMOVE WINDOWS & FRAMES
3. EXISTING SHED TO REMAIN IN REAR YARD & TO BE REMODELED
4.



PROPOSED SOUTH ELEVATION

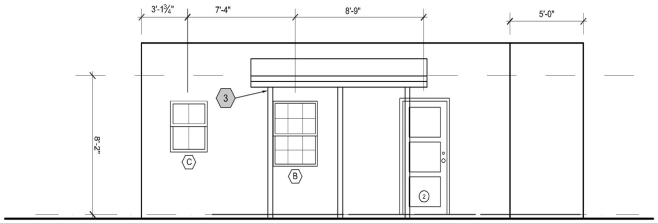


EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0"

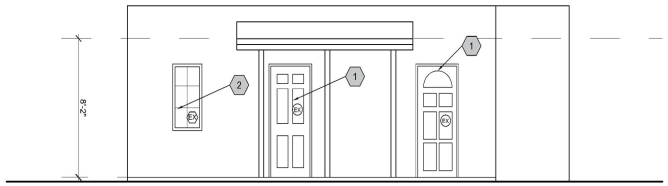
PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

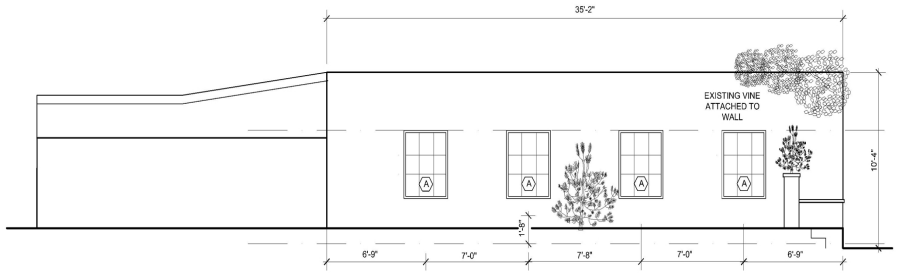
1. TRIM EXISTING VINE TO ACCOMODATE NEW WINDOW AND DOOR
2. OPENINGS WITH NEW WINDOWS, REPAIR WALL, AND PATCH AS NECESSARY
3. REAR PORTAL COLUMNS & FRAMING TO BE REPAIRED, SAND & PAINT
4.



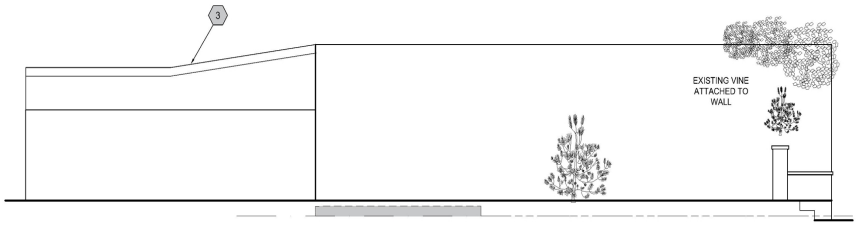
PROPOSED EAST ELEVATION



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



PROPOSED NORTH ELEVATION

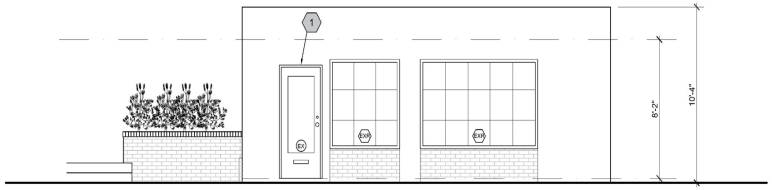


EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION - CONTRIBUTING

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)



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

HDRB SUBMITTAL

JAP ARCHITECT
PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & CHANGE OF USE
219 WASHINGTON AVE
SANTA FE, N.M.

PROJECT NO.: 219WAS-1
ISSUE DATE: 12.14.2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED ELEVATIONS

COPYRIGHT 2023
JOHN A. PADILLA AIA

SHEET NO:

A-2



WEST ELEVATION (FACING WASHINGTON AVENUE)



WEST ELEVATION (FACING NORTHEAST)



NORTH ELEVATION (FACING SOUTHEAST)



NORTH ELEVATION (FACING SOUTH)



NORTH ELEVATION - SHED (FACING SOUTHEAST)



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION



SOUTH ELEVATION SHED
(FACING NORTHWEST)

City of Santa Fe, New Mexico

memo

DATE: **February 27, 2024**

TO: **Historic Districts Review Board Members**

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

2024-007885-HDRB. 646 Old Santa Fe Trl. Downtown & Eastside Historic District. Contributing. Daniel Strongwater, agent for 646 Old Santa Fe Trail LLC, owner, proposes door replacement on the east and west elevations, historic window repair and replacement of non-historic windows, the modification of a parapet on the north elevation, construction of an ADA ramp on the south elevation, and the addition of a porch on the west elevation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** History of Building

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The building at 646 Old Santa Fe Trail originally was constructed as a single-family residence and listed as contributing to the Downtown and Eastside Historic District.

While there have been changes and additions made to the property in the past, there are no formal HDRB cases. Those changes were made prior to the consistent record keeping by the Division starting in the 1990s.

Now, the applicant proposes the following exterior alterations:

1. Window replacement on all elevations. The applicant has provided a window assessment that determines the overall condition of the windows. Two of the original historic windows will be repaired on the east and north elevations, and replacement windows will match the original 6/1 divided lite windows.
2. Construction of a portal on the west elevation.
3. Door replacement on the east and west elevations.
4. Repair and restoration of wooden members of the east elevation portal.
5. The addition of a notch in the north elevation parapet to improve roof drainage.
6. Associated renovation treatments and restucco.
7. The addition of a 6-foot coyote fence at the rear of the property.

The applicant has provided a detailed history of the building. The applicant is not requesting a status change on the building; therefore, no new HCPI was requested. The building was constructed in three phases – in the 1920s, 1950s, and in 1988. When the building was remodeled to become Nanak's Conscious Cookery in 1973, the original portion of the house was known as the Pedro & Marcial Lovato House (which is now 648 Old Santa Fe Trail).

It appears that the renovations illustrated in the Nanak's Conscious Cookery drawings were never done, and from 1973 to 2022 the structure was occupied by Jacobs Shoe Repair. The applicant has provided research from the Santa Fe Directory as to the occupants over time since 1928.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Yard Wall Height:

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

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

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

Windows & Doors:

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

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Removal of Historic Material/Demolition:

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

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2784

building threatened? yes	surveyed date by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 216	UTM reference zone 12 (13)	easting [illegible] northing [illegible]

location description
646 Old Santa Fe Trail

city/town
Santa Fe

land grant/reservation

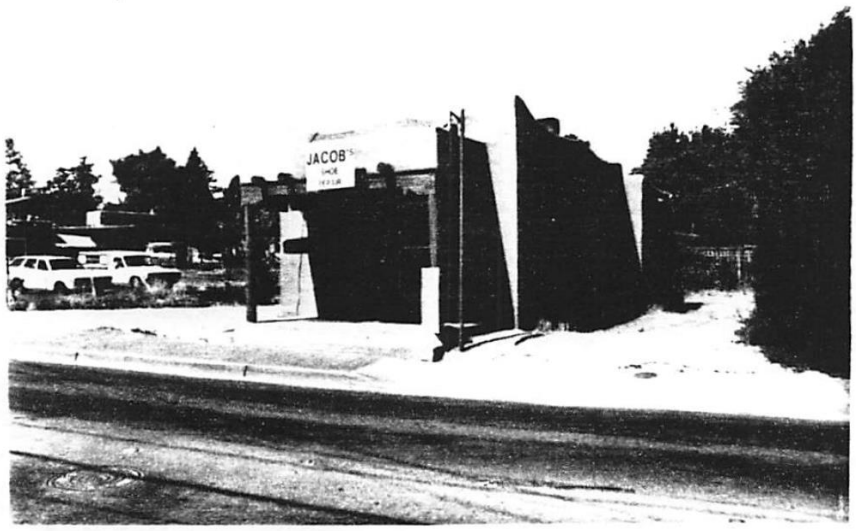
building name
Jacob's Shoe Repair

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

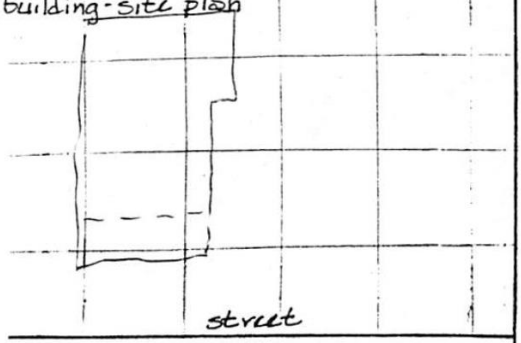
film roll by E.T. no. 8

negative nos. 5A 5

loc. of neg. City of Santa Fe



building-site plan



ate of construction
1930 estimate before 1912 actual

ource
remodel

se
resent residential
other comm
istoric (residential)
other

ondition
___ excellent X good
___ fair ___ deteriorating

style
Santa Fe Style

foundation material
n/v

wall material/surface
stucco/adobe?

degree of remodeling
___ minor X moderate ___ major
describe:

architectural features
portal [illegible]
Territorial molding
wd d/h 6-1?
undulating parapet

surroundings
res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
date?
___ supporting ___ intrusive

comments
1928 cd [illegible]
1928 cd - Garcia Fred Lab
[illegible] Rivera

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 27 Nov 2023

Property Owner of Record: 646 Old Santa Fe Trail LLC

Applicant/Agent Name: Daniel Strongwater

Contact Person Phone Number: ( ) - 505 421 6221

Site Address:
646 Old Santa Fe Trail
Santa FE, NM 87505

Proposed Construction Description:
Window & door replacement, wood trim paint, brick over concrete under portal

TOTAL ROOF AREA: 835SF

Zoning District: Downtown & Eastside

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

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

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

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

Use of Structure: □ Residential
☒ Commercial Type of Use: RETAIL

Terrain: □ 30% slopes_____

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

Lot Coverage : 27.6 %___% Open Space Required:_____

Setbacks: NO CHANGE TO FOOTPRINT
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___R___ Minimum:____

Height: Proposed NO CHANGE TO HEIGHT
Maximum Height: _____ or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces: NO CHANGES
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:** NO CHANGES
Proposed:_____ Minimum:_____
** Commercial Requirement

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

Daniel Strongwater [□ OWNER ☒ APPLICANT
PRINT NAME

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

SIGNATURE 27 November 2023 **DATE**

To Be Completed By City Staff:

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

Zoning Approval:
☑ **Preliminary Approval** □ **with conditions** □ **Rejected**
Comments/Conditions: No changes to lot coverage, foot print (setbacks), height, or parking.

REVIEWER: Carly Venditti **DATE:** 12/15/23

Original copy to be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

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

Date: 29 Jan 2024 Location of Project: 646 Old Santa Fe Trail

Applicant Name: Daniel Stronwater

Phone: (505) 421-6221 Email: Daniel@strongwater.co

Property Owner

Name: 646 Old Santa Fe Trail LLC

Phone: (505) 946-2902 Email: Lisa Garcia <lisag@santafeoffices.com>

Proposed Work:

Repair and replacement of windows and doors, ADA Ramp, new Portal on West, gutters

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

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☐

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

Code Citation for Exception:_____

Date of Follow-Up with Applicant:_____

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

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

Application Submittal Date: 29 January 2024

Desired Hearing Date: February

Project Type:

Status ☐	Primary Elevation Designation ☐
New Construction ☐	Remodel ☒
Sq. Ft. of project: _____	Sq. Ft. of project: 650 sq ft

Construction Cost: $20,0

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name Lisa B. Garcia, Vice President of Ten Thirty-One Exchange Corp., sole member of 646 Old Santa Fe Trail, LLC

Signature Lisa B. Garcia

29 January 2020

646 Old Santa Fe Trail

Proposal to the Historic Districts Review Board

Applicant: 646 Old Santa Fe Trail LLC
Agent: Daniel Strongwater
February Hearing

BUILDING HISTORY

The building at 646 Old Santa Fe Trail (OSFT) is an adobe structure built in three phases over the last 100+ years. Originally constructed around 1920 or earlier, it began as a two room dwelling housing various people, often with family members living in surrounding homes. In the mid-1950s a two room addition grew the footprint to the East and a street-facing portal was added just a few feet off of College Street. The building remained a residence until 1969 when the lot was split, cleaving half of the original 1920s structure off to 648 OSFT and resulting in the current plat.

This same year the road was renamed from College Street to OSFT and the building was converted into a commercial space, housing The Blue Corn Restaurant. In 1970 The Blue Corn was rebranded The Blue Lady, and then changed hands to Nanak's Conscious Cookery—a communal project of the Kundalini Yogis featuring a health food restaurant and cooking school. Nanak's enjoyed a slightly longer run, with ambitions for a significant renovation that was drawn but never constructed. Plans for the renovation were found in the UNM archives and are included in this submission. The renovation would have added a new kitchen to the West, enclosed the East portal, added a new entrance courtyard and converted the current driveway into an outdoor dining patio with seating under a large portal.

In 1973 Larry & Tonie Jacobs acquired the building and opened Jacobs Shoe Shop. In the late 1980s a "utility shed" was constructed on the West facade of the building and in the intervening years was converted to interior conditioned space. Jacobs' operated continuously until 2022 when Larry's son Ron, who had continued the business, retired and closed the shop.

During its years as a shoe shop, the building was fittingly maintained on a shoestring budget. Today, while retaining its charm, 646 OSFT requires maintenance throughout to ensure its continued vibrant contribution to the Downtown & East Side Historic District.

PROPOSAL

Maintenance and improvements includes:

1. Replacement of non-period fiberglass Doors with a Santa Fe Style custom wooden door on the E facade and patio glass door on the W.
2. Repair of historic windows, and replacement of non-historic windows.

    1.North-facing In-swing Casement window to be moved 12" up in its same location to enable continued operation with intended use, painted in Sherwin Williams St Bart's

    2.North-facing non-historic vinyl window to be replaced with Sierra Pacific Aluminum Clad crank-out awning in Light Blue 046

    3.North picture window to be replaced with Sierra Pacific Aluminum Clad picture window in Light Blue 046

    4.South aluminum double hung windows to be replaced with Sierra Pacific Aluminum Clad Double Hung windows with light pattern to match historic East & North windows in Light Blue 046

    5.East and North Single Hung windows to be removed, repaired and returned to their openings painted in Sherwin Williams St Bart's
3. Addition of gutters and modification of parapet on North facade to enable adequate water management
4. Construction of ADA Ramp and handrail on South facade leading up to Portal clad in brick
5. Cladding of concrete portal floor with veneer brick
6. Stripping and staining portal vigas with Master's Armor Clear Flat
7. Construction of a porch and portal extending to the West on non-historic facade with wood finished in Master's Armor Clear Flat.

LOT CONSOLIDATION

TRACT 5

805016

(formerly Tract 1, Tract 2, Tract 3 & City Parcel)

WITHIN A PORTION OF LOT 1, BLOCK 92
KINGS OFFICIAL MAP–CITY OF SANTA FE, 1912

for

ROBERT E. WAGNER
&
KATHERINE L. UPDIKE

WITHIN PROJECTED SECTION 25, T 17 N, R 9 E,
WITHIN THE SANTA FE GRANT, NMPM

648 & 650 OLD SANTA FE TRAIL
CITY AND COUNTY OF SANTA FE, NEW MEXICO

Tract 5 Containing 0.179 Acres ±
(Including 0.006 Acres ±; QCD Parcel)

Surveyors Certificate

I HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE & ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 5/31/2016. TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR No. 12451

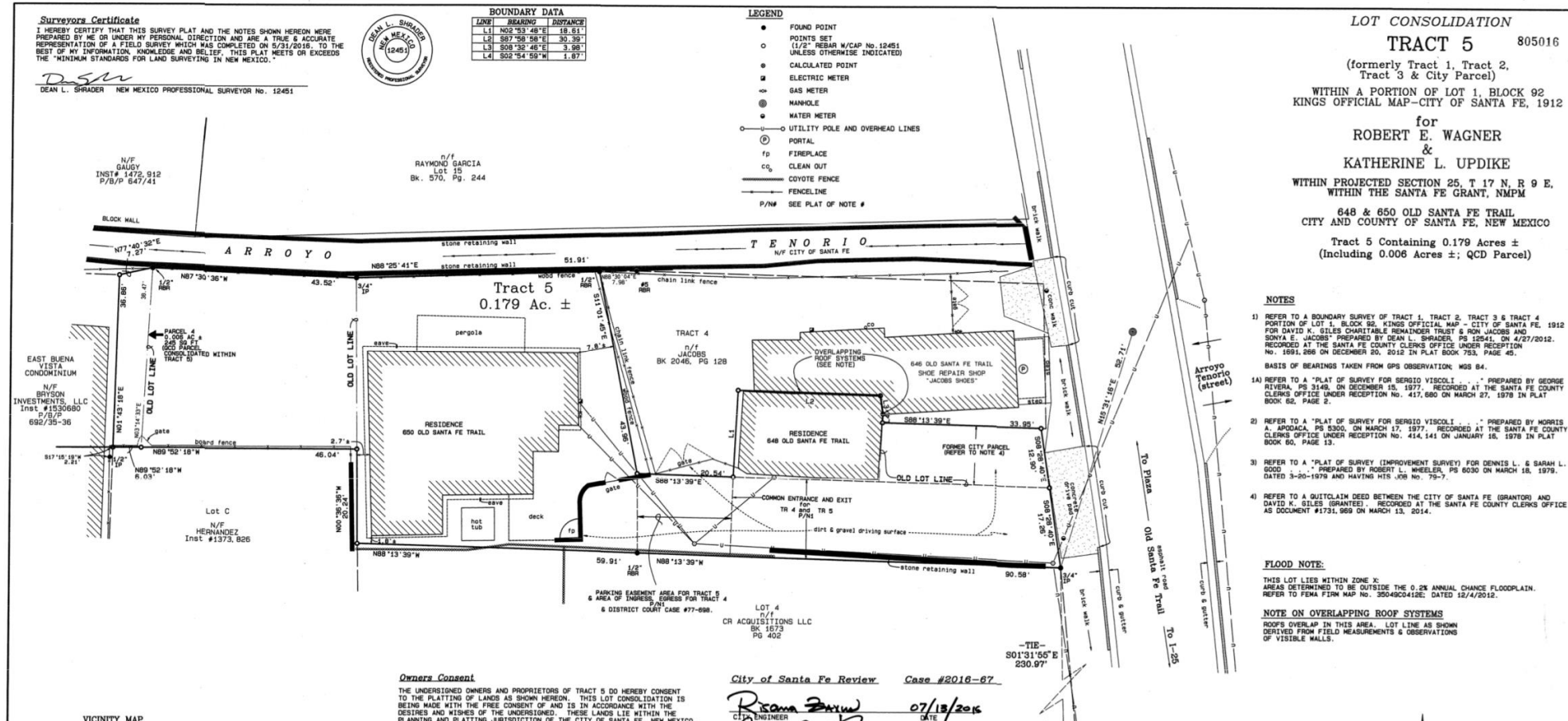
DEAN L. SHRADER NEW MEXICO 12451 REGISTERED PROFESSIONAL SURVEYOR

BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	N02°53'48"E	18.61'
L2	S87°58'58"E	30.39'
L3	S08°32'46"E	3.98'
L4	S02°54'59"W	1.87'

LEGEND

- FOUND POINT
- POINTS SET (1/2" REBAR W/CAP No.12451 UNLESS OTHERWISE INDICATED)
- CALCULATED POINT
- ELECTRIC METER
- GAS METER
- MANHOLE
- WATER METER
- UTILITY POLE AND OVERHEAD LINES
- PORTAL
- FP FIREPLACE
- CO CLEAN OUT
- COYOTE FENCE
- FENCELINE
- P/N# SEE PLAT OF NOTE #



NOTES

1) REFER TO A BOUNDARY SURVEY OF TRACT 1, TRACT 2, TRACT 3 & TRACT 4 PORTION OF LOT 1, BLOCK 92, KINGS OFFICIAL MAP – CITY OF SANTA FE, 1912 FOR DAVID K. GILES CHARITABLE REMAINDER TRUST & RON JACOBS AND SONYA E. JACOBS" PREPARED BY DEAN L. SHRADER, PS 12541, ON 4/27/2012. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER RECEPTION No. 1691,266 ON DECEMBER 20, 2012 IN PLAT BOOK 753, PAGE 45.

BASIS OF BEARINGS TAKEN FROM GPS OBSERVATION; NGS 84.

1A) REFER TO A "PLAT OF SURVEY FOR SERGIO VISCOLI . . ." PREPARED BY GEORGE RIVERA, PS 3149, ON DECEMBER 15, 1977. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER RECEPTION No. 417,680 ON MARCH 27, 1978 IN PLAT BOOK 62, PAGE 2.

2) REFER TO A "PLAT OF SURVEY FOR SERGIO VISCOLI . . ." PREPARED BY MORRIS A. APODACA, PS 5300, ON MARCH 17, 1977. RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER RECEPTION No. 414,141 ON JANUARY 16, 1978 IN PLAT BOOK 60, PAGE 13.

3) REFER TO A "PLAT OF SURVEY (IMPROVEMENT SURVEY) FOR DENNIS L. & SARAH L. GOOD . . ." PREPARED BY ROBERT L. WHEELER, PS 6030 ON MARCH 18, 1979. DATED 3-20-1979 AND HAVING HTS JOB No. 79-7.

4) REFER TO A QUITCLAIM DEED BETWEEN THE CITY OF SANTA FE (GRANTOR) AND DAVID K. GILES (GRANTEE). RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE AS DOCUMENT #1731,989 ON MARCH 13, 2014.

FLOOD NOTE:

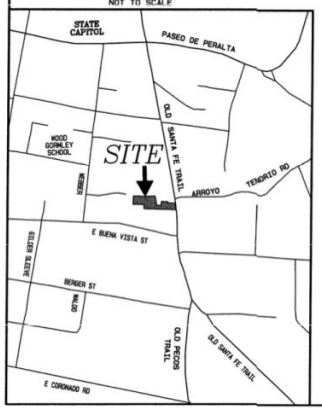
THIS LOT LIES WITHIN ZONE X:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
REFER TO FEMA FIRM MAP No. 35049C0412E; DATED 12/4/2012.

NOTE ON OVERLAPPING ROOF SYSTEMS

ROOFS OVERLAP IN THIS AREA. LOT LINE AS SHOWN DERIVED FROM FIELD MEASUREMENTS & OBSERVATIONS OF VISIBLE WALLS.

VICINITY MAP

NOT TO SCALE



Owners Consent

THE UNDERSIGNED OWNERS AND PROPRIETORS OF TRACT 5 DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT CONSOLIDATION IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

ROBERT E. WAGNER OWNER TRACT 5 — DATE 7-5-16

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

OFFICIAL SEAL Mildred Hillstrom NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/13/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF July 2016.
MY COMMISSION EXPIRES 11/13/2017

Mildred Hillstrom NOTARY PUBLIC

KATHERINE L. UPDIKE OWNER TRACT 5 — DATE 7/5/16

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

OFFICIAL SEAL Mildred Hillstrom NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 11/13/17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF July 2016.
MY COMMISSION EXPIRES 11/13/2017

Mildred Hillstrom NOTARY PUBLIC

City of Santa Fe Review — Case #2016-67

CITY ENGINEER — DATE 07/13/2016

CITY PLANNER — DATE 07/14/2016

Santa Fe County Treasurer's Office

DATE 7-14-16

CITY OF SANTA FE NOTES & CONDITIONS

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

COUNTY CLERK SEAL GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

MIS# 1798887
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 14 day of July A.D. 20 16, at 3:01 o'clock PM, and was duly recorded in book 805 page 16 of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, N.M.
Estrella Martinez
Deputy

SCALE : 1" = 10'

INDEXING INFORMATION FOR COUNTY CLERK			
UPC #1-054-098-276-401			
OWNER	SECTION	TWNSHP.	RANGE	LOCATION/STREET NAME
UPDIKE/WAGNER	PROJ S 25	T 17 N	R 9 E	648/650 OLD SANTA FE TRAIL

HIGH DESERT SURVEYING, INC.
PROFESSIONAL SURVEYING
1925 ASPEN DRIVE, SUITE 401
SANTA FE, NM. 87505
PHONE: (505) 438-8094
FAX: (505) 424-1709

DWG. NAME:LOT CONSOLIDATION – TRACT 5 | PROJECT No. 03110-E

Fri, Jul 1, 2016
\Vista\Projects\2000-2099\03110\03110-E2_Jet core.srv

646 Old Santa Fe Trail

25 January 2024

Facade Photos



East Facade Facing Old Santa Fe Trail



West Facade Facing private yard

646 Old Santa Fe Trail

25 January 2024



South Facade Facing Private Driveway



North Facade Zero-lot line with 648 Old Santa Fe Trail

646 Old Santa Fe Trail

2023 November 27

Vicinity Map

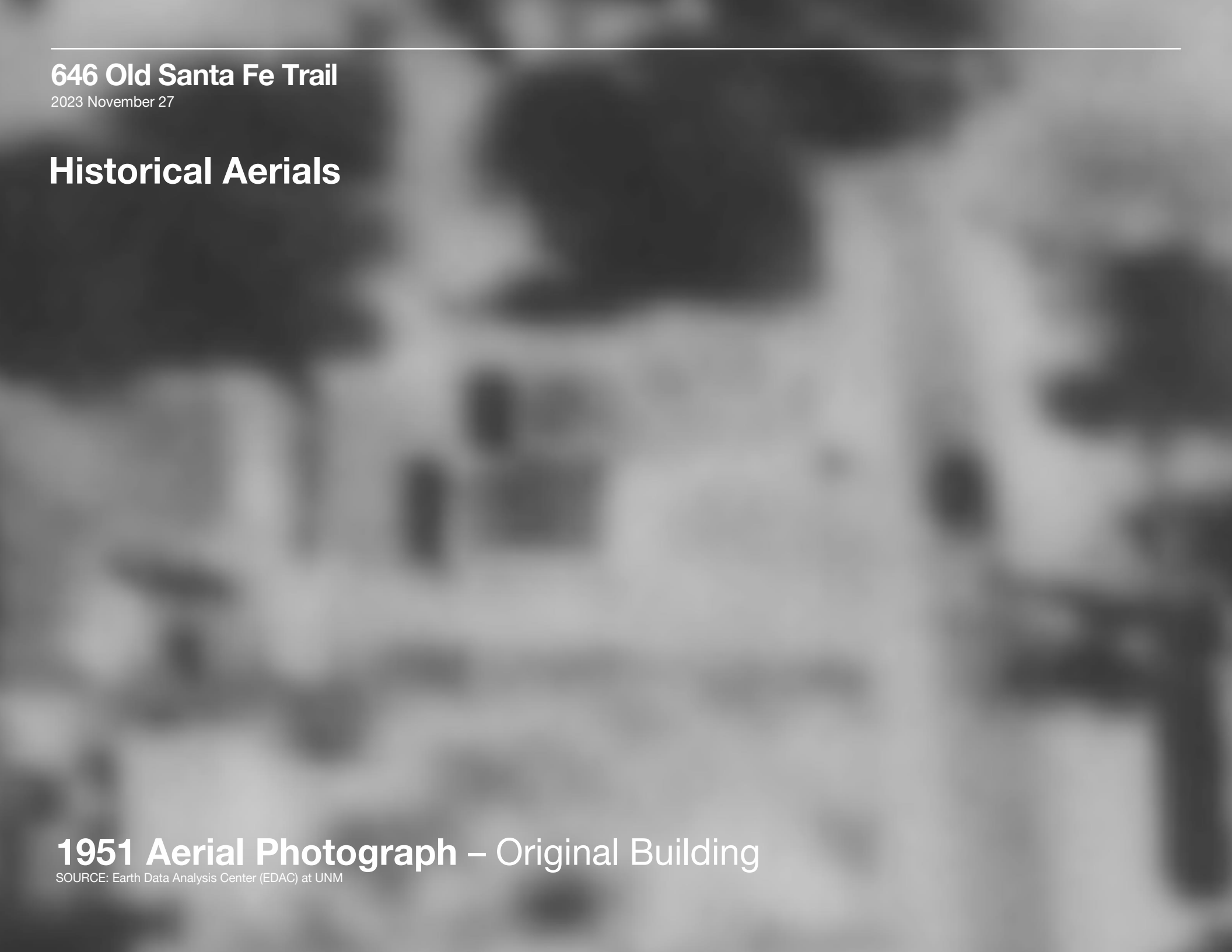




646 Old Santa Fe Trail

2023 November 27

Historical Aerials



1951 Aerial Photograph – Original Building

SOURCE: Earth Data Analysis Center (EDAC) at UNM

646 Old Santa Fe Trail

2023 November 27

Historical Aerials



1951 Aerial Photograph (Upscaled w/ AI) – Original 2 rooms

SOURCE: Earth Data Analysis Center (EDAC) at UNM

646 Old Santa Fe Trail

2023 November 27

Historical Aerials



1958 Aerial Photograph – East 3 Rooms and Portal

SOURCE: Earth Data Analysis Center (EDAC) at UNM

646 Old Santa Fe Trail

2023 November 27

Historical Aerials



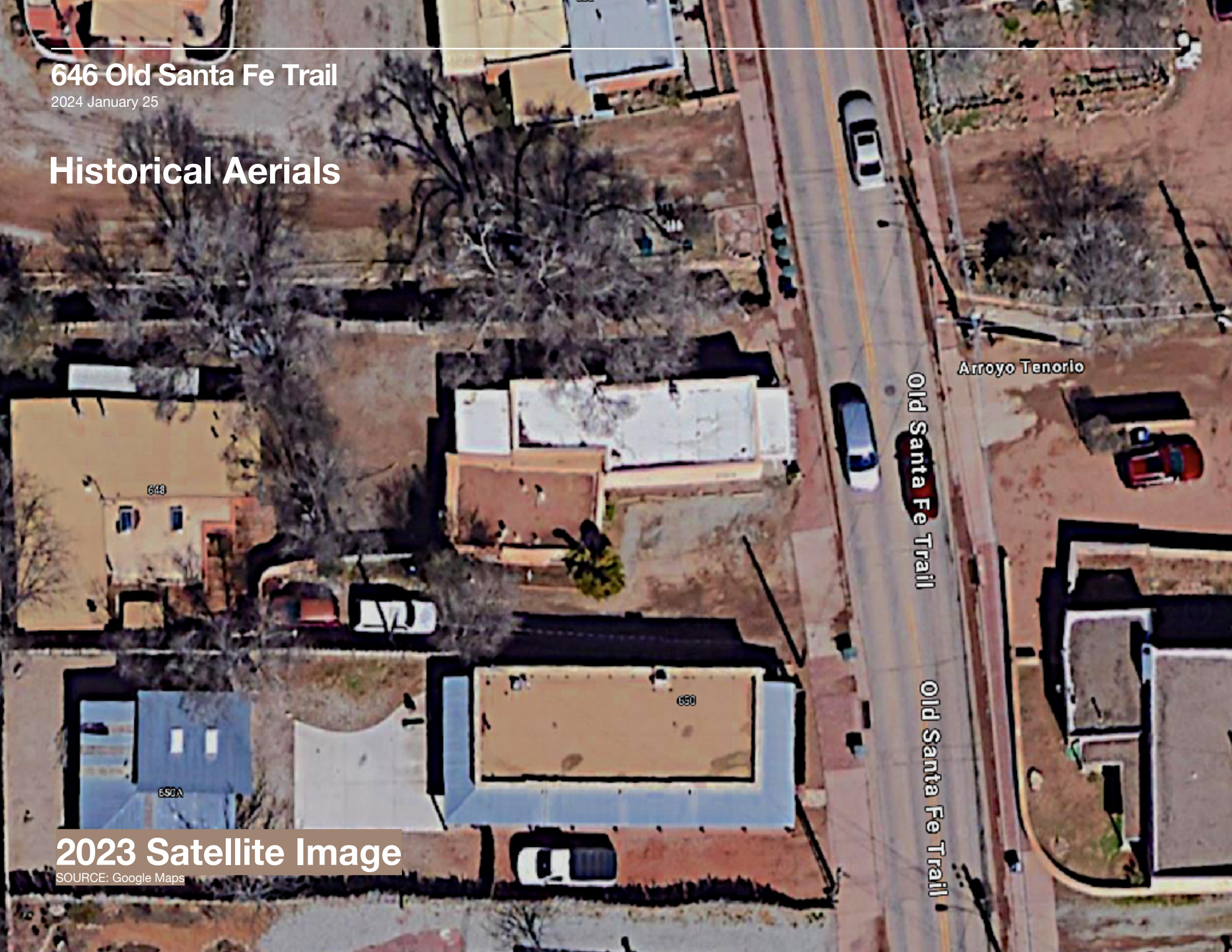
1987 Aerial Photograph — Current footprint

SOURCE: Earth Data Analysis Center (EDAC) at UNM

646 Old Santa Fe Trail

2024 January 25

Historical Aerials

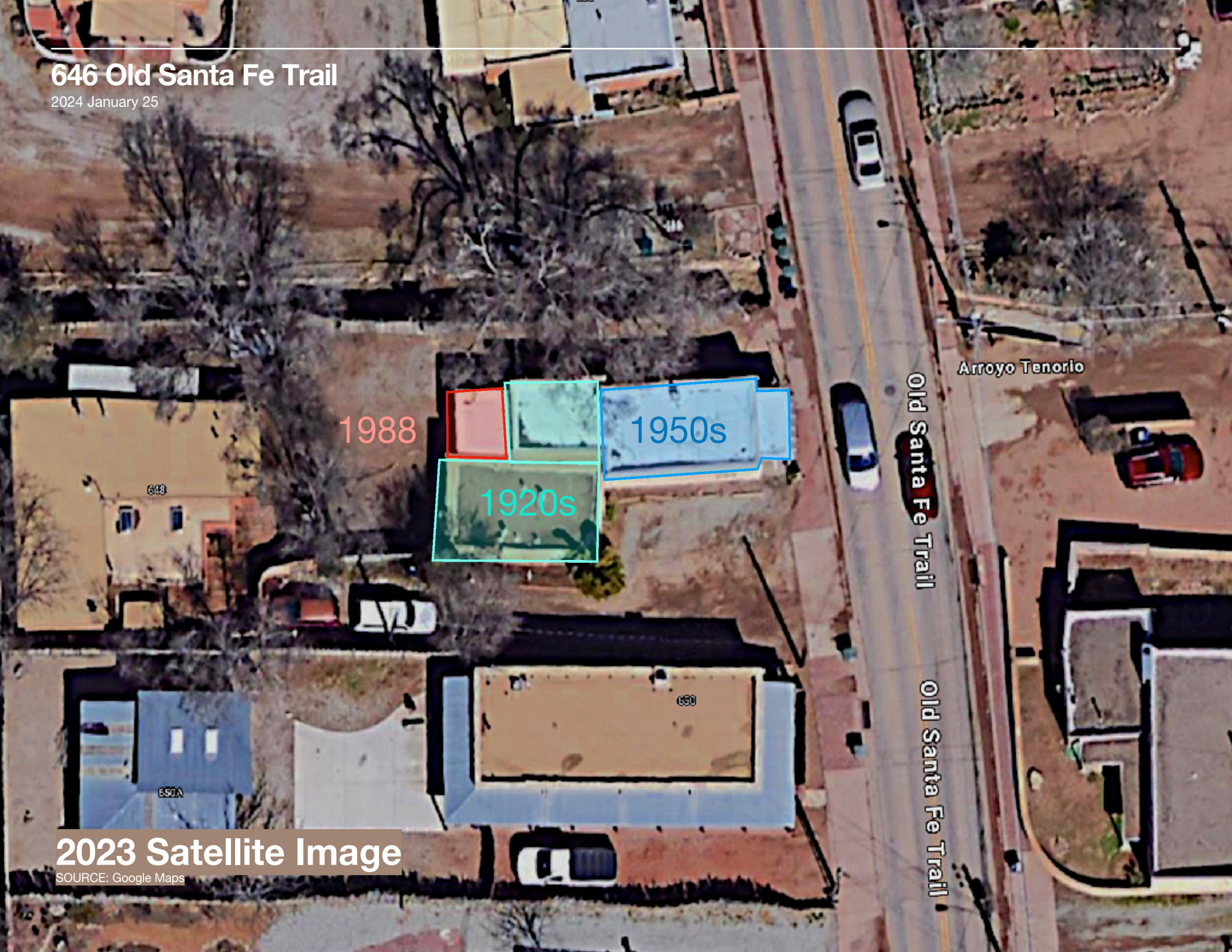


2023 Satellite Image

SOURCE: Google Maps

646 Old Santa Fe Trail

2024 January 25



2023 Satellite Image

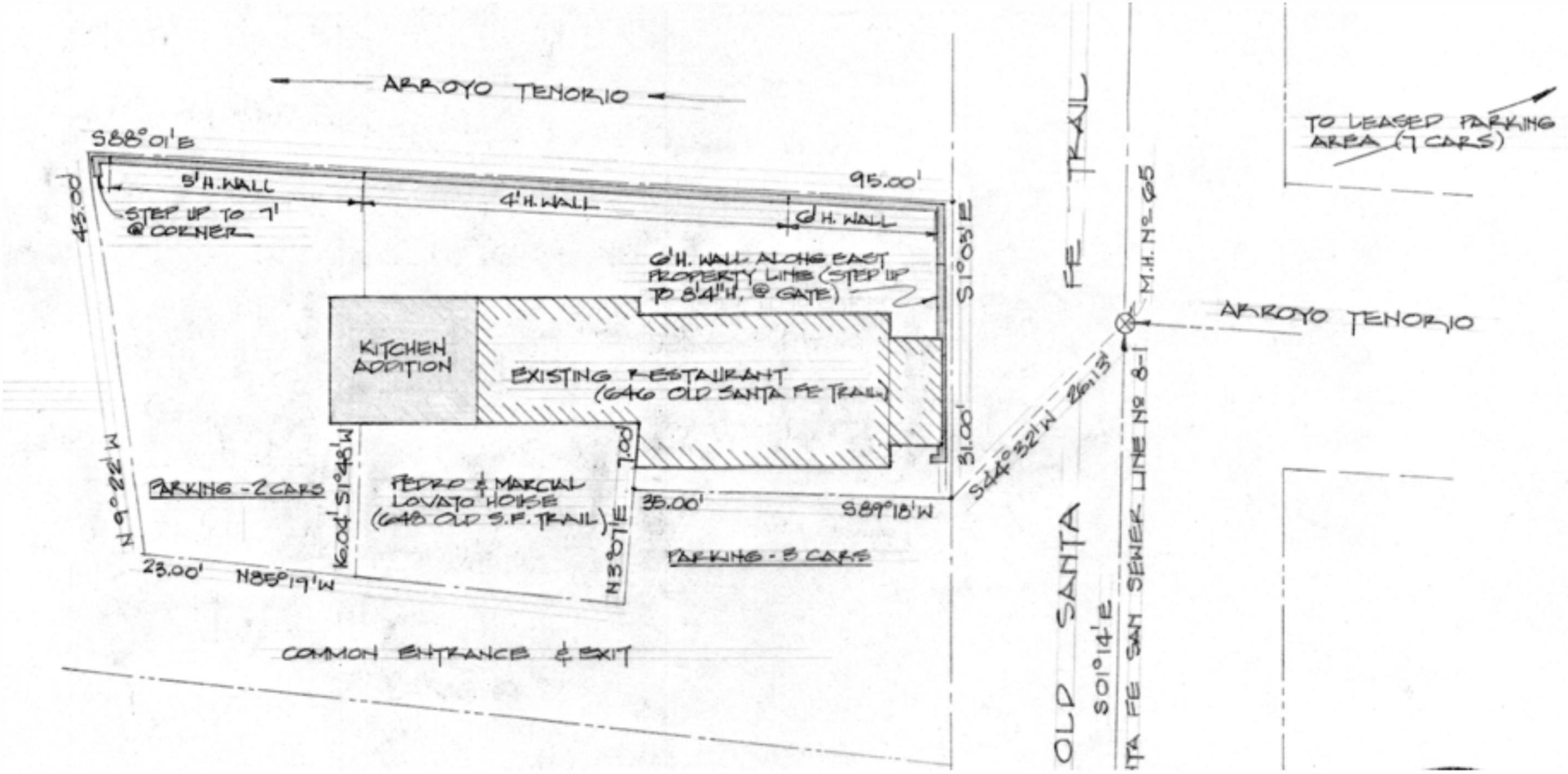
SOURCE: Google Maps

646 Old Santa Fe Trail

25 January 2024

Historic Building Plans

1973 Nanak's Conscious Cookery Remodel, UNM Archives



646 Old Santa Fe Trail

25 January 2024

Historic Building Plans

1973 Nanak's Conscious Cookery Remodel, UNM Archives

Preliminary Design for Additions and Alterations to Nanak's Conscious Cookery
McHugh, Kidder, Burran, & Wright - Architects, Santa Fé



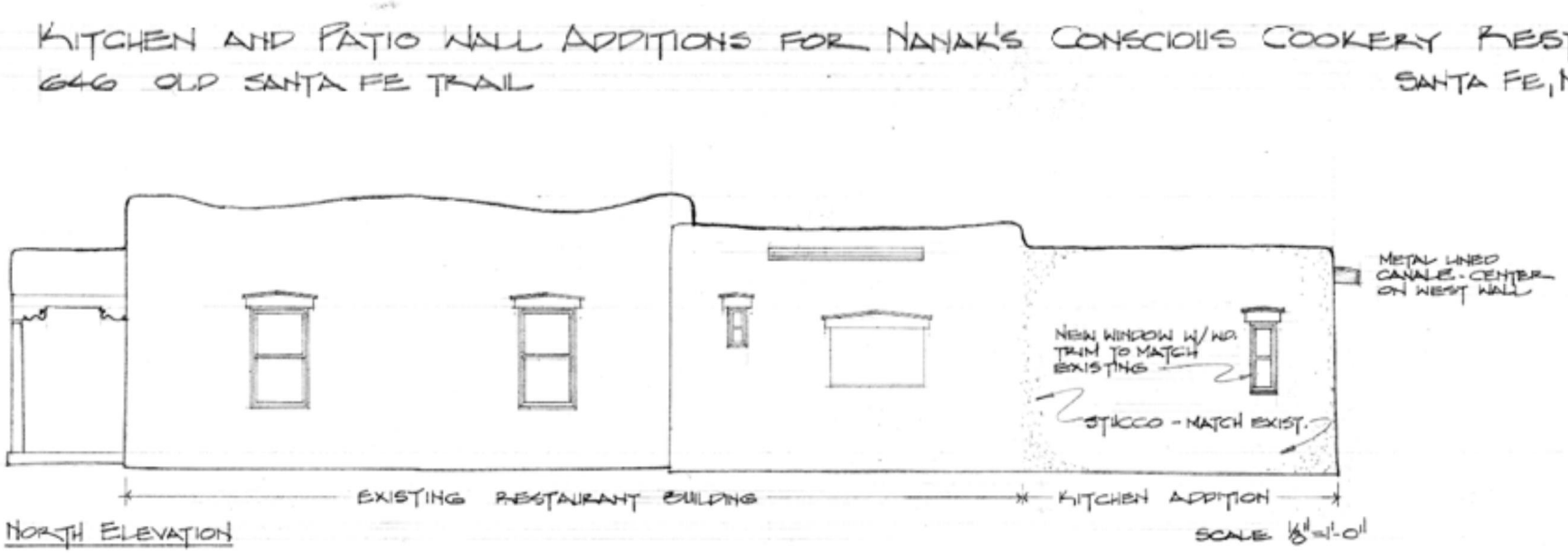
Elevation facing Old Santa Fe Trail

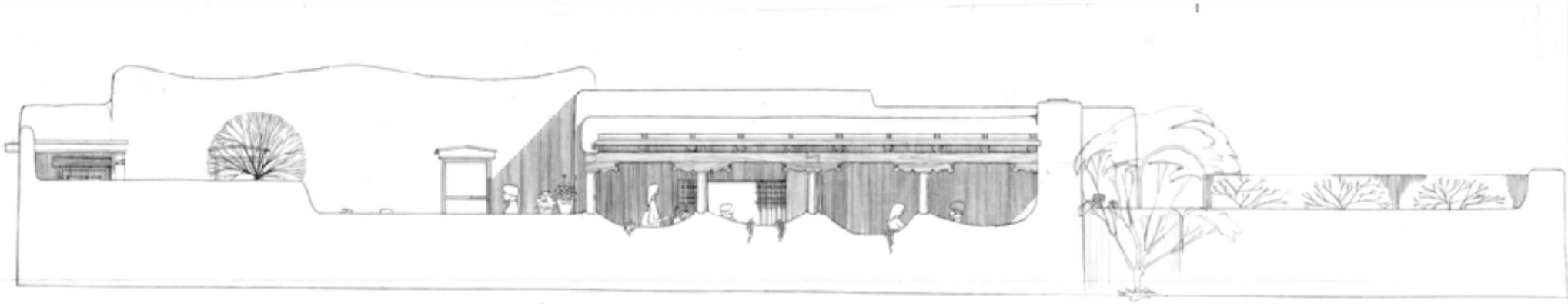
646 Old Santa Fe Trail

25 January 2024

Historic Building Plans

1973 Nanak's Conscious Cookery Remodel, UNM Archives





Elevation facing Arroyo Tenorio

646 Old Santa Fe Trail

25 January 2024

Historical occupancy

Per research in Santa Fe Directory & SF New Mexican archives

Year	Tenant	Occupation
1928	Garcia, Fred (Maria A)	Laborer
1932	Lovato, Marcial (Amalia)	Laborer
1936	Doster, Clarence E (Margaret)	Mechanic S C S
1943	Lopez, Ted	
1944	Giron, Mary	
1945	Gregory, Alfred	
1947	Fritzges, Frank (Mary L)	M&M Furniture Co at 218 Water St, Owners
1949	Romero, Aurora	Tracer State Highway Dept
1951	Romero, Flora	Typist
1953	Carrion, George A (Rosina C)	Tree surgeon
1962	VACANT	
1964	Rodriguez, Clara (Wid. Donald)	
1967	VACANT	
~1969	*RENAMED OLD SANTA FE TRAIL*	
1969	Blue Corn Restaurant	
1970	Blue Lady Restaurant	
1970	Nanak’s Conscious Cookery ((Bill Steen of Española))	
1973	Jacobs Shoe Repair (Jacobs, Larry & Tonie)	

646 Old Santa Fe Trail

25 January 2024

Newspaper Mentions

Per research SF New Mexican archives

CIRCULATING coal heater, like new. 646 College. 8p14

SF New Mexican; 10 Sep 1938; Pg 6

39 For Sale Miscellaneous

CIRCULATING coal and wood heater. Pigeons: Fantails, Frills, White Swallows. 646 College. 28u4

SF New Mexican; 28 Sep 1940; Pg 4

Mrs. C. E. Doster, 646 College street, has returned from Albuquerque with her son, born August 7 at St. Joseph's hospital. Mrs. Doster was accompanied home by her sister, Mrs. Roy Purvis, and son, Donald of Chicago.

SF New Mexican; 24 Aug 1941; Pg 20

124 For Sale Miscellaneous

TWO 5:25x20 tires, tubes and wheels. Like new. 646 College 25p25

SF New Mexican; 25 Jul 1942; Pg 9

Cordelia Lopez Birthday Party

Cordelia Lopez, daughter of Mr. and Mrs. Ted Lopez, 646 College street, was honored on her fifth birthday with a party given at Loretto academy where Cordelia is a member of the kindergarten class.

Games were played by the little friends of the honoree, and refreshments were served by Sister Marion of Loretto academy and Mrs. Lopez.

Among those present were: Consuelo Chavez, Mercedes Gonzales, Delia Romero, Anna Marie Sandoval, Celestine Gallegos, Mabel Roybal, Christella Gomez, Carol Jo Ryan, Caref Louise Eagen, Marcella Perez, Juanita Robbs, Madeline Armijo, Theresa Wilson, Dorcas Brown, Melvin Landavaza, Jimmy Bobb, Johnny Lowe, Sammy Romero, Ramon Roybal, Dorsey Tuff, Lydia Lovato, Marcella Rael, Raquel Espinosa, Aniceto Bustamante, and Cordelia. Sister Lelliosa of Loretto academy was also present.

SF New Mexican; 03 Nov 1943; Pg 5

Born to Mr. and Mrs. Alfred Johnson, 545 Franklin, a daughter; to Mr. and Mrs. Alfred Gregory, 646 College, a son; to Mr. and Mrs. William Ryan, 514 Alto, a daughter; to Mr. and Mrs. Joe Garcia, 629 Galisteo, a daughter; to Mr. and Mrs. Anthony Montano, 225 Polaco, a son, and to Mr. and Mrs. E. J. Martinez, 1023 Houghton, a daughter, at St. Vincent Hospital.

SF New Mexican; 23 Aug 1945; Pg 10

PORCH CAVES IN

A porch supported by adobe pillars caved in Tuesday at the home of Frank Pritzges, 646 College street. City Building Inspector Mel Hagman said water from melting snow had weakened the supports. Pablo Sena is owner of the property.

SF New Mexican; 19 Feb 1948; Pg 2

Woman Injured In 3-Way Smash

Suzanne Mann, 4313 Manhattan, suffered stomach and neck injuries in a three-car accident at College and Alameda St. Police identified the 23-year-old victim as driver of one of the cars involved but said her condition was not serious.

Other drivers who were involved in the road incident were Tosina Carrion, 22, of 646 College St., and William Cooper, 37, of 1457 Encino Rd.

20 Apr 1954, Tue ·Page 7

Nicholas Casados, 76, of 335 Pino St., was bruised but not seriously injured when he was attacked at 646 College St.

He told police he was sitting on a tree stump, resting, when he noticed three men in a black auto nearby. Without provocation, he said, one of the men walked over to the stump, "called him bad names," knocked him off his perch.

14 May 1958, Wed ·Page 2

LEGAL ADVERTISEMENT

City of Santa Fe, New Mexico, on Tuesday, September 2, 1969, at 7:30 p.m., for the purpose of acting on a petition by Karen Finlayson, being a request for a tea and sandwich room, as a special exception (eating and drinking establishment), as set forth in Ordinance No. 1962-19, Zoning Ordinance for the City of Santa Fe, New Mexico, as they apply to the following described area in the City of Santa Fe, New Mexico, to wit:

646 Old Santa Fe Trail
Santa Fe, N.M.

Said petition is a request to permit the operation of a tea and sandwich room in an RAC zone.

Dated at Santa Fe, New Mexico, this 14 day of August 1969.

H.E. VALENCIA
Municipal Clerk

(Legal No. 5980, Pub. Aug. 18, 1969)

18 Aug 1969, Mon ·Page 6

646 Old Santa Fe Trail

25 January 2024

Newspaper Mentions

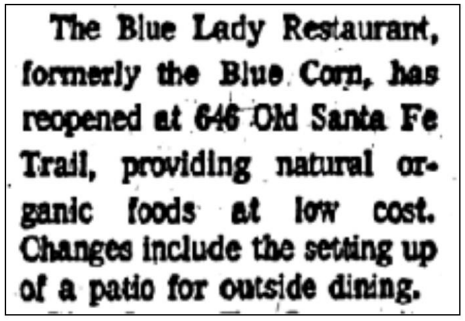
Per research SF New Mexican archives



SF New Mexican; 07 Dec 1969; Pg 23



SF New Mexican; 7 June 1970; Pg 17



SF New Mexican; 7 June 1970; Pg 31;
"Santa Fe Currents"



SF New Mexican; 04 Sep 1970; Pg 6



SF New Mexican; 14 Jan 1972; Pg 5



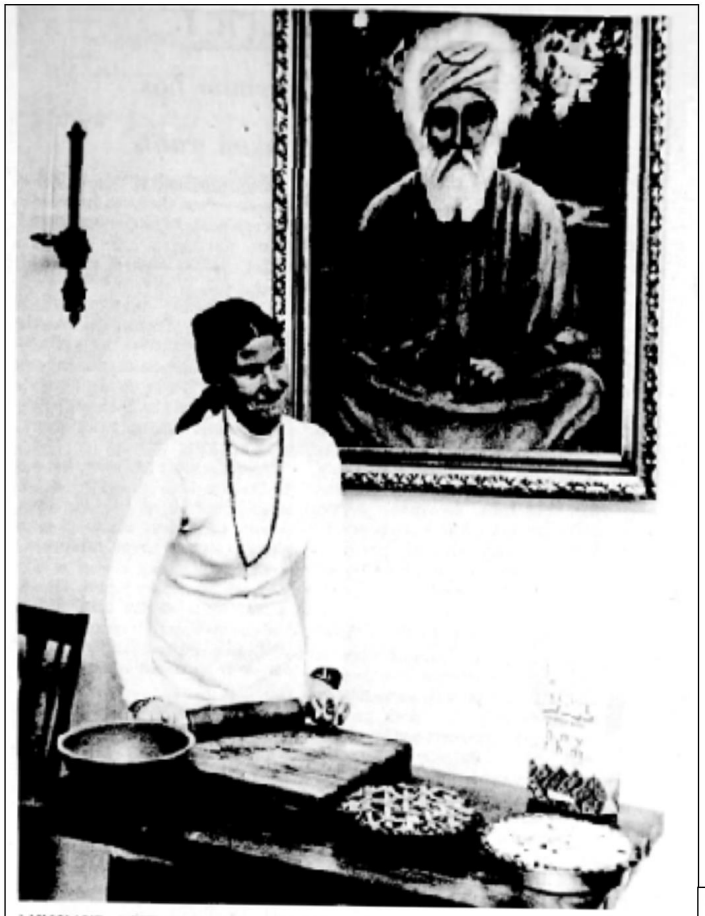
SF New Mexican; 10 Dec 1971; Pg 5

646 Old Santa Fe Trail

25 January 2024

Newspaper Mentions

Per research SF New Mexican archives



LYN KAUR, A MEMBER of the staff at Nanak's Conscious Cookery, 646 Old Santa Fe Trail in Santa Fe, is shown giving a cooking demonstration on natural foods. A cooking school is held every Monday evening at 6 p.m. at the restaurant and is open to the public. The portrait in the picture is one of Nanak, founder of the Sikhism religion. (Photo by Bob Dinnery)

Nanak's features natural food

Nanak's Conscious Cookery, a natural foods restaurant, on 646 Old Santa Fe Trail, is the communal project of a group of people known as Kundalini Yogis, who practice the principle "a healthy body contributes to a happy body and a stable mind."

According to owner Bill Stein, the purposes of Nanak's are to provide the people of the area with totally healthful, natural foods, and make them more aware of the advantages, interest and benefits of natural foods cookery.

Although natural foods are stressed, it is not possible to have all completely organic food, due to the unavailability of certain items. However, most vegetables and fruit are obtained from organic growers in this area and also in California, and all food sweeteners are natural and unrefined. Only pure vegetable oil is used and a wide selection of herbal teas is served.

Meals served at Nanak's are prepared by conscientious dedicated cooks who are aware of the benefits of correct natural food preparation, and who apply their own creativity and ingenuity to prepare what might be called "Works of art in food preparation."

An extension of the culinary services provided by the restaurant is the cooking school held every Monday evening at 6 p.m. The school is open to the public and includes instruction on the sprouting, gardening and cooking of natural foods. Below are several recipes offered by the staff, which are examples of the type of meals served and discussed at the restaurant and school:

SF New Mexican; 14 Jan 1972; Pg 5

Free holiday meal at Nanek's

Happy, Healthy, Holy, Inc., operators of Nanek's Conscious Cookery at 646 Old Santa Fe Trail, announced that they will serve free dinners between the hours of noon and 3 p.m. on Thanksgiving Day.

Spokesmen for the restaurant said no paying customers will be served during those hours. They added that anyone accepting their offer of the free Thanksgiving Day meal will be served a nutritious, vegetarian dinner.

22 Nov 1972, Wed ·Page 2

Free meals set

Nanak's Conscious Cookery will be serving a free vegetarian meal from 5 to 7 o'clock Christmas Eve. Nanaks is located at 646 Old Santa Fe Trail.

22 Dec 1972, Fri ·Page 4

646 Old Santa Fe Trail

25 January 2024

Newspaper Mentions

Per research SF New Mexican archives



05 Aug 1973, Sun ·Page 14



21 April 1982; SF New Mexican, Pg 50



Made for walking

By RICHARD SEALEY

Napoleon was noted not only for his brilliant war strategy but for his collection of handmade boots.

The emperor would have felt quite at home in Santa Fe, as there are literally thousands of styles of boots to choose from.

Santa Fe native Ron Jacobs has been around the boot business all of his life. His store, Jacobs Shoe Repair Shop at 646 Old Santa Fe Trail, originally run by his father, has been in operation for 13 years, and is packed with the trappings of the shoe trade.

Jacobs repairs boots, shoes and other leather goods, and yet somehow finds time to make custom boots for a variety of customers.

He recently finished a magnificent pair of black calfskin thigh-length boots for this year's Don Diego de Vargas, Santiago (James) Isidro Rivera.

"My grandfathers, great uncles, uncles and my father were all in the shoes business," Jacobs says. "Even with all that history, after I graduated from Santa Fe High in 1976, I ended up joining the Navy for four years. I learned a variety of trades, and traveled to Europe and the Philippines.

"After I came home, I felt like I wanted something different. Since I had my foot in the door, as it were, I started working at the store. After a year in the shop, I decided to go to school to learn boot- and shoemaking. I went to Oklahoma Tech in 1981, and have been working in the store pretty much ever since."

Jacobs feels that the custom-boot business will continue to grow in the future, even though prices for custom boots are higher than the store-bought variety.

Continued on page 17

Sewing side seams on a boot

25 Sep 1988, Sun ·Page 86

646 Old Santa Fe Trail
Window Condition Assessment



Prepared by:
Scott Ernst
1/11/24

South Window #1

Single Hung Window

35” x 35”





Condition

This is a strange aluminum double hung unit. It would not be original to the room that it is in. It is more likely to be from the 70's. None of the windows in the structure have a proper sloping sill, but the joinery of the legs to the header suggest that they are original. This unit doesn't have a sloping sill either. It would be possible to make a new, traditional set of sashes to fit into this buck. Or, if this isn't a significant elevation of the structure, it could be replaced with a modern window with a better R-value that matches the openings that appear to be original.

The frame in the wall appears to be in good shape and wouldn't need to be replaced.

South Window #2

Single Hung Window

35” x 35”





Condition

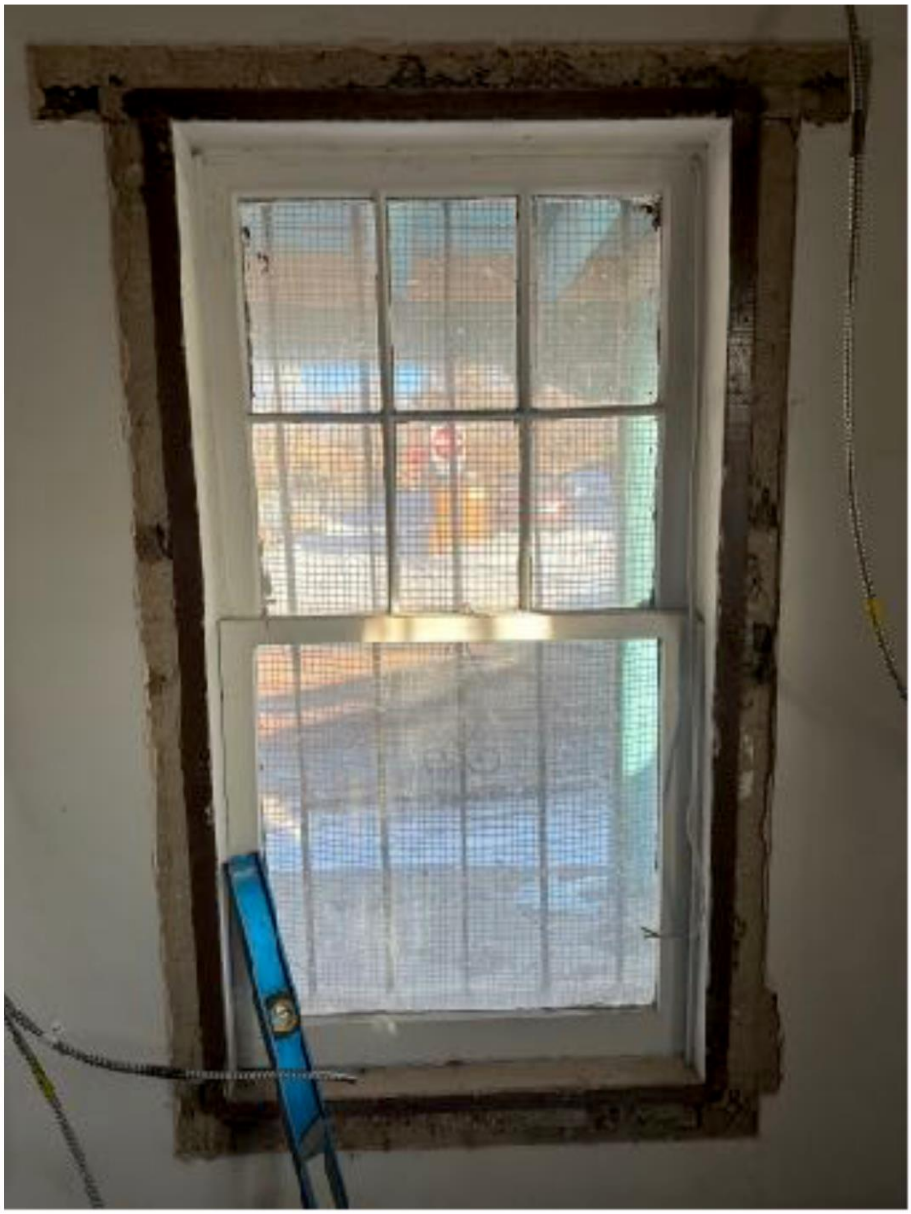
This is the same as South Window #1. There is no reason to keep these windows. The energy efficiency will be terrible and they are not original.

East Window #1

Double Hung

30” x 60”





Condition

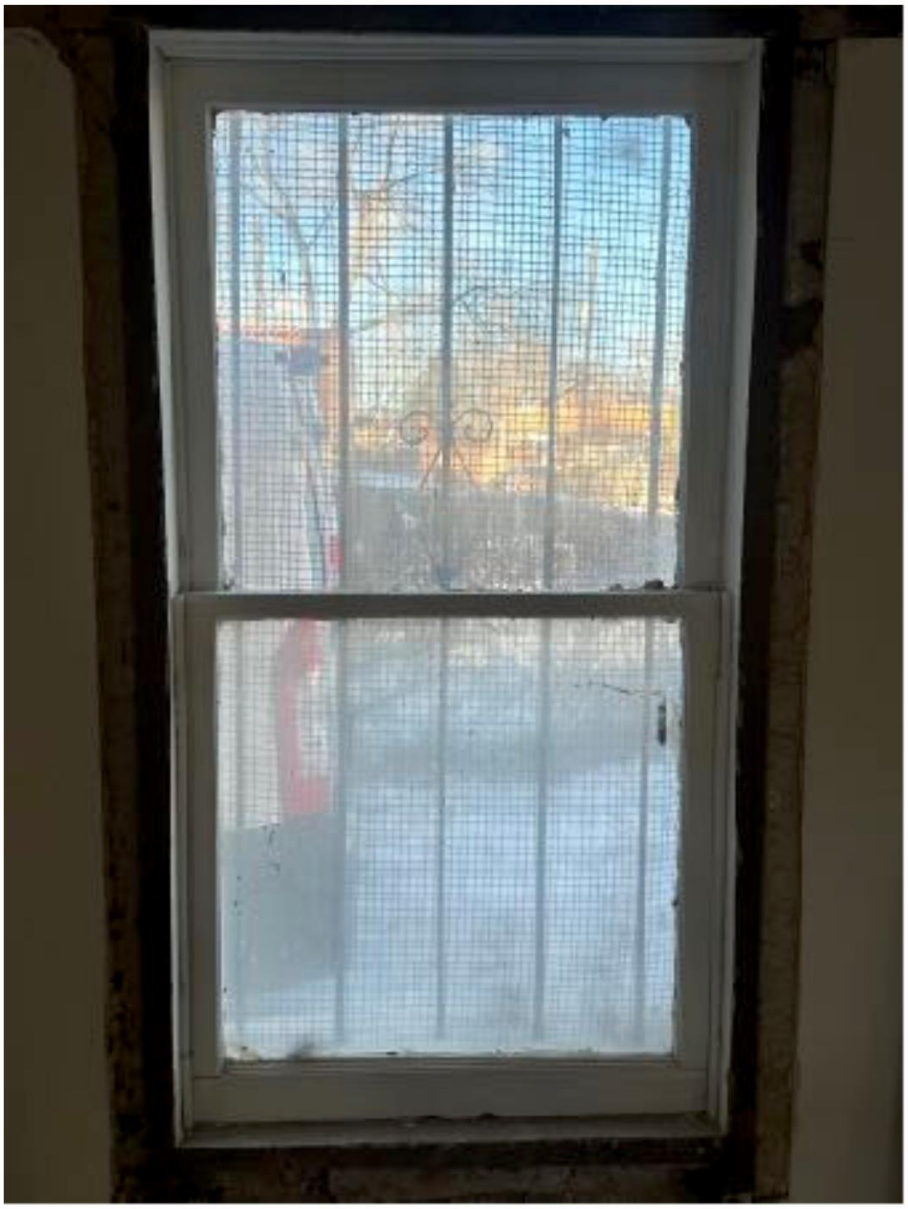
This unit is probably the exemplar window for this room. It has it's original muntins above, which the north window doesn't although it shows evidence of them. The bottom sash on this unit looks to have been replaced at some point, since it doesn't have any profile on the rails and stiles. Without any historic photos it is impossible to say if the original window was a 6 over 6 or a 6 over 1 like it is now. The frame and top sash are in good shape. Replacing the bottom sash with one that has a profile wouldn't be a bad idea.

North Window #1

Double hung

30” x 60”





Condition

This window has had a rough life. The muntins on the upper sash are missing although there are mortises to show that it once had them. It matches the east window and the top sash appears to be original. The bottom sash seems to have been replaced. The profile is slightly different than what is above and the bottom rail is below the stiles instead of between them as is traditional. The meeting rails may want to be replaced. Otherwise the unit is repairable. The glass has been replaced with some acrylic. The frame is in good shape despite it's age and not having a sloping sill.

North Window #2

Double hung

30” x 60”





Condition

This window is in a similar condition to the previous window, except that the bottom sash looks to be original.

North Window #3

Single hung

19” x 22”





Condition

This is a vinyl replacement that doesn't fit very well into it's rough buck and is clearly not original.

North Window #4

Casement

49” x 41”





Condition

Despite being poorly hung, badly insulated and having a broken muntin, these sashes are in pretty good shape and are probably original. The broken muntin in the west sash may be able to be repaired without having to take the sash apart. The frame is in good shape. These could be taken out, restored, weatherized and re-hung.

West Window #1

Fixed Steel

52” x 49”





Condition

Given the age of the room that it is in, this window seems to have been scrounged from somewhere. It is steel with fixed glass. The thermal efficiency is terrible and since it wouldn't be original I would recommend replacing it with something modern and efficient.

Conclusions

This building shows classic signs of being maintained by someone with just enough cash to keep things afloat. As the sun killed the south facing windows they were replaced with the aluminum windows. When the bottom rails inevitably rotted, the bottom sashes got replaced with what was available. There is just enough evidence left to show what might have been.

As usual the original windows under cover and on the north side are the ones that have survived and given the marginal maintenance they are in surprisingly good shape. As mentioned above, there are 2 bottom sashes that are replacements. The north window #1 bottom sash is a strange replacement that could be left or replaced in kind. East window #1 would be nice if it had a bottom sash with some profiles. Without any other evidence you might as well assume that the units were 6 over 1 windows and leave them like that.

Despite the weathering, bad paint, glazing compound that is shot and some meeting rail and muntin issues, all of the wood sashes can be restored. The rest don't have any historic value and would best be replaced.

Recommendations

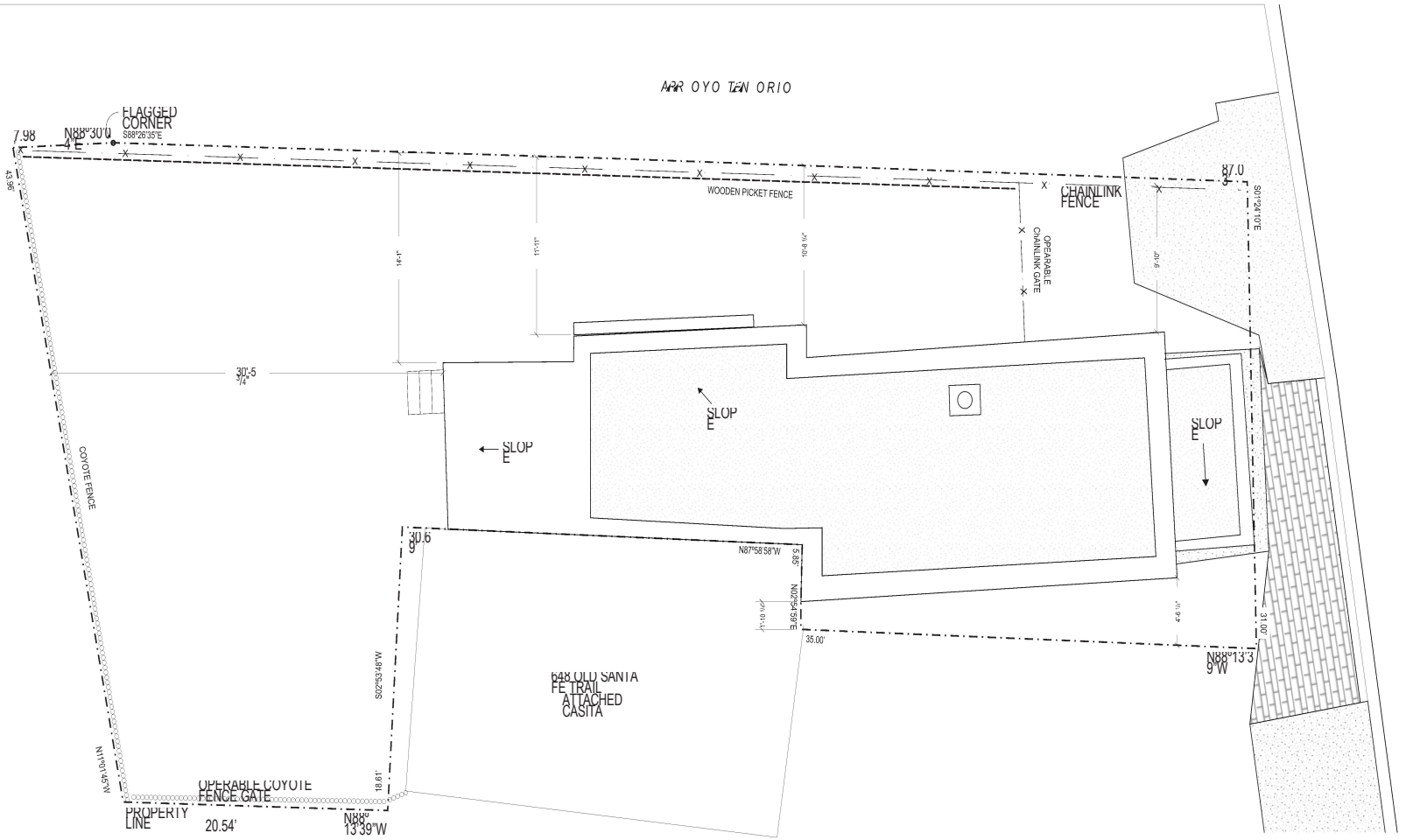
I suggest pulling all of the sashes out of the building during the remodel. The frames can stay in the building and would benefit from having the old paint stripped, any soft wood stabilized with epoxy and then get a fresh paint job. The frames of the double hung units have the traditional parting stop between the sashes, but if they ever had molded sash stops, they are long gone and were replaced with what looks to be whatever was on hand. I would replace what is there with a more traditional profiled sash stop.

The sashes should have all of their paint and putty stripped and glass removed. Any weathered wood can be stabilized with epoxy. Missing or broken muntins and sagging meeting rails should be replaced. Once they are restored, the sashes would get new paint and putty.

Having storm sashes would help to keep the weather off of the sashes and increase the thermal efficiency of the building. Along with keeping the building warmer this will also help to prevent interior condensation in the winter which is a major contributor to interior paint issues and rot. The frames weren't set up to have storm sashes originally but they are deep enough that there is room to put some sash stop in toward the outside to hold storms. They could be held in place with turnbuttons as was done in many cases in the past. If built so that the rails and stiles are the same dimensions as the sashes, they won't impact the look of the windows. To keep from having to store big storm sashes, I usually make the sashes so that aluminum glass and screen inserts can be installed on the inside of the storm sashes. They can be swapped out between seasons, are easy to store and can't be seen from the outside. I've gotten administrative approval to make storm sashes like this in the past

None of the windows were built with any balances, sash weights or sash pins. I would recommend retrofitting the units with spiral balances to hold the single hung sashes up. Spiral balances are inexpensive, traditional and still available.

There are some nice (and inconspicuous) modern weather stripping options that work well on old windows and help with building efficiency. They could easily be incorporated into a restoration. This weather seal can be used on either the original sashes or on retrofitted storm sashes. You don't want to put it on both, however, or the glass will fog up.



EXISTING SITE PLAN

SCALE 1/4"

N

646 OLD SANTA FE TRAIL
SANTA FE, NM 87505

OWNER
AGENDA
646 OLD SANTA FE TRAIL LLC
c/o Daniel Strongwater
806 Don Gaspar Ave
Santa Fe, NM 87505

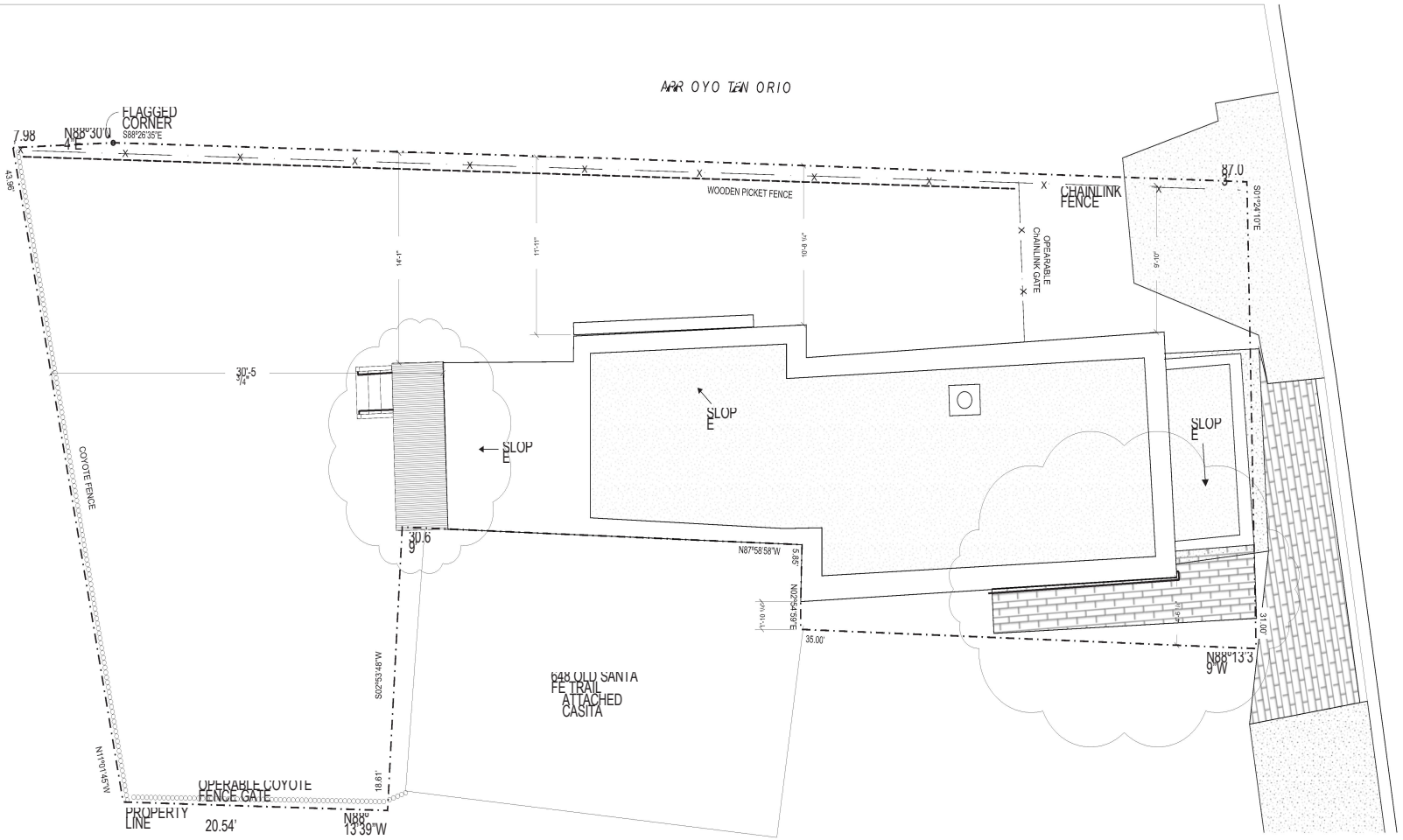
PRINTING	DATE
NORB	20 NOV 2024
SET	20 NOV 2024
DRAFT 2	2024

STAMP

PROJECT NUMBER
23002

TITLE
EXISTING SITE PLAN

DRAWING NO.
A0.1



PROPOSED SITE PLAN

SCALE 1/4"

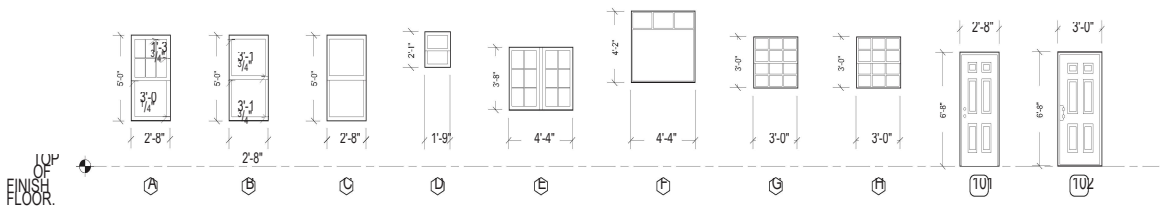
N

646 OLD SANTA FE TRAIL
OWNER
DANIEL
TRAIL LLC
c/o Daniel
Strongwater
806 Don Gaspar Ave
Santa Fe, NM 87505

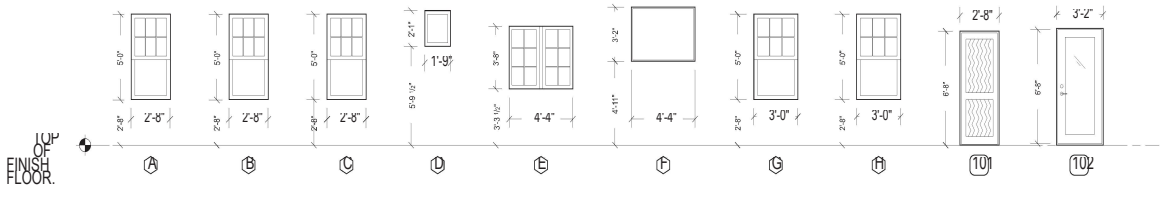
PRINTING NO.	DATE
SDRB	20 NOV 2024
SDRB SET	20 NOV 2024
DRAFT 2	2024

STAMP

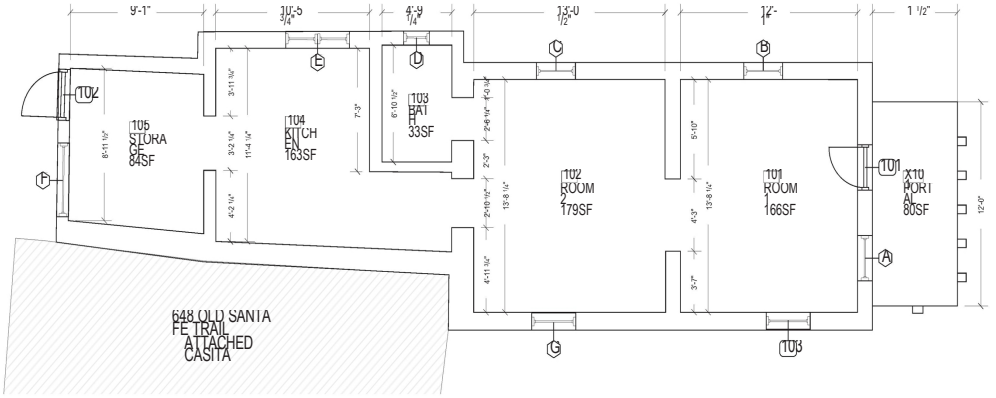
PROJECT NUMBER
23002
TITLE
PROPOSED SITE PLAN
DRAWING NO.
A0.2



2 EXISTING WINDOW SCHEDULE



3 PROPOSED WINDOW SCHEDULE



1 EXISTING & PROPOSED FLOOR PLAN

EXISTING WINDOW SCHEDULE

KEY	LOCATION	WIDTH	HEIGHT	GLAZING	FRAME	INT FINISH	EXT FINISH	MFGR	GLASS	U-FACTOR	SCREEN	NOTES
A	ROOM 1-101 E	2'-8"	5'-0"	SINGLE HUNG	SINGLE	WOOD PTD	WOOD PTD	—	—	—	EXTERIOR	TOP SASH: 3X2 EQUAL DIV. LITES BOTTOM SASH: NO LITES
B	ROOM 1-101 N	2'-8"	5'-0"	SINGLE HUNG	SINGLE	WOOD PTD	WOOD PTD	—	—	—	EXTERIOR	
C	ROOM 2-102 N	2'-8"	5'-0"	SINGLE HUNG	SINGLE	WOOD PTD	WOOD PTD	—	—	—	EXTERIOR	
D	BATH-103 N	1'-9"	2'-1"	DOUBLE HUNG SINGLE	SINGLE	VINYL	VINYL	—	—	—	EXTERIOR	
E	KITCHEN 104-N	4'-4"	3'-8"	TWIN CASEMENT	SINGLE	WOOD PTD	WOOD PTD	—	—	—	EXTERIOR	2X3 DIVIDED LITES
F	STORAGE 105-W	4'-4"	4'-2"	PICTURE	SINGLE	STEEL	PTD STEEL	—	—	—	N/A	TOP BOTTOM 1X2 DIVIDED LITE
G	ROOM 2-102 S	3'-0"	3'-0"	DOUBLE HUNG SINGLE	ALUMINUM	MILL	MILL	—	—	—	INTERIOR	3X2 DIVIDED LITES
H	ROOM 1-101 S	3'-0"	3'-0"	DOUBLE HUNG SINGLE	ALUMINUM	MILL	MILL	—	—	—	INTERIOR	3X2 DIVIDED LITES

EXISTING DOOR SCHEDULE

KEY	LOCATION	WIDTH	THICK	HEIGHT	GLAZING	INT FINISH	FRAME	EXT FINISH	MFGR	GLASS	U-FACTOR	DOOR MATERIAL	NOTES
101	ROOM 1-101 E	2'-8"	1 3/4"	6'-8"	N/A	WOOD WHITE	PTD	PTD WHITE	EXISTING	—	—	STEEL	
102	STORAGE-105 W	3'-0"	1 3/4"	6'-8"	N/A	WOOD WHITE	PTD	PTD WHITE	EXISTING	—	—	STEEL	

PROPOSED WINDOW SCHEDULE

KEY	LOCATION	WIDTH	HEIGHT	GLAZING	FRAME	INT FINISH	MFGR	EXT FINISH	MFGR	GLASS	U-FACTOR	SCREEN	NOTES
A	ROOM 1-101 E	2'-8"	5'-0"	SINGLE HUNG	SINGLE	WOOD STAINED	WOOD	PAINTED	WOOD	—	LOW-E	—	EXTERIOR	TOP SASH: 3X2 EQUAL DIV. LITES BOTTOM SASH: NO LITES
B	ROOM 1-101 N	2'-8"	5'-0"	SINGLE HUNG	SINGLE	WOOD STAINED	WOOD	PAINTED	WOOD	—	LOW-E	—	EXTERIOR	TOP SASH: 3X2 EQUAL DIV. LITES BOTTOM SASH: NO LITES
C	ROOM 2-102 E	2'-8"	5'-0"	SINGLE HUNG	SINGLE	WOOD STAINED	WOOD	PAINTED	WOOD	—	LOW-E	—	EXTERIOR	TOP SASH: 3X2 EQUAL DIV. LITES BOTTOM SASH: NO LITES
D	BATH-103 N	1'-9"	2'-1"	DOUBLE HUNG	TRIPLE GLAZED	COMPOSITE PAINTED		CTD ALUM	LOEWEN	LOW-E	0.28		EXTERIOR	LITES
E	KITCHEN 104-N	4'-4"	3'-8"	TWIN CASEMENT	SINGLE	WOOD STAINED	WOOD	PAINTED CTD ALUM	—	LOW-E	—	—	EXTERIOR	2X3 DIVIDED LITES
F	STORAGE 105-W	4'-4"	3'-2"	PICTURE	SINGLE	ALUM CLAD WOOD	STAINED	CTD ALUM	LOEWEN	LOW-E	0.28	—		
G	ROOM 2-102 S	3'-0"	**5'-0"**	DOUBLE HUNG	TRIPLE GLAZED	ALUM CLAD WOOD	STAINED	CTD ALUM	LOEWEN	LOW-E	0.28		EXTERIOR	
H	ROOM 1-101 S	3'-0"	**5'-0"**	DOUBLE HUNG	TRIPLE GLAZED	ALUM CLAD WOOD	STAINED	CTD ALUM	LOEWEN	LOW-E	0.28		EXTERIOR	

PROPOSED DOOR SCHEDULE

KEY	LOCATION	WIDTH	THICK	HEIGHT	GLAZING	INT FINISH	FRAME	EXT FINISH	MFGR	GLASS	U-FACTOR	DOOR MATERIAL	NOTES
101	ROOM 1-101 E	2'-8"	1 3/4"	6'-8"	N/A	WOOD WHITE	PTD	STAINED WOOD	CARPENTER	—	—	WOOD	CUSTOM NM WOODEN DOOR
102	STORAGE-105 W	3'-0"	1 3/4"	6'-8"	N/A	ALUM CLAD WOOD		CTD ALUM	LOEWEN	LOW-E	0.28	WOOD	

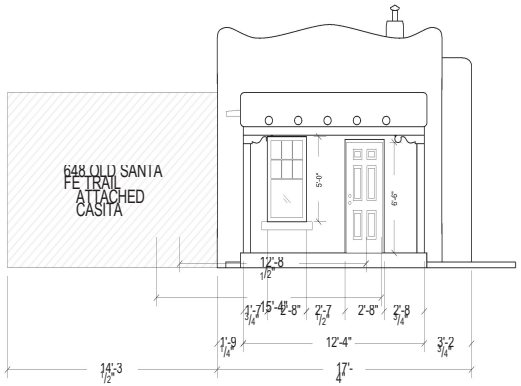
646 OLD SANTA FE TRAIL
SANTA FE, NM 87505

OWNER
646 OLD SANTA FE TRAIL LLC
c/o Daniel Strongwater
1660 San Gaspar Ave
Santa Fe, NM 87505

PRINTING	DATE
FIRST SET	20 NOV 2024
DRAFT 2	20 NOV 2024

STAMP

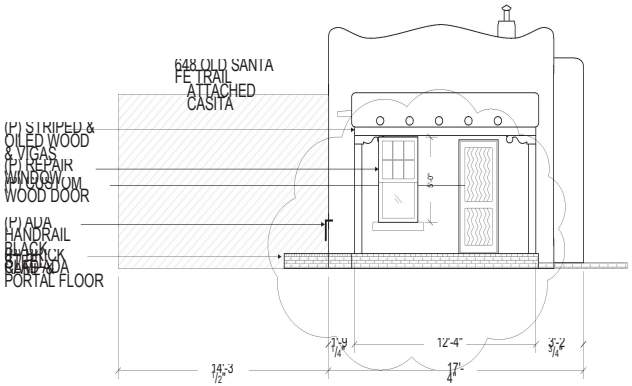
PROJECT NUMBER
23002
TITLE
FLOOR PLAN & WINDOW SCHEDULE
DRAWING NO.
A1.0



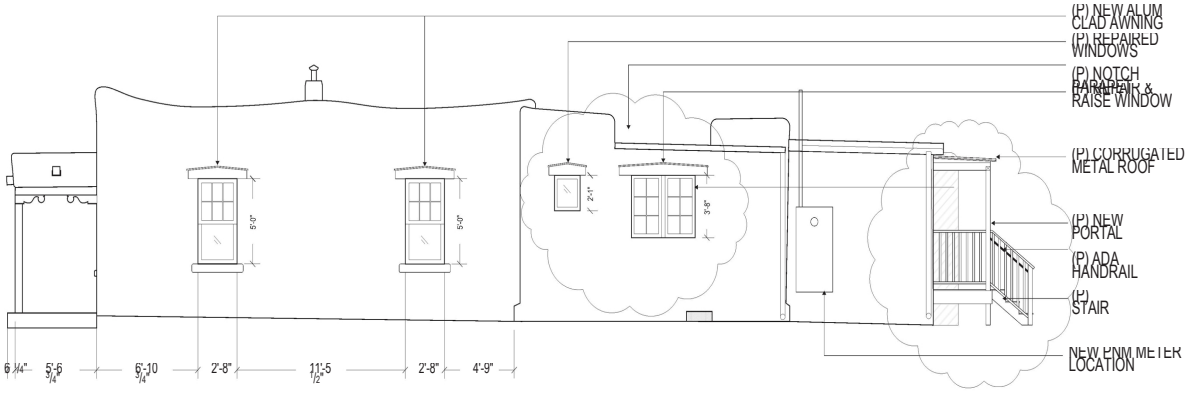
02 EXISTING EAST ELEVATION
SCALE: 1/4"



04 EXISTING NORTH ELEVATION
SCALE: 1/4"



01 PROPOSED EAST ELEVATION
SCALE: 1/4"



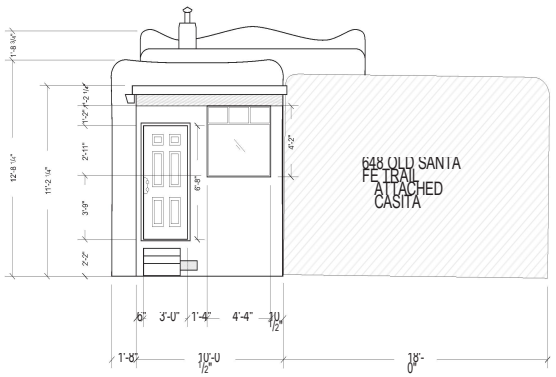
03 PROPOSED NORTH ELEVATION
SCALE: 1/4"

646 OLD SANTA FE TRAIL
OWNER: OLD SANTA FE TRAIL LLC
c/o Daniel Strongwater
806 Don Gaspar Ave
Santa Fe, NM 87505

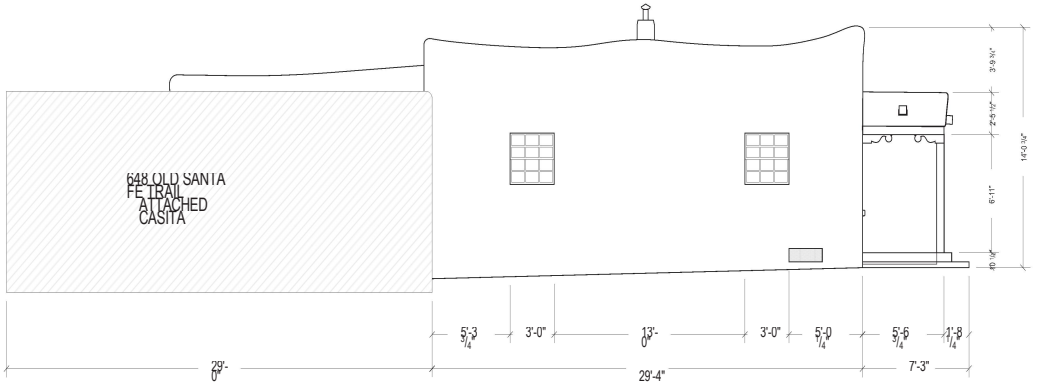
PRINTING NO.	DATE
SET	20 NOV 2024
PERB SET	20 NOV 2024
DRAFT 2	2024

STAMP

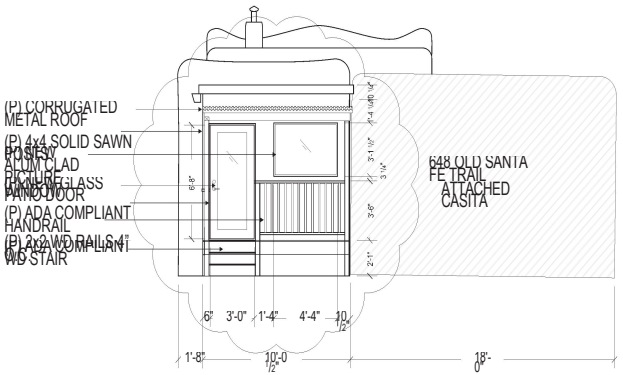
PROJECT NUMBER 23002
TITLE EAST & NORTH ELEVATIONS
DRAWING NO. A2.0



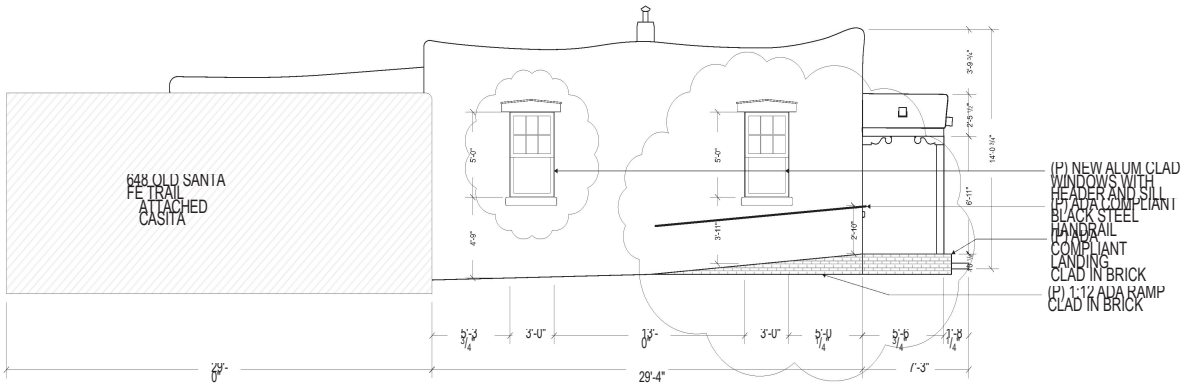
2 EXISTING WEST ELEVATION



4 EXISTING SOUTH ELEVATION



1 PROPOSED WEST ELEVATION



3 PROPOSED SOUTH ELEVATION

646 OLD SANTA FE TRAIL
SANTA FE, NM 87505

OWNER
646 OLD SANTA FE TRAIL LLC
c/o Daniel Stronguater
1600 San Gaspar Ave
Santa Fe, NM 87505

PRINTING	DATE
NG	20 NOV 2024
FIRE SET	20 NOV 2024
DRAFT 2	2024

STAMP

PROJECT NUMBER
23002
TITLE
EXISTING & PROPOSED SOUTH ELEVATIONS
DRAWING NO.
A2.1

City of Santa Fe, New Mexico

memo

DATE: **February 27, 2024**

TO: **Historic Districts Review Board Members**

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

2024-007830-HDRB 650 Canyon Rd. Downtown & Eastside Historic District. New Construction. Jon Dick, agent for Patrick Reyes Family Partnership, owners, proposes to construct a 1,178 sq. ft. detached workshop to a height of 18'-6" where the maximum allowable is 19'-6". An exception is requested to Section 14-5.2(D)(9)(d) for a pitched roof.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

_x_ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed 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 and exception criteria has been met.

BACKGROUND & SUMMARY:

650 Canyon Rd is an art gallery listed as contributing to the Downtown and Eastside Historic District. The proposed new structure would be built to the south of the gallery. The workshop will be a Northern New Mexico styled pitched roof building behind the existing gallery and have limited public visibility from Canyon Road.

Now, the applicant proposes the following new structure:

A workshop of 1,062 sq.ft. (roofed area will be 1,178 sq. ft.). The roof ridge of the building will be 18'-6" above finished grade. H-Board staff has determined that the maximum allowable height may be 19'-1". The new building will be constructed of traditional adobe and clad with El Rey stucco, in their "Suede" color. The walls will have a traditional battered appearance. A 15" high moss rock base will also wrap around the building. The pitched roof will be clad in metal. White aluminum clad wood windows will all have an awning operation. Doors will be dark stained wood.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 15-5.2(D)(9)(d): Staff requests an exception to allow for a pitched roof.

(i) *Do not damage the character of the district*
Applicant Response: The character of the district in the Canyon Road area includes numerous pitched roof buildings. In particular, the existing historically contributing building on the property that faces Canyon Road has a pitched roof. It is our intention to respect and reflect the existing historical context of the property and the area in general by including a pitched roof on the new building. In addition, due to the original structure occupying almost all the street frontage, and the proposed building is set back 160 from Canyon Road, there will be virtually no public view of the building.

Staff Response: Staff feels this criterion has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The owner wishes to have a consistent look to his property. Were he to be required to build a flat roofed structure, there would clearly be an incongruous appearance to his land. In addition, it is the owner's intent to build a workshop so he can pursue for a variety of artistic craftsmanship activities, for which he needs a high ceiling. Utilizing a high ceiling with a flat roof would make for a structure that would be too massive for the context of the property.

Staff Response: Staff feels this criterion has been met.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: The design intent of this structure is to reflect the historical character of the core historic district by emulating certain aspects of the older nearby buildings but done in a manner that has certain present day design sensibilities, such as symmetry, proportion, and scale. The building will respect its context but will quietly express that it is from a newer age.

Staff Response: Staff feels this criterion has been met.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

14-5.2(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.

H 1067

OLD SANTA FE HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 1-XI-84 by mb	county Santa Fe	ID no. 05161-1332
field map number SFHD - 6-1332		UTM reference zone 12 13	easting northing

location description: 650 CANYON

city/town: SANTA FE

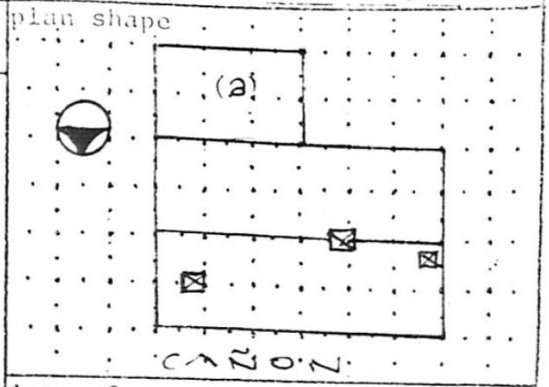
land grant/reservation:

building name:

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

film roll by mb no. 13 | negative nos. 11 | loc. of neg. HPB

plan shape





date of construction: Be 1928 estimate ___ actual

source: Bus/Directory

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

surroundings: Res/Com

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? contrib.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: ~~Territorial~~ NMV

foundation material: NV

wall material/surface: Adobe Stucco

architectural features
Roof - Transverse gable, shed at (a), terne plate, 3 chi
Mstry chimneys, 1 mtl flue; gutter w long extensions
Bracketed purlins, wd fascia under gable, exp. rafters
Windows - 6/6 wd, 3/1 wd, slips sills NT (a)
Lug sills to E. Windows recessed, stucco bullnosed
Under eave is a tag shutter.
Door - 3 lite mfrd. screen door to outside

comments
Anil street.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date: February 10, 2023

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

1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **Parcel # 11805568**
5. Property Type: **_x Buildings: 1** **__ Structures:** **__ Site __ Object**		
6. Date of Survey: January 3, 2023		
7. Previous Survey Date(s): **_x_Yes: 1984** **_x_No: The shed has been recorded**		
8. Name of Project: Status Evaluation		
9. Lat/Long: **35.6811149,-105.927044**		

10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of east elevation, facing northwest.**

11. Brief Description of the Property:

This house, erected by Ignacio J. Moya in 1914, sits midway on the south side of Canyon Road. The simple, side-gabled adobe building is currently under renovation after a plan approved by the HDRB (Case #2020-001615). A small shed of more recent vintage sits behind it, not visible from the public right of way. Proposed for demolition, the shed is being evaluated for its potential to contribute to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Storage

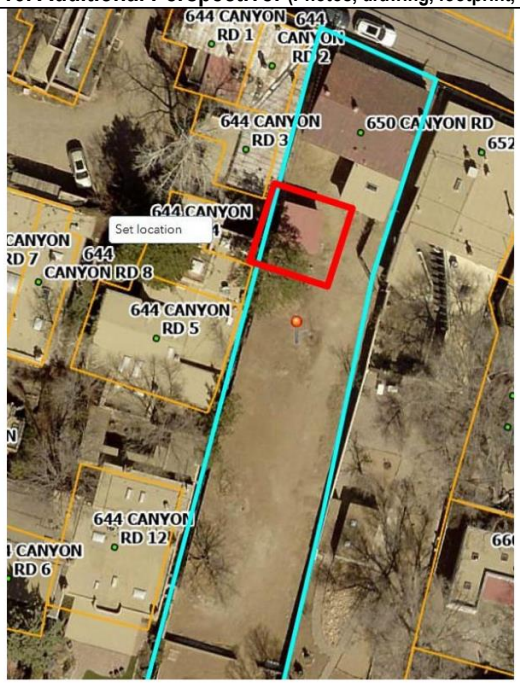
13. Construction Date:
Date: Before 1958
_ _Known _x_ Estimated Source: aerial photographs

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

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

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

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



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

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

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

For: Current owner: Patrick Rayes Family Partnership LTD

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

Current owner: Patrick Rayes Family Partnership LTD

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference # Santa Fe ID # H-1067
Ignacio J. and Robert A. Moya Property: Shed	650 Canyon Road Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 3, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam _x_ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	6/6	1
Fixed (barn sash)	Wood	6	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	4-panel	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1990s: removal of roof structure and replacement with plywood deck and metal roofing material; visual and material evidence and Moya family memory

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: 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

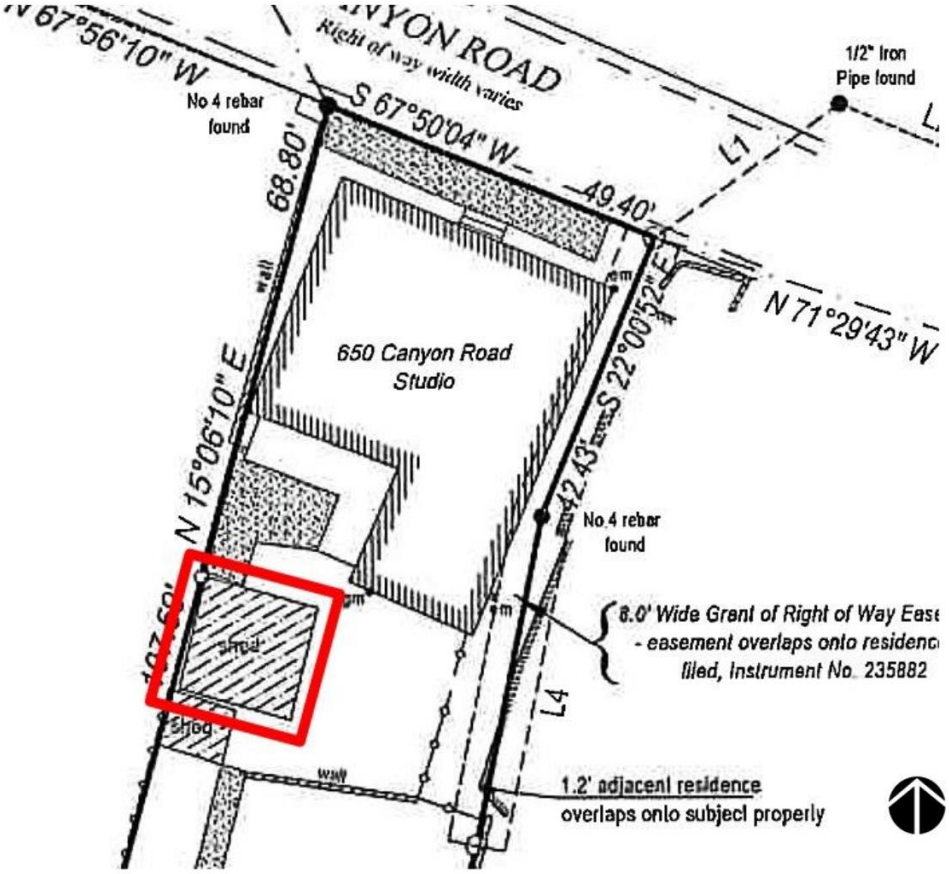
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: Main house subject of 2020 HDRB review.

19.Site Plan: Portion of 2018 survey plat with shed highlighted. Courtesy Land Survey Company, LLC, July 2018.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**

Architectural Description Continued

Shed

The small shed sits approximately 25’ south of the house and adjacent to the west property line (Photo 2). The assumed adobe structure encloses roughly 256 square feet. It has a painted cementitious stucco finish, showing significant cracking in several areas (Photo 3). It is topped with a modern south-sloping, Pro-Panel roof. The structure has minimal fenestration.

The shed faces the house with a wall penetrated by a single door (Photos 4 & 5). The opening is positioned at the center and holds a weathered four-panel unit door painted white. The door hovers above a crude cement threshold. A base of the same material runs along the bottom of the wall and continues around the side elevations. The top of the wall has significant cracking.

The east elevation, facing into the yard, has no openings (Photo 1). The south side has a single, centered window (Photos 6 & 7). Sitting flush to the stucco, the unit is a 6/6 wood sash covered with a screen.

The west elevation abuts a fence with a centered opening holding a six-light barn window (Photo 7).

A new roof sits on top of the shed. It is made of plywood and extends over its walls by several inches, giving the building a modern shed profile (Photo 3). Wood fascia trims its edges, which are, in turn, capped by metal fascia. Red metal panel roofing protects the structure.

The interior forms a single room. Vigas which are assumed to be original run in a north-south direction and are topped with wide boards (Photos 7 & 8). Below is a poured

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**

concrete floor. The walls are plastered and painted in a flesh tone. The space has electric service with a few lights and a fluorescent troffer hanging from the ceiling.

Historical Overview

Canyon Road started humbly as a farming area. The trail that would become the famed arts district connected early settlements in the valley to the mountains and beyond to Pecos Pueblo. El Camino del Cañon later evolved into a local access road to agricultural plots between the road and the Acequia Madre ditch to the south. These long, narrow lots began to fill in with adobe homes fronting the road in the late 19th century.

As shown on the 1912 King's map, the Moya family owned several of these lots, including Lot 26. Lot 26 is associated with Luis Moya, the last property owner's great-grandfather. Luis was a farmer and had a large family consisting of his wife, Ramona, and nine children, ranging in age from five to 23.[1] His second-oldest son, Ignacio, directly connects with the subject property. Luis and his family lived up the street from the study property at 662 Canyon Road (Figure 1).

In 1930, federal census takers recorded Ignacio living in a house at 650 Canyon Road, which, according to his son, Ignacio constructed in 1914. The household included Ignacio, then 39, his wife Braulia Rael Moya, 37, and four children: Isabel, 13, Ignacio, Jr., 11, Rosina, 8, and Guadalupe, 6.[2] Ignacio owned the house which was worth $3,000, comparable in value to his neighbors' houses. Another source shows that Ignacio worked as a janitor in the Blatt building on the Plaza.[3] He farmed the property, using

[1] U.S. Census Bureau, Year: 1910, Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 10A; Enumeration District: 0223; FHL microfilm: 1374931.
[2] Ibid., Year: 1930: Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2B; Enumeration District: 0003; FHL microfilm: 2341134.
[3] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 143.

water from the Acequia Madre. In 1932, the family welcomed twins, including son Roberto (sometimes Robert), who would live on the property for over six decades.

By the 1950 census, Ignacio, Braulia, and three children (Roberto, Lupe, and Caterina) remained at 650 Canyon Road.[4] Two years later, Ignacio became the Acequia Madre's mayordomo, serving in that capacity until 1984.

Several news accounts covered his devotion to the ditch. He once said the Acequia Madre had "more power than the president of the United States," indicating that it had water rights predating the formation of the country.[5] Based on aerial photographs, he continued to use the acequia to irrigate backyard crops through the modern period. In 1986 Ignacio died at a nursing home at age 96.

His son, Roberto, became the mayordomo, leading a small band of homeowners to manage the ditch. After graduating from high school in 1952, he worked at various clothing stores around the Plaza, including Goodman's on East San Francisco Street. By this time, Canyon Road began to evolve from a primarily Hispanic residential area to a linear commercial corridor developed for tourism.

Roberto was interviewed by *New Mexican* columnist Ana Pacheco many years later. Then 78, he could remember when the Canyon Road corridor had nearly 170 families.[6] Most knew each other. In 2011, only Moya and a neighbor Joe Gonzales— both descendants of original families — lived along the road. He told Pacheco that while the neighborhood had changed "dramatically," he didn't begrudge the tourists — and watched them "go from gallery to gallery" from his front stoop in the summer.[7]

---

[4] U.S. Census Bureau, Seventeenth Census of the United States, 1950: Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 61; Enumeration District: 26-5.

[5] *Keith Easthouse, "Mother Ditch – And the Men Who Love Her," Santa Fe Reporter* (April 26, 1989), 12.

[6] Ana Pacheco, "Santa Fean Has Watched City Transform," *Santa Fe New Mexican*, January 30, 2011, C-6

[7] Ibid.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**

Roberto worked for the New Mexico State Highway Department for 25 years, retiring from the agency in 1995. He remained the mayordomo for two more years. He spent his later years refurbishing furniture and became Canyon Road's historian. Roberto Arturo Moya died on December 10, 2022 at the age of 90.

Origin of Shed

The origin of the shed is unclear. Based on aerial photographs, the structure was in place by 1958 (Figure 3). A Moya family member recalls that his grandfather, Ignacio, built it and that it once contained a grinding wheel and was later used for storage.[8]

From the aerial images, it is clear the small building had a flat roof, framed on its north, east, and west sides by a parapet. These firewalls had sufficient height to be discernable in the photographs. As viewed on aerials, this roof form remained through at least 1978. Much more recently, its shape changed to a shed structure, capped with red metal roof. This change involved knocking off the parapets and removing a considerable amount of dirt once used for insulation.[9]

Evaluation of Historical Status

While the shed may predate the 1950s, its architectural significance is minimal. Challenging this marginal contribution is the recent roof alteration, going from a flat Pueblo Revival form to a shed roof with a pronounced overhang. This change in roof form significantly altered the appearance of the structure. For these reasons, the recommendation is to designate the shed as a Noncontributing structure to the Downtown and Eastside Historic District.

[8] Randy Moya, telephone conversation with John W. Murphey, February 8, 2023. Randy is the son of Roberto Moya.
[9] Ibid.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**

Illustrations

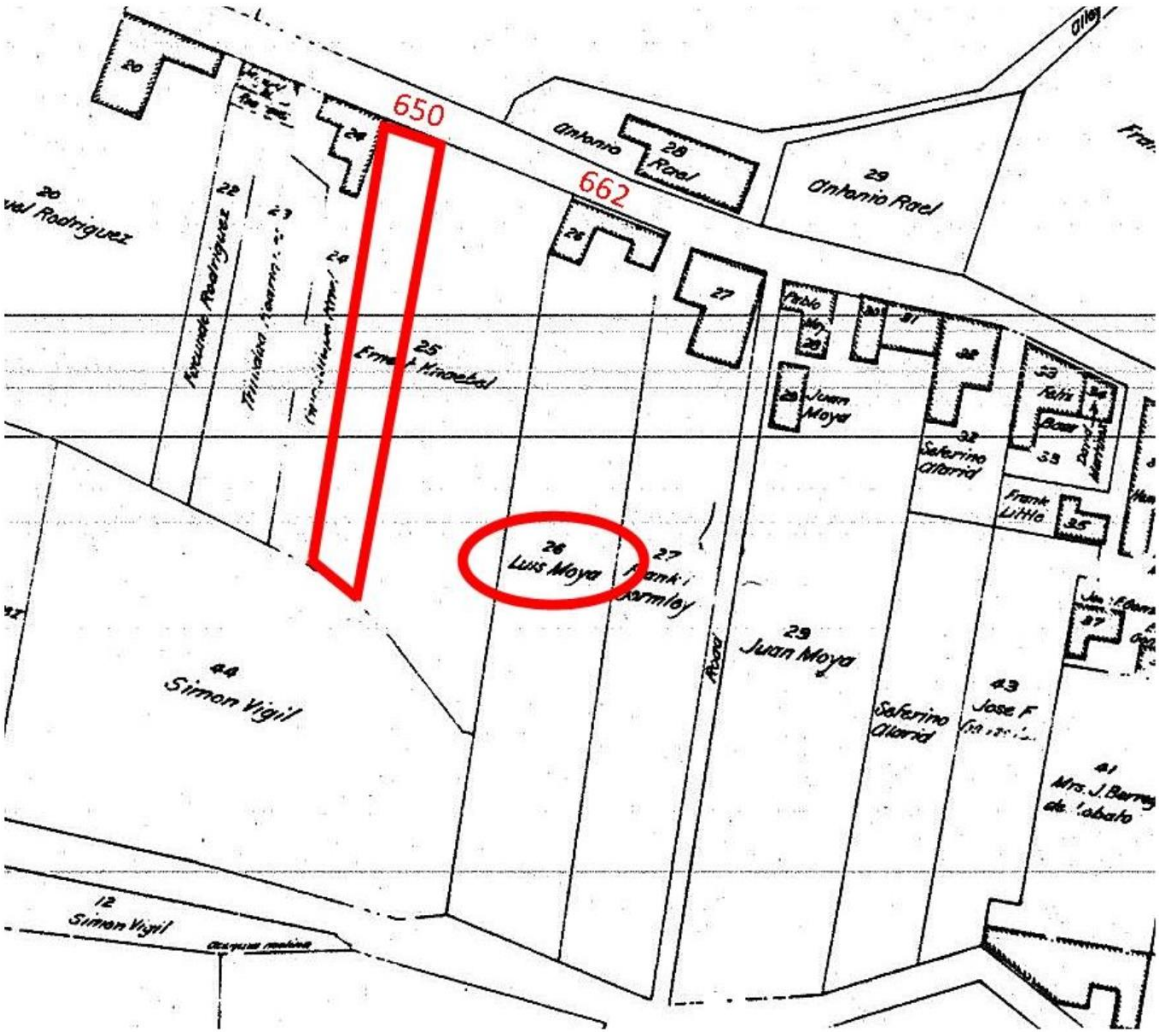


Figure 1: N. L. King, "Map of the City of Santa Fe," 1912. 662 Canyon Road, home of Luis Moya; 650 Canyon Road, approximate location of future subject property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Figure 2: October 25, 1948, aerial photograph.
Highlighted structure appears to be farther south from house than present shed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**

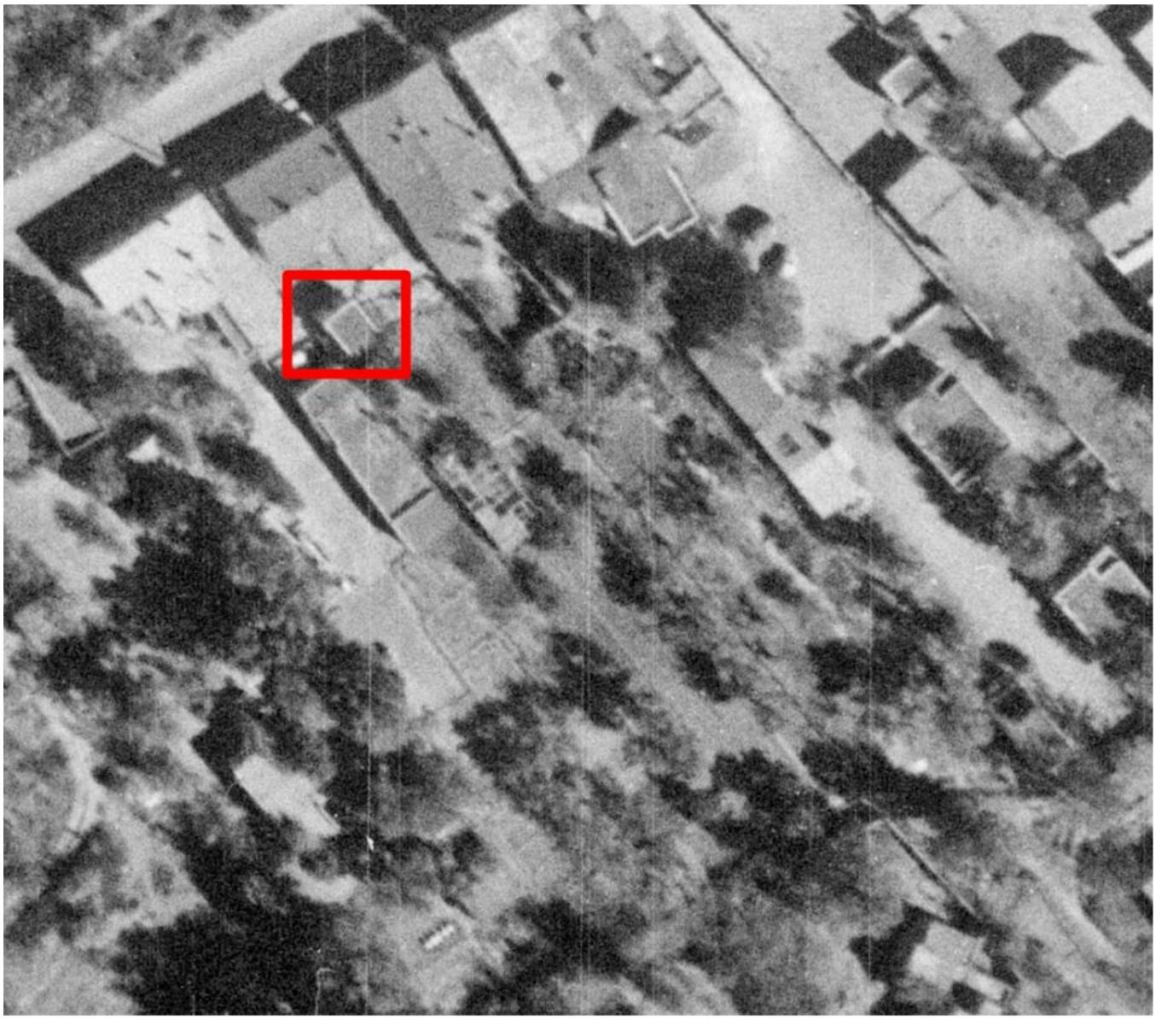


Figure 3: November 10, 1958, aerial photograph.
Shed is present. Note flat roof and parapets.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Figure 4: September 11, 1978, aerial photograph.
Note flat roof and parapets.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**

Survey Photographs

(All images taken by Giulia Caporuscio, January 3, 2023, unless otherwise noted)



Photo 2: Shed (left) in context with house under renovation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Photo 3: Southwest corner. Example of cracking and view of plywood roof decking. Camera facing up.
Douglas Maahs, February 6, 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Photo 4: Partial north façade. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Photo 5: North façade. Camera facing south.
Douglas Maahs, February 6, 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Photo 6: South elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Photo 7: Interior. Camera facing south.
Douglas Maahs, February 6, 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ignacio J. and Robert A. Moya Property: Shed**	**2. Location:** **650 Canyon Road** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference #** **Santa Fe ID #: H-1067** **4. County: Santa Fe** **5. Date of Survey: January 3, 2023**



Photo 8: Interior. Camera facing north.
Douglas Maahs, February 6, 2023.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11.29.23

Property Owner of Record: Patrick Rayes Family Partnership

Applicant/Agent Name: Jon Dick

Contact Person Phone Number: ( ) - 505.820.7200

Site Address: 650 Canyon Road

Proposed Construction Description: 1 structure - workshop / storage

TOTAL ROOF AREA: 1,178 SQ. FT.

Zoning District: _____

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

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

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

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

Use of Structure: ☒ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes_____

Lot Coverage : 17% %
☐Open Space Required:_____

Setbacks:
Proposed Front: 162' Minimum: 7'
2nd Front? _____
Proposed Rear: 112' Minimum: 15'
Proposed Sides: L15'-9"R 5' Minimum: 5'

Height: Proposed 18'-6"
Maximum Height: 19'-1" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed N/A Accessible_____
Minimum:_____

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

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

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

Jon Dick
PRINT NAME [☐OWNER ☐APPLICANT ☒AGENT]

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

SIGNATURE _____ 11.29.23
DATE

To Be Completed By City Staff: 2023-007690-PAR

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

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

REVIEWER: Stephanie Perea **DATE:** 12/15/23

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

Revised 20 November 2020

November 27, 2023

City of Santa Fe
Historic Preservation division

Re: 650 Canyon Road

My client, Patrick Rayes Family Partnership, owner of the above referenced property, would like to add one, Northern New Mexico styled pitched roof building behind the existing gallery that faces Canyon Road. The new structure would be shielded from Canyon Road by the existing structure and would be virtually invisible from any public right-of-way.

Per a letter received February 8th, 2023 from Land Use Director, Jason Kluck, the property is granted an alternate means of compliance to meet the parking requirements due to the existing unusual conditions of the site.

The intent is to use the existing historically contributing building as a design precedent in the new building's overall massing, character and detailing.

The square footage of the workshop is planned to be 1,062 (roofed area will be 1,178). The roof ridge of the building will be 18'-6" above finished grade. H-Board staff (Ramon Sarason) has determined that the maximum allowable height may be 19'-1".

The new building will be constructed of traditional adobe and clad with El Rey stucco, in their "Suede" color. The walls will have a traditional battered appearance. A 15" high moss rock base will also wrap around the building. The pitched roof will be clad in metal. White aluminum clad wood windows will all have an awning operation. Doors will be dark stained wood.



Jon Dick, AIA

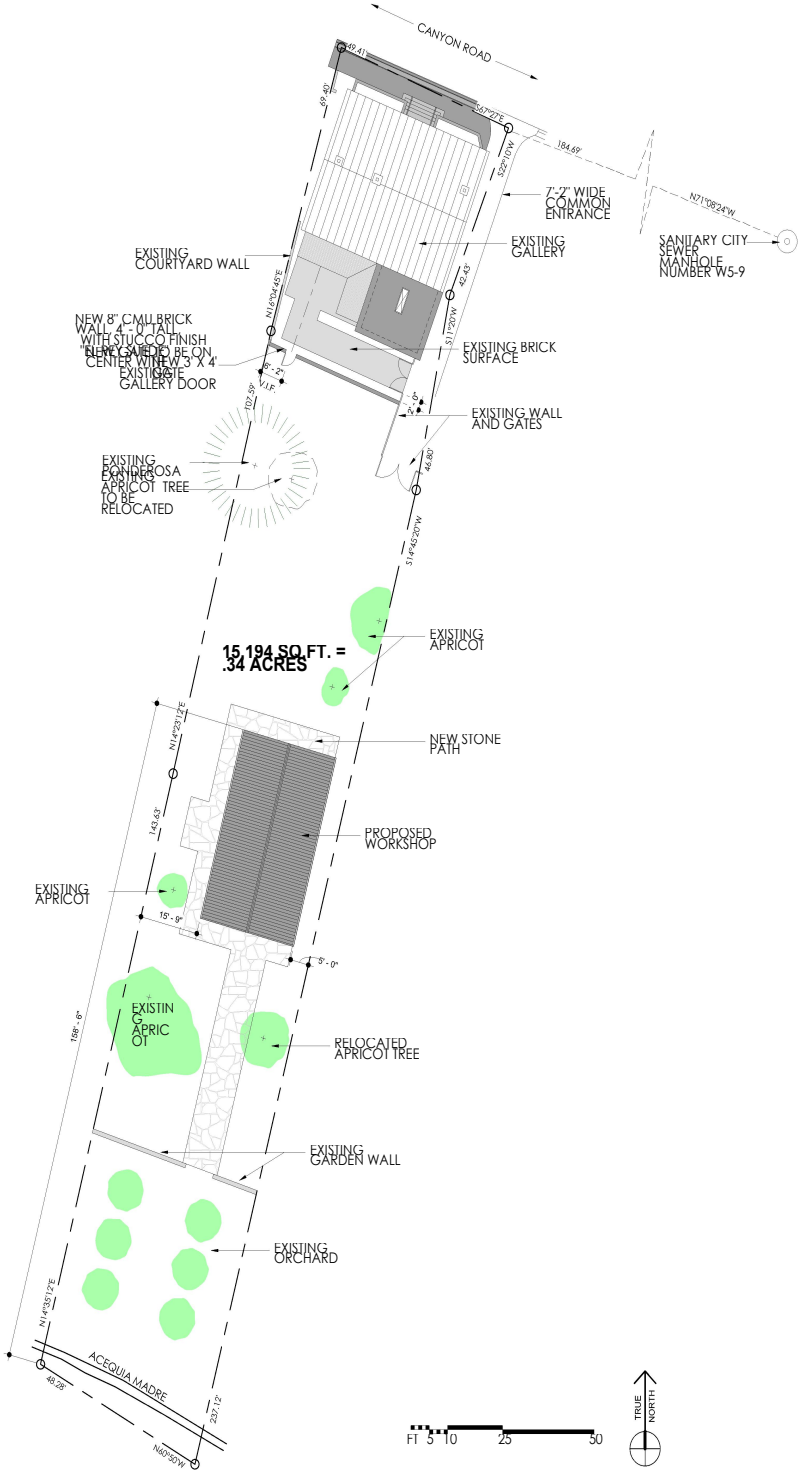

LOT LOOKING SOUTH
650 CANYON ROAD



STUCCO
"EL REY SUEDE"
COLOR #118



1 SITE PLAN - EXISTING
1/16" = 1'-0"



2 SITE PLAN - PROPOSED
1/16" = 1'-0"

ARCHAEO
architects
1512 Pacheco Street
A105
Santa Fe, New Mexico 87505
505.820.7200

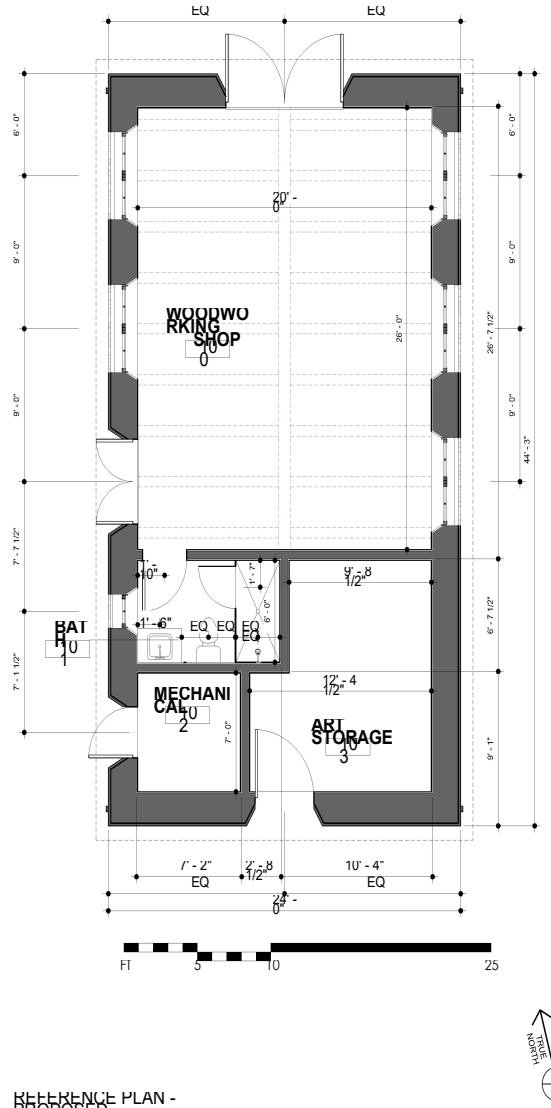
650 CANYON ROAD WORKSHOP
650 CANYON ROAD
SANTA FE, NEW MEXICO 87501

Project Number :	210 1
Scale :	1/16" = 1'-0"
Date :	11.28.23

Drawing Title :
SITE PLANS

Sheet Number :
H-1.01

ARCHAEO
architects
1512 Pacheco Street
A105
Santa Fe, New Mexico 87505
505.820.7200



1 REFERENCE PLAN - PROPOSED WORKSHOP
1/4" = 1'-0"

650 CANYON ROAD WORKSHOP
650 CANYON ROAD
SANTA FE, NEW MEXICO 87501

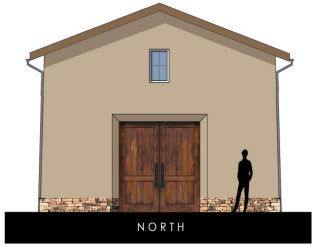
Project Number :	210 1
Scale :	1/4" = 1'-0"
Date :	11.28.23

Drawing Title :

FLOOR PLAN

Sheet Number :

H-1.02





STANDING SEAM
METAL ROOF
COLOR:
"CHARCOAL"

WHITE ALUMINUM
CLADDING ON
WINDOWS

STUCCO
EL REY "SUEDE"

MOSS ROCK
STONE PLINTH







11-08-23

BARN

City of Santa Fe, New Mexico

memo

DATE: February 27, 2024

TO: Historic Districts Review Board Members

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

---

2024-007831-HDRB. 365 Garcia St. Downtown & Eastside Historic District. Contributing. Richard Martinez, agent for Susan Ey, owner, requests to replace all windows and doors, including windows on the primary facade, and install skylights. Exception requested for Section 14-5.2(D)(1)(a) for removal of historic material. This exception has been rescinded in that the windows were excluded from the primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Proposed Window/Door Specifications. Historic Window/Door Assessment.

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

365 Garcia St. is a single-family residence in the vernacular style listed as contributing to the Downtown and Eastside Historic District. The house at 365 Garcia Street which is — a five-room, apartment-like dwelling is intimately connected to an older home on the adjoining property to the north. It began as an extension to this older house and was likely constructed in the 1930s, and then came to its own in the 1950s, taking on its current footprint after 1978.

While now its own house, with a separate address, 363 Garcia St. and 365 Garcia St. still share an interior wall.

This property came before the Board on January 23, 2024 (Case # 2023-007720-HDRB) for status review and primary facades. The Board designated the west façade as the primary façade: noting that the entrance door on this façade, and the tiled canopy above are excluded, and the windows on this façade are historic but have been altered from their original configuration, and the south site wall as contributing.

The applicant proposes the following exterior alterations:

8)

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally

practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

Yard Wall Height:

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

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

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

Windows & Doors:

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

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

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

(iii) No existing opening shall be closed.

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

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Removal of Historic Material/Demolition:

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

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which

case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 30, 2023

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

1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **Parcel #**

5. Property Type:
_x Buildings: 1
_x_Structures: property/yard wall
__ Site __ Object

6. Date of Survey:
October 14, 2023

7. Previous Survey Date(s):
_x_Yes: February 2, 1984 (HBI)
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.680700, -105.933048



10. Photo Information: John W. Murphey, photographer. Photo 1: View of west and south elevations from sidewalk. Camera facing northeast.

11. Brief Description of the Property:

The house at 365 Garcia Street — a five-room, apartment-like dwelling — is intimately connected to an older home on the adjoining property to the north. It began as an extension to this older house, probably made in the 1930s, and then came to its own in the 1950s, taking on its current footprint after 1978 (Fig. 1). While now its own house, with a separate address, they still share an interior wall.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c. late 1930s, with additions to present era
_ _Known _x_ Estimated Source: aerial photographs and city directories

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: Martinez Architecture Studio PC

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

Current owner: Susan L. Ey

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2095
Anthony and Mary Vigil House	365 East Garcia Street Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 14, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised: east area, based on vented crawl space
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:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __Metal:
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	2-2	1
Casement	Wood	4-4	2
Casement/Fixed	Wood	4C-8F-8F-4C	1
Casement/Fixed	Wood	4C-8F	2
Casement	Wood	6-6	1
Fixed	Wood	16	1
Hopper or Awning	Wood	1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Solid w/Decorative Light	Wood	1
Single-Leaf	Plank	Wood	1`

12. Chimneys _x_three, short, stuccoed stacks at corners

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c. 1970s-2000s; addition built on south and east elevations; aerial photographs; visual and material evidence

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

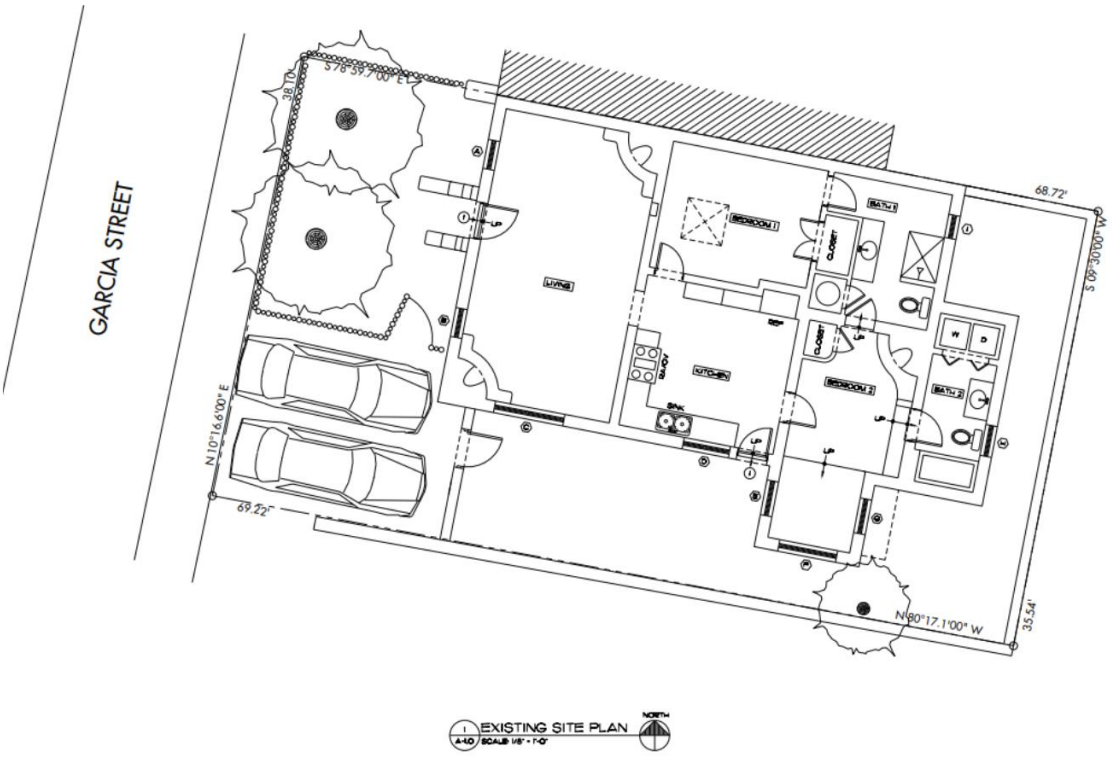
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: 2023 Site and Floor Plan. Courtesy Martinez Architecture Studio PC.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2095**
		4. County: Santa Fe
		5. Date of Survey: October 14, 2023

Architectural Description Continued

Setting

Both houses are partially obscured from view by walls and fences (Photo 2). The subject house, an approximately 1,168-square-foot flat-roof structure, is mostly hidden by a 6' coyote fence. Behind the barrier is a brick courtyard dominated by a mature Siberian elm. This is the formal entrance. The south side of the lot is gravel and used for parking and a side yard. An aerial from 1968 (Fig. 6) shows the area used entirely for parking with cars stacked two deep — something that could not be accomplished now because of a yard wall and an addition. The back side of the lot is a narrow area created by the house and the east property wall.

West Elevation

The west elevation, once facing directly onto the street, has a central opening holding a modern door flanked by tall windows (Photos 2 & 3). The blue wood frame windows are not original but likely represent the casements that once stood in the slots. They sit back approximately 4" in an opening with angled reveals. They are placed on a low sill at the same header height as the door (Photo 3).

Oddly stepped walls channel the visitor to the front door (Photo 4). The door is modern and ornamented with a leaded glass scene of a woman in a flowing white gown, with her back turned to the street. Above the entry is a tiled canopy which is not historic. The door leads to a sizable undivided room (the largest room of the house) spanned with vigas (Photo 6). This room feels like a *sala* and may represent the first piece of construction.

South Elevation

Facing the parking area and side yard, the south elevation is the longest side of the house (Photos 7 & 9). It soaks up solar heat and reveals the home's evolution through changes in parapet heights and window depths. A set of wooden casements gives light to the sala or living room (Photo 8). These, like others around the house, are not original. They sit about 8" from the wall, with their sills close to the ground.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**

The next piece, signaled by a drop in parapet height, is the kitchen (Photo 9). This room also has paired wood casements and is accessed from the outside by a faux plank door (Photo 10).

Turning at a right angle is a sitting room extension of the second bedroom (Photo 11). This roughly 63-square-foot space is scaled like a playhouse. It has similar multi-light wood windows but is situated closer (3”) to the exterior wall. Its south face has a large 16-light window; the east side has a canopy over a pair of casements. Based on aerial photographs, this piece likely came about in the 1970s (Figs. 7 & 8).

East Elevation

Equally not original is the long south portion of the east elevation. This space, holding the bathroom, is mostly a windowless solid wall (Photo 12). Set back about 7’ from the east wall is a lower shed-roof area containing the bathroom for the primary bedroom (Photo 13). This space, judging from interior demolition, is partially made of concrete block construction (Photo 14). It has one small wood window.

North Elevation

As stated earlier, the elevation shares a wall with its neighbor and has no fenestration.

Interior

Aside from the main sala room, the other four rooms show a variety of construction, many with simple rafter-and-board ceilings, giving them a feeling of a porch.

Yard Walls

A stuccoed yard wall runs along the south side of the property. It measures approximately 55” in height with a 6” thickness (Photo 15). From aerial photographs, it appears to be historic. Other elements connected to the wall, including the west wall and entry arch (Photo 1), are not historic.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**

Historical Overview

At 10:00 a.m. on July 23, 1940, members of the Vigil family gathered at the front door of the Santa Fe County Courthouse to buy back their home.

With their father's death, they had fallen into debt to the City of Santa Fe for taxes (or a sewer assessment) for Garcia Street, where their home stood. Facing many debtors, the city had launched a multi-defendant court case that year (Case #16901), seeking to claw back revenue. In many instances, debtors were given notice that their homes would be up for auction under a master's sale. These sales ran throughout the summer.

The Vigils owed the city a total of $209.89, which included the unpaid taxes or assessments, accrued interest, and attorney fees.[1] The City of Santa Fe acquired the property on that July morning, but — in less than a year — ended up giving Genoveva Vigil and her son Antonio Vigil a quitclaim deed, allowing them to remain at the property.[2]

With this settled, the lot on the east side of Garcia Street would evolve into a two-family home, divided only by a shared wall. These would eventually become distinct dwellings, with 365 Garcia Street, the subject of this survey, emerging as its own distinct house.

Garcia Street

The Garcia family, for whom the street is named, once owned the greater surrounding area. The 1892 Gaynor map shows the land containing the current parcel owned by "F. Garcia," likely a family member (Fig. 2). With greater detail, the 1912 King's map identified the lot (Lot 53) owned by Francisco Garcia y Castillo (Fig. 3). This may be the same Garcia indicated on the Gaynor map 20 years earlier. Essential to this study is the rectangular north-south dwelling sitting on the lot. It is likely the historic core of the home to the north of the subject home, at 363 Garcia Street.

1 "Legal Notice," Santa Fe New Mexican, July 15, 1940, 8.

2 Quitclaim Deed, City of Santa Fe to Mrs. Victor Vigil and Antonio Vigil, recorded October 6, 1948, Book 37/Page 423, 1948090635. Deed was made in 1941.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2095**
		4. County: Santa Fe
		5. Date of Survey: October 14, 2023

Born in c.1840, Francisco Garcia married Atilana (sometimes Atelana) Sandoval in the late 1880s. The 1900 census places them living in Cañoncito, where Francisco worked as a farmer.[3] Typical of their generation, neither Francisco nor Atilana could speak English. Francisco appears to have died in the 1910s, probably after the publication of the King's map. By the 1920s, the house at 363 Garcia was owned by the Vigil family.[4]

The Vigils

The 1930 census recorded the household consisting of Victor, 52, his wife Genoveva Garcia, 48, two children (Guadalupe, 30, and Antonio, 29), and a one-year-old grandson, Roberto, residing at 363 Garcia.[5] Victor was a ranch hand for a sheep operation, while Antonio (later Anthony) worked at the Closson & Closson filling station on Don Gaspar. The father died in 1936 — likely leaving the family in a difficult situation, given that his death occurred in the middle of the Great Depression.

A Separate House

Before the county master's sale, it appears Anthony built onto the original family home, probably creating the volume in the current house, closest to the street. He is shown in the 1938 city directory, living in this dwelling with the address of 365 Garcia Street.[6] After marrying Mary Silva, he would build out the original attachment to the family dwelling, creating a more extensive, independent home. This growth was premised on a 1950 deed in which his mother and sister gave him the south half of the family property.[7]

3 U.S. Census Bureau, Year: 1900; Census Place: Cañoncito, Santa Fe, New Mexico; Roll: 1002; Page: 5; Enumeration District: 0122.

4 The Vigils are indicated to be living on Garcia Street in the 1920 census, but no address is provided.

5 U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 8B; Enumeration District: 0003; FHL microfilm: 2341134.

6 Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1938 (El Paso: Hudspeth Directory Company, 1938), 264.

7 Quitclaim Deed, Guadalupita Vigil and Genoveva G. Vigil, to Antonio and Mary Vigil, husband and wife, recorded February 9, 1951, Book 55/Page 448, 1951102136.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2095**
		4. County: Santa Fe
		5. Date of Survey: October 14, 2023

The same year, the census recorded the small household living in the now separate home at 365 Garcia. It included Antony, 49, now going by Tony, who worked as a truck driver for the city, and Mary, 48, who was keeping house.[8]

Tony and Mary

Newspaper articles give a sense of the couples' political affiliations and personalities. In a 1962 controversy over the proposed rezoning of a neighborhood market, Tony went after the Old Santa Fe Trail Association, who opposed it, with nativist anger.
In a letter to the editor published in the *New Mexican*, he complained about outsiders stealing "our culture," leveling his anger at "johnny-come-latelys who now tell us how we must build in our houses to cater to a tourist trade curious to see the same houses which were built by OUR people."[9]

In a hearing on the same topic a year later, Mary chimed in, again going after "outsiders" and their undue influence.[10] (Of course, they both had valid concerns and would be horrified at how things turned out). In 1964, Tony, a Republican, ran unsuccessfully for county assessor.

Beginning in the 1960s, the couple began spending time in Concord, California (east of San Francisco), where Mary had children from a previous marriage. They eventually relocated to the Bay Area in 1971. Antonio Vigil died in Concord in 1973 and is buried at the Queen of Heaven Catholic Cemetery in nearby Lafayette.[11]

By then, their home on Garcia Street had been turned into a rental. Three years after Tony's death, Mary, then the sole owner of the property, deeded it to Charles A. Schelberg, a tenant.[12] It remained a rental, with various tenants, for over four decades.

---

[8] 1950 U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1.950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 74; Enumeration District: 26-5.
[9] "OSFA Stand Blasted [letter to the editor]," *Santa Fe New Mexican*, March 4, 1962,
[10] Quoted in "Grocery Store Issue Embroils SF*," Santa Fe New Mexican* 1963, January 10, 1963, 2.
[11] "Vigil [obituary]," *Concord Transcript*, April 6, 1973, 11.
[12] Warranty Deed, Mary S. Vigil, widow, to Charles A. Schelberg, recorded April 27, 1978, Book 362/Page 385, 1978419306.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-2095**
		4. County: Santa Fe
		5. Date of Survey: October 14, 2023

Evolution of Footprint

Aerial photographs capture the growth of the home's footprint, but the exact sequence of additions is not entirely clear. A flyover from 1958 shows the current living room and kitchen areas in place (Fig. 4). The large tree at the back of the lot might suggest the home had not been built so close to the east property wall at the time. A 1966 aerial may imply that the east bathroom had not been constructed (Fig. 5). A 1973 overhead image shows different roof planes and fenestration along the east elevation, again advancing that the east bathroom had not been built (Fig. 7). This section of the house is still unclear on a 1978 aerial, but by now, the sitting room extension on the south elevation was in place (Fig. 8).

A 1999 real estate listing may hold an essential clue to the home's later development, especially regarding east elevation and the second bathroom. At the time, the house — really an apartment — was listed as containing one bedroom and 1¾ baths.[13] Nine years later, it had grown, according to a similar ad, into two bedrooms and two bathrooms.[14]

Evaluation of Historical Status

The house is currently Contributing to the Downtown and Eastside Historic District. Identified alterations and lingering questions about the building's east elevation should remove these areas for Contributing status.

With this in mind, the recommendation is to maintain Contributing status and suggest the west elevation and west end of the south elevation (representing the sala kitchen spaces areas) be assigned primary façades. The south property/yard wall appears historic and is recommended for Contributing status.

[13] "Houses Unfurnished," *Santa Fe New Mexican*, August 8, 1999, 1-22.
[14] "Houses Unfurnished," *Santa Fe New Mexican,* May 14, 2008, E-2. A search of the HDRB case database did not find a project for this address. This may explain the anomaly of the east elevation, as compared with aerial photographs. In addition, interior partitioning of spaces may have increased the room count.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**

Illustrations

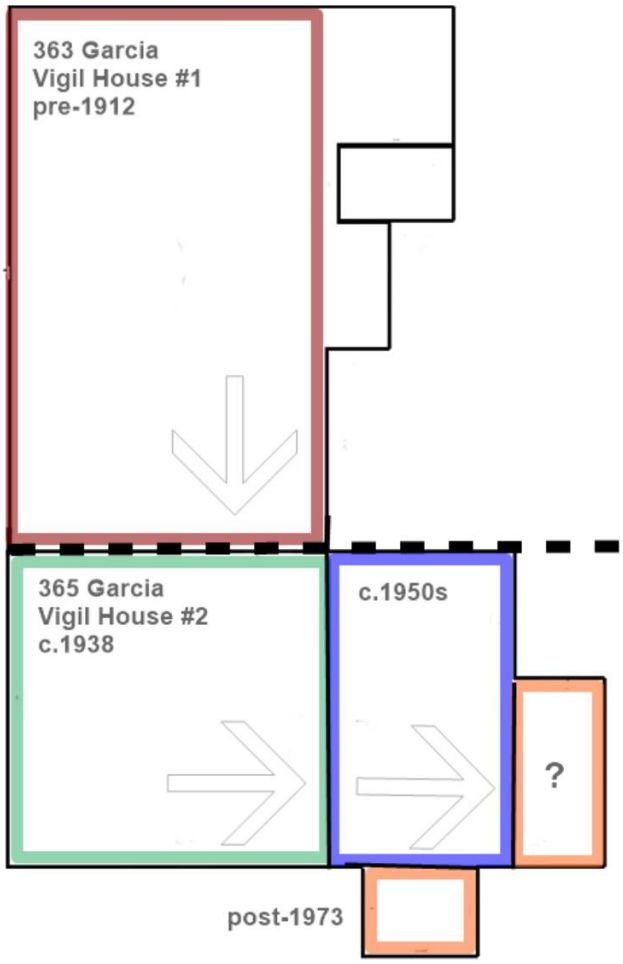


Figure 1: Inferred footprint expansion.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Figure 2: P. C. Gaynor, "Map of Santa Fe," 1892.
F. Garcia property highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**

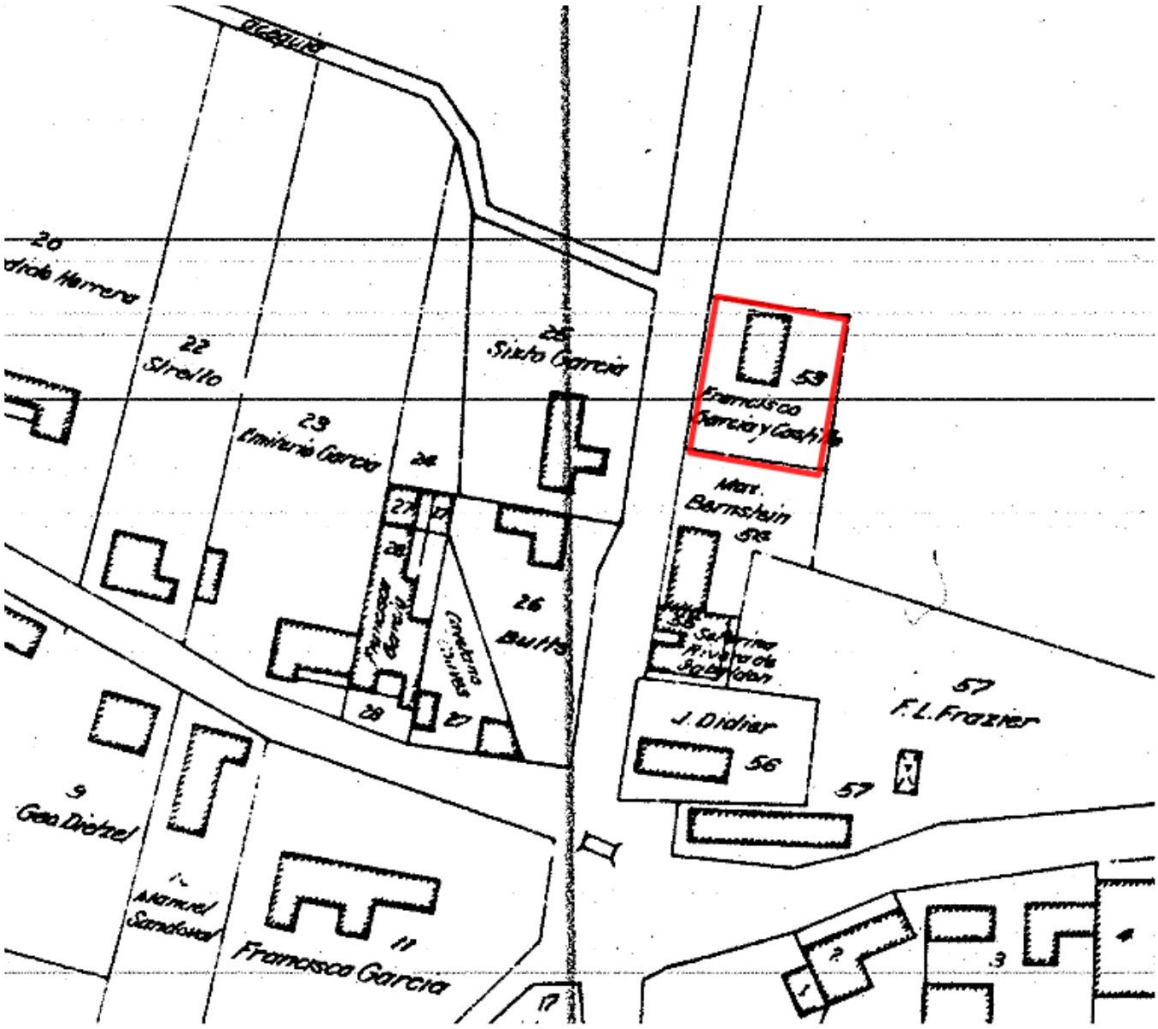


Figure 3: N. L. King, "Map of the City of Santa Fe," 1912.
Francisco Garcia y Castillo property highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**

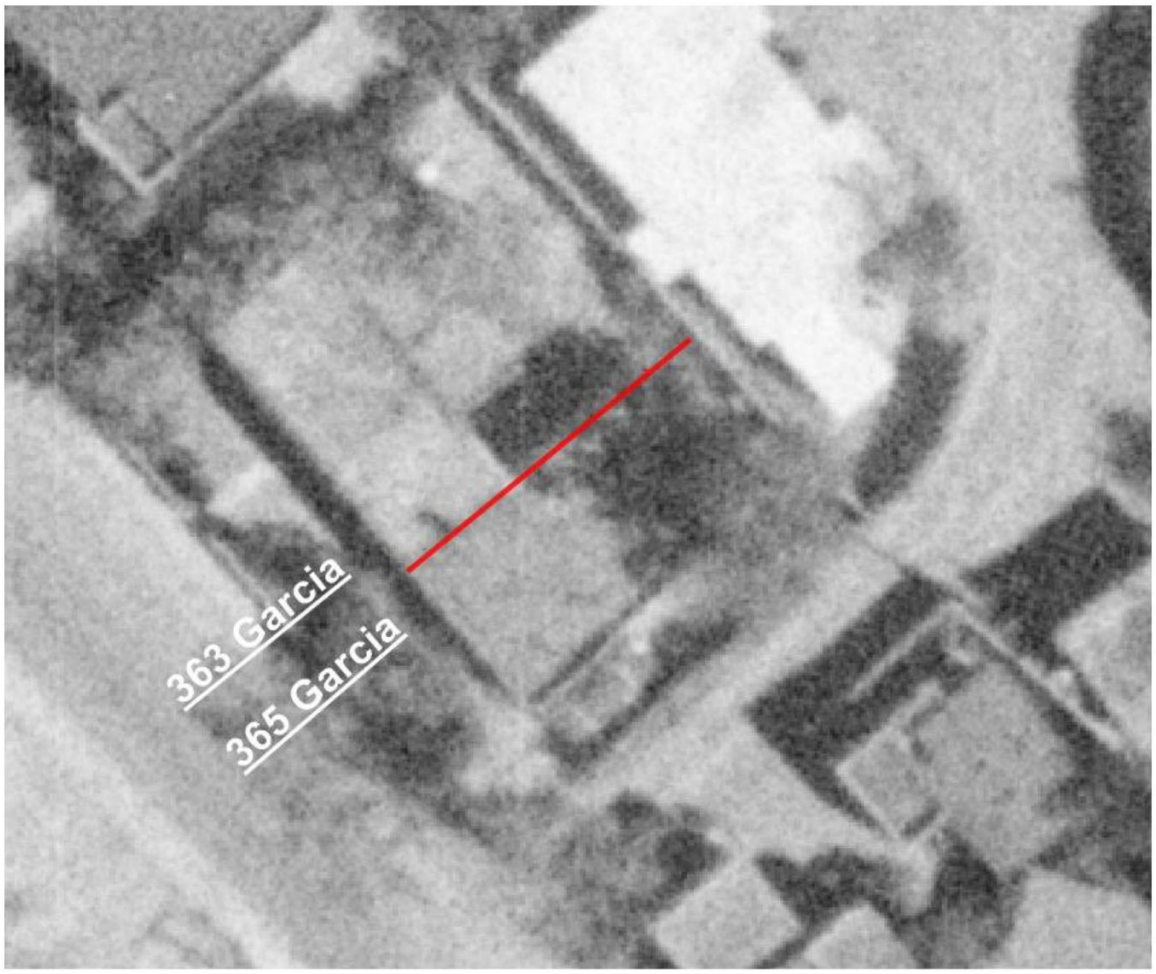


Figure 4: November 10, 1958, aerial photograph.
Note large tree in backyard.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**

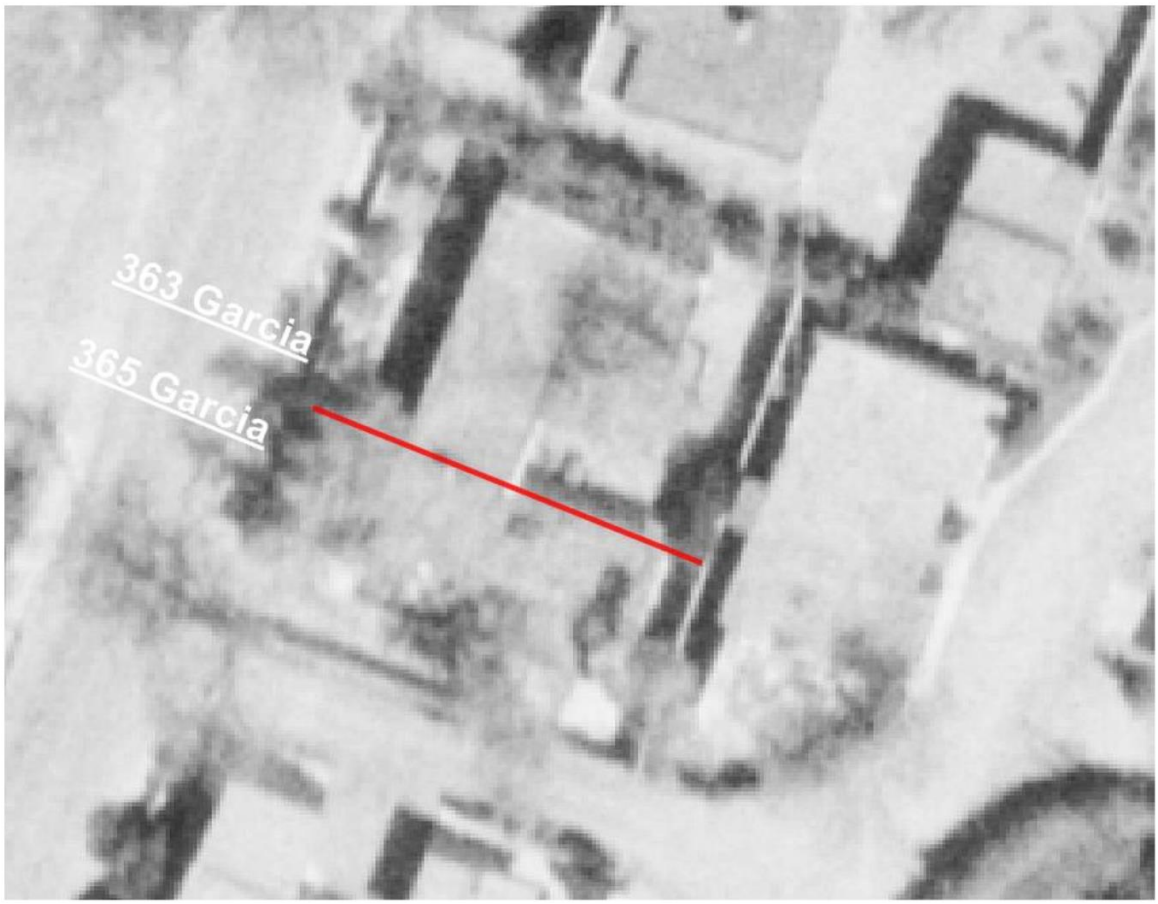


Figure 5: May 2, 1966, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Figure 6: February 2, 1968, aerial photograph.
Note stacked cars.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Figure 7: May 11, 1973, aerial photograph.
Note different composition of east elevation and absence of south elevation extension.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Figure 8: September 11, 1978, aerial photograph.
Note presence of south elevation extension and different composition of east elevation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**

Survey Photographs

(All images taken by John W. Murphey, on October 14, 2023, unless otherwise noted)



Photo 2: 363 and 365 Garcia Street. Street view. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 3: West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 4: West elevation. North end where house shares a wall with 363 Garcia. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 5: West elevation. Entry. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 6: Sala or living room. Camera facing southeast. October 11, 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 7: South elevation. West end representing sala/living room area. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 8: South elevation. Window at sala/living room area. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 9: South elevation. Kitchen area at right. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 10: South elevation. Door to kitchen. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 11: South elevation. Non-historic extension. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 12: East elevation. Right area represents probable non-historic bathroom extension. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 13: East elevation. Bathroom. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 14: Bathroom. Camera facing east. October 11, 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Anthony and Mary Vigil House**	**2. Location:** **365 East Garcia Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2095** **4. County: Santa Fe** **5. Date of Survey: October 14, 2023**



Photo 15: South property/yard wall. Camera facing north.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 1/29/24

Property Owner of Record: John & Susan Ey

Applicant/Agent Name: Martinez Architecture Studio, PC

Contact Person Phone Number: (505) 989 - 4958

Site Address: 365 Garcia Street

Proposed Construction Description: Replace south elevation kitchen door and west (Garcia Street) front door; repair gate; install exterior sconce; replace & reposition kitchen window; replace bedroom egress window; install 2 skylights

TOTAL ROOF AREA: 1,248 SF

Zoning District: 5

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: Downtown and East Side

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

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

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

Use of Structure: ☒ Residential
- ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

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

Lot Coverage: 47 % EXISTING
☐ Open Space Required: _____

Setbacks:
Proposed Front: Exist. Minimum: 7'-0"
2nd Front? _____
Proposed Rear: Exist. Minimum: 5'-0"
Proposed Sides: L Exist R Exist Minimum: 5'-0"

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

Parking Spaces:
Proposed 2 Accessible _____
Minimum: 2

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

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

Richard Martinez [☐OWNER ☒APPLICANT ☐AGENT]
PRINT NAME

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

Richard Martz 1/25/2024
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-007858-PAR

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

Notes: _____

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

REVIEWER: Stephanie Perea **DATE:** 2/6/24

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

Revised 1-14-13

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION HISTORIC DISTRICTS APPLICATION

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

Date: 1/26/24 Location of Project: 365 Garcia Street

Applicant

Name: Martinez Architecture Studio PC

Phone: 505-989-4958 Email: studio@martinezarch.com

Property Owner

Name: Susan Ey

Phone: 505-989-4958 Email: studio@martinezarch.com

Proposed Work:

Replace kitchen door and front door; replace all windows; reposition kitchen window and bedroom egress window; replace light on outside kitchen wall; restore side gate door; install two skylights, one in kitchen and one in bathroom.

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

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

	Yes	No
Archaeological compliance required?	☐	☑

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

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

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

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

Application Submittal Date: 1/26/24

Desired Hearing Date: 2/27/24

Project Type:

Status	Primary Elevation Designation
☐	☐
New Construction	Remodel
☐	☑
Sq. Ft. of project: _____	Sq. Ft. of project: 1,250

Construction Cost: $50,000

AFIDAVIT AUTHORIZING AGENT/APPLICANT

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

Print Name Susan Ey

Signature Susan Ey

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 1/29/24

Property Owner of Record: John & Susan Ey

Applicant/Agent Name: Martinez Architecture Studio, PC

Contact Person Phone Number: (505) 989 - 4958

Site Address: 365 Garcia Street

Proposed Construction Description: Replace south elevation kitchen door and west (Garcia Street) front door; repair gate; install exterior sconce; replace & reposition kitchen window; replace bedroom egress window; install 2 skylights

TOTAL ROOF AREA: 1,248 SF

Zoning District: 5

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: Downtown and East Side

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

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

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

Use of Structure: ☒ Residential
- ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

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

Lot Coverage: 47 % EXISTING
☐ Open Space Required: _____

Setbacks:
Proposed Front: Exist. Minimum: 7'-0"
2nd Front? _____
Proposed Rear: Exist. Minimum: 5'-0"
Proposed Sides: L Exist R Exist Minimum: 5'-0"

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

Parking Spaces:
Proposed 2 Accessible _____
Minimum: 2

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

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

Richard Martinez [☐OWNER ☒APPLICANT ☐AGENT]
PRINT NAME

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

Richard Martz 1/25/2024
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-007858-PAR

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

Notes: _____

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

REVIEWER: Stephanie Perea **DATE:** 2/6/24

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

Revised 1-14-13

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

Ey Residence
365 Garcia Street

January 29, 2024
Downtown/Eastside Historic District, Contributing Status

EXISTING CONDITIONS:

The residence at 365 Garcia Street is a two-bedroom, two-bathroom single-family residence contributing to the Downtown and Eastside Historic District. The west façade was designated primary, as was the south facing wall along the drive. The five-room, apartment-like dwelling is intimately connected to an older home on the adjoining property to the north. It began as an extension to this older house, probably made in the 1930s, and then came to its own in the 1950s, taking on its current footprint after 1978. While now its own house, with a separate address, the two houses still share an interior wall.

PROPOSED CONSTRUCTION:

The south elevation non-historic kitchen dutch door will be replaced and made regular height, and the west (Garcia Street) non-historic front door will be replaced. Photos of the new doors are in exterior finishes.
The side yard gate door will be restored (see drawing 5/A-3.0).

All of the windows will be replaced with "Pella Reserve" clad in the color "Stormy Blue" (specifications for windows and window report are attached). The kitchen window will be repositioned. The exterior light next to the kitchen door will be replaced (a photo is in exterior finishes). The bedroom window will be repositioned to allow egress. Two skylights will be installed, one in the kitchen and one in the bathroom. The skylights will be Velux (specifications are attached).

The existing south coyote fence will be moved north two feet to allow space for another vehicle to be parked.

The house stucco will be repaired to match existing.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC



SOUTH & EAST ELEVATION



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EY RESIDENCE
365 GARCIA STREET
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 30, 2023





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EY RESIDENCE
365 GARCIA STREET
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 30, 2023





MARTINEZ
ARCHITECTURE
STUDIO PC

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

EY RESIDENCE

365 GARCIA STREET
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 30, 2023

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Ey Residence
635 Garcia Street
January 29, 2024

Exterior Finishes

STUCCO - EL REY "SUEDE"

WINDOWS & GATE DOOR
PELLA, "STORMY BLUE"

FRONT DOOR



CHAMISAL DOOR
Knotty Pine
Lite Weathered Distressed
Cerro Gordo (with Lite Glaze)

KITCHEN DUTCH DOOR



4134D (IG)
2134D (SG)
Hemlock

EXTERIOR LIGHT FIXTURE



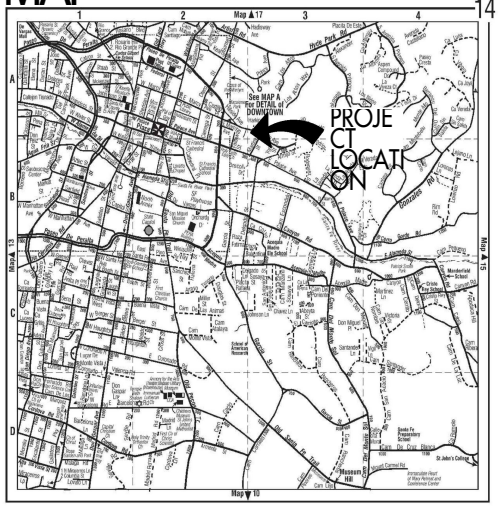
EY RESIDENCE RENOVATION

365 GARCIA STREET
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO CANYON RD. TURN RIGHT ONTO GARCIA ST. DESTINATION WILL BE ON THE LEFT AT 365 GARCIA ST. SANTA FE, NM 87501

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: REPLACE SOUTH ELEVATION KITCHEN DOOR AND WEST (GARCIA STREET) FRONT DOOR, RESTORE GATE, INSTALL EXTERIOR SCONCES, REPLACE & REPOSITION KITCHEN WINDOW, REPLACE BEDROOM EGRESS WINDOW, INSTALL 2 SKYLIGHTS

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: EXISTING
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING MAIN HOUSE

HEATED 1,248 S.F.
TOTAL ROOFED AREA: 1,248 S.F.

EXISTING ROOFED AREA = 1,248 S.F.

NO NEW ROOFED AREA

LOT AREA: - 2,612 S.F.

LOT COVERAGE: - EXISTING = 1,248/2,612 = 47.8%

UTILITY DATA:

GAS : NATURAL GAS
ELECTRIC : OVERHEAD
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: RC8

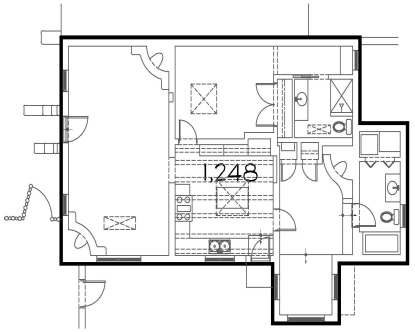
SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE HISTORIC STATUS - CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING & PROPOSED FLOOR PLAN, WINDOW SCHEDULE
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS, FENCE & GATE ELEVATIONS

AREA DIAGRAM



DESIGN PROFESSIONALS

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

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EY RESIDENCE
365 GARCIA STREET
SANTA FE, NEW MEXICO

JANUARY 25, 2024

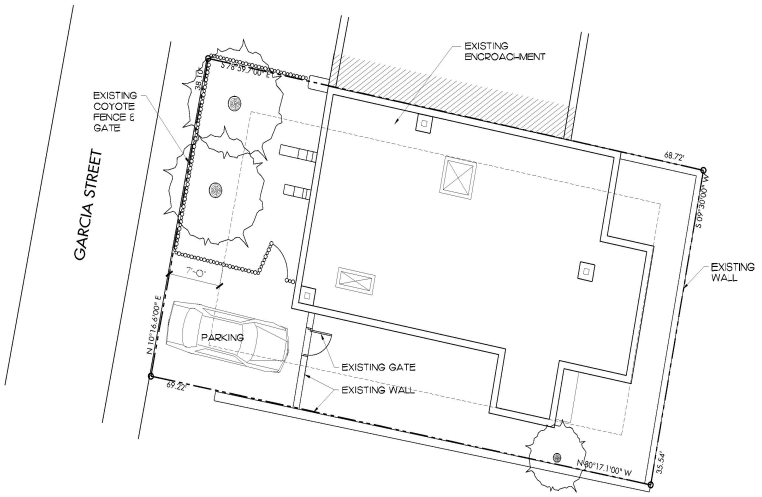
COVER SHEET & PROJECT DATA

A-0.1

SET #

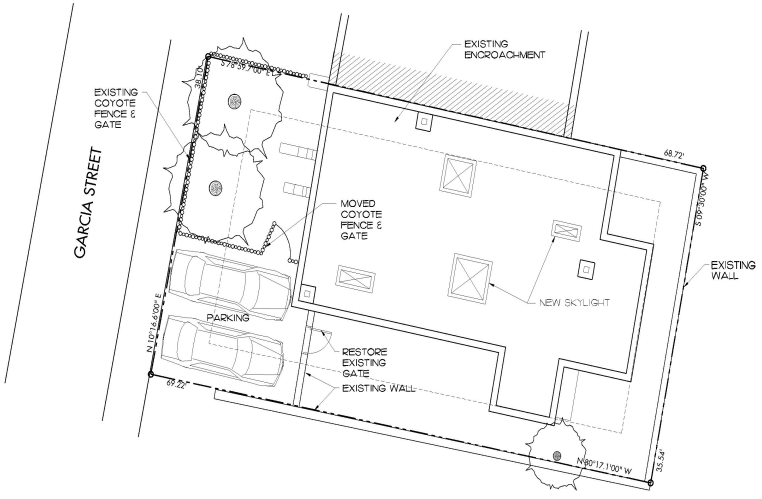
2316 EY RESIDENCE

Z:\2316 - Ey Residence\Current Drawings\2316 - Ey_240125.dwg, 1/25/2024 12:14:48 PM, AutoCAD PDF (General Documentation).pc3



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

NORTH



2 A-1.0 PROPOSED SITE PLAN — SCALE: 1/8" = 1'-0"

NORTH

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

0' 4' 8' 16' 24'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EY RESIDENCE
365 GARCIA STREET
SANTA FE, NEW MEXICO

JANUARY 25, 2024

EXISTING & PROPOSED SITE PLAN

A1.0

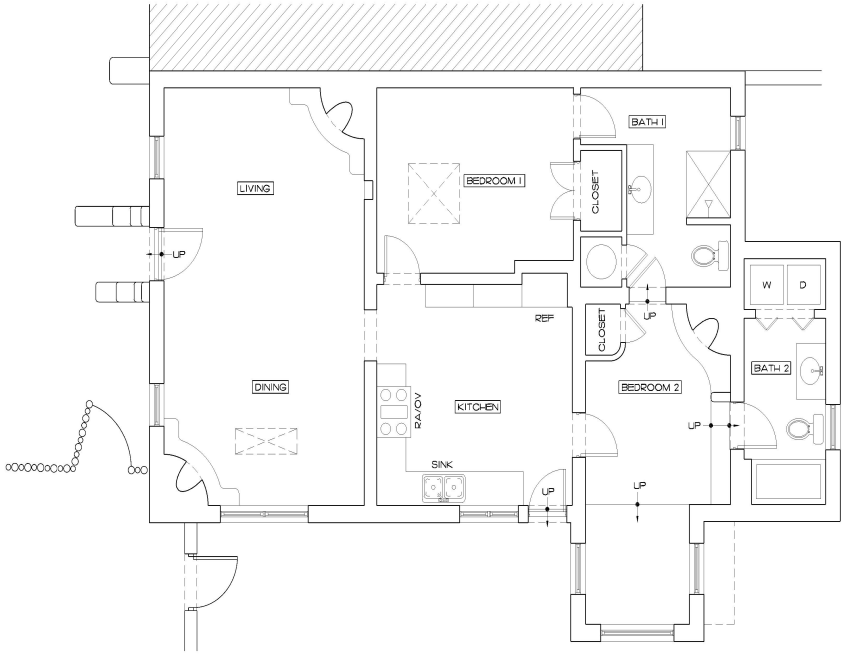
SET

2316-EY RESIDENCE

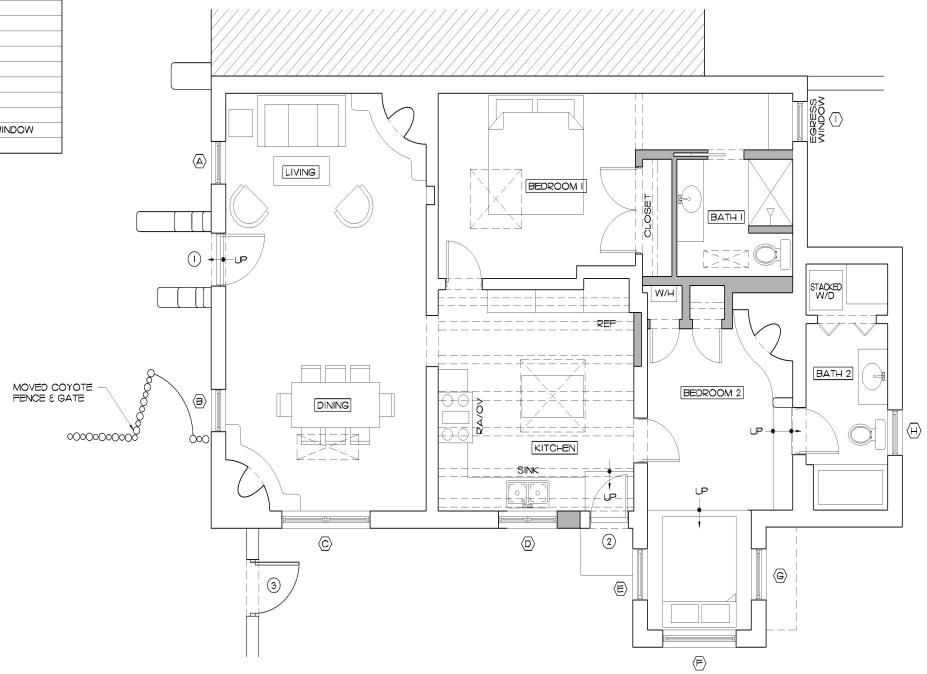
Z:\2316 - Ey Residence\Current Drawings\2316 - Ey_240125.dwg, 1/25/2024 12:14:52 PM, AutoCAD PDF (General Documentation).pc3

WINDOW SCHEDULE								
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING ROOM		2'-6"X5'-3"	CASEMENT	PELLA	RESERVE	CLAD STORMY BLUE	
B	DINING ROOM		2'-6"X5'-3"	CASEMENT	PELLA	RESERVE	CLAD STORMY BLUE	
C	DINING ROOM		5'-9-1/2"X4'-6"	DOUBLE CASEMENT	PELLA	RESERVE	CLAD STORMY BLUE	
D	KITCHEN		4'-0-1/2"X4'-0"	DOUBLE CASEMENT	PELLA	RESERVE	CLAD STORMY BLUE	
E	BEDROOM 2		2'-9-1/2"X4'-10-1/2"	CASEMENT	PELLA	RESERVE	CLAD STORMY BLUE	
F	BEDROOM 2		4'-0"X4'-10-1/2"	FIXED	PELLA	RESERVE	CLAD STORMY BLUE	
G	BEDROOM 2		2'-9-1/2"X4'-10-1/2"	CASEMENT	PELLA	RESERVE	CLAD STORMY BLUE	
H	BATH 2		2'-9-1/2"X2'-0"	AWNING	PELLA	RESERVE	CLAD STORMY BLUE	
I	BEDROOM 1		2'-6"X3'-5"	CASEMENT	PELLA	RESERVE	CLAD STORMY BLUE	NEW EGRESS WINDOW

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.



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



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

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

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EY RESIDENCE
365 GARCIA STREET
SANTA FE, NEW MEXICO

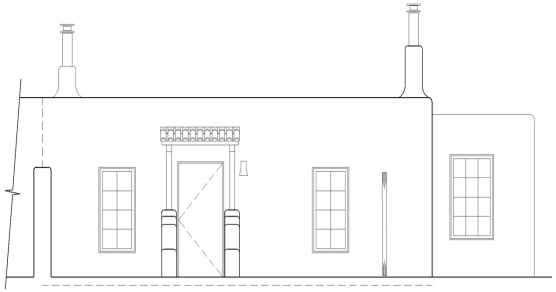
JANUARY 25, 2024

EXISTING & PROPOSED FLOOR PLAN

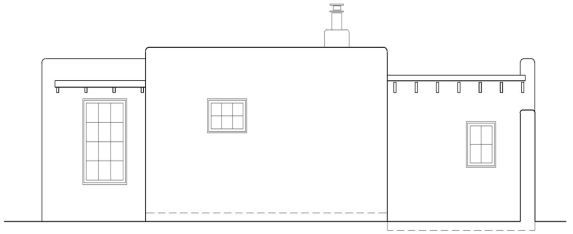
A2.0

SET
2316-EY RESIDENCE

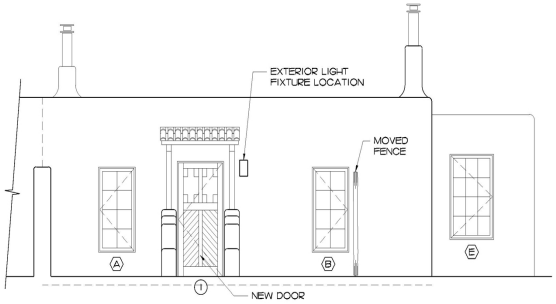
Z:\2316 - Ey Residence\Current Drawings\2316 - Ey_240125.dwg, 1/25/2024 12:14:57 PM, AutoCAD PDF (General Documentation).pc3



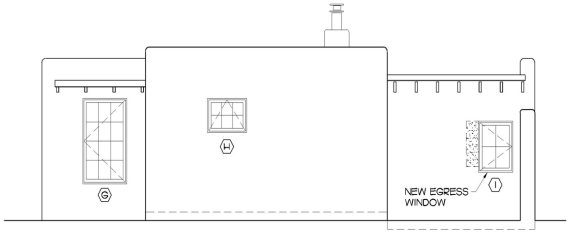
1 A-3.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



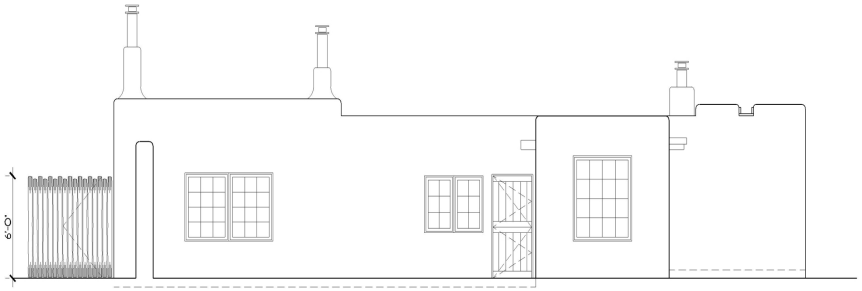
3 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



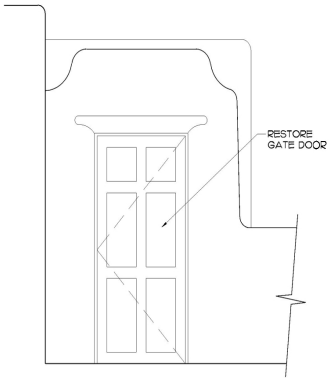
2 A-3.0 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



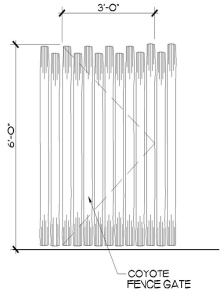
4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



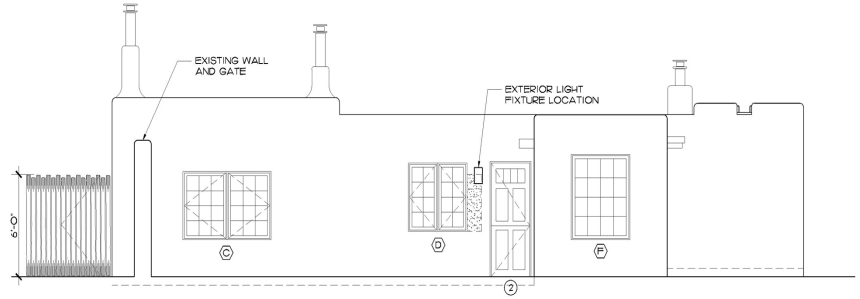
5 A-3.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.0 EXISTING ENTRY GATE ELEVATION
SCALE: 1/2" = 1'-0"



6 A-3.0 COYOTE FENCE & GATE
SCALE: 1/2" = 1'-0"



6 A-3.0 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

EY RESIDENCE
365 GARCIA STREET
SANTA FE, NEW MEXICO

JANUARY 25, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A3.0

SET

2316 - EY RESIDENCE

Z:\2316 - Ey Residence\Current Drawings\2316 - Ey_240125.dwg, 1/25/2024 12:15:32 PM, AutoCAD PDF (General Documentation).pc3

Contract - Detailed

Pella Window and Door Showroom of Santa Fe
1512 Pacheco Street Suite D107
Santa Fe, NM 87505
Phone: (505) 345-3502
Fax: (888) 512-7370

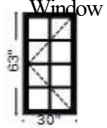
Sales Rep Name: Vigil, Paul
Sales Rep Phone: (505) 629-8908
Sales Rep E-Mail: vigilpf@pellasw.com

Customer Information	Project/Delivery Address	Order Information
Werenko Design & Construction 22264 SANTAFE, NM87505 **Primary Phone:** (505) 573-9477 **Mobile Phone:** **Fax Number:** **E-Mail:** wdc.ss@outlook.com **Contact Name:** **Customer Number:** 1009073733	**Job Name:** 305 Garcia Stgreet **Street:** 305 Garcia Stgreet **Lot #** SANTAFE, NM87505 **County:** **Owner Name:** Werenko Design &Construction **Owner Phone:** (505) 573-9477	**Quote Name:** Pella Reserve Stormy Blue Clad **Order Number:** 243 **Quote Number:** 17611973 **Order Type:** Non-Installed Sales **Wall Depth:** C.O.D. **Payment Terms:** NMEXEMPT **Job Delivery Date Code:** None **Quoted Date:** 12/5/2023 **Contracted Date:** **Booked Date:** **Customer PO #:**

Great Plains #: 100511816?
Customer Account #: 100511816?

Item	Qty	Ext'd Price
10	1	$1,462.92

Window



Viewed From Exterior

PK # 2152

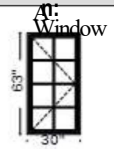
Pella® Reserve, , Traditional Casement Left, 30 X 63, Stormy Blue

1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard
Sash / Panel: Stormy Blaze, Ogee, Standard
Glass: Dual Pane, Low-E Insulating Glass, Low-E Sun Tempered, Comfort Low-E
Hardware Options: Fixed Height Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 11, Clear Opening Width 21, Clear Opening Height 58.875, Clear Opening Area 8.585938, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: 1LT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Lenght = 186".

Rough Opening: 30 - 3/4" X63 - 3/4"

Item Price	Ext'd Price
$1,462.92	$1,462.92

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	Window		$1,462.92	1	$1,462.92



Viewed From Exterior

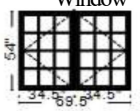
PK # 2152

Pella® Reserve, , Traditional Casement Right, 30 X 63, Stormy Blue

1: Non-Standard SizeNon-Standard Size Right Casement
Generic Size: 30 X 63
Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard
Sash/Panel Stormy Blue
Glass: Insulated Dual Low-E Advanced Comfort Low-E
Hardware Class As: Wash High Altitude
Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 11, Clear Opening Width 21, Clear Opening Height 58.875, Clear Opening Area 8.585938, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 186".

Rough Opening: 30 - 3/4" X63 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	Window	**Pella® Reserve, , Traditional 2-Wide Casement, 69.5 X 54, Stormy Blue**	$3,547.40	1	$3,547.40



Viewed From Exterior

PK # 2152

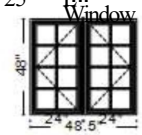
1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 34 1/2 X 54
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Stormy Blue
Sash / Panel Style: Ogee, Standard
Glass: Insulated Dual Low-E Advanced Comfort Low-E Insulating Glass Air Filled High Altitude
Hardware Glass As: Flush High Altitude
Opening Control Device, Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, Clear Opening Width 24.75, Clear Opening Height 49.875, Clear Opening Area 8.572266,
Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Traditional (3W4H), Putty Glaze, Ogee

2: Non-Standard SizeNon-Standard Size Right Casement
Frame Size: 34 1/2 X 54
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Stormy Blue
Interior Color / Finish: Unfinished Interior
Sash / Panel Style: Ogee, Standard
Glass: Insulated Dual Low-E Advanced Comfort Low-E Insulating Glass Air Filled High Altitude
Hardware Glass As: Flush High Altitude
Opening Control Device, Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, Clear Opening Width 24.75, Clear Opening Height 49.875, Clear Opening Area 8.572266,
Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Traditional (3W4H), Putty Glaze, Ogee
Vertical Mull 1: FactoryMull, 1/2" mullion for 3-9/16", Mull Design Pressure- 20
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 247".

Rough Opening: 70 - 1/4" X54 - 3/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com
Printed on 12/18/2023 Contract - Detailed Page 3 of 10

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	Window	**Pella® Reserve, , Traditional 2-Wide Casement, 48.5 X 48, Stormy Blue**	$2,919.77	1	$2,919.77



Viewed From Exterior

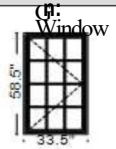
PK # 2152

1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 24 X 48
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Stormy Blue
Sash / Panel Style: Ogee, Standard
Glass: Insulated Dual Low-E Advanced Comfort Low-E Insulating Glass Air Filled High Altitude
Hardware Class As: Wash High Altitude
Opening Control Device, Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 14.25, Clear Opening Height 43.875, Clear Opening Area 4.341797,
Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee

2: Non-Standard SizeNon-Standard Size Right Casement
Frame Size: 24 X 48
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Stormy Blue
Interior Color / Finish: Unfinished Interior
Sash / Panel Style: Ogee, Standard
Glass: Insulated Dual Low-E Advanced Comfort Low-E Insulating Glass Air Filled High Altitude
Hardware Class As: Wash High Altitude
Opening Control Device, Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 14.25, Clear Opening Height 43.875, Clear Opening Area 4.341797,
Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 7/8", Traditional (2W4H), Putty Glaze, Ogee
Vertical Mull 1: FactoryMull, 1/2" mullion for 3-9/16", Mull Design Pressure- 20
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 193".

Rough Opening: 49 - 1/4" X48 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
50	Window	**Pella® Reserve, , Traditional Casement Right, 33.5 X 58.5, Stormy Blue**	$1,629.06	1	$1,629.06



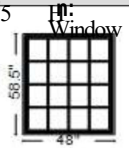
Viewed From Exterior

PK # 2152

1: Non-Standard SizeNon-Standard Size Right Casement
Generic Size: 33 1/2 X 58 1/2
Pine, 5", 3 11/16"
Sash Plane: Stormy Blue
Glass: Insulated Dual Low-E Advanced Comfort Low-E
Hardware Class As: Wash High Altitude
Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 23.75, Clear Opening Height 54.375, Clear Opening Area 8.968099, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 7/8", Traditional (3W4H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 184".

Rough Opening: 34 - 1/4" X59 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
55	Window	**Pella® Reserve, , Traditional Sash Set, Fixed, 48 X 58.5, Stormy Blue**	$1,786.04	1	$1,786.04



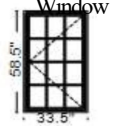
Viewed From Exterior

PK # 2152

1: Non-Standard SizeNon-Standard Size Fixed Sash Set
Generic Size: 48 X 58 1/2
Pine, 5", 3 11/16"
Sash Plane: Stormy Blue
Glass: Insulated Dual Low-E Advanced Comfort Low-E
Hardware Class As: Wash High Altitude
Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.50, CPD PEL-N-1-59217-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (4W4H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 213".

Rough Opening: 48 - 3/4" X59 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
40	Window	**Pella® Reserve , Traditional Casement Left, 33.5 X 58.5, Stormy Blue** 1: Non-Standard SizeNon-Standard Size Left Casement General Information: Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Sash and Frame: Stormy Blue, Ogee, Standard Glass: Insulated, Low-E, Advanced Comfort Low-E Insulating Glass Air Filled High Altitude Hardware Options: Fold-Away Crank, Champagne, No Limited Opening Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Champagne, InView™ Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 23.75, Clear Opening Height 54.375, Clear Opening Area 8.968099, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: ILT, No Custom Grille, 7/8", Traditional (3W4H), Putty Glaze, Ogee Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 184".	$1,629.06	1	$1,629.06

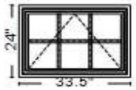


Viewed From Exterior

PK # 2152

Rough Opening: 34 - 1/4" X 59 - 1/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
45	Window	**Pella® Reserve , Traditional Awning, Vent, 33.5 X 24, Stormy Blue** 1: Non-Standard SizeNon-Standard Size Vent Awning General Information: Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Sash and Frame: Stormy Blue, Ogee, Standard Glass: Insulated, Low-E, Advanced Comfort Low-E Insulating Glass Air Filled High Altitude Hardware Options: Fold-Away Crank, Champagne, No Limited Opening Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Champagne, InView™ Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-30-14457-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 11, Egress Not Applicable Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H), Putty Glaze, Ogee Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 115".	$1,298.46	1	$1,298.46

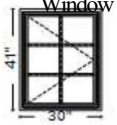


Viewed From Exterior

PK # 2152

Rough Opening: 34 - 1/4" X 24 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
50	Window	**Pella® Reserve, , Traditional Casement Right, 30 X 41, Stormy Blue**	$1,279.31	1	$1,279.31



Viewed From Exterior

PK # 2152

1: Non-Standard SizeNon-Standard Size Right Casement
Generic Size: 30 X 41
Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard
Sash Blade: Stormy Blue
Glass: Insulated Dual Low-E Advanced Comfort Low-E
Hardware Options: Fixed Pivot Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, Champagne, InView™
Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.45, CPD PEL-N-11-24219-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 25.625, Clear Opening Height 36.875, Clear Opening Area 6.561957, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 142".

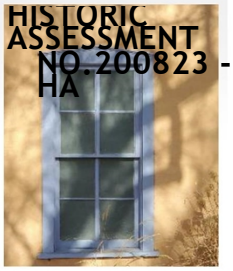
Rough Opening: 30 - 3/4" X41 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
55	None Assigned	**2Zone Red - Red 2023**	$130.00	1	$130.00

RPA & Associates

PRESERVING OUR HISTORY

P.O. Box 10328 Albuquerque, NM 87184
Email: historic@gmail.com
505-379-7900



HISTORIC ASSESSMENT NO.200823 - HA

TO MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA
SANTA FE, NM 87501

JOB	DATE
365 GARCIA STREET, SANTA FE, NM 87501	08/17/2023

LOCATION	DESCRIPTION
WEST	
A	29 x 61 LR INSWING CASEMENT 1W4H
DR #1	36 x 80 LH INSWING DOOR SC LUJAN
B	29 x 61 LR INSWING CASEMENT 1W4H
SOUTH	
C	69 x 52 LSSR INSWING CASEMENT 1W4H/2W4H/2W4H/1W4H
D	49 x 38 LR INSWING CASEMENT 2W3H
DR #2	31 x 71 RH INSWING DOOR PLANK DOOR
WEST	
E	34 x 57 LS INSWING CASEMENT 1W4H/2W4H
SOUTH	
F	46 x 56 4W4H FIXED
EAST	
G	34 x 57 SR INSWING CASEMENT 2W4H/1W4H
H	31 x 23 AWNING V WHITE CLAD/WOOD 1-LT
I	23 x 32 LR INSWING CASEMENT 1W2H

In closing, my professional opinion is that Windows A, B, C, D, E, F, G & I are historic, however the sashes have been modified with an additional piece of glass and stop. This modification makes the windows impossible to repair to a historic appearance. The sashes would have to be replaced. The jambs on the windows are historic, however the jambs also have rot and decay because of not being flashed properly, and the sills have been covered over with various re-stuccoing; allowing moisture into the walls. To fix the flashing issue the jambs would need to be removed. In my professional opinion, the jambs would be damaged beyond repair in the process of removal. It is of great importance to have proper window flashing to preserve the integrity of the walls. Both sashes and jambs should be replaced in like and kind.

Assessment prepared by: Ra N. Patterson_____

Windows A, B, C, D, E, F, G, I, Jambs, Windows 1 and 2 are from the years 1998-2000, not fitting the criteria to be considered historic.

If you have any questions, please contact me at 503-370-7000.

FS Fixed Skylight Technical Product Data Sheet





Description

- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional depletion and dissipation) and an insulated glass unit.

Installation

- Designated top profile (optional depletion) and an insulated glass unit.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings

- EDL – Engineered neutral gray flashing for single installation with thin roofing material (½” max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over ¾”) roofing material for roof pitches from 14-85 degrees.
- EDM – Engineered neutral gray flashing for single installation with metal roof (1½”-1¾” max profile) for roof pitches from 14-85 degrees.
- EKL – Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16”) on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 1½”) on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch flashing provided by others.

Interior Accessories

- FSSD – Solar powered Room darkening - double pleated shade.
- FSLD – Solar powered Light filtering - single pleated shade.

Type Sign

- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.

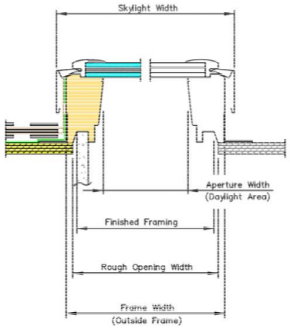
Standard Sizes

- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty

- **Installation** – 10 years from the date of purchase; VELUX Nuclear Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

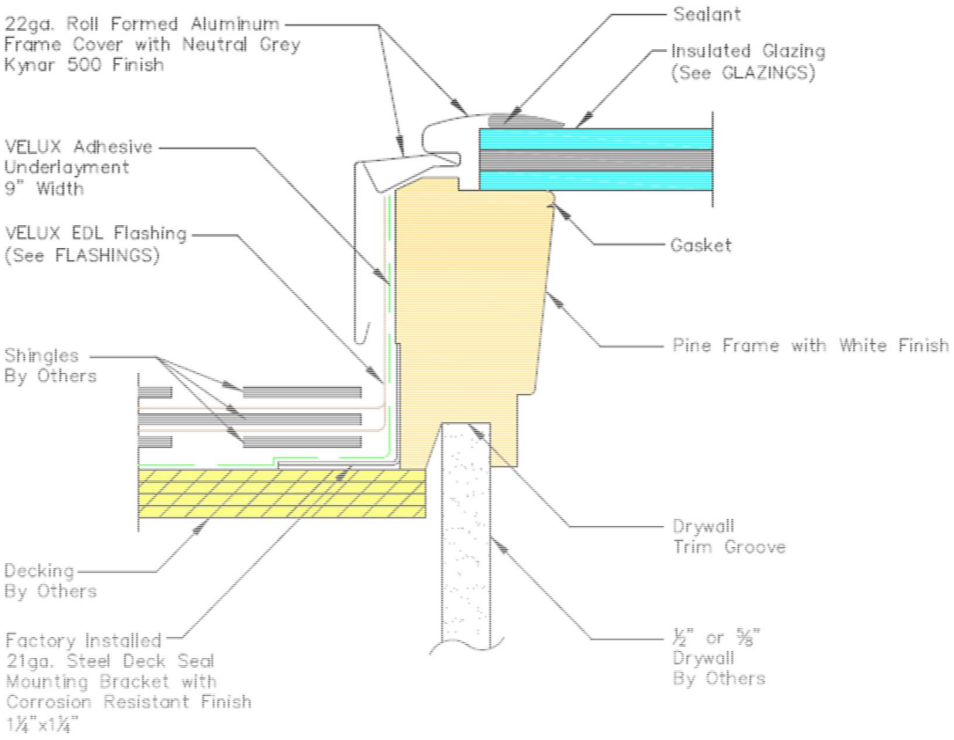


Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	14 1/2	15 1/4	14 15/16		45 3/4	46 3/4	42	47 3/4	
C01	21	16 1/8			26 7/8	27 3/8	15/16	28 3/8	3.56
C04	21	21 1/2	18 3/16		37 7/8	38 3/8	24 1/16	39 3/8	3.03
C06	21	22 3/8			45 3/4	46 1/4	35 1/16	47 1/4	4.43
C08	21	21 1/2	18 3/16		22 3/8	54	42	55	5.43
C12	21	22 3/8	54 15/16				15/16	15/16	6.52
D26	22 1/2	21 1/2	18 3/16		22 3/8		51 5/8	71 3/4	8.52
D06	22 1/2	22 3/8	19 15/16		70 1/4	70	67 7/16	24 7/16	2.78
M02	30 1/2	23 1/8			45 3/4	46 1/4	20 1/8	47 1/4	5.94
M04	30 1/2	24 1/16	19 15/16	27 1/4	30	30 1/2	42	31 1/2	5.15
M06	30 1/2	23 1/8	30 9/16	27 1/4	24 1/16	23 3/8	15/16	39 3/8	6.64
M08	30 1/2	23 1/8	30 9/16	27 1/4	31	38 3/8	27 3/16	47 1/4	8.13
S04	44 1/4	44 3/4	41 7/16	41 9/16	45 3/4	46 1/4	35 1/16	55	9.77
S06	44 1/4	26 7/8	41 7/16	41 9/16	45 3/4	46 1/4	42	15/16	12.36
		44 3/4					15/16	28 3/8	6.92
							51 5/8	47 1/4	

Glazings and Certification

Glazing	NFRC U-factor	NFRC Hallmark SHGC	NFRC IAPMO-ES	NFRC PMO 426	NFRC ER 199	Fla Prod Approval TDI 13303	HVHZ
04 Laminated -2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.44	0.26	0.60	√	√	√	SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.	0.41	0.26	0.60	√	√	√	SK-14
08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.44	0.25	0.42	√	√	√	SK-03
10 Snowload- 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.45	√			

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.

City of Santa Fe, New Mexico

memo

DATE: **February 27, 2024**

TO: **Historic Districts Review Board Members**

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

2024-007826-HDRB. 635 Alto St. Westside-Guadalupe Historic District. Brian Lawler, agent for Habitat for Humanity, propose four 24' tall two-story townhomes on the northern portion of the site adjacent to Lower Alto St., and one two-story single-family dwelling unit (12'- 5" height at Alto Street, 22' height to internal courtyard) adjacent to Alto St. The maximum permitted height is 19' for Lower Alto and 14'- 8" for Alto St. An exception to Section 14-5.2(D)(9) is requested.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case H-11-009

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

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

Staff also finds that all exception criteria to Section 14-5.2(D)(9) have been met.

BACKGROUND & SUMMARY:

The applicant proposes to construct 4 townhomes and one single-family detached residence at the vacant lot located at 635 Alto St. The lot can be accessed via Alto Street as well as "Lower Alto" street, which is a public access adjacent to the Santa Fe River corridor. There is an approximately 10-foot change in grade from Alto Street to Lower Alto St.

The proposed height of the single-family detached unit located adjacent to Alto Street is 12'- 5", which is consistent with the overall one-story character of that streetscape. The proposed height of the townhomes located to the north of the single-family residence, which will be accessed off Lower Alto, is 22'.

The proposed buildings are designed in a Spanish-Pueblo Revival style articulated with divided lite windows, portales, stepbacks, and changes in stucco color.

A similar case was brought for HDRB review on March 22, 2011 where 5 dwelling units were approved in two buildings. Similarly, the height of the building adjacent to Alto Street was approximately 12'- 6" and the building adjacent to Lower Alto Street was 24'. That case was approved.

The HDRB previously heard a similar case for the construction of townhome units in 2011. For reference, that staff report packet has been provided as part of this staff report packet.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(9) to permit a 22' high building at the courtyard (which is the overall average height of the building given the changes in grade) where 19'- 0" is the permitted streetscape height.

It should be noted that Section 14-14(D)(9)(c)(ii) the HDRB may increase the allowable height by 4 feet on sites with greater than a 2-foot change in grade along the building's foundation. While this criterion has been met with the proposed project, an exception is requested to confirm the HDRB's acceptance of the proposed additional height.

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

Applicant Response: Our priority is to preserve and enhance the single story character of Alto Street, which we viewed as the significant historic streetscape. Unlike our neighbor 635 Alto to the east, we never considered asking for a height exception on the Alto streetscape. While a 19 foot height was allowed, we have elected to keep the height to 24 feet, more consistent with the median height vs the average height. The portion of Lower Alto we abut is already primarily two story structures:

To the east along Lower Alto:

- 623 Alto, immediately to the east is effectively three stories viewed from the Lower Alto side, given that its lower floor sits more than 12 feet above our highest proposed lower floor level

- 619 & 621 Alto properties to the east have two story facades facing and accessed from Lower Alto
- 609 Alto is a historic structure, two stories on the Lower Alto side, but it fronts Alto Street and the Lower Alto side is very much its backside, Lower Alto effectively being an alley.
- 605 Alto is contributing structure, fronting on Alto, due to grade changes, becoming one and half stories on backside facing Alto. It is not really a part of the Lower Alto streetscape
- 603 Alto fronts on Alto. It is not a part of the Lower Alto streetscape
- 601 Alto is a historic structure, but more effectively fronts on Closson Street and again is not really a part of the Lower Alto streetscape.

To the west:

- 637 Alto both fronts on Lower Alto but has two two story elements.
- 675 Alto fronts on Alto and presents a two story facade with a garage door to Lower Alto. Recently added casitas on the northwest side create single story structures facing Lower Alto
- 701 and 703 Alto are really the only true single story homes fronting Lower Alto, containing a mix of contributing and non-contributing structures

Staff Response: Due to the change in grade between Alto Street and Lower Alto Street, different heights were determined per streetscape. The Lower Alto Street permitted height is higher than the Alto Street streetscape; the proposed buildings will be separated from the adjacent W. Alameda Street streetscape by the Santa Fe River. The overall visual impact of height will be mitigated due to this separation.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: Without a height exception it will be impossible for Habitat to provide the five units it is contractually obligated to the City to provide. Further the failure to grant a a height exception would reduce the number of units possible reducing the City's ability to address its growing affordability crisis.

Previous meetings with HDRB staff indicated that we were permitted 24 feet on the Lower Alto side. The project was designed to that standard. To deny an exception would both add additional costs to a project struggling to maintain affordability and delay the commencement of construction idling Habitat's volunteer construction crews, reducing the number of affordable units Habitat will be able to produce this year.

Staff Response: Due to the unique circumstances of the lot's grade change, the exception enables the development of the lot with a two-story building.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: The intent of the City Competition that Habitat won is to provide affordable housing in an area of Santa Fe where affordable housing is scarce. While Alto Street once represented a more affordable area, recent pressures have made the older modest

homes unaffordable to new homeowners. If the goal was to provide vacation rentals it would be possible to develop five units without a height exception but the City's and Habitat's intension is to provide permanent housing for families at 80% of the median household income. When the height regulations were adopted in the historic district back in the 1990's, it was important to provide a mechanism to make sure that those newly adopted restrictions, while important to preserving the character of the Historic District would not not also accelerate the gentrification of the district. The proposed Habitat project at 635 Alto is precisely the sort of project the height exception process was created to encourage.

Staff Response: By permitting the extra height, the applicant will be able to provide additional and larger affordable housing units within the historic district, and as a result will provide a full range of design options to ensure affordable housing options are available in the Westside-Guadalupe Historic District.

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

Applicant Response: The proposed structures have a special circumstance, as noted previously, that they are being built at the request of the Santa Fe Office of Affordable housing. We have promised to build 5 units, and the units must be 2 stories in order to accommodate the request. This project has 8'-0" ceiling heights in all units and keeps the parapet height to the minimum possible while still maintaining a profile of visual interest of varied levels that fits with the local neighborhood.

Staff Response: Due to the change in grade from Alto Street to Lower Alto Street, a special circumstance is peculiar to the land in that streetscape. Furthermore, a streetscape is only established on the south side of the street due to the adjacent Santa Fe River. Due to this large separation, the additional height will not impact the W. Alameda streetscape.

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

Applicant Response: 635 Alto is a relatively unique parcel with frontages on two sides, Alto Street being a more traditional streetscape and Lower Alto is a less conventional frontage. Additionally, there is 14 feet of grade change from the Alto Street side to the Lower Alto side. While Lower Alto is a primary access for several lots, its architectural character is more that of an alley or backside than that of a traditional streetscape.

Staff Response: The lot, in its current configuration, is owned by the City of Santa Fe. Most lots on this section of Alto Street are of the same shape. Once the applicant has entitlements, the purchase of the property will be made. The special conditions of the grade change and two street frontages are not the result of the 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: It is our opinion that this project will provide a benefit to the architectural and social character of the neighborhood, especially when compared to the empty lot before. Instead of a vacant lot which provides an environment for invasive Siberian elms and a place for people to dump trash, our project will provide affordable housing for five hardworking Santa Fe families.

Staff Response: As the design is comparable to and compatible with other buildings in the Westside-Guadalupe Historic District and meets all design criteria,

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(I) Westside-Guadalupe Historic District

(1) District Standards

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

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

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

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

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

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

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

(f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

(g) Greenhouses

(h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the

external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

(i) Porches and portales are encouraged;

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

(2) Walls; Fences; Solar Collectors; Administration

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

ITEM # 11-0314

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

Case #H-11-009
Address – 635 Alto Street
Owner/Applicant's Name – City of Santa Fe Housing Division
Agent's Name – Vahid Mojarrab

THIS MATTER came before the Historic Design Review Board (Board) for hearing on March 22, 2011 upon the application (Application) of Vahid Mojarrab, as agent for City of Santa Fe Housing Division, owner.

635 Alto Street is a 10,910 square foot vacant lot in the Westside-Guadalupe Historic District. The Applicant requested a construction project (Project) with a multi-family compound consisting of five residences in two free-standing building blocks totaling a footprint of 4,208 square feet on a vacant sloping lot to a maximum height of approximately 13' on the south street frontage and 24' on the north street frontage where the maximum allowable height is 15' at the south street frontage and potentially 19' at the north street frontage at the lower side of the slope. Four of the units are designed as two story buildings. An exception to exceed the maximum allowable height is requested (Section 14-5.2(D)(9)). The buildings are designed in the Spanish-Pueblo Revival style with wall-dominated stepped massing, rounded corners, and wooden vigas posts, carved corbels, and exposed headers at portals. Stuccoed and rock-finished yardwalls, planters, and steps along with ground surface treatments are also proposed. The yardwalls at the Alto Street frontage are proposed at 3' 6" high.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application; and
2. Zoning staff has determined that the Application meets underlying zoning standards; and
3. Board staff recommended that the Board approve the Application as having met the exception criteria to exceed the maximum allowable height (Section 14-5.2(D)(9)); and
4. The Property is located in the Westside-Guadalupe Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   (a) Section 14-5.2(C)(5) Exceptions; and
   (b) Section 14-5.2(D)(1)-(9), General Design Standards for All H Districts; and
   (c) Section 14-5.2(I), Westside-Guadalupe Historic District; and
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the 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; and
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

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 concludes that the Project has met the exception criteria as submitted to exceed the maximum allowable height (Section 14-5.2(D)(9)) with the approval of the alternate parking design with street-facing walls along Alto Street.

IT IS SO ORDERED ON THIS 12th DAY OF APRIL 2011 THE HISTORIC DESIGN REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

4/12/11
Date:

FILED

Yolanda Y. Vigil
City Clerk

4/14/11
Date:

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

4/12/11
Date:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

Project description: Proposes to construct a multi-family compound composed of five residences at a total of 4,308 sq. ft. on a sloping vacant lot to a maximum height of 24' where the allowable height is 19'. A height exception is requested (Chapter 14-5.2(D)(9)).

Project number: 11-10100009
Case number: H-11-009
Project type: HDRB

PROJECT LOCATION (S): 635 Alto Street

PROJECT NAMES:

OW – City of Santa Fe/Housing Div.
Santa Fe, NM 87504

P.O. Box 909
505-955-6346

AP – Vahid Mojarrab
Santa Fe, NM 87501

147 Gonzales Rd., #12
505-412-1242

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, March 22, 2011, acted on the above referenced case. The decision of the board was to approve your request to exceed the maximum allowable height and to accept the alternative parking design with street facing walls along Alto Street. For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

NOTE: Applicant can use this action letter to apply for building permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit. Building**

2. Case #H 05-26. 623 Alto. Westside-Guadalupe Historic District. Design Solutions, agents for Marshall & Alexis Girard, propose a preliminary hearing to clarify the height restrictions for an addition to a Non-Contributing building and the maximum allowable height for additional structures.

Mr. Rasch presented the staff report for this case [attached as Exhibit P]. The staff report indicated that staff deferred to the Board regarding interpretation of height on this property with visibility publicly from Alto Street, the non-public lower Alto Street and across the river from West Alameda Street.

Present and previously sworn was Mr. Tim Curry, who said he had nothing to add.

Ms. Farrar asked if this was "one of those surveys."

Mr. Rasch agreed that it was one of those. He said it was a vernacular style and suggested that a new survey would be needed if it is to be considered for Contributing status.

Mr. Curry shared some history of the building. He said that a second story was put on in 1975. He said that every window was an aluminum slider. He said he hoped that a new survey would not be needed.

Chair Purvis asked if there was a reason why he needed a cover there. Mr. Curry said it was protecting the entry door.

Chair Purvis asked about the slope near the addition. Mr. Curry explained it.

Chair Purvis said it looked like there were three areas: one was the addition to the existing building which was not at issue, and then two other buildings; one to the left on the north side does not have an issue. He said it looked like that building was 16' 6". He said all northern portions then met the allowable height if the additional two feet were granted. He said that left the other building which was significantly higher on the west elevation.

Regarding allowable height, Mr. Curry said that Mr. Hewat had set it at 22' but Mr. Rasch corrected it to 16' 6". He said he was just trying to clarify the allowable height.

He said he had met several times with Mr. Rasch and worked on this and now was giving his best effort at the project. He said he felt they had pushed these buildings down as low as they possibly could. He said they did not finish the drawings until after the height issue was settled.

Chair Purvis said that usually, buildings over 14' were considered two story and would have

to have a setback of the second floor.

Mr. Curry noted that there was an existing block wall that ran all around on the north and west elevations. He said they wanted to raise the grade and , because it was previously disturbed, the intention was to raise the grade because they would be over 14 feet from the original grade. He said they could not establish exactly what the original grade.

Chair Purvis asked if he was going to rebuild the block wall. Mr. Curry agreed. He noted that the retaining wall was not retaining anything at present.

Ms. Farrar asked how the infill would affect the parking.

Mr. Curry said that on the north side, the building was up above. He said there would be a retaining wall there.

Chair Purvis asked how high it would be. Mr. Curry said it was about eight feet high.

Chair Purvis suggested he take off the upper roof and step it back to keep it from looking like a three story building. Mr. Curry agreed.

Ms. Shapiro asked how long the wall on the west side was.

Mr. Curry said there were two walls there. He asked which one.

Ms. Shapiro said it was the retaining wall. She said if it was more than 25' long, he should do something to it such as buttresses, etc.

Mr. Curry said it was not even needed on the north end. He said where they would keep the wall, it would only be about three feet tall.

Ms. Farrar moved for preliminary approval of Case #H 05-26 per staff recommendations with the maximum height at 16' 6", with the southwestern building at a maximum height of 14' 11" from the Alto Street side, that the northwestern building would have a maximum height of 16' 11" from the lower Alto Street side, that the eastern building be no more than one story, that the retaining wall on the north parking area be at least three feet away from the addition on the eastern building, and that the concrete wall on the northwestern portion of the property be removed for at least two-thirds from the northern property line, being reduced in height to no more than three feet high with potentially changed materials. The motion was seconded by Mr. Montoya.

Mr. Curry suggested they could use plantings to minimize impact.

Ms. Farrar added to her motion that the retaining wall impact be mitigated with plantings. Mr. Montoya agreed and the motion passed by unanimous voice vote.

Mr. Curry clarified that they would eliminate the northern portal.

3. **Case #H 05-27.** 129 Lorenzo Road. Downtown and Eastside Historic District. Design Solutions, agents for Carol Shriver, propose to construct a coyote fence to match the existing height and to construct a wall and gate on a Non-Contributing property.

Ms. Barrett presented the staff report for this case [attached as Exhibit Q]. The staff report recommended approval of the project as submitted.

Present and previously sworn was Mr. Tim Curry who said he had nothing to add to the staff report.

PUBLIC COMMENT

Present and previously sworn was Mr. Worden who said that trucks use that property for turning around. He said when it was built, there have been two accidents there. He said he hoped she did not get hurt there. He said that during the 1968 flood, the water actually flipped a Pontiac through the Laundromat. He added that the spot there on Lorenzo Road was over a significant fault which could cause a serious earthquake.

Mr. Rasch said that there were approximately two tremors per day near Socorro which released the pressure from this fault.

There were no further speakers from the public regarding this case.

Ms. Shapiro asked if the latillas were to be cut off on top. Mr. Curry said they would be uneven in height.

Mr. Bell moved for approval of Case #H 05-27 as recommended with the condition that the coyote fence have an uneven top. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

4. **Case #H 05-30.** 414 San Antonio Downtown and Eastside Historic District. Palo Santo Designs, LLC, agents for Joan Baker, propose to construct a 660 sq. ft. addition to match the existing height of 12' 8" and to remodel a Non-Contributing building.

Mr. Rasch presented the staff report for this case [attached as Exhibit R]. The staff report recommended approval of this project as submitted.

Present and sworn was Mr. Mark Giorgetti, who said he wanted to try to match the existing stucco. He said his client was thinking of not closing the patio.

Mr. Rasch announced that he had received a request to postpone Case #H 05-49. He also noted that the applicant for the last case on the agenda, Case #H 05-63, had driven two days to get to the meeting and whose partner has a medical condition, had asked if any of the applicants would be willing to give up their position on the agenda for her. The applicant for Case #H 05-51 offered to trade places with her on the agenda.

Mr. Bell moved to amend the agenda to postpone Case #H 05-51 to be the first case heard at the next meeting and to postpone at the request of the applicant Case #H 05-61 to the next meeting and to move Case #H 05-63 to be heard after Case #H 05-50 on this agenda. Ms. Farrar seconded the motion and it passed by unanimous voice vote.

2. **Case #H 05-26.** 623 Alto. Westside-Guadalupe Historic District. Design Solutions, agents for Marshall & Alexis Girard, propose to remodel an existing Non-Contributing building, including 1,641 sq. ft. of additions to the maximum allowable height of 12' on the south elevation and 16' on the north elevation and to construct a 1,114 sq. ft. residence to a height of 17' 6" on the north elevation and 14' 6" on the south elevation, which exceeds the maximum allowable height of 16' 11" and 14'.

Mr. Rasch presented the staff report for this case [attached as Exhibit C]. The staff report deferred to the Board regarding height restriction interpretation and without alteration to the wall.

Present and sworn was Mr. Tim Curry, 574 W. San Francisco, who said he thought there was a discrepancy on the height calculation. He briefly explained how he had determined it.

Mr. Bell concluded that the real height of the building was 20'.

Mr. Curry said that in escarpment areas, the height was to be read at the perimeter.

Mr. Rasch noted that the building to the west was 27' high and there were other higher buildings to the west.

Mr. Curry said he thought they made a good effort to bring it into compliance after the last meeting.

Ms. Farrar said the extra four feet had to be by exception. She asked if the two buildings were connected, if it would change that requirement. Mr. Rasch said that a ramada would not change it but if the ramada were to be changed to a connecting portal with a solid roof, it would.

Chair Purvis asked Mr. Curry if they wanted to request an extension with the ramada or cover the ramada with a roof and not be required to request an extension.

Mr. Curry said they would be willing to roof the ramada.

There were no speakers from the public regarding this case.

Ms. Rios asked how far the building was from Alto and from Alameda.

Mr. Curry said the new part was 18' from Alto and about 100' from Alameda.

Ms. Shapiro asked about the existing retaining wall.

Mr. Curry said he met with staff about regrading that would be necessary to stabilize the structure and staff said a three-foot high wall would be preferred. He said they would remove about half of the existing six foot wall and backfill it. He said that would minimize the impact of the elevation on that side. He said their intention was to maintain the length of the wall but reduce its height.

Ms. Shapiro asked how long it was.

Mr. Curry said it was approximately 120' long.

Ms. Shapiro asked what would be done to break it up.

Mr. Curry said they talked about having some penetrations and landscaping.

Ms. Shapiro asked about window details.

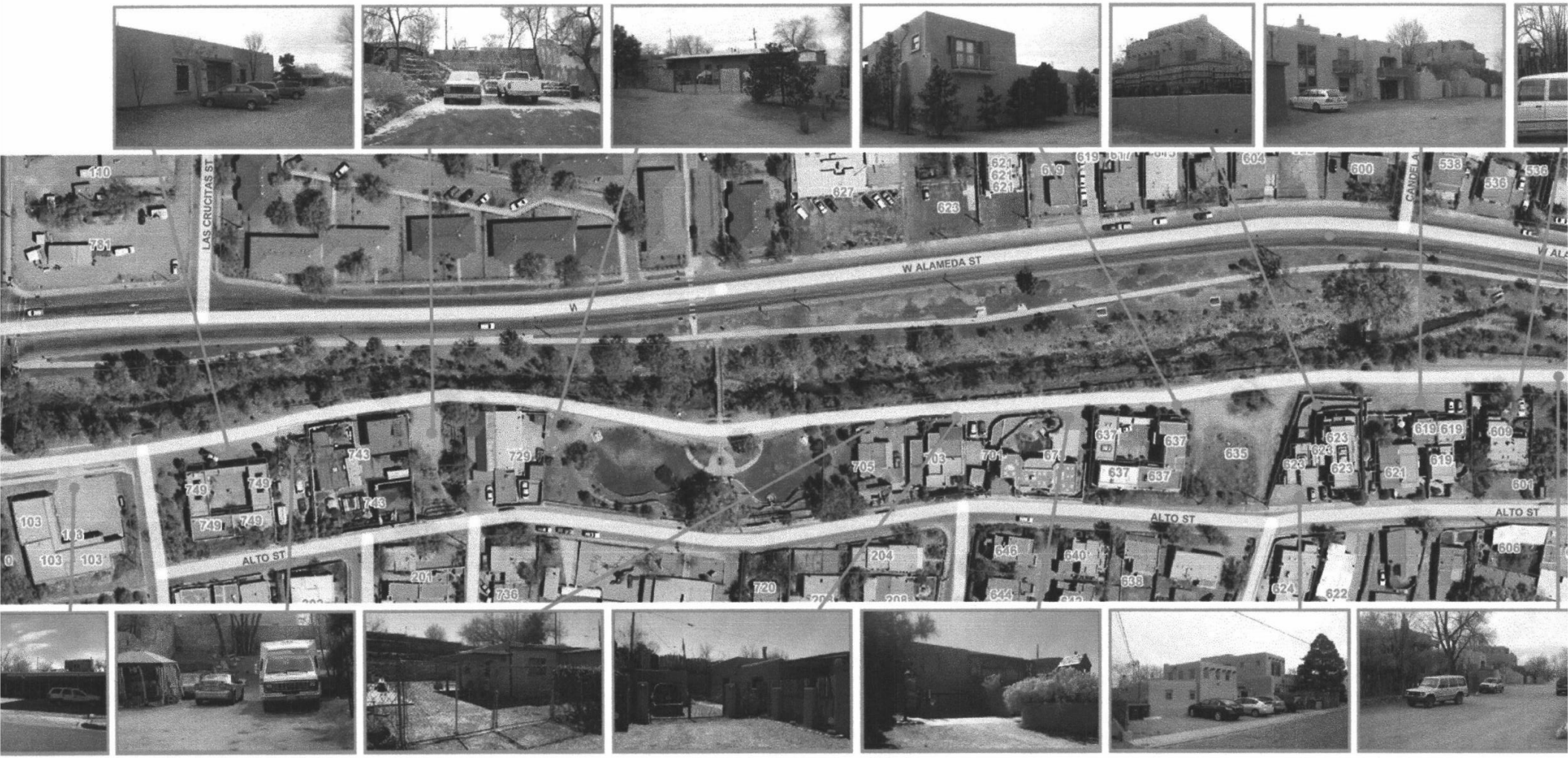
Mr. Curry said they would spray foam on the outside and would end up with a nice reveal with bullnosed plastering and keep the headers. He said their intent was to soften the whole building. He said they would cap the viga ends with rusted galvanized metal.

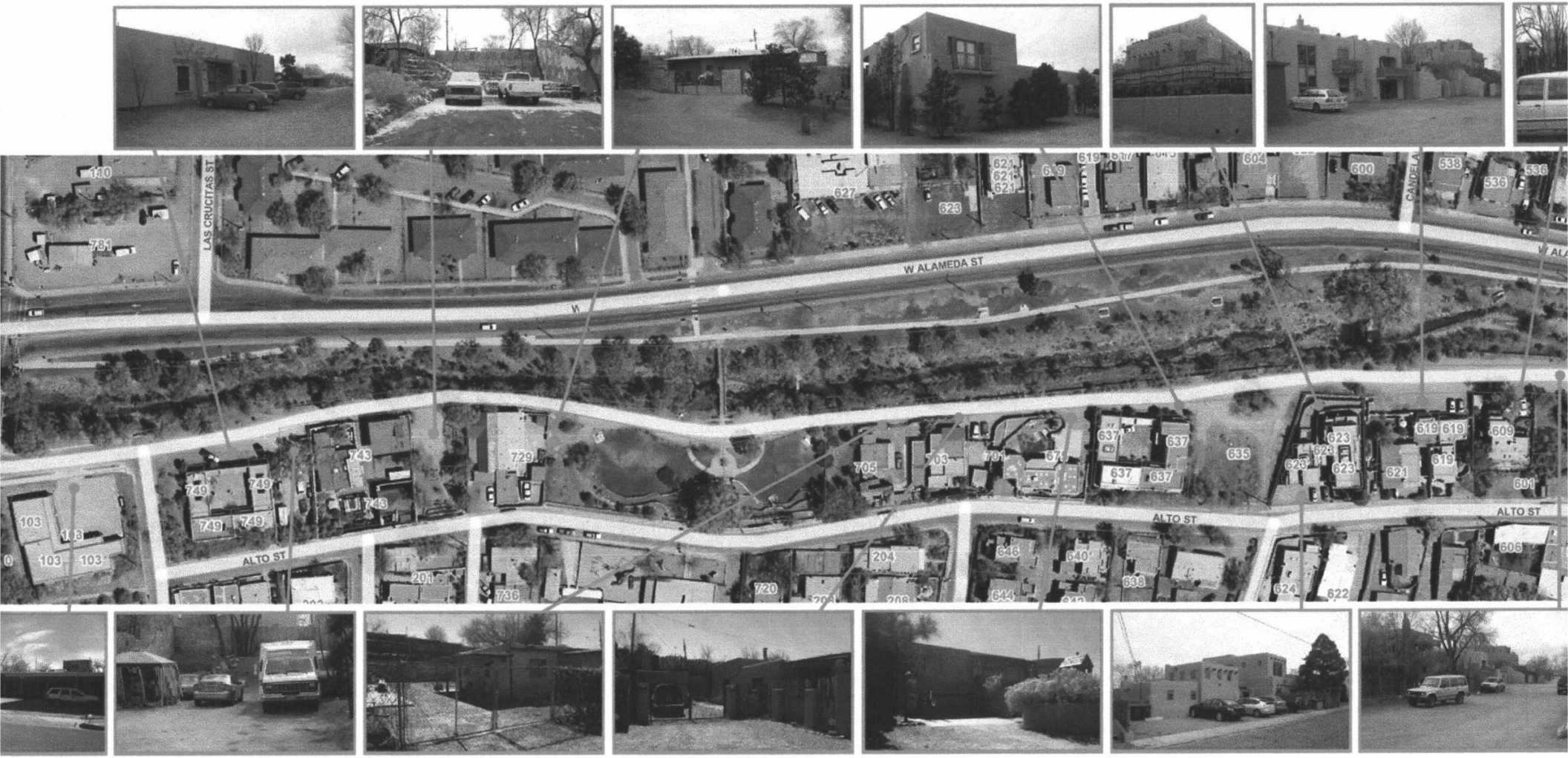
He agreed that they would get rid of the staircase. He said the stucco would be tumbleweed and the windows would be off-white. He said there would be no equipment on the rooftop and that wood trim would be stained and oiled as well as the wooden gate.

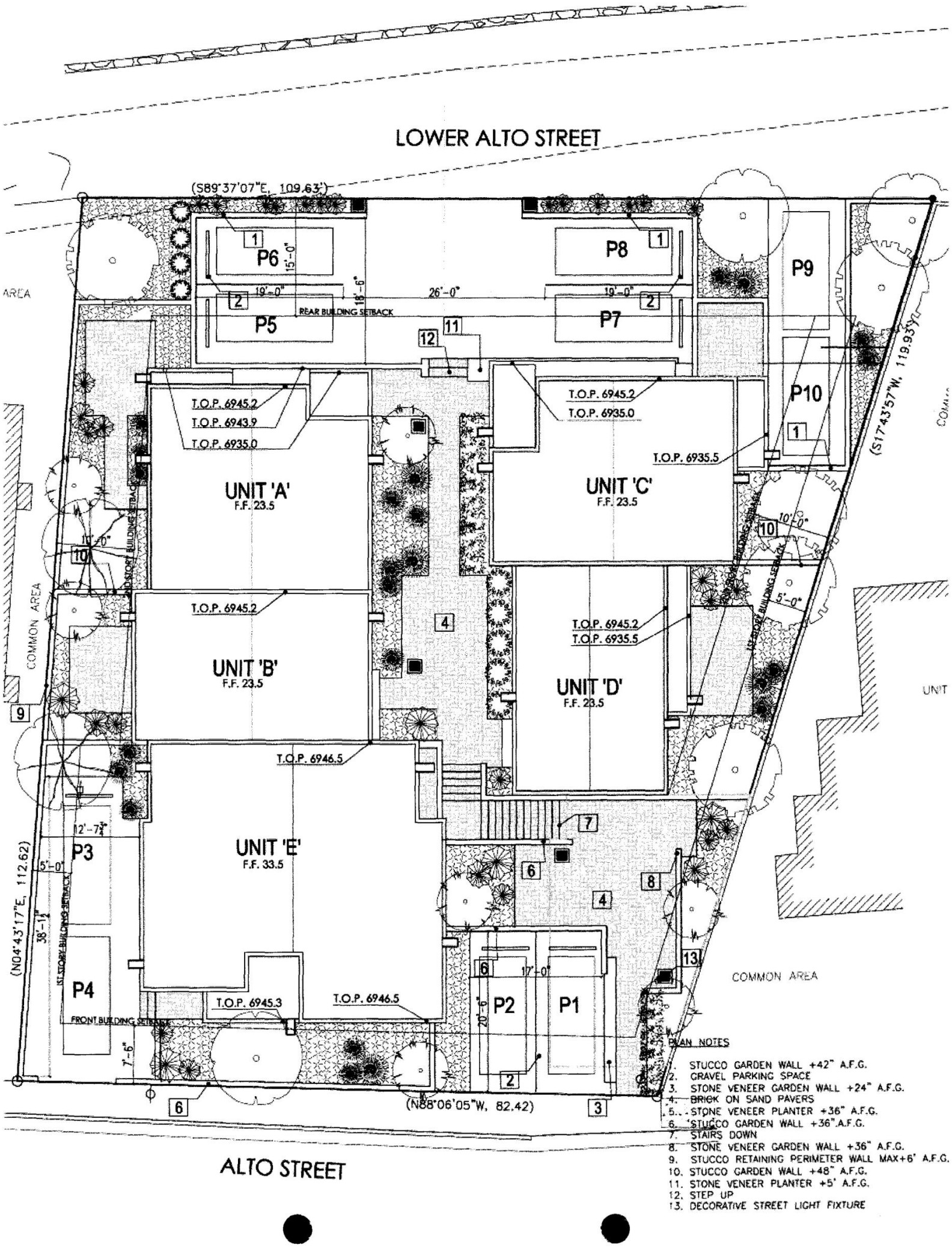
Mr. Bell asked if this building would be included in future height calculations in the neighborhood.

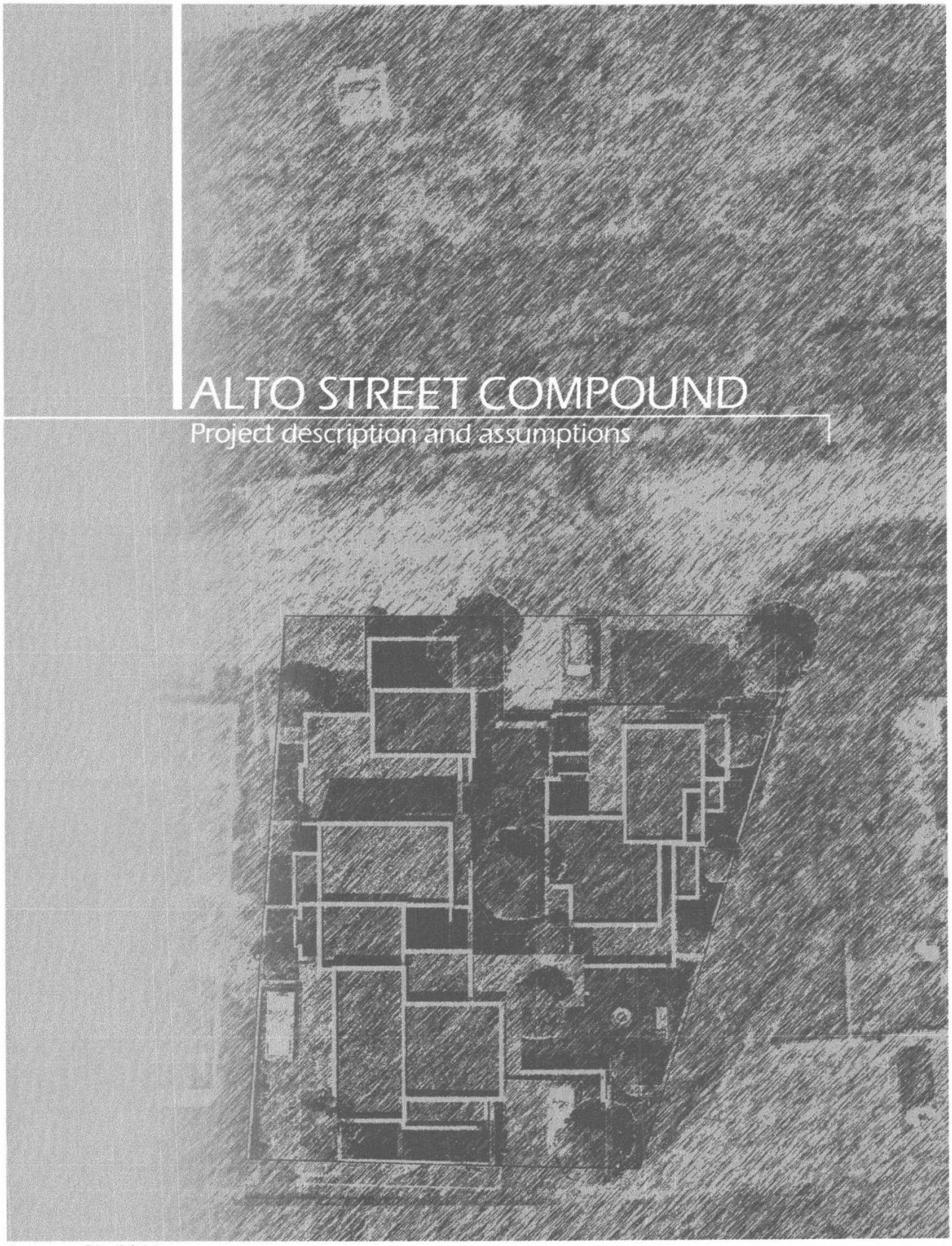
Mr. Rasch said it would not be included. He said most of the nearby buildings were not included in the height calculation either.

Ms. Rios moved for approval of Case #H 05-26 with the conditions that the ramada be roofed, that the viga end caps not be of copper, that any change in the wall detail be brought to staff for review and approval, that the trim and gate be oiled, that the windows by Champagne and the stucco by Tumbleweed in color and that the reveal be organically recessed. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.


LAS CRUCITAS ST
W ALAMEDA ST
ALTO ST
ALTO ST
ALTO ST


LAS CRUCITAS ST
W ALAMEDA ST
ALTO ST
ALTO ST
ALTO ST
110
781
627
623
621
619
604
600
538
536
743
729
749
705
701
637
635
623
621
619
609
601
103
201
736
720
204
646
640
638
624
622
606


LOWER ALTO STREET
(S89°37'07"E, 109.63')
P6
P8
P9
P5
P7
P10
REAR BUILDING SETBACK
T.O.P. 6945.2
T.O.P. 6943.9
T.O.P. 6935.0
T.O.P. 6935.0
T.O.P. 6935.5
UNIT 'A'
F.F. 23.5
UNIT 'C'
F.F. 23.5
T.O.P. 6945.2
T.O.P. 6945.2
T.O.P. 6935.5
UNIT 'B'
F.F. 23.5
UNIT 'D'
F.F. 23.5
T.O.P. 6946.5
UNIT 'E'
F.F. 33.5
P3
P4
P2
P1
T.O.P. 6945.3
T.O.P. 6946.5
FRONT BUILDING SETBACK
(N04°43'17"E, 112.62)
(N88°06'05"W, 82.42)
(S17°43'57"W, 119.93')
COMMON AREA
UNIT
ALTO STREET
PLAN NOTES
1. STUCCO GARDEN WALL +42" A.F.G.
2. GRAVEL PARKING SPACE
3. STONE VENEER GARDEN WALL +24" A.F.G.
4. BRICK ON SAND PAVERS
5. STONE VENEER PLANTER +36" A.F.G.
6. STUCCO GARDEN WALL +36" A.F.G.
7. STAIRS DOWN
8. STONE VENEER GARDEN WALL +36" A.F.G.
9. STUCCO RETAINING PERIMETER WALL MAX+6' A.F.G.
10. STUCCO GARDEN WALL +48" A.F.G.
11. STONE VENEER PLANTER +5' A.F.G.
12. STEP UP
13. DECORATIVE STREET LIGHT FIXTURE



ALTO STREET COMPOUND

Project description and assumptions

January 25, 2011

February 2nd, 2011

Height Variance Request Criteria List:

We are requesting a 24 foot height limit, as per zoning code, from natural grade or finish grade whichever is more restrictive.

14-5.2(c)(i) – Do not damage the character of the streetscape:

The north elevation, which requires the height variance, will be in harmony with the existing streetscape. Both neighbors to the west and east are two story buildings. The proposed height is more than 10 feet lower than the neighbor to the east and compatible with the neighbor to the west. As a matter of fact, most structures along lower Alto Street on the Santa Fe River are two story buildings of similar height. The proposed design respects the one story elevation appearance along Alto Street and remains lower than the historic District's allowable height. Therefore, the proposed design will respect both streetscapes.

14-5.2(c)(ii) – Prevent a hardship to the applicant or an injury to the public welfare:

The proposed design is based on the standard ceiling height for typical residential buildings: 9 foot ceiling on the first floor and 8 foot ceiling on the second floor. The 24 foot height, with 22 feet used in the building structure and the other 2 feet as the distance to the natural grade, is the minimum height required to achieve a two story building in this type of construction. Since the objective of this project is to bring affordable housing to downtown Santa Fe, the needed square footage (the needed second floor) plays a direct role in the feasibility of this project. Without this variance, we will not be able to bring this much needed and highly desirable affordable housing project to downtown Santa Fe.

14-5.2(c)(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 District:

This proposal respects the initial intent of the City of Santa Fe's vision to bring affordable housing within the city's core Historic District. This project consists of 60% affordable housing, 3 units, and 2 market rate units. This project will be a perfect example of families with diverse incomes living side by side in beautiful downtown Santa Fe.

14-5.2(c)(iv) – are due to special conditions and circumstances which are not applicable to other lands or structures in related streetscape:

The topography of this site makes for a challenging project in the Historic District. There is a 13 foot elevation drop from the south side of the property along Alto Street to the north boundary of the site along the Santa Fe River; all within the approximate 112 foot depth of this lot. Although the parapet height of this project is lower than allowable height along the south side of the property (along Alto Street), we need a height variance along the north side (along Santa Fe River) to realize this project. The topography of the land allows this project to be perceived as a one story building along the main road, Alto Street. This project is almost a foot lower than allowable height along Alto Street and the two story portion of the building is two feet lower than allowable height along Alto Street.

14-5.2(c)(v) – are due to special conditions and circumstances which are not a result of the actions of the applicant

The finish floor of the building at the northwest corner has to be 18 inches above natural grade because of the drainage and the 24 inch cross slope of the site. This design condition, based on the existing site conditions, adds to the height of the building.

14-5.2(c)(vi) – Provide the least negative impact with respect to the purpose of this section as set forth in 14-5,2(A)(1)

There are two street fronts to this project, Alto Street above and the 'Lower Alto' along the Santa Fe River. This project should and does address both streetscapes, lower and upper Alto Street. This project is not only within harmony of the neighborhood style, form, color, proportion, texture and material, but also respects the existing connectivity of the neighborhood to the Santa Fe River.

In conclusion, we feel this exception will be in harmony with the existing neighborhood. It is very difficult for a project with two street fronts to follow only one side's height restriction. We believe that if this project is perceived as two projects, one at upper Alto and the other along the Santa Fe River, each massing is clearly in harmony with its respective streetscape.

Project Description & Assumptions

The following description and assumptions are made based on the winning entry for Alto Street Compound.

Legal Description:

The address of the site is 635 Alto Street in Santa Fe, New Mexico (Lot 9A; Parcel 122 of Document #438267; UPC#: 1053099447224; Deed: Book 430 & Page 688). It is located in Santa Fe's Westside Guadalupe Historic District. It is one-quarter (1/4) acre in size (10,910 square feet) and the dimensions are: 112.62 ft. x 119.93 ft. x 82.42 ft. x 109.63 ft.

Project Program:

The proposed design is a multiple family compound composed of five private residences. The proposed design is composed of one single-story and four two-story units with 2.4 parking spaces per unit, 12 total (project does not include attached garages). This project offers 3 affordable units (60%) and two market rate units. The proposed design is intended to be respectful of the historic Alto streetscape and comply with Historic Board rules and regulations. . All five residences will be designed to New Mexico Green Standards and will be compliant with the proposed City of Santa Fe Green Building Code. This project could be an important demonstration for the City that integration of sustainable building practices through compliance with the proposed Green Building Code or any other green building standard is not cost prohibitive and can be used on affordable housing projects as well.

This project will be designed and constructed in one phase.

Unit Mix:

unit	Levels	Bedroom	Bath	Roofed	1st heated	2nd heated	Total Heated	Covered Portal
A	2	3	2.5	812	776	702	1478	48
B	2	2	1.5	615	568	543	1111	-
C	2	3	2	864	785	646	1431	66
D	2	2	1.5	641	635	516	1151	-
E	1	3	2	1329	1250	-	1250	79
0	0	13	9.5	4261	4014	2407	6421	193

Sustainable Design & Construction:

Our approach to the project has been to maximize the potential benefits of an integrated design process by drawing upon the knowledge and expertise of our team. Our team approaches sustainable design and construction in a fully integrated manner and respects each field of expertise and phase of the project as part of the project's overall success. The team represents significant experience in a diverse range of fields. These fields include but are not limited to;

- Building science and its relation to in-door air quality, thermal by-pass & bridging, and home energy performance rating systems.
- Affordable housing and its relation to project impact from funding sources, costs, and community importance.
- Structural engineering and its relation to durability, safety, efficient materials usage, and impact on construction costs.
- Construction and its relation to an integrated design process, quality, and durability.
- Architecture and its relation to the construction budget, community, quality of life, and sustainably.

Our green building strategy stems from a philosophy of innovation through simplification. All possible gains should be made during a design process that understands the environmental and economic impact of its decisions regarding size, orientation, and configuration. The three dominate categories for the green building strategy are; occupant health, energy efficacy, and environmental footprint reduction.

Occupant Health & Happiness

Our approach to healthy homes relates to our clients' wellbeing and the understanding that this directly relates to the success of our neighborhoods and communities in terms of increased social and family interaction. A healthy home also increases financial security through reduced demand on public healthcare systems. Additionally, healthy interior materials generally serve to reduce the environmental foot print of the materials manufacturing process.

Some of the systems or materials integrated in to the design and costs are as follows:

- Passive radon mitigation systems
- Low VOC interior paints, primers, and adhesives
- Low VOC composite woods used on the interior
- Ventilation fans designed and timed to provide sufficient indoor air exchanges.
- Day lighting
- No VOC flooring materials
- No carpet
- Sealed combustion heating systems
- Carbon monoxide detectors in every area of the home
- No formaldehyde insulation within air-tight barrier
- Radiant heating for reduced allergens

Energy Efficiency:

Energy efficiency is not only an important part of an environmentally responsible home but also is critical to reducing long term carrying costs for our clients so that they are better able to invest in our communities, their family's education, and their general financial stability.

Some of the systems or materials integrated into the design and costs are as follows:

- Improved thermal envelope insulation walls, ceiling, slab
- Reduction of thermal bridging through detailing
- Solar domestic hot water
- 95% AFUE sealed combustion boiler
- In-direct hot water storage tank
- Casement windows- low e
- Reduced air infiltration through installation of air tight barrier
- Energy Star appliances
- Whole house fan cooling system
- Exterior southern shading
- CFL lighting and smart sensor exterior lighting
- Electrical usage monitor
- Ceiling fans
- On command hot water recirculation pumps
- Low flow fixtures

Environmental Foot Print Reduction

Our approach addresses footprint reduction through designs that conserve materials and through thoughtful specification of materials that are rapidly renewable, have significant recycled content, or have environmentally friendly manufacturing processes. Additionally, life cycle analysis is considered during the design process that further serves to off-set the carbon footprint of construction by increasing durability and is included in this category.

Some of the systems or materials integrated into the design and costs are as follows:

- Finger jointed studs
- 24" framing on interior and exterior walls
- Engineered headers
- Open web trusses
- 2 foot increment designs
- Concrete with 30% by volume fly-ash content
- 2 stud corners
- Gravel driveways
- Window frames with 40% post-industrial recycled content
- Insulation with 80% recycled content
- Rodent and termite protection
- Positive drainage from the home
- Drought tolerant landscaping
- Water harvesting system

Neighborhood Integration & Respect

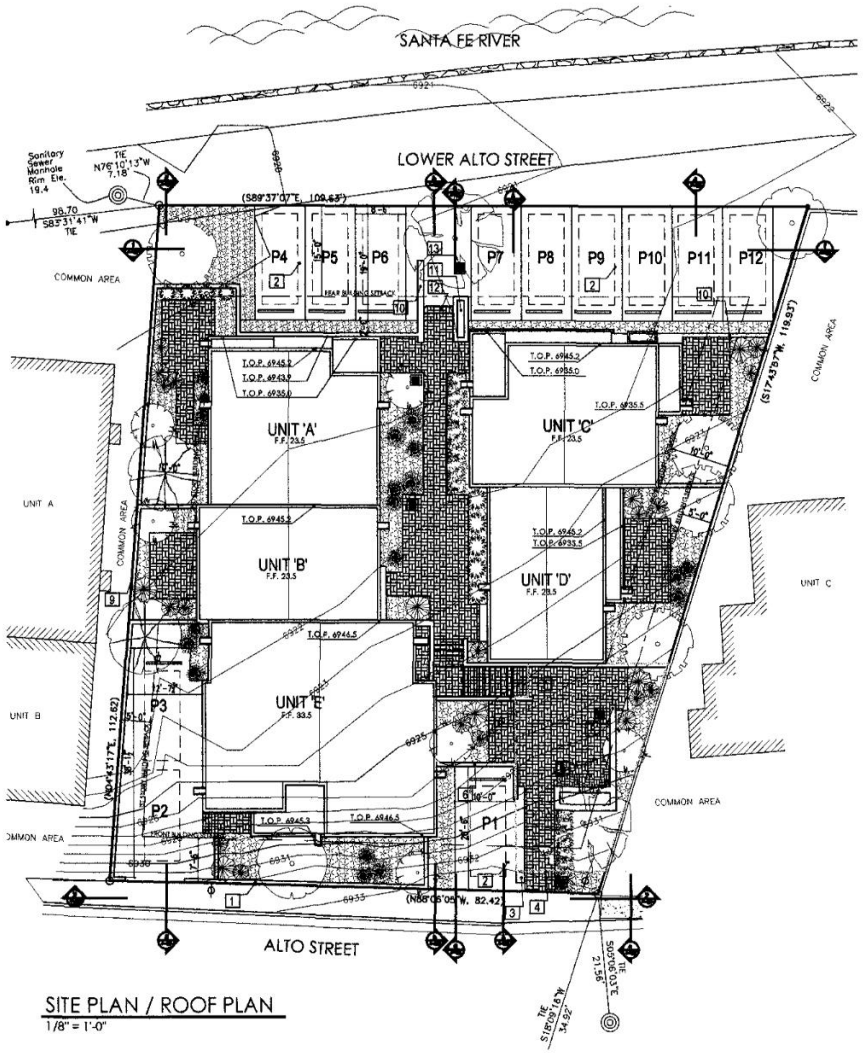
The Alto Street streetscape is a wonderful example of Santa Fe vernacular within the Westside-Guadalupe Historic District. The proposed design has been careful to preserve this quality by proposing a design that feels like several smaller homes when traveling along Alto Street. This is done by having a single story massing along the street and by the diversity of set backs between the combined unit structures. Additionally the project proposes the varied use of portal types and architectural elements to reflect the vernacular construction that makes the area so special. The project design also was careful to allow for pedestrians on Alto Street to see through the public open space to the river beyond. We felt that this was an important attribute to the community and wanted all residents to maintain the connection to the river area.

Height Variance Request:

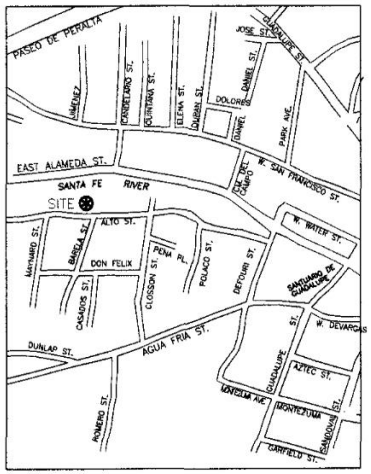
The topography of this site makes for a challenging project which is very unique in the historic district. There is a 13 foot elevation drop from the south side of the property along Alto Street to the north boundary of the site along the Santa Fe River, within the approximate 112 foot depth of this lot. Although the parapet height of this project is lower than allowable height along the south side of the property (along Alto Street), we need a height variance along the north side (along Santa Fe River) to realize this project. We are requesting a 24 foot height limit, as per zoning code, from natural grade or finish grade whichever is more restrictive. We are requesting this variance based on the following criteria:

- The topography of the land allows this project to be perceived as a one story building along the main road, Alto Street. This project is almost a foot lower than allowable height along Alto Street and the two story portion of the building is two feet lower than allowable height along Alto Street.
- The north elevation, which requires the height variance, is within the harmony of the existing street escape. The proposed height is more than 10 feet lower than the neighbor to the east and within a foot to the neighbor to the west.
- The finish floor of the building at the northwest corner has to be 18 inches above natural grade because of the drainage and the 24 inch cross slope of the site. This design condition, based on the existing site conditions, adds to the height of the building.
- The proposed design is based on the standard ceiling height for typical residential buildings: 9 foot ceiling on the first floor and 8 foot ceiling on the second floor.
- The 24 foot allowable height, with 22 feet used in the building structure and the other 2 feet as the distance to the natural grade, is the minimum height required to achieve a two story building in this type of construction.

We are requesting this variance with respect and understanding of the existing streetscape design. Without this variance, we will not be able to bring this much needed and highly desirable affordable housing project to downtown Santa Fe.



SITE PLAN / ROOF PLAN
1/8" = 1'-0"



VICINITY MAP
NOT TO SCALE

PLAN NOTES
1. STUCCO GARDEN WALL +42" A.F.G.
2. GRAVEL PARKING SPACE
3. STONE VENEER GARDEN WALL +24" A.F.G.
4. BRICK ON SAND PAVERS
5. STONE VENEER PLANTER +36" A.F.G.
6. STUCCO GARDEN WALL +36"A.F.G.
7. STAIRS DOWN
8. STONE VENEER GARDEN WALL +36" A.F.G.
9. STUCCO RETAINING PERIMETER WALL MAX+6' A.F.G.
10. STUCCO GARDEN WALL +48" A.F.G.
11. STONE VENEER PLANTER +5' A.F.G.
12. STEP UP
13. DECORATIVE STREET LIGHT FIXTURE

ZONING INFORMATION
General Info: 635 Alto Street; Lot 9A; Parcel 122 of Document # 438267;
UPC # : 1053099447224; Deed: Book 430 & Page 688

ZONING INFORMATION		
LAND DEVELOPMENT SUMMARY	EXISTING OR PROPOSED	REQUIRED/ALLOWED BY CODE
ZONING:	RM-1	
	WESTSIDE GUADALUPE HISTORC DISTRICT	
PROPOSED LAND USE:	RESIDENTIAL	RESIDENTIAL
LOT AREA:	10,910 SF.	
NO OF UNITS:	5	5.25
TOTAL ROOF AREA:	4208 SF. (38.5%)	4364 SF. (40%)
COMMON OPEN SPACE	1404 SF	1250 SF (250 SF/UNIT)
BUILDING SET BACKS		
FRONT	7.5'	7.5'
BACK	15'	15' or 25% of the average lot depth, whichever is less, to min. of 7'. Second stories shall be set back a min. of 10' from rear yard property line.
SIDES	5'- FIRST STORY 10' SECOND STORY	5'- FIRST STORY 10' SECOND STORY
BUILDING HEIGHT	-	24'-0"
PARKING		
OFF STREET	12	10 (2 PER UNIT)
CODE INFORMATION		
ADA COMPATIBLE UNIT	0	NOT REQUIRED
CONSTRUCTION TYPE	V-N	
OCCUPANCY TYPE		DWELLING R-3
ALLOWABLE AREA		UNLIMITED

FROM SANTA FE LAND COUNTY LAND DEVELOPMENT CODE ARTICLE III, SECTION 23.6B
THIS PLAN IS DESIGN TO IRC 2006

UNITS INFORMATION				
TYPE	FIRST FLOOR	SECOND FLOOR	TOTAL HEATED	TOTAL ROOF
A- 3 BED / 2.5 BATHS	776 SF	702 SF	1478 SF	
B- 2 BED / 1.5 BATHS	568 SF	543 SF	1111 SF	
C- 3 BED / 2.5 BATHS	785 SF	646 SF	1431 SF	
D- 2 BED / 1.5 BATHS	635 SF	516 SF	1151 SF	
E- 3 BED / 2 BATHS	1250 SF	-	1250 SF	

architect:
WAMD STUDIO New Mexico
147 Gonzales Road #12
Santa Fe, NM 87501
p. 505.412.1242
consultant:

please consider the environment before printing this item

50
20
8
4
0
SCALE: 1/8"=1'-0"

ALTO STREET COMPOUND
635 ALTO STREET
SANTA FE, NM

drawn by: VM
checked by:
date of issue: 01.05.11
date of revision:

sheet title:
SITE PLAN / VICINITY MAP
ZONING INFO

job no.
sheet no.
A-01



UPPER ALTO LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

architect

147 Gonzales Road #
Santa Fe, NM 875

consultants

25
10
4
2
0

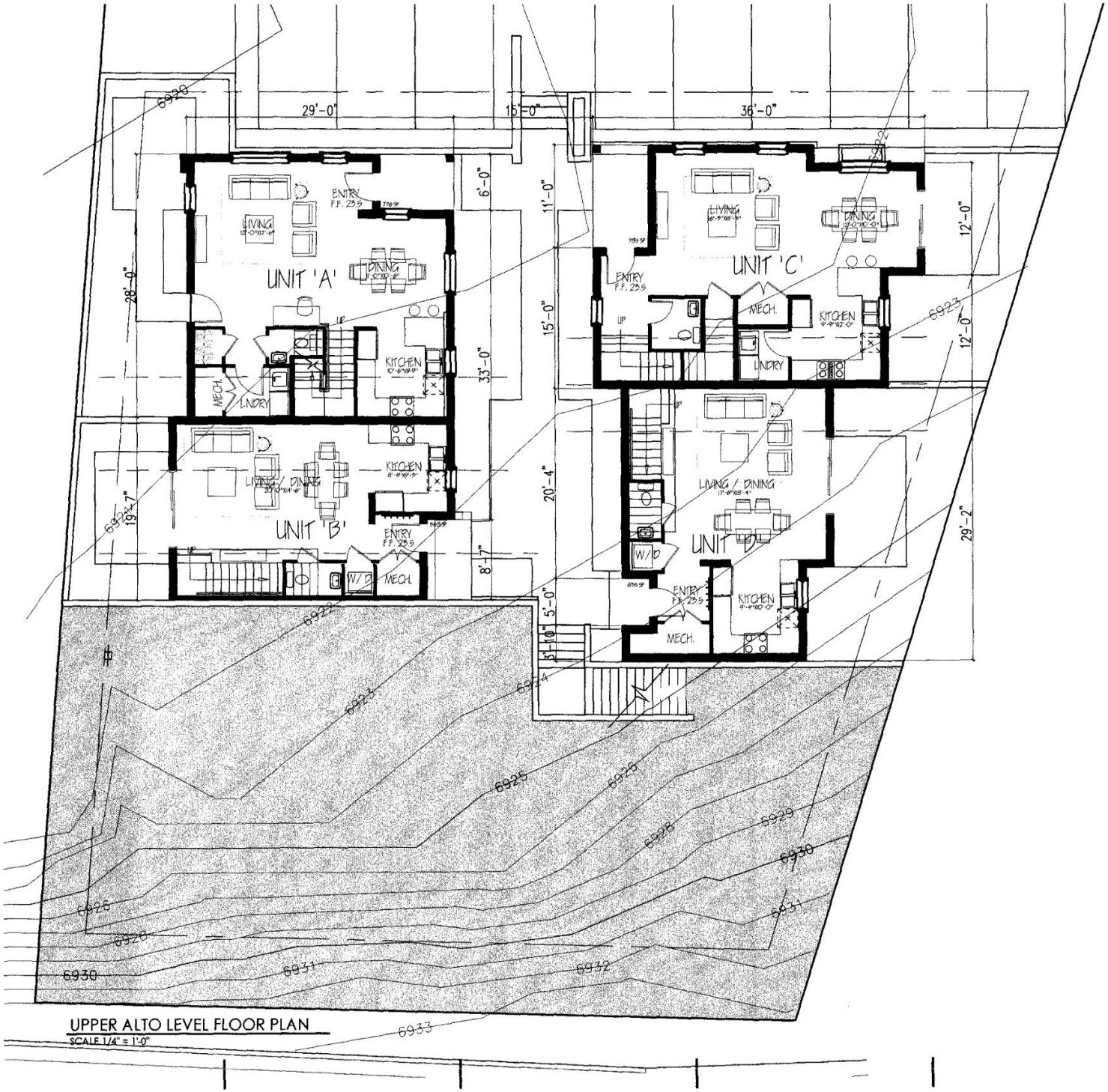
ALTO STRE
COMPOU
635 ALTO STRE
SANTA FE, NM

drawn by :
VM
checked by :

date of issue
date of revision

sheet title
UPPER ALTO LEV
ELEVATIONS

A-



UPPER ALTO LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

architect:

147 Gonzales Road #1
Santa Fe, NM 8750
p. 5(

consultant:

please consider the environment before printing this plan

25
10
4
2
0

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

ALTO STRE
COMPOU
635 ALTO STRI
SANTA FE, NM

drawn by :
VM
checked by :

date of issue

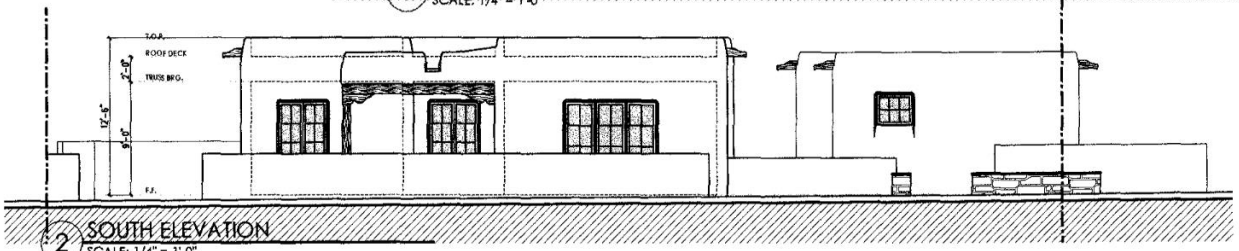
date of revision

sheet title
LOWER ALTO LE
ELEVATIONS

A-



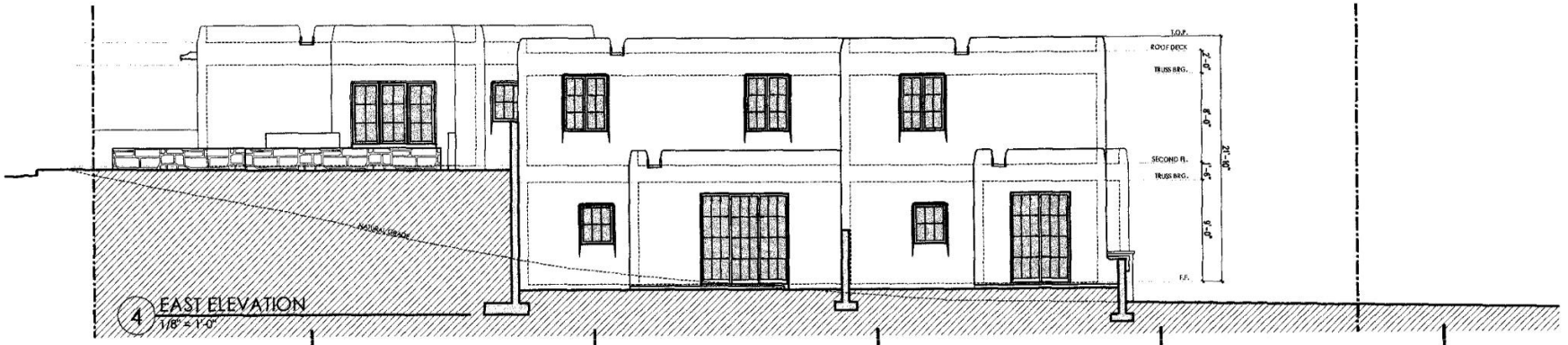
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



4 EAST ELEVATION
1/8" = 1'-0"

architect:
WA
147 Gonzales Road #1
Santa Fe, NM 87501
p. 5(

consultant:

please consider the environment before printing this plan

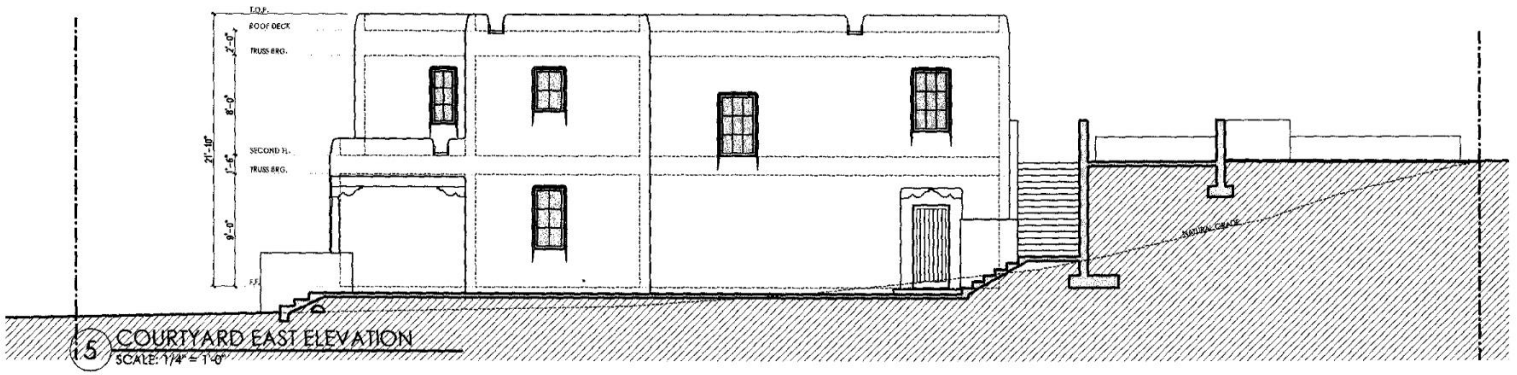
25
10
4
2
0
scale: 1/4"=1'-0"

ALTO STRE
COMPOU
635 ALTO STRI
SANTA FE, NM

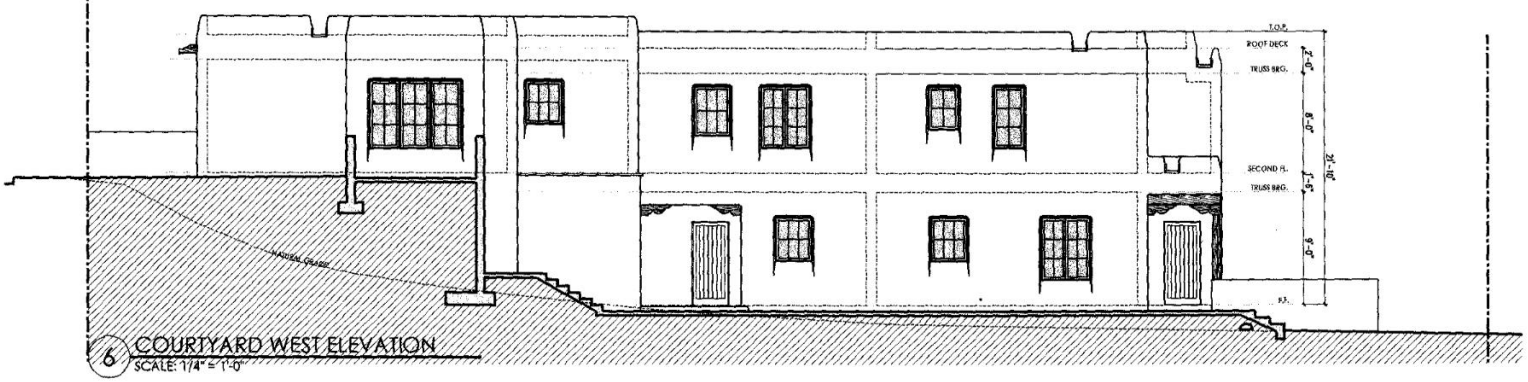
drawn by :
VM
checked by :
date of issue
date of revision

sheet title
ELEVATIONS

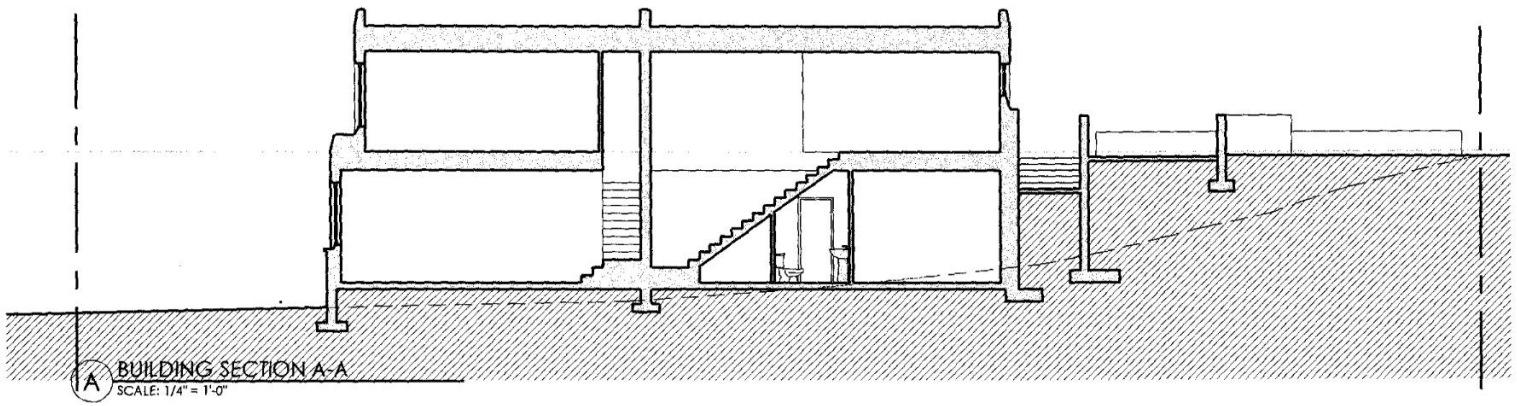
A-



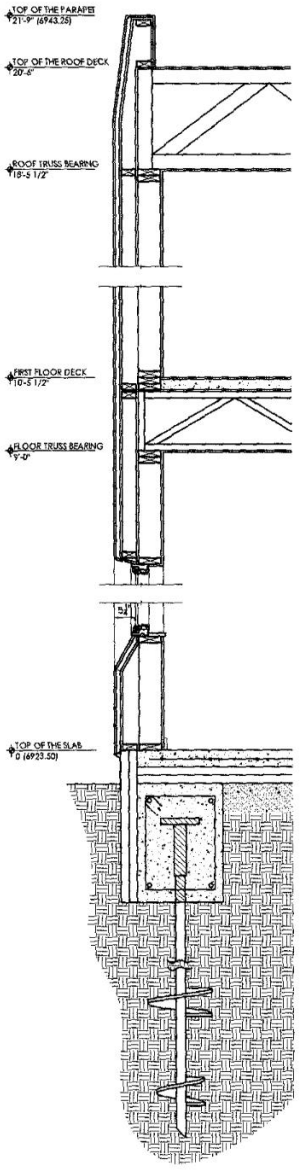
5 COURTYARD EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



A BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1" = 1'-0"

architect:
WA
147 Gonzales Road #
Santa Fe, NM 875
p. 9
consultant:
please consider the environment before printing this plan
25
10
4
2
0
scale: 1/4"=1'-0"
ALTO STRE
COMPOU
635 ALTO STRE
SANTA FE, NM
drawn by:
VM
checked by:
date of issue
date of revision
sheet title
ELEVATIONS
A-

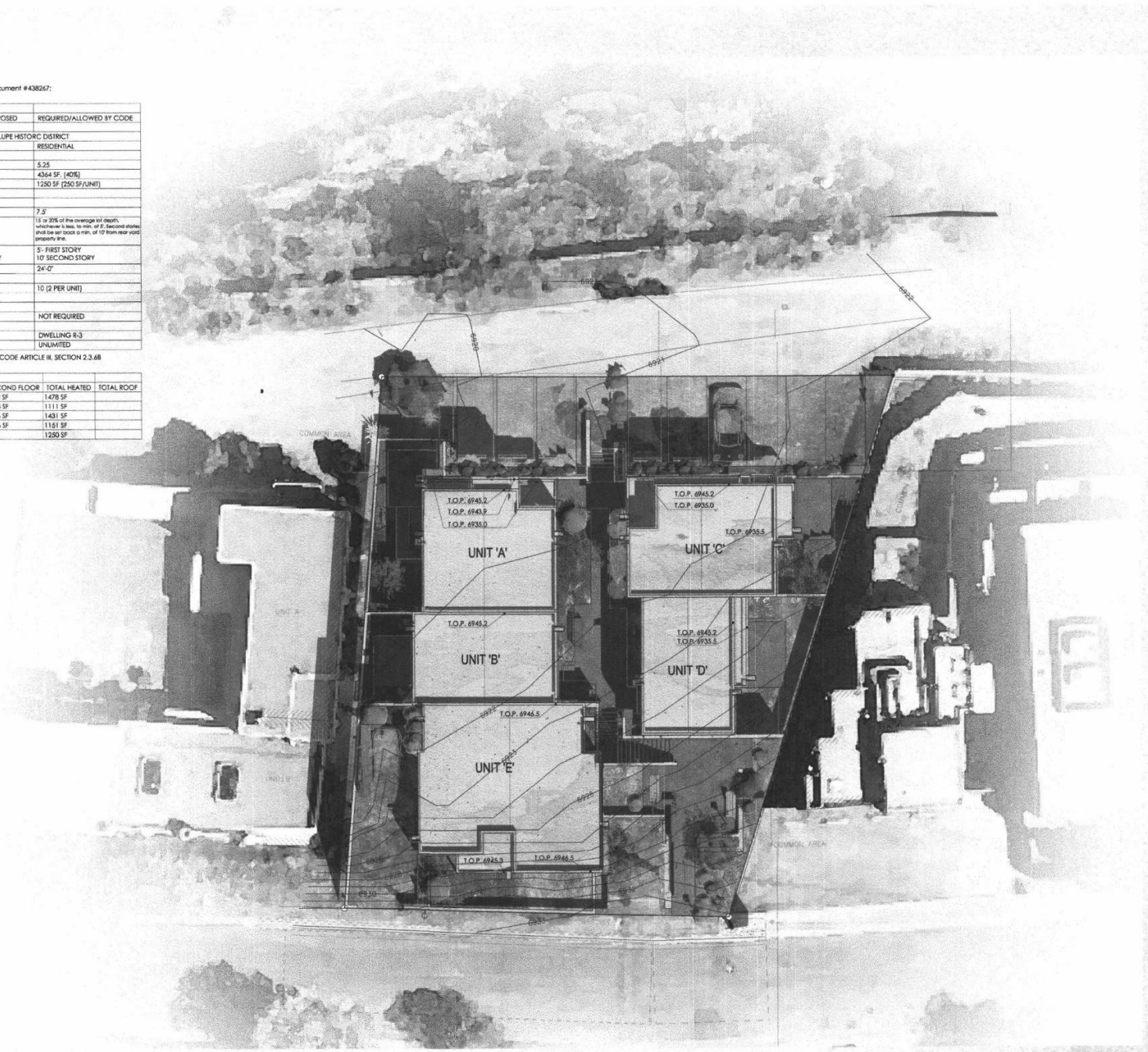
ZONING INFORMATION

General info: 635 Alto Street: Lot 9A; Parcel 122 of Document #438267;
UPC#: 1053099447224; Deed: Book 430 & Page 688

ZONING INFORMATION		
LAND DEVELOPMENT SUMMARY	EXISTING OR PROPOSED	REQUIRED/ALLOWED BY CODE
ZONING:	RM-1	
	WESTSIDE GUADALUPE HISTORC DISTRICT	
PROPOSED LAND USE:	RESIDENTIAL	RESIDENTIAL
LOT AREA:	10,910 SF.	
NO OF UNITS:	5	5.25
TOTAL ROOF AREA:	4208 SF. (38.5%)	4364 SF. (40%)
COMMON OPEN SPACE	1404 SF	1250 SF (250 SF/UNIT)
BUILDING SET BACKS		
FRONT	7.5'	7.5'
BACK	15'	15 or 20% of the average lot depth, whichever is less, to min. of 5'. Second stories shall be set back a min. of 10' from rear yard property line.
SIDES	5'- FIRST STORY 10' SECOND STORY	5'- FIRST STORY 10' SECOND STORY
BUILDING HEIGHT	-	24'-0"
PARKING		
OFF STREET	12	10 (2 PER UNIT)
CODE INFORMATION		
ADA COMPATIBLE UNIT	0	NOT REQUIRED
CONSTRUCTION TYPE	V-N	
OCCUPANCY TYPE		DWELLING R-3
ALLOWABLE AREA		UNLIMITED

FROM SANTA FE LAND COUNTY LAND DEVELOPMENT CODE ARTICLE III, SECTION 2.3.6B
THIS PLAN IS DESIGN TO IRC 2006

UNITS INFORMATION				
TYPE	FIRST FLOOR	SECOND FLOOR	TOTAL HEATED	TOTAL ROOF
A- 3 BED / 2.5 BATHS	776 SF	702 SF	1478 SF	
B- 2 BED / 1.5 BATHS	568 SF	543 SF	1111 SF	
C- 3 BED / 2.5 BATHS	785 SF	646 SF	1431 SF	
D- 2 BED / 1.5 BATHS	635 SF	516 SF	1151 SF	
E- 3 BED / 2 BATHS	1250 SF	-	1250 SF	



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

architect:
WAMO STUDIO
New Mexico
147 Gonzales Road #12
Santa Fe, NM 87501
p. 505.412.1242

consultant:

please consider the environment before printing this plan

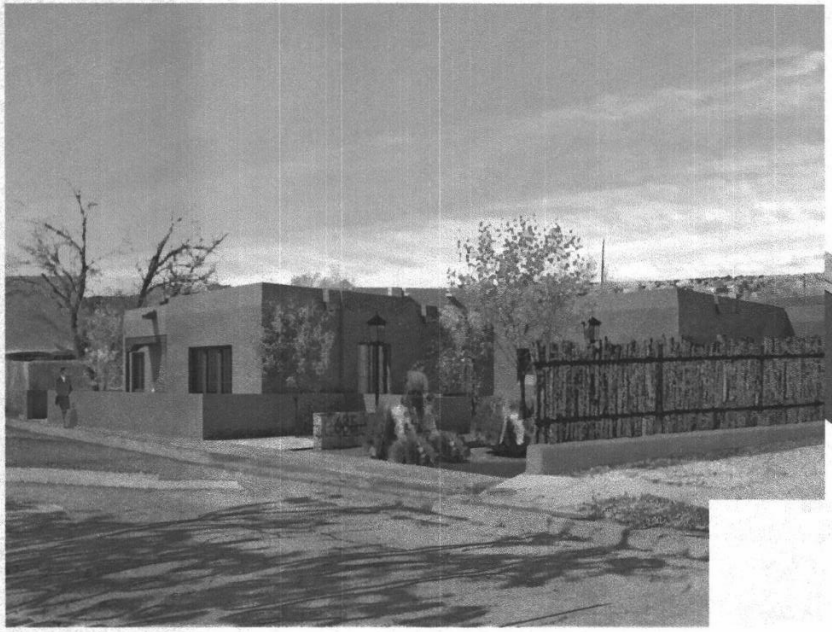
50
20
8
4
0

ALTO STREET COMPOUND
635 ALTO STREET
SANTA FE, NM

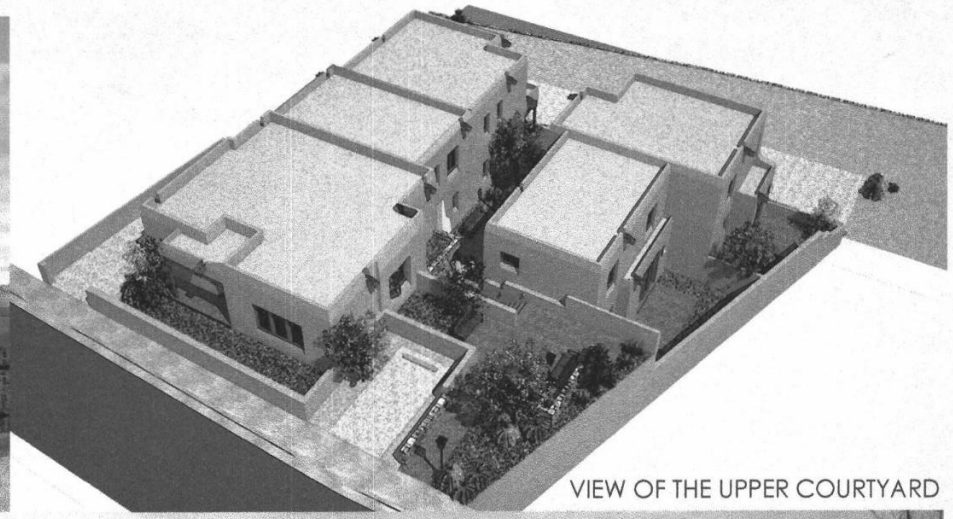
drawn by: VM
checked by:
date of issue: 01.09.11
date of revision:

sheet title:

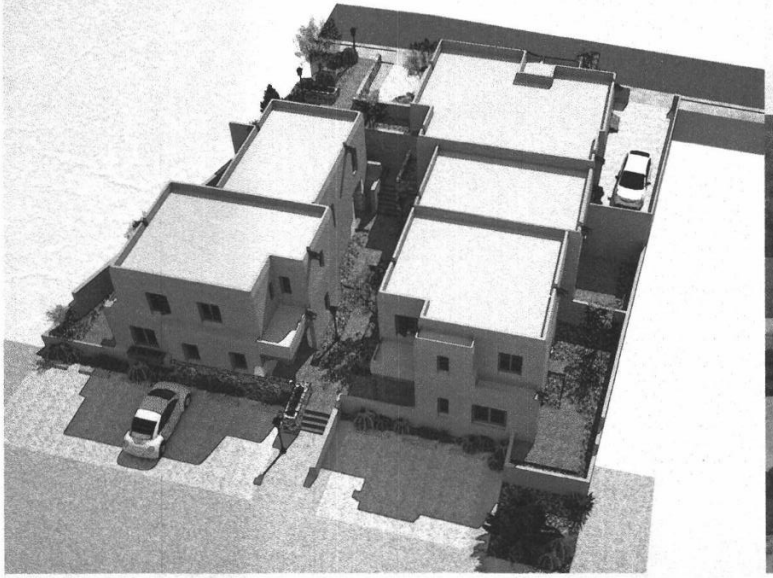
job no.
sheet no. A.01



ALTO STREET VIEW



VIEW OF THE UPPER COURTYARD



VIEW OF THE LOWER COURTYARD



WEST ALAMEDA VIEW

architect:
WAMO
STUDIO
New Mexico
147 Gonzales Road #12
Santa Fe, NM 87501
p. 505.412.1242

consultant:

please consider the environment before printing this plan

scale:

ALTO STREET
COMPOUND
635 ALTO STREET
SANTA FE, NM

drawn by :
VM
checked by :

date of issue 01.09.11
date of revision

sheet title

job no.

sheet no.
A.02



1



2

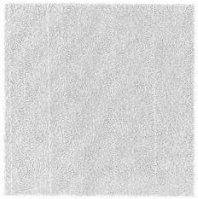


3


ALTO ST
637
637
637

Alto Street Compound Finishes

yStucco: El Rey 115 Cottonwood



Accent Stucco: 101 Navajo White

Wood Stain: Sherwin – Williams 9249 Bronco



Windows: Anderson 100 series casement low E - w/ finelight (grilles between the glass)

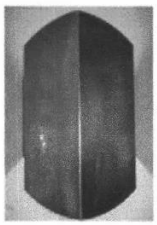
Color: Sandtone



Exterior lights

Wall scones: Latigo Light

CS1200 H:12" W:6" D: 4"



Landscape: 14"x8" cast aluminum lantern post light 4 panels



Landscape Furniture

60" Teak Bench



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: 01/24/2011	**Site Address:**
Property Owner of Record:	**Proposed Construction:** 5 new Residential Units
Applicant Name:	
Phone Number:	**TOTAL ROOF AREA:** 4208 ✗
Agent Information:	**Agent Phone Number:**

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

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

APPLICANT/AGENT DATE

To Be Completed By Staff:

Zoning District Overlay: RM-1

Subdivision: **Lot:** **Block**

COMMENTS:

Permitted Use: ☑

Accessory Use: ☐

Special Exception: ☐

Variance: ☐

Prohibited Use: ☐

☐ **Historic** ☐ **Escarpment*** ☐ **Flood Zone*** ☐ **Business Capitol District** ☐ **NONE**

*- *Techinical Review Approval needed prior to PZR Approval*

Setbacks:

Front: Provided 7'3 Required 7 **2nd Front** Provided _____ Required _____

Left Side: Provided 10 Required 5 **Right Side:** Provided 5 Required 5

Rear: Provided 15 Required 15

ZONING SUBMITTALS:

Item	Required	Use	Complete	Comments
Proof of Legal Lot of Record	Yes		Provide	
Approved Development Plan(s)	Yes		N/A	
Existing Drawing Site Plan*	Yes	ALL	N/A	
Proposed Drawing Site Plan*	Yes	ALL	N/A	
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	N/A	
Approval Letters	Yes	ALL	Provide	
Accessory Structure Affidavit	Yes	ALL	N/A	
Zero Lot Line Affidavit	when 0 lot line exists		N/A	

Staff:

ZONING SITE PLAN REQUIREMENTS:

ITEM	Complete	Comments
Address of Property	yes	
North Arrow	n/a	
Graphic Scale	yes	
Information Table (upper right hand corner of site plan)	yes	
a. Zoning: RM1		
b. Overlay Districts: Historic H/Guadalupe-		
c. Flood Zone: X0		
d. Use of buildings: Residential	comp.	
e. Number of parking spaces Provided 12 Required 10		
f. Parking and isle dimension	OK	
g. All building separation(s) on and off the property (10' separation required for all structures.	ok	
h. All Setbacks from property lines	OK.	
i. Height of Structures Proposed 24" Required ~~to~~ Regulated by Histori.		
j. Lot Coverage Proposed 38.5 Required 40%.		
k. Open Space and square footage (if required)	yes —	1400 proposed 1250 required
l. Access on and off the property	n/a	
m. Driveway and visibility Triangle Dimensions	—	
n. Bicycle Parking Requirement Provided 5 Required 5	OK.	
Graphic representation of items a. thru n.		
Location of proposed structures including walls and/or fences and all other elements of the drawing		
Any existing easements of record		
Street names		
Vicinity Map		

☑ **Preliminary Approval** ☐ **with conditions:** ☐ **Escarpment App.** ~~N/A~~ ☐ **Flood Plain App.** ~~N/A~~

Comments/Conditions: meets minimal Zoning requirements.

REVIEWER: Dominic Gonzales DATE: 1-24-11

Staff:

City of Santa Fe, New Mexico

memo

DATE: March 22, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner, Historic Preservation Division DR

CASE # H-11-009

ADDRESS: 635 Alto Street
Historic Status: NA
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
____ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Building Height Calculation lot access email	_x_ Photographs
	_x_ Other: exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the maximum allowable height as the proposal is harmonious to neighboring structures on this sloping site. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

635 Alto Street is a 10,910 square foot vacant lot in the Westside-Guadalupe Historic District. The applicant proposes to construct a multi-family compound consisting of five residences in two free-standing building blocks totaling a footprint of 4,208 square feet on a vacant sloping lot to a maximum height of approximately 13' on the south street frontage and 24' on the north street frontage where the maximum allowable height is 15' at the south street frontage and potentially 19' at the north street frontage at the lower side of the slope. Four of the units are designed as two story buildings. An exception to exceed the maximum allowable height is requested (Section 14-5.2(D)(9)).

On February 22, 2011, the H-Board postponed action on this application pending submittal of proof of legal access to the property from Lower Alto Street. The right to access the property has been confirmed by the Land Use Property Manager and the Land Use Attorney as shown in the attached email.

The buildings are designed in the Spanish-Pueblo Revival style with wall-dominated stepped massing, rounded corners, and wooden vigas posts, carved corbels, and exposed headers at portals. Stuccoed and rock-finished yardwalls, planters, and steps along with ground surface treatments are also proposed. The yardwalls at the Agua Fria Street frontage are proposed at 3' 6" high but the driveway visibility triangle standards may require them to be reduced to 3' high.

(i) – Do not damage the character of the streetscape:

The north elevation, which requires the height variance, will be in harmony with the existing streetscape. Both neighbors to the west and east are two story buildings. The proposed height is more than 10 feet lower than the neighbor to the east and compatible with the neighbor to the west. As a matter of fact, most structures along lower Alto Street on the Santa Fe River are two story buildings of similar height. The proposed design respects the one story elevation appearance along Alto Street and remains lower than the historic District's allowable height. Therefore, the proposed design will respect both streetscapes.

Staff response: Staff is in agreement with this statement.

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

The proposed design is based on the standard ceiling height for typical residential buildings: 9 foot ceiling on the first floor and 8 foot ceiling on the second floor. The 24 foot height, with 22 feet used in the building structure and the other 2 feet as the distance to the natural grade, is the minimum height required to achieve a two story building in this type of construction. Since the objective of this project is to bring affordable housing to downtown Santa Fe, the needed square footage (the needed second floor) plays a direct role in the feasibility of this project. Without this variance, we will not be able to bring this much needed and highly desirable affordable housing project to downtown Santa Fe.

Staff response: Staff is in agreement with this statement.

(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 District:

This proposal respects the initial intent of the City of Santa Fe's vision to bring affordable housing within the city's core Historic District. This project consists of 60% affordable housing, 3 units, and 2 market rate units. This project will be a perfect example of families with diverse incomes living side by side in beautiful downtown Santa Fe.

Staff response: Staff is in agreement with this statement.

(iv) – are due to special conditions and circumstances which are not applicable to other lands or structures in related streetscape:

The topography of this site makes for a challenging project in the Historic District. There is a 13 foot elevation drop from the south side of the property along Alto Street to the north boundary of the site along the Santa Fe River; all within the approximate 112 foot depth of this lot. Although the parapet height of this project is lower than allowable height along the south side of the property (along Alto Street), we need a height variance along the north side (along Santa Fe River) to realize this project. The topography of the land allows this project to be perceived as a one story building along the main road, Alto Street. This project is almost a foot lower than allowable height along Alto Street and the two story portion of the building is two feet lower than allowable height along Alto Street.

Staff response: Staff is in agreement with this statement.

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

The finish floor of the building at the northwest corner has to be 18 inches above natural grade because of the drainage and the 24 inch cross slope of the site. This design condition, based on the existing site conditions, adds to the height of the building.

Staff response: Staff is in agreement with this statement.

(vi) – Provide the least negative impact with respect to the purpose of this section as set forth in 14-5,2(A)(1):

There are two street fronts to this project, Alto Street above and the 'Lower Alto' along the Santa Fe River. This project should and does address both streetscapes, lower and upper Alto Street. This project is not only within harmony of the neighborhood style, form, color, proportion, texture and material, but also respects the existing connectivity of the neighborhood to the Santa Fe River.

Staff response: Staff is in agreement with this statement.

In conclusion, we feel this exception will be in harmony with the existing neighborhood. It is very difficult for a project with two street fronts to follow only one side's height restriction. We believe that if this project is perceived as two projects, one at upper Alto and the other along the Santa Fe River, each massing is clearly in harmony with its respective streetscape.

RASCH, DAVID A.

From: OREILLY, MATTHEW S.
Sent: Thursday, March 03, 2011 10:56 AM
To: RASCH, DAVID A.
Cc: SCHIAVO, NICK A.; DAILEY, MELISA L.
Subject: H-11-009: 635 Alto Street re Lower Alto St.

David,

Regarding Case# H-11-009, after reviewing the documents with the city's Property Manager, Assistant City Attorney Kelley Brennan has determined that Lower Alto Street is a legal access to 635 Alto St. (see e-mail below). Please include this e-mail in the H-Board packet for this case.

Matthew O'Reilly, P.E.
Land Use Department Director
City of Santa Fe
P. O. Box 909
Santa Fe, NM 87504-0909
505-955-6617
msoreilly@santafenm.gov

-----Original Message-----
From: BRENNAN, KELLEY A.
Sent: Thursday, March 03, 2011 8:41 AM
To: OREILLY, MATTHEW S.
Subject: Lower Alto Street

Hi Matt –

I'm writing in follow-up to our recent meeting regarding the use of Lower Alto Street to access the City-owned property proposed for development there. Based upon the documents provided by Ed, including agreements between the City and the State addressing operation and maintenance and funding for those functions, the history of ownership of the land on both sides of the river channel following its channelization by the State, and historic use by the City, I believe Lower Alto can be used as a legal access to the property.

Let me know if you have any questions.

Kelley

Rubin Katz Law Firm
A Professional Corporation | ATTORNEYS AT LAW

Frank T. Herdman
Leonard S. Katz*
Melanie E. MacGillivray
James S. Rubin

Janice M. Ahern
James B. Alley, Jr.
Of Counsel

Colin T. Cameron
Jenny F. Kaufman
Nancy V. Nieto

Donald M. Salazar
(1947-2003)

*NM Board Certified Specialist in Real Estate Law

March 21, 2011

VIA ELECTRONIC MAIL (kabrennan@santafenm.gov)
Kelley Brennan
Assistant City Attorney
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Project No. 11-10100009
Case No.: H-11-009
Project Type: HDRB
Project Location: 635 Alto Street

Dear Kelley:

I represent a condominium unit owner of property adjoining the above-referenced Project at 635 Alto Street. I am writing concerning your conclusion that a roadway known as "Lower Alto Street" can be used as legal access to the Project property.

It is our understanding the City recognizes that Lower Alto Street is not a public street. Therefore, in order for a property owner to have legal access on Lower Alto Street that a title insurance company will insure, there must be a recorded easement granting that access in favor of property using it as access. Legal access by prescription won't work, because, as we understand, the State owns the land upon which Lower Alto Street lies.

This Project is planned for private development on City-owned land. Therefore, both the developer for construction financing, and buyers of homes, either in fee simple or on a 99-year ground lease, for acquisition loans, will need insurable legal access to the homes on the Project property.

I have reviewed documents provided by Ed Vigil regarding the arrangement between the City and the State concerning the area known as the Santa Fe River State Park, within which we are informed Lower Alto Street lies. We are also informed the Park is subject to a Joint Powers Agreement between the City and the State, under which the City manages and operates the Park.

Having reviewed the Joint Powers Agreement and its Amendment, I do not see anything in the documents permitting the City to grant easements for the use of Park property by private adjoining landowners. Furthermore, the Joint Powers Agreement under its own terms can be terminated by either the City or the State upon 365 days' prior notice. The lack of the City's authority to grant easements over property owned by the State and the revocable nature of the City's management and operation of the Park do not provide a basis for legal insurable access to this Project property.

You also cite historic use by the City and owners along the river as a basis for legal access. I do not believe that is the case with respect to legal insurable title, since no historic use on State property can ripen into a legal access enforceable against the State in the nature of a prescriptive easement.

Thus, I conclude that on the information available to me, the Project property does not have legal insurable access from Lower Alto Street. Perhaps you have additional documentation and information that I have not reviewed. I would very much like to review and discuss this with you. The reason for seeking this clarification is twofold:

First, my client believes that a different standard is being applied to the 635 Alto Street project than was applied to my client's condominium project, in which all of the units were required to access from Alto Street and the density was reduced from four units to three units for a unit that was proposed to have access only from Lower Alto Street. It is our understanding that the City's position previously was that Lower Alto Street did not have legal access, and therefore could not support an additional unit whose access was solely from Lower Alto Street.

Second, we believe legal insurable access is a critical title matter that can seriously impair a project that requires private financing, in this case, developer financing and ultimate owner financing. We question whether a lender will accept title insurance exceptions that will be required in the absence of a clear recorded easement grant by owners of record over the property which Lower Alto Street lies, or a quiet title suit decree establishing an easement appurtenant to the Project property. A review of a title insurance company as to whether it can insure legal access under the circumstances of this Project seems a prudent course of action before proceeding with this Project.

As stated above, I wish to discuss this with you as soon as possible prior to the H-Board meeting scheduled for tomorrow, March 22, 2011. This issue is important, as it is a critical component in City staff recommendation of approval of this Project.

Very truly yours,

RUBIN KATZ LAW FIRM
A Professional Corporation

Leonard S. Katz

LSK/dml
cc: Ian Brownlow (ibrownlow@rosemontrealty.com)
Jennifer Jenkins (jennifer@jenkinsgavin.com)
V:\data\LEN\6318.00\Corr\11-0321 ltr to K Brennan.doc

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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

Project description: Proposes to construct a multi-family compound composed of five residences at a total of 4,308 sq. ft. on a sloping vacant lot to a maximum height of 24' where the allowable height is 19'. A height exception if requested (Chapter 14-5.2(D)(9)).

Project number: 11-10100009
Case number: H-11-009
Project type: HDRB

PROJECT LOCATION (S): 635 Alto Street

PROJECT NAMES:

OW – City of Santa Fe/Housing Div. P.O. Box 909
Santa Fe, NM 87504 505-955-6346

AP – Vahid Mojarrab 147 Gonzales Rd.,#12
Santa Fe, NM 87501 505-412-1242

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, February 22, 2011, acted on the above referenced case. The decision of the board was to postpone your request until you can verify legal access to the lot on Lower Alto Street or redesign the project without that access. For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

NOTE: Applicant can use this action letter to apply for building permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.**

City of Santa Fe, New Mexico

memo

DATE: February 22, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner, Historic Preservation Division DR

CASE # H-11-009

ADDRESS: 635 Alto Street
Historic Status: NA
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
____ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Building Height Calculation	_x_ Photographs
	_x_ Other: exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the maximum allowable height as the proposal is harmonious to neighboring structures on this sloping site. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

635 Alto Street is a 10,910 square foot vacant lot in the Westside-Guadalupe Historic District. The applicant proposes to construct a multi-family compound consisting of five residences in two free-standing building blocks totaling a footprint of 4,208 square feet on a vacant sloping lot to a maximum height of approximately 13' on the south street frontage and 24' on the north street frontage where the maximum allowable height is 15' at the south street frontage and potentially 19' at the north street frontage at the lower side of the slope. Four of the units are designed as two story buildings. An exception to exceed the maximum allowable height is requested (Section 14-5.2(D)(9)).

The buildings are designed in the Spanish-Pueblo Revival style with wall-dominated stepped massing, rounded corners, and wooden vigas posts, carved corbels, and exposed headers at portals. Stuccoed and rock-finished yardwalls, planters, and steps along with ground surface treatments are also proposed. The yardwalls at the Agua Fria Street frontage are proposed at 3' 6" high but the driveway visibility triangle standards may require them to be reduced to 3' high.

(i) – Do not damage the character of the streetscape:

The north elevation, which requires the height variance, will be in harmony with the existing streetscape. Both neighbors to the west and east are two story buildings. The proposed height is more than 10 feet lower than the neighbor to the east and compatible with the neighbor to the west. As a matter of fact, most structures along lower Alto Street on the Santa Fe River are two story buildings of similar height. The proposed design respects the one story elevation appearance along Alto Street and remains lower than the historic District's allowable height. Therefore, the proposed design will respect both streetscapes.

Staff response: Staff is in agreement with this statement.

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

The proposed design is based on the standard ceiling height for typical residential buildings: 9 foot ceiling on the first floor and 8 foot ceiling on the second floor. The 24 foot height, with 22 feet used in the building structure and the other 2 feet as the distance to the natural grade, is the minimum height required to achieve a two story building in this type of construction. Since the objective of this project is to bring affordable housing to downtown Santa Fe, the needed square footage (the needed second floor) plays a direct role in the feasibility of this project. Without this variance, we will not be able to bring this much needed and highly desirable affordable housing project to downtown Santa Fe.

Staff response: Staff is in agreement with this statement.

(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 District:

This proposal respects the initial intent of the City of Santa Fe's vision to bring affordable housing within the city's core Historic District. This project consists of 60% affordable housing, 3 units, and 2 market rate units. This project will be a perfect example of families with diverse incomes living side by side in beautiful downtown Santa Fe.

Staff response: Staff is in agreement with this statement.

(iv) – are due to special conditions and circumstances which are not applicable to other lands or structures in related streetscape:

The topography of this site makes for a challenging project in the Historic District. There is a 13 foot elevation drop from the south side of the property along Alto Street to the north boundary of the site along the Santa Fe River; all within the approximate 112 foot depth of this lot. Although the parapet height of this project is lower than allowable height along the south side of the property (along Alto Street), we need a height variance along the north side (along Santa Fe River) to realize this project. The topography of the land allows this project to be perceived as a one story building along the main road, Alto Street. This project is almost a foot lower than allowable height along Alto Street and the two story portion of the building is two feet lower than allowable height along Alto Street.

Staff response: Staff is in agreement with this statement.

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

The finish floor of the building at the northwest corner has to be 18 inches above natural grade because of the drainage and the 24 inch cross slope of the site. This design condition, based on the existing site conditions, adds to the height of the building.

Staff response: Staff is in agreement with this statement.

(vi) – Provide the least negative impact with respect to the purpose of this section as set forth in 14-5,2(A)(1):

There are two street fronts to this project, Alto Street above and the 'Lower Alto' along the Santa Fe River. This project should and does address both streetscapes, lower and upper Alto Street. This project is not only within harmony of the neighborhood style, form, color, proportion, texture and material, but also respects the existing connectivity of the neighborhood to the Santa Fe River.

Staff response: Staff is in agreement with this statement.

In conclusion, we feel this exception will be in harmony with the existing neighborhood. It is very difficult for a project with two street fronts to follow only one side's height restriction. We believe that if this project is perceived as two projects, one at upper Alto and the other along the Santa Fe River, each massing is clearly in harmony with its respective streetscape.

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 635 Alto Street

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

PROJECT PROPOSAL: 5 Residential Units

CONSTRUCTION COST: $ 540,000 **FEE:** $ 25.00 + $20 Poster Cost = $

OWNER: City of Santa Fe/Housing div **PHONE#:** 505-955-6346
OWNER ADDRESS: P.O Box 909
CITY, STATE, ZIP CODE: Santa Fe, NM 87504

APPLICANT: VAHID MOSARRAB **PHONE #:** 505-412-1242
ADDRESS: 147 Gonzales Rd. #12
CITY, STATE, ZIP CODE: Santa Fe, NM. 87501 Melissa Daley 955-6346

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [✓]

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

PREAPPLICATION MEETING: Date: 10.20.10 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 1-24-11 Planner: Dominic Gomez
(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

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

What is the proposed height of your project? 24 feet

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant/Owner

1/25/11
Date

RECEIVED
JAN 26 2011

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11/1/23

Property Owner of Record: Santa Fe Habitat for Humanity

Applicant/Agent Name: Brian Lawler

Contact Person Phone Number: (650) 392 - 9233

Site Address:

635 Alto Street

Proposed Construction Description:

5 unit residential construction on vacant lot

TOTAL ROOF AREA: 4973 sq. ft.

Zoning District: _____

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

Submittals Reviewed with PZR:

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

Supplemental Zoning Submittals Required for Building Permit:

□ Zero Lot Line Affidavit

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

Use of Structure: X Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

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

Lot Coverage : 45 %
X Open Space Required: 30%

Setbacks:
Proposed Front: 7 ft. Minimum: _____
2nd Front? 7 ft.
Proposed Rear: _____ Minimum: _____
Proposed Sides: L5 ft. R 5 ft Minimum:____

Height: Proposed _____
Maximum Height: _____ or
X Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 10 Accessible_____
Minimum:_____

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

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

Brian Lawler [□OWNER XAPPLICANT □AGENT]
PRINT NAME

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

Brian Lawler 11-1-23
SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:

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

Zoning Approval:

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

[redacted] Carly Venditti DATE: 11/2/23

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

Revised 20 November 2020

Santa Fe Habitat for Humanity®

12/12/2023

To: Historic District Review Board (HDRB)

Proposed project: Affordable Townhomes by Santa Fe Habitat for Humanity

Habitat for Humanity will develop 5 new townhouse style homes at 635 Alto Street in a historic Santa Fe style.

- The buildings will be finished with STO synthetic stucco with a different color for each unit from the STO Southwest color collection (see color board).
- The windows will be Andersen series 100 in Dark Bronze color.
- The windows will have simulated divided lites ("colonial" style).
- Accent colors shall be be Dunn Edwards (see color board).

The 5 units will be constructed in 2 separate buildings, 4 of the units in one building will front the north Alto Street and the other building, of 1 unit and additional storage spaces will front the southern Alto Street.

- All units will be 2-story
- Three of the homes will have 3 bedrooms and two full baths
- Two of the homes will have 2 bedrooms and 1 full bath and a powder room.
- All units will have 400 ft^2 or more of private open space

In keeping with the original proposal chosen by the Office of Affordable housing RFQ (635 Alto LPDU, issued 9-15-21) the buildings will be partly constructed from modular wall panels designed and contructed by B.Public Prefab. In addition, we plan for the construction to be enviromentally friendly:

- All units will be all-electric (no gas).
- All units will have high efficiency heat pumps for heating and cooling.
- Typical SFHfH homes have a HERS rating of 30 or less prior to solar panels.
- Energy use will be reduced with highly insulated and well-sealed construction.
- All units will be net-zero energy use or as close as possible by use of roof-mounted solar panels.
- Solar panels will be hidden from the street view by parapet walls.

Regarding the height of the building, we are asking for an exception to the height limit for this project. Our understanding is that the height is limited to 19'-0", while our building at its highest point will be 22'-0". Per City of Santa Fe Code of Ordinances section 14-5.2(C)(5)(c), this project can be excepted from the regulations set forth in section 14-5.2(D)(9). We believe the project meets the exception criteria with the following explanations:

(Continued on next page)

2520 Camino Entrada, Ste A Santa Fe, New Mexico 87507-4885

Telephone: (505) 986-5880 FAX: (815) 366-8054 Website: www.santafehabitat.org

Santa Fe Habitat for Humanity®

(i) Do not damage the character of the district

Our priority is to preserve and enhance the single story character of Alto Street, which we viewed as the significant historic streetscape. Unlike our neighbor 635 Alto to the east, we never considered asking for a height exception on the Alto streetscape. While a 19 foot height was allowed, we have elected to keep the height to 24 feet, more consistent with the median height vs the average height. The portion of Lower Alto we abut is already primarily two story structures:

To the east along Lower Alto:

623 Alto, immediately to the east is effectively three stories viewed from the Lower Alto side, given that its lower floor sits more than 12 feet above our highest proposed lower floor level

619 & 621 Alto properties to the east have two story facades facing and accessed from Lower Alto

609 Alto is a historic structure, two stories on the Lower Alto side, but it fronts Alto and the Lower Alto side is very much its backside, Lower Alto effectively being an alley.

605 Alto is contributing structure, fronting on Alto, due to grade changes, becoming one and half stories on backside facing Alto. It is not really a part of the Lower AltosStreetscape

603 Alto fronts on Alto. It is not a part of the Lower Alto streetscape

601 Alto is a historic structure, but more effectively fronts on Closson Street and again is not really a part of the Lower Alto streetscape.

To the west:

637 Alto both fronts on Lower Alto but has two two story elements.

675 Alto fronts on Alto and presents a two story facade with a garage door to Lower Alto. Recently added casitas on the northwest side create single story structures facing Lower Alto, abutting the

701 and 703 Alto are really the only true single story homes fronting Lower Alto, containing a mix of contributing and non-contributing structures

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

Without a height exception it will be impossible for Habitat to provide the five units it is contractually obligated to the City to provide. Further the failure to grant a a height exception would reduce the number of units possible reducing the the City's ability to address its growing affordability crisis.

Previous meetings with HDRB staff indicated that we were permitted 24 feet on the Lower Alto side. The project was designed to that standard. To deny an exception would both add additional costs to a

project struggling to maintain affordability and delay the commencement of construction idling Habitat's volunteer construction crews, reducing the number of affordable units Habitat will be able to produce this year.

(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

The intent of the City Competition that Habitat won is to provide affordable housing in an area of Santa Fe where affordable housing is scarce. While Alto Street once represented a more affordable area, recent pressures have made the older modest homes unaffordable to new homeowners. If the goal was to provide vacation rentals it would be possible to develop five units without a height exception but the City's and Habitat's intension is to provide permanent housing for families at 80% of the median household income. When the height regulations were adopted in the historic district back in the 1990's, it was important to provide a mechanism to make sure that those newly adopted restrictions, while important to preserving the character of the Historic District would not not also accelerate the gentrification of the district. The proposed Habitat project at 635 Alto is precisely the sort of project the height exception process was created to encourage.

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

The proposed structures have a special circumstance, as noted previously, that they are being built at the request of the Santa Fe Office of Affordable housing. We have promised to build 5 units, and the units must be 2 stories in order to accomodate the request. This project has 8'-0" ceiling heights in all units and keeps the parapet heigth to the minimum possible while still maintaining a profile of visual interest of varied levels that fits with the local neighborhood.

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

635 Alto is a relatively unique parcel with frontages on two sides, Alto Street being a more traditional streetscape and Lower Alto is a less conventional frontage. Additionally there is 14 feet of grade change from the Alto Street side to the Lower Alto side. While Lower Alto is a primary access for several lots, its architectural character is more that of an alley or backside than that of a traditional streetscape.

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

2520 Camino Entrada, Ste A Santa Fe, New Mexico 87507-4885

Telephone: (505) 986-5880 FAX: (815) 366-8054 Website: www.santafehabitat.org

Santa Fe Habitat for Humanity®

It is our opinion that this project will provide a benefit to the architectural and social character of the neighborhood, especially when compared to the empty lot before. Instead of a vacant lot which provides an environment for invasive siberian elms and a place for people to dump trash, our project will provide affordable housing for five hardworking Santa Fe families.

If any additional informaiton or clarification is required, please contact:

Brian Lawler, Liscenced Architect No. 6652
Santa Fe Habitat for Humanity
brian@santafehabitat.org (650) 392-9233

GENERAL NOTES

GENERAL NOTES
CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS NOTED ON PLANS OR SPECIFICATIONS:
2. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. ARCHITECT TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS.

STRUCTURAL ENGINEERING
REFER TO STRUCTURAL INFORMATION FOR ANY QUESTIONS REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTINGS, AND SHEAR REQUIREMENTS.

SOILS ENGINEERING
REFER TO SOILS REPORT FOR ANY QUESTIONS REGARDING SOIL REQUIREMENTS.

CONCRETE & FOUNDATION
MATERIALS
1. CONCRETE TO BE MACHINE MIXED WITH A MAXIMUM OF 7-1/2 GALLONS OF WATER PER SACK OF CEMENT. CONCRETE TO REACH A STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS.
2. USE TYPE V CEMENT FOR SOIL-CONTAINMENT A SULFATE CONCENTRATION OF 2 PERCENT OR MORE.

CONSTRUCTION
1. CONCRETE SLABS MINIMUM 6" ABOVE FINISH GRADE.
2. REINFORCING BARS SHALL CONFORM TO ASTM A-615-40 APPLICABLE U.B.C. STANDARDS.
3. SILL FASTENING: EXTERIOR AND INTERIOR BEARING WALLS: APPROVED SHOT PINS WITH CADMIUM WASHERS, 3'-0" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR ENGINEERING CALCULATIONS.
4. INTERIOR NON-BEARING WALLS: APPROVED SHOT PINS WITH CADMIUM WASHERS, 4'-0" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR ENGINEERING CALCULATIONS.

METALS
STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-36.
DRYER VENT TO OUTSIDE AIR PER MANUFACTURER'S APPROVED SPECIFICATIONS.

GENERAL NOTES FOR T.J. FRAMING
MINIMUM BEARING LENGTH
1. 3/4: MINIMUM BEARING REQUIRED AT JOIST ENDS;
3. 1/2" BEARING REQUIRED AT INTERMEDIATE SUPPORTS.
RIM JOISTS OR BLOCKING – SEE MFG. SPECIFICATIONS
NAILING REQUIREMENTS – SEE MFG. SPECIFICATIONS

FIRESTOPPING
SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER AND SHALL BE USED IN SPECIFIC LOCATIONS, AS FOLLOWS:
1. IN EXTERIOR OR INTERIOR STUD WALLS, AT CEILING AND FLOOR LEVELS.
2. IN ALL STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, SO PLACED THAT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IS NOT OVER 10 FEET.
3. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND BETWEEN STUDS IN LINE WITH RUN OF STAIR ADJOINING STUD WALLS AND PARTITIONS.
4. AROUND TOP, BOTTOM, SIDES AND ENDS OF SLIDING DOOR POCKETS.
5. IN SPACES BETWEEN CHIMNEYS AND WOOD FRAMING. LOOSE NONCOMBUSTIBLE MATERIALS SHALL BE PLACED IN NONCOMBUSTIBLE SUPPORTS OR A METAL COLLAR TIGHTLY FITTED TO THE CHIMNEY AND NAILED TO THE WOOD FRAMING MAY BE USED.
6. ANY OTHER LOCATION NOT SPECIFICALLY MENTIONED ABOVE, SUCH AS HOLES FOR PIPES, SHAFTING, BEHIND FURRING STRIPS AND SIMILAR PLACES WHICH COULD AFFORD A PASSAGE FOR FLAMES.
FIRESTOPS WHEN OF WOOD SHALL BE 2-INCH NOMINAL THICKNESS. IF THE WIDTH OF THE OPENING IS SUCH THAT MORE THAN ONE PIECE OF LUMBER IS NECESSARY, THERE SHALL BE TWO THICKNESSES OF 1-INCH NOMINAL MATERIAL WITH JOINTS BROKEN OR ONE THICKNESS OF 3/4" PLYWOOD.
FIRESTOPS MAY ALSO BE GYPSUM BOARD, CEMENT ASBESTOS BOARD, MINERAL WOOL OR OTHER APPROVED NONCOMBUSTIBLE MATERIALS, SECURELY FASTENED IN PLACE. (MINERAL WOOL ONLY IS TO BE USED IN DOUBLE FRAMED COMMON WALLS.)

ATTIC VENTILATION
ENCLOSED ATTIC SPACES AND ENCLOSED ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE VENTILATION OF COMBUSTIBLE ATTIC SPACE, VENT OPENINGS SHALL NOT BE LOCATED WITHIN 3'-0" MEASURED LATERALLY EACH SIDE AND ABOVE WINDOW OR DOOR OPENINGS IN THE WALL OF THE STORY ABOVE.

NAILING SCHEDULE
CONNECTION
1. JOIST TO SILL OR GIRDER, TOENAIL (3-80).
2. BRIDGING TO JOIST, TOE NAIL EACH END (2-80).
3. 1"X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL (2-80).
4. WIDER THAN 1"X 6" SUBFLOOR TO EACH JOIST, FACE NAIL (3-80).
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL (2-160).
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL (160 @ 16" O.C.).
7. TOP PLATE TO STUD, END NAIL (2-160).
8. STUD TO SOLE PLATE, END NAIL (2-160).
9. DOUBLED STUDS, FACE NAIL (160 AT 24" O.C.). DOUBLED TOP PLATES, FACE NAIL (160 @ 16" O.C.).
10. TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL (2-160).
11. CONTINUOUS HEADER, TWO PIECES (160 AT 16" O.C.) ALONG EACH EDGE.
12. CEILING JOISTS TO PLATE, TOE NAIL (3-80).
13. CONTINUOUS HEADER TO STUD, TOE NAIL(4-80). CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL (3-160).
14. CEILING JOISTS TO PARALELL RAFTERS, FACE NAIL (3-160).
15. RAFTER TO PLATE, TOE NAIL 3-80).
16. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL (2-80).
17. 1"X 8" SHEATHING OR LESS TO EACH BEARING FACE NAIL (2-80).
18. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL (3-80).
19. BUILT-UP CORNER STUDS (160 AT 24" O.C.).
20. BUILT UP GIRDER AND BEAMS (200 AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-200 AT ENDS AND AT EACH SPLICE).
21. 2" PLANKS (2-160 AT EACH BEARING).

PLYWOOD
SUBFLOOR, ROOF, AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS (60) 5/8" – 3/4" (8D OR 6D)
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10" AT INTERMEDIATE SUPPORTS FOR FLOORS) EXCEPT 4 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD DIAPHRAGMS AND SHEAR WALLS REFER TO PLANS. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. CORROSION RESISTANT SIDING AND CASING NAILS.

WALL FRAMING
1. (SIZE) STUDS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS OF BUILDING NOT MORE THAN TWO STORIES IN HEIGHT SHALL BE NOT LESS THAN 2 INCHES BY 4 INCHES IN SIZE. FOR THREE-STORY BUILDINGS SUCH STUDS SHALL BE NOT LESS THAN 3 INCHES BY 4 INCHES OR 2 INCHES BY 6 INCHES TO THE BOTTOM OF THE SECOND FLOOR JOISTS, AND 2 INCHES BY 4 INCHES FOR THE TWO UPPER STORIES. INTERIOR NONBEARING PARTITIONS MAY BE FRAMED WITH 2-INCH BY 4-INCH STUDS.
2. (HEIGHT) UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAMING, THE MAXIMUM ALLOWABLE HEIGHT FOR STUDS SHALL BE 14 FEET FOR 2-INCH BY 4-INCH STUDS; AND 20 FEET FOR 2-INCH BY 6-INCH.
3. (SPACING) STUDS SUPORTING FLOORS AND CEILINGS OR RAFTERS SHALL BE SPACED NOT MORE THAN 24 INCHES O.C.
4. (CRIPPLE WALLS) CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS THAN THE STUDDING ABOVE WITH A MINIMUM LENGTH OF 24 INCHES OR SHALL BE FRAMED OF BLOCKING. WHEN EXCEEDING 4 FEET IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
5. (HEADERS) HEADERS FOR ALL OPENINGS 4 FEET WIDE OR LESS IN BEARING WALLS SHALL BE PROVIDED WITH HEADERS CONSISTING OF EITHER TWO PIECES OF 2-INCH FRAMING LUMBER PLACED ON EDGE AND SECURELY FASTENED TOGETHER OR 4" LUMBER OF EQUIVALENT CROSS SECTION. ALL OPENINGS MORE THAN 4 FEET WIDE SHALL BE PROVIDED WITH HEADERS OR LINTELS. SUCH HEADERS OR LINTELS SHALL HAVE NOT LESS THAN 2-INCH SOLID BEARING AT EACH END TO THE FLOOR OR BOTTOM PLATE, UNLESS OTHER APPROVED FRAMING METHODS OR JOINT DEVICES ARE USED. SEE PLAN FOR SIZE.
6. (PIPES IN WALL) STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE FRAMED AND THE JOISTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS, THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT THE PASSAGE OF SUCH PIPES AND SHALL BE BRIDGED, WHERE PLUMBING, HEATING, OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF THE SOLES OR PLATES, A METAL TIE NOT LESS THAN 1/8 INCH THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 160 NAILS.
7. (BRIDGING) ALL STUD PARTITIONS AND WALLS WITH STUDS HAVING A HEIGHT TO LEAST THICKNESS RATIO EXCEEDING 50 SHALL HAVE BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SNUGLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT, UNLESS COVERED BY INTERIOR OR EXTERIOR WALL COVERING OR SHEATHING MEETING THE MINIMUM REQUIREMENT OF THE UNIFORM BUILDING CODE APPLICABLE EDITION.
8. (CUTTING AND NOTCHING) IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT AND NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.
9. (BORED HOLES) A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF THE STUD AS A CUT OR NOTCH.
10. ROUGH WINDOW SILLS OVER 8 FEET IN LENGTH SHALL BE DOUBLED.
11. BLOCKING TO BE PROVIDED AT ALL HANDRAILS.

BEAMS AND GIRDERS
1. THE ENDS OF BEAMS OR GIRDERS SUPPORTED ON MASONRY OR CONCRETE SHALL HAVE NOT LESS THAN 4 INCHES OF BEARING.
2. ALL BEAMS OR GIRDERS SUPPORTED ON WOOD SHALL HAVE FULL BEARING AND BEARING SHALL COMPRISED OF (1) ONE SOLID SUPPORT OR A BUILT-UP SUPPORT CONSTRUCTED IN AN APPROVED MANNER UNLESS OTHERWISE SPECIFIED ON PLANS.

FLOOR JOISTS
1. (BEARING) EXCEPT WHERE JOISTS ARE SUPPORTED ON A 1-INCH X 4-INCH RIBBON STRIP AND NAILED TO THE ADJOINING STUD, THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1 1/2 INCHES OF BEARING ON WOOD OR METAL. NOT LESS THAN 3 INCHES ON MASONRY.
2. (BLOCKING) JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF THE JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING JOIST OR BY OTHER APPROVED MEANS. SOLID BLOCKING SHALL NOT BE LESS THAN 2 INCHES IN THICKNESS AND THE FULL DEPTH OF JOISTS.
3. (NOTCHES AND HOLES) NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOIST SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
4. (LAPS) JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER, OR PARTITION SHALL BE LAPPED AT LEAST 4 INCHES OR THE OPPOSING JOISTS SHALL BE TIED TOGETHER IN AN APPROVED MANNER.
5. (FRAMING ANCHORS) JOISTS FRAMING INTO THE SIDES OF A WOOD GIRDER SHALL BE SUPPORTED BY FRAMING ANCHORS OR BY LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.
6. (FRAMING AROUND OPENINGS) TRIMMER AND HEADER JOISTS WHEN FRAMED AROUND OPENINGS SHALL BE DOUBLED, OR OF LUMBER OF EQUIVALENT CROSS SECTION, WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF HEADER JOISTS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL. TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.

ROOF AND CEILING FRAMING
1. (FRAMING) RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE. THERE SHALL BE A RIDGE BOARD AT LEAST 2-INCH NOMINAL THICKNESS AT ALL RIDGES AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NOT LESS THAN 2 INCHES NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
2. (RAFTER TIES) RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 1-INCH BY 4-INCH (NOMINAL) MINIMUM SIZED CROSS TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER.
3. (PURLINS) PURLINS TO SUPPORT ROOF LOADS MAY BE INSTALLED TO REDUCE THE SPAN OF RAFTERS WITHIN ALLOWABLE LIMITS AND SHALL BE SUPPORTED BY STRUTS TO BEARING WALLS. THE MAXIMUM SPAN OF 2-INCH BY 4-INCH PURLINS SHALL BE 4 FEET. THE MAXIMUM SPAN OF 2-INCH BY 6-INCH PURLIN SHALL BE 6 FEET BUT IN NO CASE SHALL THE PURLIN BE SMALLER THAN THE SUPPORTED RAFTER. STRUTS SHALL BE NOT SMALLER THAN 2-INCH BY 4-INCH MEMBERS. THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8 FEET AND THE MINIMUM SLOPE OF THE STRUTS SHALL BE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL.
4. (BLOCKING) RAFTERS MORE THAN 8 INCHES IN DEPTH SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING NOT LESS THAN 2 INCHES IN THICKNESS AND THE FULL DEPTH OF THE RAFTER UNLESS NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD.

CARPENTRY
LUMBER GRADES:
1. ALL LUMBER SHALL BE GRADE MARKED AND CONFORM WITH THE STANDARD GRADING AND DRESSING RULES P.S. 20-70 OF THE WEST COAST LUMBER INSPECTION BUREAU.
2. STUDS, JOISTS, RAFTERS, FOUNDATION PLATES, OR SILLS, PLANKING 2 INCHES OR MORE IN DEPTH, BEAMS, STRINGERS, POSTS, STRUCTURAL SHEATHING AND SIMILAR LOAD-BEARING MEMBERS SHALL BE OF AT LEAST THE MINIMUM GRADES SET FORTH IN THE UNIFORM BUILDING CODE APPLICABLE EDITION, AND ENGINEERING CALCULATIONS AND PLANS.

PROTECTION AGAINST DECAY AND TERMITES
1. WOOD EMBEDDED IN THE GROUND OR IN DIRECT CONTACT WITH THE EARTH AND USED FOR THE SUPPORT OF PERMANENT STRUCTURES, SHALL BE TREATED WOOD.
2. WOOD JOISTS OR THE BOTTOM OF WOOD FLOORS CLOSER THAN 18 INCHES, OR WOOD GIRDERS CLOSER THAN 12 INCHES TO THE GROUND UNDER FLOOR AREAS AND THEIR SUPPORTS, SHALL BE OF TREATED WOOD OR ALL HEARTWOOD OF APPROVED NATURALLY DURABLE SPECIES AS LISTED IN THE UNIFORM BUILDING CODE APPLICABLE EDITION.

PLATES, SILLS AND SLEEPERS
1. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH THE EARTH AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AND APPROVED AGENCY.

ROOF SHEATHING
1. 1 X 4 OR 1 X 6 SPACED. WITH 1 X 6 SHIPLAP STARTER BOARD AT ALL EXPOSED EAVES (RESMIN FACE DOWN): SHALL BE STANDARD, 3 COMMON, NO. 2 OR CONSTRUCTION GRADES AND SHALL BE SPACED NO MORE THAN 6" CLEAR.
2. O.S.B. SHEATHING IS TO BE CONTINUOUS OVER TWO OR MORE SPANS AND IS TO BE MINIMUM 5/8" THICK AND SHALL HAVE PANEL IDENTIFICATION INDEX AS REQUIRED FOR RAFTER SPACING (SEE PLANS): ALL SHALL BE STRUCTURAL I AND II, STANDARD SHEATHING, AND C-C- GRADES ONLY: WITH EDGES BLOCKED OR UNBLOCKED AS REQUIRED FOR SPAN.

FRAMING PRACTICES WORKMANSHIP
1. ALL MEMBERS SHALL BE FRAMED, ANCHORED TIED, AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.

COLUMNS AND POSTS
1. ALL WOOD COLUMNS AND POSTS SHALL BE FRAMED TO TRUE END BEARINGS. SUPPORTS SHALL BE DESIGNED TO HOLD THE COLUMN OR POST SECURELY IN POSITION AND TO PROTECT ITS BASE FROM DETERIORATION.
2. IN AREAS EXPOSED TO WATER SPLASH AND IN EXTERIOR LOCATIONS, WOOD COLUMNS AND POSTS SHALL BE SUPPORTED BY PIERS PROJECTING AT LEAST 2 INCHES ABOVE THE FINISHED FLOOR AND SHALL BEAR ON A METAL BASE PLATE OR A FOUDATION PLATE OR SILL AS SPECIFIED IN SUBSECTION (C).
3. POSTS OR COLUMNS OF TREATED WOOD OR OF FOUNDATION GRADE REDWOOD OR CEDAR MAY BE PLACED DIRECTLY ON CONCRETE, SOLID MASONRY OR GROUTED MASONRY.

WOOD AND EARTH SEPARATION
1. NO UNTREATED WOOD EXCEPT FOUNDATION REDWOOD SHALL BE NEARER THAN 6 INCHES TO ANY EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCHES IN THICKNESS WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND CONCRETE.

GALVANIZED METAL & BUILT-UP MEMBRANE
1. SEE ALL MFG. SPECIFICATIONS

MOISTURE PROTECTION FLASHING
1. ALL FLASHING, COUNTERFLASHING, AND COPING WHEN OF METAL SHALL BE NOT LESS THAN NO, 26 U. S. GAUGE CORROSION- RESISTANT METAL.
2. FLASH AND COUNTERFLASH AT ALL ROOF TO WALL ROOFING CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.
3. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING, WHICH CONFORMS TO STANDARDS OF LOCAL AND STATE CODES.
4. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED. INSULATION 1. ALL EXTERIOR WALLS, WALLS BETWEEN LIVING SPACE AND UNHEATED GARAGE OR STORAGE ROOM, BETWEEN JAMBS AND FRAMING, CEILINGS WITH COLD AREAS ABOVE, ATTIC ACCESS PANEL, KNEE WALLS ADJACENT TO HEATED SPACE, BETWEEN COMBINATION RAFTER AND CEILING JOIST (LEAVE OPEN SPACE ABOVE FOR VENTILATION) TO HAVE BLOWN-IN CELLULOSE INSULATION: WALLS R-13 MIN. AND CEILINGS R-50 MIN.
5. BUILDING AND INSULATION INSTALLER ARE TO PROVIDE A CERTIFICATE OF INSTALLATION AND POST IN THE BUILDING IN A CONSPICUOUS LOCATION.

EXTERIOR FINISHES MOISTURE BARRIER
1. SEE STRAWBALE SECTION

DOORS, WINDOWS & GLASS
1. GLASS & GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOORS, GLASS ENTRANCE AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE UNIFORM BUILDING CODES APPLICABLE EDITION, STATE AND LOCAL CODES.

WEATHER STRIPPING
1. ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
2. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1972 AMERICAN NATIONAL STANDARDS INSTITUTE ASTM E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.

FINISHES
GYPSUM WALLBOARD INSTALLATION
1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE U.B.C. APPLICABLE EDITION, STATE, AND LOCAL CODES.
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
3. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION OR DIAPHRAGM ACTION IS NOT REQUIRED.
4. THE SIZE AND SPACING OF FASTENERS SHALL COMPLY WITH CURRENT ADOPTED I.R.C., STATE, AND LOCAL CODES. FASTENERS SHALL BE SPACED NOT LESS THAN 3/8 INCH FROM EDGES AND ENDS OF GYPSUM WALL BOARD. FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES' PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS, OR FIRE-RESISTIVE ASSEMBLIES. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD. ALL ROUGHSAWN AND RESAWN SURFACES TO RECEIVE STAIN. DO NOT PRIME OR PAINT UNLESS OTHERWISE NOTED ON PLANS.

PLUMBING MATERIALS
1. COPPER TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE TYPE L. EXCEPTION: TYPE M COPPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND, AND THE NORMAL MAXIMUM PRESSURE DOES NOT EXCEED 100 POUNDS, AND THE WORKING TEMPERATURE DOES NOT EXCEED 210 F.
2. SHOWERHEADS AND FAUCETS, INDICATED ON PLANS AND CERTIFIED BY CEC.
3. PEX FLEX TUBING MAY BE USED FOR WATER PIPING AND RADIANT FLOOR HEATING.

WATER HEATER
1. WITH NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED FOR LATERAL SUPPORT.
2. HOT WATER SYSTEM IS NATURAL GAS, HEAT PUMP, OR SOLAR WITH ANY TYPE OF BACK-UP AND CERTIFIED BY CEC.
3. TANK INSULATION HAS EXTERNAL BLANKET, R-12 OR GREATER APPROVED EQUAL.
4. HOT WATER INLET AND OUTLET PIPE INSULATED, EXTERNALLY WRAPPED WITH R-3 OR GREATER FOR ENTIRE LENGTH UNDER AND ABOVE SLAB.
5. STEAM AND STEAM CONDENSATE RETURN AND RECIRCULATING HOT WATER PIPE INSULATION.

GAS PIPING MATERIALS
1. ALL PIPE USED FOR THE INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN SEVENTY-FIVE (75) PERCENT COPPER), OR INTERNALLY TINNED OR EQUIVALENTLY TREATED COPPER OF IRON PIPE SIZE.
2. ALL FITTINGS USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN SEVENTY-FIVE (75) PERCENT COPPER).

WASTE PIPING MATERIALS
1. ALL WASTE PIPING WHICH PENETRATES WALLS WITH 1 HOUR FIRE RESISTIVE MATERIALS APPLIED SHALL BE CAST IRON OR OTHER NONCOMBUSTIBLE PIPING MATERIAL APPROVED BY THE UNIFORM BUILDING CODE APPLICABLE EDITION, STATE, AND LOCAL AREAS.
2. RAPID TYPE WASTE AND OVERFLOW FITTINGS SHALL BE USED IN LIEU OF ACCESS PANEL AS PER I.A.P.M.O. FILE NUMBER 966.

ELECTRICAL MATERIALS
1. ALUMINUM WIRE NO. 6AWG AND SMALLER SHALL NOT BE USED IN ELECTRICAL WIRING.

WORKMANSHIP
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES

INSTALLATION
1. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER PROOF.
2. RECEPTACLES IN KITCHEN AND BATHROOM SHALL BE INSTALLED ABOVE WORK TOP UNLESS OTHERWISE NOTED IN PLANS.
3. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12"+ ABOVE FLOOR.
4. WALL SWITCHES TO BE 36" ABOVE FLOOR.

HABITAT FOR HUMANITY HOMES

635 Alto Street
Santa Fe, NM 87501
APN: 12715202



ABBREVIATIONS SYMBOLS & LEGEND-VICINITY MAP

RO/S.	ROUGHSAWN
FL	FLUSH
FLR	FLOOR
BM	BEAM
R.O.	ROUGH OPENING
O.H.	OVERHEAD
S.H.	SINGLE HUNG
DR	DOOR
W.H.	WATER HEATER
S&P	SHELF AND POLE
WARD.	WARDROBE
M.C.	MEDICINE CABINET
CL'G	CEILING
MOJ	MEASURE ON JOB
CL	CENTER LINE
PL	PLATE LINE
AL	ALUMINUM
SL	SLIDER
F.G.	FIXED GLASS
TEMP	TEMPERED GLASS
WD	WOOD
BLK	BLOCK
DBL	DOUBLE
FT'G	FOOTING
EXT	EXTERIOR
INT	INTERIOR
O/	OVER
W/	WITH
O.C.	ON CENTER
CONT.	CONTINUOUS
HORZ.	HORIZONTAL
VERT.	VERTICAL
T&G	TONGUE AND GROOVE
TJI	TRUSS JOIST I-BEAM
COL.	COLUMN
GFIC	GROUND FAULT INTERRUPTED CIRCUIT

Detail Sheet Number

Section/elevation Sheet Number

Interior Elevation Sheet Number

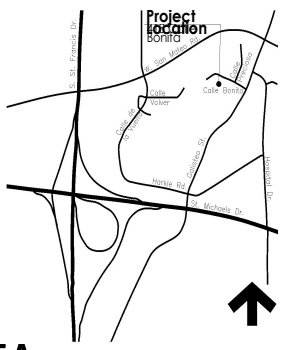
Keynote

Door, window or equipment tag

(E) Wall to Remain

(N) Wall

Centerline



PROJECT DATA

ZONING: R-2
OVERLAYS: WESTSIDE-GUADALUPE HISTORIC DISTRICT

LOT AREA: 10910 sq. ft.; 0.25 acres
BUILDING COVERAGE: 4933 sq. ft.
LOT COVERAGE: 45%
ALLOWED COVERAGE: 55% (14-7.5 (C)(1))

BUILDING AREA: 6448 sq. ft.
PRIVATE OPEN SPACE: 30% OF FLOOR AREA
SEE SHEET A100

BUILDING CONSTRUCTION: V-B

SHEET INDEX

A000	COVER SHEET AND GENERAL NOTES
A100	CODE ANALYSIS
A101	SITE PLAN
A201	1ST FLOOR PLAN, UNITS A-D
A202	2ND FLOOR PLAN, UNITS A-D
A203	1ST FLOOR PLAN, UNIT E
A204	2ND FLOOR PLAN, UNIT E



1 Site Code Analysis Plan

1/4" = 1'-0"

N

Site Code Analysis

Lot coverage calculated per City of Santa Fe Code of Ordinances 14-7.5 and 14-7.5 (C).

Lot coverage increase allowed per 14-7.5 (C)(1)(b), "for lots in R-10, R-12, R-21 and R-29 districts, an amount not less than thirty percent of the total gross floor area of that dwelling unit."

Site Data:

Zoning: R-21
Overlays: Westside-Guadalupe Historic District

Lot Area:	10910 sq. ft.; 0.25 acres
Building coverage:	
Units A-D:	3782
Unit E:	1151
Total:	4933
Lot coverage:	45%
Allowed coverage:	55% (14-7.5 (C)(1))

5 dwelling units

Building Data:

Total gross floor area: 6448 sq. ft.

Unit A: 3 bedroom, 2 bath

1st Floor Area:	797 sq. ft.
2nd Floor Area:	527 sq. ft.
Total:	1324 sq. ft.
Req'd open space:	398 sq. ft.
Provided open space:	524 sq. ft.

Unit B: 2 bedroom, 1.5 bath

1st Floor Area:	634 sq. ft.
2nd Floor Area:	521 sq. ft.
Total:	1155 sq. ft.
30% open space:	347 sq. ft.
Provided open space:	398 sq. ft.

Unit C: 2 bedroom, 1.5 bath

1st Floor Area:	630 sq. ft.
2nd Floor Area:	515 sq. ft.
Total:	1145 sq. ft.
30% open space:	344 sq. ft.
Provided open space:	456 sq. ft.

Unit D: 3 bedroom, 2 bath

1st Floor Area:	790 sq. ft.
2nd Floor Area:	524 sq. ft.
Total:	1314 sq. ft.
30% open space:	395 sq. ft.
Provided open space:	430 sq. ft.

Unit E: 3 bedroom, 2 bath

1st Floor Area:	676 sq. ft.
2nd Floor Area:	834 sq. ft.
Total:	1510 sq. ft.
30% open space:	453 sq. ft.
Provided open space:	662 sq. ft.

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

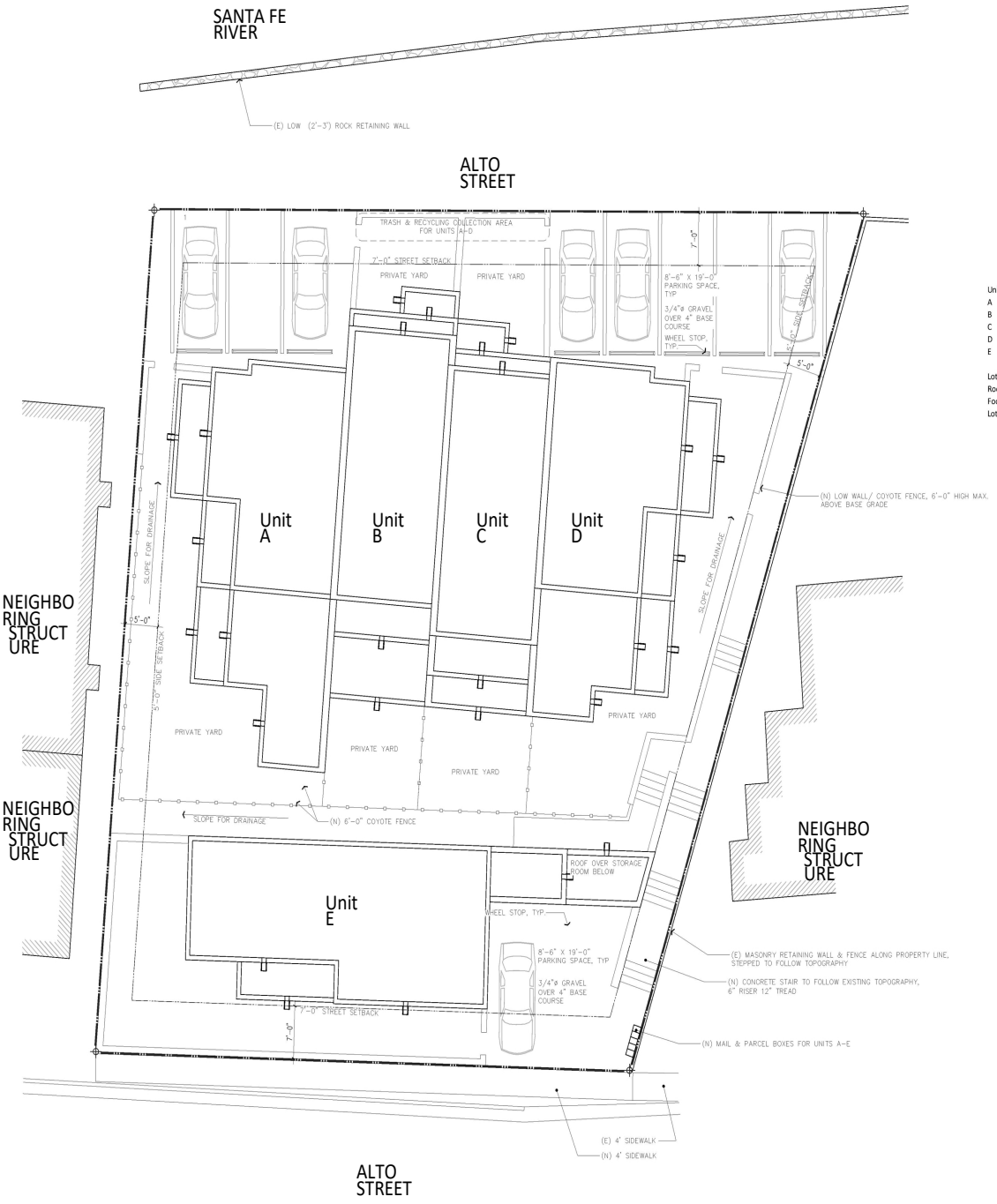
Revisions

DWG File Name

Print Date

Code Analysis

A1 00



Unit	Gross Area	30% Required Open Space	Provided Open Space
A	1439.4	431.82	823.6
B	1258	377.4	432.5
C	1243.3	372.99	449.7
D	1441.1	432.33	634.7
E	1670.9	501.27	711.7

Lot Area (Sq. Ft.)	10910
Roofed	
Footprint Area	4973
Lot coverage %	45.58%

1 Site Plan

1/8" = 1'-0"

N

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

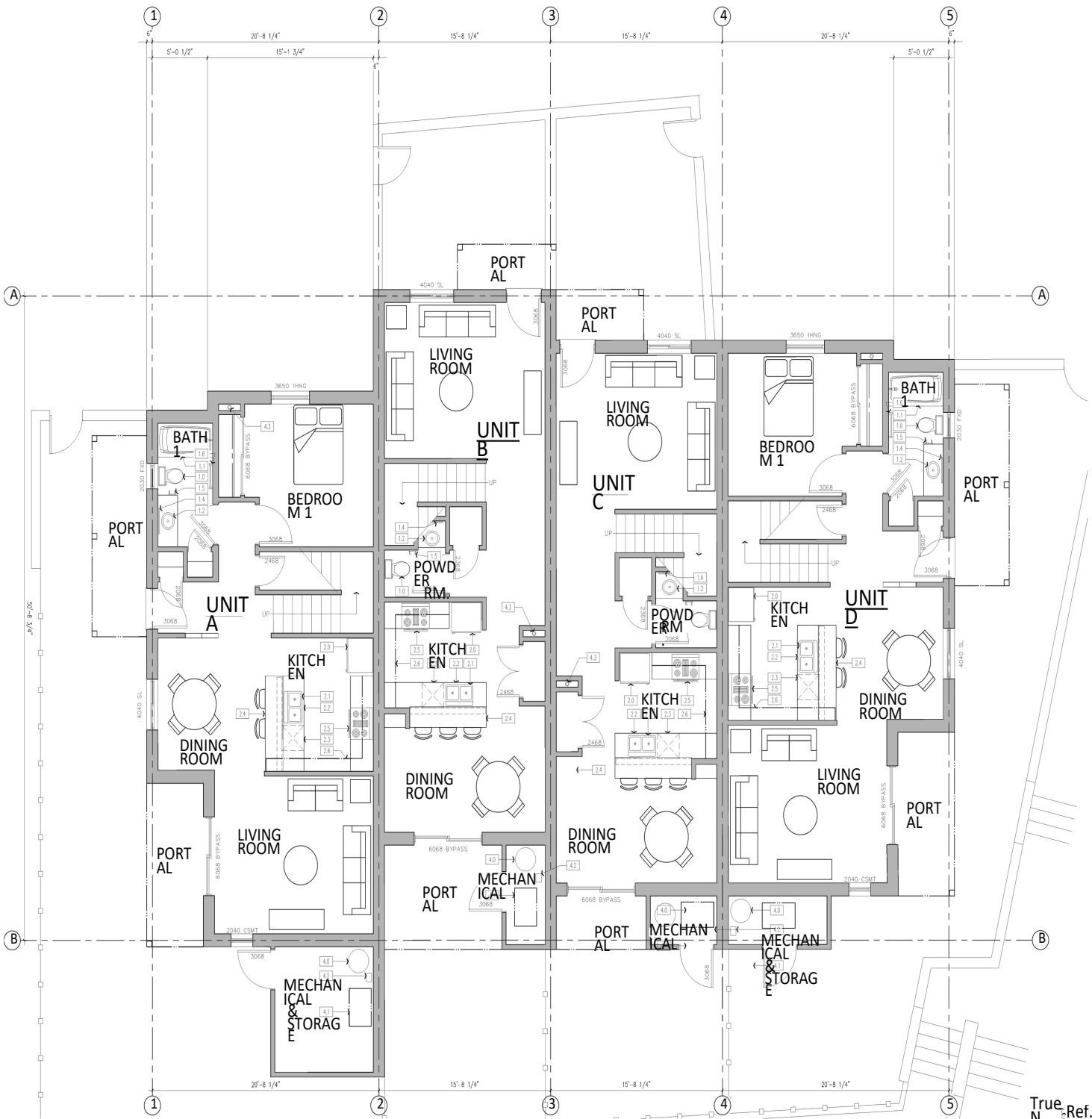
Revisions

DWG File Name

Print Date

Site Plan

A1 01



1 Floor Plan: 1st Floor Units A-D

1/4" = 1'-0"

True N Ref. N

Floor Plan Notes

Drawings contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

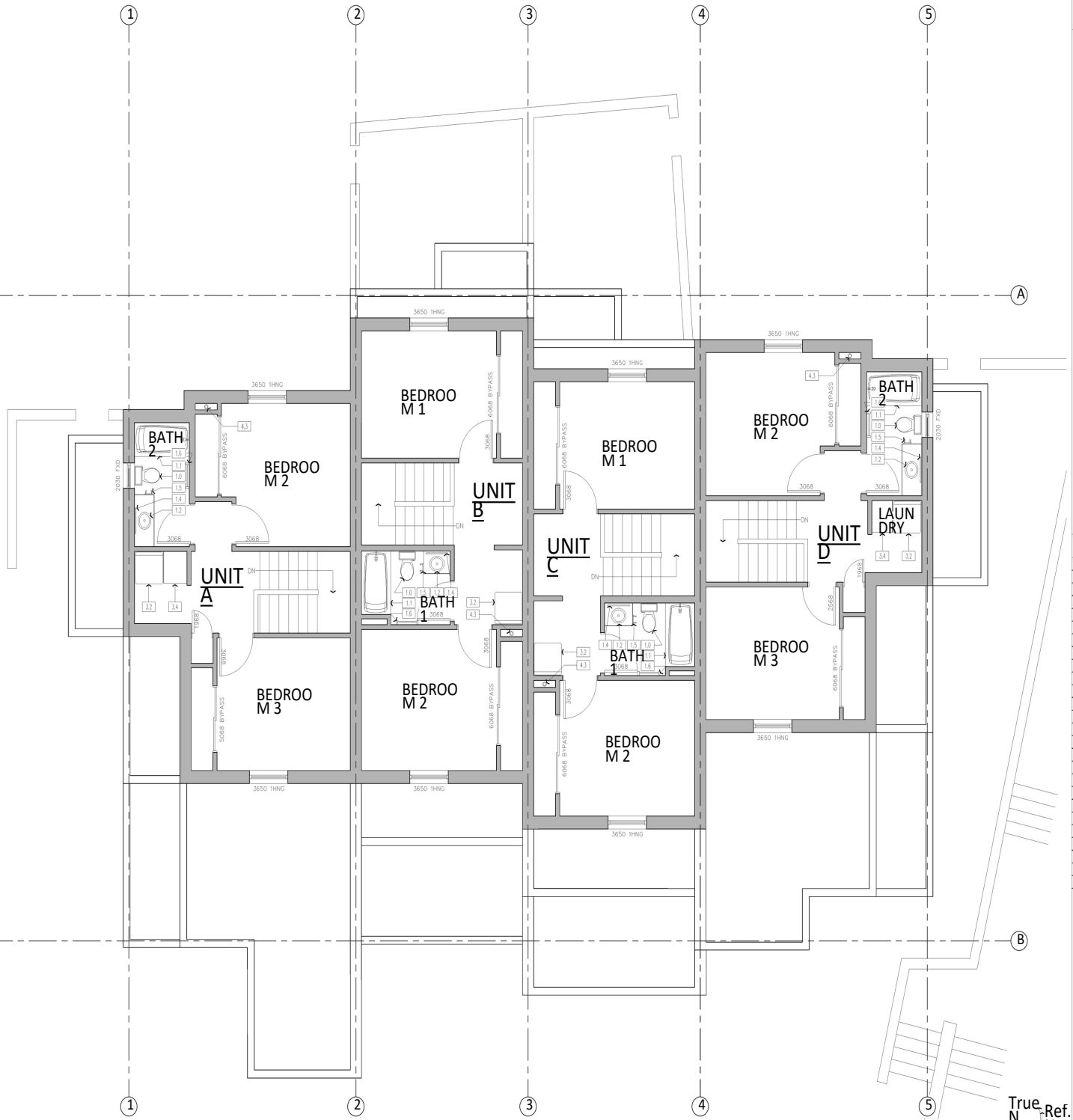
Revisions

DWG File Name

Print Date

1st Floor Plan, Units A-D

A2 01



1 Floor Plan: 2nd Floor Units A-D

1/4" = 1'-0"

True N

Ref. N

Floor Plan Notes

Each sheet contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

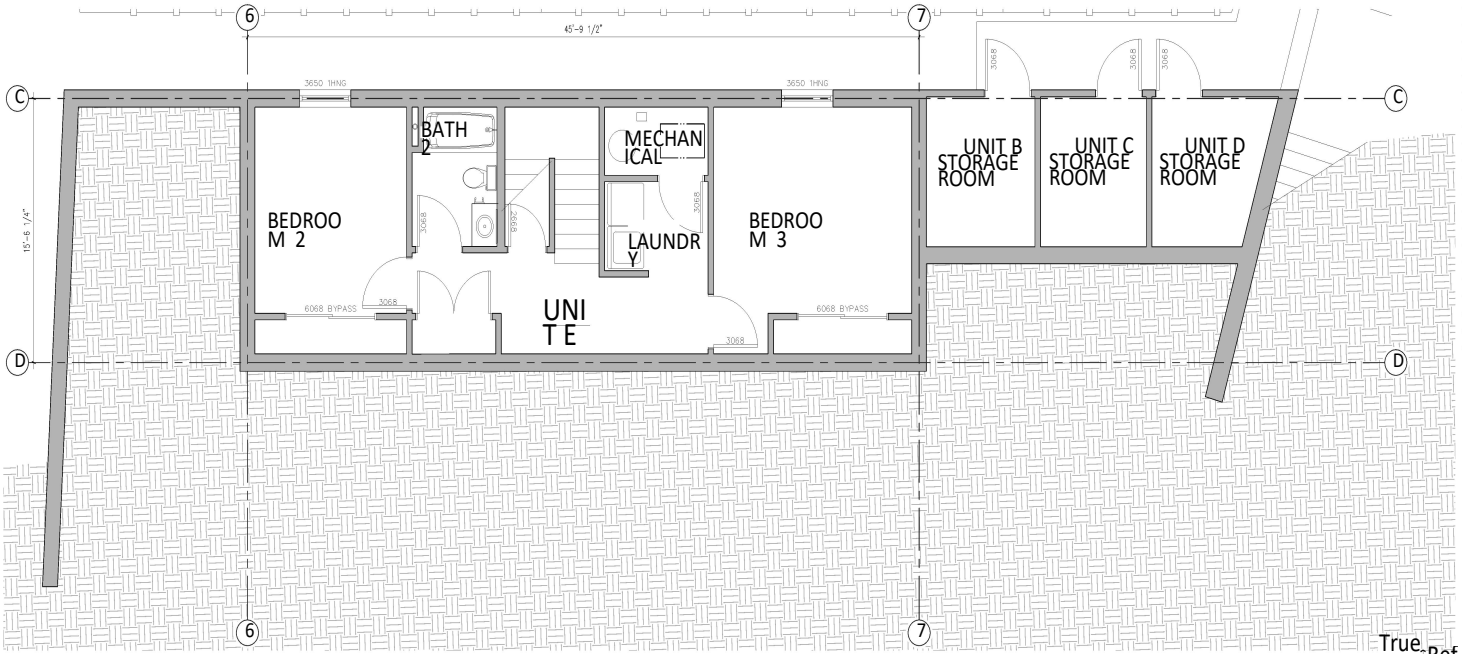
Revisions

DWG File Name

Print Date

2nd Floor Plan, Units A-D

A2
02



1 Floor Plan: 1st Floor Unit E

True N Ref. N

1/4" = 1'-0"

Floor Plan Notes

Drawing contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

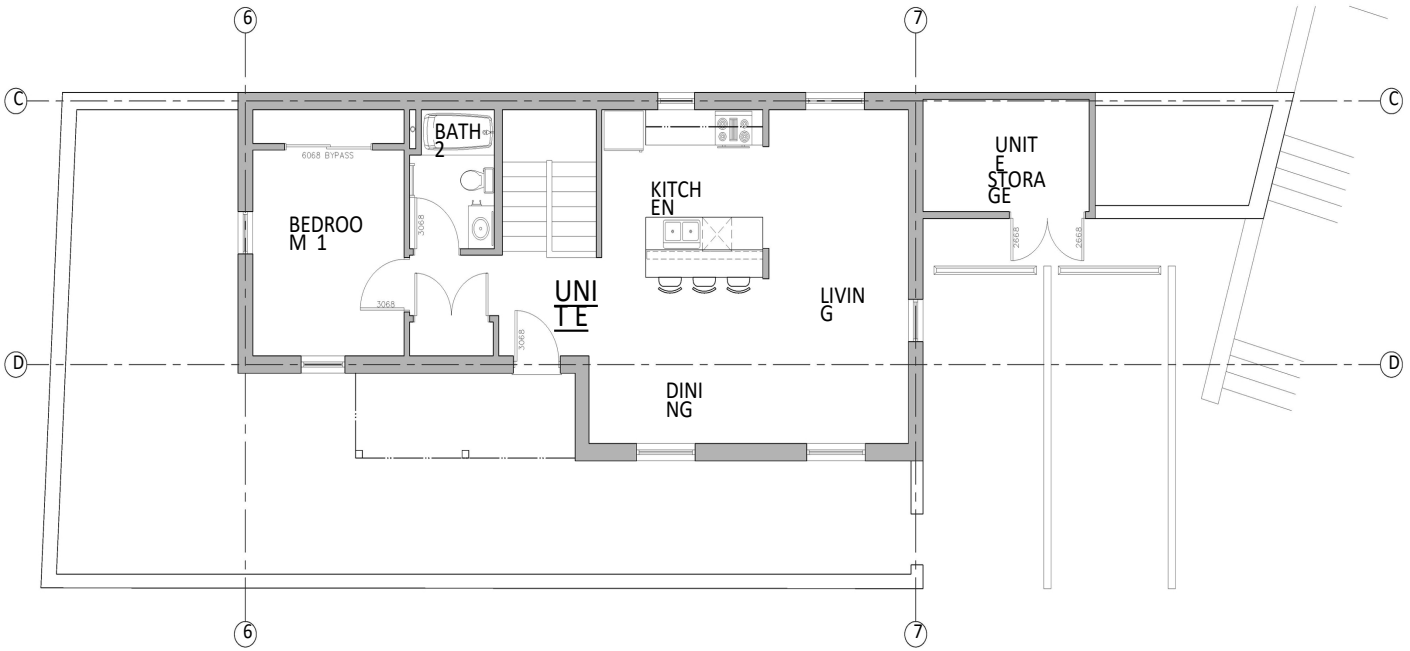
Revisions

DWG File Name

Print Date

1st Floor Plan, Unit E

A2
03



1 Floor Plan: 2nd Floor Unit E

1/4" = 1'-0"

Floor Plan Notes

Drawing contains information referenced throughout Documents. References are flagged at various locations in the Documents by means of the following symbol: 1.0

Refer exterior elevations for critical alignment of openings.

Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.

Interior Moisture control:

Install capillary break and vapor retarder at slab on grade foundations, see

Check moisture content of building materials used in wall and floor framing before enclosure

Rodent Proofing:

Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method

Pollutant Control:

1. Cover duct openings and other related air distribution component during construction
2. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits
3. Paints, stains and other coatings shall be compliant with VOC limits
4. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds
5. Carpet and carpet systems shall be compliant with VOC limits
6. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards

Keynote Legend

1.0	TOILET
1.1	FIBERGLASS BATHTUB W/ SURROUND
1.2	SINK & FAUCET
1.3	COUNTERTOP
1.4	MIRROR & MEDICINE CABINET
1.5	TOILET PAPER HOLDER
1.6	TOWEL BAR
2.0	REFRIGERATOR
2.1	KITCHEN SINK
2.2	UNDER COUNTER BUTTON FOR RE-CIRCULATION PUMP
2.3	DISHWASHER
2.4	RAISED COUNTERTOP
2.5	STOVETOP RANGE AND OVEN
2.6	OVERHEAD CABINETS
3.0	CLOTHES WASHING MACHINE
3.1	CLOTHES DRYER
3.2	STACKED WASHER & DRYER
3.3	CLOSET SHELF AND HANGER BAR
3.4	LAUNDRY SHELF & CABINET
4.0	ELECTRIC HEAT PUMP WATER HEATER
4.1	ENERGY RECOVERY VENTILATOR (ERV)
4.2	DOMESTIC WATER RE-CIRCULATION PUMP
4.3	RADON VENT
5.0	SEALED AND COLORED CONCRETE FLOOR
5.1	RESILIENT FLOORING

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

2nd Floor Plan, Unit E

A2
04



1 Exterior Elevation:
Units A-D North

1/4" =
1'-0"



2 Exterior Elevation:
Units A-D East

1/4" =
1'-0"



3 Exterior Elevation:
Units A-D South

1/4" =
1'-0"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

Elevations

A3
01



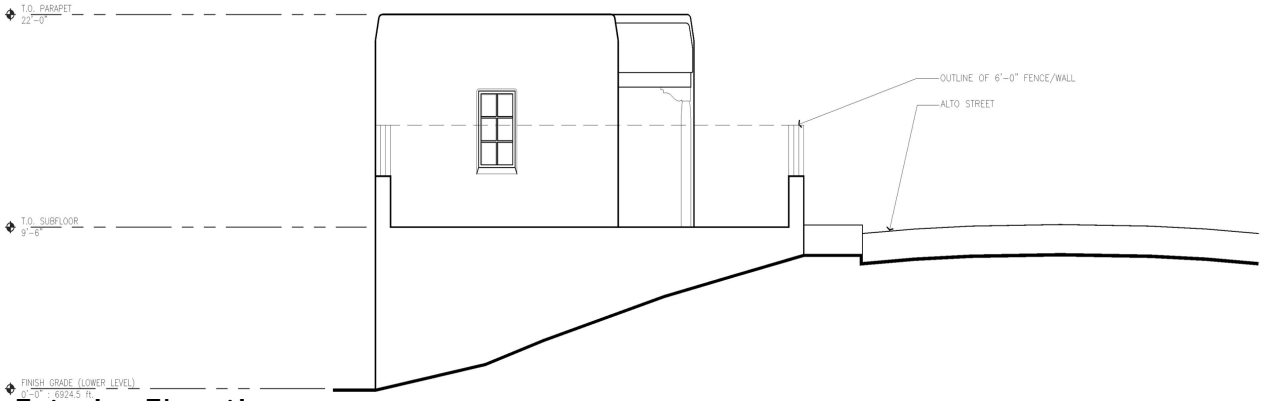
1 Exterior Elevation:
Units A-D West

1/4" = 1'-0"



2 Exterior Elevation:
Unit E South

1/4" = 1'-0"



3 Exterior Elevation:
Unit E West

1/4" = 1'-0"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

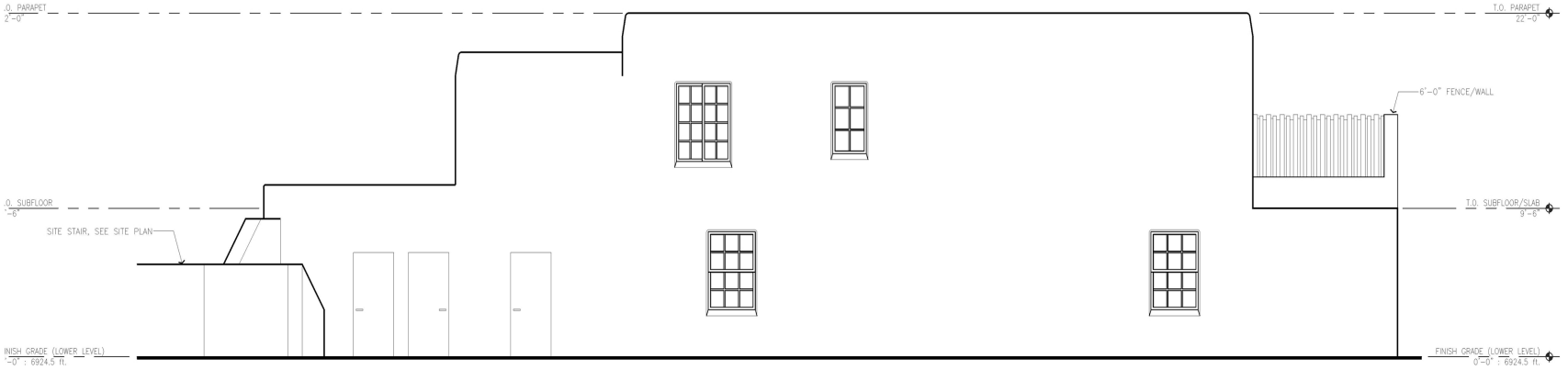
Revisions

DWG File Name

Print Date

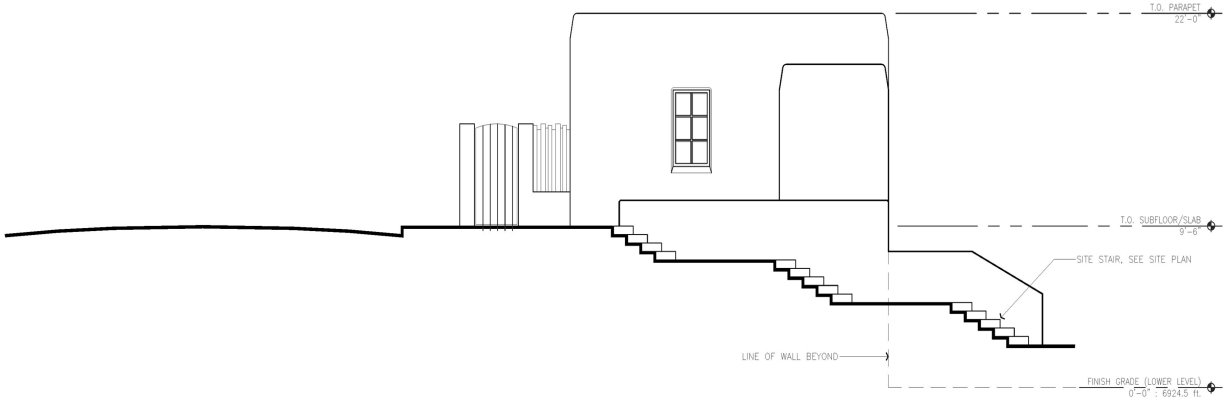
Elevations

A3
02



1 Exterior Elevation: UnitE North

1/4" = 1'-0"



2 Exterior Elevation: Unit E East

1/4" = 1'-0"

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

Elevations

A3
01



1 Exterior Elevation:
Units A-D North

1/4" = 1'-0"



2 Exterior Elevation:
Unit E South

1/4" = 1'-0"



3 Color Palette

Habitat for Humanity®
Santa Fe Habitat for Humanity
2520 Camino Entrada, Ste. A
Santa Fe, NM 87507-4885
(505) 986-5880

Habitat for Humanity Homes

635 Alto Street
Santa Fe, NM 87501
APN: 12715202

Revisions

DWG File Name

Print Date

Elevations

A3
01