City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
APRIL 23, 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. April 9, 2024

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. 2024-007829-HDRB. 407 W. Buena Vista St. (February 27, 2024)

b. 2024-007814-HDRB. 219 Washington Ave. (February 27, 2024)

c. 2024-007885-HDRB. 646 Old Santa Fe Trail (February 27, 2024)

d. 2024-007830-HDRB. 650 Canyon Rd. (February 27, 2024)

e. 2024-007831-HDRB. 365 Garcia St. (February 27, 2024)

f. 2024-007826-HDRB. 635 Alto St. (February 27, 2024)

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

a. 2024 Santa Fe Heritage Preservation Awards Vote

b. Proposed Zozobra Statue

c. Acequia Madre School – pergola and outdoor improvements

7. OLD BUSINESS

8. NEW BUSINESS

a. 2024-008074-HDRB. 330 Delgado St. Downtown & Eastside Historic District. Contributing. Jonathan Harris, owner proposes to replace windows, construct a freestanding 96 sq. ft. pergola to a height of 7'-8". (Lani McCulley, LJMcCulley@santafenm.gov)

b. 2024-008010-HDRB. 723 Old Santa Fe Trail. Downtown and Eastside Historic District. Contributing. Christophe Eagleton, owner, proposes to replace a portal, add an overhangs at the back of the house, and construct a coyote fence. An exception is requested for the addition of a new portal to a primary facade 14-5.2(D)(2)(d). (Ramon Sarason, rjsarason@santafenm.gov)

c. 2024-007995-HDRB. 125 Duran St. Westside-Guadalupe Historic District. Contributing. Ezequiel Tena, agent for Amelia Robinson, owner, proposes to enclose an existing porch. Exceptions are requested to 14-5.2(D)(4) for the porch enclosure and to 14-5.2(D)(2)(d) for remodel within 10' of a primary façade. (Ramón J. Sarason)

d. 2024-008075-HDRB. 913 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Morton Phillips Trust, requests approval to replace doors and windows, construct a new entry portal, add a rear portal, raise parapets, and construct a new coyote fence and gate. Seven exceptions are requested to: change the style of a contributing building, construct additions within 10 ft. of a primary facade, remove historic material, expand and close openings on primary elevations, and change roof height (14-5.2(D)(1)(a); 14-5.2(D)(2)(a)(d); 14-5.2(D)(5)(a)(i); 14-5.2(D)(5)(a)(ii); 14-5.2(D)(5)(a)(iii); 14-5.2(D)(6)) . (Paul Duran, paduran@santafenm.gov)

e. 2024-008137-HDRB. 929 Canyon Rd. Downtown and Eastside Historic District. Mifsud Associates Architects, agent for Nancy Mammel, owner, proposes to construct a new 3,102 sq. ft. residence to a height of 16'-0" where the maximum allowable is 16'-10". An exception is requested to 14-5.2(E) Santa Fe Style for the use of steel at the portals and for the

pergola. (Ramon Sarason)

f. 2024-008138-HDRB. 793 Camino del Poniente. Downtown and Eastside Historic District. Contributing. Will McDonald, agent, for Catherine Clemens, owner, requests addition of a 714 sq. ft. attached garage to a height of 11'-9" where the maximum allowable height is 14'-10". An exception is requested to exceed 50% of the existing dimension of the primary facades per 14-5.2(D)(2)(d). (Ramon Sarason) **POSTPONED**

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, May 14, 2024

12. ADJOURN

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

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APRIL 9, 2024

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
APRIL 9, 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 Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

1. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS ABSENT (EXCUSED)
None

STAFF PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Gary Moquino, Historic Preservation Division Manager
Paul Duran, Senior Planner
Amanda Romero, Historic Planner
Ramon Sarason, Senior Planner

OTHERS PRESENT

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

Mr. Moquino said that Items e and f under New Business are postponed.

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

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

3. APPROVAL OF MINUTES:

1. March 26, 2024

Member Bienvenu corrected the following paragraph on page 31:

> Member Bienvenu appreciated all the comments. The general policy issue is whether the State needs the building. He would assume the State is acting in good faith. The general feeling is not to demolish the buildings, he said he respected that opinion but disagreed. ~~That's why he proposed that demolition be considered first.~~ Another general concern is the desire to have a collaborative process. That's why he proposed that demolition be considered first. A blanket denial would take the City out of the process.

MOTION: Member Bienvenu moved, seconded by Member Guida, to approve the minutes of March 26, 2024, as amended.

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

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. 2024-007886-HDRB. 329 Otero St. (February 27, 2024)
b. 2024-007828-HDRB. 465 Camino Manzano (February 27, 2024)
c. 2023-007595-HDRB. 402 Don Gaspar Ave. (March 26, 2024)
d. 2023-007596-HDRB. 406 Don Gaspar Ave. (March 26, 2024)
e. 2023-007597-HDRB. 410 Don Gaspar Ave. (March 26, 2024)
f. 2023-007598-HDRB. 414 Don Gaspar Ave. (March 26, 2024)

MOTION: Member Biedscheid moved, seconded by Member Bienvenu to approve the Findings of Fact and Conclusions of Law for February 27, 2024 (Items a and b).

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

MOTION: Member Biedscheid moved, seconded by Member Valdo to approve the Findings of Fact and Conclusions of Law for March 26, 2024 (Items c through f).

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

5. MATTERS FROM THE PUBLIC

Mr. Raymond Herrerra asked why work was postponed on the house at 367 Hillside Avenue. They were working on a water line and then suddenly, the work was stopped.

Mr. Duran said a waterline was being put in there and the owner of the property did not apply for a construction permit or for archaeological clearance so for now all work is stopped. He exceeded the 60 linear feet in the Historic Downtown Archaeological Review District. He needed to get archaeological clearance, a construction permit and a plumbing permit for the water service.

Stefanie Beninato said she had mentioned before about a fence that came down at the corner of Don Gaspar and Buena Vista. The posts have now been put in place to put in another fence and it looks like it's going to be 4 ¾ feet high, which is inappropriate for that District. She wants to know what kind of fence is going to be placed there.

She also wanted to bring to the Board's attention that at 300 Galisteo Street there is a huge HVAC that is visible from the street. These types of HVAC systems detract from our Downtown.

6. STAFF COMMUNICATIONS

a. 2024 Santa Fe Heritage Preservation Awards

Mr. Moquino said the awards ceremony will be on May 9, 2024. He read the following nominees for the Historic Preservation Awards:

Architectural Preservation Award
Outstanding examples of restoration or rehabilitation of a designated historic property.

Nominees:
- Palace Grocery Store (Downtown and Eastside)
- 401 Old Santa Fe Trail (Downtown and Eastside)

Compatible Remodel Award
Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

Nominees:
- 626 Canyon Road (Downtown and Eastside) (Contributing)
- 459 Camino Manzano (Downtown and Eastside) (Non-Contributing)
- 104 Calle La Pena (Downtown and Eastside) (Non-Contributing)
- 1404 Cerro Gordo, Upaya Zen Center (Downtown and Eastside) (Non-Contributing)
- 224 Maynard Street (Westside- Guadalupe) (Non-Contributing)

Compatible New Construction
Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Nominees:
- 1292 Lejano Lane (non-contributing) (Downtown and Eastside)
- 1023 East Alameda (non-contributing) (Downtown and Eastside)

Cultural Preservation Award
In honor of preservation of Santa Fe's unique cultural heritage.

Nominees:
- Locomotive at Salvador Perez (not in a historic district)
- The Olive Rush Memorial Studio - 630 Canyon Road

Mr. Moquino said the Board would be voting on these nominations at the April 23, 2024 meeting.

Chair Rios noted that members of the public are also invited to attend the ceremony.

7. OLD BUSINESS

None

8. NEW BUSINESS

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

a. **2024-007993-HDRB. 528 Jose St.** Westside-Guadalupe Historic District. Non-Contributing. Tiho Dimitrov, agent for Kate Carswell & Tim Schmoyer, owners, requests a status review with primary façade designations. (Ramón J. Sarason)

BACKGROUND AND SUMMARY

The single-family residence and guesthouse located at 528 Jose Street have a historic status of non-contributing and are located in the Westside-Guadalupe Historic District. It is built in the Spanish-Pueblo Revival style and has vernacular elements. The home was at one time a family compound. The structures are one story, constructed of adobe, and covered in stucco.

The HPCI form provided to the HDRB discusses the complicated history of the property. During the 19th century the land is owned by Jose Duran until his death in 1907. The initial phase of development of the land appears to have occurred between 1941 and 1980 under the ownership of Juan and Catrina Duran, and the property has been remodeled since that time with a substantial remodel occurring in the 1990s.

The aerial photographs show the change of the property through time. The 1966 aerial photograph, Figure 4 in the attached HCPI, shows the first glimpse of all three structures.

Building A is the guesthouse and is 726 sq. ft. This building is thought to have been a shed.

Building B is characterized as a studio suite and is 3,045 sq. ft.

Building C, which may also have been a shed, is thought to have been removed after 1978.

The northwest portion of Building B incorporates the majority of the area where this building once stood.

STAFF RECOMMENDATION
Staff recommends that the main residence and guesthouse remain non-contributing per 14-5.2(C) as the structures do not exhibit the historic integrity necessary to meet the threshold for contributing historic status.

APPLICANT PRESENATION

Tiho Dimitrov, 227 East Palace Avenue and Kate Carswell & Tim Schmoyer, 1608 Camino de Cruz Blanca were sworn in.

Mr. Dimitrov said the applicants agreed with staff's recommendation. He read the last paragraph of John Murphy's recommendation which also aligned with staff's recommendation.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION

MOTION: In Case 2024-007993-HDRB. 528 Jose St., Member Aguilar Medrano moved to approve the application as submitted, maintaining the non-contributing status of both the main residence and the guest house. The motion was seconded by Member Guida.

VOTE: The motion passed by (6-0) roll call vote with Members Mather, Valdo, Aguilar Medrano, Biedscheid, Bienvenu and Guida 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=W_3WvJCmnQY (14:45 – 24:08)

b. **2024-007992-HDRB. 711 Don Cubero Alley**. Don Gaspar Historic District. Non-contributing. Landon Lott, owner, requests a status review with primary façade(s) designation. (Paul Duran)

BACKGROUND AND SUMMARY
711 Don Cubero Alley is a single-family residence listed as non-contributing to the Don Gaspar Historic District. The structure was built in the early 1900s consisting of two bedrooms and comprising of 1,602-square feet. The architectural design of the structure is a modest vernacular style as seen by the original rectangular shape and footprint, adobe block construction material, recessed doors and windows, and flat roof with rounded parapets. The structure has evolved through time which can be seen from the

roof top and southern façade. General maintenance and repair have changed the original doors and windows of the structure, and the addition of the sunroom has transformed the southern façade. The western façade still maintains the integrity of the original construction of the structure excluding the two non-historic divided lite windows.

The structure still holds the value of a contributing structure to the Don Gaspar Historic District even though renovations have occurred throughout time as seen by the structural design and fenestration.

STAFF RECOMMENDATION

Staff recommends the historic status of the structure be upgraded to contributing with the west façade designated as primary as identified on the façade diagram number 8, per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Guida asked what John Murphy's recommendation is for this building.

Mr. Duran said Mr. Murphy recommended non-contributing due to some of the additions that have occurred throughout time.

Member Guida said that Mr. Murphy noted that the north elevation was the front of the house. Mr. Murphy also noted that there's a change in the footprint from the King's map to the present time. He said he was curious as to why Mr. Duran would recommend the west façade as primary given that only a portion of it is from the 1900s.

Mr. Duran said initially he was going to recommend the north façade as primary. But, after staff discussed the project, he moved to the western façade as being primary. Mr. Murphy states in the HCPI that the western façade had the least amount of impact from any so it's the oldest part of the structure. His recommendation was the west façade as primary but would ask the Board to consider the north façade as well.

Member Guida said the Board has to think about why a building would contribute to a historic district.

Member Bienvenu said he agreed with Mr. Duran's view that the building is contributing, and that the north facade would be the most appropriately designated primary façade. There are two issues of concern on the north facade: the door being converted to a window and the coyote fence. He asked Mr. Duran if anything on the north façade should be excluded.

Mr. Duran said any non-historic material could be excluded.

APPLICANT PRESENATION

Bridgett Stanga, 711 Don Cubero Alley and Landon Lott, 711 Don Cubero Alley were sworn in.

Mr. Lott said he and his wife bought this house in 2021 and have made some improvements. He said he disagreed with staff's recommendation. He hired John Murphy and agrees with Mr. Murphy's recommendations.

Member Bienvenu complimented the owners on the house and the work that has been put into it. He said whatever the Board decides, the applicant will be able to come to the Board again to present their project.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said she would like to see this property designated as contributing with the north façade being primary.

BOARD DISCUSSION/ACTION

MOTION: In Case 2024-007992-HDRB. 711 Don Cubero Alley, Member Guida moved to upgrade the status to contributing and designate the north façade as primary, excluding the non-historic light fixtures. The motion was seconded by Member Mather.

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

To view the entire recording of this hearing, ***see*** the YouTube video at https://www.youtube.com/watch?v=W_3WvJCmnQY (24:08 – 48:46)

c. **2023-006490-HDRB. 1596 Canyon Rd.** Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, proposes to construct a 3,900 sq. ft. single-family residence with a 585 sq. ft. attached garage, 1,077 sq. ft. of portals, a 657 sq. ft. pergola and a freestanding 468 sq. ft. studio, 1,480 sq. ft. guest house with 739 sq. ft. of portals, and 550 sq. ft. detached garage, to the maximum allowable heights of 13'-10" and 14'-10". An exception to Section 14-5.2(D)(9)(d) is requested to construct a pitch where a pitch is not allowed. (Lani McCulley)

Mr. Moquino presented this case.

BACKGROUND AND SUMMARY

1596 Canyon Road is a 1. 7 64-acre vacant lot in the Historic Review Historic District.

The applicant proposes to construct:

Main Residence:

1. A 3,900 sq. ft. ranch style detached single-family residence with an attached 585 sq. ft. garage to a height of 14' 1 O" where the maximum allowable height is 14' 1 O". The roof will be pitched with graphite-gray double standing seam roofing. An exception to construct a pitched roof where one is not allowed is requested SFCC 14-5 .2(D)(9)(d)).
2. A 204 sq. ft. entry portal on the northwest side of the residence. The portal will be constructed of 6" x 6" metal cross columns with 4" x 4" tee beams in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing and the roof will be graphite-gray double standing seam roofing.
3. A portal of 887 sq. ft. on the southeast of the residence. The portal will be constructed of 6" x 6" metal cross columns with 4" x 4" tee beams in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing and the roof will be graphite-gray double standing seam roofing.
4. A 667 sq. ft. open roof pergola on the northeast side of the residence will be built of 6" x 6" metal cross columns with 4" x 4" tee beams and 2" x4" steel tubes with Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing. The pergola will not be publicly visible.
5. Windows and doors will be fixed and awning aluminum windows and doors as manufactured in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing. The windows and doors will be single lite windows. The Historic Review District states the following: In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure." Windows and doors do not appear to be inset to comply with this standard.
6. Garage door will be aluminum folding door in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing.
7. The house will have 10 skylights in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing. As the roofs are pitched roofs, the applicant is proposing a low-profile skylight to be flush with the roofing material.
8. Exterior Lighting on the residence will be 6"x12" LED Aluminum cylinder downlight. Prismatic Powders PSB 8165 Matte Gravel to match roofing.
9. Stucco colors will include cementitious La Habra la Luz 125 and Buckskin 106 and will be applied on alternating walls.

Studio:

10. A freestanding 468 sq. ft. studio to a height of 14'-10" where the maximum allowable height is 14'-10". The studio roof will be pitched with graphite-gray double standing seam roofing.
11. An aluminum sectional garage door with operable windows with frosted glass in Prismatic Powders PSB 8165 Matte Gravel Gray will be on the north elevation.
12. The studio will have 4 skylights in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing.
13. Exterior Lighting in the studio will be 6"x 12" LED Aluminum cylinder downlight. Prismatic Powders PSB 8165 Matte Gravel to match roofing.
14. Stucco colors will include cementitious La Habra la Luz 125 and Buckskin 106 and will be applied on alternating walls.

Guest House:

15. A 1,480 sq. ft. ranch style guest house with a 550 sq. ft. detached garage to a height of 13'-10"' where the maximum allowable height is 13'-10". The guesthouse roof will be pitched with graphite-gray double standing seam roofing.
16. A 739 sq. ft. portal will be on the southeast side of the guest house.
17. The guesthouse will have 4 skylights in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing.
18. Exterior Lighting at the guesthouse will be 6"x12" LED Aluminum cylinder downlight. Prismatic Powders PSB 8165 Matte Gravel to match roofing.
19. Stucco colors will include cementitious La Habra la Luz 125 and Buckskin 106 and will be applied on alternating walls.

Site:

20. There will be three swimming pools (two at the main residence and one at the guest house) of concrete and tile with Hydroxyl-Based Advanced Oxidation Processes, automatic, retractable covers, and pool Alarms, and 6" wide rectangular metal waterspouts and pool fillers in satin black on the southeast and Marine grade stainless steel outdoor shower w/foot washer.
21. A ground mounted solar array will be located to the southwest of the main residence and a second ground mounted solar array will be to the southeast of the guesthouse.
22. Other features will include an exterior stone fireplace, planters, and water features which will include recirculating water features, rainwater catchment system, and Cup or chain style rain chains in place of downspouts in Dark Bronze or Black depending on manufacturer.
23. The property perimeter will have a 6'-0" high coyote fence with a 4'x16' metal entry vehicle gate at the driveway for the guest house.
24. A 4'x20' vehicle gate will cross the access easement for access to the main residence.

25. A 6'-0" deer fence with access gate will surround the garden between the main residence and the guest house.
26. The driveway, patio, and walkway surfaces will be Santa Fe Brown 3/4"-7/8" gravel and French Gray pavers.

Slope cuts have been preliminarily reviewed by the Terrain Management Team.

All structures will be set back from the Acequia del Llano per a condition set by the Archaeological Review Committee and the Terrain Management Team.

STAFF RECOMMENDATION

Staff does not find that the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff finds that most of the design meets the district standards and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(F) Historic Review Historic District Design Standards.

Member Guida asked that the next case be heard at this time since the cases are similar.

Chair Rios agreed to do that but stated that there will be two separate motions.

d. **2023-006565-HDRB. 1600 Canyon Rd.** Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, proposes to construct a 3,200 sq. ft. single family residence with 756 sq.ft. of portals, a 515 sq. ft. attached garage, and 460 sq. ft. pergola, and a freestanding 520 sq. ft. studio to the maximum allowable height of 14'-10". An exception to Section 14-5.2(D)(9)(d) is requested to construct a pitch where a pitch is not allowed. (Lani McCulley)

BACKGROUND AND SUMMARY

1600 Canyon Road is a 1.095-acre vacant lot in the Historic Review Historic District.

The applicant proposes to construct:

Main Residence:

1. A 3,200 Sq. Ft. ranch style single-family residence with a 515 sq. ft. attached garage to the maximum allowable height of 14'-10". The roof will be pitched with graphite gray double standing seam roofing. An exception to construct a pitched roof where one is not allowed is requested (SFCC 14-5.2(D)(9)(d)). The Historic Review District states the following: In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that structures be designed

to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure." Windows and doors do not appear to be inset to comply with this standard.

2. A 98 sq. ft. entry portal will be located on the southeast side of the residence.
3. A 658 sq. ft. portal will be located on the southwest side of the residence.
4. A 460 sq. ft. open roof pergola built of 6" x 6" metal cross columns with 4" x 4" tee beams and 2" x 4" steel tubes in Prismatic Powders PSB 8165 Motte Gravel Gray to match standing-seam roofing on the northeast side. The pergola will not be publicly visible.
5. Windows and doors will be fixed and awning aluminum windows and doors as manufactured in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing. The windows and doors will be single lite windows.
6. Garage door will be aluminum folding door in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing.
7. The house will have 8 skylights in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing. As the roofs are pitched roofs, the applicant is proposing a low-profile skylight to be flush with the roofing material.
8. Exterior Lighting on the residence will be 6"x12" LED Aluminum cylinder downlight. Prismatic Powders PSB 8165 Matte Gravel to match roofing.
9. Stucco colors will include cementitious La Habra la Luz 125 and Buckskin 106 and will be applied on alternating walls.

Studio:

10. A 520 sq. ft. studio to the maximum allowable height of 14'-10". The roof will be pitched with graphite-gray double standing seam roofing.
11. An aluminum sectional garage door with operable windows with frosted glass in Prismatic Powders PSB 8165 Matte Gravel Gray will be on the north elevation.
12. The studio will have 4 skylights in Prismatic Powders PSB 8165 Matte Gravel Gray to match roofing.
13. Exterior Lighting in the studio will be 6"x12" LED Aluminum cylinder downlight. Prismatic Powders PSB 8165 Matte Gravel to match roofing.
14. Stucco colors will include cementitious La Habra la Luz 125 and Buckskin 106 and will be applied on alternating walls.

Site:

15. There will be a swimming pool of concrete and tile with Hydroxyl-Based Advanced Oxidation Processes, automatic, retractable covers, and pool Alarms, and 6" wide rectangular metal waterspouts and pool fillers in satin black on the southeast and Marine grade stainless steel outdoor shower w/foot washer.
16. A ground mounted solar array will be located to the southeast of the main residence.

17. Other features will include an exterior stone fireplace, planters, and water features which will include recirculating water features, rainwater catchment system, and Cup or chain style rain chains in place of downspouts in Dark Bronze or Black depending on manufacturer.
18. The property perimeter will have a 6'-0" high coyote fence with a 4'x16' metal entry vehicle gate at the driveway for the guest house.
19. A 4' x 20' vehicle gate will cross the access easement for access to the main residence.
20. The driveway, patio, and walkway surfaces will be Santa Fe Brown 3/4"-7/8" gravel and French Gray pavers.

Slope cuts have been preliminarily reviewed by the Terrain Management Team.

All structures will be set back from the Acequia del Llano per a condition set by the Archaeological Review Committee and the Terrain Management Team.

STAFF RECOMMENDATION

Staff does not find that the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff finds that most of the design meets the district standards and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(F) Historic Review Historic District Design Standards.

Chair Rios confirmed that the Board is looking at two main houses and at 1596 also looking at a studio and a guest house. At 1596 there will be a garage that will be attached to the main house and the guest house will have a garage that is not attached.

Member Guida confirmed that this is in the Historic Review District. There's no mandate for an architectural style to be followed in the Historic Review District but there are conditions put on the design of a building to be wall dominated. There's no requirement for Santa Fe style or recent Santa Fe style or things like that. He also clarified that the Review District also indicates that while generally not allowed gable shed and hip roofs are only allowed if sufficient evidence is provided to by the applicant showing that there are pitch roofs before December 12, 1983, in the relevant streetscape.

Member Bienvenu asked to see which portion of the property is within the Downtown and Eastside District.

Ms. Lamboy projected that imagery on the screen which showed both properties being in the Historic Review District, but a portion of 1596 is in the Downtown and Eastside Historic District.

Chair Rios confirmed that 1596 is being reviewed as if the whole property is within the Historic Review District.

APPLICANT PRESENATION

Doug McDowell, 117 Cerro Gordo Road, Santa Fe, was sworn. He described what a ranch house is; went over what a pitched roof is and the benefit of a pitched roof and described the proposed projects.

Member Aguilar Medrano said in the Historic Review District Code it does state that the intent is to emulate traditional Santa Fe architecture and construction. It doesn't say Northern New Mexico. There isn't much about this design that is respecting Santa Fe architecture. There's a lot that stands out like the pitched roof and the color of the pitched roof. The Code also says even if a pitch roof is allowed, local earth tones are preferred not a dark charcoal gray.

She also noted that she counted four water features and three pools. That's completely irresponsible of a homeowner to have that on a property and unfortunately the city allows it. She hoped that's something that can be changed. In this climate there's no reason for three pools and four water features. so that's really disheartening to see in our community when we have so many residents who go out of their way to conserve water.

Mr. McDowell clarified that there are two pools and two water features. He agreed with what was said and if the City or the Board wanted to take those out they would be fine.

Member Bienvenu said the issue is about the pitched roof. There's a common feeling of misunderstanding in the public about why pitched roofs are not allowed because many people think they are a very traditional form of New Mexico architecture. The Governing Body in drafting of the Ordinance has decided that pitched roofs are not Santa Fe style. He said this Board cannot revise the Code either expressly or by application.

PUBLIC HEARING

Terrance Padilla, 1594 Upper Canyon Road, Santa Fe, was sworn. He said he was opposed to the development of the two properties based on the architectural design. He also opposed the water features and swimming pools.

Raymond Herrera, 279 Hillside, Santa Fe, was sworn in. The Historic District was established for a reason to keep Sana Fe historic. These houses belong in Aspen, Colorado or down south in Galisteo. This architecture does not fit in any part of Santa Fe. He also expressed opposition to the swimming pools. He urged the Board to deny this request.

Adrian Oglesby, 2103 Los Lucero's Road, Albuquerque was sworn in. He said he and his wife own the house at 1600 Canyon Road. They oppose this development as it is currently designed. Their opposition is based on the overall scale of this development. He said acequia water is not intended for use for swimming pools only for irrigation purposes. This project is not in harmony with the community that is there now.

Stefanie Beninato said she supports many of the concerns that have been addressed by Member Bienvenu and Member Aguilar Medrano. This does not fit in at all. She knows the Board does not have any say on the swimming pools but she opposes those as well.

Ms. Lamboy stated that there were several letters of opposition associated with both projects.

BOARD DISCUSSION/ACTION

Member Guida said he was concerned with the tone of conversation from both the Board and the public. This case comes down to the district that this project is in. To push this into the Downtown and Eastside Historic District is disingenuous. The Code is clear, the height considerations from that District apply to this. There's a special Code section that the Board has read read tonight and the applicant is acknowledging and following those height exceptions. So, style-wise, this is acceptable for the Review District.

Chair Rios said when people take their time to come and speak before this Board, we need to respect people's comments. We all have opinions and we need to respect one another. Regarding Santa Fe Style that was created by people who lived here a long time ago, that is a vernacular type of architecture.

MOTION: In Case 2023-006490-HDRB, 1596 Canyon Rd., Member Bienvenu said for the reasons set forth in the record and the staff report, the exception criteria have not been met for any of the proposed structures; further that the proposed design of the structures, including the detailing, does not comply with the Ordinance which requires that any proposed new structure be in harmony with adjacent buildings and consider the preservation of historical and characteristic qualities in addition to conformities to the standards for architectural style as set forth in the Historic Review District Section which also provides that structures be designed to be structures with massive walls in order to emulate traditional Santa Fe architecture and construction tradition which implies that these other aspects of Santa Fe architecture and construction traditions also be incorporated into that standard. Based on those findings, he asked that conclusions of law be entered that ***the application is denied***. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (5-1) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Mather and Valdo voting in favor and Member Guida voting against.

MOTION: In Case 2023-006565-HDRB, 1600 Canyon Rd., Member Bienvenu said for the reasons set forth in the record and the staff report, the exception criteria have not been met for any of the proposed structures; further that the proposed design of the structures, including the detailing, does not comply with the Ordinance which requires that any proposed new structure be in harmony with adjacent buildings and consider the preservation of historical and characteristic qualities in addition to conformities to the standards for architectural style as set forth in the Historic Review District Section which also provides that structures be designed to be structures with massive walls in order to emulate traditional Santa Fe architecture and construction tradition which implies that these other aspects of Santa Fe architecture and construction traditions also be incorporated into that standard. Based on those findings, he asked that conclusions of law be entered that ***the application is denied***. The motion was seconded by Member Valdo.

VOTE: The motion passed by (5-1) roll call vote with Members Biedscheid, Bienvenu, Mather, Valdo and Aguilar Medrano voting in favor and Member Guida voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at https://www.youtube.com/watch?v=W_3WvJCmnQY (48:46 – 2:23:24)

e. **2024-007995-HDRB. 125 Duran St.** Westside-Guadalupe Historic District. Contributing. Ezequiel Tena, agent for Amelia Robinson, owner, proposes to enclose an existing porch. Exceptions are requested to 14-5.2(D)(4) for the porch enclosure and to 14-5.2(D)(2)(d) for remodel within 10' of a primary façade. (Ramón J. Sarason)

POSTPONED

f. **2024-008010-HDRB. 723 Old Santa Fe Trail.** Downtown and Eastside Historic District. Contributing. Christophe Eagleton, owner, proposes to replace a portal, add an overhangs at the back of the house, and construct a coyote fence. An exception is requested for the addition of a new portal to a primary facade 14-5.2(D)(2)(d). (Ramon Sarason)

POSTPONED

g. **2024-007994-HDRB. 1072 Camino San Acacio**. Downtown and Eastside Historic District. Non-contributing. Jacob Kaltenback and Norah Tullman-Kaltenbach, agents/owners, propose to construct a 79 sq. ft. addition to a height of 11'-4", 265 sq. ft. shed at a height of 11'-7" where the maximum allowable height is 16'-3", reconstruct an existing trellis, and relocate 6'-0" high interior yardwalls. (Lani McCulley)

Mr. Moquino presented this case.

BACKGROUND AND SUMMARY

The single-family residence located at 1072 Camino San Acacio is listed as non-contributing to the Downtown and Eastside Historic District. The 1,385 sq. ft. two-story residence was designed in 1981 (see architectural drawings) constructed in 1982 or 1983 in a recent Santa Fe style to a height of 20'5" and features a shed roof, partial firewall parapets, an integrated garage, and a passive solar design including a Trombe wall on the south elevation. The residence is accessed via a private driveway and is located approximately 110' south of Camino San Acacio. The building is approximately 12 feet higher than the Camino San Acacio street grade.

In 1996 under case H-96-057, the HDRB approved the construction of a 662 sq. ft. Spanish-Pueblo style guesthouse on the northern portion of the property adjacent to Camino San Acacio. No other cases were found in Historic Preservation Division records. Additionally, the property contains a garden shed and a storage shed.

The applicant proposes the following exterior alterations:

1. Construct a 79 sq. ft. addition on the north elevation to a height of 11'-4" where the maximum allowable height is 16'-3"to the main residence. Two painted wood casement windows on the north side of the addition will match the existing window trim paint in Dunn-Edwards "Blue Spruce". The door will be stained wood in Penofin "Brazilian Rosewood" and are casement divided-lite windows.
2. Reconstruct the existing trellis adjacent to the proposed addition on the north elevation.
3. Relocate a section of the 6'-0" high stuccoed yard wall on the north side of the residence including a stained wood pedestrian gate in Penofin "Brazilian Rosewood".
4. Stucco the residence using the current STO synthetic in "Suede".

The applicant also proposes the following:

5. Construct a detached 265 sq. ft. shed to a height of 11'-7" to the south of the residence. The shed will feature a single-hung vertical wooden sliding window and a flush metal single utility door in Dunn-Edwards "Blue Spruce", and a custom

double-swinging stained wooden door with lites Penofin "Brazilian Rosewood". The shed will be stuccoed in Sto synthetic “Suede”.

STAFF RECOMMENDATION

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

Chair Rios confirmed that the shed is behind the house and not publicly visible.

APPLICANT PRESENATION

Jacob Kaltenback, 1072 Camino San Acacio, Santa Fe, was sworn, He said this is a special house to him, it was his grandparents’ house. He helped build it and lived in it as a child.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION

MOTION: In Case 2024-007994-HDRB, 1072 Camino San Acacio, Member Guida moved to approve the project as submitted, in line with staff recommendations. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (6-0) roll call vote with Members Bienvenu, Mather, Valdo, Aguilar Medrano, Biedscheid and Guida 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=W_3WvJCmnQY (2:23:24 – 2:33:13)

9. DISCUSSION ITEMS

None

10. MATTERS FROM THE BOARD

Chair Rios asked about the subcommittee that Members Biedscheid and Bienvenu are on.

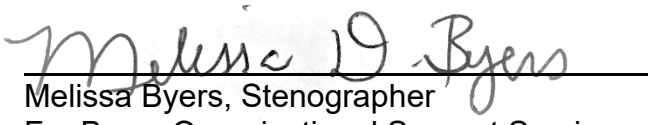
11. NEXT MEETING: Tuesday, April 23, 2024

12. ADJOURN

MOTION: Member Guida moved, seconded by Member Aguilar Medrano to adjourn the meeting at 8:10 p.m.

VOTE: The motion passed by (6-0) roll call vote with Members Mather, Valdo, Aguilar Medrano, Biedscheid, Guida and Bienvenu 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 # 2024-7829-HDRB
Address – 407 W. Buena Vista St.
Agent's Name – Taylor Pardue
Owner/Applicant's Name – Brad & Susan Nichols

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 27, 2024.

BACKGROUND

407 W. Buena Vista St. 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 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 51-inch-high street wall; the street wall was built after a 1982 historic survey.

The Board decided the contributing status and primary elevations in a hearing on September 12, 2023 (see Case # 2023-7214-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. At the September, 2023, hearing, the Board downgraded the historic status of the garage to non-contributing.

The Applicant now requests the Board's approval for the following exterior alterations:

1. New bedroom with gas fireplace, added to the rear, northeast corner of the house, and consuming the space presently occupied by the laundry room;
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 added in the basement;
5. The parapet heights on the addition are proposed to be approximately 1'0" below the current 15'2"parapet height of the residence. This is 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 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. WITHDRAWN (proposed stone base veneer at the new addition up to the first floor level);
10. New windows will be installed in the addition to match the existing character of the house. The proposed windows will be aluminum clad with wood interior finish in a style to match the 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; and
13. Gas fireplace chimney will be integrated into the parapet with minimum exposed metal flue as required per code.

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(H), Don Gaspar Area 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. No exceptions are necessary for the addition to this contributing house because the addition does not affect either of the primary façades, and the size of the addition is not 50 percent or more of the existing footprint.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-8 and 10-13 as set forth in the application, as recommended by the Staff.

IT IS SO ORDERED ON THIS 23rd DAY of APRIL, 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 # 2024-7814-HDRB
Address – 219 Washington Ave.
Agent's Name – John A. Padilla
Owner/Applicant's Name – Dennis Price

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 27, 2024.

BACKGROUND

219 Washington Ave., which occupies the northwest corner of the former Levi A. Hughes estate, is a low, flat-roof building that initially served as a garage. The nondescript 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 one-time Levi A. and Christine L. Hughes residence. In a hearing October 22, 2019 (Case # 2019-0994-HDRB) the Board upgraded the former garage structure to contributing status, and designated the western, street facing-façade as primary.

Constructed between 1930 and 1942, the garage, which faces the street, is made of structural clay tile and finished with stucco painted in a buckskin color. Its bays have been filled with a door and two sets of large multi-lite wood windows. The windows sit on low bulkheads faced with stretcher-row brick. The public access to the building is through a three-quarter size glass door at the northwest corner. The structure is currently occupied by a business. The Applicant proposes to convert the interior into three living units, each with a separate entrance.

The Applicant now requests Board approval for the following exterior alterations:

1. Renovations and alterations to the north, west, south and east elevations of the structure;
2. Place four new windows on the north, now-windowless façade to provide additional natural light to the proposed sleeping room;
3. Remove an existing door on the west, primary façade, enlarge the existing opening and place a new door that fits in the enlarged opening; an exception is required to SFCC Section 14-5.2(D)(5)(a);
4. Remove an existing door on the south façade, enlarge the existing opening and place a new door that fits in the enlarged opening; create another opening and place a new window to provide additional natural light to the proposed sleeping room;
5. Remove an existing door on the east façade, enlarge the existing opening and place a new door that fits in the enlarged opening; remove a second door to the left, reduce the size of the opening and place a window there to provide additional natural light to the proposed sleeping room; and
6. Renovate the interior of the existing storage area, and replace the existing door with a new door in the existing opening.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements, and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommends a finding that all the exception criteria have been met, but the Board may find that they have not 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 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. Under SFCC Section 14-5.2(D)(5)(a), an exception is required for replacement of a door with a window on a primary façade.
9. The Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a) would be required for approval of the application, and the Applicant requested this 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 the Staff, 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 door modification is minor, and will not affect the architectural character of the structure or streetscape;
    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 existing doors are smaller than standard doors and they limit the accessibility of disabled persons; 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; this renovation will increase available housing in the Downtown and Eastside Historic District, and provide accessibility to disabled persons.

12. The Board finds that the Applicant has conclusively demonstrated that all the exception criteria have been met.
13. The Board finds that the alterations proposed for the north, east and south façades do not require exceptions because those facades are not primary, and there is no addition proposed which would expand the footprint of this structure.
14. 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.
15. 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.
16. 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 grants the exception requested in the application.
3. The Board approves Items # 1-6 as set forth in the application, as recommended by the Staff, with the following additional condition:
    - New windows will have simulated divided lites or true divided lites.

IT IS SO ORDERED ON THIS 23rd DAY of APRIL, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, Interim City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-7885-HDRB
Address – 646 Old Santa Fe Trail
Agent's Name – Daniel Strongwater
Owner/Applicant's Name – 646 Old Santa Fe Trail, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 27, 2024.

BACKGROUND

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 records of HDRB cases. Those changes were made prior to consistent record keeping by the Historic Preservation Division, which started in the 1990s.

According to an undated New Mexico Historic Building Inventory Form, part of the structure likely was built before 1920. A history provided by the Applicant reads that the owners built a two-room addition in the 1950s, and converted the structure to commercial use in 1969. Since then the building has housed the Blue Corn Restaurant, Nanak's Conscious Cookery and Jacob's Shoe Shop.

The Historic Building Inventory lists this as a contributing structure. There are no records indicating which façades have been designated primary, but the Applicants have not requested approval for any work that would require an exception pursuant to SFCC Section 14-5.2(C)(5).

The Applicant proposes to repair and/or replace the windows and doors on all façades, and to make other exterior alterations:

1. Remove non-period, non-historic fiberglass doors:
    - Replace east façade door with new Santa Fe-style custom wood door;
    - Replace west façade door with new patio-glass door;
2. Repair historic windows and replace non-historic windows:
    - Remove, restore and return historic single-hung windows on east and north façades;
    - Move north façade in-swing casement window up 12 inches;
    - Replace non-historic vinyl window on north façade with aluminum-clad, crank-out;
    - Replace west-façade picture window (under a portal) with aluminum-clad picture window; and
    - Replace two non-original south-façade windows, likely from the 1970s, with aluminum-clad, double-hung windows to match the original 6/1 divided-lite windows on the east and north;

3. Construct a portal on the west elevation;
4. Construct an ADA-compliant ramp, paved with brick, and handrail on south facade leading up to east portal;
5. Repair, strip, restore and stain wooden members of the east-elevation portal;
6. Add a notch in the north-elevation parapet to improve roof drainage;
7. Associated renovation surface treatments and re-stucco; and
8. Add a six-foot coyote fence at the rear of the property.

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 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. The Board finds that exceptions are not necessary for this application because repair and restoration of historic windows are permitted by SFCC Section 14-5.2(D)(5)(a)(i); the windows and doors to be removed and replaced are not historic; and the ADA-compliant ramp is not considered an addition.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-8 as set forth in the application, as recommended by the Staff.

IT IS SO ORDERED ON THIS 23rd DAY of APRIL, 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 # 2024-7830-HDRB
Address – 650 Canyon Rd.
Agent's Name – Jon Dick, AIA
Owner/Applicant's Name – Patrick Rayes Family Partnership

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 27, 2024.

BACKGROUND

650 Canyon Rd. is a house, erected by farmer Ignacio J. Moya in 1914, is now the Atelier Santa Fe art gallery, and is listed as contributing to the Downtown and Eastside Historic District. The simple, side-gabled adobe building recently underwent renovation according to a plan approved by the HDRB (Case # 2020-1615-HDRB). In 2023, the HRDB reviewed the status of a one-room, 256-square-foot shed on that lot, finding it non-contributing (Case # 2023-6399-HDRB). In a hearing March 14, 2023, the HDRB approved demolition of the shed, which had been situated approximately 25 feet south of the main house (Case # 2023-6400-HDRB), and the shed has been demolished.

The project Applicant proposes a new, accessory building to be used as a workshop, on the same lot, to the south of the gallery. The structure will be a Northern New Mexico-style pitched-roof building, set back about 100 feet behind the existing, historic structure, with limited public visibility from Canyon Road. This construction is proposed to be 1,062 square feet (roofed area will be 1,178 square feet). The roof ridge of the building will be 18'6" above finished grade. Historic Preservation 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, "Suede" color. The walls will have a traditional battered appearance. A 15" high moss-rock base will wrap around the building. The pitched roof will be metal-clad. White aluminum-clad wood windows will all have an awning operation. Doors will be dark-stained wood.

FINDINGS OF FACT

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

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

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommends a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards, and that the exception criteria have been met.
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. Under SFCC Section 14-5.2(D)(9)(d), a pitched roof is not allowed unless over 50 percent of the buildings in the affected streetscape have pitched roofs.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(d), would be required for approval of the pitched-roof design in this application, and the Applicant requested this 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: The existing building on the street front has a pitched roof, is a contributing building, and the pitched roof is part of the original design of that building; also, the proposed workshop, set back from the street, has low visibility from the public right of way;
    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: To require a flat roof on this accessory structure would create an incongruous appearance with the original structure on the lot; also, use of the proposed workshop requires a high ceiling, and to require a flat roof on a structure with a high ceiling would require a massive building out of context with the surrounding properties; 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: The lot is approximately 325 feet long, has no development behind the original building, and this project will allow for greater use of the property while still preserving open space and historic orchard trees.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to

exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application.
3. The Board approves the application, as recommended by Staff, subject to the following condition:
    - The slope of the roof pitch will match the pitch of the existing structure.

IT IS SO ORDERED ON THIS 23rd DAY of APRIL, 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 # 2024-7831-HDRB
Address – 365 Garcia St.
Agent's Name – Richard Martinez, Martinez Architecture Studio, P.C.
Owner/Applicant's Name – John and Susan Ey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 27, 2024.

BACKGROUND

365 Garcia St. is a single-family, vernacular residence 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. It began as an extension to the older house and likely was constructed in the 1930s, acquiring its own address in the 1950s, and taking on its current footprint after 1978. It still shares an interior wall with 363 Garcia St.

This property came before the Board on January 23, 2024 (Case # 2023-7720-HDRB) for status review and primary façade designation. The Board designated the west façade as the primary façade, excluding the entrance door, the tiled canopy above it, and the non-original window on this façade. The Board also designated the stucco yard wall with arched gate on the south side of the residence as a contributing structure.

The Applicant requests Board approval of the following items:

1) Replace the south-elevation, non-historic kitchen Dutch door and make it a standard height, four lites with Hemlock finish;
2) Replace the west (Garcia Street) non-historic front door with a chamisal-design door, knotty pine, Cerro Gordo finish with light glaze;
3) Restore the west-elevation yard entry gate;
4) Replace all windows with Pella Reserve clad, "Stormy Blue" color;
5) Enlarge and reposition the south-elevation kitchen window;
6) Replace the exterior light next to the kitchen door;
7) Enlarge and reposition the east-elevation bedroom window to allow egress;
8) Install two Velux skylights, one in the kitchen and one in the bathroom;
9) Move the existing south coyote fence, attached to the west elevation, two feet to the north to allow parking space for another vehicle; and
10) Repair the house stucco to match the existing.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommends a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to 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 that this application does not require an exception pursuant to SFCC Section 14-5.2(C)(5) because the windows and doors to be replaced are not historic, and the two openings that will be enlarged are not on primary façades.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 23rd DAY of APRIL, 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 # 2024-7826-HDRB
Address – 635 Alto St.
Agent's Name – Brian Lawler
Owner/Applicant's Name – Santa Fe Habitat for Humanity

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 27, 2024.

BACKGROUND

The Applicant proposes to construct four townhomes and one single-family detached residence on the vacant lot at 635 Alto St. The lot, which is in the Westside-Guadalupe Historic District, 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 buildings are designed in a Spanish-Pueblo Revival style articulated with divided-lite windows, portales, stepbacks, and changes in stucco color. 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. Although it is a two-story structure, only the top floor will be visible from Alto Street, with the lower floor situated almost entirely below the Alto Street grade. The proposed height of the townhomes, located farther down the grade to the north of the single-family residence, is 22', and they will be accessed from Lower Alto Street.

An earlier applicant submitted a similar application, for two buildings with five total dwelling units, for HDRB review March 22, 2011, See Case # H-11-009. Similarly, in that application the height of the building adjacent to Alto Street was 12'6", and the building adjacent to Lower Alto Street was 24'. That application, which required the Board to approve a height exception, was approved, but the project was never constructed.

FINDINGS OF FACT

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

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

the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District design standards. Staff was undecided whether an exception per SFCC Section 14-5.2(C)(5)(c) was required, noting that SFCC Section 14-14(D)(9)(c)(ii)(F) allows the HDRB to permit a four-foot height variation on sites with change in grade greater than two feet along the building's foundation. The Staff deferred to the HDRB to determine whether an exception was required.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The Applicant proposes to construct a 22-foot four-unit townhome building where the streetscape's permitted height is 19 feet. The Board finds that the change in grade along the townhome building's foundation exceeds two feet.
8. The Board found that no exception is necessary for the structure's height of 22 feet, since SFCC Section 14-5.2(D)(9)(c)(ii)(F), the Board may permit a structure to exceed the maximum height by four feet on sites with a two-foot or greater change in grade along the building's foundation. The permitted height could be increased to 23 feet given this criterion.
9. 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.
10. 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.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, 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 on the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves the application, as recommended by Staff, with the following conditions:
    - The variety of colors proposed for the stucco (presently five) shall be limited to no more than three, and an updated drawing showing the stucco colors shall be submitted to the Staff for administrative approval.

IT IS SO ORDERED ON THIS 23rd DAY of APRIL, 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

~~Architectural Preservation Award Nominee~~

Outstanding examples of preservation, restoration or rehabilitation of a designated historic property

Palace Grocery Store

853 E. Palace Avenue

Downtown and Eastside Historic District

Contributing

The 1,693 square-foot Palace was opened in 1959 by Rebecca Sais who operated the store until 1968 when she transferred ownership to her niece Yolanda Vigil and her husband Meliton and was owned and operated by the couple for 39 years until Yolanda's Death in 2007. The grocery store was one of the many neighborhood stores in Santa Fe and it sold pantry staples and sold more convenience items leading into the 1990s, until its closure.

PALACE GROCERY

PALACE GROCERY
RESERVED PARKING
VAN ACCESSIBLE
Private Office
NO TRESPASSING

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:
Palace Grocery

2. Location:
653 Palace Avenue
Santa Fe, New Mexico
87501

3. Local Reference Number:

4. County
Santa Fe

5. Property Type:
X Building __ Structure
__ Site __ Object

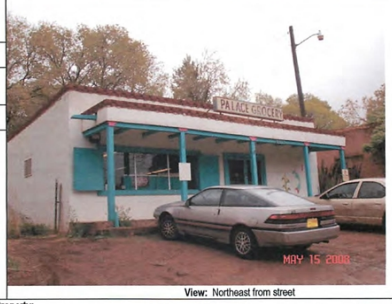
6. Date of Survey:
15 / 5 / 2008

7. Previous Survey Date(s):
/ 3 / 1985
__ No previous survey

8. Name of Project:
Palace Grocery

9. UTM
Zone: 13S
Easting: 416301.03
Northing: 3949199.0

10. Photo Information
Negative Location
Roll #: N/A
N/A Digital
Frame #: N/A



View: Northeast from street

11. Brief Description of the Property:
Property is an active Grocery Store serving the local community and has been owned by same family since 1939. The existing building is a single story adobe structure with a framed roof sloping toward the rear of the property. Floor plan is composed of a large central retail space with service rooms at the rear of the building. Building foundation is exposed concrete. Exterior finish is stucco which has been painted. Both main building and porch have brick coping at the top of the parapet. Corbels on the porch are applied ornament, painted to contrast with the porch. Exterior picture windows are commercial glazing with aluminum vertical muttons and painted wood casing. Plywood shutters flank the main picture window. The east and west sides of the building have small theft resistant windows with security screens. Public entry is via 2 ¾ glazed wood panel doors and similar screen doors. The rear of the building has exposed metal trim and a surface mounted electrical meter.

12. Who uses the property?
Grocery store is run by building owner, and is open to the public.

13. Construction Date: X Known ___ Estimated

Date: Construction between 1958 and 1969. **Source:** See attached NMDOT aerial photo dated 11/10/58 (Additional Photo #2) which shows a vacant lot and attached NMDOT aerial photo dated 02/28/69 (Additional Photo #3) which shows the one story residence.
Date: Between 1963 and 1964. **Source:** Hudspeth's Santa Fe City Directory.
Date: 1967. **Source:** Owner Provided.

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

15. Relationship to Surroundings: __ Similar X Dissimilar
Comments:

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

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

View: East Porch Elevation

17. Surveyor:
(your name, address, telephone number, and any group affiliation)
Barbara J. Felix and Ian Broomfield
Felix Architecture and Design
428 Sandoval Street
Santa Fe, NM 87501
(505) 820-01555

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

Owner:
Lowella Dove

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

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

Describe:

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
Building has not received additions, or had portions demolished since its original construction.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown X No __Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? __ No __Yes, X Unknown
Why?

23. National or State Historic District: (Located in City of Santa Fe HCDEAS)

Is this property in a historic district? __ Unknown X No __ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _____ __ State __ National

24. Supplemental Forms:

__ None X HCPI Detail Form (FORM 2) X Continuation Sheets, # pages: 4

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:
Palace Grocery

2. Location:
853 Palace Avenue
Santa Fe, New Mexico
87501

3. Local Reference Number:

4. County
Santa Fe

5. Date of Survey: 15/5/2008

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
__ 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:
Number: 1

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
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave X Parapet
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
Fixed	Wood	Picture	1
Sliding	Aluminum	2 Pane Horizontal	4

Notes:

11. Doors __ N/A

Type	Style	Material	Number
2 Leaf	Panel	WD / Glass	1 pair
1 Leaf	Plain	Wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)
None

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

14. Other Significant Features
None

15. Modifications: X **No known modifications** See Additional Photos #4, #5 and #6 showing no modifications to the structure after construction, 1996 and 2008 respectively.

#1_____ Date: _____ Known__ Estimated__ Source:

#2_____ Date:_____Known __ Estimated__ Source:

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ 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:_____

17. Documents Available and Their Locations

Survey: Dated: 03/1985 Attached.

SITE:

18. Attached or Associated Properties

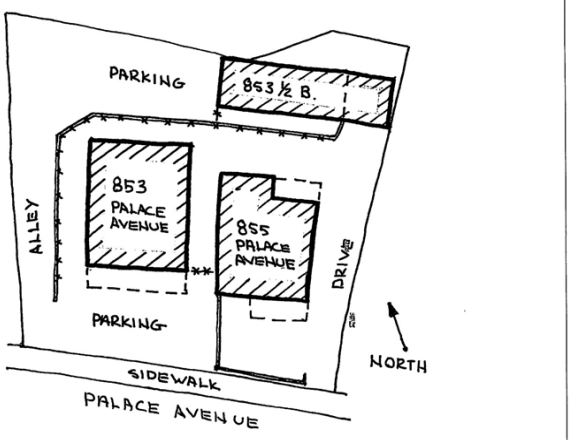
Original property was inclusive of 855 Palace. Currently the grocery store is the only property on the site.

Are associated properties eligible for listing? Yes. Share same address

Neighbors:

Deloris Lavato
Lives two houses to the east (no phone)
Has been living there since the construction of the 855 Palace Residence.

19.Site Plan:



NOTES:

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____		
1. Name of property: (historic and/or current name for property) Palace Grocery	**2. Location:** 853 Palace Avenue Santa Fe, New Mexico 87501	**3. Local Reference Number:**
		4. County: Santa Fe
		5. Date of Survey: 15/05/2008

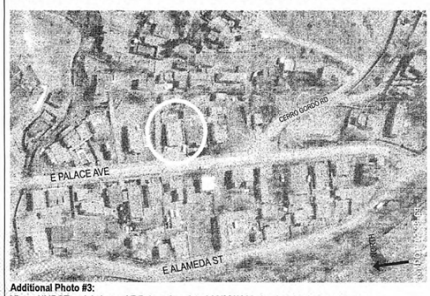
Additional Photo #1:
View: North Elevation

Continued on other side

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Additional Photo #2:
View: NMDOT aerial photo of 853 E Palace Ave dated 11/10/1958 showing the vacant lot.



Additional Photo #3:
View: NMDOT aerial photo of E Palace Ave dated 02/28/1969 showing the finished structure.

Continued on other side

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Additional Photo #4:
View: Northeast from street photo of original construction of unknown date obtained by the owner.

Additional Photo #5:
View: USGS aerial photo of 853 E Palace Ave dated 10/07/1996 showing no known modifications.

Continued on other side

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs

Additional Photo #6:
View: Google Earth aerial photo of 853 E Palace Ave dated 2008 showing no known modifications.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM H 2926

building threatened: yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612381
field no. 5FHD #4	project 2381	UTM reference zone 12 13	easting northing

location description
853 E. Palace

city/town SANTA FE

land ~~grant~~/reservation

building name
Palace Grocery

legal description
twsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 33

negative no. 29

loc. of neg. HPB

plan shape

date of construction
1'45 estimate ___ actua

source

use
present residential
other
historic residential
other

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

type

wall material/surface

architectural features

surroundings
res/comm.

relationship to surroundings
_✓_ similar ___not similar

district potential
___yes ___no

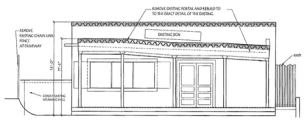
significance
___eligible ___of ✓ none
if eligible, interest
why?
agc

associated buildings? ___yes
what type?

if inventoried, list ID nos.

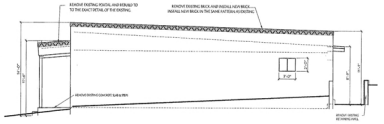
comments

see back? ___yes



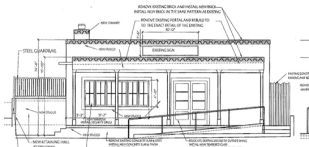
EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



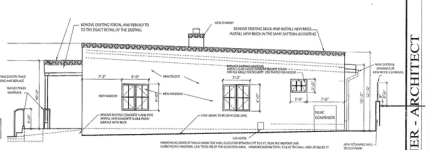
EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

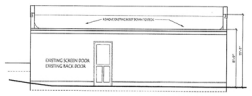
SCALE 1/4" = 1'-0"

THOMAS E. LECHNER - ARCHITECT

LUSHER FINE ART
1001 F. PEACH AVENUE
CLOVIS, CALIFORNIA

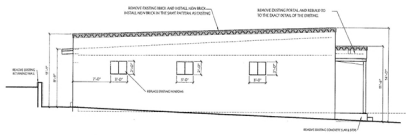
A4

7



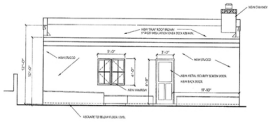
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

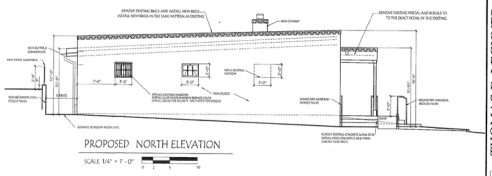
SCALE: 1/4" = 1'-0"

NOTE:

WINDOW SPECIFICATION:
ALL NEW WINDOWS SHALL BE CLAD WOOD WINDOWS IN A BRONZE FINISH
THE WINDOW SHALL BE SINGLE-LITE (SINGLE GLAZED)
WINDOWS SHALL MEET THE CITY OF SANTA FE ENERGY CODE REQUIREMENTS

STUCCO SPECIFICATION:
STUCCO SHALL BE EL REY ELASTOMERIC NO. 119 PALOMINO

TRIM PAINT COLORS:
MAJOR WOOD WORK COLOR SHALL BE TURQUOISE BY SHERWIN-WILLIAMS SHARST AQUARIUM
SECONDARY WOOD WORK COLOR SHALL BE RED BY SHERWIN-WILLIAMS SHARDON PLACAGE RED



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

BY: S. A. S. H. A. P. E.

DATE: 7.19.18

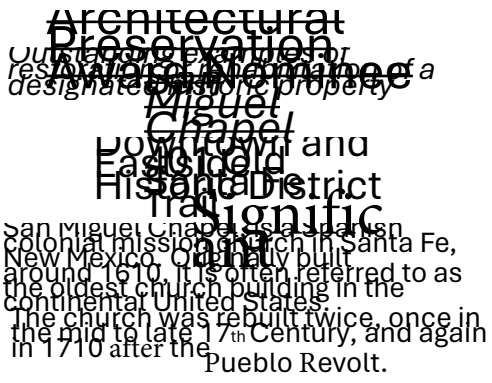
24 VISTA DE LUNA CIR.
SANTA FE, NEW MEXICO 87508
LOT 1 VISTA DE LUNA SUBDIVISION

THOMAS E. LECHNER - ARCHITECT

LUCERO, TYNE, ALT
8237 SAN PATRICIO AVE
SANTA FE, NEW MEXICO

DATE	DESCRIPTION
7.19.18	HDRC
8.16.18	HDRC

A5


Architectural
Preservation
Outstanding examples of
Miguel
Chapel
Eastside
Historic District
Significant
San Miguel Chapel is a Spanish
Colonial mission church in Santa Fe,
New Mexico. Originally built
around 1610, it is often referred to as
the oldest church building in the
continental United States.
The church was rebuilt twice, once in
the mid to late 17th Century, and again
in 1710 after the
Pueblo Revolt.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 401 OLD SANTA FE TRAIL

ID NUMBER: 0516 10637

BUILDING NAME: SAN MIGUEL CHURCH

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2753

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SE 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

____ ESTIMATE 1710 ACTUAL

SOURCE(S) OLD SF TODAY, TREE RING DATE

BUILDING DATA

ARCHITECTURAL STYLE:
SPANISH PUEBLO

USE:

HISTORIC: ~~residential~~
OTHER RELIGIOUS

PRESENT: ~~residential~~
OTHER RELIGIOUS

SURROUNDINGS:
GOVERNMENT/COMMERCIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: FACADE HAS CHANGED STYLE

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

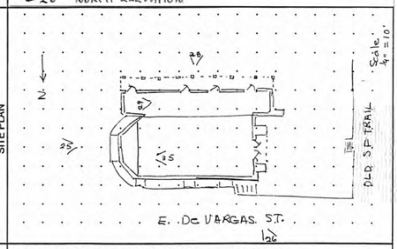
BUILDING THREATENED?

____ YES X NO

PHOTO

#26 NORTH ELEVATION

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ___ ELIGIBLE

LOCAL DESIGNATION: _____ HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 7/15/93 BY AC

NEGATIVES WITH NMHPD ROLL # AC 1 NEG # 25-26-28
29-35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	FLAT ROOF WITH PARAPETS. DOWNSPOUTS SOUTH SIDE. OLD VIGAS VISIBLE APSE + SOUTH SIDE. ROOF STEPS UP TO ACCOMMODATE CLERESTORY WINDOW.
BUILDING WALLS	ADOBE WITH MODERN BROWN STUCCO. HEAVY STONE BUTTRESSES WEST, EAST + NORTH SIDES.
FOUNDATIONS	STONE + CONCRETE FOUNDATION.
DOORS	SANCTUARY WEST ENTRANCE, DOUBLE LEAF WOOD PANEL. SOUTH SIDE, LEFT TO RIGHT, HOLLOW CORE WITH METAL GRILL, WOOD PANEL, HOLLOW CORE, OLD WOOD PANEL. ALL DOORS HAVE PEDIMENTS ON SOUTH SIDE.
WINDOWS	SOUTH SIDE LEFT TO RIGHT, 10 LITE PAIRED CASEMENTS, STATIONARY PANE WITH AIR CONDITIONER, PAIRED AWNING. SOUTH SIDE SECOND STORY WINDOWS 6/6DHW WOOD FRAME. CLERESTORY WINDOW IN ROOF APSE END. PEDIMENTS ON WEST WINDOWS.
PORCHES OR PORTALES	SOUTH PORTAL RUNS FULL LENGTH OF CHURCH, SHED ROOF, SQUARE POSTS, CONCRETE FLOOR, CONCRETE APRON AT FOUNDATION. SHARES COURTYARD WITH BUILDING TO SOUTH, WHICH WAS ONCE PART OF ST. MICHAEL'S COLLEGE.
BALCONIES	
COURTYARDS	
FENCES/WALLS	4½ FT STONE RETAINING WALL NW CORNER OF PROPERTY.
ARCH. DETAILS	REREDOS ALTAR SCREEN PAINTED 1798, RESTORED 1955. HABS PHOTOS 1934. 15 LITE WINDOW ABOVE ENTRANCE DOOR.
OTHER	BLD. FACADE HAS CHANGED MANY TIMES. EARLY 19C TRIPLE TOWER COLLAPSED IN 1870. NEW SINGLE TOWER HAD SHUTTERED LOUVERS.
COMMENTS	IN 1859 BISHOP LAMY BROUGHT CHRISTIAN BROTHERS TO SF TO OPERATE SCHOOL NEARBY + THE CHURCH. IT IS A PARISH CHURCH TODAY + IS BEING MAINTAINED. EVEN THOUGH THE BLD CHANGED OVER TIME THE SMALL CHURCH IS ARCHITECTURALLY SIGNIFICANT AND STILL PLAYS A PART IN SF HISORY AS A WORKING CHURCH.

ADDITIONAL PHOTOGRAPHS

#28 SOUTH ELEVATION

#25 APSE EAST

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS 401 OLD SANTA FE TRAIL

ID NUMBER: 0516 10637

SANTA FE ID NUMBER: H 2753

SURVEYED/RESEARCHED
DATE 7/15/93 BY AC

#29 SOUTH PORTAL

#35 REREDO

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

Architectural Preservation

Work that includes the preservation, protection, or restoration of a designated historic property

251 Washington Avenue

Downtown and Historical Core

Contributing

Permitted to restore historic roof, chimney, and porch

City of Santa Fe, New Mexico

memo

DA Jaimar
TE 2021
TO Historic Districts Review Board
OM Michael Rodriguez, Senior Planner, Historic Preservation Division

Case # 0214673-
HDRB

Address:
Historic Status:
Historic District: Downtown and Eastside

ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Staff memo
- Aerial
- Photograph
- Inventory
- Zoning
- Review Sheet
- Staff reports and findings
- Minutes
- HDRB cases

APPLICANT SUBMITTALS

- Site
- Plan/Flo or Plan
- Elevatio
- Other:
- material and color chips
- Oil exhibits
- responses

SUMMARY

RECOMMENDATION

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

BACKGROU

SUMMARY

Byron Avenue is a Mission
Revival structure dating from
approximately 1935. It was
constructed as an automobile service
station. On August 31, 1992,
according to a city staff
report, the structure retained historic
features including white stucco walls,
a flat roof with
stepped parapet over the canopy,
[illegible] ceiling under the
[illegible] the
[illegible] of the
[illegible] after the lead already
[illegible] was
[illegible] Shell Oil.
[illegible] a
[illegible] which
[illegible] to
[illegible] tile
[illegible] this
[illegible] fixtures
[illegible]
[illegible] to match paint
[illegible] paint, stucco
[illegible] requested for
[illegible] walls to match
[illegible] for this
[illegible] to
[illegible] with the
[illegible] The
documentary evidence provided
clearly indicates that the original color-
[illegible] to prevent or
[illegible] by the
[illegible] damaged
[illegible] a false sense of
[illegible] structure's
[illegible] when in fact it has a
history that is different and unique to
the period.

Staff Response: Staff agrees with the applicant's responses. It is an injury to the public welfare to create a false sense of history through the application of paint colors to a building that was not part of the City historic record. Staff has looked at other historic buildings in the area and has found that the history of the building and its colors add to the complexity of the streetscape and Santa Fe. We agree with the applicant's response that to celebrate the building and Santa Fe's history per the HRDB recommendations from 1992.

City of Santa Fe, New Mexico

memo

8/31 owner indicated (w/ photo documentation) @ hearing showroom windows enlarged openings. HDRB det. bldg still retains integrity.

August 31
DATE: ~~July 20,~~ 1992

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

SUBJECT: 201 Washington Avenue

Staff consultant conducted a site visit to this property on July 7, 1992 to meet the owner, Herman N. Wisenteiner, to discuss any additional information he might have regarding the structure which is currently considered contributing on the City's Historic District Status Map. In addition, archival research was also conducted to better understand the building.

This unique Mission Revival style automobile service station dates from approximately 1935, and retains historic features such as white stucco walls; flat roof with stepped parapet over the canopy; pressed metal ceiling under the canopy; and simulated terra cotta tile detailing (metal painted to look like red tile). The tile accents were originally green, reflecting the corporate colors of the original Sinclair Oil ownership of the station, and the green is apparent where the red paint has peeled.

Most windows are 6-lite steel casements with a heavier muntin at the lower third of the window. The construction material of the building, evident from the interior, is pentile with brick window surrounds. There is a cinder block addition to the rear of the service bays. Aerial photographs document the addition as having been constructed between 1951 and 1960. For the most part, windows in the addition match those in original portion of the building, and are surrounded by brick lintels and sills. The garage door and large multi-lite aluminum east windows are obvious replacements of these historic features yet most likely have not resulted in the alteration of the openings themselves.

Part of the process of determining the contribution of this particular structure to Santa Fe's Core Historic District is an understanding of the larger issue of historic roadside architecture of the United States and the value of such architecture in a more comprehensive understanding of the growth and development of the country. Such structures as gasoline stations and other automobile-centered buildings have only recently begun to be recognized for their contribution to American Culture. Some of the best examples are even recognized through individual listing on the National Register of Historic Places.

The importance of roadside architecture as the tangible remains of this country's more recent history of westward expansion was stressed during a recent national conference sponsored by the Society of Architectural Historians and the Society for Commercial Archeology which was held in Albuquerque. A session entitled, "The Twentieth Century Commercial Roadside" included a discussion of the gasoline station, its placement within the history of the U.S., and its subsequent worthiness of preservation.

The New Mexico Historic Preservation Division has sponsored studies of Route 66 through New Mexico as part of a larger National Park Service-effort to recognize the historical importance of these road-related structures including motels, gas stations, restaurants, and curio shops.

At the local level, the placement of such a structure in the historic downtown supports the overall diversity which has assisted in allowing Santa Fe to survive. Placement of this historic filling station downtown also functionally relates to what was a national trend to do the same. The connection of this gas-station to the overall national context of auto-centered architecture heightens its importance in Santa Fe's historic downtown. We are lucky to have such a uniquely designed example.

Staff recommends the Board consider 201 Washington Street a contributing building in the Core Historic District.

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3543

building threatened? yes | surveyed date 11/85 by HMW | county SANTA FE | ID no. 05161 416

field map SFHD #1 | number 416 | UTM reference zone 12 13 | easting | northing

location description
201 WASHINGTON
NE CORNER AT MARLY

city/town SANTA FE

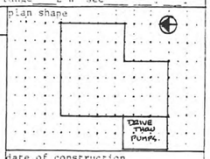
land grant/reservation

building name GULF STATION.

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

film roll by HMW no. SFHD 16 | negative nos. 23 | loc. of neg. [illegible]

plan shape



date of construction
1930-42 estimate 1935-37 actual

source SANBORNS SF DIRECTORY

use
present ___ residential
other GAS STA.
historic ___ residential
other GAS STA.

condition
X excellent ___ good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:
NEW ALUM WDWS IN OFFICE

surroundings
COMMERCIAL

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

MISSION REV. / CORPORATE

CONC.

wall material/surface
TILE / STUCCO

architectural features
TILE COPING, MISSING PARAPET.
NEW ALUM WDWS IN OFFICE
NEW GARAGE DOORS

comments

SINCLAIR

SINCLAIR
FARM PRODUCTS

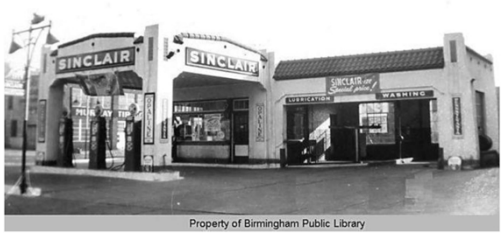
SINCLAIR
FARM PRODUCTS

SINCLAIR

SINCLAIR
SINCLAIR

SINCLAIR
SINCLAIR

SINCLAIR



Property of Birmingham Public Library

SINCLAIR

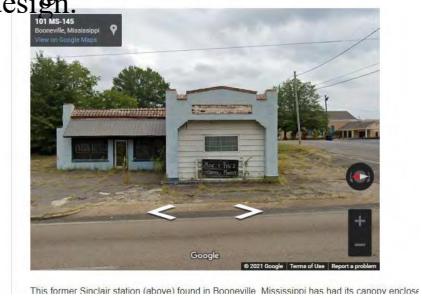
SINCLAIR

SINCLAIR

SINCLAIR
SINCLAIR

Friday is a Gas: Sinclair Station

This former Sinclair station (above) found in Booneville, Mississippi has had its canopy enclosed and its service doors replaced with a storefront. Despite this it is still recognizable as a Sinclair design.



This former Sinclair station (above) found in Booneville, Mississippi has had its canopy enclose

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem — Frank Montaño, Dist. 3
Patti J. Bushee, Dist.1 — Art Sanchez, Dist. 3
Steven G. Farber, Dist. 2 — Amy Manning, Dist. 4
Cristopher Moore, Dist. 2 — Phil Griego, Dist. 4

Project description . : REV. WNDO DETAILS AS PER HDRB 2/14/95 CO
Project number . . . : 95- 10100043
Case Number . . . . . : H-95-50
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 03/14/95

PROJECT LOCATION(S) : 201 Washington Ave

PROJECT NAMES:

OW- Weisenteiner, Herman 120 Circle Dr.
Santa Fe, NM 87501 (505) 4710512

AP- Lloyd And Tryk Architects 301 N. Guadalupe, Ste. 201 Santa Fe, Nm
Santa Fe, NM 87501 (505) 9889789

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on March 28, 1995, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

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PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	NO
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATIONS
USE, EXISTING	SERVICE STATION
USE, PROPOSED	BANK
HISTORIC BUILDING NAME	SINCLAIR OIL

City of Santa Fe, New Mexico
memo

DATE: 28 March 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II

VIA: Dennis Thompson, Planning Division Director

CASE #H- 94-50 ADDRESS 201 Washington Avenue

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
_x_ Minutes of 7/18/94,2/14/95	_x_ Elevations
____ Other _____	_x_ Photographs
	____ Other _____

STAFF RECOMMENDATION:

In accordance with the HDRB's 2/14/95 conditional approval, the applicant has returned with revisions which illustrate the use of steel sash in the exterior windows as well as compliance with Section 14-70.9B3 SFCC 1987 (30° glazing rule).

Staff has requested that the applicant provide product literature illustrating the proposed window units. Pending the appropriateness of the units, as depicted in the literature, staff recommends approval.

mjg\4\2nd\h-95-50

14-70.9 Standards; Downtown and Eastside.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades 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;

(2) 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;

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

(4) 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;

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

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales. setbacks or other design element;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimenary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

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

(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

Attachment 3

NMCRIS ICO HISTORIC BUILDING INVENTORY FORM

H3543

building threatened? yes	surveyed date: 11/85 by HMW	county SANTA FE	ID no. 05161 Lil/
field map SFHD #1	number 416	UTM reference zone 12 13	easting northing

location description
201 WASHINGTON
NE CORNER AT MARCY

city/town SANTA FE

land grant/reservation

building name
GULF STATION.

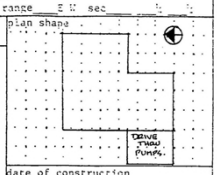
legal description
tnsp ___ N S range ___ E W sec ___

film roll by HMW no. SFHD 16

negative nos. 23

loc. of neg. OHS

plan shape



date of construction
1930-42 estimate 1935-37 actual
source SANBORNS SF DIRECTORY

use
present residential
other GAS STA.
historic residential
other GAS STA.

condition
__x__excellent ___good
___fair ___deteriorating

degree of remodeling
__x__minor ___moderate ___major
describe:
NEW ALUM WDWS IN OFFICE

surroundings
COMMERCIAL

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

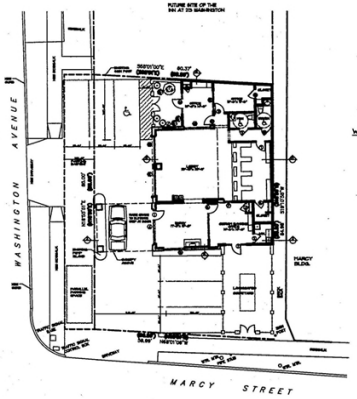
MISSION REV. / CORPORATE.

CONC.

wall material/surface
TILE / STUCCO

architectural features
TILE COPING, MISSION PARAPET.
NEW ALUM WDWS IN OFFICE
NEW GARAGE DOORS

comments

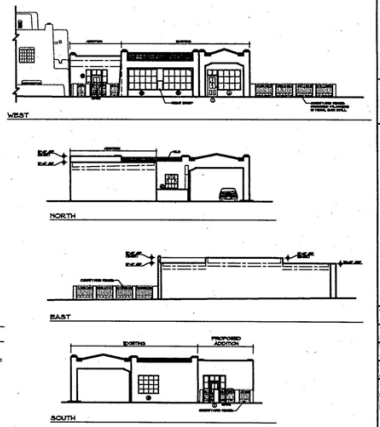


TRACT CONTAINS:
5108.02 SQUARE FEET
(0.1173 ACRES)

FLOOR PLAN / SITE PLAN

SCALE 1/8"=1'-0"

NORTH



BUILDING ELEVATIONS

SCALE 1/8"=1'-0"

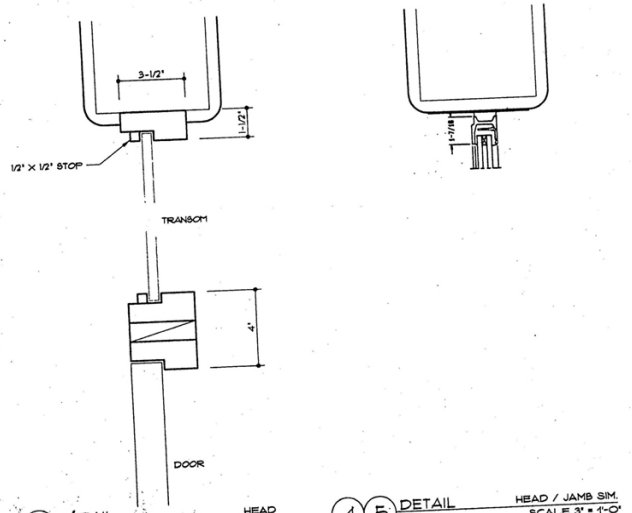
Lloyd and Tink
ARCHITECTS

FIRST STATE BANK
SANTA FE NEW MEXICO

5415

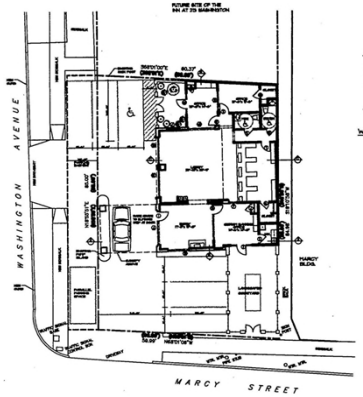
FLOOR/SITE PLAN & ELEVATIONS

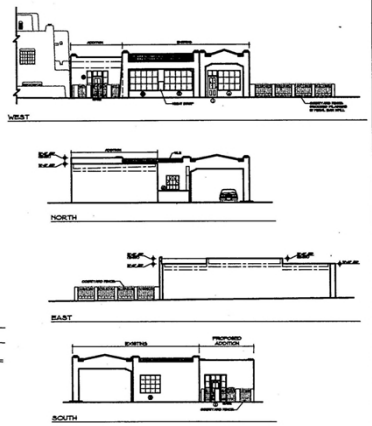
A-2



3 DETAIL — HEAD
SCALE 3" = 1'-0"

4 5 DETAIL — HEAD / JAMB SIM.
SCALE 3" = 1'-0"





TRACT CONTAINS:
5109.02 SQUARE FEET
[0.1173 ACRES]

FLOOR PLAN / SITE PLAN
SCALE 1/8"=1'-0" NORTH

BUILDING ELEVATIONS
SCALE 1/8"=1'-0"

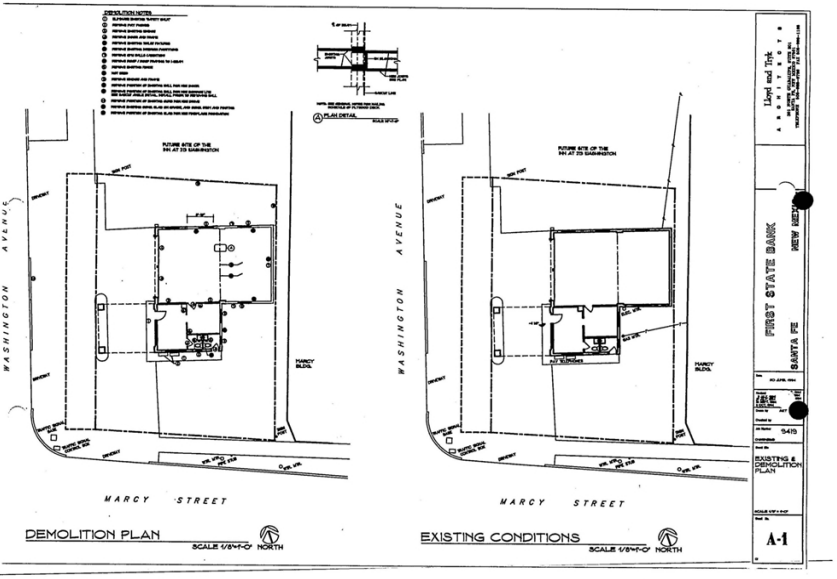
Lloyd and Tink
A R C H I T E C T S

FIRST STATE BANK
SANTA FE NEW MEXICO

5415

FLOOR/SITE PLAN & ELEVATIONS

A-2



Lloyd and Tirk
ARCHITECTS

FIRST STATE BANK
SANTA FE
NEW MEXICO

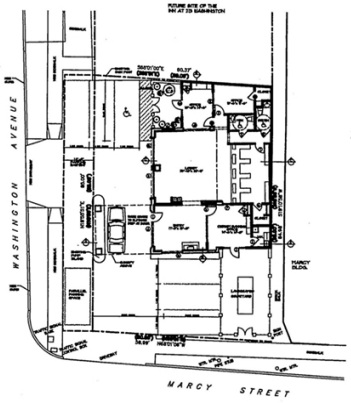
5419

EXISTING & DEMOLITION PLAN

A-1

*fence detailed on large format drawings.

previous

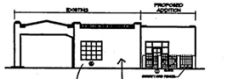


TRACT CONTAINS:
5108.02 SQUARE FEET
[0.1173 ACRES]

FLOOR PLAN / SITE PLAN
SCALE 1/8"=1'-0"
NORTH

new window? (applicant says it is drawn to same config. as

existing - does not mean it is being preserved or is it a new window?

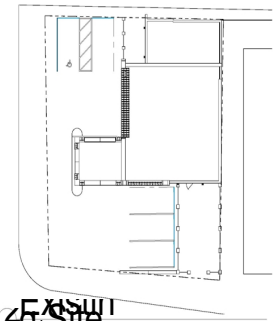


new window (no previous) window/door removed

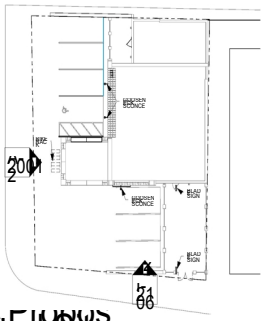
BUILDING ELEVATIONS
SCALE 1/8"=1'-0"

Lloyd and Tirk
ARCHITECTS
FIRST STATE BANK
NEW
SANTA FE
5413
FLOOR/SITE PLAN & ELEVATIONS
A-2

unique Mission Revival Style
automobile service station dating from
1933, specifically
mentioning Sinclair Oil's 1930s
historic corporate green and white
colors, [illegible]
[illegible]
[illegible]
[



Existing Site Plan



Proposed Site Plan

GEISLER PROJECTS

LOS POBLANOS - FARM SHOP NORTE

PROPOSED SITE PLAN

A-1001

DEC 2021

1" = 20'-0"

Checked

EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

GEISLER PROJECTS

LOS POBLANOS - FARM SHOP NORTE

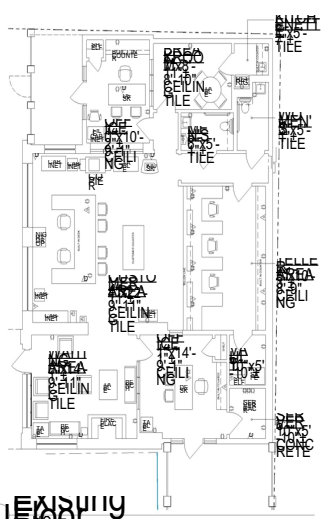
EXTERIOR ELEVATIONS

A-2001

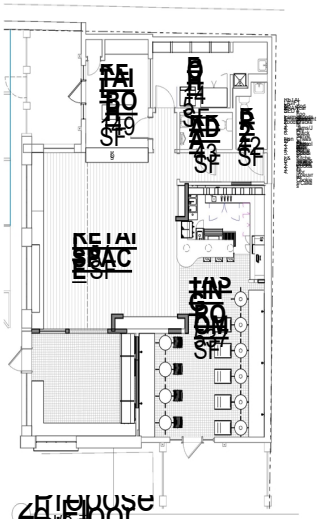
DEC 2021

1/8" = 1'-0"

Checker



Existing Floor Plan



Proposed Floor Plan

GEISLER PROJECTS

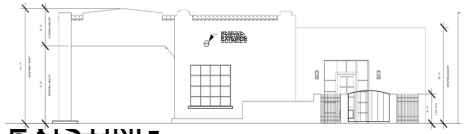
LOS POBLANOS - FARM SHOP NORTE

FLOOR PLAN

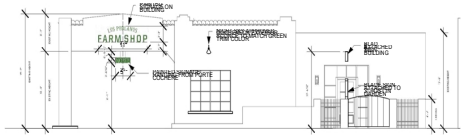
I-1103

DEC 2021

1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION



4 EXISTING SOUTH ELEVATION Copy 1

GEISLER PROJECTS

LOS POBLANOS - FARM SHOP NORTE

EXISTING ELEVATIONS

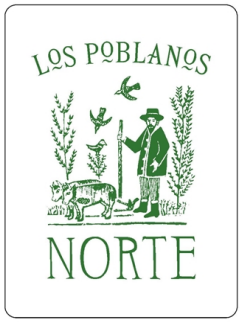
I-2106

DEC 2021

1/8" = 1'-0"

Checker

LOS POBLANOS
NORTE


LOS POBLANOS
NORTE

LOS POBLANOS

NORTE

Exterior Building Photos and Views

Westbound Street - 87301 (corner of Marcy)

Exterior Building Photos and Views

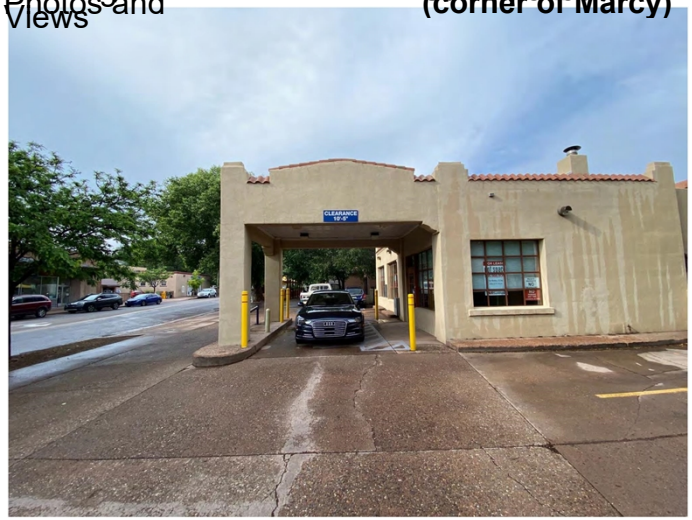
Location: 8750 Street (corner of Marcy)

Exterior Building Photos and Views

Westbound Street, 87501 (corner of Marcy)

Exterior Building Photos and Views

Westbound Street - 8730 (corner of Marcy)



Exterior Building Photos and Views

Washington Street, 8701 (Corner of Marcy)

Existing Spanish roof tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)

Existing Spanish roof tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)

Existing Spanish roof tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)

Existing Spanish roof tiles, painted red over original green glaze

201 Washington Street, 87504 (corner of Marcy)

Existing Spanish roof tiles, painted red over original green glaze

201 Washington Street, 87501 (corner of Marcy)

Compatible Remodel Nominee

Outstanding example of building remodel that harmonizes with historic structures within historic district.

826 Canyon Road

Downtown and Eastside Historic District

Renovation of roof, windows, doors, re-stucco

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

February 11, 2022

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

1. Name of property: The Studio of Gian Andrea

2. Location: 626 Canyon Road Downtown and Eastside Historic District

3. Local Reference Number: 1054

4. County: Santa Fe

Parcel # 10164608

5. Property Type: _x_ Buildings: 1 _x_ Structures: walls -1_ __ Site __ Object

6. Date of Survey: February 4 &6, 2022

7. Previous Survey Date(s): _x_ Yes: October 31, 1984 ___ No

8. Name of Project: HDRB status review

9. Lat/Long: 35.6814098,-105.9281978

10. Photo Information: Sharon Joyce, photographer. View of north, front façade, facing southeast.

11. Brief Description of the Property:

The former Studio of Gian Andrea is a simple, rough-looking building showing to the street one of the most uncomplicated façades on Canyon Road. Perched above grade, just west of the Olive Rush home and studio, the older part of the building faces the street with a low-pitch gable roof. Behind this, at a distance, is a stubby second-story volume constructed in 1968. A long, one-story room, also built in 1968, is attached. The 2,314-square-foot building is made of a mixture of adobe, frame, and concrete. It contains a gallery, two bedrooms, and two full baths. The back of the house faces onto a private courtyard. The property has several lot-line walls, divided by openings, connecting properties. A low street wall girds its front façade.

Continued on Page 5

12. Who uses the property? Vacant

13. Construction Date: Date: c. 1920s, with 1968 additions and alterations

_x_ Known ___ Estimated Source: aerial photographs, newspaper accounts, city directory, property records

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

15. Relationship to Surroundings: _x_ Similar ___ Dissimilar

Comments: N/A

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

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

Source: Office of the 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/ Sharon Joyce
For: James and Paul Campion

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

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

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: House _x_ No Status: front wall
Garage or Carport
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 (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: District No. _____ NRHP SRCP Criteria

HCPI No. _____ __A__B__C__D

1. Name of property: The Studio of Gian Andrea

2. Location: 626 Canyon Road 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 4 &6, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Concrete: Block __ Concrete: Cast Stone __ Concrete: Poured __ Composition __ Earth __ Masonry: Plaster __ Masonry: Simulated __ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar __ Stone: Random Coursed __ Stone: River Rock __ Stone: Rusticated __ Stone: Tabular __ Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten __ Wood: Horizontal Siding __ Wood: Log __ Wood: Shingle __ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A Number: _x_ 1 __ 1 1/2 _x_ 2 __ 2 1/2

8. Foundation: __ Not visible __ N/A _x_ None __ At Grade __ Raised Materials: __ Concrete: __ Stone __ Other:

9. Roof: __ N/A Other:

Shape: _x_ Flat _x_ Gabled __ Hipped __ Pyramidal __ Shed Other:

Pitch: __ None _x_ Low __ Medium __ Steep

Features: __ Eave: __ Parapets

Materials: _x_ Asphalt __ Composition __ Earth __ Metal: Prepainted Roll __ Metal: Standing Seam __ Metal: Corrugated __ Metal: V-Crimp __ Tile: Terra Cotta __ Wood: Shingle __ Other:

10. Windows __ N/A

Based on field conditions, several windows were not recorded

Material	Glazing	Number	Operation
Wood	1-1	1	Siding
Wood	8 - paired	5	Casement
Wood	1-1	3	Casement
Wood	Single	5	Fixed
Wood	1-1	1	Fixed
Wood	Pieced	2	Fixed
Metal	1/1	1	Sash
Wood	1/1	2	Sash
Wood	6/6- paired	3	Sash
Wood	Art Glass	3	Fixed

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	5-Light	Wood	3
Single-Leaf	10-Light	Wood	1
Single-Leaf	Full Light	Wood	3
Single-Leaf	Panel	Wood	1

12. Chimneys: Wood; stucco clad

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

14. Other Significant Features N/A _x_ __ No known

15. Modifications:

#1 Date: 1968; construction of second story studio, living room, and storage room; newspaper accounts and aerial photograph.

#2 Date: Unknown; change of windows on all elevations; visual and material evidence.

HCPI Detail Form (FORM2)

(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 Folk	__ Ranch	__ Tudor Revival
__ Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial Revival	__ Other:

Notes: Other: Vernacular; counterculture

17. Documents Available and Their Locations

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

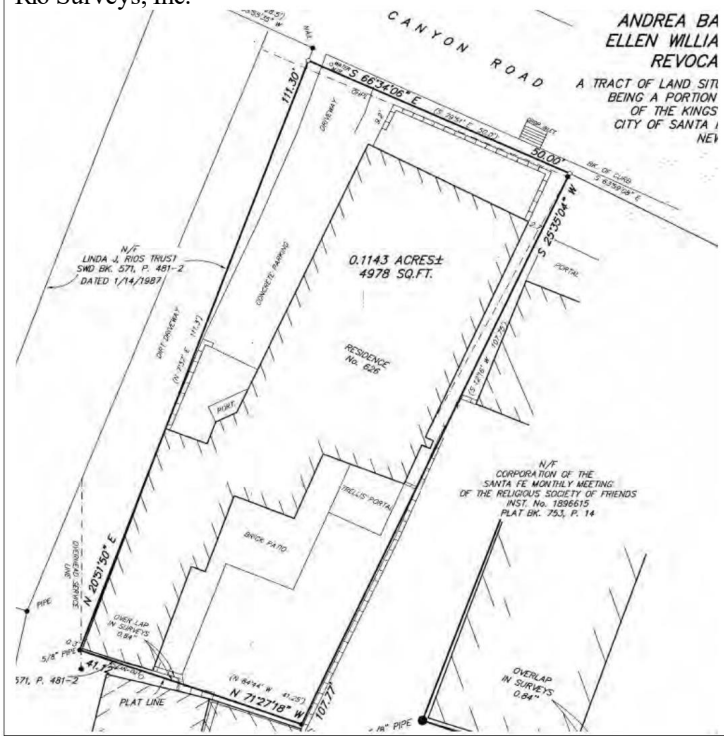
Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

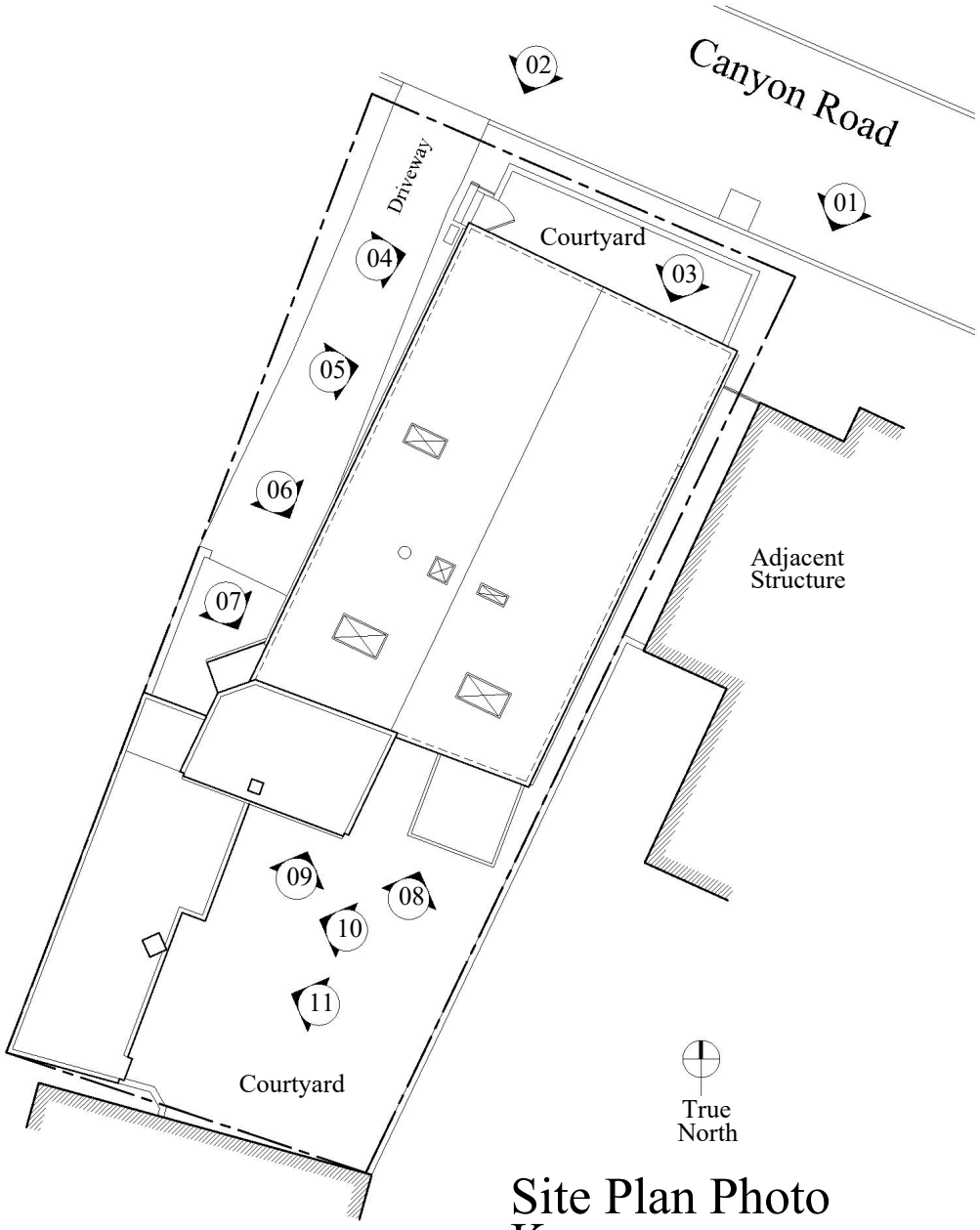
19.Site Plan: Portion of January 2021 survey. Courtesy Del Rio Surveys, Inc.



1 - North Facade (northeast corner) facing Canyon Road

2 – North Facade (northwest corner) facing Canyon Road

9 – South Façade of 2 Story Area



Site Plan Photo Key

626 Canyon Road Santa Fe, New Mexico

7/11/22

~~Compatible Remodel Award Nominee~~

Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

459 Camino Manzano

Downtown and Eastside Historic District

Non-Contributing

Garage addition, Re-Stucco, Kiva fire place

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 HRS4

IDENTIFICATION

ADDRESS: 459 CAMINO MANZANO

ID NUMBER: 05160068

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☐ RANGE 10 E ☒ SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1930's ESTIMATE 1949 ACTUAL

SOURCE(S) OWNER CITY DIRECTORY PLAT 1929 "LOS ARBOLES"

ARCHITECTURAL STYLE: SP PUEBLO REVIVAL

USE: RESIDENTIAL

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? CARPORT WITH STORAGE UNIT

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR COMPLETELY

EXPLAIN: REMODELED - NEW SECTION ON THE SOUTH

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

___ YES X NO

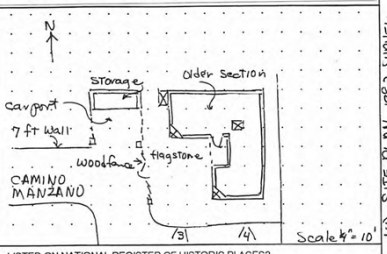
SURVEYED 4/21 BY AC

BUILDING DATA

PHOTO

#1-3 SW CORNER

SITE PLAN



NO SITE PLAN 1983 SURVEY

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

NEGATIVES WITH NMHPD ROLL # 1 NEG # 3 TO 4

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	NEW STUCCO	EXCELLENT
FOUNDATIONS	NOT VISIBLE	
DOORS	FRENCH DOOR - MULTI PANE	
WINDOWS	TRIPLE VERTICAL WOOD CASEMENT	
PORTALES	PORTAL AT ENTRANCE	
CANALES	NEW WOODEN CANALES WEST SIDE	VIGAS WEST + SOUTH SIDES
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	4 FT STUCCO WALL 7 FT STUCCO WALL ON WEST	
ARCH. DETAILS	VIGAS ON WEST SIDE OF OLDER SECTION COVERED WITH TIN	VIGAS ON SOUTH SIDE COVERED WITH ROOF OVERHANG
OTHER FENCE	WOOD BETWEEN CARPORT AND HOUSE	√
COMMENTS	FLAGSTONE PATIO VEGETATION OBSCURES BLD.	

ADDITIONAL PHOTOGRAPHS

#1-4 SE CORNER

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-6-83 by mb	county Santa Fe	ID no. 0516000685
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 459 Manzano

city/town: Santa Fe

land grant/reservation: ~~X~~

building name:

legal description: tnsp 17 N ■ range 10 E ■ sec 30 NW¼ NW¼

film roll by mb no. 4	negative nos. 30	loc. of neg. HPB

plan shape:

date of construction: Pstwar ___ estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
___excellent ___good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style: Pueblo Revival

foundation material:

wall material/surface:

architectural features:

surroundings: Res

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___eligible ___of ___none interest

if eligible, why?

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

comments

Streetscape: wall, header, miscfence, wood fence, ~~fence~~, driveway, stone curb, concrete, accessible

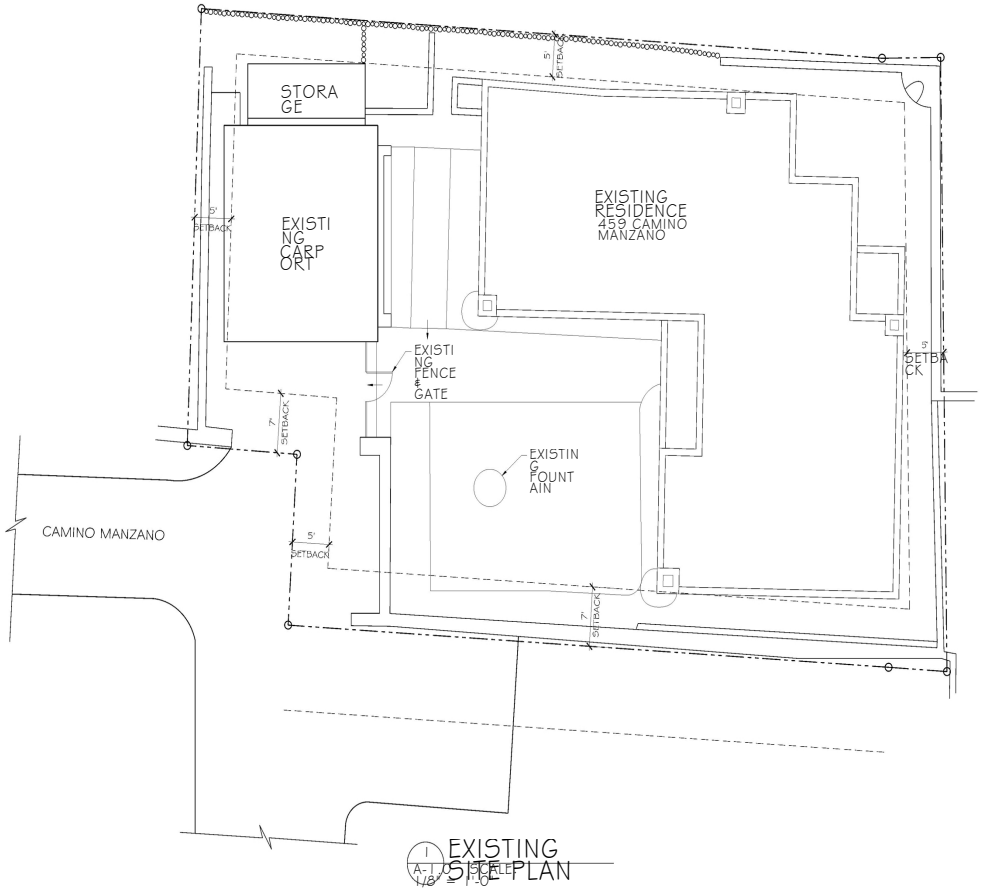
ARCHITECT [illegible]	KENNY RESIDENCE 439 CAMINO MANZANO SANTA FE NEW MEXICO 87505	VIEW FROM STREET MARCH 30, 2021

[illegible]	[illegible] RESIDENCE 439 CAMINO MANZANO SANTA FE NEW MEXICO 87505	[illegible] LOOKING NORTH MAR 2021

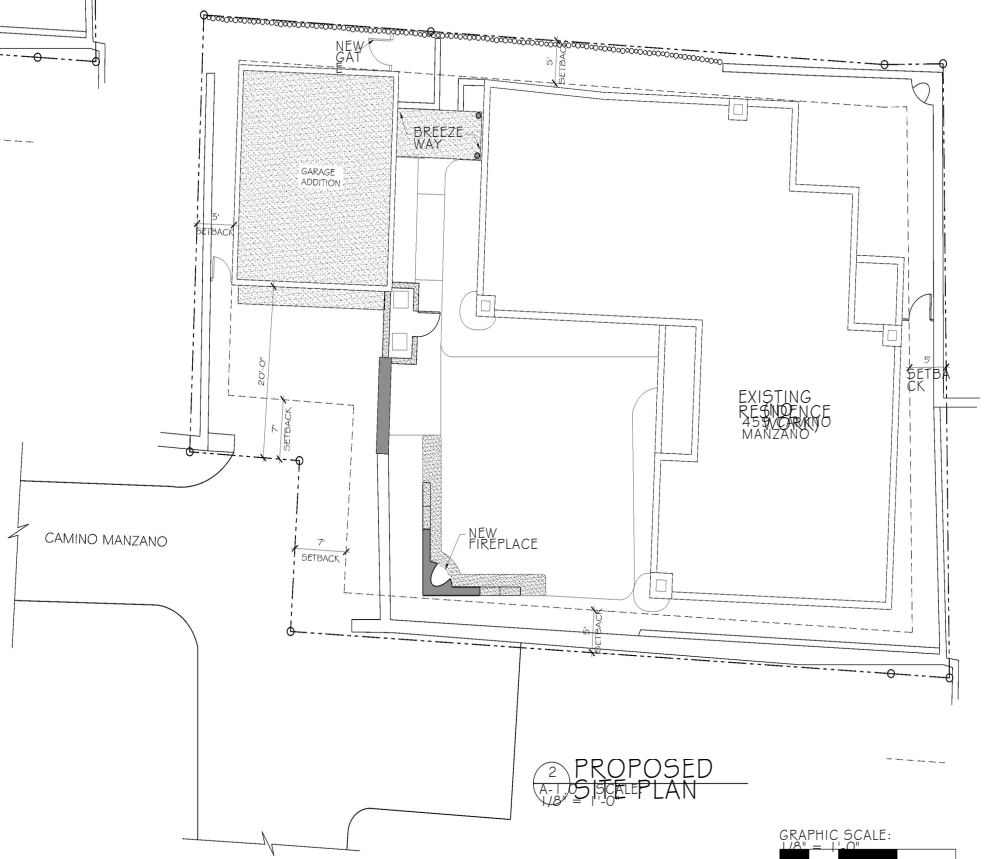
MARC
ARCHITECT
[illegible]

SMITH-
KENNY
RESIDENCE
439
CAMINO
MANZANO
SANTA FE
NEW MEXICO
87505

EAST
ELEVATION
MARCH
30
2021



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



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

GRAPHIC SCALE:
1/8" = 1'-0"
0' 4' 8' 16' 24'

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SMITH-KENNY CARPORT
459 CAMINO MANZANO
SANTA FE, NEW MEXICO

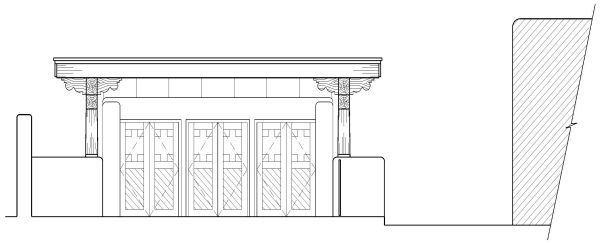
MARCH 29, 2021

EXISTING & PROPOSED SITE PLAN

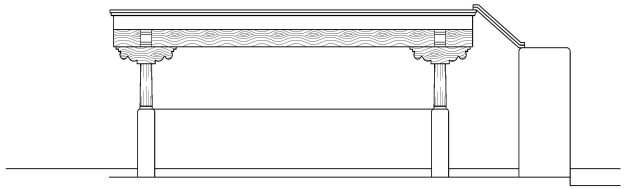
A 1.0

SET #

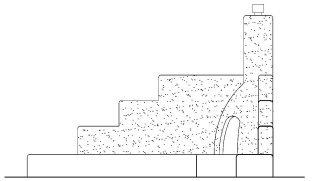
21 SMITH-KENNY



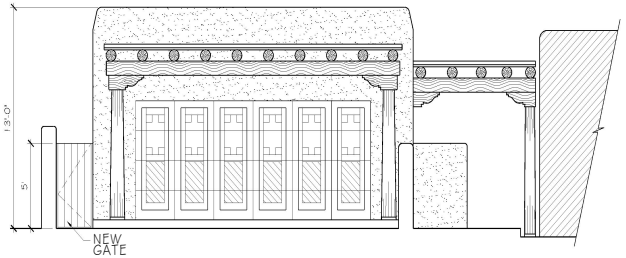
1 EXISTING SOUTH ELEVATION
A-3.0 1/4" = 1'-0"



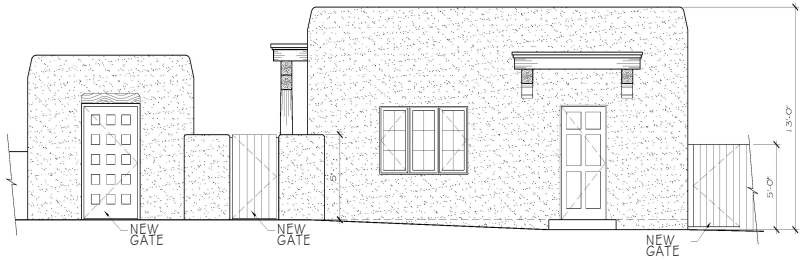
2 EXISTING EAST ELEVATION
A-3.0 1/4" = 1'-0"



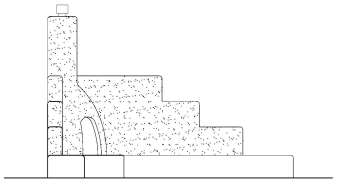
9 FIREPLACE NORTH ELEVATION
A-3.0 1/4" = 1'-0"



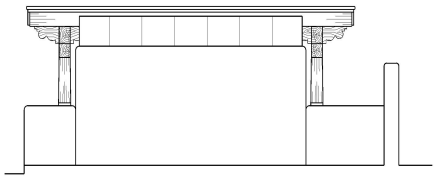
3 PROPOSED SOUTH ELEVATION
A-3.0 1/4" = 1'-0"



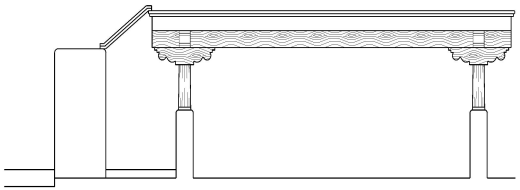
4 PROPOSED EAST ELEVATION
A-3.0 1/4" = 1'-0"



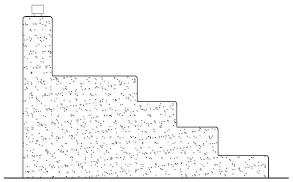
10 FIREPLACE EAST ELEVATION
A-3.0 1/4" = 1'-0"



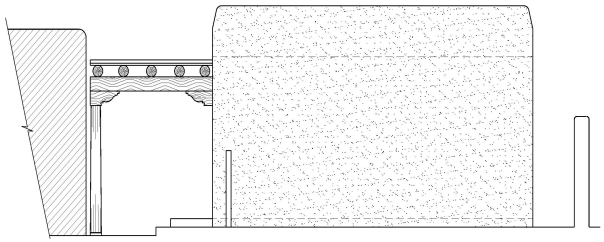
1 EXISTING NORTH ELEVATION
A-3.0 1/4" = 1'-0"



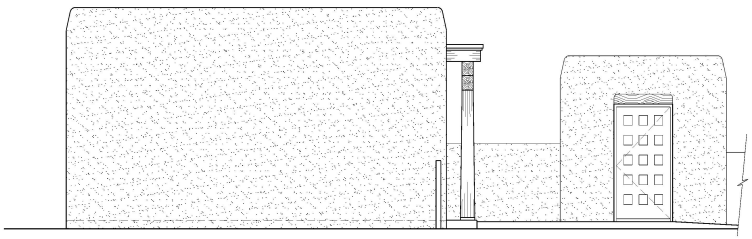
2 EXISTING WEST ELEVATION
A-3.0 1/4" = 1'-0"



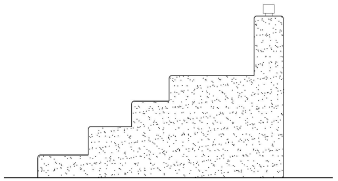
11 FIREPLACE SOUTH ELEVATION
A-3.0 1/4" = 1'-0"



7 PROPOSED NORTH ELEVATION
A-3.0 1/4" = 1'-0"



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



12 FIREPLACE WEST ELEVATION
A-3.0 1/4" = 1'-0"

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

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SMITH-KENNY CARPORT
459 CAMINO MANZANO
SANTA FE, NEW MEXICO

MARCH 29, 2021

EXTERIOR ELEVATIONS

A3.0

SET #
2103 SMITH-KENNY

~~Compatible Remodel Award Nominee~~

Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

104 Calle La Pena

Downtown and Eastside Historic District

Non-Contributing

Construct a 710 sq. ft. addition on the east elevation, replace and enlarge the south portal, replace vehicle and pedestrian gates. Reconfigure yard walls.

Illustrations

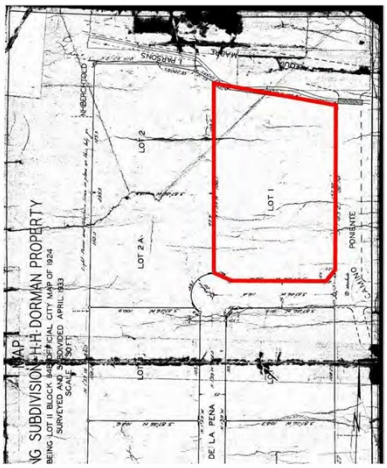


Figure 1: Portion of H. H. Dorman Subdivision showing outline of Lot 1.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

#650

IDENTIFICATION

ADDRESS: 104 Calle La Peña
Camino del Monte Sol National Register Historic District

ID NUMBER: 0516 00 101

BUILDING NAME:

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N ~~S~~ RANGE 10 E ~~W~~ SEC 30 NW1/4 NW1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

BUILDING DATA

DATE OF CONSTRUCTION:
c.1963 ESTIMATE _____ ACTUAL
SOURCE(S) Fire Insurance in city Directory (see comments)

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:
HISTORIC: [residential]
OTHER _____
PRESENT: [residential]
OTHER _____

SURROUNDINGS:
Residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:
✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
✓ YES ___ NO
WHAT TYPE? guesthouse
IF INVENTORIED, LIST ID NUMBER(S)
see comment on reverse

DEGREE OF REMODELING:
___ MINOR ___ MODERATE
___ MAJOR
EXPLAIN: unknown: see comment on reverse

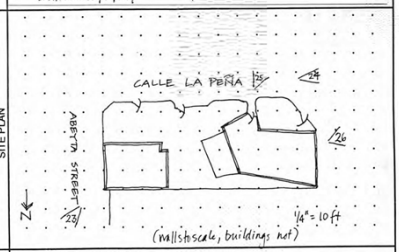
OVERALL CONDITION: unknown: see comment on reverse
___ EXCELLENT ___ GOOD
___ FAIR ___ DETERIORATED

BUILDING THREATENED?
___ YES ✓ NO

PHOTO

south wall of property #24

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
✓ YES ___ NO ___ ELIGIBLE
___ CONTRIBUTING ✓ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
✓ YES ___ NO ___ ELIGIBLE non-contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT
___ SIGNIFICANT ___ CONTRIBUTING ✓ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-24-91 BY Ing.

NEGATIVES WITH NMHPD ROLL # 3 NEG # 23 TO 26

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS		
FOUNDATIONS		
DOORS		
WINDOWS	6 lite casements on greenhouse wall	
PORTALES		
CANALES		
PORCHES		
BALCONIES		
ROOFS		
COURTYARDS		
FENCES/WALLS	stucco over adobe	
ARCH. DETAILS		
OTHER	guesthouse now garage/ greenhouse on East half (1978)	guesthouse - enlarged/remodelled substantially in past 20± years

COMMENTS owner denied permission to survey property; has lived in house for 20yrs.; Site plan from aerial photo; wall to east, bldgs. not; cursory visit indicated pretty good integrity; with getting in to; owner of 774 Augusta Theatre (which it was once part of large compound including 774 & 770 Augusta Theatre; 1935 subdivision map indicates common lot with 774 Augusta Theatre at time of subdivision; lot #1; 1943 survey shows garage on site already. - not guesthouse.

ADDITIONAL PHOTOGRAPHS

looking N into door of house #25

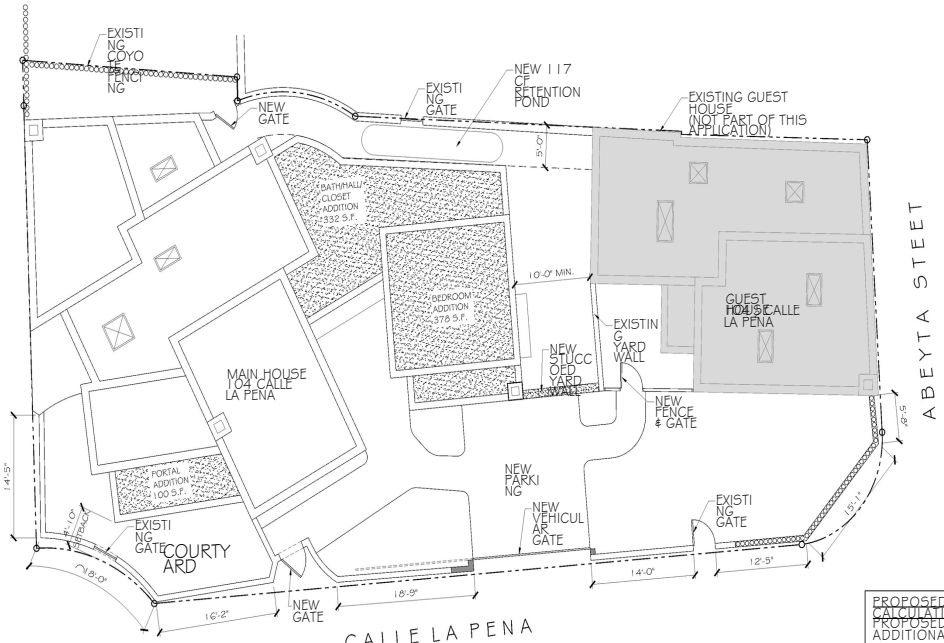
looking east wall of guesthouse #23

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

NORTH

EXISTING COVERAGE CALCULATIONS:

EXISTING MAIN HOUSE ROOF AREA HEATED PORTALS	1,540 SF
EXISTING GUEST HOUSE ROOF AREA HEATED PORTAL	983 SF
TOTAL	2,645 SF



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

NORTH

PROPOSED COVERAGE CALCULATIONS:

PROPOSED MAIN HOUSE ADDITIONAL ROOF AREA	710 SF
PORTALS	50 SF
TOTAL	760 SF
ADDITIONAL REMOVAL OF FRONT PORTAL (-33 SF)	727 SF
NET ADDITIONAL PROPOSED TOTAL ROOF AREA =	3,372 SF
PROPOSED LOT COVERAGE =	53.2 %

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

MARCH 29, 2021

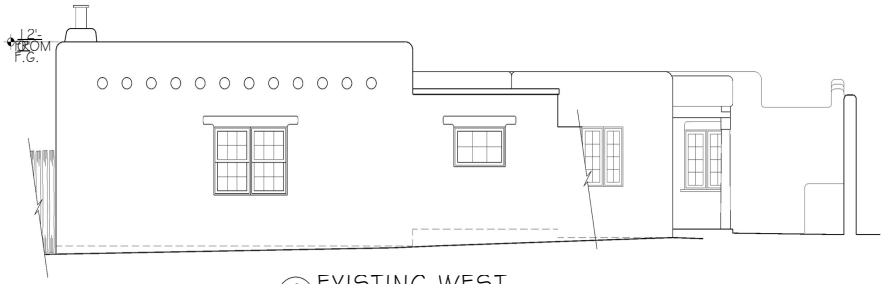
EXISTING & PROPOSED SITE PLAN

A-1.0

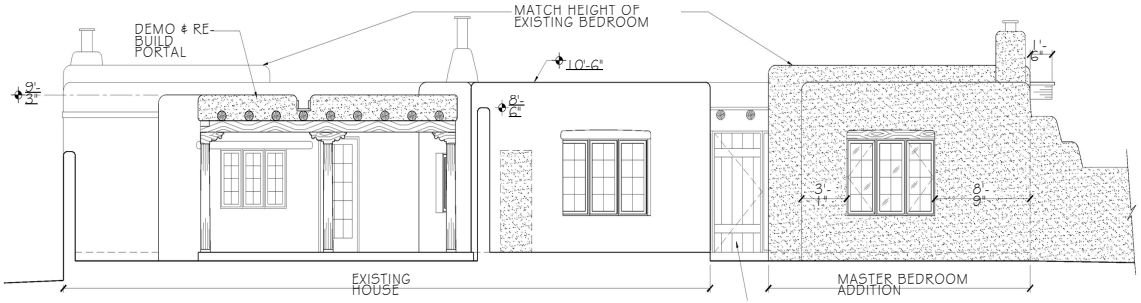
SET

© MARTINEZ ARCHITECTURE STUDIO PC - 2014

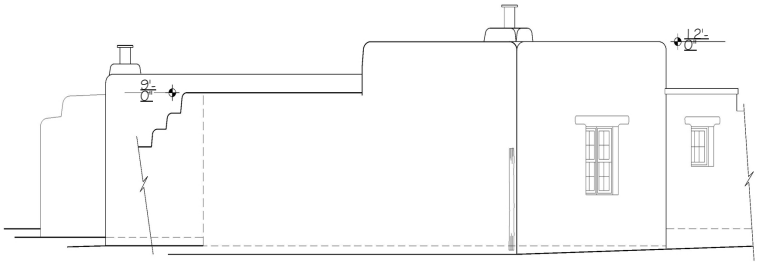
1 EXISTING SOUTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



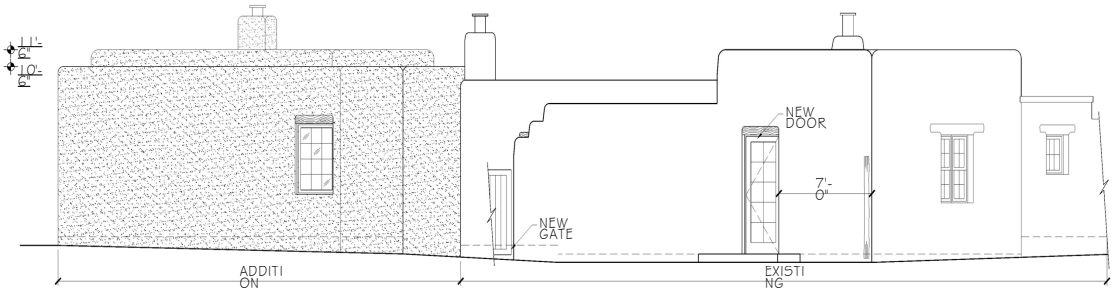
2 EXISTING WEST ELEVATION (NO CHANGES)
A-3.0 SCALE: 1/4" = 1'-0"



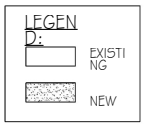
3 PROPOSED SOUTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

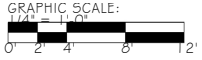


4 EXISTING NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



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





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SANTA FE, NEW MEXICO

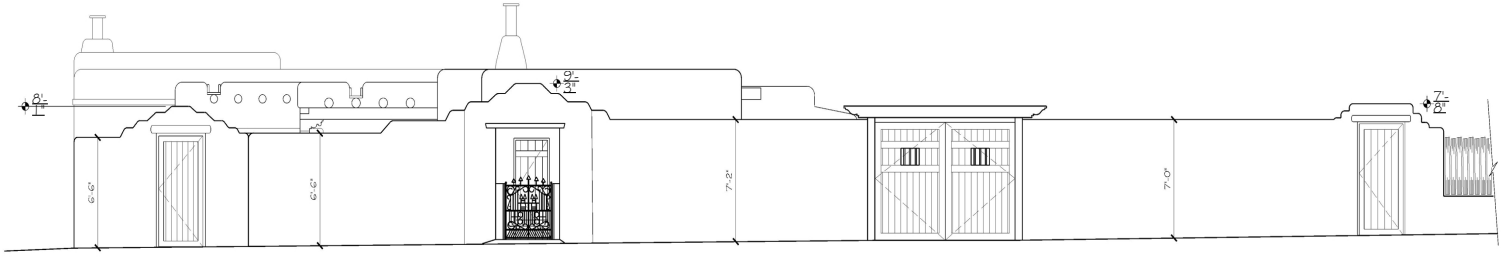
MARCH 29, 2021

EXISTING & PROPOSED ELEVATIONS

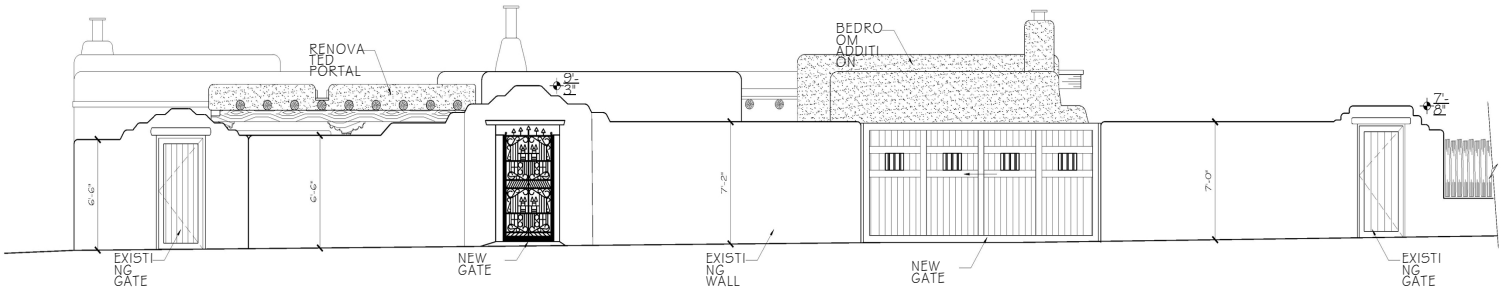
A3.0

SET

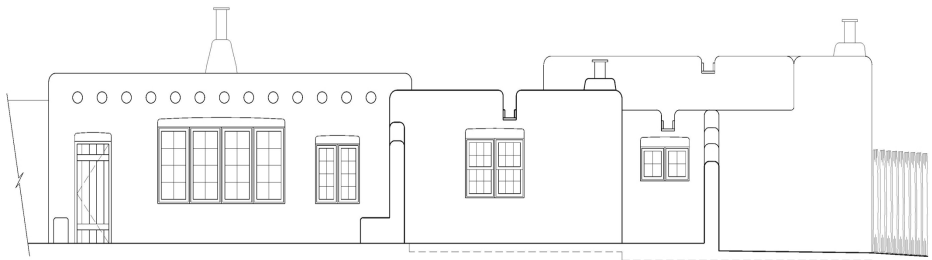
© CANEPA PENA 2014



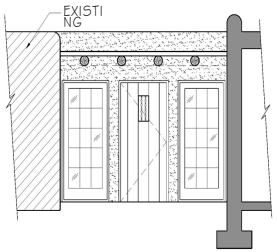
1 EXISTING SOUTH ELEVATION FROM STREET
A-3 1/4" = 1'-0"



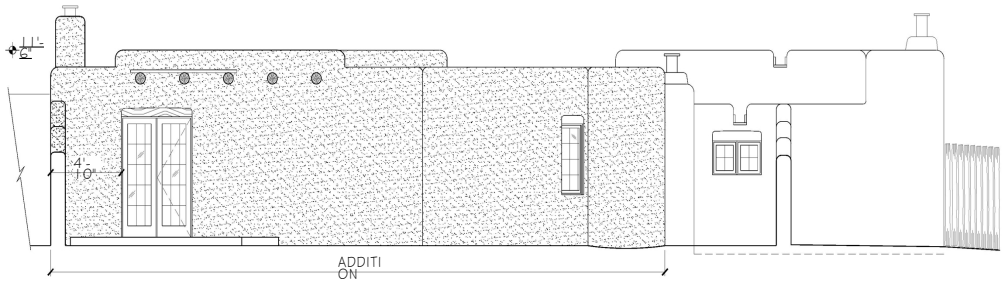
2 PROPOSED SOUTH ELEVATION FROM STREET
A-3 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



5 PROPOSED ENTRY ELEVATION
A-3 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
A-2 1/4" = 1'-0"

LEGEND:
EXISTING
NEW

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

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ANDERSON RESIDENCE
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SANTA FE, NEW MEXICO

MARCH 29, 2021

EXISTING & PROPOSED ELEVATIONS

A3.1

SET #1

CALLE LA PEÑA 2014

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ANDERSON RESIDENCE
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SANTA FE, NEW MEXICO 87505

EAST ELEVATION

SOUTHEAST ELEVATION
INSIDE COURTYARD

SOUTH ELEVATION
INSIDE YARD

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SOUTH ELEVATION

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5 o h.com

ANDERSON RESIDENCE
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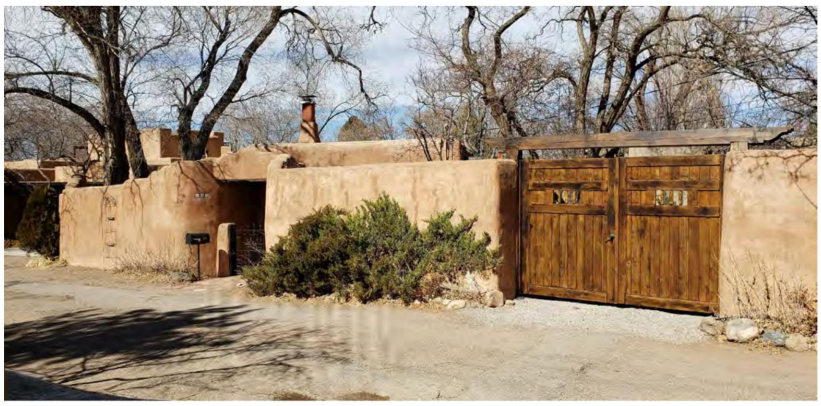
SANTA FE, NEW MEXICO 87505

WEST ELEVATION



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5 o h.com

ANDERSON RESIDENCE
104 CALLE LA PENA
SANTA FE, NEW MEXICO 87505

SOUTH VIEW FROM STREET

~~Compatible Remodel Award Nominee~~

Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

224 Maynard Street

Westside-Guadalupe Historic District

Non-contributing

Renovation from tri-plex to du-plex, enclosed existing north portal area. Install new windows with transoms, re-stucco.

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:

224 Maynard Street
-Rear Unit -

2. Location:

224 Maynard Street
Santa Fe-
Westside-Guadalupe Historic District

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

4. County: Santa Fe

5. Property Type:
_x_Building
__ Structure
__ Site __ Object

6. Date of Survey:

April 23, 2015

7. Previous Survey Date(s):
___Yes:
_x__ No previous survey
Not discussed in May 1985 survey of front house.

8. Name of Project:
HDRB status review

9. Lat/Long:
35.687068, -105.951284

10. Photo Information **Negative Location: Dale F. Zinn/FirstLight Consulting** **View of: East, front, elevation, facing west**
Roll #: Digital

11. Brief Description of the Property:

Situated at the end of a private gravel driveway, the dwelling is a 1,378 sq. ft., single-story, flat-roof structure divided into three rental units. The structure has a north-south axial plan with a higher, square mass at the southeast corner, creating an L-plan form. From an aerial photograph it appears that the roof plane has four distinctive geometric shapes, suggesting the evolution of the structure. The roof is outlined with a parapet on the east, north and a portion of the south elevations. The west elevation has an approximately 2' west-sloping wood overhang terminated with a metal gutter across the entire facade. The front (east) façade is dominated by a non-historic, approximately 250 sq. ft. wood portal supported by four 2'x6' wood posts. This elevation is fenestrated with one 9-light and two solid wood doors with rotary cut geometric windows. Each appears to be a stock unit from the 1950s. The dwelling's windows include an array of non-historic units, including standard aluminum sliding units across the west elevation. Each room is fitted with a large, sliding glass door: one on the north elevation, two on the west elevation. The entire structure is clad with cementitious stucco in several earth tones. The portal is ornamented with a blue dado and gold trim which continues over the entry doors. The structure is a vernacular interpretation of the Spanish-Pueblo Revival style. Based on its composite construction materials – adobe, block and frame – it is assumed that the dwelling started as a small secondary structure to the primary house in front, which was built in c.1935-38 and demolished in c.2012. A 1957 aerial photograph shows the rear unit with its current footprint in place. The wood portal was added between 1967 and 1975, with probable subsequent alterations.

12. Who uses the property? Three-unit rental property

13. Construction Date:
Date: c.1958, current footprint
pre- _x__ Known __ Estimated **Source:** Aerial photographs and city directories

14. Setting:
__ Suburban __ Rural __ Village _x_ 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)

North

Source:
Google Imagery, 2014

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

Dale F. Zinn and Associates,
Consulting Architect

For: Ian McNairy

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

N/A

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? See Analysis of Historical Status

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Westside-Guadalupe Historic District

Recommended Noncontributing Structure to the Westside-Guadalupe Historic District 04/28/15.

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:

224 Maynard Street
-Rear Unit -

2. Location:

224 Maynard Street
Santa Fe-
Westside-Guadalupe Historic District

3. Local Reference Number
N/A

4. County: Santa Fe

5. Date of Survey: April 23, 2015

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 Material: Adobe, Block and Frame

7. Number of Stories: __ N/A
Number: _x_1 __ 1 1/2 __ 2
__ 2 1/2 Other:

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other:
Notes: Known Material: Concrete at addition

9. Roof: __ N/A

Shape: _x_ Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: _x_ 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: Unknown

10. Windows __ N/A

Operation	Material	Glazing	Number
Double-Hung	Wood	1/1 (w/surface mounted muntin)	2
Double-Hung	Metal	6/6	1*
Sliding	Aluminum	1-1	3*

South elevation windows were not fully visible at time of survey.
*indicates non-historic unit

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Half-Glass (9-light)	Wood	1
Single-Leaf	Solid (w/ rotary cut geometric openings)	Wood	2
Sliding	Patio	Metal	2*
Sliding	Patio -	Aluminum	1*

*indicates non-historic unit

12. Chimneys N/A
(describe whether interior or exterior and material)

13. Porches __ N/A
Type: __ Entry _x_ Partial-Width __ Full-Width __ Wrap
Post-1967 east elevation portal

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: Post-1967 construction of front portal; aerial photographs and evidence.
#2 Date: Replacement of windows; date unknown; visual evidence.
#3 Date: Creation of new openings to hold sliding patio doors; date unknown; visual evidence.

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: **224 Maynard Street** **-Rear Unit -**	**2. Location:** **224 Maynard Street** **Santa Fe-** **Westside-Guadalupe Historic District**	**3. Local Reference Number** **N/A** **4. County: Santa Fe** **5. Date of Survey: April 23, 2015**

Figure 11: May 1985 survey of front house, demolished in c.2012. The east portal of the rear unit seems to be the design found currently.

[i] Snow, David H. *"The Santa Fe acequia systems: summary report on their history and present status, with recommendations for use and protection,"* 1988, 11.
[ii] Corrine P. Sze and Beverly Spears, *Santa Fe Historic Neighborhood Study*, 1988, 42.
[iii] Ibid.
[iv] *Santa Fe City Directory*, 1938. El Paso: Hudspeth Directory Company. The directory entry lists Vigil's residence as 220 Young Street.
[v] 1940, Census Place, Santa Fe, Santa Fe, New Mexico: Roll T627_2452, 16A. The census indicates the sisters had lived in the same house five years earlier, 1935.
[vi] *Santa Fe City Directory*, 1960. El Paso: Hudspeth Directory Company.

H21665

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613476
field map SFHD # 7	number 476	UTM reference zone 12 13 easting	northing

location description: 224 MAYNARD

city/town: SANTA FE

land grant/reservation: ~~X~~

building name:

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

film roll by SC no. SFHD # 12	negative nos. 3	loc. of neg. HPB

plan shape:

date of construction: 1933-39 + P45 estimate ___ actual

source:

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

condition: ___excellent ✓good ___fair ___deteriorating

degree of remodeling: ___minor ___moderate ✓major

describe: TOTAL REMOD / P45 ADDS.

style	foundation material CONC.
NMUV	wall material/surface ADOBE/ STUCCO

architectural features:

surroundings: RES.

relationship to surroundings: ___similar ✗not similar

district potential: ___yes ___no

significance: ___eligible ___of interest ✗none

if eligible, why? NC.

comments: MULTIPLE REMODELINGS & ADDS TO C. 1933-39 CORE NOW LOST.

associated buildings? ___yes

what type?

if inventoried, list ID nos.

see back? ___yes

224 Maynard Street - Westside-Guadalupe Historic District HDRB Review

Photo 2: East elevation. Camera facing west.

224 Maynard Street - Westside-Guadalupe Historic District HDRB Review

Photo 3: North elevation. Camera facing south.

~~Compatible Remodel Award Nominee~~

Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

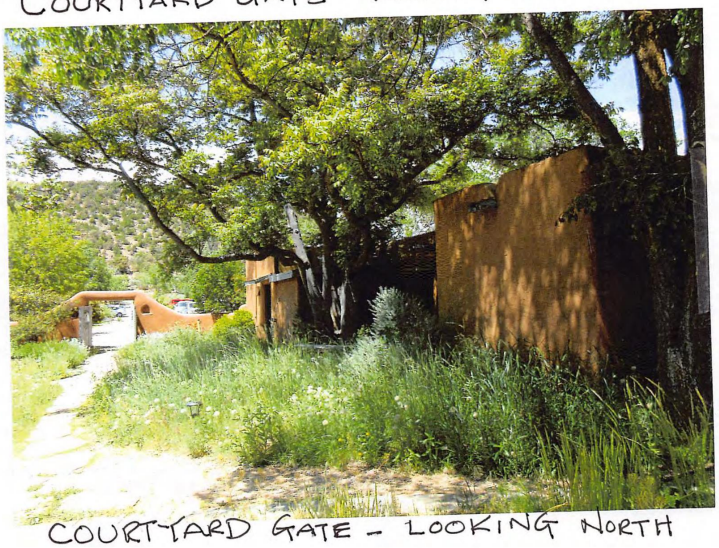
1404 Cerro Gordo

Downtown and Eastside Historic District

Non-Contributing

Addition of 2 garages to the north, monks room, new portals, addition to the south and re-stucco. Addition of skylights and roof mounted solar panels.

COURTYARD GATE - LOOKING South



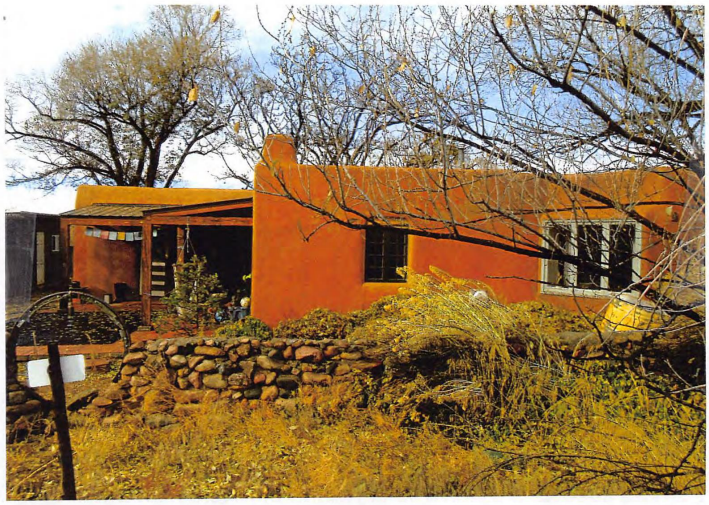
COURTYARD GATE - LOOKING NORTH

WEST ELEVATION - NORTHERN MOST SECTION

WEST ELEVATION - CENTER SECTION

SOUTH ELEVATION - SOUTHWESTERN CORNER

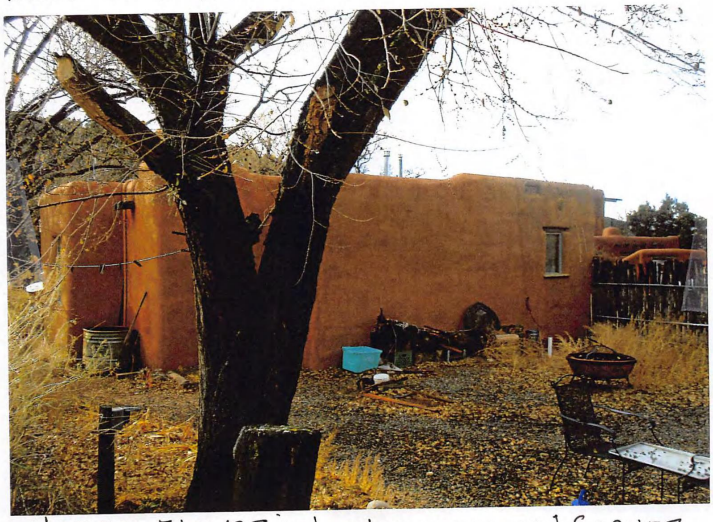
EAST ELEVATION - SOUTHEASTERN CORNER



EAST ELEVATION - SOUTHERN MOST SECTION

EAST ELEVATION - SOUTHERN MOST SECTION

EAST ELEVATION - NORTHERN MOST SECTION



NORTH ELEVATION - NORTH EASTERN CORNER

Compatible New Construction Award Nominee

Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

1292 Leiano Lane

Downtown and Eastside Historic District

3,700 sq..ft. new single-family residence. The building is finished with smooth stucco in Belle Glade
color and the garage doors are clad with cedar stained to match the stucco color.

~~Compatible New Construction Award Nominee~~

Not Invited

Outstanding example of building remodel that harmonizes with historic structures in the historic districts.

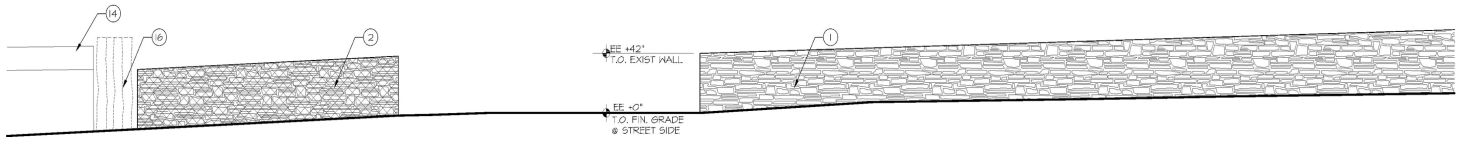
1023 E. Alameda

Downtown and Eastside Historic District

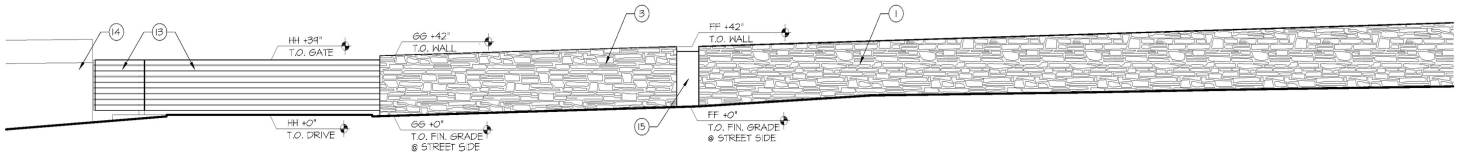
2971 sq. ft. single family residence that combines elements of Territorial and Spanish Pueblo Revival styles. Stucco is Sto's "Sahara", brick coping is dark grey. Exterior walls and portals are finished in El Rey "Adobe" cementitious stucco.

KEYED NOTES

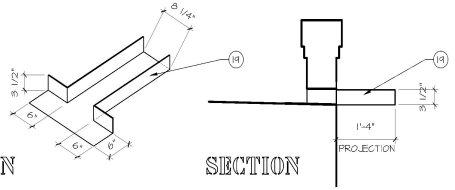
1. EXISTING STONE WALL TO REMAIN
2. EXIST. WALL TO BE REMOVED. EXIST. STONE TO BE SALVAGED FOR RE-USE
3. NEW STONE WALL TO MATCH EXIST. RE-USE SALVAGE STONE FROM DEMO'D WALL.
4. ICF WALL WITH STUCCO FINISH TO MATCH HOUSE.
5. STUCCO SYSTEM - COLOR:SAHARA, FROM STO CORP.
6. ALUMINUM / GLASS WINDOW
7. ALUMINUM / GLASS GARAGE DOOR
8. STEEL POST AND BEAM PORTAL, FINISH TO BE LEFT RAW TO WEATHER.
9. BRICK MASONRY PARAPET CAP
10. STONE PLASTER, STONE TO MATCH EXIST. FRONT WALL
11. EXIST. / PROPOSED STONE WALL IN FORESROUND, SEE 1/A2.1 & A2.1
12. ICF WALL W/ STUCCO FINISH IN FORESROUND
13. NEW WOOD AND STEEL FRAME A/C GATE AND SWING GATE
14. EXIST. STUCCO WALL W/ COYOTE FENCE CAP
15. NEW STEEL PLATE BETWEEN PROPOSED AND EXIST. YARD WALLS, FINISH TO REMAIN RAW AND UNFINISHED
16. HORIZ. BRICK COURSING
17. VERTICAL STAGGERED BRICK COURSING
18. MORTAR JOINTS
19. CUSTOM STEEL PLATE CANALE, FINISH TO BE LEFT RAW TO WEATHER.
20. EXT. WALL SCONCE PER SPEC., DARK SKY COMPLIANT



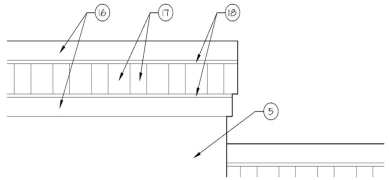
SOUTH
ELEVATION - EXIST. YARD WALL 3
SCALE: 1/4"=1'-0" A2-1



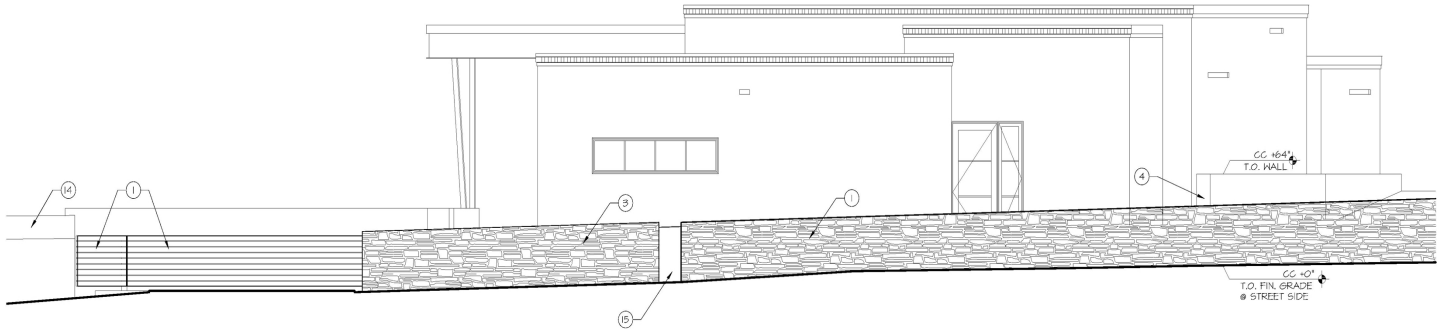
SOUTH
ELEVATION - PROPOSED YARD WALL 2
SCALE: 1/4"=1'-0" A2-1



CANALE DETAILS
SCALE 3/4" = 1'-0"



ENLARGED BRICK PARAPET DETAIL
SCALE 3/4" = 1'-0"



SOUTH
ELEVATION - STREET VIEW 1
SCALE: 1/4"=1'-0" A2-1

PRAXIS INC
ARCHITECTS

SCHNEIDER II RESIDENCE
1025 E. ALAMEDA
SANTA FE, NM
JOB NUMBER: 2142

BUILDING ELEVATIONS

DRAWN BY:	FILE NAME:
BO	SC2-A2-1.DWG
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REVISION	DATE
SD-6	07/21/2021

A2-1

KEYED NOTES

1. EXISTING STONE WALL TO REMAIN.
2. EXIST. WALL TO BE REMOVED, EXIST. STONE TO BE SALVAGED FOR RE-USE
3. NEW STONE WALL TO MATCH EXIST., RE-USE SALVAGE STONE FROM DEMOD WALL.
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11. EXIST. / PROPOSED STONE WALL IN FOREGROUND, SEE 1/A2.1 & A2.1
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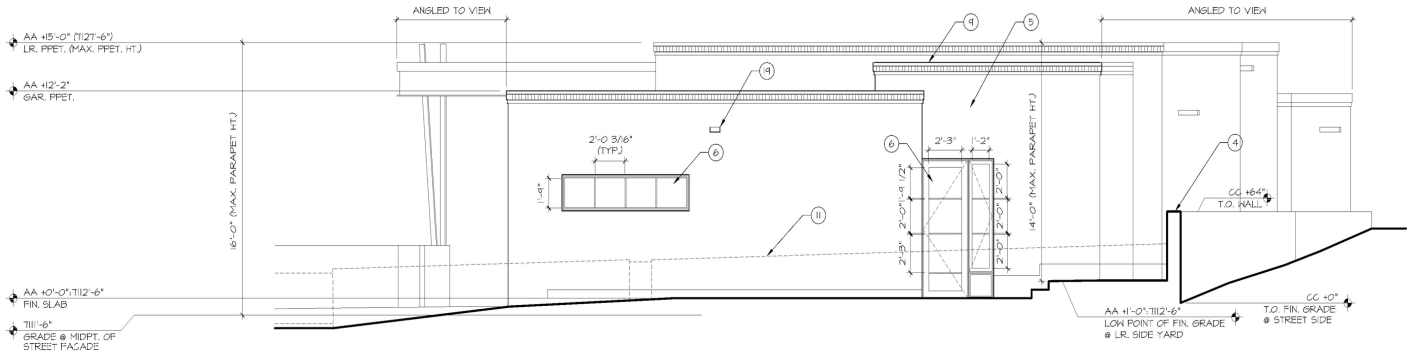
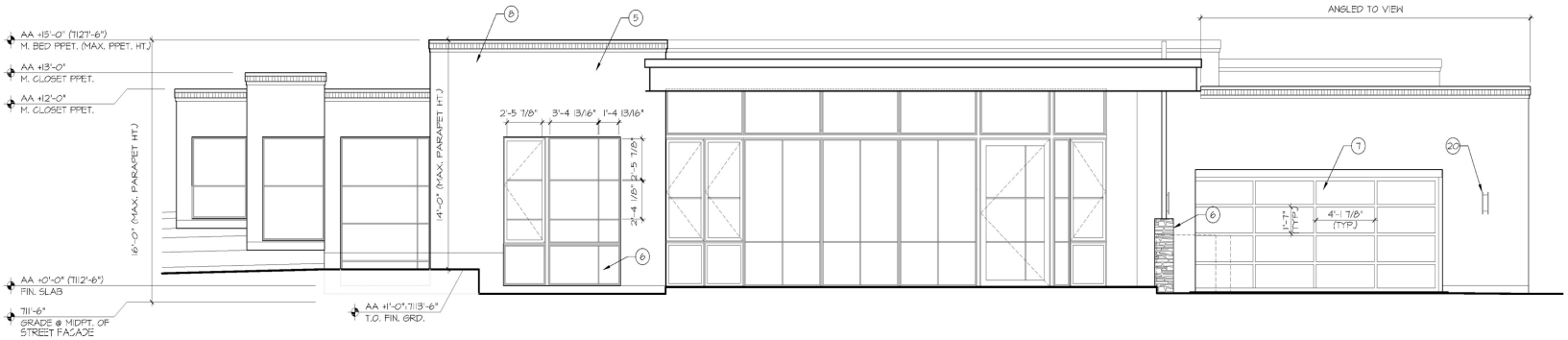


SOUTH ELEVATION

SCALE: 1/4"=1'-0"

2
A2-2



WEST ELEVATION

SCALE: 1/4"=1'-0"

1
A2-2

PRAXIS INC
ARCHITECTS

SCHNEIDER II RESIDENCE
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JOB NUMBER: 2112

BUILDING ELEVATIONS

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A2-2

KEYED NOTES

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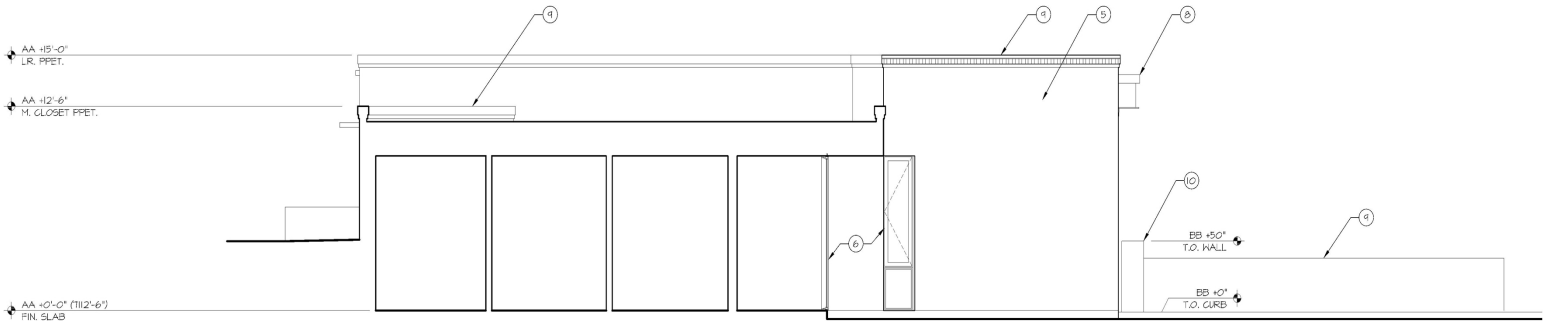
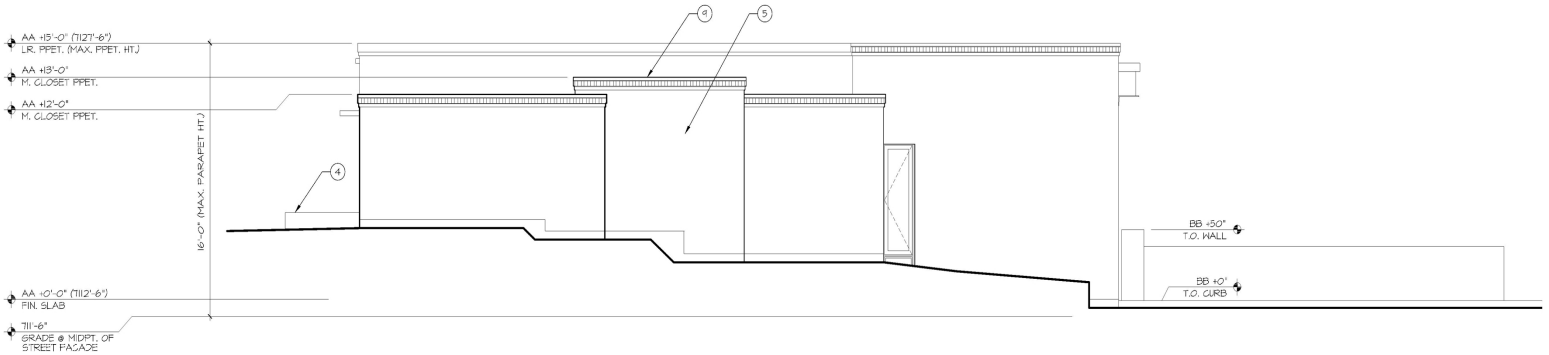


NORTH ELEVATION

SCALE: 1/4"=1'-0"

2
A2-3



NORTH ELEVATION

SCALE: 1/4"=1'-0"

1
A2-3

PRAXIS INC
ARCHITECTS

SCHNEIDER II RESIDENCE
1025 E. ALAMEDA
SANTA FE, NM
JOB NUMBER: 2142

BUILDING ELEVATIONS

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A2-3

KEYED NOTES

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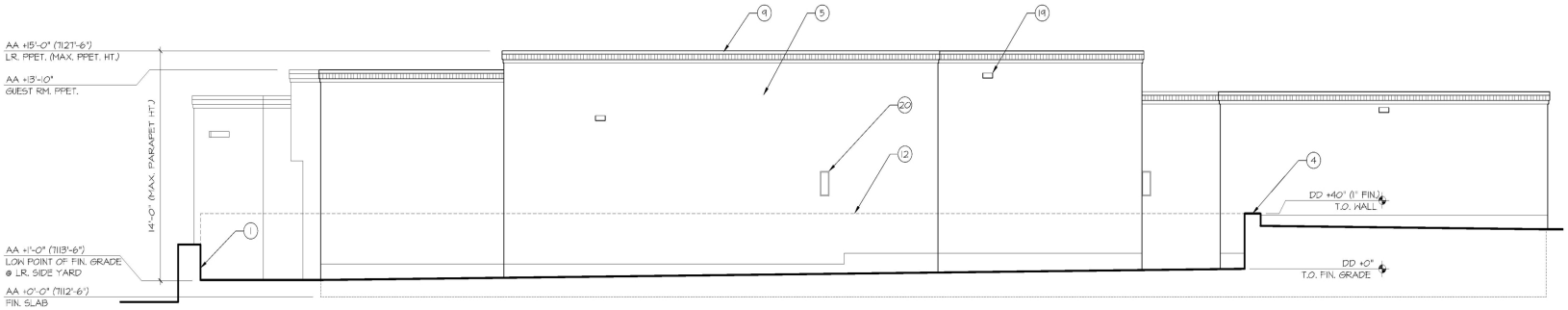
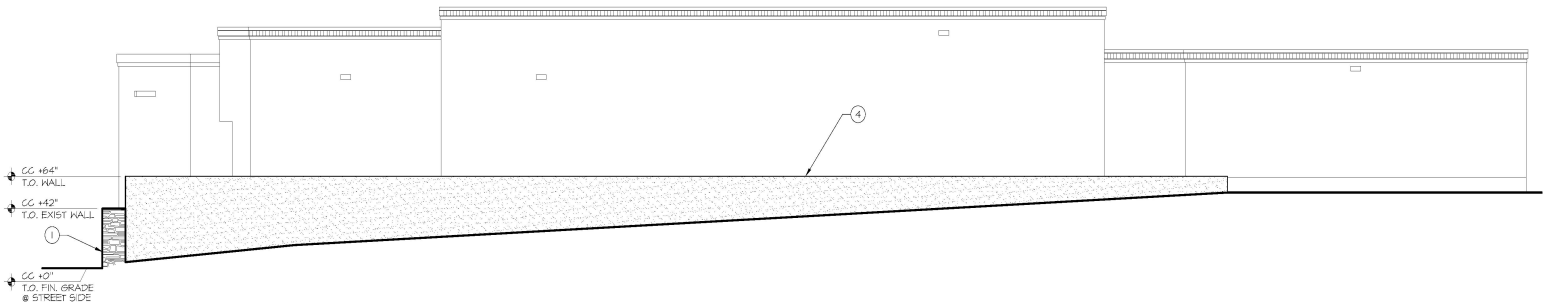


EAST ELEVATION

SCALE: 1/4"=1'-0"

2 / A2-4



EAST ELEVATION

SCALE: 1/4"=1'-0"

1 / A2-4

PRAXIS INC
ARCHITECTS

SCHNEIDER II RESIDENCE
1025 E. ALAMEDA
SANTA FE, NM
JOB NUMBER: 2142

BUILDING ELEVATIONS

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REVISION: SD-6	DATE: 07/21/2021

A2-4

~~Compatible New Construction Award Nominee~~

Outstanding examples of building remodel that harmonizes with historic structures in the historic districts.

675 Alto Street

Westside-Guadalupe Historic District

Non-Contributing

273 sq. ft. freestanding accessory structure to a height of 10’-6” and 517 sq. ft. addition to a height of 12’-0.

City of Santa Fe, New Mexico

memo

DATE: January 8, 2019

TO: Historic Districts Review Board Members

FROM: Carlos Gemora, Land Use Planner

CASE # H-19-002

ADDRESS : 675 Alto St.
Historic Status: Non-statused
Historic District: Westside Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ 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)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(I) Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

675 Alto St. is a residential structure built in the Spanish-Pueblo Revival style in 2002 and is without status in the Westside-Guadalupe Historic District. The existing home is approximately 2,200 sq. ft. and oriented toward Alto Street. The applicants propose to construct an additional dwelling unit and a studio, all attached to the existing home, which will be oriented toward the rear alley/access road sometimes referred to as Lower Alto or Alto Lane. The additional total roofed area will be about 1,100 sq. ft. (790 enclosed) and will be built out of adobe bricks like the existing house. Because of the dramatic slope on the property, the proposed addition will be about 10'-6" below the existing building height, 12'-6" above the proposed finished floor, and 17'-2" above the adjacent driveway. The addition is not expected to be visible from Alto Street.

The proposed addition will have the following features:

1. Synthetic El Rey "Laredo" stucco.
2. Portals and exterior wood trim will be stained with a gray-colored semi-transparent stain and sealer to match the house. No parts of the addition will be painted.
3. Windows and doors will be wood with a "Pebble Grey Mist" finish to match the existing house. Divided lites are not required but windows will have a "prairie" or "mission" style lite pattern.
4. No new walls, fences, or gates are proposed.
5. All HVAC systems will be ground-mounted and screened from public view.

RELEVANT CODE CITATIONS:

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;

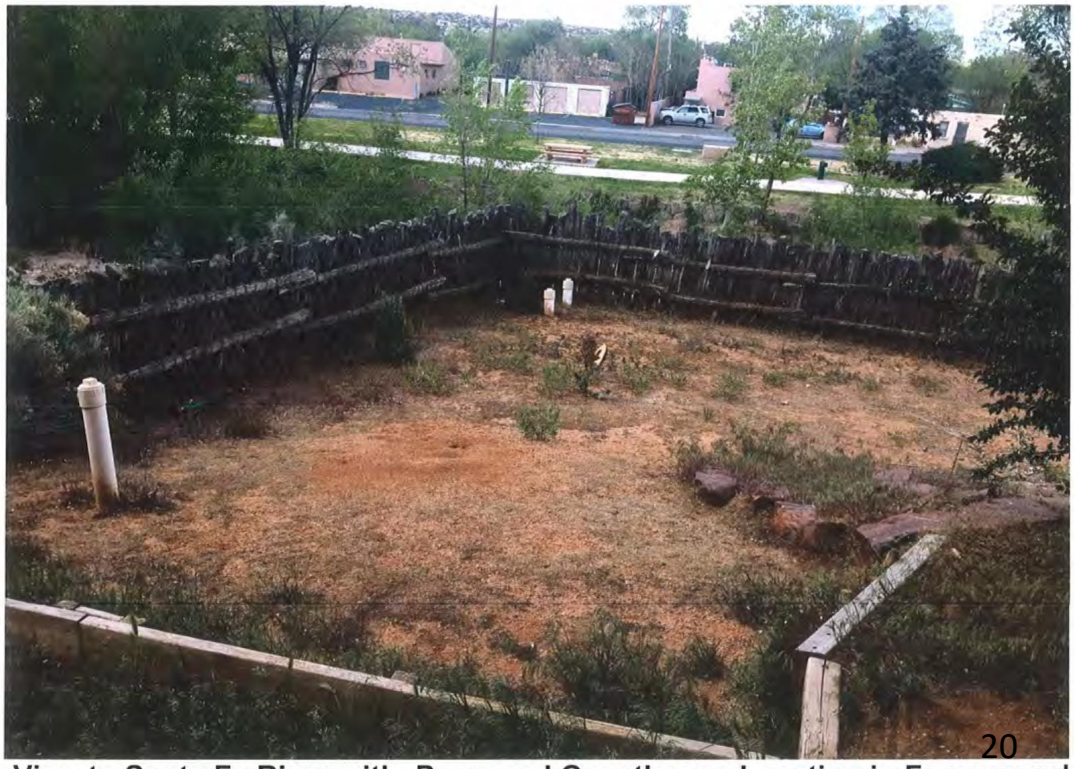
(c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. 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;

(i) Porches and portales are encouraged;

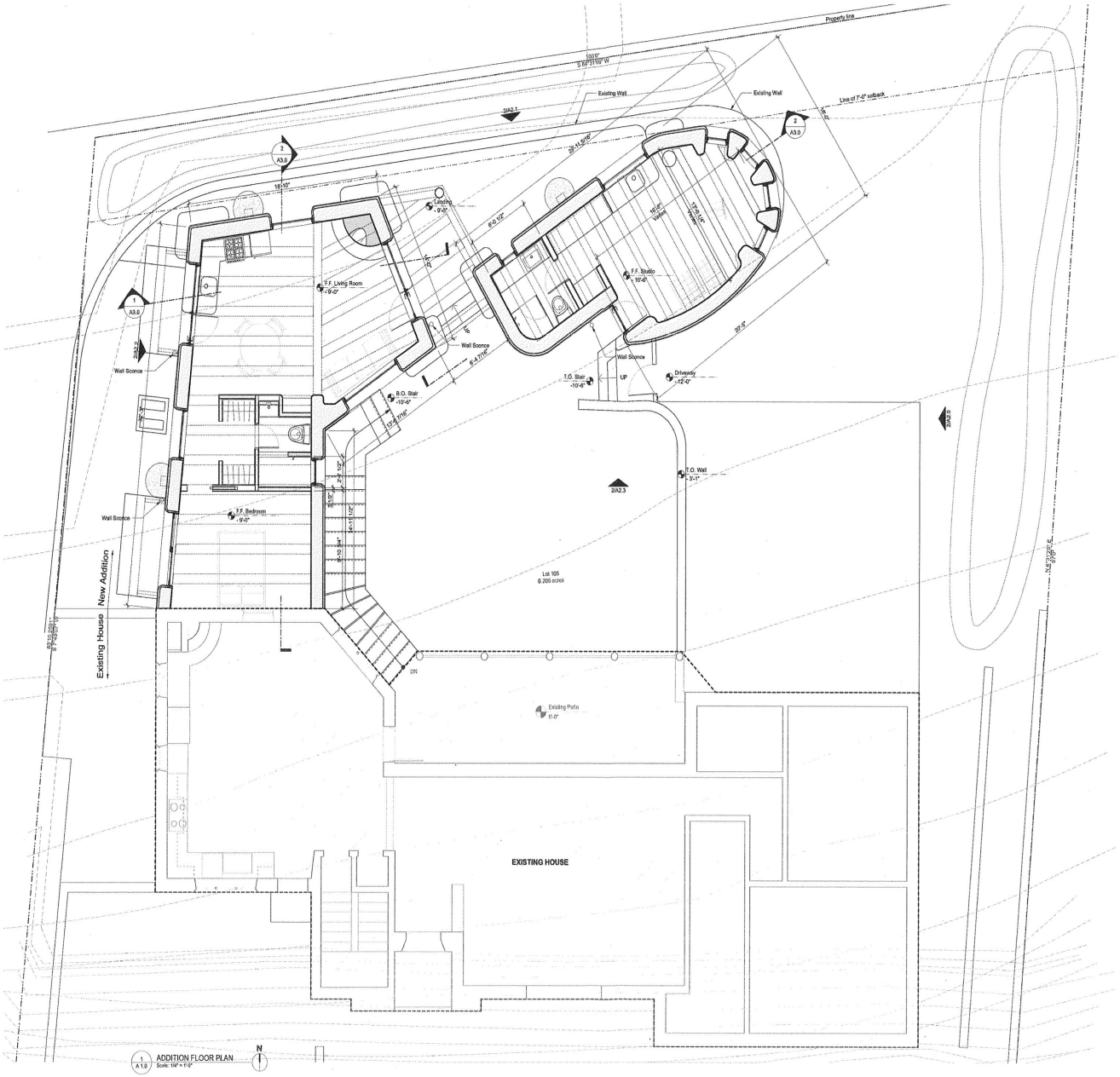
View of Northeast Corner of Property from Santa Fe River

View of Northeast Corner of Property from Alto Ln.

View of Proposed Addition Site from Roof of Existing House



View to Santa Fe River with Proposed Guesthouse Location in Foreground



dnca
125 jefferson street ne albuquerque nm 87108
ph (505)255-4033 fx (505)266-0261

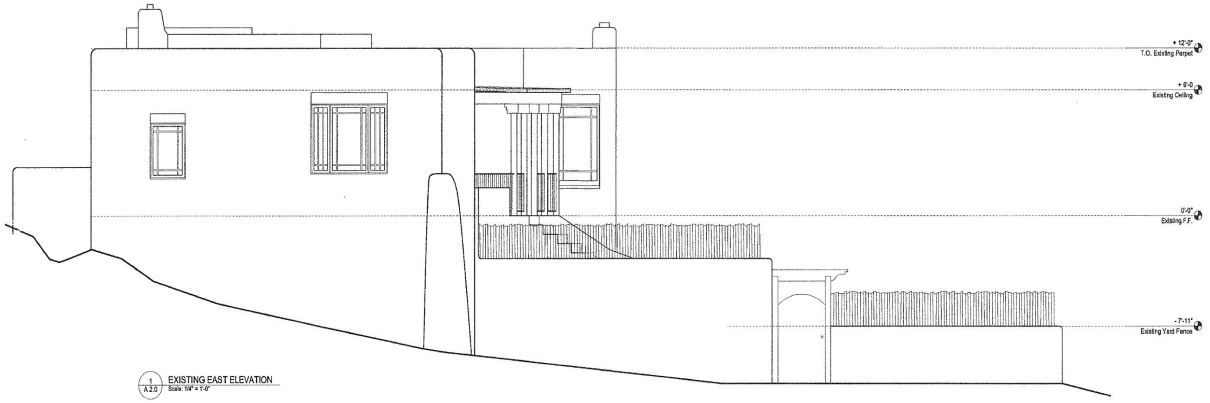
Utton Residence Addition
675 Alto Street
Santa Fe, New Mexico 87501

Date Issue

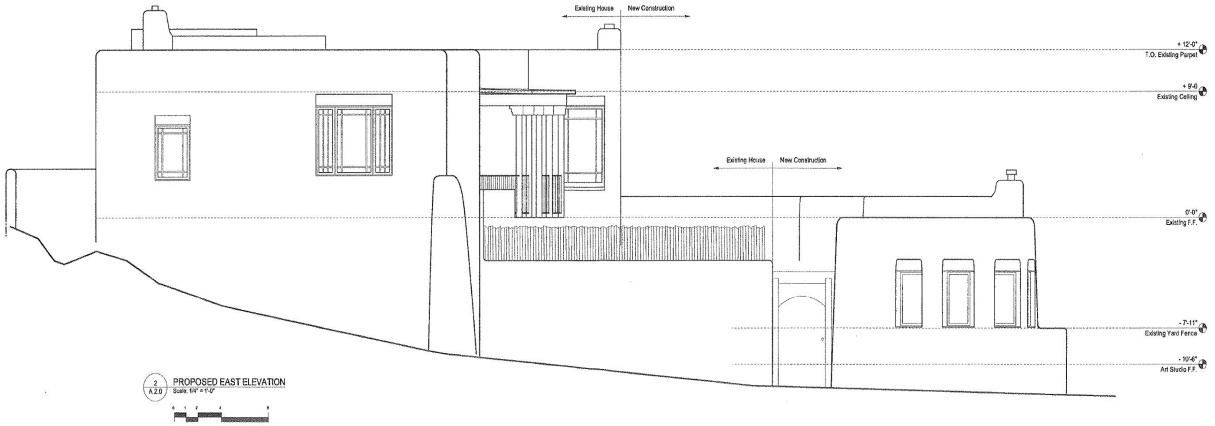
December 20th, 2018
Historic Review
Set

A1.0

RECEIVED
DEC 2 1 2018
BY:



1 A2.0 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 A2.0 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

dnca
125 jefferson street ne albuquerque nm 87108
ph (505)255-4033 fx (505)266-0251

Utton Residence Addition
675 Alto Street
Santa Fe, New Mexico 87501

Date Issue

December 20th, 2018
Historic Review Set

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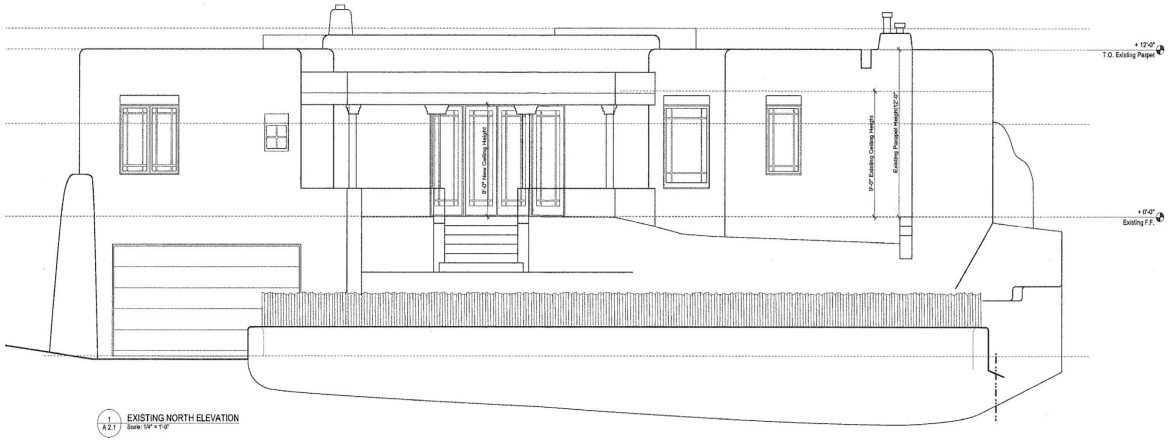
BY:



1 A2.1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

2 A2.1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

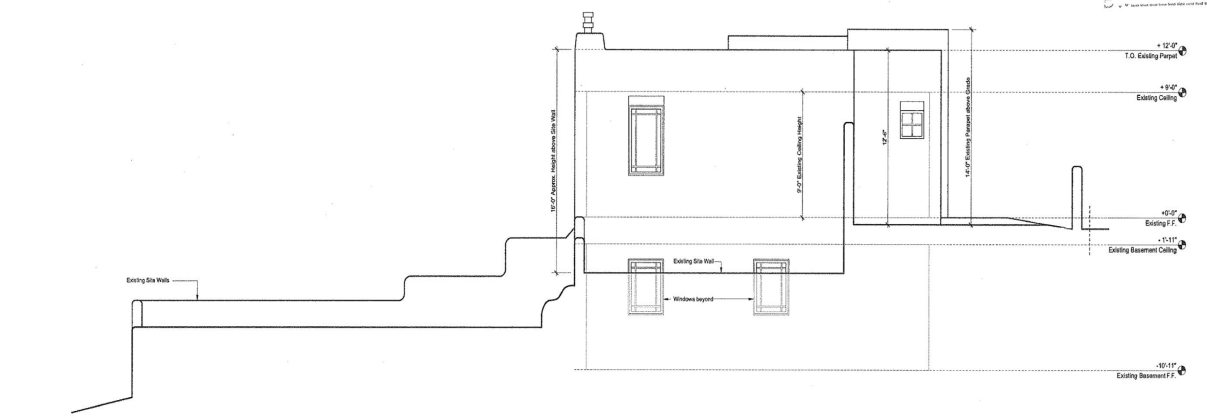
dnca
125 jefferson street ne albuquerque nm 87108
ph (505)255-4033 fx (505)266-0251

Utton Residence Addition
675 Alto Street
Santa Fe, New Mexico 87501

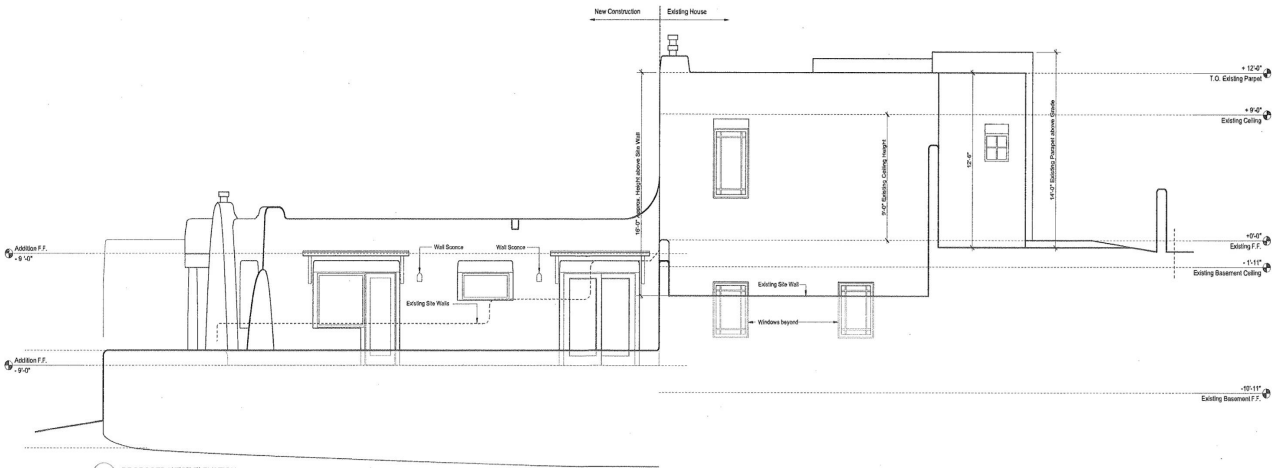
Date	Issue

December 20th, 2018
Historic Review Set

RECEIVED
DEC 2 1 2018
BY:



1 A 2.2 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



2 A 2.2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

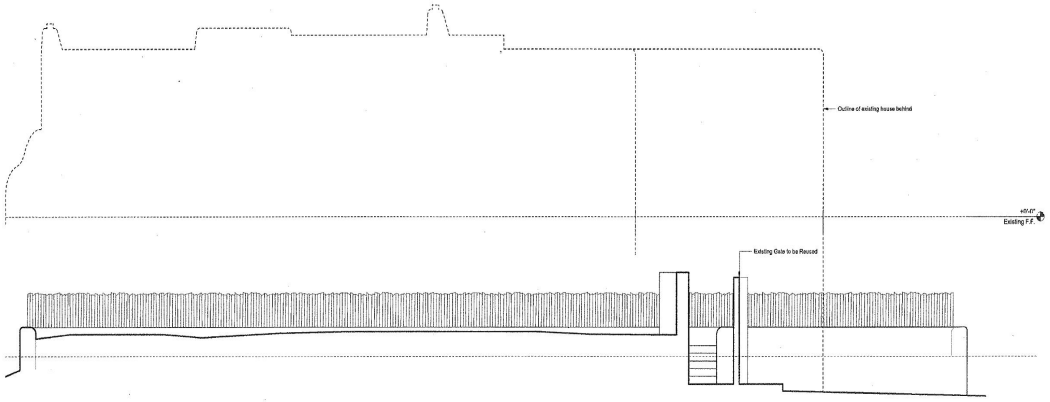
dnca
125 jefferson street ne albuquerque nm 87108
ph (505)255-4033 fx (505)266-0251

Utton Residence Addition
675 Alto Street
Santa Fe, New Mexico 87501

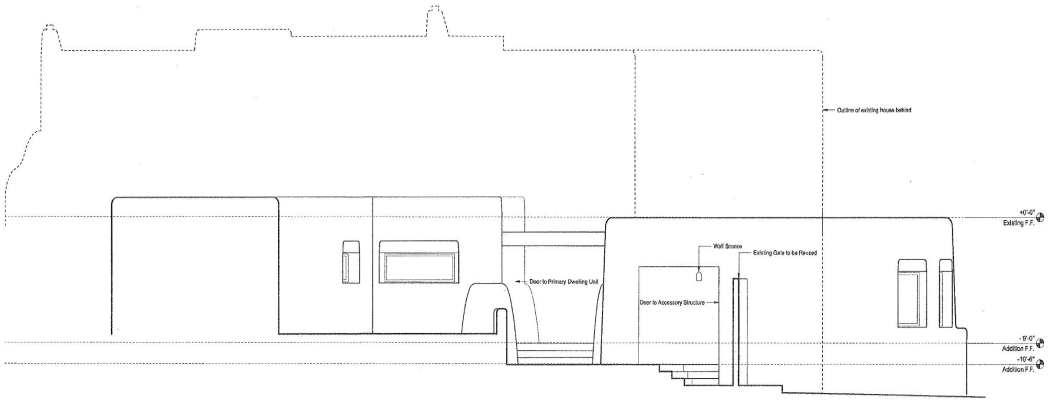
Date Issue

December 20th, 2018
Historic Review Set

RECEIVED
DEC 21 2018
BY:



1 / A2.3 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 / A2.3 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

dnca
125 jefferson street ne albuquerque nm 87108
ph (505)266-4033 fx (505)266-0251

Utton Residence Addition
675 Alto Street
Santa Fe, New Mexico 87501

Date Issue

December 20th, 2018
Historic Review Set

A2.3

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008074--HDRB

Project Description: 2024-008074-HDRB. 330 Delgado Street. Downtown & Eastside Historic District. Contributing. Jonathan Harris, agent/owner proposes to replace windows, construct a freestanding 96 sq. ft. pergola to a height of 7'8", and install exterior lighting.

Project Location(s): 330 DELGADO ST
Santa Fe, NM 87501

Contacts:

Applicant: Jonathan Harris
330 DELGADO ST SANTA FE NM 87501
Santa Feq, NM 87501

Property Owner: Jonathan Harris
330 DELGADO ST SANTA FE NM 87501
Santa Feq, NM 87501

Historic District: HD: Downtown And Eastside, HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West:

Historic District Inventory Number: 1984

Year of Construction: pre 1928

Project Type: Remodel

Historic Building Name: Applegate Building

City of Santa Fe, New Mexico

memo

DATE: April 23, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-008074-HDRB. 330 Delgado Street. Downtown & Eastside Historic District. Contributing. Jonathan Harris, agent/owner proposes to replace windows, construct a 96 sq. ft. freestanding pergola to a height of 7'8", and install exterior lighting.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x_ Proposal Letter
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other: [previous case documents]	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The Applegate house is a single-family residence at 330 Delgado which is listed as contributing with the south elevation designated as the primary façade, to the Downtown and Eastside Historic District. The 1,565 sq. ft. Spanish-Pueblo Revival residence was constructed prior to 1928 and is part of the Plaza Fatima Compound. The residence was the home of Frank Applegate, a noted Santa Fe artist and co-founder of the Spanish Colonial Art Society, from the mid-1920s until his death in 1931.

The residence is a flat roofed building which steps up as it approaches the west. It has undulating parapets, two chimneys, metal lined canales, six over six and nine over nine double hung windows, and a 2 lite entry door. The western end of the structure appears to be the oldest portion and is constructed of adobe with interior finishes and thresholds of doorways that suggest the western doorway in the entry hall and the doorway between the living room and kitchen originally lead to the exterior of the structure. The more recent kitchen is constructed of a combination of concrete block and 2 x 6 frame, while the guest room and the eastern portion of the entry hall are constructed of 2 x 6 frame. The western end of the entry hall was formerly the residences' main entry portal which was enclosed in the 1970's. The features and finishes of the southernmost end of the current kitchen suggest there was a secondary portal in this location that was also enclosed. There is a flagstone patio area to the east of the home. The residence is surrounded by a yard wall and coyote fencing ranging from 5'-0" to 6'-0" which was approved and constructed in 2008.

In 2003, under case H-03-017, the applicant requested the renewal of the 2001 approval to construct a 223 sq. ft. addition on the northwest portion of the residence which was 1,335 sq. ft. at the time. The addition was originally sought under case H-01-131 in 2001 but the approval lapsed without the work being executed. The addition was approved to be constructed to 10'-3" in height which is 6" below the height of the rest of the structure, and fenestrated with nine over nine double hung sash windows in finished brown on the west elevation and a true divided lite French door and a two over six window on the north elevation. Also approved was the replacement of non-historic windows on the primary south façade with six over six simulated divided lite windows similar in pattern and profile to those that existed at the time. Later, in 2003, the addition was increased in size by 60 sq. ft. for a total of 283 sq. ft.

In 2002, a 12 sq. ft. shed was approved to be placed on the northwestern portion of the property along with an interior only kitchen remodel.

In September of 2023, the applicant received a notice of violation for unpermitted work which included window replacement, stucco, roofing, installation of light tubes, and hardscaping. In order to close the home up prior to winter an administrative approval was issued for the roof, stucco, hardscaping, and light tubes on October 17, 2023.

The applicant requests retroactive approval for the following exterior alterations:

1. Replace ten (10) non-historic windows on the south elevation with double pane double hung true divided lite windows. The window fenestrations and sizes will remain the same.
2. Replace two (2) non-historic windows on the west elevation with casement windows with true divided lites. The window fenestrations and sizes will remain the same.
3. Paint all window trim on the property with a custom color similar to Farrow and Ball's "Bay Area Blue".
4. Install exterior solar powered lighting at the pedestrian gate of the yardwall.

The applicant further requests to:

5. Construct a freestanding 96 sq. ft. pergola to a height of 7'-8" on the east of the residence in the courtyard. The pergola will be stained in natural wood finish.

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

H11641

building threatened? yes	surveyed date 26-10-84 by mb	county Santa Fe	ID no. 051611254
field map SFHD	number 3-1254	UTM reference zone 12 13	easting northing

location description: 330 Delgado

city/town: Santa Fe

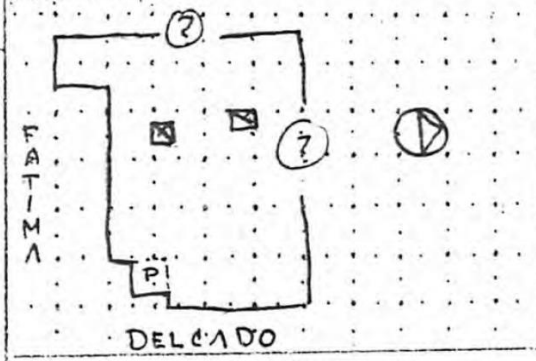
land grant/reservation:

building name: Applegate Bldg

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

film roll by mb no. 10	negative nos. 27	loc. of neg. HPB

plan shape



date of construction: Pre 1928 estimate ____ actual

source: Bus / Direc

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ X good
___ fair ___ deteriorating

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe / Stucco

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

architectural features
Roof - Flat, stps up to W, mtl lined wd conales, undulating parapets, 2 mtry chimneys, 1 mtl flue
Windows - 6/6, 9/9 dbl hg, exp & indented lintels, gray trim
Door - 9 lite over crossbuch panel

surroundings: Res

relationship to surroundings
___ X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ X of interest ___ none
if eligible, why?

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Historic Cultural Properties Inventory — Compound Form

Historic Preservation Division, New Mexico Office of Cultural Affairs — Page 1

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

1 Name of Property *(Historic and/or current name for property)*
Plaza Fatima
Dorothy Parker Curtis Compound

2 Location *(Addresses)*
330 Delgado

3 Local Reference Numbers
051611255 H3093 - 3
256 4
257 5
258 6
259 9

4 County SANTA FE

5 No. of Buildings

6 Date of Survey
4 / 7 / 05

7 Previous Survey Date
10 / 26 / 84
— / — / —
☐ No previous survey

8 Name of Project
Compound Survey 2004-5

9 C D Location
Historic Preservatior Division

View of: West side of oval drive and island from South CD # 2 / 4

10 Photo Information
CD # 2 / 1-5 CD # ____ / ____

11 Brief Description of the Property
Driveway to the compound between 330&332 Delgado leads to circular driveway w/ mature evergreen trees in the center. Though building, fencing and walls vary the whole retains the character of the removed, quiet compound. house #1 has the higest integrity; house #2 the least.

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*
five private owners

13 Construction Dates
Date: 1932 to 1950 ☐ Known ☒ Estimated Source: City Directories and Turley Survey

14 Setting
☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar
Comments: not visible from street

Historic Cultural Properties Inventory *(Continued from the other side)* Compound Form

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow.)*

17 Surveyor

Catherine Colby
Consulting

989-7838

18 Owner or Other Knowledgeable People

Notes: *(If photo, include photo information, as in #10.)*

Flagstone-paved island from southwest

CD # 2 / 6

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Jnknown ☐ None ☐ Low ☒ Moderate ☐ High

Describe: First two houses designed by Dorothy Parker Curtis and occupied by her and a Forest Ranger, named May McCament. Nina Otero Warren in #1 in 1950. Not listed as Plaza Fatima until 1959.

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

See Attachmen

22 National or State Register *(See instructions for eligibility criteria.)* Compound

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why? lost integrity.

23 National or State or Other Historic District

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☒ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe ☐ State ☒ National

City of Santa Fe Historic District: Downtown & Eastside

Compound: Non-Contributing ☐ Contributing ☒ Significant ☐

24 Supplemental Forms ☐ None ☒ Continuation Sheets, # pages: 2 pg ☐ Attachments, # pages:

Historic Cultural Properties Inventory *(Continued from the other side)* Compound Form

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. District

1 Name of Property *(Historic and/or current name for property)*: Plaza Fatima

2 Location *(Addresses)*: Off Delgado Street

3 Contributing Landscapes: ☒ see attachment

4 Density of buildings: / : /

5 Date of Survey: 11/04

SITE FEATURES

6 Landscape Materials

- ☐ Wood Timber
- ☐ Railroad Ties
- ☐ Wood: Log
- ☐ Wood: Jacal
- ☐ Wood: Board & Batten
- ☐ Wood: Horizontal Siding
- ☐ Stone: River Rock
- ☐ Stone: Random Coursed
- ☐ Stone: Random Ashlar
- ☐ Stone: Lichen-covered
- ☐ Flagstone
- ☐ Concrete Block
- ☐ Concrete: Poured
- ☐ Concrete Tile
- ☐ Clay Tile
- ☐ Adobe
- ☐ Earth Plaster
- ☐ Stucco
- ☐ Masonry: Simulated
- ☐ Metal: Structural Siding
- ☐ Concrete: Cast Stone
- ☐ Brick

Notes:

7 Open Spaces ☐ Not Applicable

☒ Circulation ☒ Landscaped Other: _____

8 Spatial Arrangement

☐ Linear ☒ Centralized ☐ Random

Other: _____

9 Vegetation ☐ Not Applicable ☐ Not Contributing ☒ Planted ☒ Volunteer / weed

Trees: Mature junipers, volunteer Tree of Heaven

Other: Chamisa, juniper

Notes: Central island is contributing landscape

10 Roads, Driveways

Materials: ☐ Concrete ☐ Stone ☐ Asphalt

Other: gravel

11 Paths and other paved areas ☐ Not Applicable

Materials: flagstone

12 Walls ☐ Not Applicable

	Material	Heights
perimeter	stucco	4' - 5'
patio	coyote	3', 5'

Fences ☐ Not Applicable

	Material	Heights
perimeter		
patio	pole (coyote)	6'

Gates ☐ Not Applicable

Type	Material	Number
	painted wood	2
	coyote	1

13 Curbs ☒ Not Applicable

Materials

Planters ☒ Not Applicable

Materials

14 Other Significant Features or Spaces

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☐ No known modifications

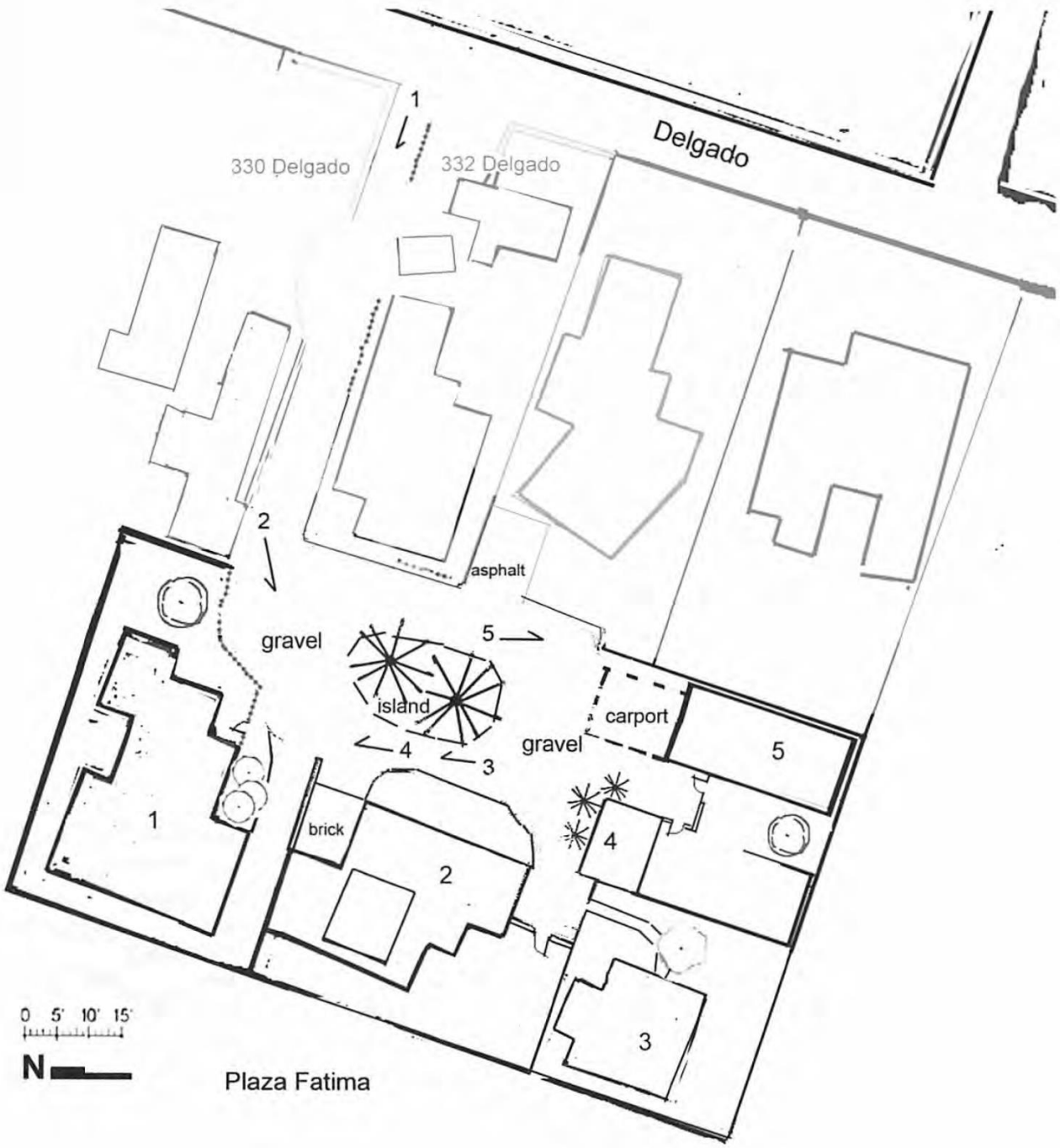
1. numerous to bldgs, not landscape Date: _____ ☐ Known ☐ Estimated Source: _____
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____
3. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Historic Cultural Properties Inventory — Compound Form

16 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

See Attachment ☐

17 SITE PLAN



- Nearby Streets
- Driveways, Roads
- Footprints of Buildings
- Major Landscape Features
- Walls, Fences, Gates
- Paths
- Scale
- North Arrow

Historic Cultural Properties Inventory — Compound Form

Historic Preservation Division, New Mexico Office of Cultural Affairs — Photo Continuation Sheet

For HPD Office use only: HCPI No. _____ District No. _____

1 Name of Property *(Historic and/or current name for property)*	2 Location *(Address or description of location)*	3 Date	4 County
Plaza Fatima Dorothy Parker Curtis Compound	330 Delgado	August 2005	Santa Fe

View of: Entrance from East — CD#: 2 Image # 1

View of: House # 1 From East — CD#: 2 Image # 2

Historic Cultural Properties Inventory — Compound Form

Historic Preservation Division, New Mexico Office of Cultural Affairs — Photo Continuation Sheet

For HPD Office use only: HCPI No. ____ District No. ____ 3 Date: August 2005

1 Name of Property *(Historic and/or current name for property)*: Plaza Fatima / Dorothy Parker Curtis Compound

2 Location *(Address or description of location)*: 330 Delgado

4 County: Santa Fe

View of: House #1, driveway, Island from South CD#: 2 Image # 3

View of: Eastside of Open Space from North CD#: 2 Image # 5

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 2/21/2024

Property Owner of Record: Jonathan Harris

Applicant/Agent Name: Jonathan Harris

Contact Person Phone Number: ( ) - 212 203 3312

Site Address:

330 Delgado Street, Santa Fe NM 87501

Proposed Construction Description:

12' x 8' freestanding pergola (shade structure)

TOTAL ROOF AREA: 1,565 Square Feet

Zoning District: RC8 (Residential Compound 8)

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: Downtown Eastside Historic

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : 39% %
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum:
2nd Front? 40'
Proposed Rear: NA Minimum: 0'w/6-8' masonry fence unit
Proposed Sides: L 12' R___ Minimum: 5'

Height: Proposed 12',5'
Maximum Height: 14' or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible 2
Minimum: 2 _____

Bicycle Parking:**
Proposed: N/A Minimum:_____
** Commercial Requirement

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

Jonathan Harris ☒OWNER ☐APPLICANT ☐AGENT]
PRINT NAME

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

J Harris

SIGNATURE **DATE** March 6, 2024

To Be Completed By City Staff:

Case no. 2024-007959

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: Legal lot of record provided. Front of lot regarded as Delgado St.

RE Carly Venditti Carly Venditti **DATE:** 3 / 12 /24

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

PREVIOUS CASE
H-03-017
REMODEL
330 DELGADO STREET

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project number : 03-10100017
Case number : H-03-17
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **330 DELGADO**
HISTORIC DISTRICT: **DOWNTOWN & EASTSIDE**

PROJECT NAMES:

OW - Pete & Joanne Corrigan
Santa Fe, NM 87507

c/o Building Adventures Unlimited
505-670-6734

AP - Ragins Research & Planning
Santa Fe, NM 87505

9 Stone Ridge Road
505-995-0852 / 505-690-2593

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on February 4, 2003, acted on the above referenced case. The decision of the board was to approve your request as submitted.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: February 4th, 2003

TO: Historic Design Review Board Members

VIA: Cyrus Samii, Planning Team Leader
Sandra Aguilar, PLUD Director

FROM: James M. Hewat, Supervisor Planner

CASE #H- 03-17

ADDRESS: 330 Delgado Street
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ State Historic Survey Sheet

_x_ Other: H-01-131

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___Other

STAFF RECOMMENDATION:

It is staff's opinion that the proposed addition and window replacement at 330 Delgado is consistent with Section 14-5.2(D) of the Code, Standards for Contributing, Significant and Landmark Properties. As such, staff recommends approval of the proposal as submitted.

BACKGROUND & SUMMARY:

The property located at 330 Delgado Street was the home of noted Santa Fe artist and founder of the Spanish Colonial Art Society, from the mid-1920's until his death in 1931. While the Spanish-Pueblo Revival house has been modified a number of times since Applegate's ownership, it is currently designated at Contributing on the City's Official Map of Historic Resources.

In September of 2001, the Board reviewed and approved plans for the construction of a 223 sq. ft. adobe addition to the northwest (non-primary) elevation of the 1335 sq. ft. house.

Because the Board's 2001 approval has lapsed, the applicant is once again requesting permission to construct the bedroom addition.

In elevation, the proposed addition is shown to be 10' in height (6" lower than the existing house) and fenestrated with sdl nine over nine, double hung sash finished brown. A true divided light French door is proposed on the north elevation. Stucco on the addition is specified to match the colour and texture of the exisiting house.

Additionally, on the south (primary) elevation of the exisiting house, the applicant proposes to replace the non-historic six over six windows with smaller simulated divided light windows with a similar pattern and profile.

NEW MEXICO HISTORIC BUILDINGS INVENTORY FORM

H11641

building threatened? yes	surveyed date 2-6-84 by mb	county Santa Fe	ID no. 051611254
field map SFHD	number 3-1254	UTM reference zone 12 13 easting	northing

location description: 330 Delgado

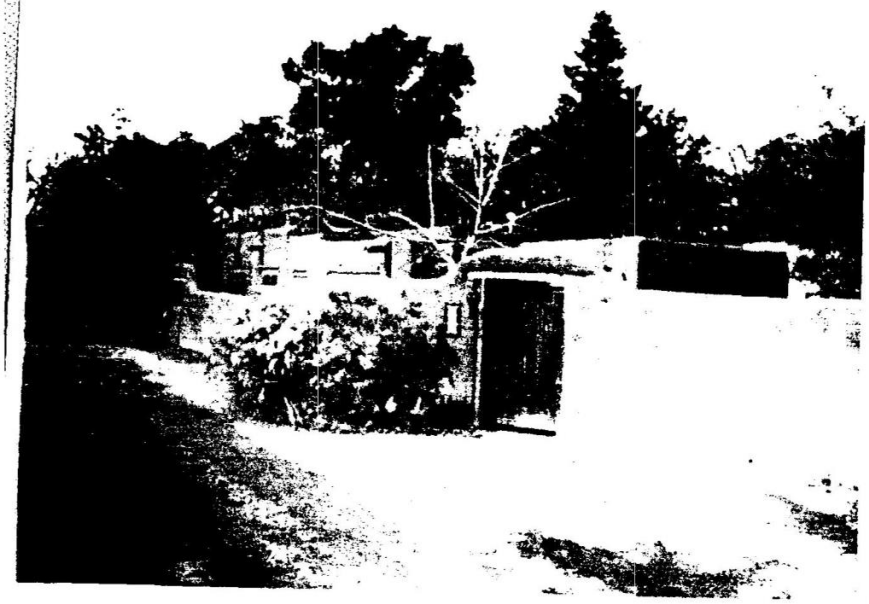
city/town: Santa Fe

land grant/reservation:

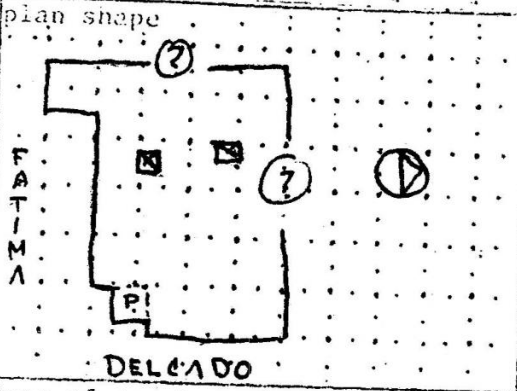
building name: Applegate Bldg

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

film roll by mb no. 10 | negative nos. 27 | loc. of neg. HPB



plan shape



date of construction: Pre 1928 estimate ___ actual

source: Bus / Direc

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

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

surroundings: Res

relationship to surroundings: X similar ___ not similar

District potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

associated buildings? ___ yes what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe / Stucco

architectural features

Roof - Flat, steps up to W, mtl lined wd coyales, undulating parapets, 2 mtry chimneys, 1 mtl flue

Windows - 6/6, 9/9 dbl hg, exp & indented lintels, gray trim

Door - 9 lite over crossbuck panel

comments

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 14 JANUARY 2003

Property Owner of Record PETE AND JOANNE CORRIGAN

Applicant Name MARY RAGINS, RAGINS RESEARCH and PLANNING Phone 995-0852

Site Address 330 DELGADO

Proposed Construction 223 ☐ addition at NW corner, reduce window opening + relace unit on south elevation, skylights

TO BE COMPLETED BY STAFF:

Zoning District LC8 Subdivision _____ Lot ____ Block ____

Permitted Use : ☑ Section # _____
Accessory Use : ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided 15 Minimum N/A (Rear) Provided _____ Minimum _____

(Left Side) Provided N/A Minimum _____ (Right Side) Provided 9' Minimum 5

(Special Yard) Provided N/A Minimum _____

Density: _____ Open Space: _____

Lot Size: 3937 ☐ Total Roof Area: _____ Lot Coverage: _____

Height: _____ Wall Requirement: _____

Parking: # Required _____ # Provided _____ Maneuverability _____

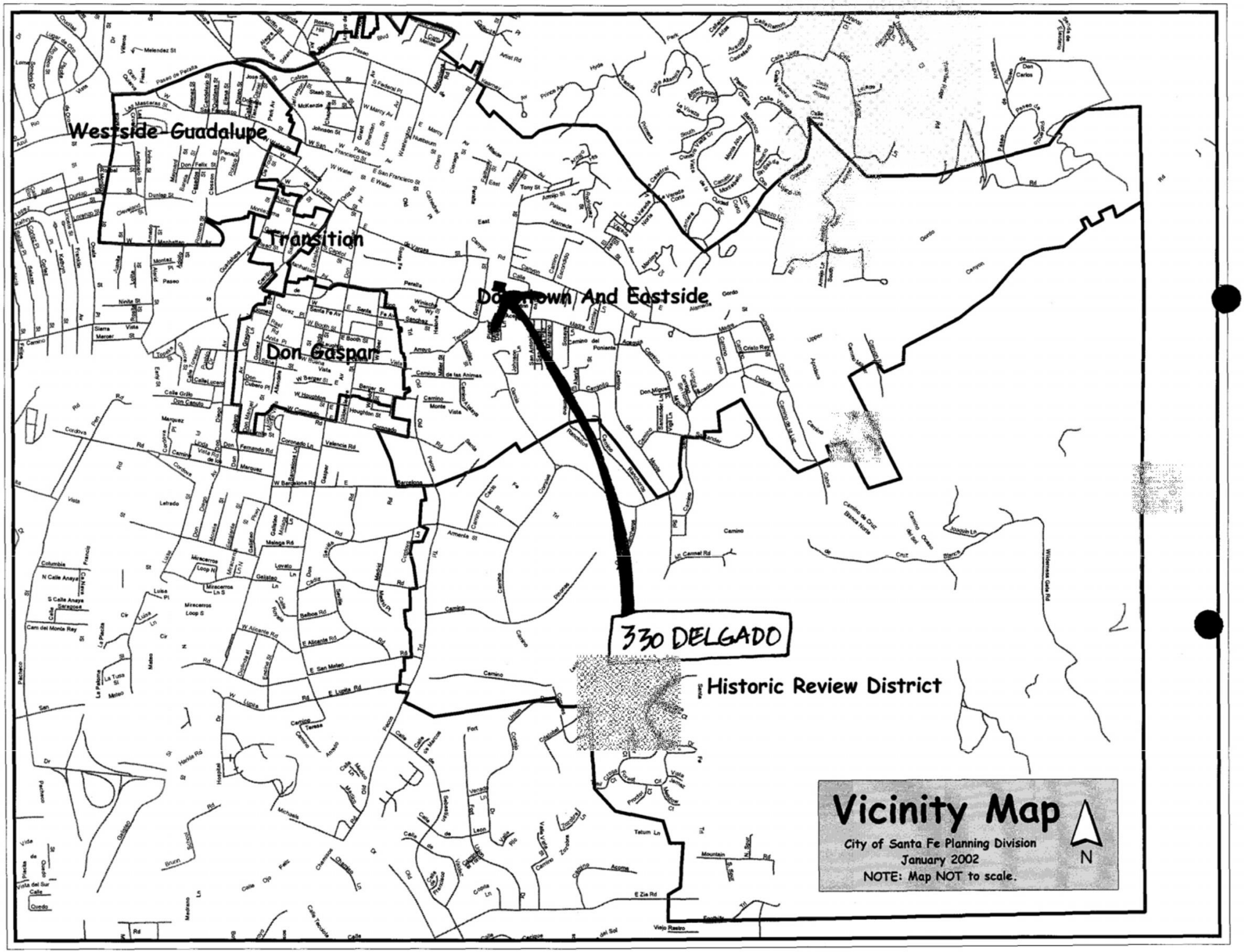
Other District Requirements: _____

Preliminary Approved ☑
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer _____ Date 1/13/03

Prepared by: Mmontoya 12/99
Revised 4/3/2001


Westside-Guadalupe
Transition
Don Gaspar
Downtown And Eastside
330 DELGADO
Historic Review District
Vicinity Map
City of Santa Fe Planning Division
January 2002
NOTE: Map NOT to scale.
N

□INS RESEARCHAND PlANNING
9 Stone Ridge Road Santa Fe, New Mexico 87505
505/995.0852 • 505/690.2593 [mo□ile]
rrp@intergate.com

14 Janua□ □003

Mr. James Hewat
Ms□Alysia Abbo□
Histo□icPrese□ation S□ion
Pla□ningDivisioD
City of Sa□□ Fe
PO Box9□
Santa Fe, NM8504

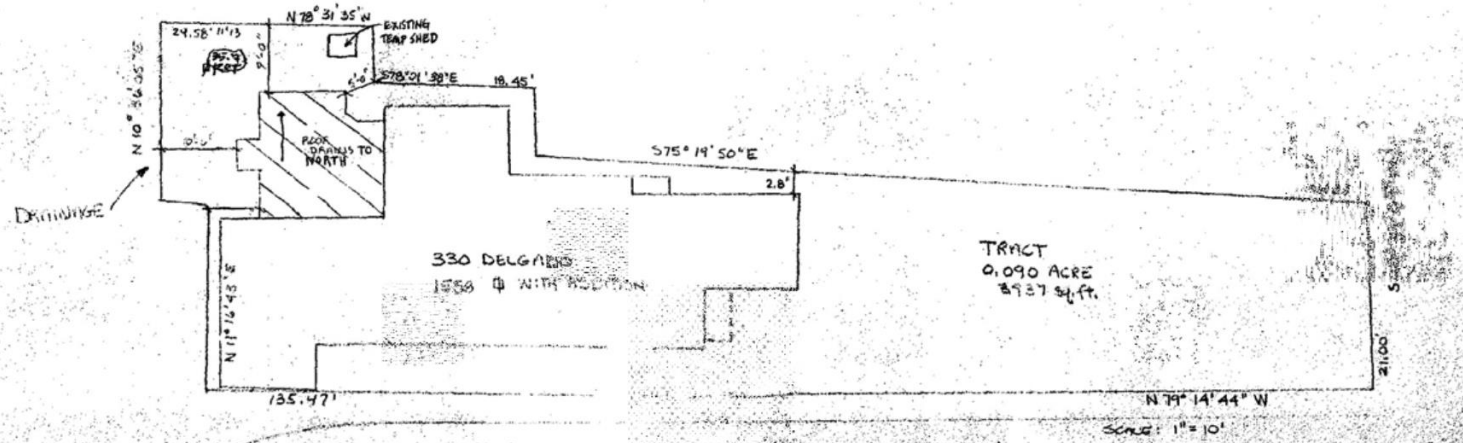
•□ear James and Alysia:

Plea□e a□ept the enclosed appli□tion and asso□a□ed □men□s for□□□ewby □e Histo□c □sign □om Re□iewB□a□on Tuesday,4 Februa□2002: The □□se□ □□k includes □e const□u□ionof a dini□g addition at □e building's no□st □□er, □e □pla□□ent □ one sout□el□□tio□ modemwi□dow and □e inse□ion □ skylights at □a□iouslo□tions□□In September □□□□□e Boa□ re□ie□d and approved a □roje□at □is add□ss□ The □e□ of the p□□□ ha□e □anged si□□ □at time, as ha□e some of the de□ils of □e wo□k,and I am the□□□ submi□ing □is □w ap□li□t□on□.

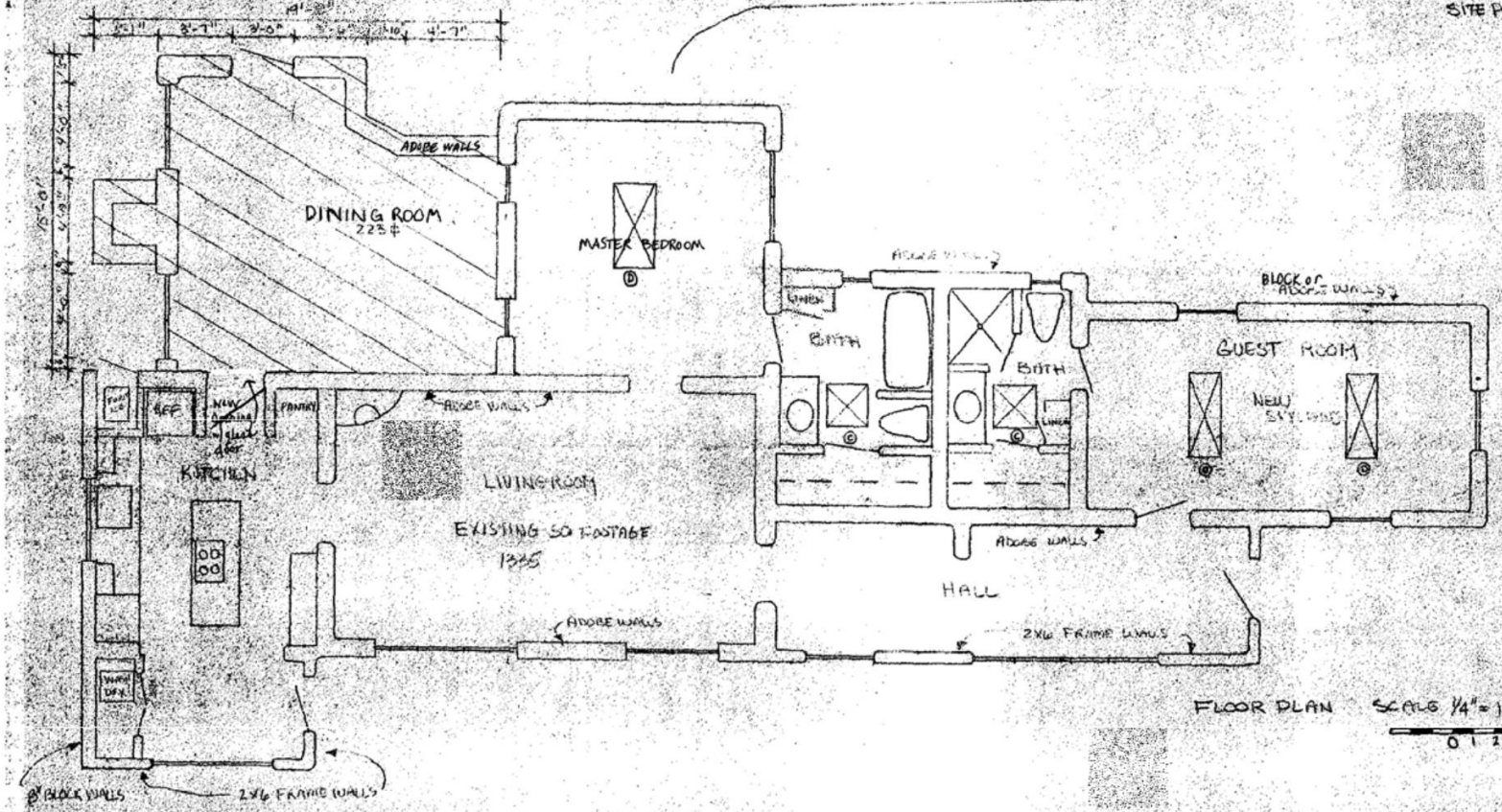
330 □elgado Street is a □335squa□ □o□Pueblo Re□i□atstyle □esidentials□u□re, a □□□onof □ich f□m befo□ □928[sou□□ NM Histo□cBuildi□gIn□en□□ Fo□m]□It is □gnized as a da□s st□uctu□in the□□wntownand Eastside Histo□□c com□□ibuting □st□ct□

A □hysical analysis □ □e str□□u□re□eals that □e building g□w by a□retion into its c□rr□nt configu□□tio□□ The existing li□ing □om□maste□b□d□m, □ath□m, and□□□st□□ □d of t□ e□try hall appear □ be the stru□ure□searliest po□io□s□ The □lls □ □ese r□m□ □□ □ns□□□ntly□obe and inte□ior finishes of ce□in d□□ays [□ste□ doo□ay in ent□ hall and d□□ay be□□□ li□ing□□m and ki□hen] and thresholds suggest □at they o□iginallylead di□ly to the ou□ide□ Fu□er, t□ □n□□io□ material used for the □lls of □e more □cent kitchen is a □mbination of □te block and 2-x 6 f□□e□ The e□e□or walls of the guest room are likely block, □nd □e □□ls of □e □ste□ □□ion of □e □□ hall a□ 2-x 6 frame□ It is belie□ed that the wes□e□end of the ent□yhall was fo□e□ly □e s□r□□u□;s□ain e□ □□l that □s en□psula□d du□ng more □□t times□Additio□alinte□iorand e□□□□·□a□res and finishes suggest that the southe□□most end of □e □□nt □it□eh was a se□□da□y □□r that□s also □□□illed□Most of the windowsin the stru□ure are □□□e□ double gl□□ □den □ints□th s□□on in□□i□rmuntins□ stru□u□□ Its o□erall height is □Of□t□the□eby□e□6" bel□ the height □ the ad□a□nt existing □o□ionof st□uctu□□Pai□ed9□o□er□9 wind□ s wi□ t□e□di□ided□lites[Kol□ b□nd] a□ a cent□alf□□□la□ate □□□osed for □e we□te□ ele□ation□Windows a□ re□ssed into the □ll and willmatch the □lor of exist□ng window units in the building [b□]□, A □i□id□□lite F□nch door is p□o□ on □e □o□ ele□ation, and willli□ewise be re□ssed into the wall and match existing window colo□□ □□inage for t□ addition willbe towa□ the no□h a□d so-a□□di□gly, a si□gle □nale □l□exist on this ele□□n □ □e addi□on□Stuc□ on the addition willmatch the □lor and □□u□ of the existing□

As stated, this □r□posal □ll□ for the □□□st□□io□ of a223 sq□a□ foot addition at □e building's co□er□ The a□obe□const□□ionaddition is designed to be compatible with □e a□□e□□□ of the existing

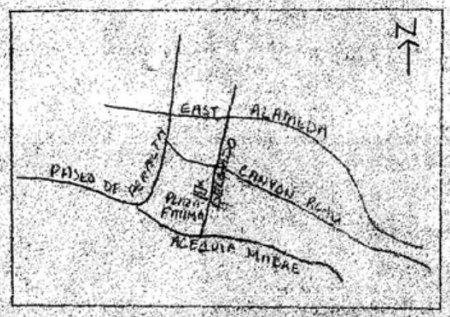


SITE PLAN SCALE: 1" = 10'



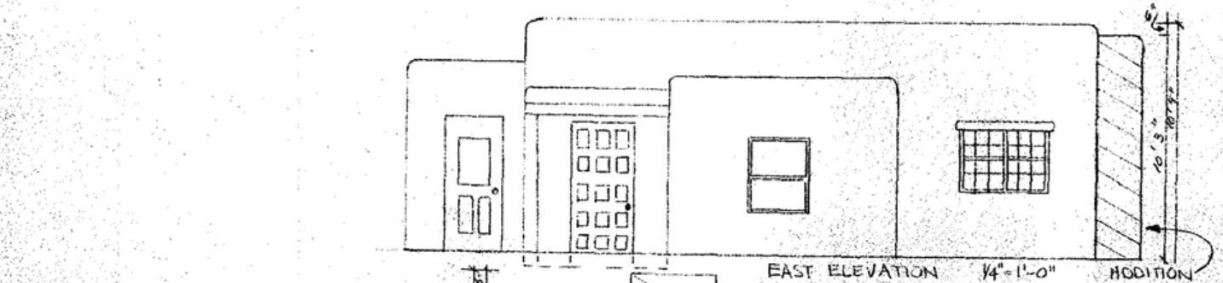
FLOOR PLAN SCALE 1/4" = 1'0"

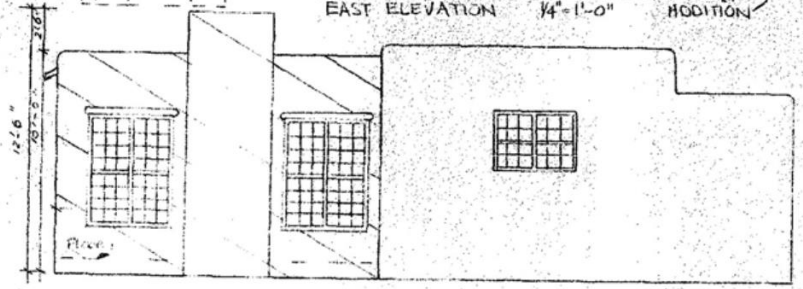
0 1 2 3 Feet



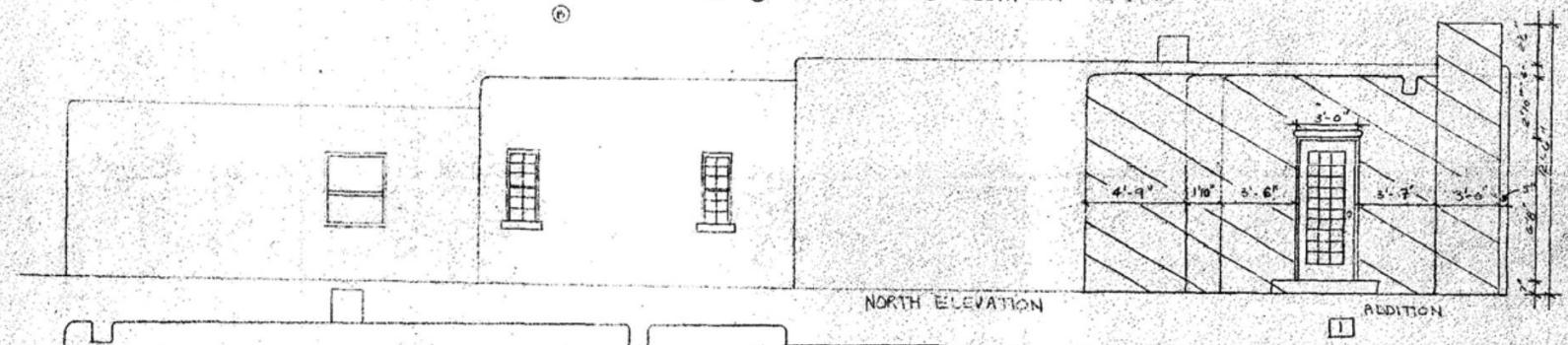
HORTON MAP - P 22 B 2

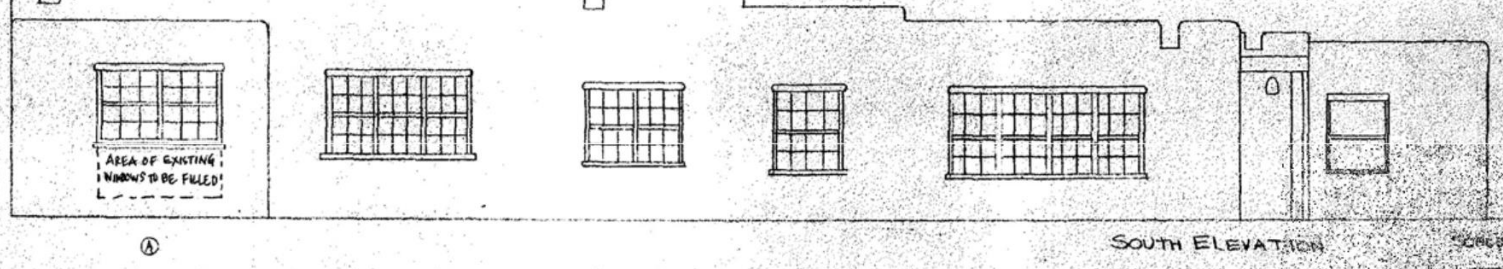
330 DELGADO
DINING ADDITION
JANUARY 10, 2003



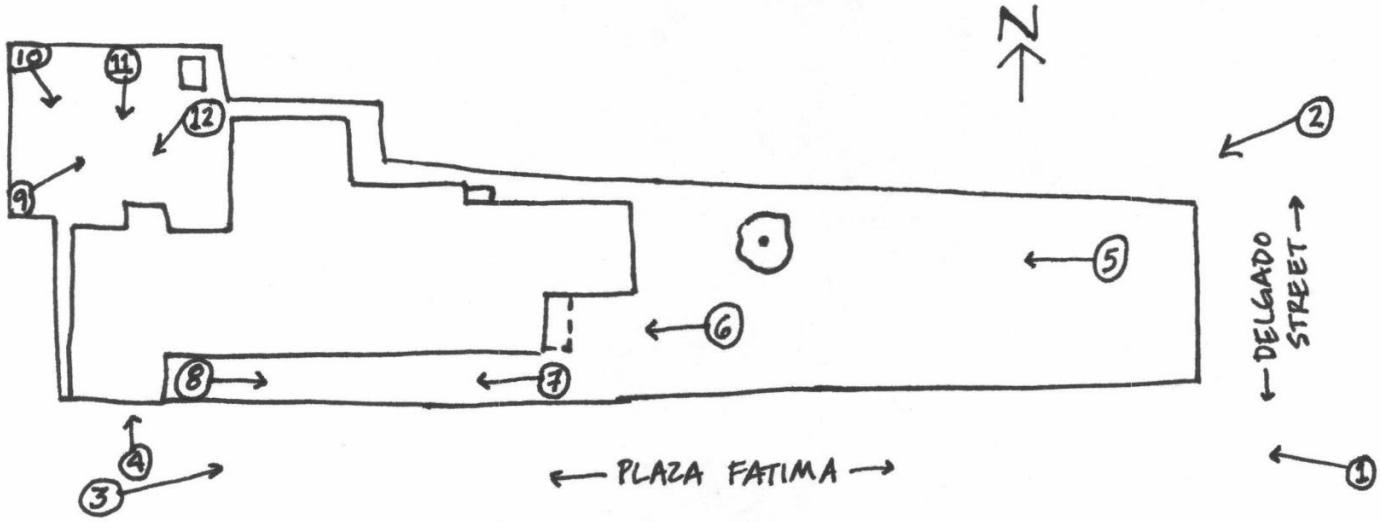


EXISTING HEATED SPACE	1335 ft
ADDITION	223 ft
Total	1558 ft

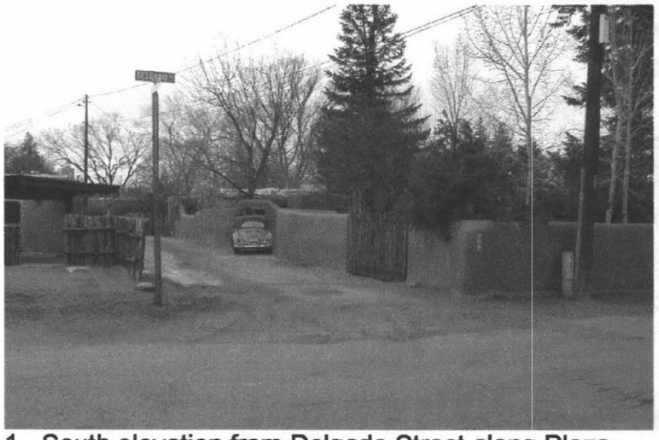




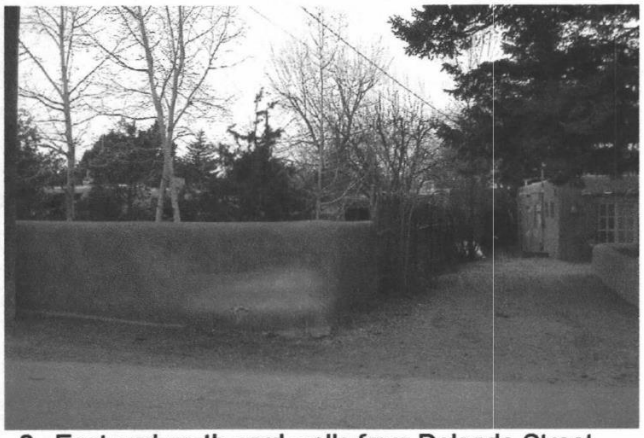
330 DELGADO STREET



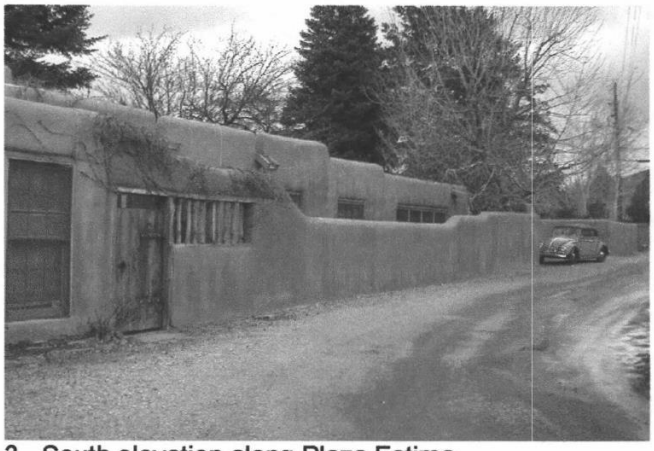
NOTE: PLAN NOT TO SCALE, FOR PURPOSES OF ILLUSTRATING PHOTOGRAPH LOCATIONS ONLY.



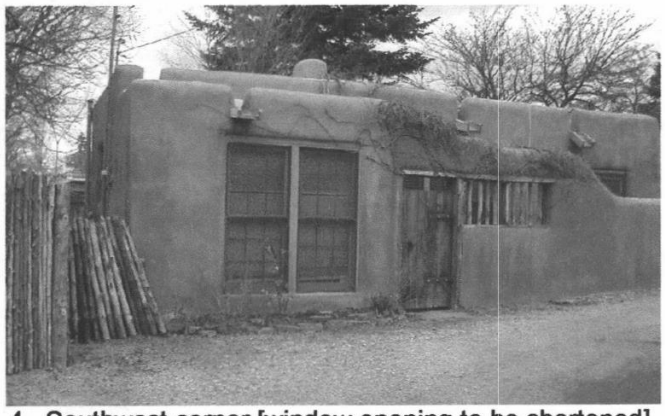
1. South elevation from Delgado Street along Plaza Fatima



2. East and north yard walls from Delgado Street

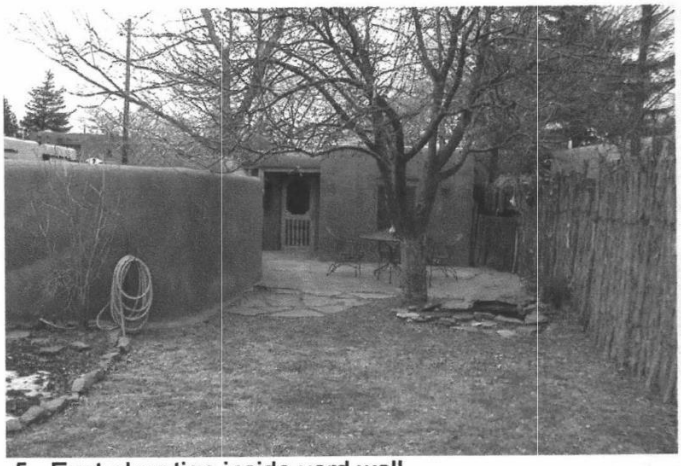


3. South elevation along Plaza Fatima

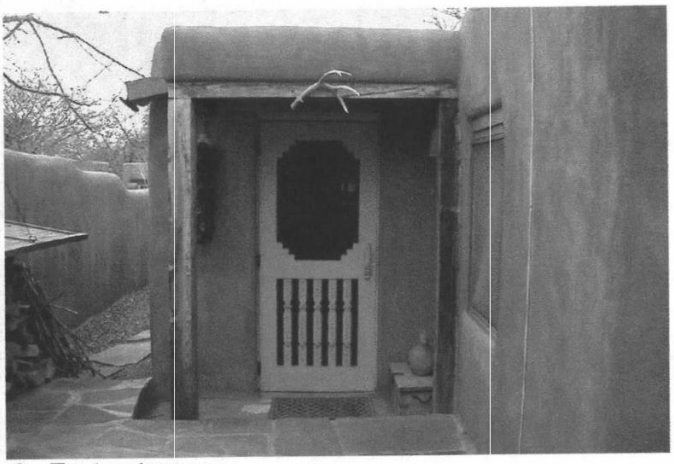


4. Southwest corner [window opening to be shortened]

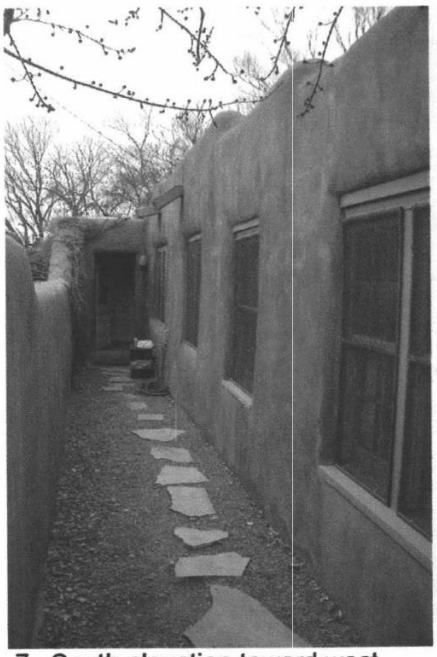
330 DELGADO STREET [page 2]



5. East elevation inside yard wall

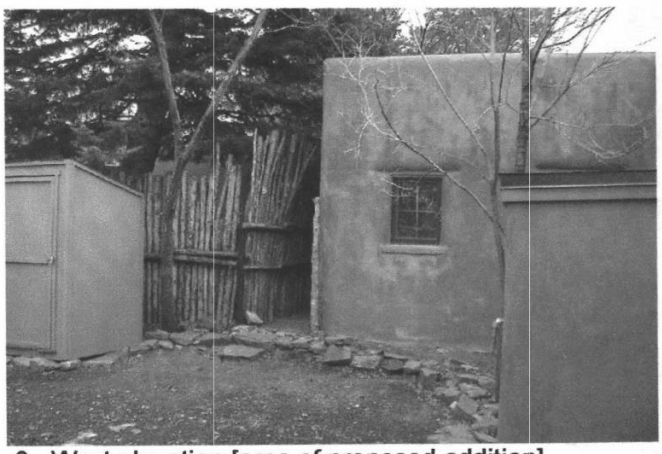


6. East entrance

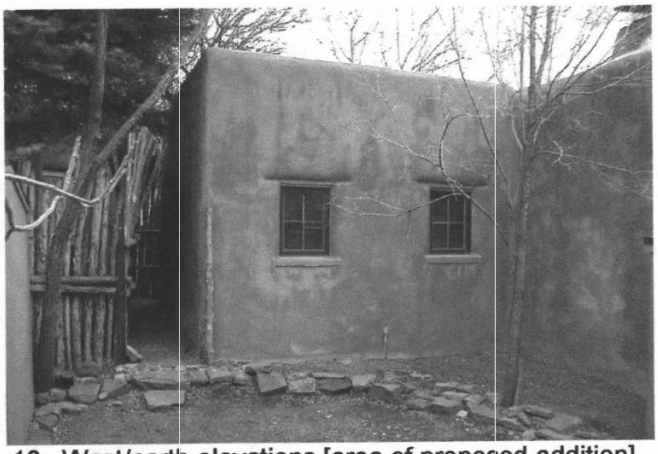


7. South elevation toward west

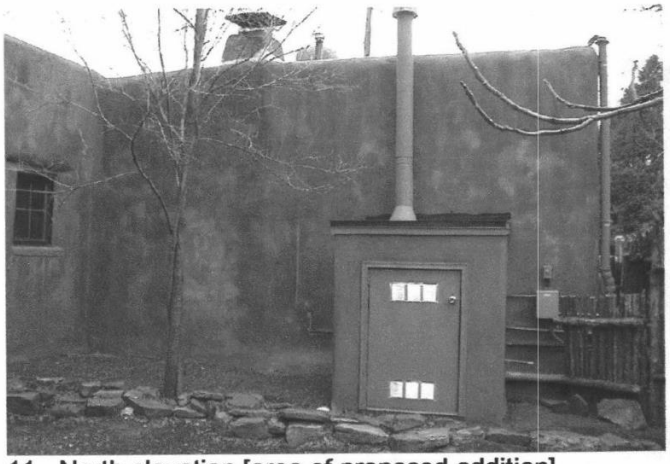
8. South elevation toward east



9. West elevation [area of proposed addition]



10. West/north elevations [area of proposed addition]



11. North elevation [area of proposed addition]

12. North elevation toward southwest [area of proposed addition]

City of Santa Fe, New Mexico

memo

PREVIOUS CASE
H-01-131
REMODEL
330 DELGADO STREET

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Jim Romero, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : 300 SQ. FT. ADDITION
Project number : 01-10100132
Case number : H-01-131
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 330 DELGADO STREET
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

PROJECT NAMES:

OW - William & Ellen Dupuy
Santa Fe, NM 87501

330 Delgado St

AP - Claire Lange
Santa Fe, NM 87501

PO Box 9946
505-424-3734

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 4, 2001, acted on the above referenced case. The decision of the board was to approve your request as submitted.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: **4 September 2001**

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: **Alysia Abbott**, Historic Preservation Planner

ITEM & ISSUE:

CASE # **H-01-131**

ADDRESS 330 Delgado Street
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Standards	X Vicinity Map
X State Historic Survey Sheet	X Site Plan/Floor Plan
Other:	X Elevations
	X Photographs
	X Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the Design Guidelines for changes to contributing buildings in the Downtown & Eastside Historic District. As such, staff recommends approval of the project

BACKGROUND & SUMMARY:

The applicant proposes the addition of approximately 200 Sq. Ft to a contributing building at 330 Delgado in the Downtown & Eastside Historic District. Plans call for the addition to be placed on the non-primary West elevation. Windows in the addition will be simulated-divided, 18 and 36-light white clad to match existing windows on the residence. One exterior door on the North addition elevation will be divided light French doors. The height of the proposed addition will be 10'3", 6" below the parapet of the existing building.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

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

(4) 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;

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

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

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

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H11641

building threatened? yes	surveyed date 26-10-84 by mb	county Santa Fe	ID no. 051611254
field map SFHD	number 3-1254	UTM reference zone 12 13 easting	northing

location description: 330 Delgado

city/town: Santa Fe

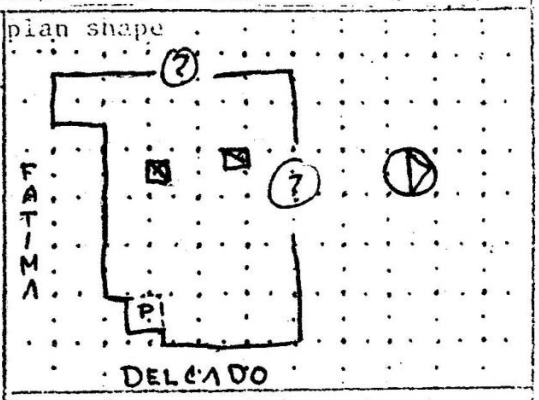
land grant/reservation:

building name: Applegate Bldg

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

film roll by mb no. 10	negative nos. 27	loc. of negg. HPB

plan shape



date of construction: Pre 1928 estimate _____ actual

source: Bus / Direc

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe / Stucco

architectural features
Roof - Flat, stps up to W, mtl lined wd conales, undulating parapets, 2 misry chimneys, 1 mtl flue
Windows - 6/6, 9/9 dbl hg, exp & indented lintels, gray trim
Door - 9 lite over crossbuck panel

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Proposal letter / 330 Delgado

The owners of 330 Delgado, William and Ellen Dupuy are adding a one room addition to the north-east side of their existing home. The bedroom addition will be 2x6 Frame construction using Marvin SDL windows that are white clad. There will also be Marvin SDL French Doors. The height of the Addition will be 10'-3" leaving 6" above the addition for the existing structure. Stucco will match existing

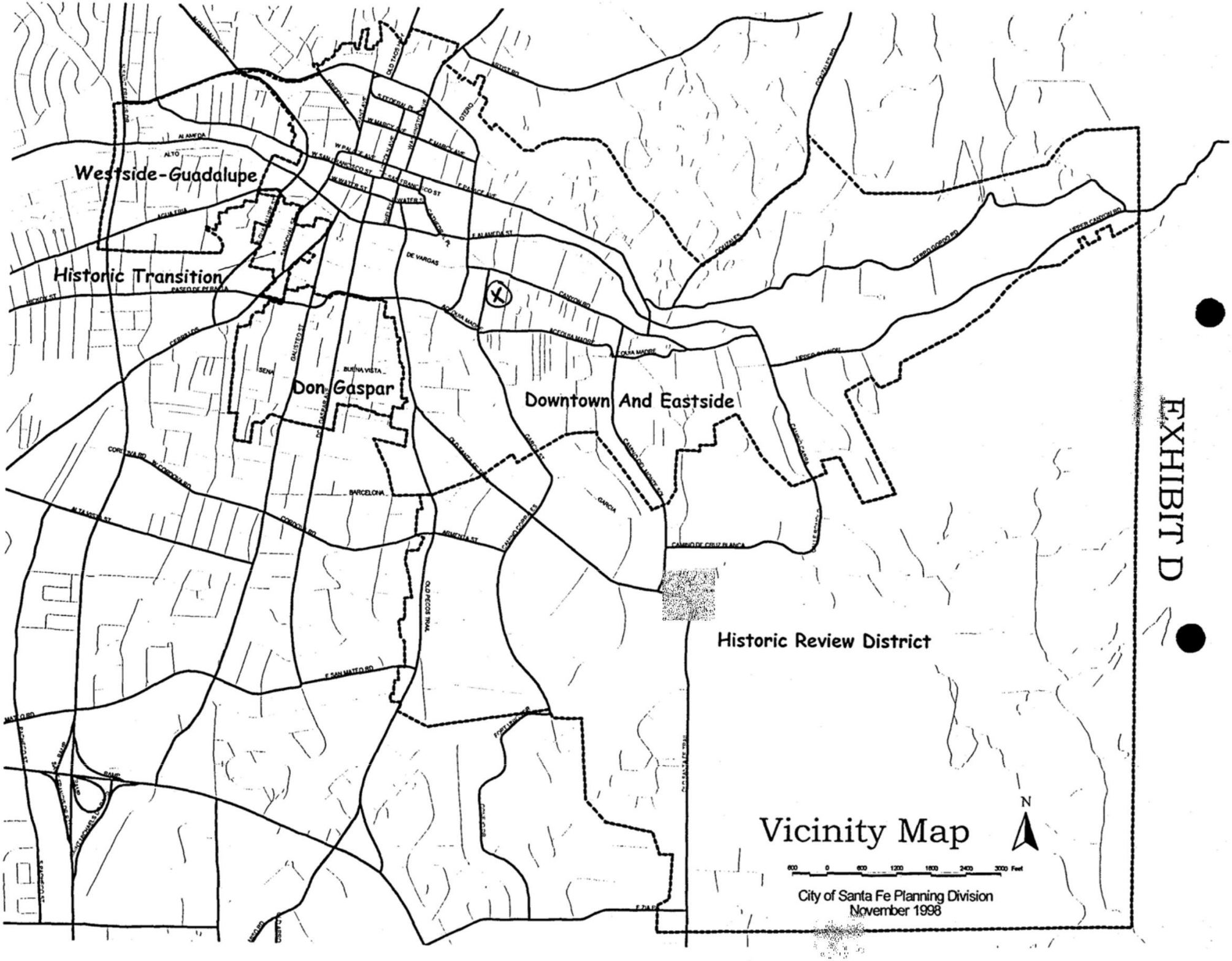
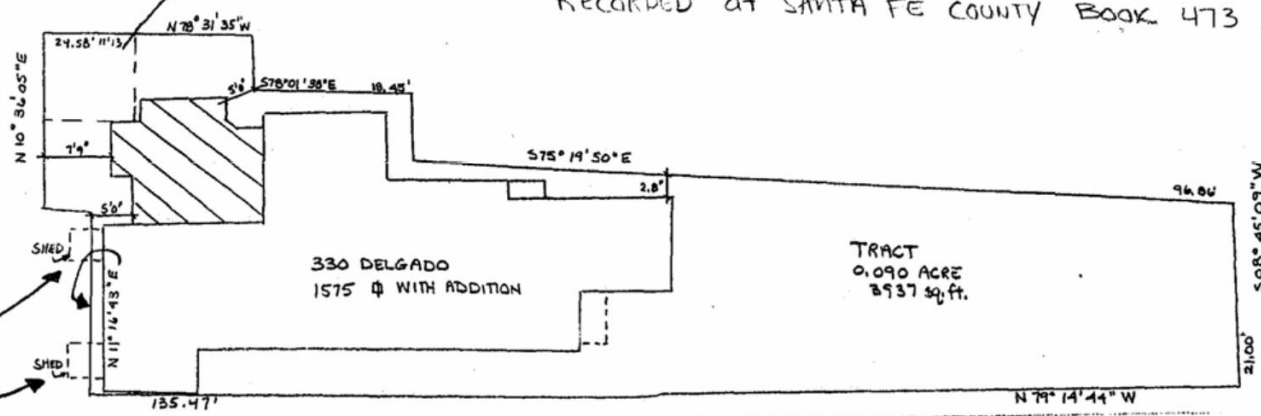

Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
Historic Review District
Vicinity Map
N
600 0 600 1200 1800 2400 3000 Feet
City of Santa Fe Planning Division
November 1998

EXHIBIT D

(1) MEETS SET BACKS OF LOT LINE ADJUSTMENT FOR RICHARD STUMP & WILLIAM + ELLEN DUPUY RECORDED at SANTA FE COUNTY BOOK 473 pg. 39 Attached



(2) EXISTING SHEDS That cross lot line to be removed

DELGADO

PLAZA FATIMA

THE CITY OF SANTA FE
PERMIT & DEVELOPMENT REVIEW DIVISION
SITE PLAN SCALE: 1" = 10'

APPROVED

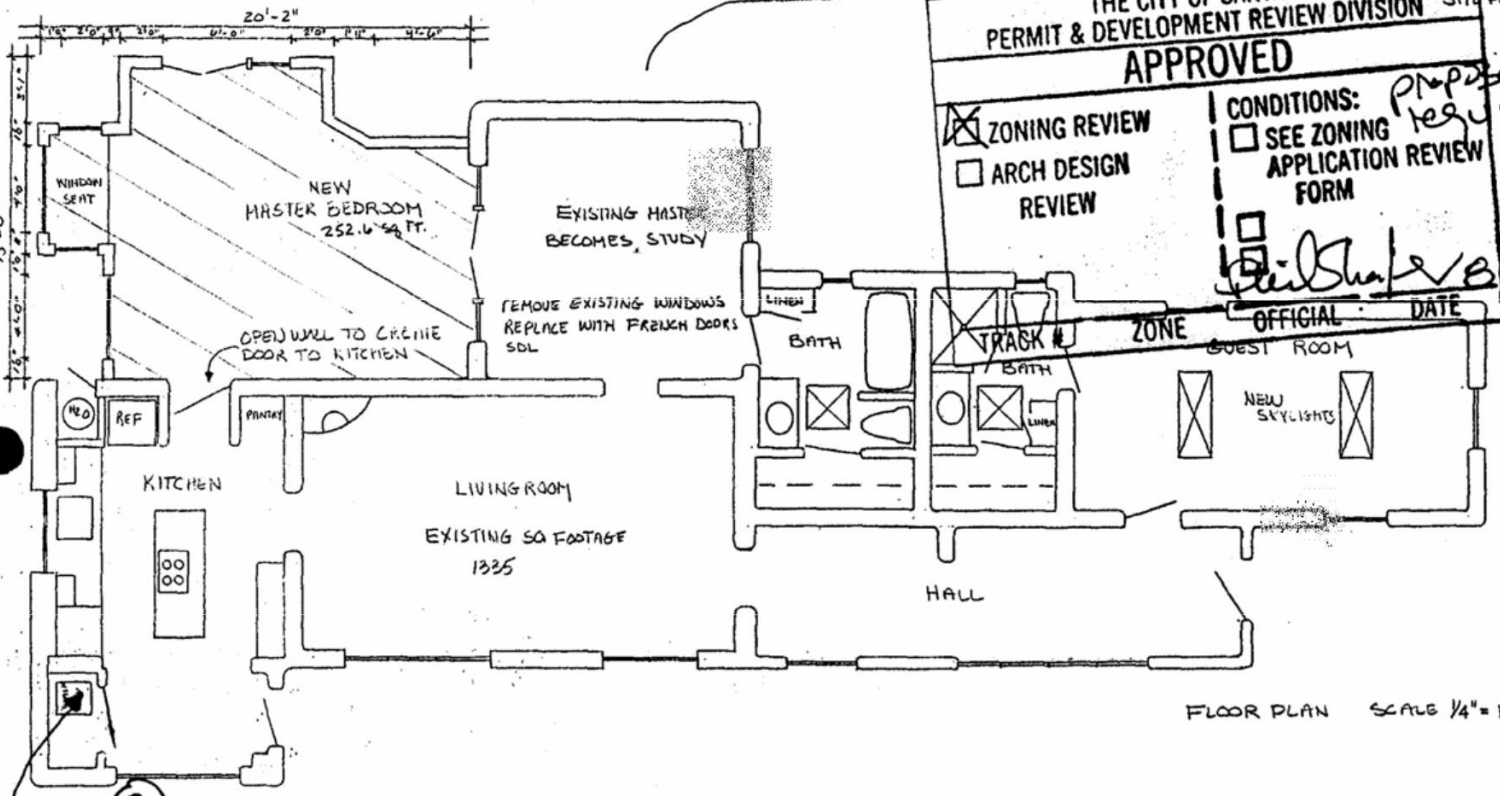
☒ ZONING REVIEW
☐ ARCH DESIGN REVIEW

CONDITIONS:
☐ SEE ZONING APPLICATION REVIEW FORM
☐
☐

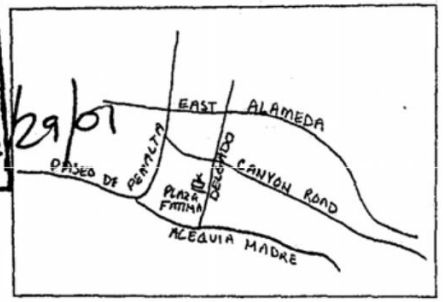
proposed revisions meet requirements for zoning

Neil Shafer 8/29/01

TRACK # ZONE OFFICIAL DATE



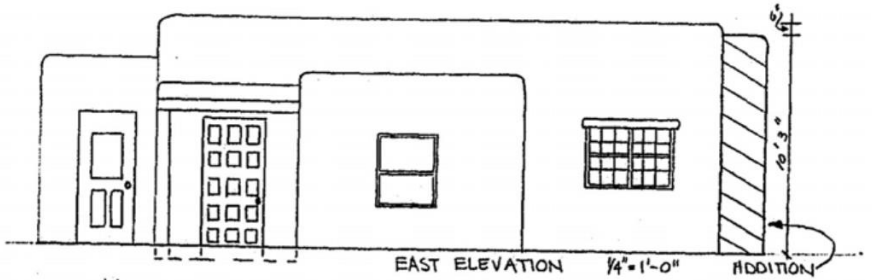
FLOOR PLAN SCALE 1/4" = 1'0"

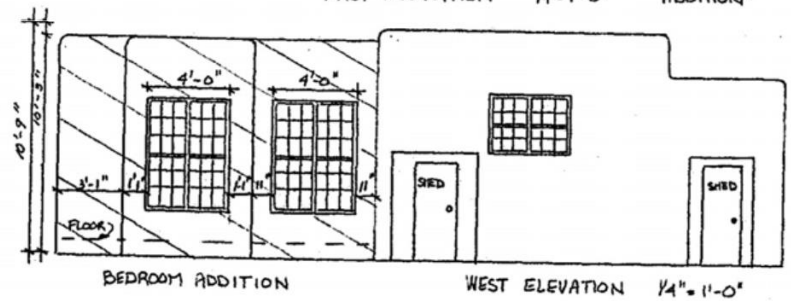


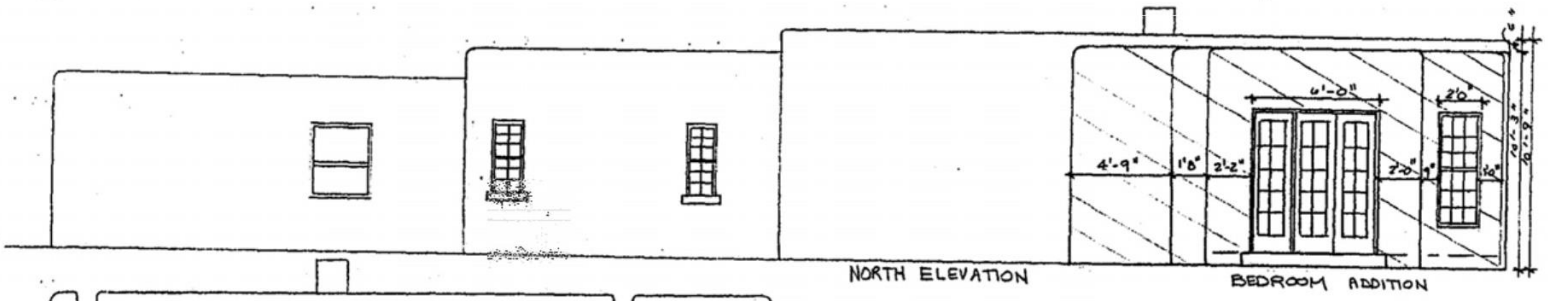
HORTON MAP P. 22 B2

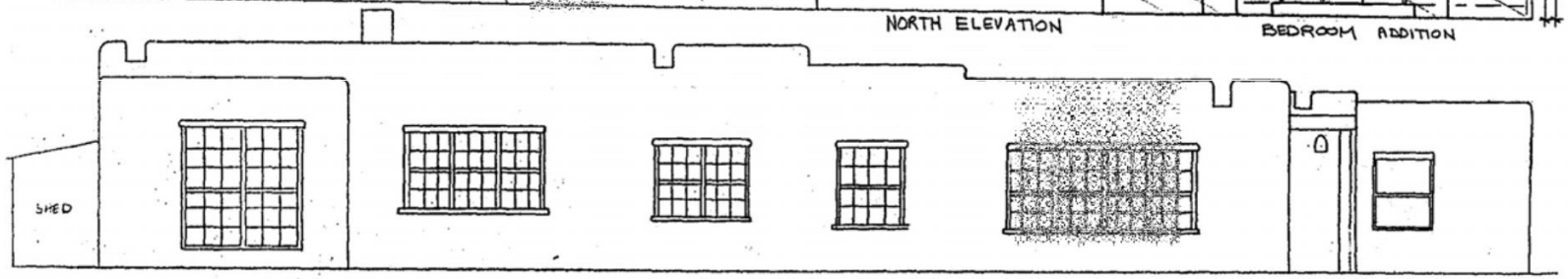
(3) FURNACE RELOCATED FROM SHED TO KITCHEN UTILITY CLOSET TO MEET CITY CODES WITH FIRE CODE DOOR

WILLIAM & ELLEN DUPUY
330 DELGADO ADDITION
AUGUST 1, 2001

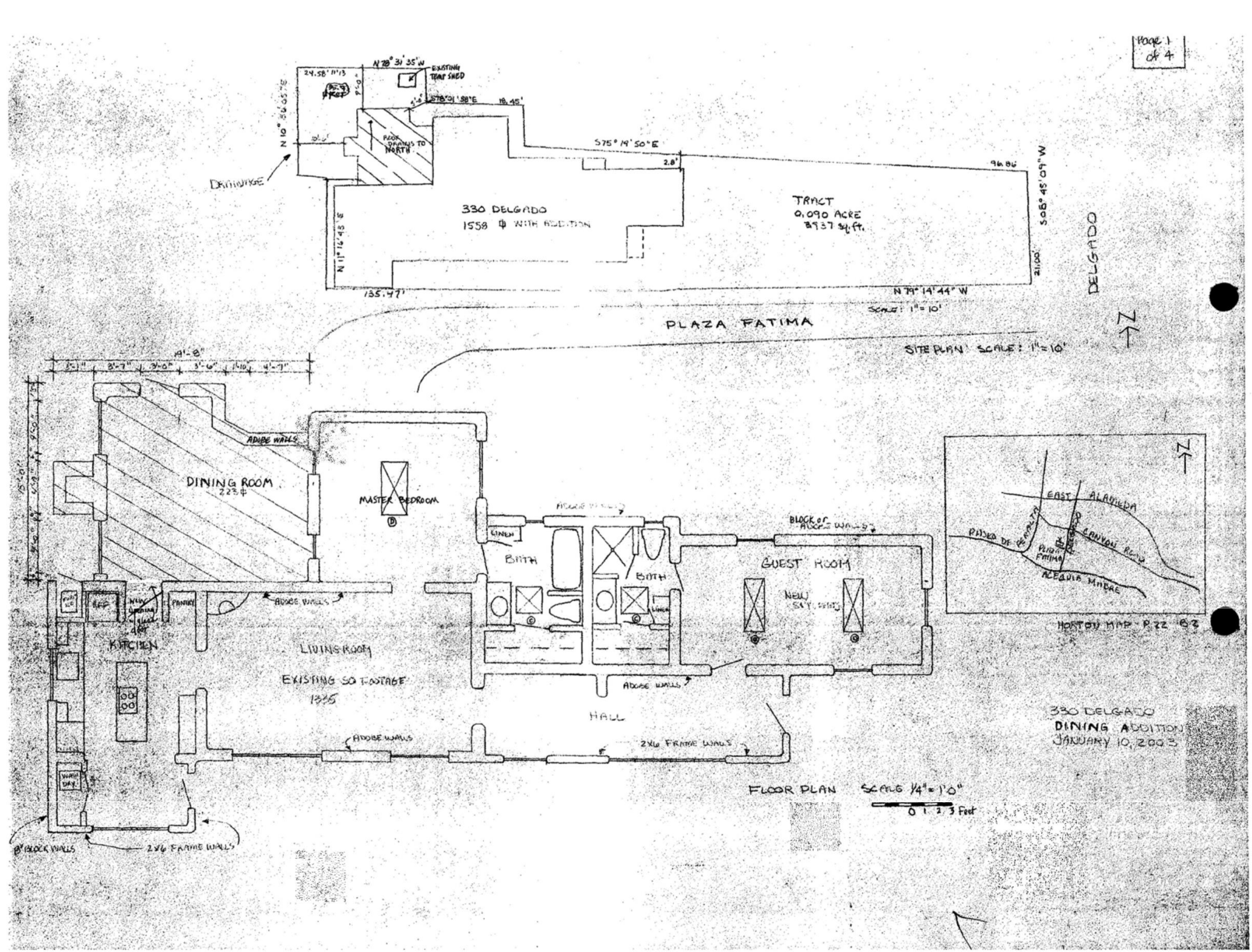


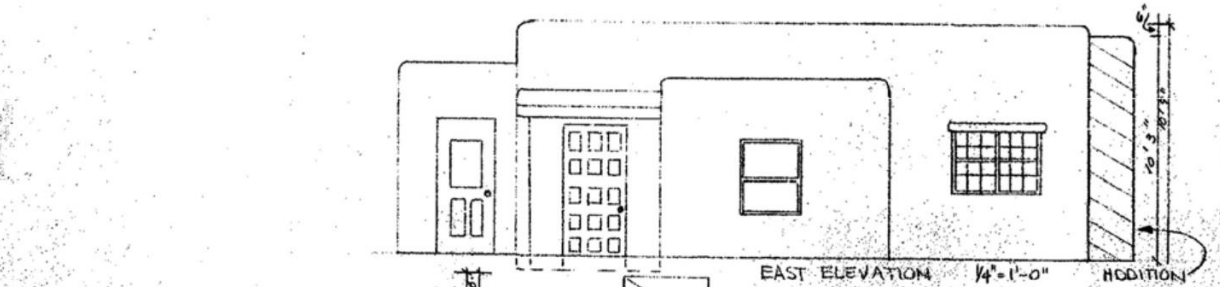


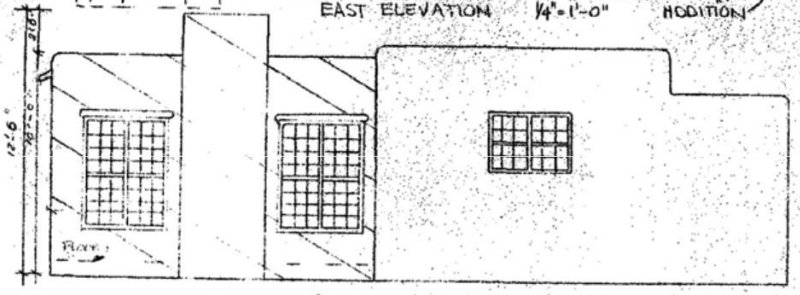




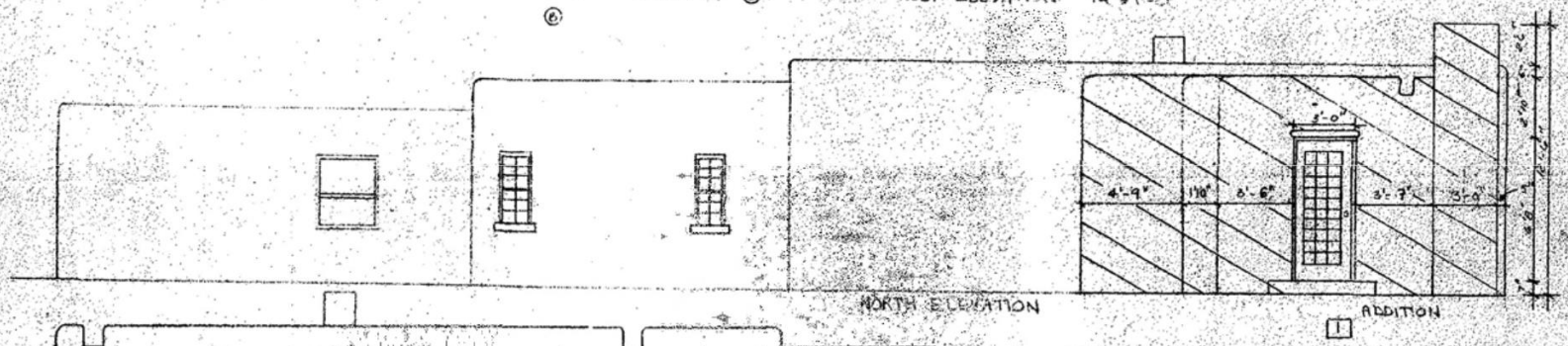
SCALE: 1/4"=1'0"


N 78° 31' 35" W
EXISTING TRAP SHED
24.58'
11.13'
S 78° 01' 58" E
18.45'
N 10° 56' 35" E
FLOOR OPENING TO NORTH
DRAINAGE
S 75° 19' 50" E
2.8'
96.86'
S 06° 45' 09" W
330 DELGADO
1558 ± WITH ADDITION
TRACT
0.090 ACRE
3937 sq. ft.
N 11° 16' 43" E
135.47'
21.00'
N 79° 14' 44" W
SCALE: 1" = 10'
PLAZA FATIMA
DELGADO
N
SITE PLAN SCALE: 1" = 10'
19'-8"
3'-1"
3'-7"
3'-0"
3'-6"
1'-10"
4'-7"
ADOBE WALLS
DINING ROOM
223 ±
MASTER BEDROOM
LINEN
BATH
BATH
BLOCK OR ADOBE WALLS
GUEST ROOM
NEW SKYLIGHTS
REF.
PANTRY
ADOBE WALLS
KITCHEN
LIVING ROOM
EXISTING SQ FOOTAGE
1335
ADOBE WALLS
HALL
ADOBE WALLS
2X6 FRAME WALLS
WASH DRY.
BLOCK WALLS
2X6 FRAME WALLS
EAST
ALAMEDA
PASEO DE PERALTA
CANYON RD
PLAZA FATIMA
ACEQUIA MADRE
N
HORTON MAP - P. 22 B3
330 DELGADO
DINING ADDITION
JANUARY 10, 2003
FLOOR PLAN SCALE 1/4" = 1'0"
0 1 2 3 Feet





EXISTING HEATED SPACE 1335 ft²
ADDITION 223 ft²
Total 1558 ft²



JAN 14 10:05 AM

HISTORIC DESIGN REVIEW BOARD APPLICATION

APPLICATION TYPE: Preliminary Approval [ ] Final Approval [✓]

PROJECT LOCATION: 330 DELGADO

PROJECT PROPOSAL: addition to NW CORNER, 1 WINDOW REPLACEMENT, SKYLIGHTS.

CONSTRUCTION COST: $ 33,750 FEE: $ 168.75 + $20 Poster Cost = $ 188.75

OWNER: PETE & JOANNE CORRIGAN **PHONE#:** 670-6734

OWNER ADDRESS: c/o BUILDING ADVENTURES UNLIMITED - BONI ARMIJO

CITY, STATE, ZIP CODE: 1103 AVENIDA CORDONIZ SFe, NM 87507

APPLICANT: RAGINS RESEARCH AND PLANNING **PHONE #:** 995-0852

ADDRESS: 9 STONE RIDGE ROAD 690-2593(c)

CITY, STATE, ZIP CODE: SANTA FE, NM 87505

NEW CONSTRUCTION:

Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:

Demolition [ ] Remodel [ ] Addition [✓] Residential [ ] Signs [ ]
Wall/Fence [ ] Antenna [ ]

PREAPPLICATION MEETING: Date: 1·7·03 Case Planner: JAMES HEWAT

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____
(Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction or an addition which will increase the height of the subject building:
YES [ ] **NO** [✓]

If yes, what is the appropriate streetscape height as determined during your pre-application visit? —

What is the proposed height as illustrated in your project? —

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 14-70 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.

Mary G. Ragins — 1·14·03

Signature of Applicant/Owner — Date

City of Santa Fe, New Mexico

memo

ADMINISTRATIVE APPROVALS

330 DELGADO STREET

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: October 17, 2023

To: Building Permit Division

From:

Lani McCulley

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: 330 DELGADO ST, Santa Fe, NM 87501

Case Number: 2023-007478--ADMIN

Contact Name: Jonathan Harris

Phone Number: Email:

Approved Scope of Work: Re-roof structure as submitted with the conditions that there shall be no 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.

Install new light tube at the mid-east wing in the bathroom with the condition that the tube shall not be publicly visible.

Stucco yardwalls and residence with El Rey cementitious "Buckskin" with the condition that the stucco shall be cementitious.

Install Hardscaping consisting of a 10' x 10' area of flagstones in garden area .

Conditions of Approval: There shall be no changes to existing mechanical, line sets, canales, or other rooftop appurtenances at this time.

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION

FINAL HISTORIC INSPECTION

MCCULLEY,LANI J.

From: Jonathan Harris <jjh@sunlight.us>
Sent: Tuesday, October 3, 2023 12:59 PM
To: MCCULLEY,LANIJ.
Subject: Building permit inquiry

CAUTION:This email originated from outside of the organization. Do not clicklinks or open attachments unless you recognize the sender and know the content is safe.

Hi Lani,

My neighbor, Mark Kreloff(at 1 Plaza Fatima), passed along your email address and suggested I reach out.

I purchased my home here at 330 Delgado Street last fall, and have recently been doing some work to repair it, as there was quite a bit of deferred maintenance on the building. Namely, I'm in the process of re-stuccoing the exterior walls (which were badly cracked in many places) with the same color stucco as before, and replacing the trim around a couple exterior windows (the old trim was rotting out) with new trim to match the nearby windows.

Overall, I'm trying to be a good steward of this beautiful old building, and am trying to do these repairs in a way that's consistent with my neighbors' homes here on Plaza Fatima.

This morning, a building inspector walked by and left a notice of violation on my front gate. I didn't know that permits were required for repairing stucco and window trim. Mark suggested I contact you to ask about the best next steps. Perhaps you could advise? Also, I'm attaching a few photos for reference.

Thanks in advance for your help!

Jonathan

330

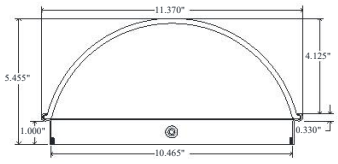
City of Santa Fe
HISTORIC DISTRICT
NOTICE
TO STOP WORK
This building in a Historic District is not in compliance with
Fe Ordinance Chapter 14, as is noted below
Before any further work is done, please contact the Historic Distr
Inspector at (505) 955-6657
Address: 330 DELGADO STREET
SANTA FE NEW MEXICO
City Ordinance: 14-3.11 CONSTRUCTION PERMI
NOTICE OF VIOLATION
Should compliance not be adhered to, a citation will be issued an
be subject to the penalties of Section 1-3-1, "Any violation of the
City Code, not specifically provided for in any ordinance, resolu
regulation or order to the contrary, is punishable by a fine of not
$500.00 dollars or by imprisonment in the county jail for a term of
than ninety (90) days, or by both such fine and imprisonment. E
that such violation constitutes a separate offense, except where
provided. DO NOT REMOVE THIS NOTICE.
Inspector Name: Brent Moravian
Date: 10/

330

310 E. COMSTOCK DR • CHANDLER, AZ 85225
O: 480-635-9748 • 866-772-5418
F: 480-635-9767
E: info@elitesolarsystems.com
W: www.elitesolarsystems.com

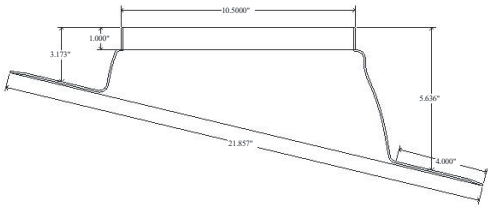
TECHNICIAL SPECIFICATIONS
10" TUBULAR SKYLIGHT

DOMEASSEMBLY:
Dome: .220" 100% Impact Clear Acrylicw/UV Inhibitors.
Dome Ring: .063" Aluminum, w/Dust Seal Applied inside Dome Ring.

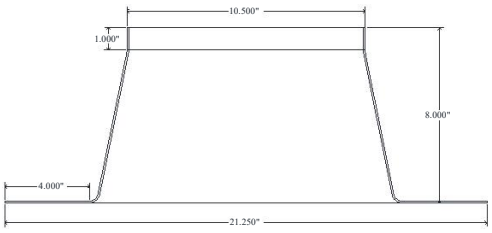


SCATTERDISK:
(insert for Dome Assembly)
.125" 100% Impact Prismatic Acrylicw/UV Inhibitors.

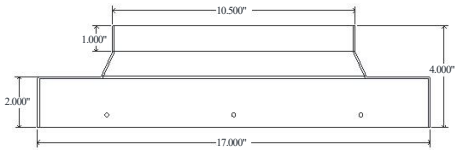
PITCHED FLASHING:
.080" Aluminum



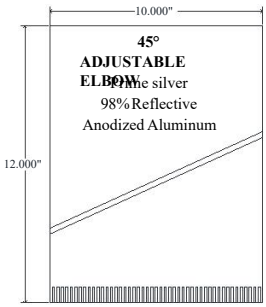
FLAT FLASHING:
.080" Aluminum, Heights: 6",8"



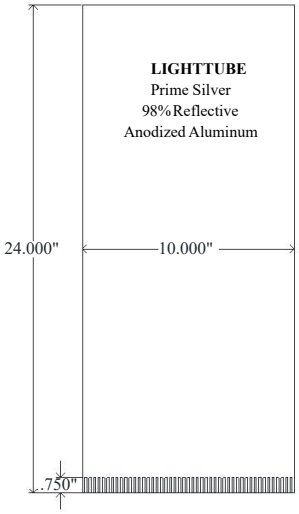
CURBFLASHING
.080" Aluminum



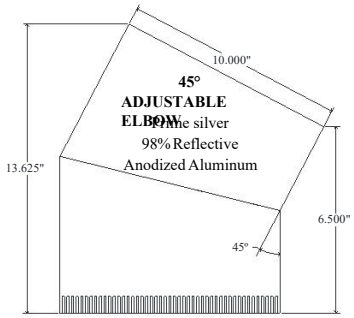
(Optional)



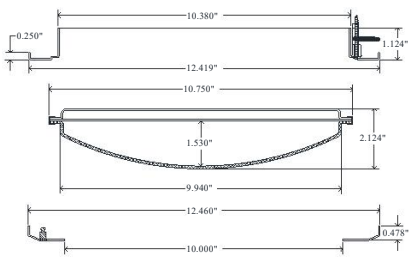
LIGHTTUBE
Prime Silver
98% Reflective
Anodized Aluminum



(Optional)

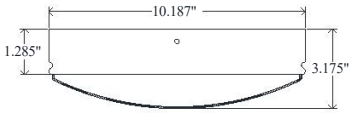


CEILINGKIT:
FORHARD/SUSPENDEDCEILING APPLICATIONS



TRIMRING:
(fastens to ceiling with pre-installed fastening wing nut.)
.050" Aluminum
TRIPLEPANELDIFFUSER
(diffuses light.)
w/UV Inhibitors on Bottom Diffuser
DECORATIVERING
(holds diffusers and attaches to trim ring.)
.050" Aluminum
Powder Coated White

INDUSTRIALTRIMRING ASSEMBLY:
FORHARD/SUSPENDEDCEILING APPLICATIONS



INDUSTRIALTRIMRING:
(fastens to light tube.)
.063" Aluminum
DOUBLEPANEL DIFFUSER
(diffuses light)
w/UV Inhibitors Bottom Diffuser.

APPROXIMATECOVERAGEAREA150 SQ.FT.I 3,750 LUMENSI 300 WATTS(TIMEOF DAY,SEASON,LENGTHOFTUBEWILLVARY LIGHTOUTPUT)

(BATHROOMS,CLOSESTS,PANTRIES,HALLWAYS,ETC.)

OPTIONALACCESSORIES:ALUMINUMTILESKIRT,BATHROOMEXHAUSTVENT,LIGHTKIT,DIMMER,FLASHINGEXTENSION, SECURITYBAR

Published: 09/07/2017

• MADEINUSA• 25 YEARWARRANTY• ICC-ES1761 • HURRICANETESTED& APPROVED(FL#21444)• ECONOMIC&ENERGYSTARKITS AVAILABLE•

	Volume: ASTM D2697
V.O.C.:	EPA Method 24 < 50 g/l (<0.417 lb/gal)
FLASH POINT:	ASTM D3278 178°F (81°C)
STORAGE STABILITY:	Two years from date of manufacture when stored in original sealed containers between 0°F - 80°F (-17°C - 26°C).
TOXICITY:	Not for use in contact with edible substances or for long-term storage of potable water.

APPLICATION

MIXING:	Mix properly prior to application to ensure uniform color and consistency.
THINNING:	Thinning is not recommended under normal conditions.
APPLICATION:	Apply by brush or ¾" nap woven roller as received. For spray application, use as received; consult Gaco Western's Silicone Spray Guide SG-Silicone for more information. For cold weather application, keep material stored above 65°F (18°C). Do not apply if rain is expected within 1 hour. Do not apply when ambient or substrate temperature is below freezing or above 120°F (49°C). On smooth surfaces, apply one coat at an approximate rate of 1.25 Gal per 100 Sq. Ft. to achieve approximately 18 mils dry film thickness (DFT). On granulated and other rough surfaces, apply one coat at a rate of 1.75 Gal per 100 Sq. Ft. Coat all surfaces including expansion joint covers and flashings. Extra material is required at all edges and penetrations. NOTE: Application rate is job-specific and losses due to overspray, surface profile, and wind may occur. Additional material may be required to achieve 18 dry mils.
DRY TIME:	Final coat should be allowed to cure 24 to 48 hours, depending on temperature and humidity, before suitable for light foot traffic.
CLEAN UP:	Clean application tools and equipment with GacoFlex T5135 Silicone Solvent. Recirculate through lines and gun until residual coating is removed. DO NOT USE WATER OR RECLAIMED SOLVENTS.

For specific Safety and Health information, please refer to Safety Data Sheet.

Gaco™

Product Data Sheet:

GacoFlex™ S42 Series
Rev: 09/2020

GACOFLEX™ S42 SERIES
HIGH ADHESION 100% SILICONE COATING

DESCRIPTION: GacoFlex S42 Series coatings are high adhesion, solvent-free, single-component waterproof elastomeric moisture-curing silicone coatings that do not require a primer over most substrates.

USAGE: GacoFlex S42 Series are ideal for use as a maintenance coating system over metal roofs, weathered single ply membranes, and polyurethane foam roofs (including F2733 GacoRoofFoam™). GacoFlex S4200* is ideal for use over aged SBS, APP, and built-up roofing**. Use is restricted to circumstances where the membrane surface is in sound condition but requires a renewal of the membrane surface due to the normal effects of use and aging.

GacoFlex S42 Series coatings may also be used over concrete and existing elastomeric coatings with an appropriate GacoFlex primer. When properly applied, the GacoFlex S42 coating system provides a seamless, weather-tight seal that protects the roofing substrate from degradation caused by UV, water, and other normal weathering hazards.A roof coated with GacoFlex S42 Series Silicone Coating is ideal for use as part of a rainwater catchment system.

**Note: Do not use colored silicone coatings over asphalt substrates.*

***Includes mineral cap sheets, but excludes gravel-surfaced built-up roofs. GacoFlex A4271 BleedTrap™ Base Coat is recommended for all asphalt substrates prior to coating with GacoFlex S4200. A4271 BleedTrap Base Coat is required for all warranted applications over SBS.*

LIMITATIONS: GacoFlex A4271 BleedTrap Base Coat is recommended over asphaltic substrates to reduce the potential for discoloration caused by asphaltic oil migration into the GacoFlex S4200. May require a suitable primer on some single ply membranes such as TPO. Please contact Technical Services for specific recommendations.

COLORS: S4200 White; S4222 Gray; S4248 Tan; S4229 Dark Gray

APPLIED PRODUCT DATA

APPROVALS: Underwriters Laboratory –UL790-Class A

Cool Roof Rating Council – CRRC 0740-0012

FM Approval – No.: PR450562

Miami-Dade County NOA No.: 18-1030.01

NSF P151 – Certification of rainwater catchment system components

CLASSIFIED UL CEMENTS AND COATINGS FOR ROOFING SYSTEMS CLASSIFIED BY UNDERWRITERS LABORATORIES INC. AS TO AN EXTERNAL FIRE EXPOSURE ONLY 60PO

CRRC COOL ROOF RATING COUNCIL

FM APPROVED

MIAMI-DADE COUNTY APPROVED

NSF

PROVISIONAL PRODUCT DATA

ADHESION: Excellent adhesion to polyurethane foam, such as F2733 GacoRoofFoam, aged asphaltic roofs, concrete, and aged single ply membranes. An anti-corrosive metal primer may be used on ferrous metal roofs to help prevent corrosion from spreading, followed by a light dusting of GacoFlex E5320 2-Part Epoxy Primer/Filler.

PHYSICAL PROPERTIES:

Physical Properties	ASTM Test	Result	Requirement
Tensile Strength @ 73˚F	D2370	275 psi	
Elongation at Break @ 73˚F	D2370	196 %	
Tensile Strength @ 0˚F	D2370	275 psi	
Elongation at Break @ 0˚F	D2370	196 %	
Tear Resistance (Die C)	D624	24 lbs/inch	20 min
Wet Adhesion			ASTM D6694 Requirement
Spray Polyurethane Foam	C 794/D 903	Pass	2.0 min
Acrylic Coating			
Galvanized Metal with E5320 Primer			
BUR with E5320 Primer			
EPDM with E5320 Primer			
PVC with E5320 Primer			
Water Swelling, Mass %	D471	0%	
Water Vapor Permeability, 20 mils DET	E96	6.4 Perms	

Solar Performance			
Solar Reflectance (Initial)	C1549	Pass	0.87
Solar Reflectance (Accelerated)	D7897-15, C1549	Pass	0.81
Thermal Emittance (Initial)	C1371	Pass	0.89
Thermal Emittance (Accelerated)	D7897-15, C1371	Pass	0.88
Solar Reflectivity Index (SRI)– (Initial)	E1980	Pass	110
Solar Reflectivity Index (SRI)– (Accelerated)	D7897-15, E1980	Pass	101

PACKAGED PRODUCT DATA

THEORETICAL COVERAGE: 1513 Sq Ft/Gal/Mil (3713 m²/L/0.02 mm)

WEIGHT PER GALLON: 10.63 LBS/GAL

SOLIDS: Weight: ASTM D1644 96%

95%

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: David A. Rasch, Acting Division Director DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer

Date: 11/4/08

The work proposed at 330 Delgado **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Remove coyote ~~fence~~ gate from South lot line wall & retain opening. Construct 6' high maximum CMU stuccoed wall on interior lot (north + south) and install a simple wooden plank pedestrian gate to match existing gate - new gate cannot exceed wall height, no other exterior work for 1 year. (slight accent increase allowed up to 4" arch)

Thank You.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H11641

building threatened? yes	surveyed date 26-10-84 by mb	county Santa Fe	ID no. 051611254
field map SFHD	number 3-1254	UTM reference zone 12 13	easting northing

location description: 330 Delgado

city/town: Santa Fe

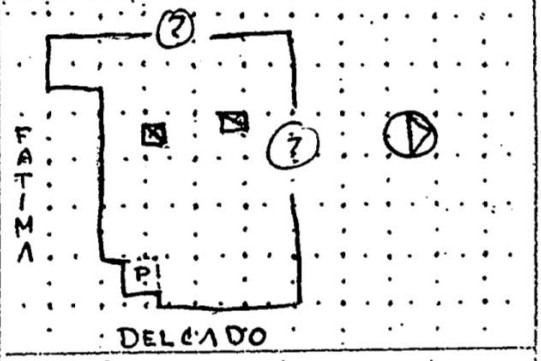
land grant/reservation:

building name: Applegate Bldg

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

film roll by mb no. 10 | negative nos. 27 | loc. of neg. HPB

plan shape



date of construction: Pre 1928 estimate ___ actual

source: Bus / Direc

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe / Stucco

architectural features
Roof - Flat, stps up to W, mtl lined wd corales, undulating parapets, 2 misry chimneys, 1 mtl flue
Windows - 6/6, 9/9 dbl hg, exp & indented lintels, gray trim
Door - 9 lite over crossbuck panel

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

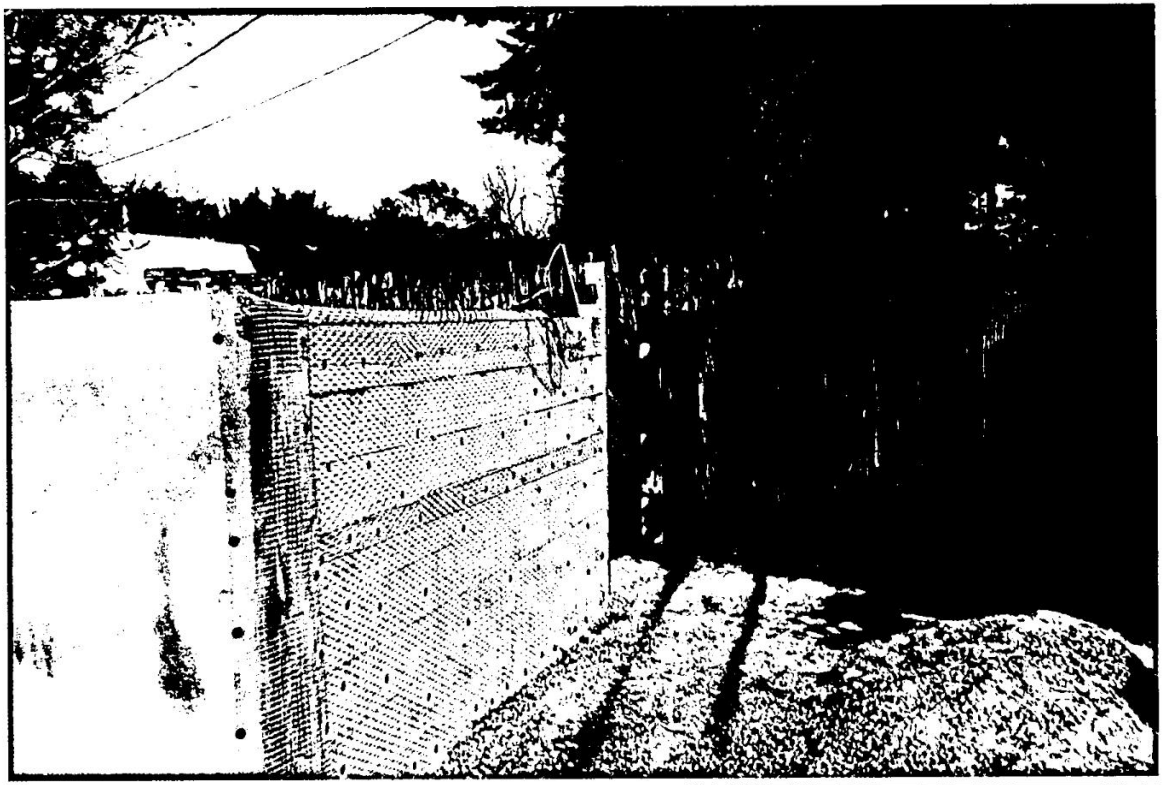
if eligible, why?

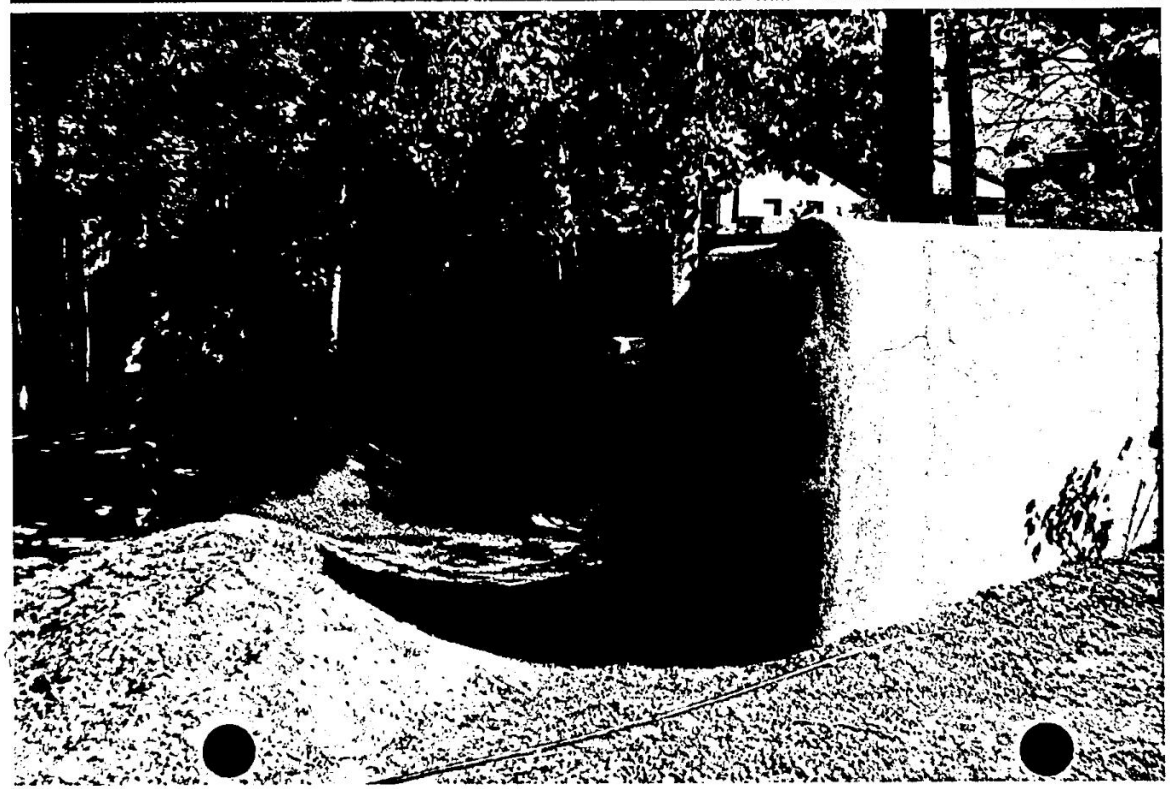
comments

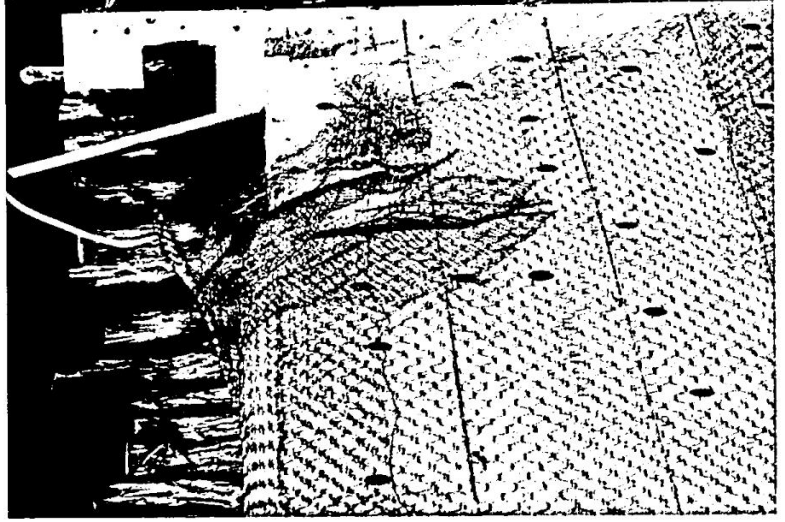
associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes







473039

LOT LINE ADJUSTMENT

FOR RICHARD STUMP AND WILLIAM L. & ELLEN J. DUPUY WITHIN THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

TRACT "RS" (326 DELGADO ST.) AND TRACT T (330 DELGADO ST.), LYING AND BEING SITUATE WITHIN PROJECTED SECTION 25, TOWNSHIP 17 NORTH, RANGE 10 EAST, N.M.P.M., WITHIN THE SANTA FE GRANT, WITHIN THE CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "RS"

BEGINNING AT SANTA FE CONTROL No. 1075, BEING AN ALUMINUM DISK IN CONC.; THENCE N.05°21'25"E., A DISTANCE OF 24.81 FEET TO THE POINT AND PLACE OF BEGINNING, BEING THE SOUTHEAST CORNER OF TRACT "RS" HEREIN DESCRIBED;

THENCE FROM SAID POINT OF BEGINNING N75°21'25"W, 115.50' TO A POINT
THENCE S08°40'36"W, 36.87' TO A POINT;
THENCE N78°31'35"W, 24.53' TO THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N10°45'12"E, 48.58' TO A POINT;
THENCE N10°18'49"E, 42.58' TO THE NORTHWEST CORNER OF THIS TRACT;
THENCE S78°03'51"E, 22.06' TO A POINT;
THENCE S76°28'07"E, 50.60' TO A POINT;
THENCE S74°53'06"E, 55.08' TO THE NORTHEAST CORNER OF THIS TRACT;
THENCE S09°24'15"W, 54.03' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.191 OF AN ACRE, (8319 SQ. FT.), MORE OR LESS.

TRACT "T"

BEGINNING AT SANTA FE CONTROL No. 1075, BEING AN ALUMINUM DISK IN CONC.; THENCE S.12°29'37"E., A DISTANCE OF 25.39 FEET TO THE POINT AND PLACE OF BEGINNING, BEING THE NORTHEAST CORNER OF TRACT "RS" HEREIN DESCRIBED;

THENCE FROM SAID POINT OF BEGINNING S8°45'09"W, 21.00' TO THE SOUTHEAST CORNER OF THIS TRACT;
THENCE N79°14'44"W, 135.47' TO THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N11°18'43"E, 21.84' TO A POINT;
THENCE S78°31'35"E, 5.45' TO A POINT;
THENCE N10°45'12"E, 20.35 TO THE NORTHWEST CORNER OF THIS TRACT;
THENCE S78°31'35"E, 24.53' TO A POINT;
THENCE S86°40'36"W, 6.46' TO A POINT;
THENCE S78°01'38"E, 18.45' TO A POINT;
THENCE S9°39'42"W, 7.50' TO A POINT;
THENCE S75°19'50"E, 96.86' TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.090 OF AN ACRE, (3936 SQ. FT.), MORE OR LESS.

OWNERS CONSENT

THE UNDERSIGNED OWNERS OF THESE TRACTS DO HEREBY CONSENT TO THE PLATTING OF THESE LANDS SHOWN HEREON. THIS ADJUSTMENT OF LAND BOUNDARIES IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. THE OWNERS OF TRACT "T" HEREBY CONSENT TO THE CONDITIONS OF THE BUILDING SETBACK AREA AS SHOWN AND NOTED HEREON. THESE LAND LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

WILLIAM L. DUPUY — ELLEN J. DUPUY — OWNERS TRACT "T"

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MAY, 2001, BY WILLIAM L. DUPUY AND ELLEN J. DUPUY.

MY COMMISSION EXPIRES 2-25-03

OFFICIAL SEAL Richard A. Morris NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-25-03

NOTARY PUBLIC

JOHN R. STUMP, OWNER TRACT "RS"

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MAY, 2001, BY JOHN R. STUMP.

MY COMMISSION EXPIRES 2-25-03

OFFICIAL SEAL Richard A. Morris NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 2-25-03

NOTARY PUBLIC

CITY OF SANTA FE REVIEW

CITY PLANNER — DATE 5/15/01

SURVEYOR — DATE 5/14/01

LEGEND

- O DENOTES SET POINT (1/2" REBAR W/ALUM. CAP STAMPED P.S. 10277)
- ● DENOTES FOUND POINT CHANNEL IRON (UNLESS OTHERWISE NOTED)
- ☐ DENOTES TELEPHONE PEDESTAL
- W DENOTES WATER METER
- ⊕ DENOTES MANHOLE
- ⊙ DENOTES TRAIL MARKERS
- ▲ DENOTES GAS RISER
- W DENOTES GAS METER
- ◇ DENOTES YARD HYDRANT

NOTES

1) BASIS OF BEARINGS IS TAKEN FROM A PLAT ENTITLED "LOT CONSOLIDATION TRACT "RS" CONSISTING OF TRACT "R" AND TRACT "S" BY RICHARD A. MORRIS L.S.No. 10277, DATED RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 1995, IN PLAT BOOK 319 PAGE 032. DATA IN SINGLE PARENTHESIS ( ) IS FROM SAID PLAT.

2) REFER TO A PLAT ENTITLED "PLAT OF SURVEY PREPARED FOR JO ANN OVERTON AND CAROLINE A BROWNER" BY JOHN A. FLORES N.M.P.L.S. 10830, DATED JUNE 10, 1996, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON JUNE 10, 1996, IN PLAT BOOK 336 PAGE 037. DATA IN DOUBLE PARENTHESIS (( )) IS FROM SAID PLAT.

3) REFER TO A PLAT ENTITLED "BOUNDARY SURVEY PREPARED FOR EDWARD H. HASTINGS & EUGENE R. BARCENA" BY JOE H. WALKER N.M.P.L.S. 12806, DATED MAY 10, 2000, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON MAY 10, 2000 IN PLAT BOOK 443 PAGE 011. DATA IN TRIPLE PARENTHESIS ((( ))) IS FROM SAID PLAT.

4) REFER TO A WARRANTY DEED FROM LYDIA H. STUMP TO JOHN R. STUMP, RECORDED IN THE SANTA FE COUNTY CLERK'S ON MAY 30, 1985, IN MISC. BOOK 1158 PAGES 806-809.

5) REFER TO A WARRANTY DEED FROM CAROLINE A BRAMMER TO WILLIAM L. DUPUY AND ELLEN J. DUPUY, RECORDED IN THE SANTA FE COUNTY CLERK'S ON AUGUST 30, 1993, IN MISC. BOOK 1681 PAGE 942.

6) REFER TO A GRANT OF EASEMENT FROM RICHARD HERDMAN TO JO ANN OVERTON, RECORDED IN THE SANTA FE COUNTY CLERK'S ON JULY 05, 1996, IN MISC. BOOK 1285 PAGES 868-869.

7) IMPROVEMENTS SHOWN ARE CURRENT AS OF DATE OF SURVEY MARCH 21, 2001

8) THESE TRACTS OF LAND LIE WITHIN ZONE "C" AREAS OF MINIMAL FLOODING, AS TAKEN FROM H.U.D. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 350070 0005C, DATED APRIL 02, 1993.

9) REFER TO A LICENSE AGREEMENT FOR ENCROACHMENT IN CITY RIGHT-OF-WAY, RECORDED IN MISC. BK. 121 PG. 071-074.

10) RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE FOR ANY ENCROACHMENTS INTO PRIVATE PROPERTIES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AND NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD FOR THE PURPOSE OF A LOT LINE ADJUSTMENT AS REQUESTED BY THESE LAND OWNERS TRACTS PLATTED HEREON, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

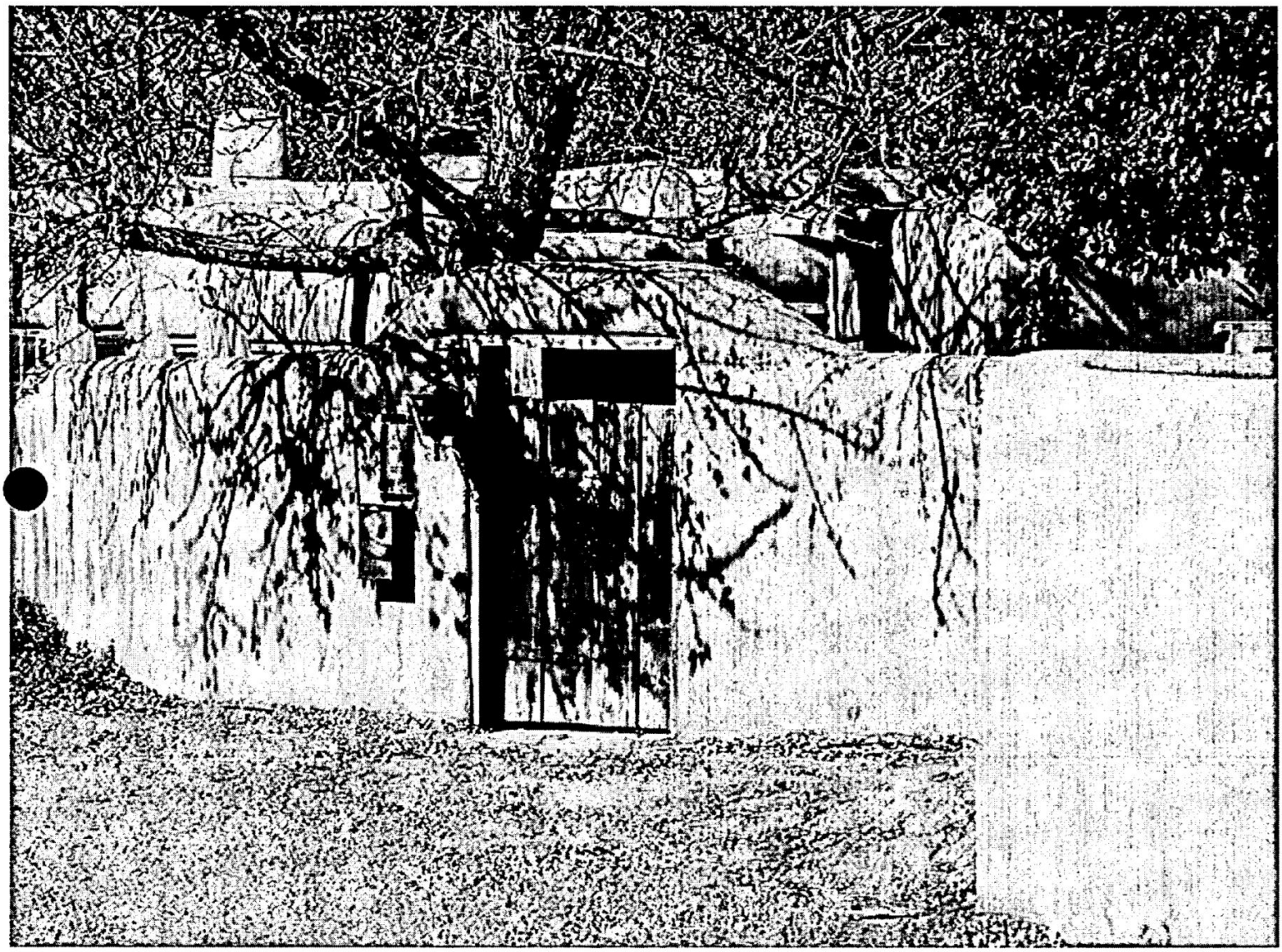
RICHARD A. MORRIS, N.M.P.S. No. 10277 — MAY 14, 2001

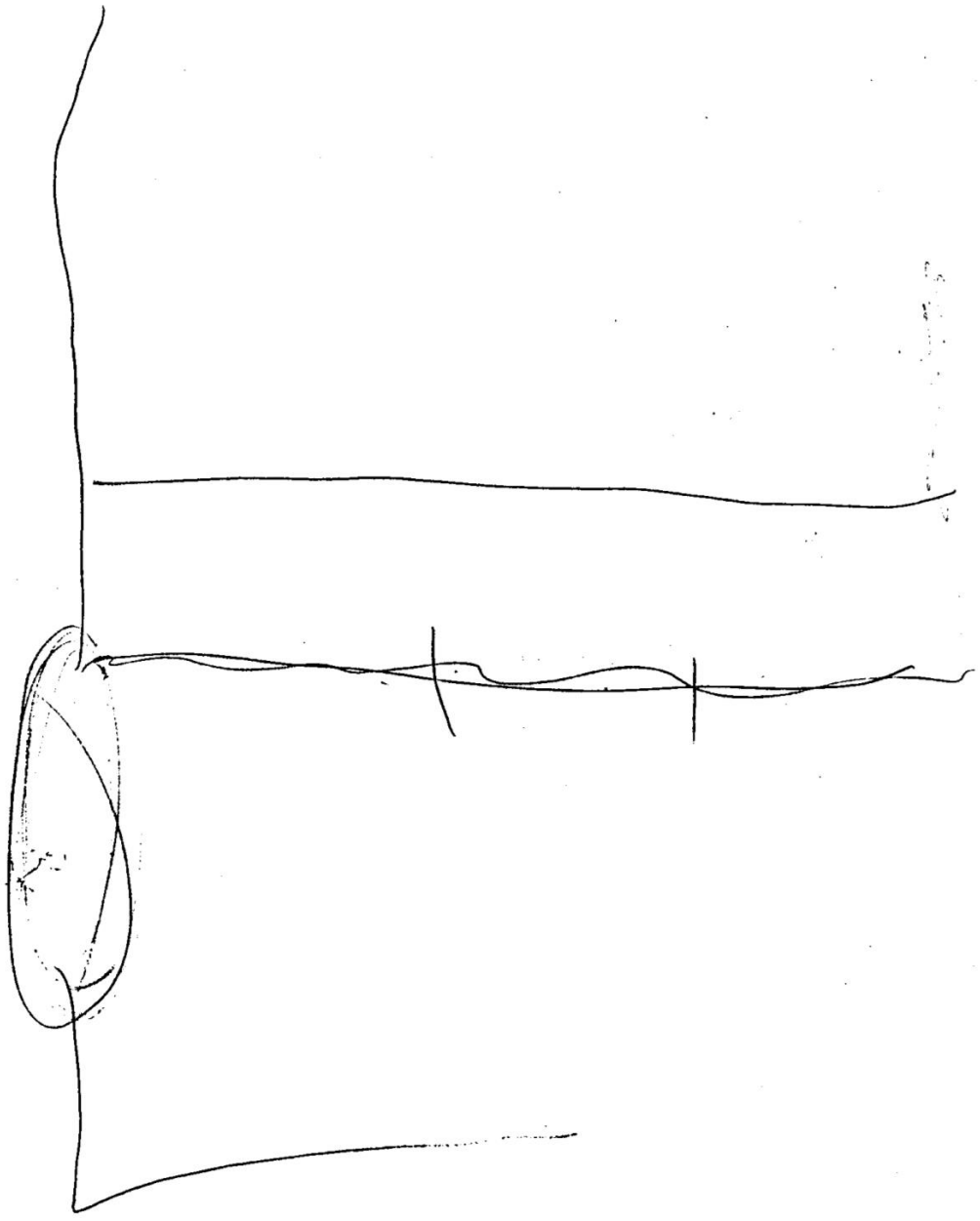
COUNTY OF SANTA FE, STATE OF NEW MEXICO — I hereby certify that this instrument was filed for record on the 16th day of May, A.D. 20 01 at 1:07 o'clock P.M. and was duly recorded in book 473 page 39 of the records of Santa Fe County. Witness my Hand and Seal of Office. Rebecca Bustamante, County Clerk, Santa Fe County, N.M. Deputy

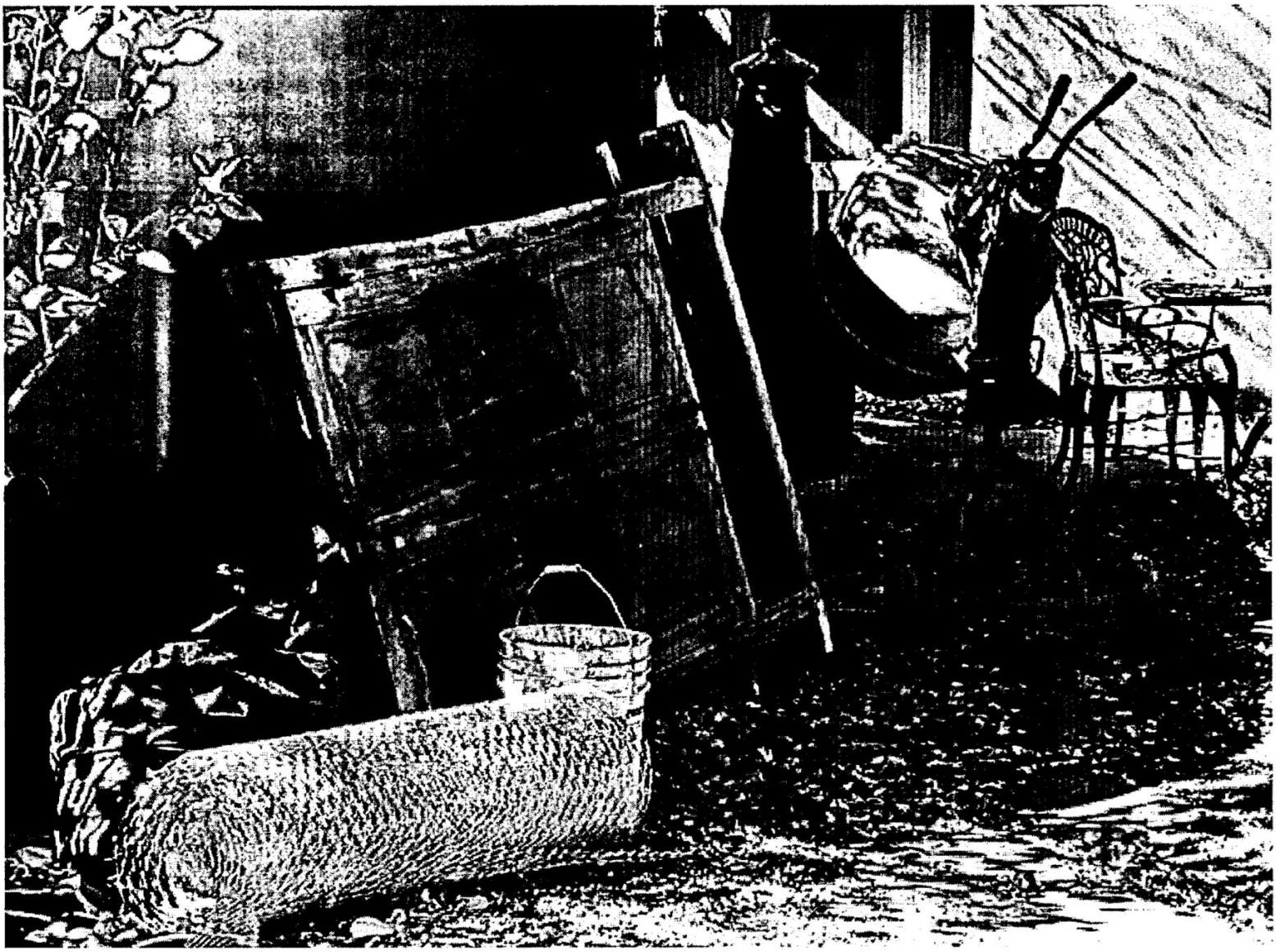
INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
STUMP/DUPUY	PROJ. 25	17 NORTH	9 EAST	SANTA FE GRANT

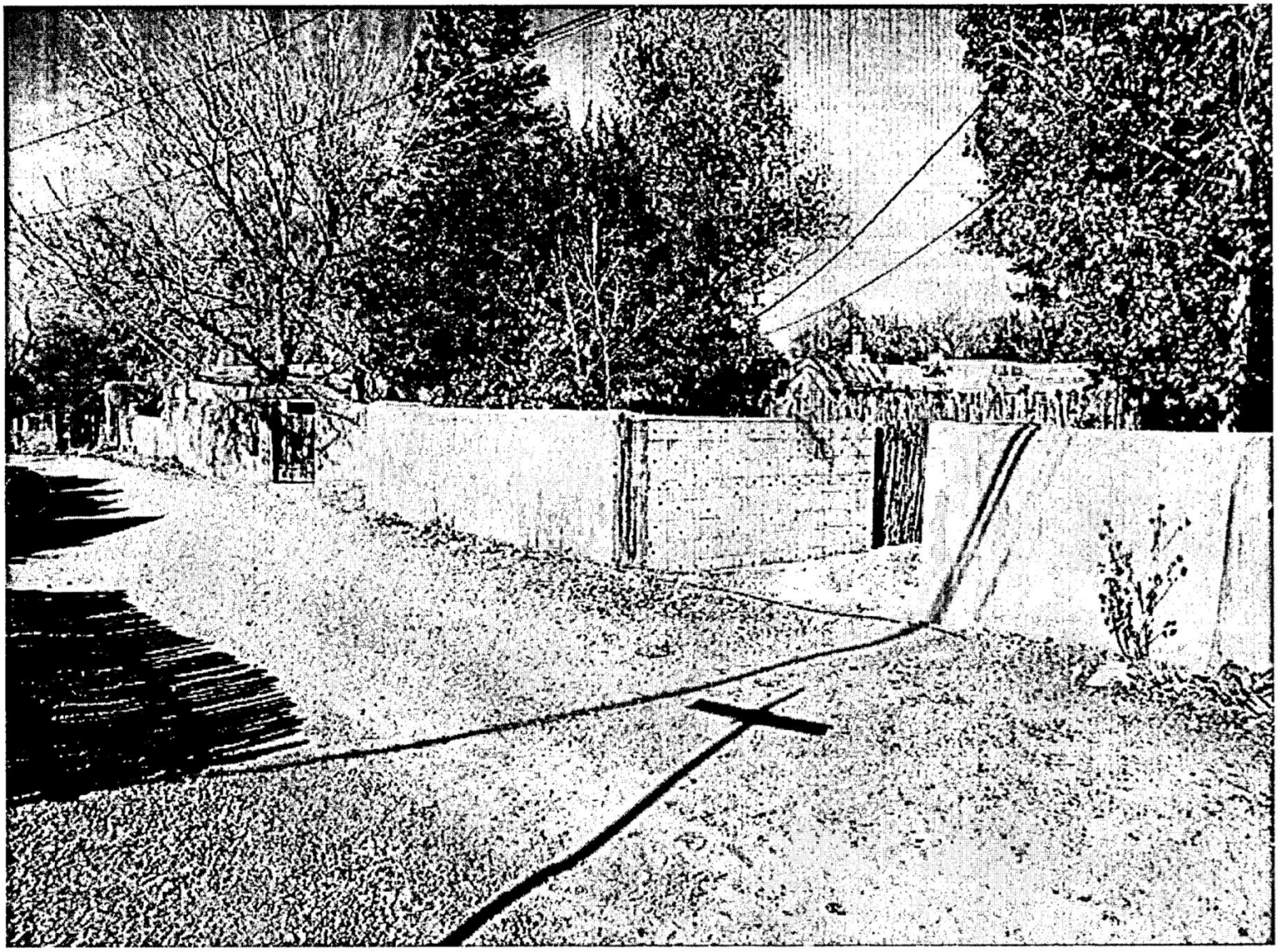
Red Mountain Engineers, Inc.
ENGINEERS-SURVEYORS
1216 Parkway Drive
Santa Fe, NM 87506-8115
Phone: (505) 473-7373

DRAWN BY: B. MONTOYA | SCALE: 1"=10' | CHECKED BY: R.A.M.
NAME: LOT LINE ADJ. - STUMP/DUPUY | PROJECT No. 652-122









City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

Downtown & Eastside H.D.

To: **Building Permit Office**

From: **James M. Hewat, Historic Preservation Planner**
Alysia L. Abbott, Historic Preservation Planner

Date: 2/24/2005.

The work proposed at 330 Delgado **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Increase of bedroom addition by 60 sq. ft. and add a dormer in location of chimney on north elevation to northwest corner.

Thank You.

PMH

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

Downtown ; Eastside H/D.

To: **Building Permit Office**

From: **James M. Hewat, Historic Preservation Planner**
Alysia L. Abbott, Historic Preservation Planner

Date: 1/9/2002

The work proposed at 330 Delgado St. **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Interior work to kitchen only

Thank You.

PLU020.pmd - 4/02

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **James M. Hewat, Historic Preservation Planner**
Alysia L. Abbott, Historic Preservation Planner

Date: 1/3/07

The work proposed at 330 DELGADO **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

CONSTRUCTION OF A SHED ON NON-PRIMARY ELEVATION OF CONTRIBUTING BUILDING ~ 3'x 4'.

Thank You.

City of Santa Fe, New Mexico

memo

CURRENT CASE
2024-008074-HDRB
REMODEL
330 DELGADO STREET

Application for
330 Delgado Street

February 14, 2024

Lani McCulley
Planner Senior, Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

Dear Lani,

Please accept the enclosed materials for review by the *Historic Design Review Board* at their regularly scheduled hearing on Tuesday, March 26, 2024.

This application has two main components—first, to attain retroactive historic approval for the replacement of twelve modern Marvin windows from the early-1980s and the relocation of a solar lantern; and second, to attain approval for a new 11' x 11' freestanding garden shade canopy, to be made of rustic cedar latillas.

For the first item: as you know, I recently moved from Vermont to Santa Fe, after purchasing this beautiful old home here at 330 Delgado Street in the fall of 2022. I wasn't aware at the time that Santa Fe required building permits for replacing existing windows (Vermont doesn't require building permits for window replacement, only for building additions), which is why I completed the work without seeking a permit. I apologize for that oversight—and I hope that this package of materials can resolve the situation.

For the second item: the new shade canopy is needed to provide an outdoor option here during the intense summer heat, as there is currently no outdoor covered space at 330 Delgado Street. The canopy would be freestanding (i.e. not attached to the building), with its posts set a minimum of 6 inches from the building as required by code, and made with the same kind of material as the nearby rustic cedar "coyote fencing" that lines the north edge of the property (see attached drawings).

Historic records indicate that the building was initially constructed around 1910, in the "pueblo revival" style. Its current size is 1,565 square feet, on a lot of 3,920 square feet. The building grew by accretion, with previous owners adding the front "Studio" room and "Entry Hall" in the 1970s (by enclosing a portal).

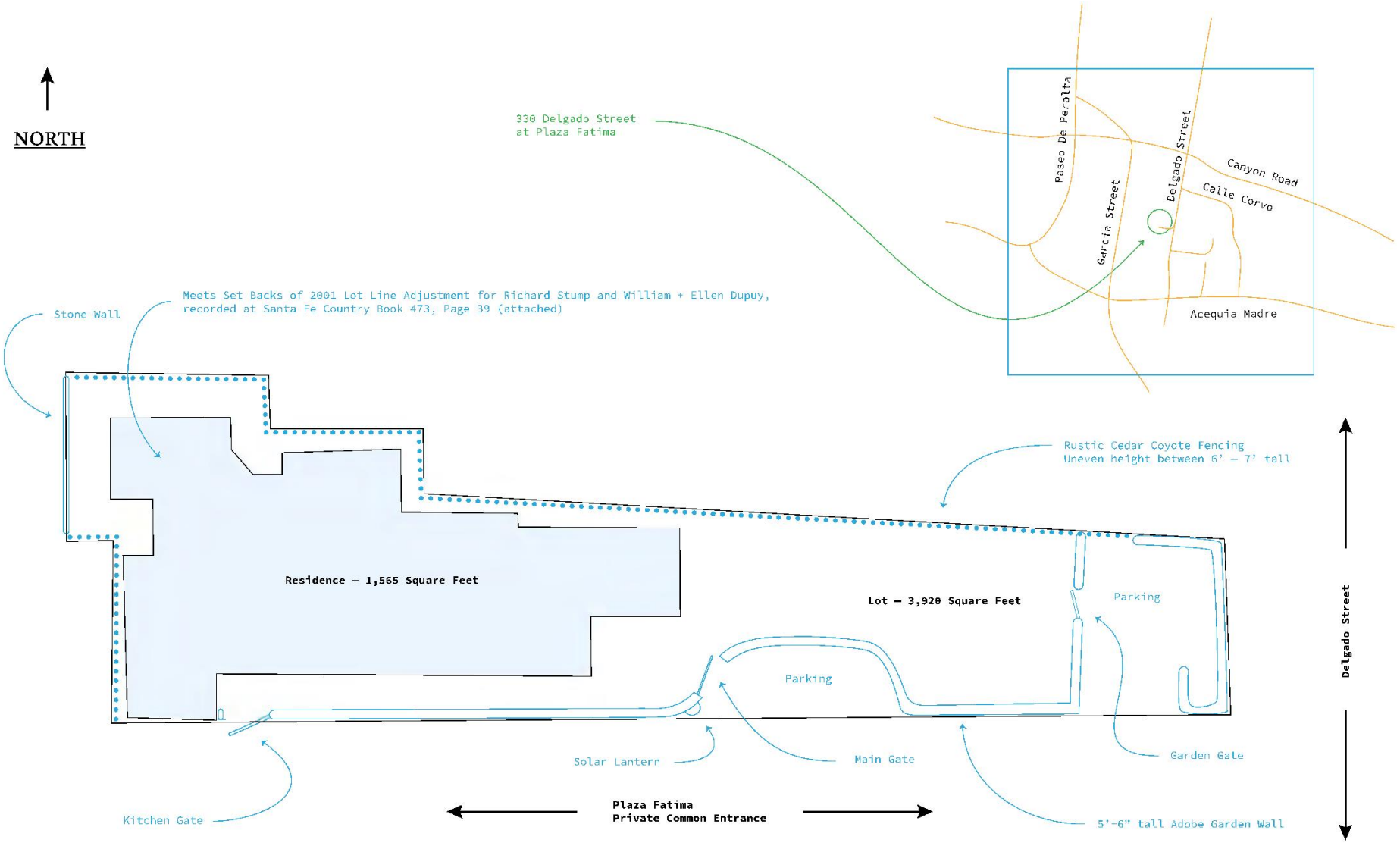
Subsequent owners added the ~200-square foot back "Study" room in 2003, introducing in-floor radiant heat and high-quality Andersen windows with true dividers—the window style that I've matched with the Andersen windows that I installed here this past summer. The modern Marvin windows that I replaced were installed in 1982 (see attached photos). They were in poor condition, with their seals having broken, causing permanent fogging in between their layers of glass. Certain window units no longer opened, while others had gaps that allowed insects to enter the building. As the windows had no dividers, they made the building look more "modern" than its true historic roots. My goal in replacing the 1982 modern windows was to restore the historic aesthetic of the building's earlier windows—which, as you can see from the attached historic photos, once had true dividers; now they do again.

In all of this, my intention has simply been to be a good and caring steward of this wonderful old building.

Sincerely,

Jonathan Harris

330 Delgado Street
Santa Fe, NM 87501



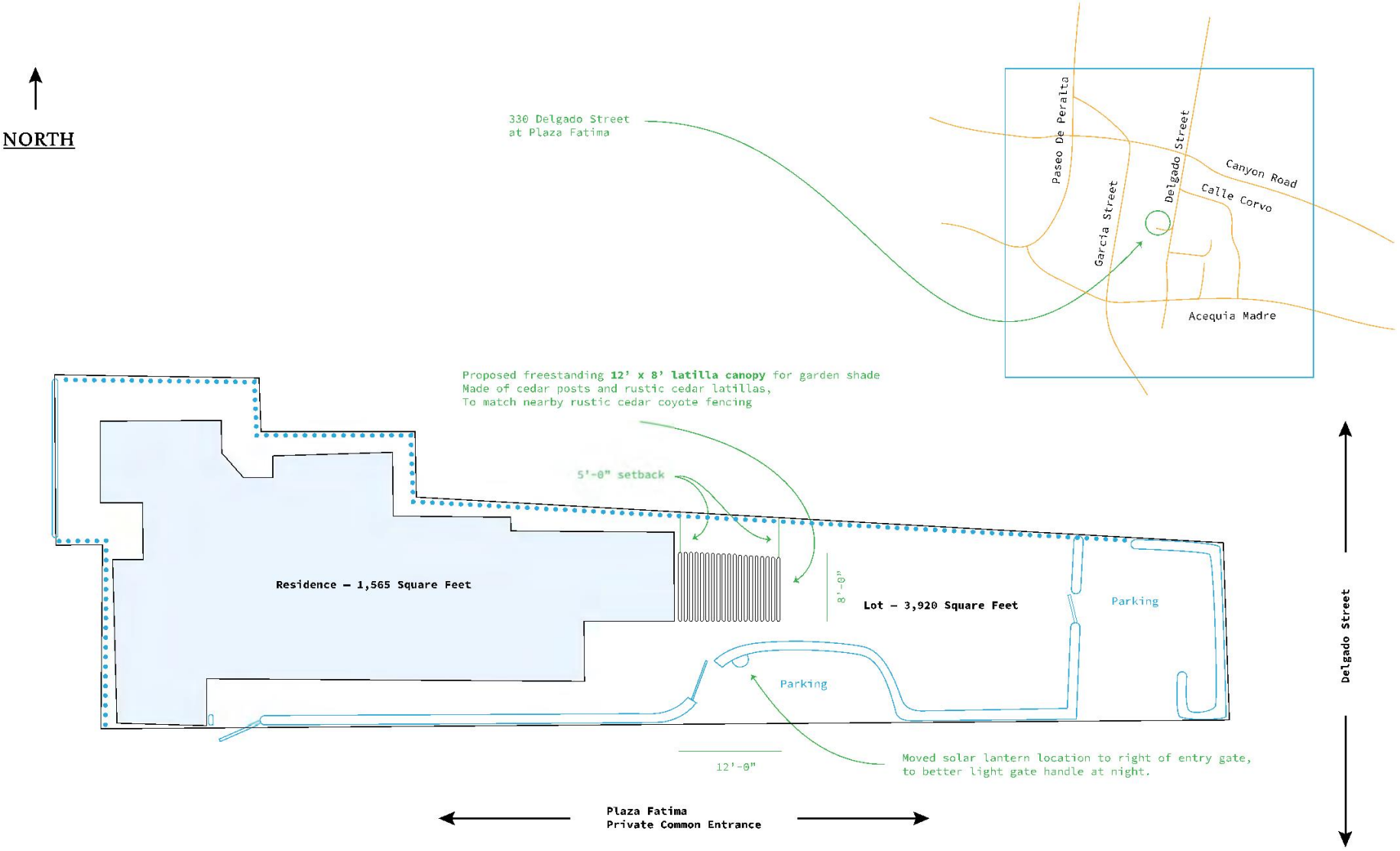
EXISTING SITE PLAN

330 Delgado Street
Santa Fe, NM

Site Plan
February 14, 2024

SCALE : 1/8" = 1'

0 2' 8' 12'



PROPOSED SITE PLAN

330 Delgado Street
Santa Fe, NM

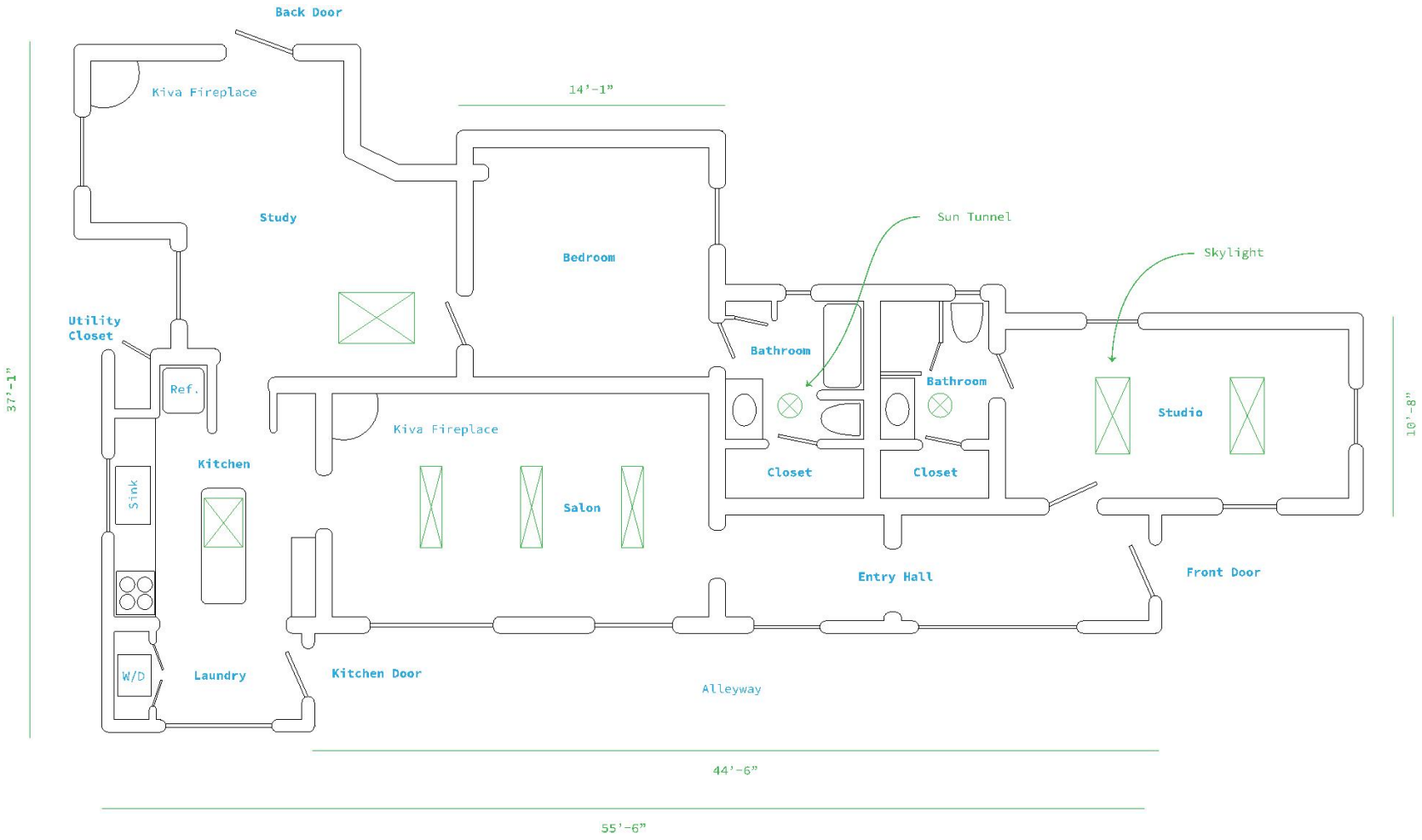
Site Plan
February 14, 2024

SCALE : 1/8" = 1'

0 2' 8' 12'

EXISTING FLOORPLAN

NORTH

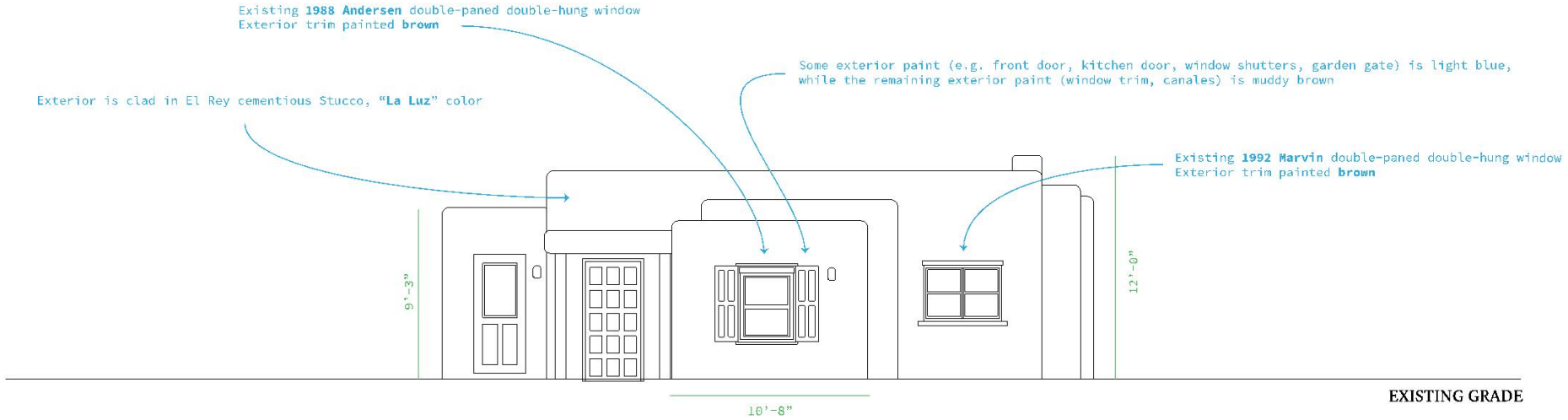


330 Delgado Street
Santa Fe, NM

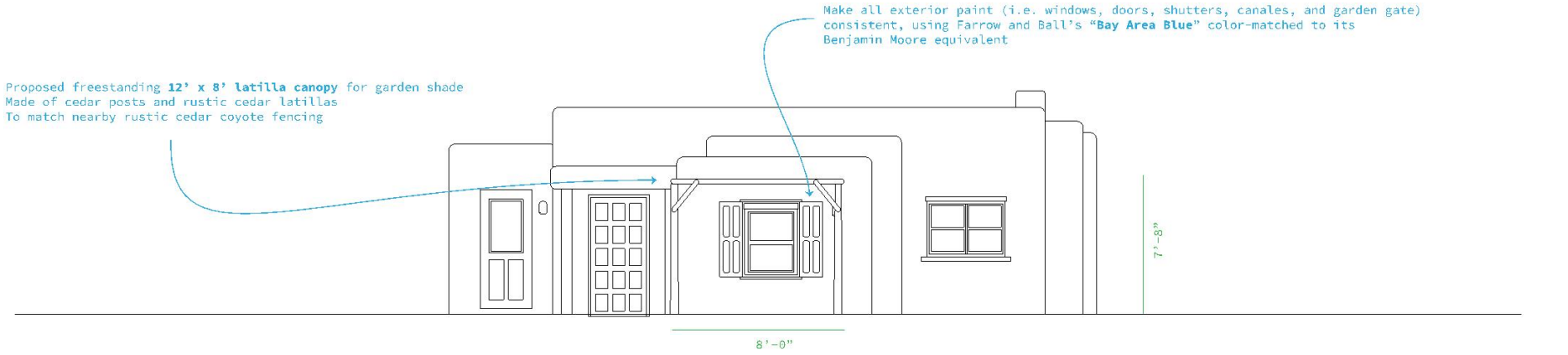
Floorplan
February 14, 2024

SCALE : 1/4" = 1'

0 1' 4' 6'



EXISTING EAST ELEVATION



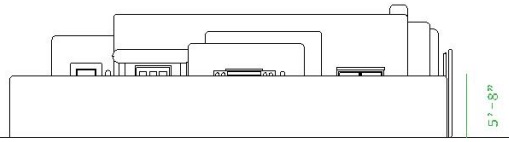
PROPOSED EAST ELEVATION

330 Delgado Street
Santa Fe, NM

East Elevations (without Walls + Fences)
February 14, 2024

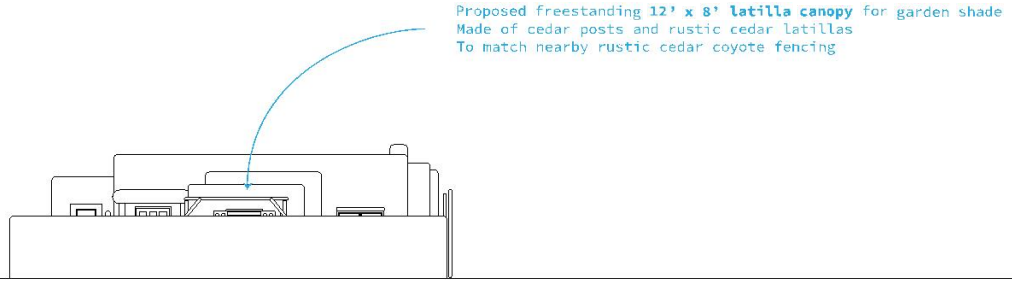
SCALE : 1/4" = 1'

0 1' 4' 6'



EXISTING GRADE

EXISTING EAST ELEVATION



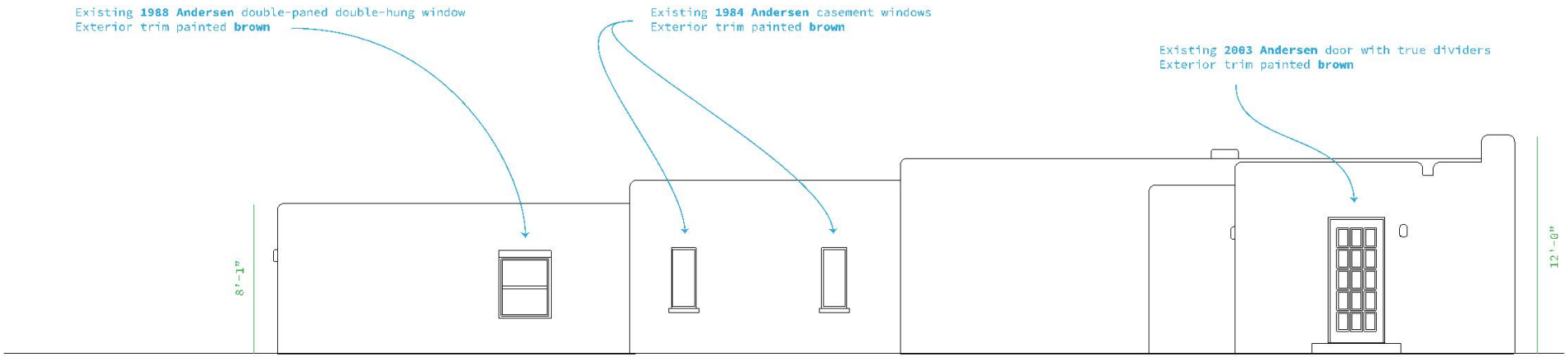
PROPOSED EAST ELEVATION

330 Delgado Street
Santa Fe, NM

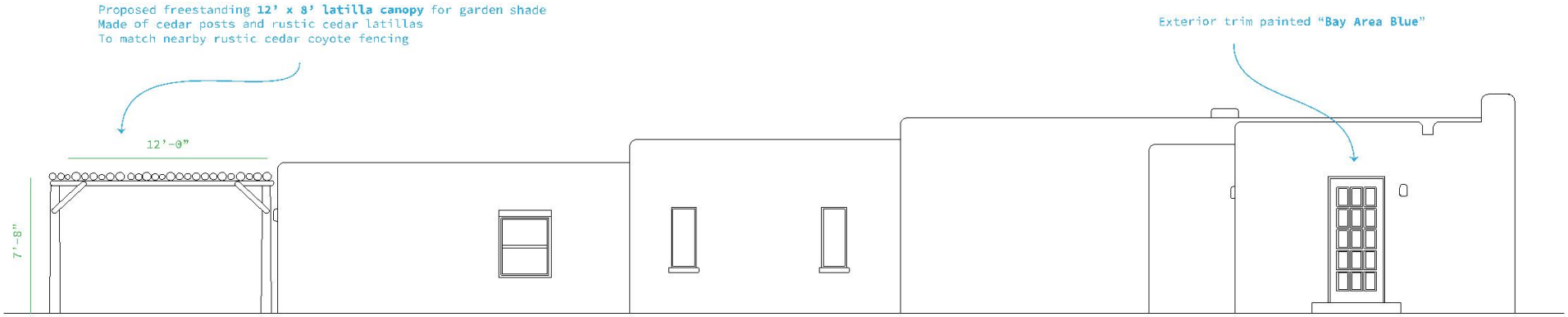
East Elevations (with Walls + Fences)
February 14, 2024

SCALE : 1/8" = 1'

0 2' 8' 12'



EXISTING NORTH ELEVATION



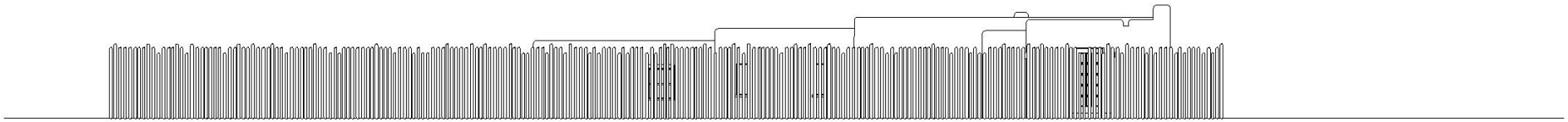
PROPOSED NORTH ELEVATION

330 Delgado Street
Santa Fe, NM

North Elevations (without Walls + Fences)
February 14, 2024

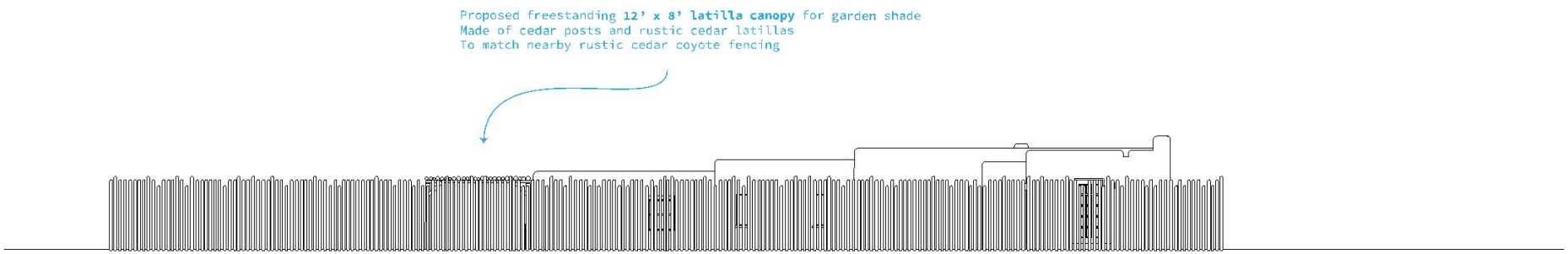
SCALE : 1/4" = 1'

0 1' 4' 6'



EXISTING GRADE

EXISTING NORTH ELEVATION



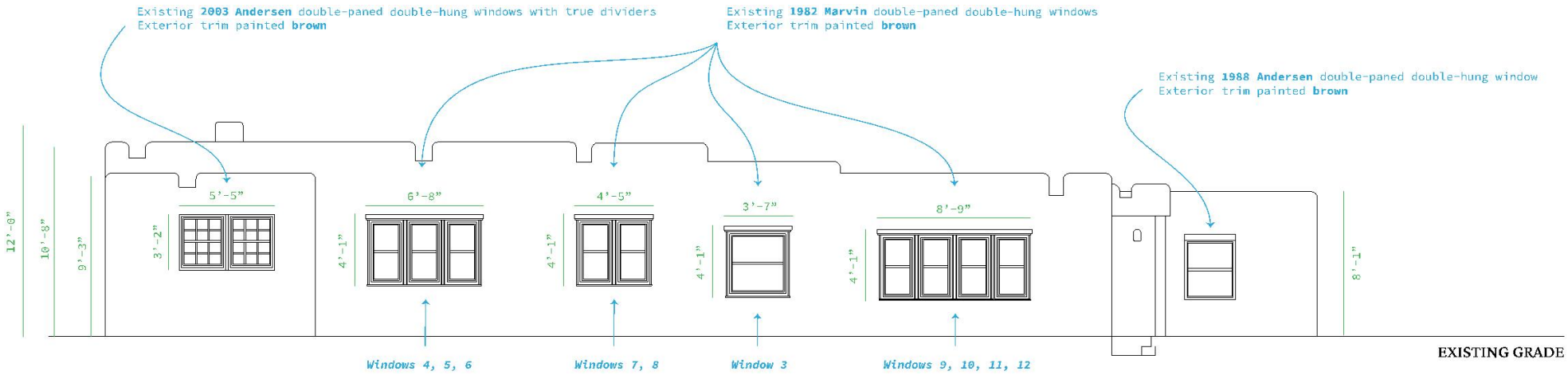
PROPOSED NORTH ELEVATION

330 Delgado Street
Santa Fe, NM

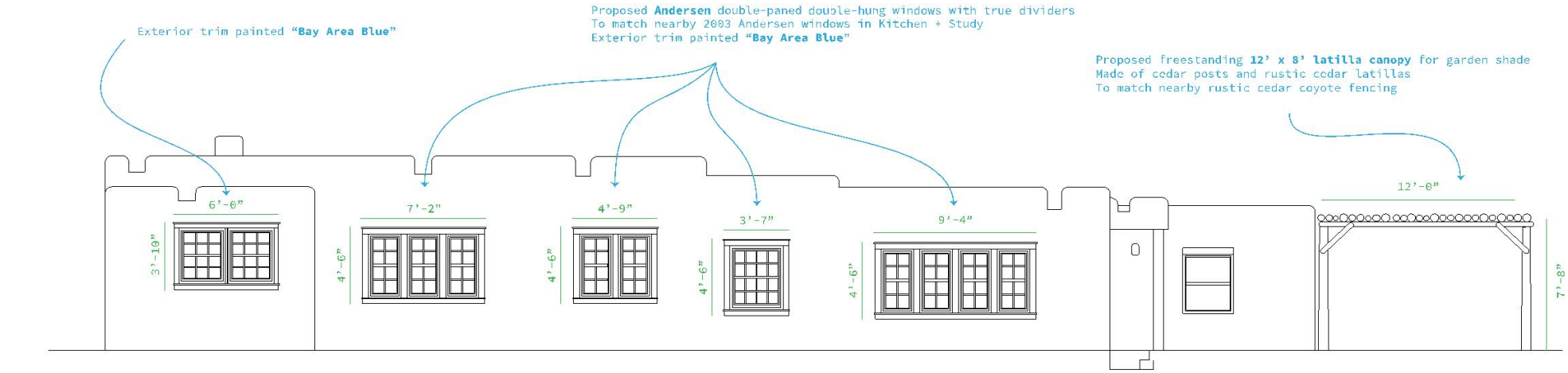
North Elevations (with Walls + Fences)
February 14, 2024

SCALE : 1/8" = 1'

0 2' 8' 12'



EXISTING SOUTH ELEVATION



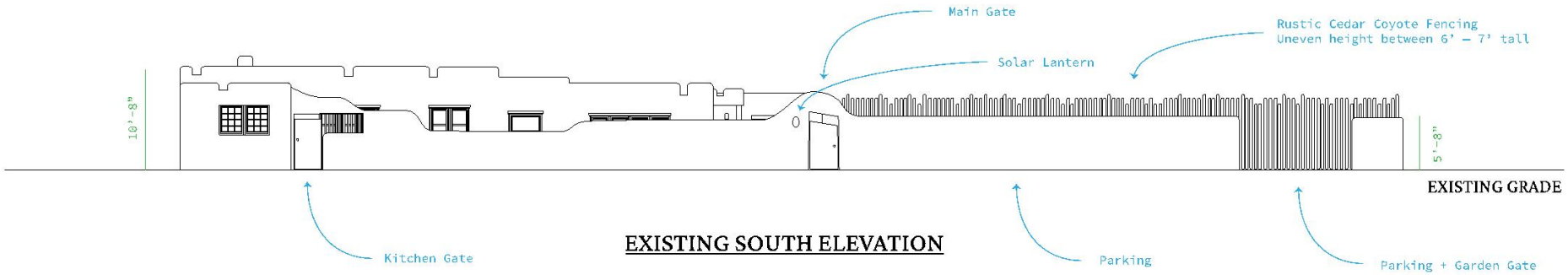
PROPOSED SOUTH ELEVATION

330 Delgado Street
Santa Fe, NM

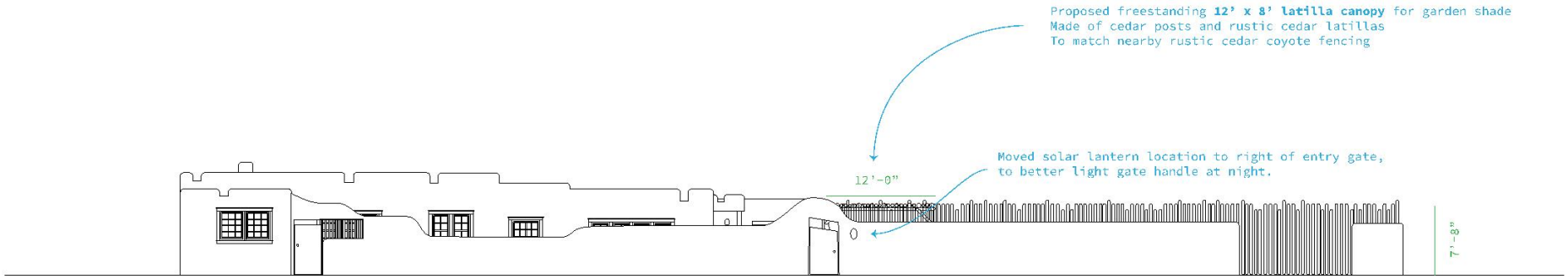
South Elevations (without Walls + Fences)
February 14, 2024

SCALE : 1/4" = 1'

0 1' 4' 6'



EXISTING SOUTH ELEVATION



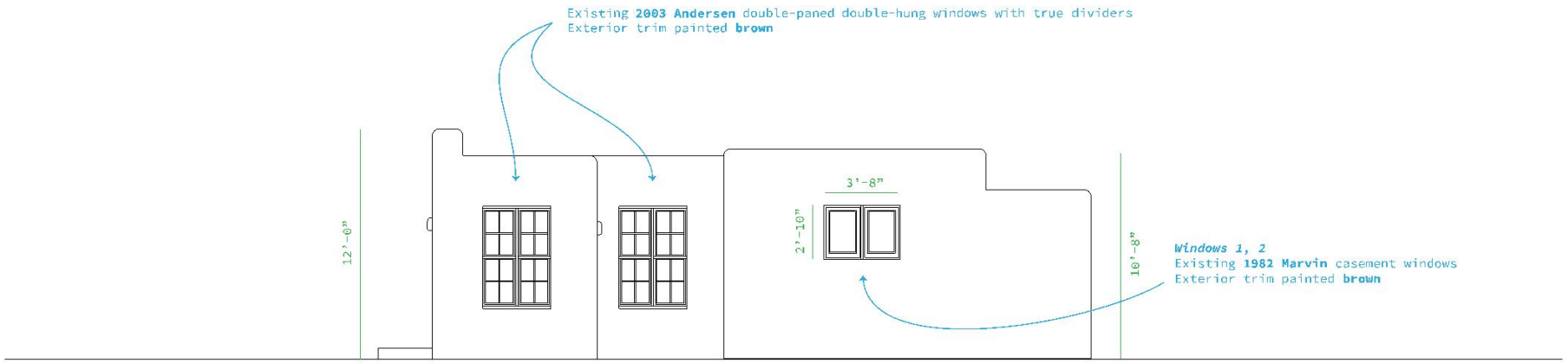
PROPOSED SOUTH ELEVATION

330 Delgado Street
Santa Fe, NM

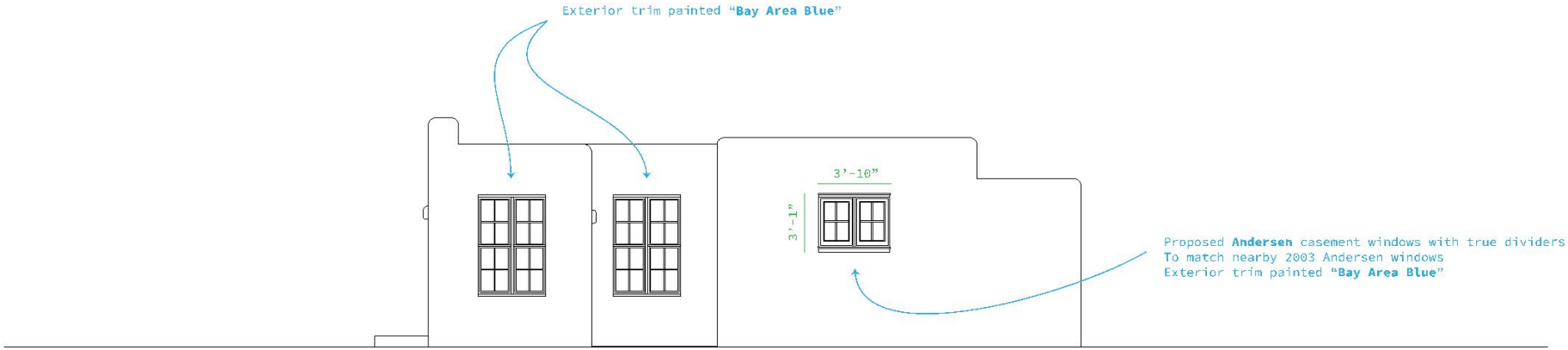
South Elevations (with Walls + Fences)
February 14, 2024

SCALE : 1/8" = 1'

0 2' 8' 12'



EXISTING WEST ELEVATION



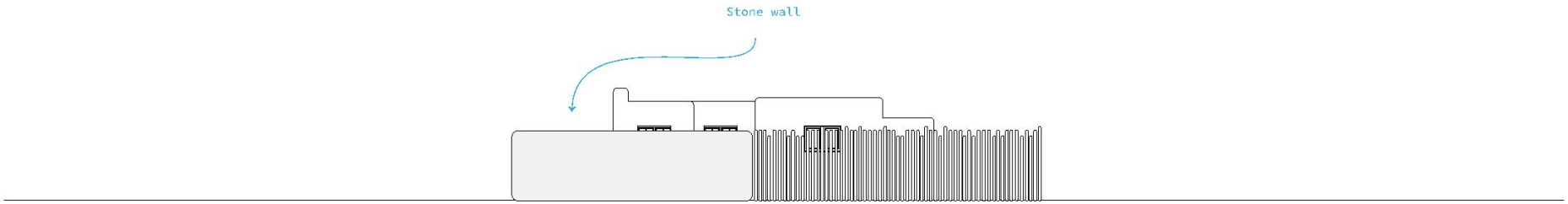
PROPOSED WEST ELEVATION

330 Delgado Street
Santa Fe, NM

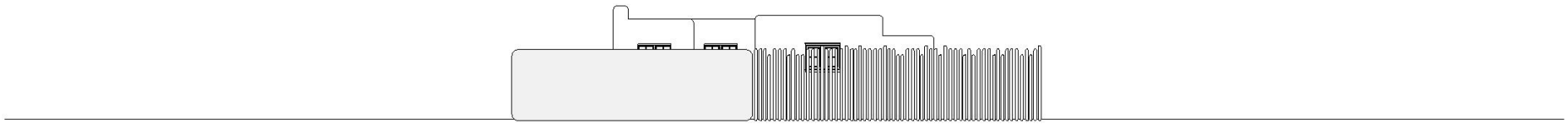
West Elevations (without Walls + Fences)
February 14, 2024

SCALE : 1/4" = 1'

0 1' 4' 6'



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

330 Delgado Street
Santa Fe, NM

West Elevations (with Walls + Fences)
February 14, 2024

SCALE : 1/8" = 1'

0 2' 8' 12'

Window Schedule

Window #	Existing	Proposed
1	**1982 Marvin Casement** — *3'-8" x 2'-10"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Casement** — *3'-10" x 3'-1"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
2	**1982 Marvin Casement** — *3'-8" x 2'-10"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Casement** — *3'-10" x 3'-1"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
3	**1982 Marvin Double Hung** — *3'-7" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *3'-7" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
4	**1982 Marvin Double Hung** — *2'-2" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *2'-2" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
5	**1982 Marvin Double Hung** — *2'-2" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *2'-2" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
6	**1982 Marvin Double Hung** — *2'-2" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *2'-2" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
7	**1982 Marvin Double Hung** — *2'-2" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *2'-2" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
8	**1982 Marvin Double Hung** — *2'-2" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *2'-2" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
9	**1982 Marvin Double Hung** — *2'-2" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *2'-2" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue
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12	**1982 Marvin Double Hung** — *2'-2" x 4'-1"* Wood interior with no dividers Aluminum exterior painted Brown	**2023 Andersen Double Hung** — *2'-2" x 4'-6"* Wood interior with true dividers Fiberglass exterior painted Sky Blue

Proposed Color

Farrow and Ball "Bay Area Blue"
Color-matched to Benjamin Moore

Current Photos of 330 Delgado

From Delgado Street — looking West

Entrance Gate — looking North

Walled Garden — looking West

Walled Garden — looking East

Current Photos of 330 Delgado

South Facade — Looking Northwest

Front Door — looking West

West Facade — Looking Southeast

West Facade — Looking Northeast

North Facade — Looking West

Windows — Historic

Historic (1950s?) photographs of 330 Delgado Street, showing windows with true dividers
Excerpted from a 2003 Historic Design Review Board approval submitted by a previous owner

330 DELGADO STREET [page 2]

5. East elevation inside yard wall

6. East entrance

7. South elevation toward west

8. South elevation toward east

9. West elevation [area of proposed addition]

10. West/north elevations [area of proposed addition]

. South elevation from Delgado Street along Plaza Fatima

2. East and north yard walls from Delgado Street

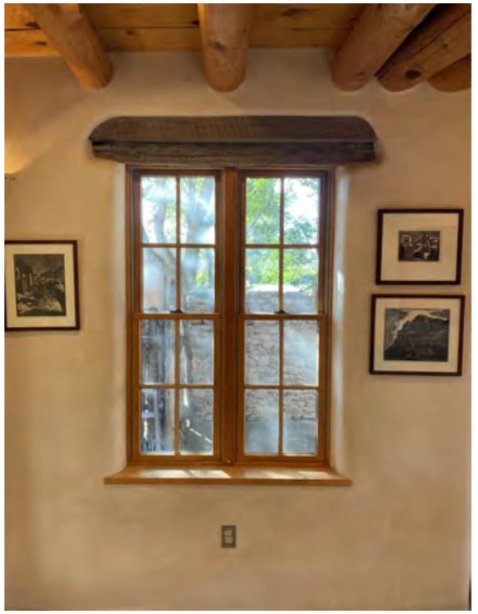
. South elevation along Plaza Fatima

4. Southwest corner [window opening to be shortene

Windows — Before

1982 Marvin windows in Salon — showing fogging between layers of glass

1982 Marvin windows on South Facade, looking West



2003 Andersen windows in Study
What I've tried to matched

1982 Marvin window in Salon— showing "Marvin 1982" engraving on stainless steel

1982 Marvin windows on South Facade, looking East

Windows — After

2023 Andersen windows on South facade — looking West

2023 Andersen windows on South and West facade — looking East

2003 Andersen window on South facade (Kitchen) — painted Sky Blue

2023 Andersen windows on South facade — looking East

2023 Andersen windows on South facade — looking West

Windows — Neighborhood Examples

Canyon Road

Delgado Street

Canyon Road

San Antonio Street

Acequia Madre

Sosaya Lane

Solar Lantern — Before and After

Solar lantern before — cold white light, crowded spacing with mailbox, and didn't illuminate gate handle

Solar lantern after — warm yellow light, better spacing with mailbox, and better illuminates gate handle

Shade Canopy — Style Examples

Thank you for your consideration.

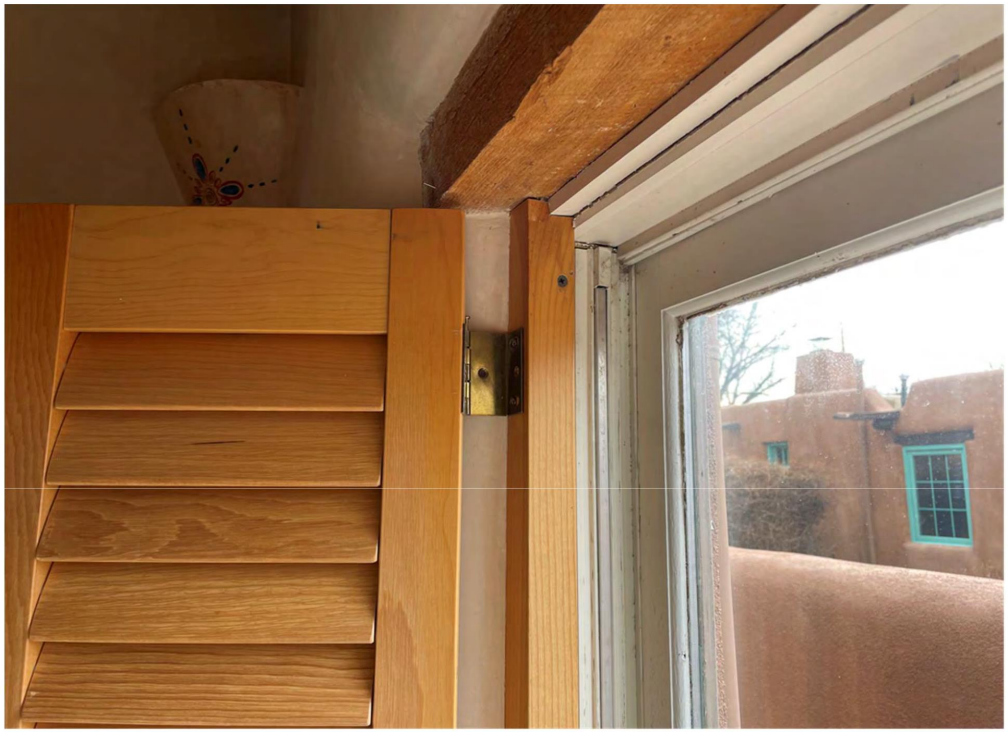
Hi Lani,

Thanks for getting back to me.

The windows that I replaced were Marvin windows made and installed in 1982. Attached is an image of the date engraved on one of their frames (you may need to zoom in to see it). These images are included in the Dropbox link that I sent, but given that you say you can't use Dropbox, I'm not sure if you've seen them already. Please note that the Dropbox link is the only way I have access to the images.

Thanks,

Jonathan



1982 Marvin Windows 1 (BEFORE)

City of Santa Fe, New Mexico

memo

DATE: **April 23, 2024**

TO: **Historic Districts Review Board Members**

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

2024-008010-HDRB. 723 Old Santa Fe Trail. Downtown and Eastside Historic District. Contributing. Christophe Eagleton, owner, proposes to replace a portal, add an overhangs at the back of the house, and construct a coyote fence. An exception is requested for the addition of a new portal to a primary facade 14-5.2(D)(2)(d).

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The house at 723 Old Santa Fe Trail is a small dwelling consisting of two to three bedrooms, a living room, kitchen, toilet, closet, and an attached shanty. It was the home of a shoeshine man and his family, and later his grandson. In 1950, ten people lived in the small house. It is L-shaped, with recent additions attached to its west wall. Its primary materials are cement stucco walls, wood and aluminum doors and windows, concrete and ceramic interior tiles, and flagstone patio paving. The building is currently covered with synthetic paint in an oddly Oaxacan red

tone. It is a vernacular style building of adobe construction, with a wood enclosed porch on the west elevation..

In Case 2023-007605-HDRB, 723 Old Santa Fe Trail, the structure be designated contributing and the north facade be designated as primary and the west facade on the north side of the building be designated as primary and the north portion of the foot of the L that is historic be designated as primary; excluding any materials that staff determines are non-historic on those primary facades.

Now, the applicant proposes the following exterior alterations:

1) Fence: Coyote fence 6 ft high (or whatever the maximum height as determined by the Historic Districts Ordinance), running the length of the north side of the lot.
2) Restore and rehabilitate existing portal and porch at north elevation of property. The applicant proposes restoring the portal to its existing condition; Galvanized metal roofing with minimal 1x3 trim meeting 6" dia. wood columns.
3) Remove painted plywood in-fill of the north-west corner of the building's parapet.
4) Add Front Steps: Concrete (integrally colored Davis color Taupe 677).
5) Add a new door at the rear yard of the property (facing south). The door would be 6'-8"x3'-0" wood metal clad in a Bronze finish. The new door to be fully glazed with divided lights in a 2/3 pattern as shown in the drawings.
6) Add back steps and landing at an existing door on the south west corner of the building and new door: Concrete (integrally colored Davis color Taupe 677).
7) Add new overhangs over both back doors. These would be of 2x6 steel frames with a rust patina finish and corrugated galvanized roofing, the overhangs would project a maximum of 24".

EXCEPTION CRITERIA AND RESPONSES:

Exception to : An exception is requested for the addition of a new portal to a primary facade 14-5.2(D)(2)(d).

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

Applicant Response: We are replacing an existing porch that was in disrepair and unsafe. This will only improve the look of the district.

Staff Response: Staff finds this criterion has been met. The porch was added after 1978 (as illustrated by the 1978 aerial) and is non-historic. The replacement porch will have a simple design that is similar in style to the original porch.

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

Applicant Response: The existing porch was unusable and unsafe and the steps had no structural integrity.

Staff Response: Staff finds this criterion has been met. The applicant is correct in that the lack of structural integrity of the porch is a dangerous condition. A replacement porch will ensure that the entrance is safe; it would be a hardship to the applicant is replacement is not permitted.

(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 reviewed various design options and the best option was to repair the portal in a more stable condition that will allow anybody to reside in the neighborhood safely.

Staff Response: Staff finds this criterion has been met. The applicant considered design options and chose to design the porch in a similar manner as the previous porch; which maintains the simple lines that characterize the historic residence.

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.

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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 23, 2023 – F

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

1. Name of property:

Ramón and Anita Garcia House

2. Location:

723 Old Santa Fe Trail
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: H-2800

4. County: Santa Fe
Parcel # 10852736

5. Property Type:
x Buildings: 1
x Structures: walls, 2
__ Site __ Object

6. Date of Survey: October 6, 2023

7. Previous Survey Date(s):
_x_Yes: September 14, 1984
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:

35.6766587,-105.9366203

10. Photo Information: John W. Murphey, photographer. Photo 1: View of courtyard and west elevation. Camera facing southeast.

11. Brief Description of the Property:

The house at 723 Old Santa Fe Trail is a small dwelling consisting of two to three bedrooms, a living room, kitchen, toilet, closet, and an attached shanty. It was the home of a shoeshine man and his family, and later his grandson. In 1950, ten people lived in the small house. It is L-shaped, with recent additions attached to its west wall. Its primary materials are cement stucco walls, wood and aluminum doors and windows, concrete and ceramic interior tiles, and flagstone patio paving. The building is currently covered with synthetic paint in an oddly Oaxacan red tone. It is purely vernacular, built crudely and with recent rough extensions.

Continued on Page 5.

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

13. Construction Date:
Date: Before c.1942-43, with additions
_ _Known _x_ Estimated Source: deeds 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 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: Christophe Eagleton

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

Current owner: Christophe Eagleton

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:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2800
Ramón and Anita Garcia House	723 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 6, 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 __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: Flagstone at patio

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, but not visible
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: BRAI

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	3/1	1
Casement	Wood	6	1
Single-Hung	Aluminum	1/1	5
Sliding	Aluminum	1-1	3
Fixed	Wood	1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	9-Light, 1-Panel	Wood	1
Single-Leaf	6-Panel	Metal	1
Single-Leaf	Full Light	Wood	2

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap
Non-historic canopy at post-1978 porch conversion

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: pre-1958; likely addition of the foot section of the L; visual and material evidence.
#2 Date: Post-1978; enclosure and reconstruction of west porch and addition of shanty; aerial photographs and visual and material evidence.
#3 Date: Unknown: replacement of original windows and doors on older, north-south section; 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: Vernacular

17. Documents Available and Their Locations

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

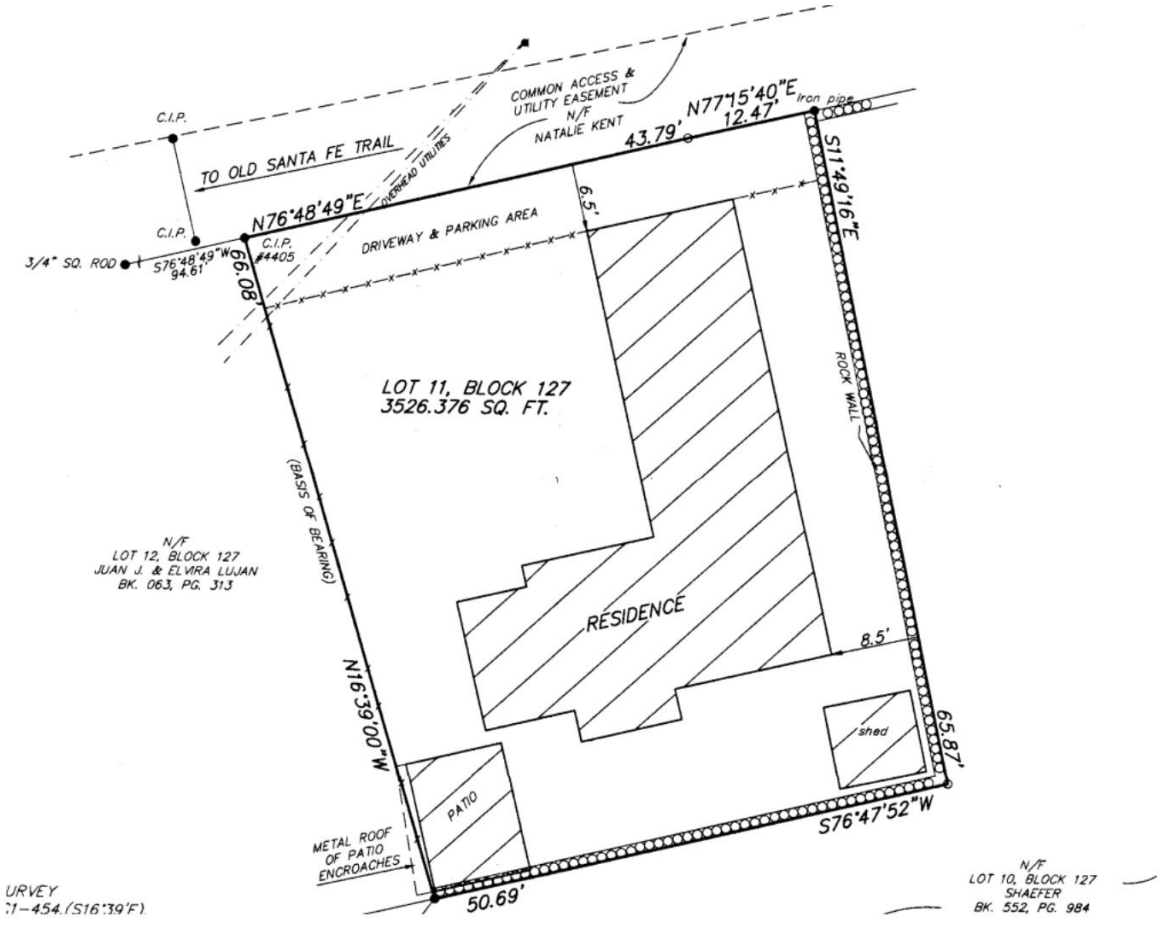
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 1996 survey plat. Courtesy XYZ Surveying and Drafting.



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: **Ramón and Anita Garcia House**	**2. Location:** **723 Old Santa Fe Trail** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2800** **4. County: Santa Fe** **5. Date of Survey: October 6, 2023**

Architectural Description Continued

Setting

The house sits about 100' east of Old Santa Fe Trail, along a private, 16-wide, dead-end dirt lane. It was built in the early 1940s on land once owned by Juan Lucero, whose home still fronts Old Santa Fe Trail and is occupied by a descendant. The subject house takes up most of its 0.9-acre lot, leaving only the northwest corner as a front yard and parking area (Photo 1). This space is lined with large reddish flagstones. Landscaping is minimal, comprising the flagstone patio, a tumbled-down board fence, and a tall Siberian elm. The east and south property lines are edged with rubble stone walls of historic vintage. An east side yard is used as parking; an open area at the back is undeveloped.

House

The dwelling, which holds about 1,070 square feet, appears to result from several construction phases. Through these it took on an L shape, with a shanty extension at the southwest corner (Photo 1). The presumably oldest piece is the north end of the stem of the L, which represents the original two-to-three room adobe. This piece is a narrow rectangular volume holding three connected square rooms. Attaching this to the west is the foot of the L, containing the kitchen and living room. Based on aerial photographs, the kitchen section was in place by 1958. Appending to the kitchen at the west is a crude frame porch enclosure, which appears to post-date 1978, and an shanty extension. The floor of the older portion sits about 18" above grade. This section is adobe and plastered with a ¼" pigmented cement coat, currently painted red.

North and West Elevations

The north elevation begins at the older rectangular volume with a large opening holding a non-historic fixed window (Photo 2). Moving counterclockwise to the west side, one encounters an entry containing a modern 9-light wood door. A concrete step below is marked with "8/16/67," which may indicate the date the entry was created. This door opens to the northernmost of the three connected rooms.

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Moving south is a 3/1 single-hung wood sash window (Photo 3). This type of standard window is found in a few openings in the older portion of the home (Photo 13). The windows have ⅜" wide molded muntin. They are in poor condition, with some of the lower sashes removed. This window sits about 3" back from the wall. It has a bullnose reveal and is terminated with a brick sill. A modern metal door stands at the south end of the older volume (Photo 4). Radial concrete steps approach it with one marked "Nov. 11, 1950."

The north elevation of the foot has a single opening at the kitchen. It holds two small 1/1 aluminum sash windows (Photo 5). The window is at a different position than the 3/1 window but has the same brick sill.

West of the window stands a full-light door, leading to an entry hall, consisting of a roughly 120-square-foot frame porch enclosure (Photo 6). Its west elevation is fenestrated with paired aluminum sliding windows topped with wood clerestories (Photo 7). A frame and plywood shanty is attached at the southwest corner and accessed by double glass doors (Photo 7).

South Elevation

The shanty space, more of an improvised porch, is made of wood pallets, pieces of OSB, plastic sheets, wood latticing, and a quilt. It shelters two refrigerators and an outdoor stove (Photo 8). It appears to have worked as an outdoor gathering area. The space is approached from the west elevation of the house through a modern full-light door. The south side of the porch enclosure has a single aluminum sliding window (Photo 9).

The remainder of the elevation consists of a small opening at the kitchen and another at the bathroom (Photo 10). Both have non-historic windows at different positions in the wall. The elevation pushes out at one point, and this, along with the various window depths, suggests the two pieces are of a different age.

East Elevation

The long, east elevation faces a side yard used for parking (Photos 1 & 14). It contains a few openings, with a window at each of the three connected rooms. The southernmost room receives light from two aluminum sash flanking an older wood casement (Photo

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12). These sit deeper in the wall than other windows and have a slanted concrete sill. To the north are two openings with 3/1 wood sash, with one holding an AC unit (Photo 13). These, like others throughout the house, are protected by storm units. Unlike the more publicly visible west elevation, they do not have brick sills.

Interior

The first room entered, now from the main entrance, is the post-1978 entry hall (Photo 15). This space has the feeling of an enclosed porch (Photo 16). Moving east is the kitchen, a small square room topped with an overly rustic *viga* and *latilla* ceiling (Photo 17).

Moving through a doorless passage that has the feel of an exterior opening, one encounters the southernmost of the connected rooms. To the right (south) are a bathroom and closet created by frame walls. The south room measures roughly 11’-11” x 12’-7” with a 7’-8” ceiling height. Its north wall has a central passage flanked by *nichos* (Photo 18).

The remaining rooms, potentially representing an original two-room dwelling, are also square and of slightly different dimensions and ceiling heights. All three are connected through a central opening and have similar cement tile floors. The middle room, the smallest of them, has tile continuing up the walls at the northeast corner for a stove (Photo 19). The northernmost room has a crude arched entry (Photo 20). The walls of each room are finished with traditional plaster over the adobe and painted in various colors. The ceilings are also plastered.

Property Walls

The east and south and property lines are defined by low stone walls, with several sections working as retaining. The east wall is made of arroyo cobble and pieces of penitentiary brick and clinker (Photos 21 & 22). It ranges in height from 38” to 50” and serves in a retaining capacity. The south wall is of a different composition — mostly stone — and moves between 30” and 36” in height (Photo 23). Both walls are approximately 10” thick. The walls show vernacular construction and what appears to be repurposed building material.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Looking over Old Santa Fe Trail near its intersection with Old Pecos Trail is a historic house fronting the old path of commerce that was once named College Street. This house at 727 Old Santa Fe Trail was historically tied to the Lucero family and is indicated as the only dwelling on the roughly 0.9-acre lot depicted on the 1912 King's map (Fig. 1). Over the course of several decades, the lot was filled in with new housing, including the subject dwelling: the Ramón and Anita Garcia House.

Juan Lucero and his wife, Euphemia, owned the parcel shown on the King's map. The 1930 federal recorded Juan and Euphemia living in the house which was then addressed 727 College Street.[1] Juan, 62, was still working and noted to be doing "odd jobs," a designation shared with many of his male neighbors. The household included granddaughters Antonia and Carmel and a grandson, José. While still in their teens, the granddaughters worked as servants in private homes. The house was valued at $1,500. Juan L. Lucero died at the home in 1932. The funeral procession left the house and walked down College Street to the cathedral for his service.[2]

Euphemia, now a widow, began selling pieces of the property. Based on a Spanish warranty deed, she sold the subject lot in 1936 to Santiago Lopez and his wife, Julia.[3] There is no indication that the couple lived on the property, with city directories recording their home on Garcia Street.[4] Six years later, Lopez deeded the land to Ramón Garcia y Sandoval. The deed's description does not indicate that a house stood on the property.[5]

[1] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 8A; Enumeration District: 0004; FHL microfilm: 2341134.
[2] "Juan L. Lucero [obituary]," *Santa Fe New Mexican*, August 18, 1932, 6.
[3] Documento Garantizado (Spanish language deed), Eufemia R. Lucero [widow], to Santiago L. Lopez and wife, recorded August 1, 1936, Book P-6, Page 153, 1936051143.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1938 (El Paso: Hudspeth Directory Company, 1938), 130.
[5] Warranty Deed, Santiago Lopez [and wife], to Ramon Garcia y Sandoval et al, recorded December 10, 1942, Book 22, Page 494, 1942069997.

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Garcia ran the Paris Shoe Shine Parlor at 123½ West San Francisco Street, and appears to have built a home on the property for his family. The 1944 city directory is the first to have the address 723 College, suggesting it was built between 1942 and that year.[6]

Garcia was born in Pojoaque in 1893 to José de la Cruz Garcia and Mary Victoria Garcia. The family moved to Santa Fe soon after. One son, Juan, became a barber; the other son, Ramón, opened a shoeshine stand. Both brothers worked downtown. Garcia had been leasing a house with his wife, Anita Padilla y Garcia, at 628 College Street.[7] Anita had grown up on the street.

City directories capture the house at 723 occupied by a growing family. This included Ramón and Anita, as well their children, Juanita, Angelina, Eulogia, and Ramón, Jr., who worked with his father at the shoeshine shop.

Juanita, a clerk for the highway department, married in November 1945, James Andermann (sometimes Anderman), a Louisiana-born Army sergeant.[8] The couple had met while James was recovering from malaria, probably at Bruns Hospital on Cerrillos Road. The newlyweds initially lived at 723, which may have resulted in a new entrance to the home and, possibly, an addition.

The 1950 census — the only one available for the household — recorded the dual family in detail.[9] It included Ramón, then 56, Anita, 57, and daughter Eulogia, 16. The other part of the household contained Juanita and three children, aged two to three. Of these, Rodney would be the last to own the family home. Rounding out the multi-generation household was Jim, 27, who worked as a clerk at a lumberyard. While not recorded on that day, James was still part of the household. With that in mind, in the early 1950s the house held ten individuals.

[6] Ibid., (1944), 133.
[7] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 16A; Enumeration District: 25-6A.
[8] "Juanita Garcia is Bride of J. J. Andermann," *Santa Fe New Mexican*, November 5, 1945, 2.
[9] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 32; Enumeration District: 26-20.

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Like his father-in-law, James trained as a barber with a chair at the Guadalupe Barbershop on Aztec Steet. He and Juanita would later move out of the house into an Allen Stamm tract home in Casa Alegre.[10]

Ramón, Anita, and various members would continue living in College Street — later Old Santa Fe Trail — home for several decades.

Ramón Garcia y Sandoval died in 1972 at the V.A. Hospital in Albuquerque. He was 80.[11] Anita lived on for another sixteen years. She represented a traditional generation, being a member of the St. Francis Cathedral Alter Society and Union Protectiva Feminina, the female branch of La Union Protectiva. Anita Padilla Garcia died in 1988 at age 96. She left 18 grandchildren and the same number of great-grandchildren.[12]

Two years before her death, Anita transferred the property to her oldest child, Juanita Andermann.[13] The quitclaim deed described it as containing a five-room house with one bath. This description reflects the current number of rooms in the house. In 1996, Juanita deeded the property to her son, Rodney Andermann, who was already living in the house.[14] Rodney, who was a newspaper carrier for The New Mexican, resided in the home until recently and released the mortgage on the property in September 2023.

Evolution of Footprint and Integrity

Early aerial imagery (1948 and 1951) is of no use because of tree cover. The 1958 flyover was the first to capture the house and its full footprint (Fig. 2). The image shows the north-south volume, likely representing the original home with a short arm at the west. An aerial photograph 30 years later reveals the same footprint with the addition of a porch at the west (Fig.3). The 1978 image shows what appears to be an open porch.

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[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1957 (El Paso: Hudspeth Directory Company, 1957), 111.
[11] "Garcia, Ramon, 80 [obituary]," *Santa Fe New Mexican*, August 20, 1972, 8.
[12] "Garcia, Anita Padilla, 96 [obituary]," *Santa Fe New Mexican*, November 8, 1988, 4.
[13] Quitclaim Deed, Anita P. Garcia, to Juanita G. Anderman, recorded November 5, 1984, Book 504/Page 879, 1984554505.
[14] Warranty Deed, Juanita G. Andermann, to Rodney Andermann, recorded November 1, 1996, Book 1319, Page 891, 964238.

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Either as part of additions and/or alterations to the house, non-historic doors and windows were added along each of its six sides.

Evaluation of Historical Status

Despite a portion of the building being 80 years old, the overall structure, with its recent additions and alterations, does not merit Contributing status due to cumulative integrity loss. For this reason, the recommendation is to maintain Non-Contributing status to the Downtown and Eastside Historic District. The stone walls are interesting for their rough, folk construction but do not rise to the level of Contributing status.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

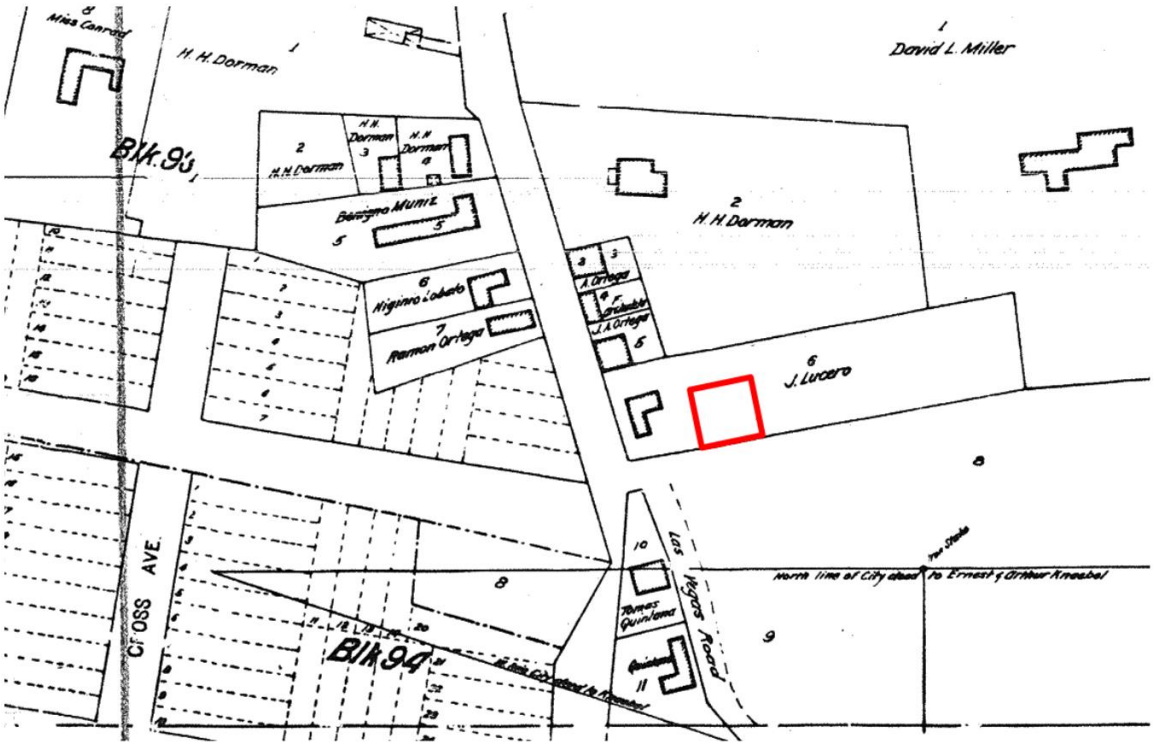

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red box indicates location of future house.

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

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Figure 2: November 10, 1958, aerial photograph.
Note multiple roof planes and absence of west porch.

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Figure 3: September 11, 1978, aerial photograph.
Note open configuration of porch.

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Survey Photographs

(All images taken by John W. Murphey on October 6, 2023, unless otherwise noted)

Photo 2: North elevation, older portion of building. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: West elevation of older portion of building. 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: **Ramón and Anita Garcia House**	**2. Location:** **723 Old Santa Fe Trail** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2800** **4. County: Santa Fe** **5. Date of Survey: October 6, 2023**

Photo 4: West elevation of older portion of building. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: North elevation of foot of L. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Ramón and Anita Garcia House**	**2. Location:** **723 Old Santa Fe Trail** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2800** **4. County: Santa Fe** **5. Date of Survey: October 6, 2023**

Photo 6: North and west elevations of post-1978 porch enclosure. Entry to shanty at right. 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		
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Photo 7: West elevation post-1978 porch enclosure (left); shanty (center). Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: Shanty. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: South elevation of post-1978 addition. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Ramón and Anita Garcia House**	**2. Location:** **723 Old Santa Fe Trail** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2800** **4. County: Santa Fe** **5. Date of Survey: October 6, 2023**

Photo 10: South elevation; kitchen (left); bathroom (right). 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: **Ramón and Anita Garcia House**	**2. Location:** **723 Old Santa Fe Trail** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2800** **4. County: Santa Fe** **5. Date of Survey: October 6, 2023**

Photo 11: Partial east elevation. Camera facing northwest.
Note change in parapet height and window pattern and placement.

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: **Ramón and Anita Garcia House**	**2. Location:** **723 Old Santa Fe Trail** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2800** **4. County: Santa Fe** **5. Date of Survey: October 6, 2023**

Photo 12: East elevation. Window at south room. 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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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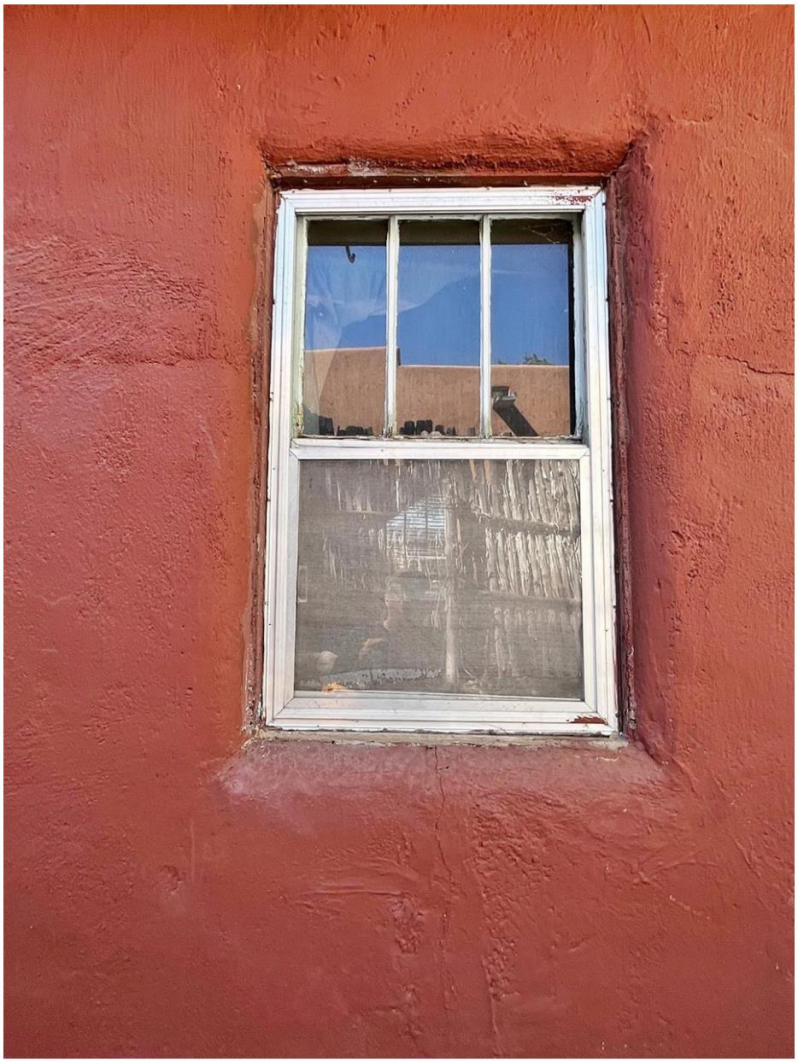

Photo 13: East elevation. Window at middle room. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Ramón and Anita Garcia House**	**2. Location:** **723 Old Santa Fe Trail** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2800** **4. County: Santa Fe** **5. Date of Survey: October 6, 2023**

Photo 14: East elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 15: Post-1978 porch enclosure. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 16: Wall between post-1978 addition and kitchen. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 17: Kitchen. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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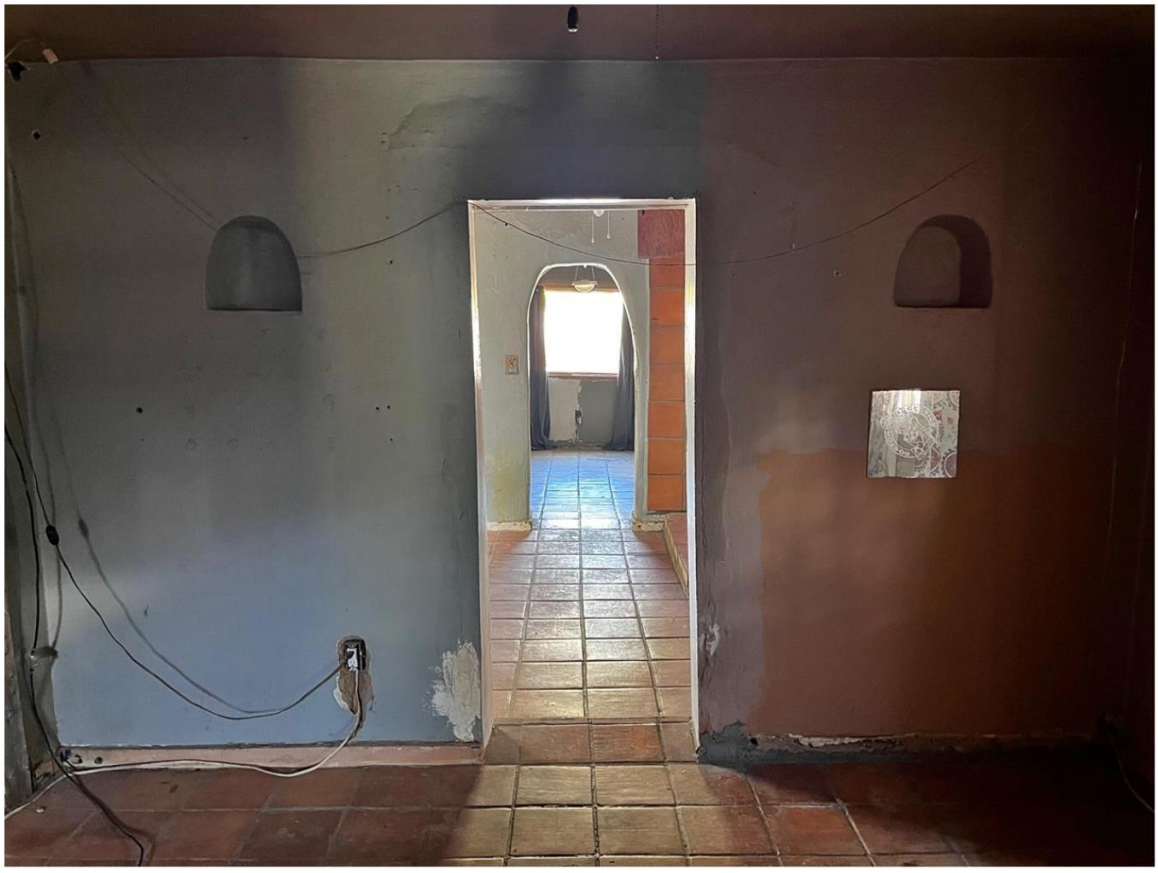

Photo 18: South room. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 19: Middle room. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 20: North room. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 21: East property wall. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 22: East property wall, detail. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 23: South property wall. Camera facing southeast.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 2.3.24	723 Old Santa Fe Trail
Property Owner of Record: Christophe Eagleton	**Proposed Construction Description:**
Applicant/Agent Name:	Front Porch, Back Steps / Overhang, Car Port, New Back Door
Contact Person Phone Number: ( ) -303.667.8807	**TOTAL ROOF AREA:** 1100 sq ft

Zoning District: RC5AC

Overlay: ☐ Escarpment _____
☐ Flood Zone*
■ Other: Downtown and Eastside HD

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

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

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 : 30 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R ___ Minimum: 5'

Height: Proposed 9'-6"
Maximum Height: _____ or
■ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 1 Accessible ~~3~~
Minimum: 1

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.

Christophe Eagleton [☒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.

Christophe Eagleton 2.3.24
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-008007-PAR

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

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

REVIEWER: Stephanie Perea **DATE:** 3/13/24

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

Revised 20 November 2020

March 8, 2024
Historic Board Staff
Planner Supervisory
City of Santa Fe Historic Preservation Division
P. O. Box 909
Santa Fe, NM 87501

Re: **Proposed Restoration of existing Portal, Door overhangs and exterior improvements** at 723 Old Santa Fe Trail

To Historic Preservation Division Staff,

As the owner, I want to propose to the Historic Design Review Board exterior improvements at my residence at 723 Old Santa Fe Trail. The lot currently has a. The property is in the Downtown and Eastside Historic District and has been deemed non-contributing by the HDRB.

Overall Site and Building Information:
The lot is accessed through a dirt road easement off Old Santa Fe Trail. The existing home is roughly 1,100sf and exists on a small lot that has coyote fencing along the south, east and west property lines.

Prosed Work:

- Fence: Coyote fence 6 ft high (or whatever the maximum height historic staff finds my streetscape to merit), running the length of Northside of the lot.

- Restore and rehabilitate existing portal and porch at north elevation of property. We propose restoring the portal to its existing condition; Seen in photo below. Galvanized metal roofing with minimal 1x3 trim meeting 6” dia. wood columns.

Photo of portal.

- Unbecoming painted plywood in-fill of the north-west corner of the building’s parapet has been removed. This was certainly not historic material and is reflected as such in the properties HCPI.

Photo of portal and section of non-historic parapet in-fill

- Add Front Steps: Concrete (integrally colored Davis color Taupe 677).

- Add a new door at the rear yard of the property (facing south). The door would be 6'-8"x3'-0" wood metal clad in a Bronze finish. I proposed the new door to be fully glazed with divided lights in a 2/3 pattern as shown in the drawings.

- Add back steps and landing at an existing door on the south west corner of the building and at my newly proposed door: Concrete(integrally colored Davis color Taupe 677). I would also like to add new overhangs over both back doors. These would be of 2x6 steel frames with a rust patina finish and corrugated galvanized roofing, the overhangs would project a maximum of 24".

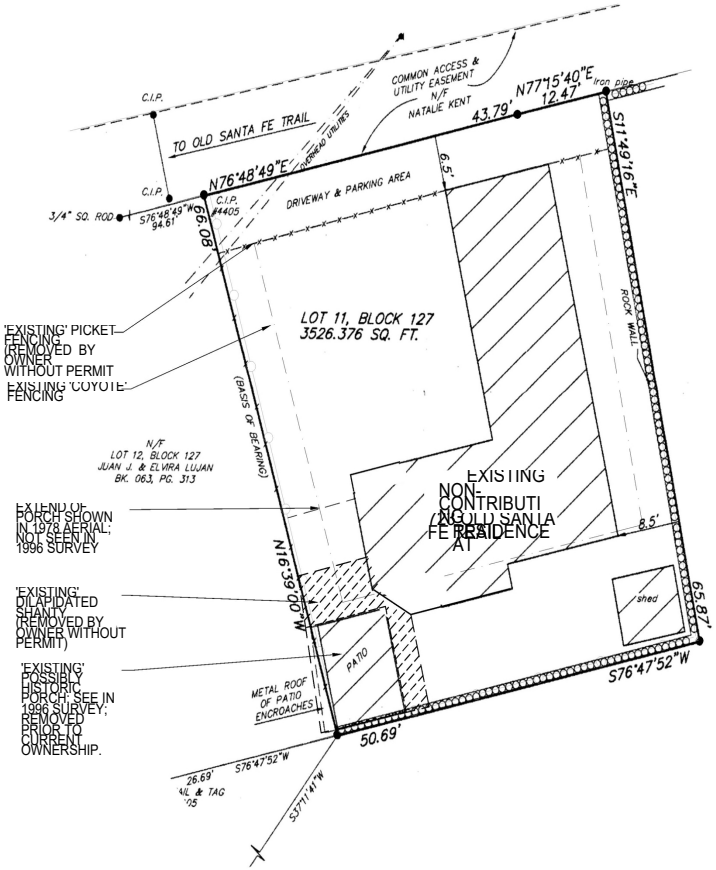
Building Massing and Height:

The existing building is 11'-6" from top of parapet to the natural grade. The rehabilitated portal shall be 9'-6" above existing grade as it was existing. This height follows the existing roof line without the unfortunate parapet in-fill.

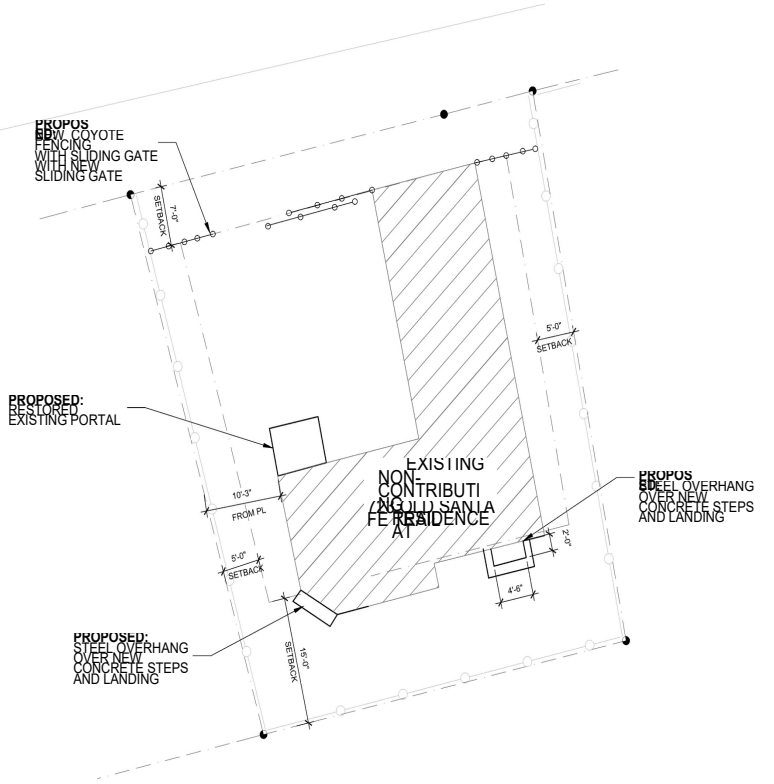
Thank you.

Christophe Eagleton

DRAWING FOR APPLICATION TO CITY OF SANTA FE HISTORIC DIVISION FOR REVIEW AT THE HISTORIC DESIGN REVIEW BOARD



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



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

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

TRUE NORTH

EXTERIOR REPAIRS & NEW CARPORT

723 OLD SANTA FE TRAIL SANTA FE NEW MEXICO 87501

project phase: ----

project Status: ----

date issued: 4/7/20

drawn by: GM

sheet revisions:

sheet title: EXISTING & PROPOSED SITE PLANS

Job Number: 22-01

Sheet No. H-1

DRAWING FOR APPLICATION TO CITY OF SANTA FE HISTORIC DIVISION FOR REVIEW AT THE HISTORIC DESIGN REVIEW BOARD

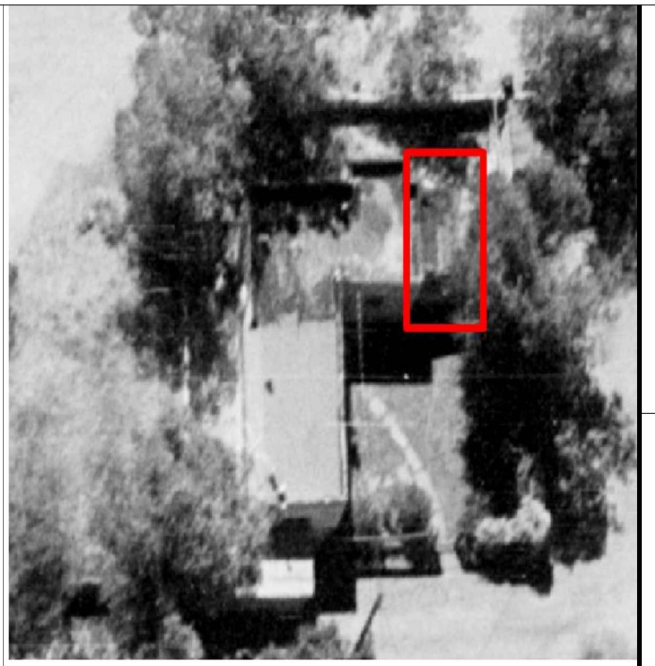
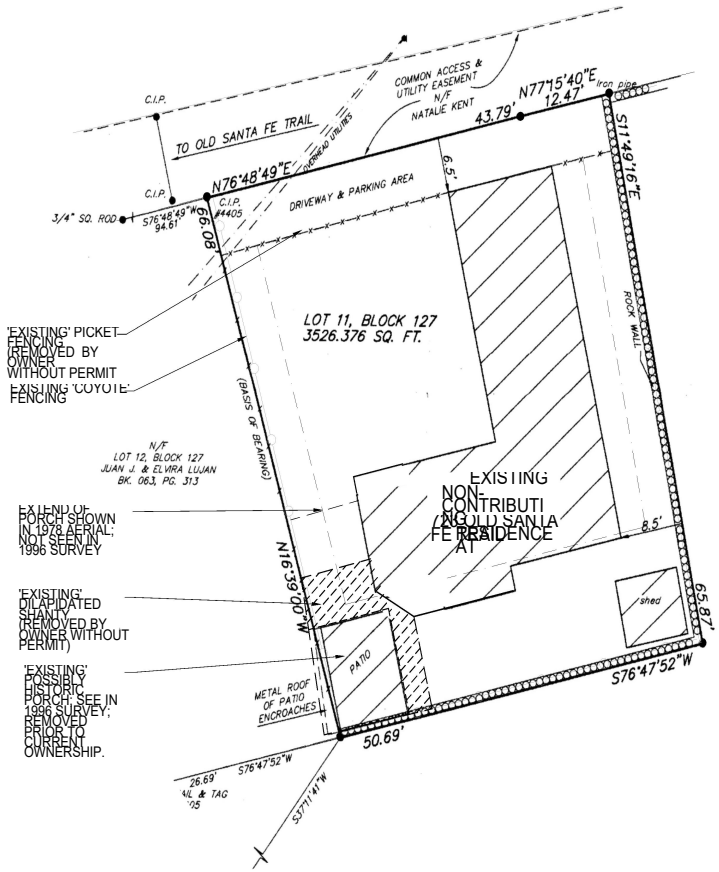
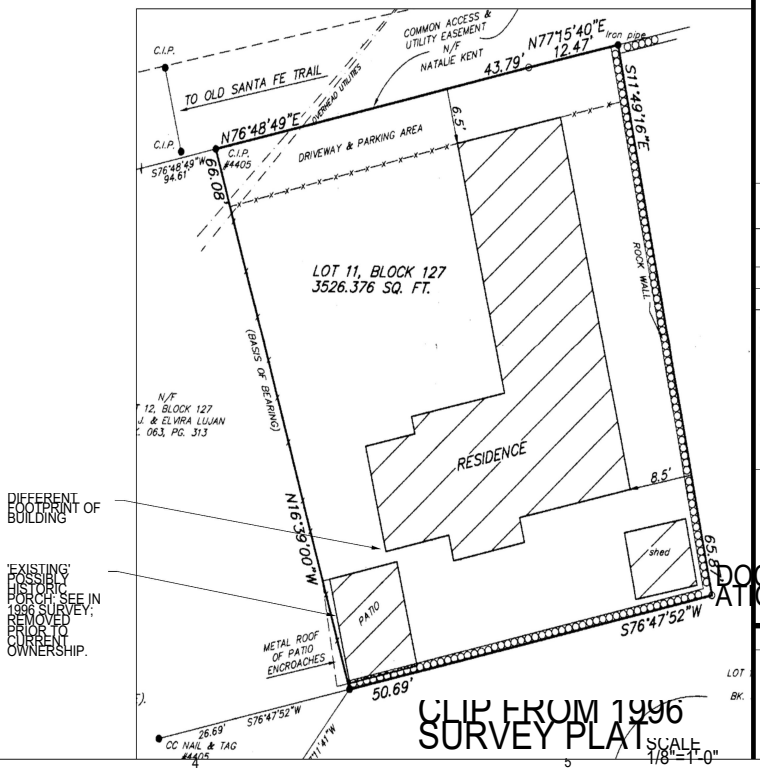


Figure 3: September 11, 1978, aerial photograph.
Note open configuration of porch.



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



CLIP FROM 1996 SURVEY PLAT SCALE 1/8" = 1'-0"

EXTERIOR REPAIRS & NEW CARPORT

723 OLD SANTA FE TRAIL SANTA FE NEW MEXICO 87501

project phase: ----

project Status: ----

date issued: 4/17/20

drawn by: GM

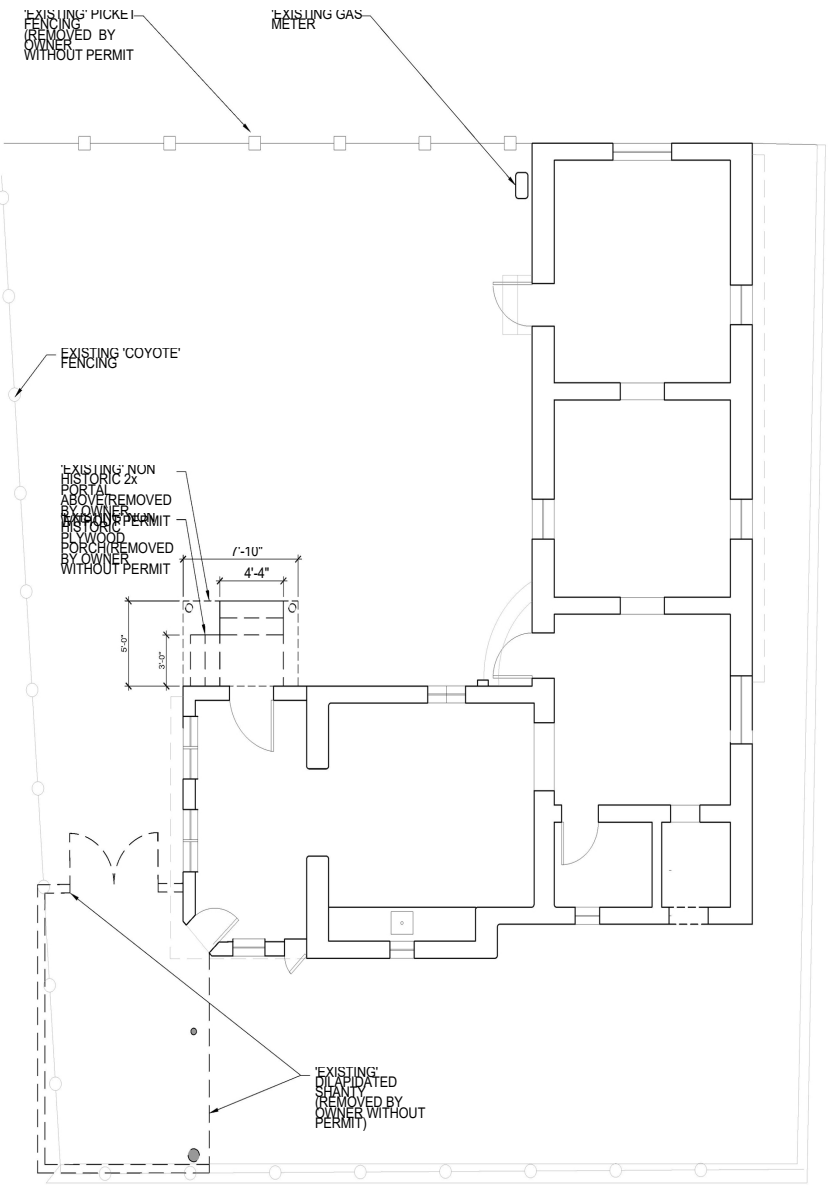
sheet revisions:

sheet title: HISTORIC PORCH DOCUMENTATION

Job Number: 22-01

Sheet No. H-1-A

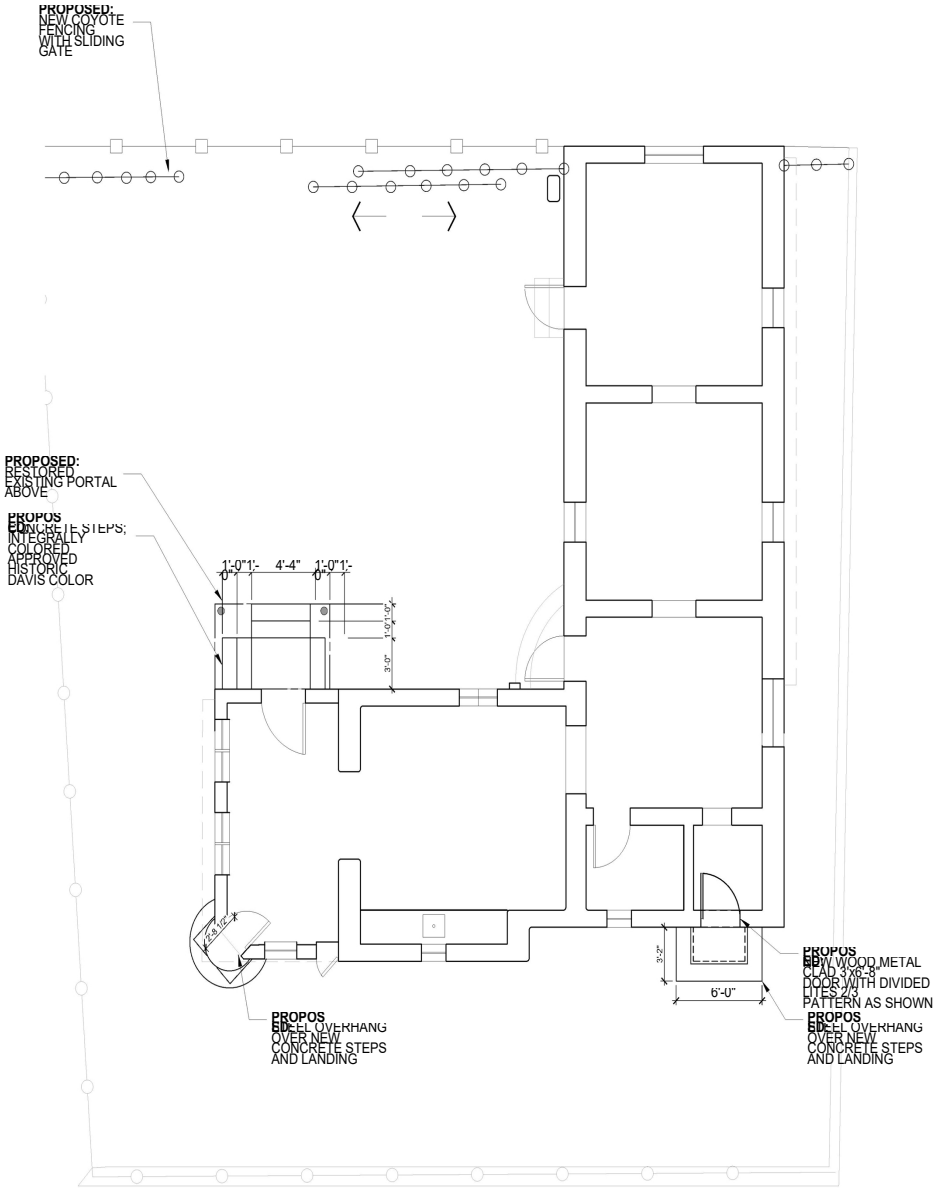
DRAWING FOR APPLICATION TO CITY OF SANTA FE HISTORIC DIVISION FOR REVIEW AT THE HISTORIC DESIGN REVIEW BOARD



1 EXISTING FLOOR PLAN

1/4"=1'-0"

SCALE: 1/4"=1'-0"



2 PROPOSED FLOOR PLAN

1/4"=1'-0"

SCALE: 1/4"=1'-0"

EXTERIOR REPAIRS & NEW CARPORT

723 OLD SANTA FE TRAIL SANTA FE NEW MEXICO 87501

project phase: ----

project Status: Admin. Approval

date issued: 4/7/20

drawn by: GM

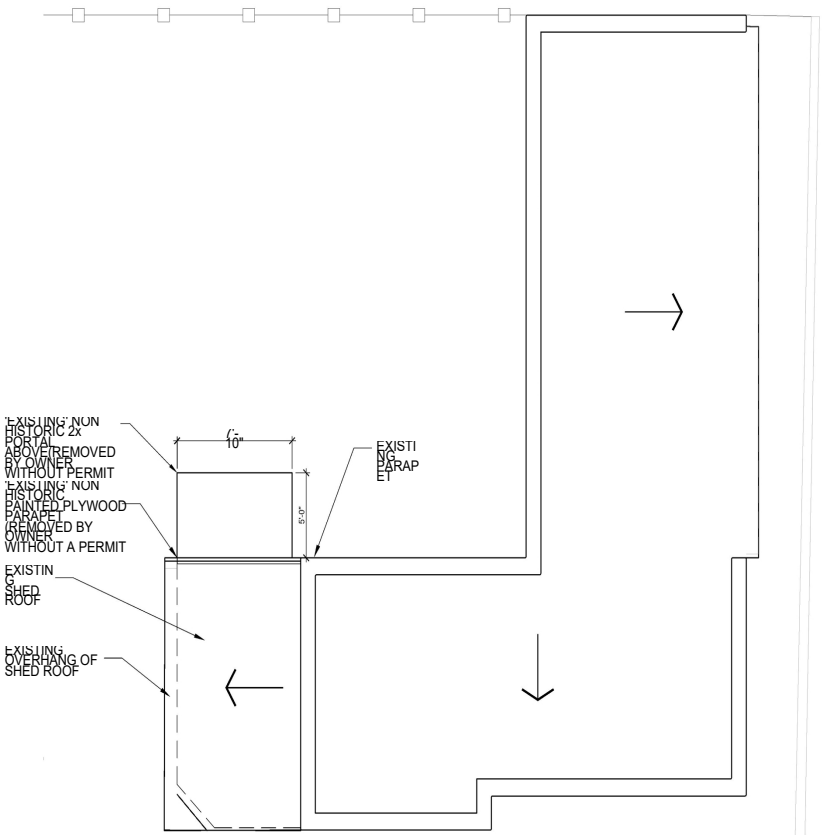
sheet revisions:

sheet title: EXISTING & PROPOSED FLOOR PLANS

Job Number: 22-01

Sheet No. H-2

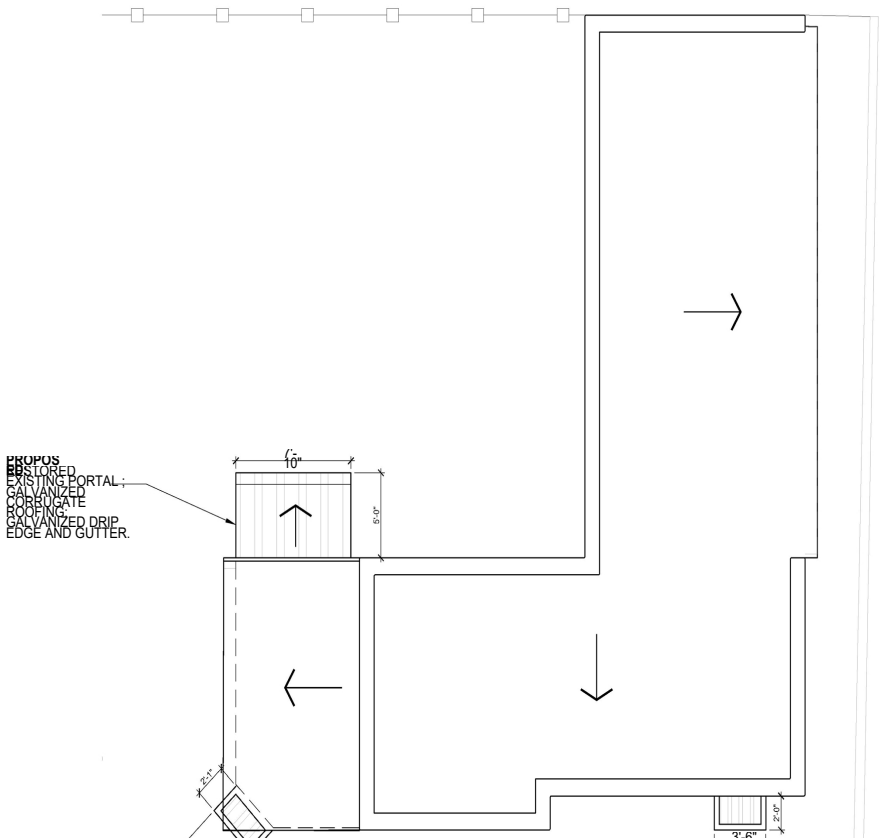
DRAWING FOR APPLICATION TO CITY OF SANTA FE HISTORIC DIVISION FOR REVIEW AT THE HISTORIC DESIGN REVIEW BOARD



1 EXISTING ROOF PLAN

1/4"=1'-0"

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



2 PROPOSED ROOF PLAN

1/4"=1'-0"

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

EXTERIOR REPAIRS & NEW CARPORT

723 OLD SANTA FE TRAIL SANTA FE NEW MEXICO 87501

project phase: ----

project Status: ----

date issued: 4/7/20 24

drawn by: GM

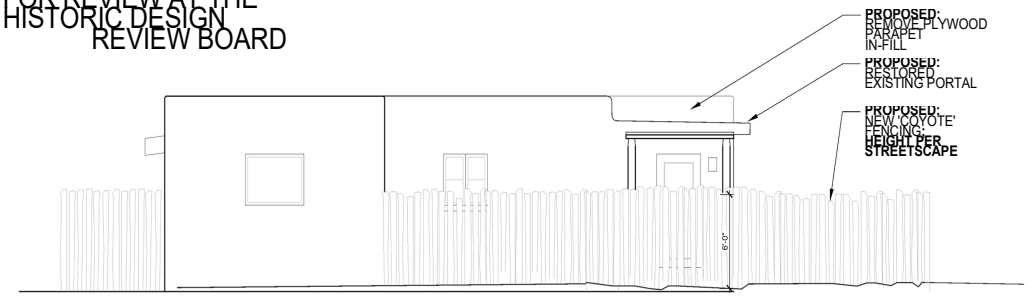
sheet revisions:

sheet title: EXISTING & PROPOSED PLANS

Job Number: 22-01

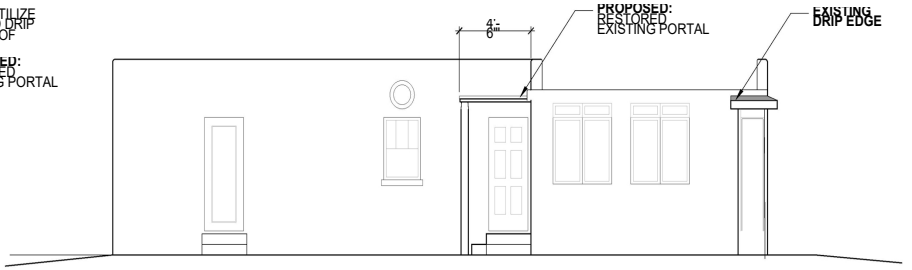
Sheet No. H-3

DRAWING FOR APPLICATION TO CITY OF SANTA FE HISTORIC DIVISION FOR REVIEW AT THE HISTORIC DESIGN REVIEW BOARD

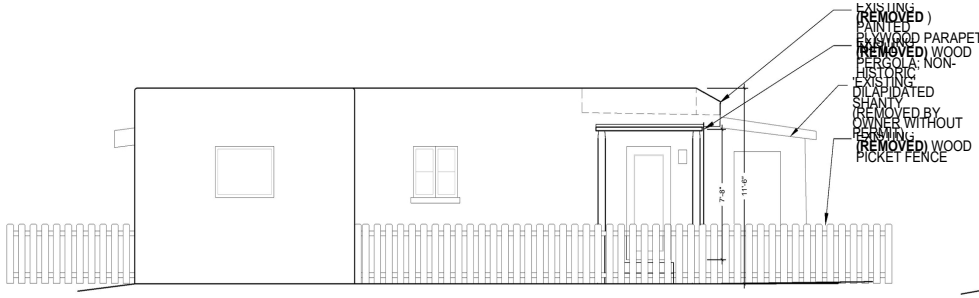


5 PROPOSED NORTH ELEVATION 1/4" = 1'-0"

4 PROPOSED NORTH ELEVATION (COYOTE FENCE REMOVED) 1/4" = 1'-0"



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



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

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

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

EXTERIOR REPAIRS & NEW CARPORT

723 OLD SANTA FE TRAIL SANTA FE NEW MEXICO 87501

project phase: ----

project Status: ----

date issued: 4/7/20

drawn by: GM

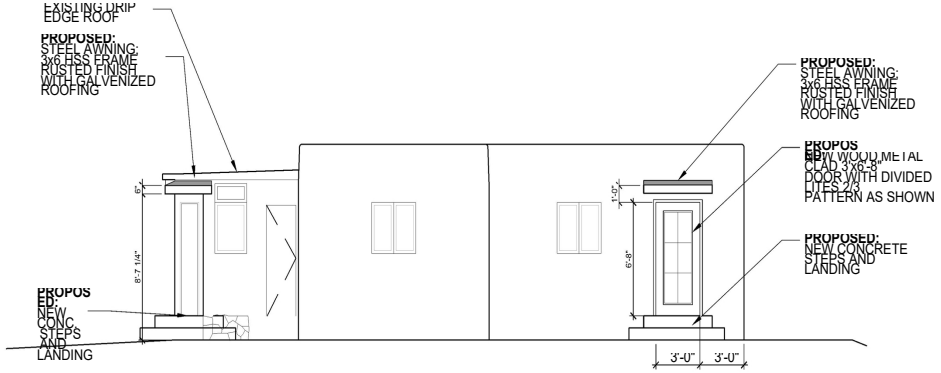
sheet revisions:

sheet title: EXISTING & PROPOSED ELEVATIONS

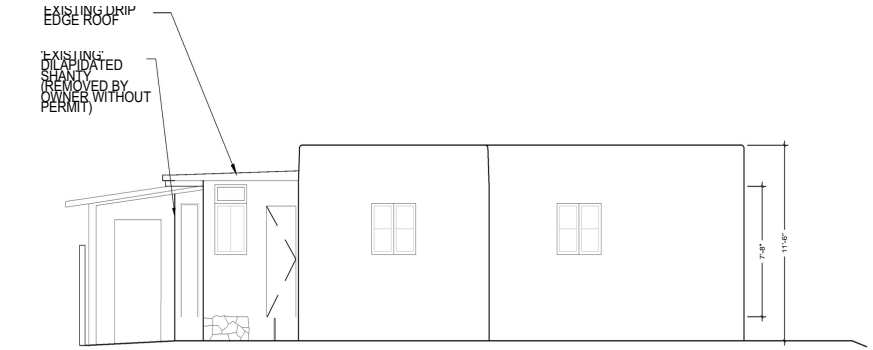
Job Number: 22-01

Sheet No. H-4

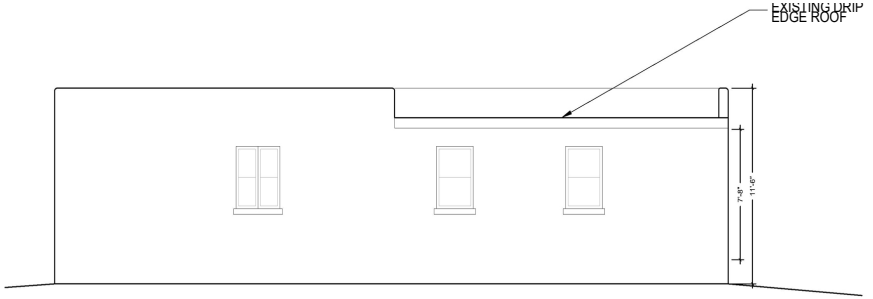
DRAWING FOR APPLICATION TO CITY OF SANTA FE HISTORIC DIVISION FOR REVIEW AT THE HISTORIC DESIGN REVIEW BOARD



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



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



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

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

EXTERIOR REPAIRS & NEW CARPORT

723 OLD SANTA FE TRAIL SANTA FE NEW MEXICO 87501

project phase: ----

project Status: ----

date issued: 4/8/20

drawn by: GM

sheet revisions:

sheet title: EXISTING SOUTH ELEVATIONS

Job Number: 22-01

Sheet No. H-5

723 Old Santa Fe Trail

Proposed Finish Palette:

Revised date: 03/12/2024

Existing Stucco Color- Existing painted stucco (not in proposed work)

Proposed Restoration of Existing Portal, & New Roofing,

7/8" Corrugated Metal in a Galvelume Finish

Proposed Awning Frames and Structure

Rust Patina Steel

Existing and Proposed Windows and Doors with Lites-

Sierra Pacific Bronze

Proposed Concrete Stain of new stairs and landings

Davis Color Taupe 677

City of Santa Fe, New Mexico

memo

DATE: **April 23, 2024**

TO: **Historic Districts Review Board Members**

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

2024-007995-HDRB. 125 Duran St. Westside-Guadalupe Historic District. Contributing. Ezequiel Tena, agent for Amelia Robinson, owner, proposes to enclose an existing porch. Exceptions are requested to 14-5.2(D)(4) for the porch enclosure and to 14-5.2(D)(2)(d) for remodel within 10' of a 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**

____ **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 Historic District.

Staff finds exception criteria have been met and recommends approval of the requested exceptions to Section 14-5.2(D)(2)(d) and Section 14-5.2(D)(4). Staff recommends one of the historic windows on the east elevation be reused in the new portal enclosure.

BACKGROUND & SUMMARY: 125 Duran St. is a contributing structure to the Westside-Guadalupe Historic District. The structure is a 945 square foot single-family detached bungalow.

This property came before the Historic Districts Review Board for hearing on March 12, 2024, to determine status and primary facades (Case # 2024-007918-HDRB). The Board found that the structure maintain contributing status with the West and South façades as primary elevation(s) of with the features that define the character of the structure's architecture.

The house is a simple house: an adobe rectangle, topped with a hipped roof, with one corner cut out to serve as a porch. The house includes two bedrooms, a bath, a living room, and a kitchen. The cementitious stucco and roof are recent, but the windows are older, probably dating to the original construction.

Now, the applicant proposes the following exterior alterations:

1. Enclose roughly 150 sq. ft. of a roofed portal into heated area on the east elevation.
2. Proposed heated area shall consist of a new bathroom, laundry, and office space.

EXCEPTION CRITERIA AND RESPONSES:

Exceptions are requested to 14-5.2(D)(4) for the porch enclosure and to 14-5.2(D)(2)(d) for remodel within 10' of a primary façade.

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

Applicant Response: The proposed enclosure of the existing portal to create an office, bathroom, and laundry/closet space respects the architectural integrity of the district. The design ensures that the new construction will use materials and style consistent with the existing structure and neighborhood. By staying with the original footprint and enhancing functionality within the same space, the additional square footage avoids altering the exterior visual harmony of the structure. Additionally, the addition is located at the back of the home and is not visible from the street. The addition will not alter the visual experience of the district or detract from its historical character.

Staff Response: Staff finds that this criterion has been met. While the addition is minimally visible from the street, the addition's compatibility won't damage the character of the building or the district.

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

Applicant Response: Enclosing the portal addresses specific needs of ours that are not met by the current structure, thereby preventing personal hardship. Without expanding the interior space, we face limitations in adequately supporting home-based work and essential domestic functions such as laundry and storage. This improvement enhances the dwelling's functionality without

impacting public welfare, as the changes are confined to the back of the dwelling, within the existing building envelope and they do not alter public-facing aesthetics.

Staff Response: Staff finds that this criterion has been met. The adaptive reuse of the portal space will allow the residents to continue to live within the historic district. The proposed addition will not cause an injury to the public welfare.

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

Applicant Response: By upgrading the existing structure to include the necessary amenities for a home office and adding laundry facilities, the project promotes residential stability. It enables habitation while adhering to the city's historical character, thereby maintaining the historical integrity while updating the residence to meet living standards. The additions are accommodating both preservationist goals and living needs.

Staff Response: Staff finds that this criterion has been met. By proposing the addition at the rear of the property that is minimally visible from the street, the applicant considered design options that would provide the least negative impact to the structure.

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(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)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 13, 2023

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:
Corina and Augustin Vigil House Cora's House	125 Duran Street Westside-Guadalupe Historic District - Santa Fe	Santa Fe ID: 051613055, old district # **4. County: Santa Fe** **Parcel # 12923520**

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

6. Date of Survey: September 21, 2023

7. Previous Survey Date(s):
_x_Yes: August 1985
_x_No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.6903615,-105.9476308

10. Photo Information; John W. Murphey, photographer. Photo 1: West and south elevations. Camera facing northeast. October 5, 2023.

11. Brief Description of the Property:

It is a simple house: an adobe rectangle, topped with a hipped roof, with one corner cut out to serve as a porch. It holds about 945 square feet and includes two bedrooms, a bath, a living room, and a kitchen. Its stucco and roof are recent, but the windows are older, probably dating to the original construction. It is purely vernacular without a hint of Santa Fe style.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1936
__Known _x_ Estimated Source: May 1936 publication of building permit linked to Duran name and aerial photograph

14. Setting:
__ 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: Current owner: Amelia Robinson, Michael Srader

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

Current owner: Amelia Robinson, Michael Srader

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 _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Westside-Guadalupe 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: 051613055,
Corina and Augustin Vigil House Cora**'s House**	125 Duran Street Westside-Guadalupe Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 21, 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 _x_ Other: Pro Panel

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

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

9. Roof: __ N/A

Shape: __Flat __Gabled
_x_Hipped __ Pyramidal
__ 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: Pro Panel, gray
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	3/1	18
Sliding	Aluminum	1-1	2

11. Door Types

Type	Style	Material	Number
Single-Leaf	9-light	Wood	2
Single-Leaf	Unknown*	Unknown*	1

Note: Based on visibility and access during survey

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Recent: change of roof material and stucco; visual observation

 (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

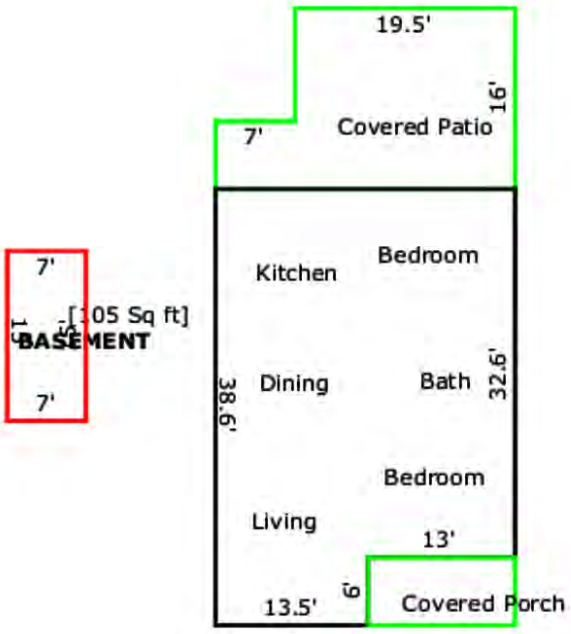
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Not available. Gross calculation sketch. Courtey A La Mode, Inc.



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1. Name of property: Corina and Augustin Vigil House Cora'**s House**	2. Location: 125 Duran Street Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: 051613055, 4. County: Santa Fe 5. Date of Survey: September 21, 2023

Architectural Description Continued

Setting

The house sits on the east side of Duran Street, one of several lanes teeing off West San Francisco in the Westside-Guadalupe Historic District. It takes up the northwest corner of a 0.97-acre lot, a remnant of the 1920s Duran Subdivision. It is shrouded by overgrown bushes along the street, with only the south elevation visible from a public right of way (Photo 1). It sits near the front of the lot, giving room for a backyard. A graveled driveway takes up the south side of the property. There are no walls associated with the property. Perimeter fences are recent chain link structures (Photo 2). The landscaping is minimal, consisting of gravel, overgrown foundation plantings, and planted and volunteer trees.

House

Constructed of adobe, likely in 1936, the house sits over a small basement. It is capped with a low-hipped roof, covered with recent gray Pro Panel metal roofing. The roof extends out at 13½" from the wall. The overhang is a textured wood soffit and fascia system. The exterior walls have a cream-colored elastomeric stucco finish coat. Cracks at the windows and debris on the ground indicate it was originally a traditional, three-coat cementitious plaster.

West Elevation

The front façade is equally divided by a recessed porch and a bank of sash windows. The porch, taking up the south side of the building, is about 75 square feet and has a concrete floor and painted plywood ceiling (Photo 4). It shelters two doors, both covered with security screens. The doors are 9-light Craftsman type units painted in different colors (Photos 5 & 6). The door on the north wall leads to the living room, and the door on the west wall to a bedroom.

The north half has a rectangular slot holding three 3/1 single-hung wood sash windows at the living room (Photos 7 & 8). This type of lumber store window is found on each side of the house. They are arranged alone or grouped, with the latter adjacent to each other without a dividing bar. The ¼" muntin has a simple profile. They sit in bullnose

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openings with a slanted stuccoed sill. The windows on the west and north elevations are covered with storm units.

South Elevation

Facing the driveway, the south elevation includes the porch at its west end and a double windows at each bedroom (Photos 1 & 9). Like the façade, they are 3/1 sash units, with the bottom sash of the east unit holding an air conditioner (Photo 10). At the center is a small opening with an aluminum sliding window venting the bathroom.

East Elevation

The back side of the building juts out by two extensions. The older is a roughly 150-square-foot shed-roof porch. The plywood decked structure rests on square posts which, in turn, sit on a low stuccoed wall (Photo 11). This side of the building has twin 3/1 wood sash windows at a bedroom on the south side (Photo 12). To the north is a security door and, beyond that, a small aluminum sliding window. A more recent metal roof covering a concrete patio extends the footprint further into the yard. The porch and patio cover represent 432 square feet of roof structure.

North Elevation

The north side of the building sits close to the property line. It is fenestrated with three openings containing single and grouped 3/1 wood sash windows, illuminating the living room and kitchen (Photos 13 & 14).

Interior

The interior was not inspected, but it was learned from the property owner to be divided into north and south sections with minimum circulation between the two areas. In this way, it represents a hybrid between Hispanic and Anglo-American spatial organization and room division. The east wall of the living room has an arched passage flanked by built-in cases, suggesting a Bungalow-style floor plan (Photo 15).

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Historical Overview

For over 75 years, this was Corina Romero Vigil's home. She came into the house after Rebeca S. Vigil, the mother of her husband, Augustin, gave the house and property to the young couple in 1938. Augustin's younger brother, Elias Vigil, was already living on Duran Street, owning the home just to the north. Augustin died in 1967, and Corina remained in her house well into the 21st century, sometimes with roomers.

Duran Street

In the 19th century, San Francisco Street, west of the Plaza, was the working side of the business district, populated with liveries, warehouses, saloons, and cheap hotels. It was referred to as the "lower" area of the street. Beyond Guadalupe Street (then Jefferson), it continued in an ambling, northwest direction, surrounded by cornfields and the occasional adobe home.

As shown on the 1892 Gaynor map, José E. Duran, a prominent freighter on the Santa Fe Trail, owned a large tract of land north of future West San Francisco Street (Fig. 1). South of the street were tracts under Anglo ownership stretching to the Santa Fe River. In the 1920s, Duran family descendants subdivided the land into the Duran Subdivision, of which the subject property sits.

Corina and Augustin Vigil

Corina (often Cora) Romero was born in 1908 in Cleveland, a small farming and lumbering community in Mora County, to parents José Ynez Romero and Maria Donaciana Casdos de Romero.[1] She was the oldest of ten children. She was small and dainty but with a prominent nose. Corina came to Santa Fe to attend the Loretto Academy. After graduating, she worked at Woolworth's on the Plaza, where she met Augustin Pablo Vigil, a barber.[2]

[1] U.S. Census Bureau, Year: 1920: Enumeration District: 0107; Description: Precinct 1, Mora including County Jail, Precinct 2, Cleveland including Pecos National Forest (part), Precinct 18, Cordillera.
[2] Ann Maria Trujillo, "At 100, 'Always Positive' Reflects on Life," *Santa Fe New Mexican*, August 24, 2008, E-3.

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Vigil, one year older, was a native of San Miguel County. He was the fourth oldest of ten children and the fourth oldest son. His father, Luis, worked at a service garage in Tecolote.[3] He later farmed in Ribera.

From census records, it appears Luis died after 1920, resulting in his widow, Rebeca S. Vigil, moving to Santa Fe with her children. They lived in a home on College Street, now Old Santa Fe Trail. Augustin learned the barber trade in Santa Fe, opening his own shop in the Lensic Theatre building on West San Francisco Street.

A newspaper notification in 1936 identifies an Augustin Vigil granted a permit to build a four-room adobe on Duran Street.[4] The cost of construction was $400. A warranty deed two years later from Rebeca to Augustin and Corina describes the subject property to include a "four room adobe," likely representing the house erected in 1936 (Fig. 2).[5] While no marriage record was found, it is assumed the couple were wed around this time, with family history recalling the home was built as a wedding present.[6] Here, Augustin and Corina would make a home but not a family, as they never had children.

Augustin continued to work as a barber, later operating the Plaza Barber Shop on Lincoln Avenue. Corina worked as a domestic for several prominent families. In the early 1930s, she was employed by the Closson family, in their two-story bungalow on Don Gaspar Avenue.[7] Before her marriage, she lived with the families she helped. Other clients included Patrick J. Hurley — a former ambassador and the 51st United States Secretary of War — and his family, and Natalie S. Buck, the two-term New Mexico Secretary of State.[8] She cooked meals for the families and cared for their children, becoming like a mother to several.[9]

[3] U. S. Census Bureau, Year: 1910; Census Place: Tecolote, San Miguel, New Mexico; Roll: T624_917; Page: 3b; Enumeration District: 0201; FHL microfilm: 1374930
[4] "Building Boom Hits Santa Fe in May," *Santa Fe New Mexican*, June 4, 1936, 6.
[5] Warranty Deed, Rebeca S. Vigil to Augustin and Corina R. de Vigil, rec. October 24, 1938, Book 15/Page 364, 1938057379.
[6] Amelia Robinson, email to John W. Murphey, October 13, 2023. Robinson had heard this from a family member.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1932 (El Paso: Hudspeth Directory Company, 1932), 144.
[8] Trujillo, "At 100, 'Always Positive'."
[9] 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: Corina and Augustin Vigil House Cora'**s House**	2. Location: 125 Duran Street Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: 051613055, 4. County: Santa Fe 5. Date of Survey: September 21, 2023

Corina was known for her cooking. She taught family members and neighbors how to prepare meals — meals good enough for an ambassador. Her recipe for "Pork Chops Glorified" was later printed in *The New Mexican Cookbook*.[10]

The 1940 census recorded Augustin and Corina at 125 Duran, along with another couple. Augustin, 32, owned the house, which was valued at $1,000.[11] Corina, 31, is indicated to be doing housework. They both had 10 years of schooling.

Included in the household were Gilberto Martinez, 20, and his wife Eleanor, 22, and their seven-month-old daughter, Gloria. They paid $15 to live in the home.[12] Both were from Mora County, and one may be related to Corina.[13] Gilberto worked at a service station while Eleanor tended to the baby.

The same arrangement of the families appears in the following 1950 census. There is no indication another dwelling stood on the property (Fig. 4).; therefore, the house must have been arranged to work like a duplex.

Augustin became ill in the 1960s, dying on November 1, 1967, at age 60.[14]

The neighborhood itself had slipped into decline by this time and was targeted for the Model Cities Program, a Lyndon B. Johnson "War on Poverty" initiative.[15] A study of the neighborhood, which included West San Francisco and Alto streets, determined that 55% of the housing was substandard, with homes still lacking indoor plumbing and relying on outhouses.

The program sought to build a community health clinic and a separate multi-purpose community building. Another track looked to make physical improvements to the

[10] *The New Mexican Cookbook*, insert, *Santa Fe New Mexican*, February 22, 1970, 12.
[11] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 62B; Enumeration District: 25-15.
[12] Ibid.
[13] A Gloria is later referred to as niece in Corina's obituary.
[14] "August Vigil Dies at 60," *Santa Fe New Mexican*, November 2, 1967, 3.
[15] "Model Cities Neighborhood Health Ills Run High, Medic Tells Board Members," *Santa Fe New Mexican*, August 22, 1969, 4. While representing one-fifth of Santa Fe's population, the area suffered one-third of Santa Fe's health problems, including a high infant mortality rate, tuberculosis, and reported drug and alcohol abuse. Its population was 97% Hispanic, and it qualified as "blighted".

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neighborhood, installing curbs and gutters, creating small parks, and renovating homes.[16] Some goals were realized along West San Francisco Street (*La Clinica de la Gente* was built); others were unrealized. Physically, the only remaining visual manifestations are concrete curbs lining the street and a pedestrian bridge over Arroyo Mascaras.

Corina, now in her 60s, witnessed these efforts, as well as an often-oppositional Chicano effort to reclaim the area which they redubbed *Barrio San Francisco*. Evidence of the movement's work — several murals and the clinic — have all been removed.

Later in life, Corina emerged as the neighborhood optimist. An article on her in 2008 was headlined, "At 100, 'Always Positive' Reflects on Life." The neighborhood centenarian was a fixture, often taking walks with her dog or watching neighborhood children (Fig. 4).

Corina Romero Vigil died on July 3, 2013 in her Duran Street home, six weeks before her 105th birthday. Her obituary said she "loved Mariachi, music, dancing, jokes, and was blessed with the gift of 'joie de vivre.'"[17]

The house became a rental for ten years until it was purchased by the current owner.

Evaluation of Historical Status

Like many homes in the Westside-Guadalupe Historic District, 125 Duran Street is vernacular, without romantic flourishes or nods to earlier architecture. Built economically for shelter, the same home can be found in Hispanic-majority neighborhoods in Tucson or El Paso. Aside from a change in roofing material and stucco, nothing has occurred to the house since it was first surveyed in 1985 (Fig. 5).

The recommendation is to maintain Contributing status and to suggest the west elevation – the side with the most articulation – be designated the primary façade.

[16] John W. Murphey, "The Julia Fresquez House, La Casa de Julianita, 635A West San Francisco Street Santa Fe, Santa New Mexico," (Private House History January 24, 2022), 7.
[17] "Cora R. Vigil [obituary]," *Santa Fe New Mex*ican, July 7, 2013, C-2.

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: Corina and Augustin Vigil House Cora's **House**	2. Location: 125 Duran Street Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: 051613055, 4. County: Santa Fe 5. Date of Survey: September 21, 2023

Illustrations

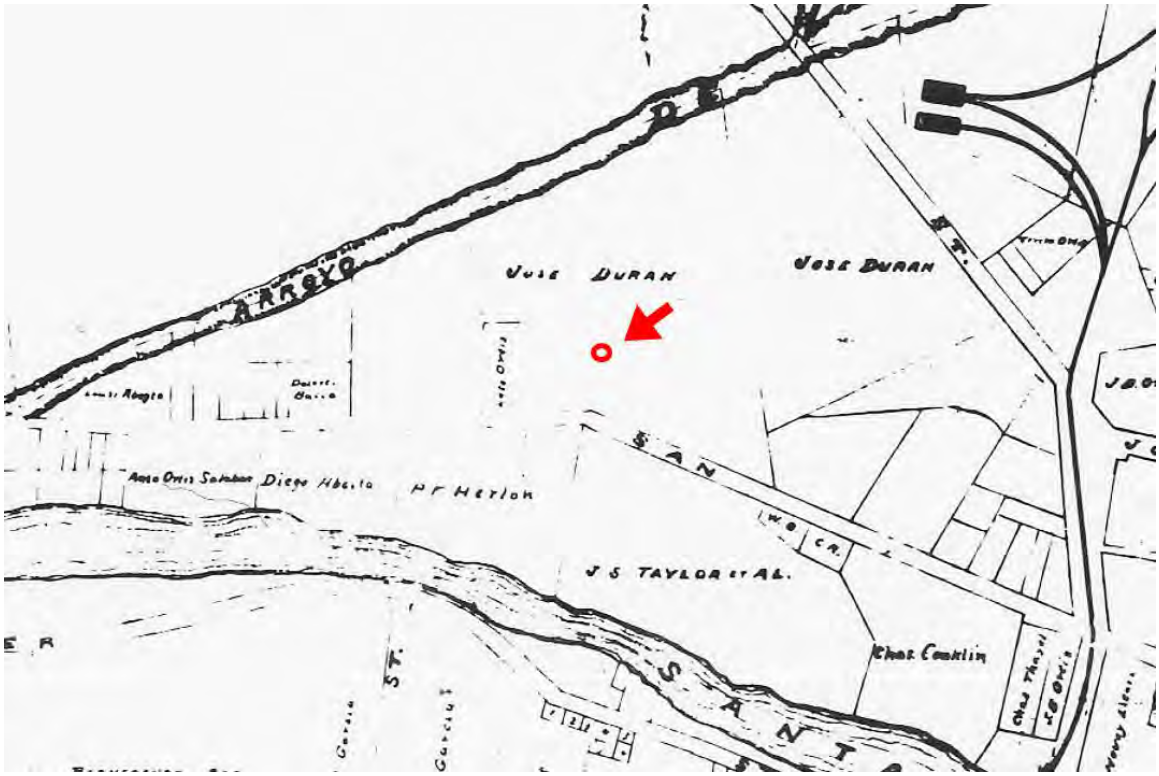

Figure 1: P. C. Gaynor, "Map of Santa Fe," 1892.
Circle indicates approximate location of future house.

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Figure 2: c.1936-37, aerial photograph. United States Soil Conservation Service, Sheet # 1009. Subject house circled.

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Figure 3: November 10, 1958, aerial photograph. Subject house circled. Note rear porch in place.

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Figure 4: Corina R. Vigil making the rounds of Duran Street, 2008. Courtesy *Santa Fe New Mexican*.

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Figure 5: August 1985 HBI survey photograph.

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Survey Photographs

(All images taken by Giulia Caporuscio on September 21, 2023, unless otherwise noted)

Photo 2: Backyard. Camera facing east. John W. Murphey, October 5, 2023.

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Photo 3: West elevation from street. Camera facing east.

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Photo 4: Porch. Camera facing east.

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Photo 5: Porch. North entry door. Camera facing north.
Amelia Robinson, October 13, 2023.

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Photo 6: Porch. West entry door. Camera facing east.
Amelia Robinson, October 13, 2023.

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Photo 7: West elevation. Camera facing southeast.

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Photo 8: West elevation. Windows at living room. Camera facing east.

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Photo 9: South elevation, east portion. Camera facing north.

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Photo 10: South elevation. Detail of windows. Camera facing north.

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Photo 11: South elevation. Porch and patio cover. John W. Murphey, October 5, 2023.

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Photo 12: East elevation. Camera facing west.

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Photo 13: North and west elevations. Camera facing southeast.
John W. Murphey, October 5, 2023.

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Photo 14: North elevation. Camer facing southeast.
John W. Murphey, October 5, 2023.

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Photo 13: Living room. Camera facing east. Amelia Robinson, October 13, 2023.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 2/1/24

Property Owner of Record: Amelia Robinson

Applicant/Agent Name: Amelia Robnsn

Contact Person Phone Number: ( ) - 505-289-1819

Site Address: 125 Duran St.

Proposed Construction Description: enclose portal

TOTAL ROOF AREA: 1180 sqft

Zoning District: R29

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: Westside Guadalupe

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 : 23.6 %
□Open Space Required: -

Setbacks:
Proposed Front: 11ft Minimum: 7'
2nd Front? -
Proposed Rear: 34ft Minimum: 15'
Proposed Sides: L2ft R14ft Minimum: 5'

Height: Proposed 16ft
Maximum Height: 24' 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.

Amelia Robinson [☒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 2/1/24 DATE

To Be Completed By City Staff: Case No. 2024-007847

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: LLOR Block 38, Lot 16
Scope of work to enclose existing porch and replace windows/doors.

REVIEWER: Carly Venditti Carly Venditti **DATE:** 2 / 2 / 24

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

Revised 20 November 2020

February 9, 2024

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

RE: 125 Duran Street

Hello:

This letter is submitted to the Historic Preservation Division for converting an existing portal to heated square footage on the property located at 125 Duran St. The property is located within the Westside Guadalupe Historic District and is designated Contributing. The proposed work is outlined below.

Proposed:

1. This estimate is to convert roughly 150 sqft of a roofed portal into heated area.
2. Proposed heated area shall consist of a new bathroom, laundry and office space.

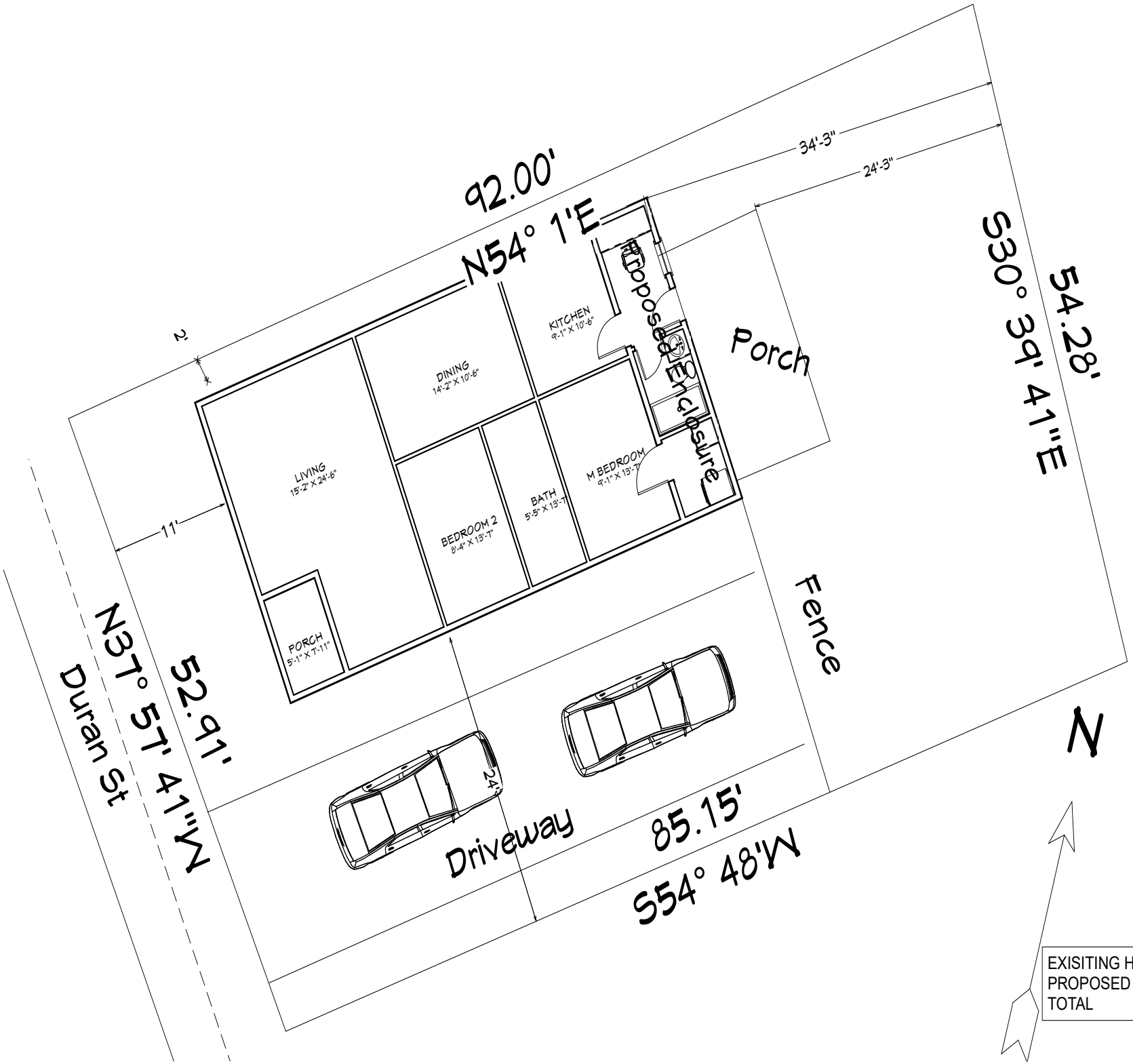
Your consideration of this request is greatly appreciated. Please do not hesitate to contact us should you have any questions or need additional information.

Thank you.

Sincerely,

Ezequiel Tena
(Plumbline LLC)

(505) 319-0439
PlumbineNM@gmail.coM



EXISITING HEATED	1,125 SQFT
PROPOSED	153 SQFT
TOTAL	1,278 SQFT

SHEET TITLE: Site Plan

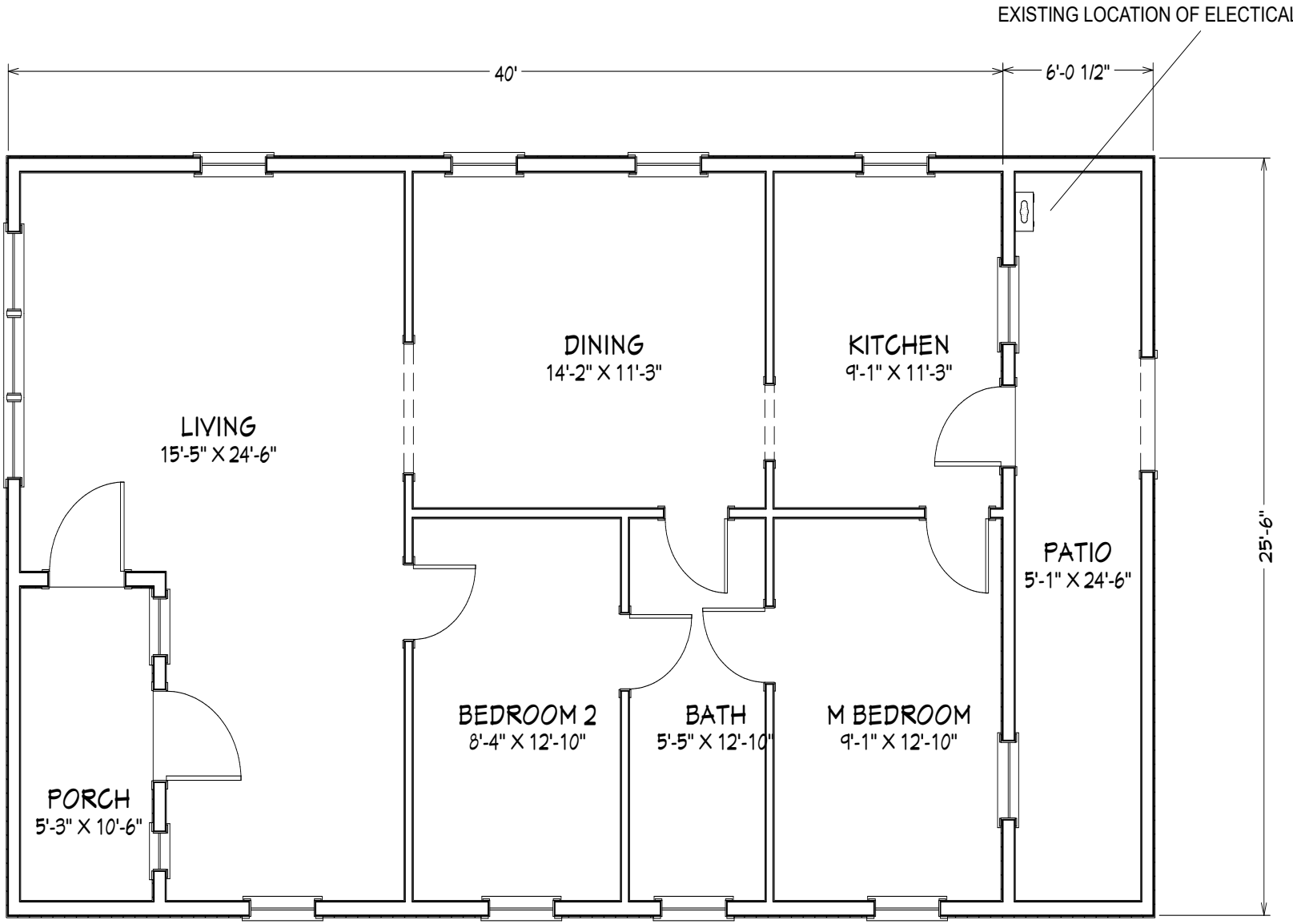
PREPARER: Plumbline LLC (505) 319-0439

JOBSITE ADDRESS: 125 Duran st Santa Fe, NM 87505

DATE: 1/31/2024

SCALE: 1/8"=1'

SHEET: A-1



SHEET TITLE: Existing Floorplan

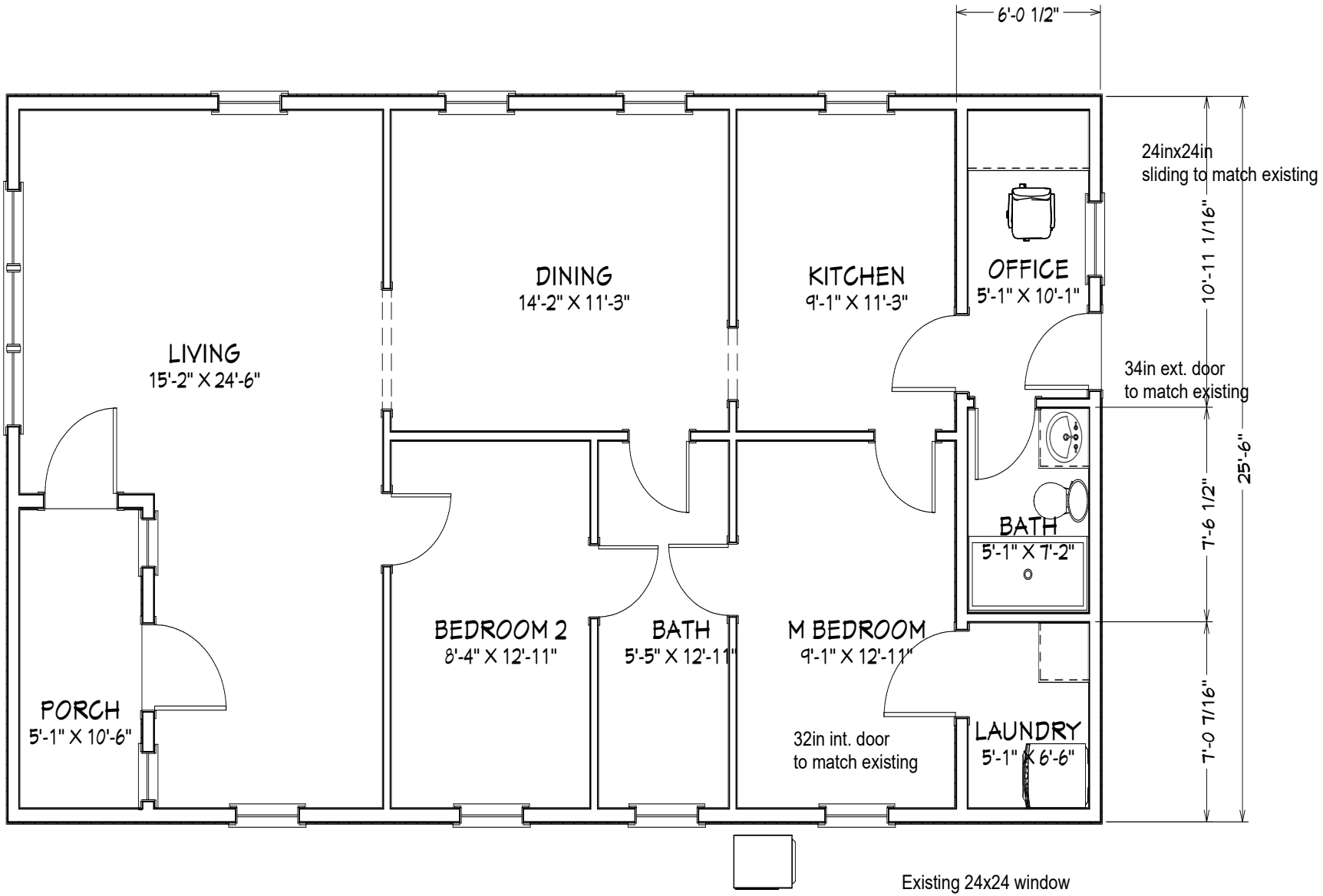
PREPARER: Plumbline LLC (505) 319-0439

JOBSITE ADDRESS: 125 Duran st Santa Fe, NM 87505

DATE: 6/26/2023

SCALE: 1/4"=1'

SHEET: **A-2**



EXISTING HEATED	1,125 SQFT
PROPOSED	153 SQFT
TOTAL	1,278 SQFT

SHEET TITLE: Proposed Dimensions

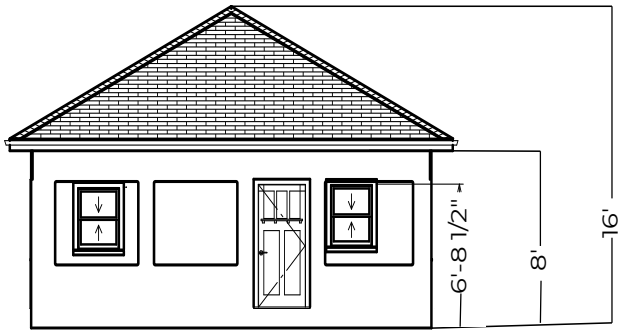
PREPARER: Plumbline LLC (505) 319-0439

JOBSITE ADDRESS: 125 Duran st Santa Fe, NM 87505

DATE: 6/26/2023

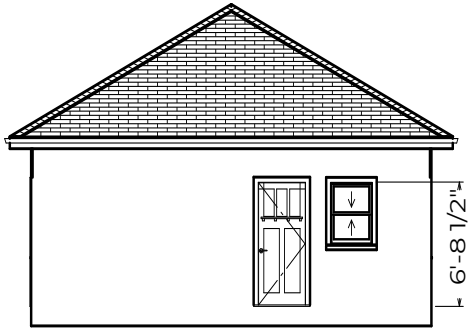
SCALE: 1/4"=1'

SHEET: A-3



NORTH ELEVATION

SOUTH ELEVATION



NORTH ELEVATION PROPOSED

SOUTH ELEVATION PROPOSED
NO CHANGES

SHEET TITLE:
North/South Elevations

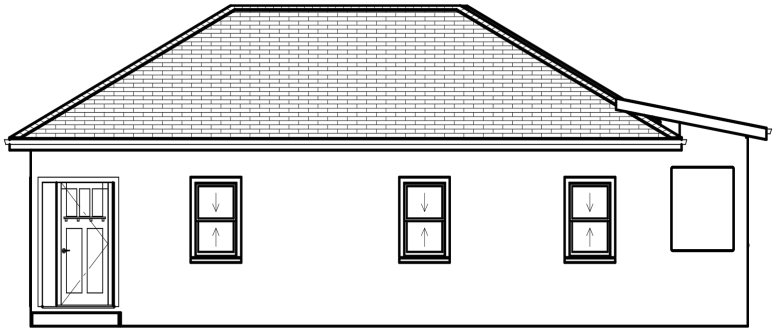
PRE PAR ER:
Plumbline LLC
(505) 319-0439

JOBSITE ADDRESS:
125 Duran st
Santa Fe, NM 87505

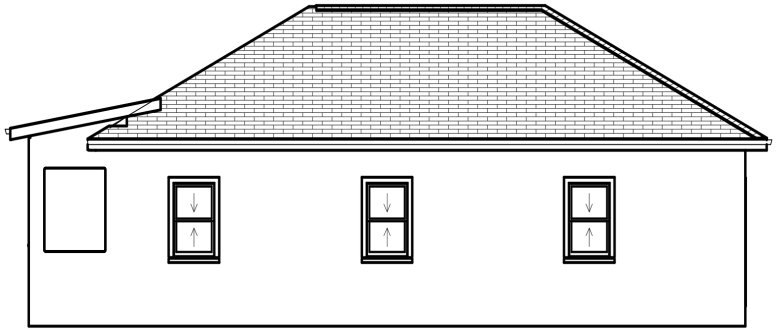
DAT E :
5/30/2023

SCALE:
1/8"=1'

SHEET:
A-7



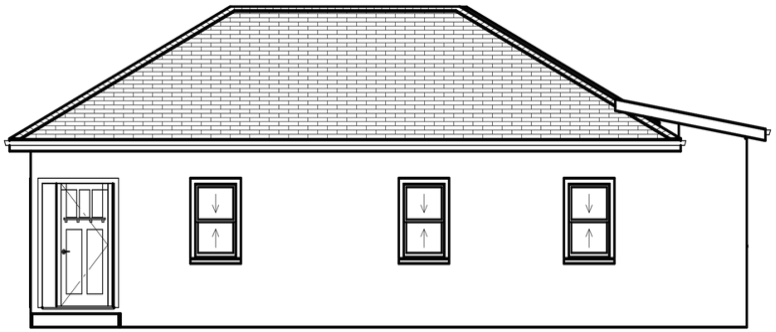
EAST ELEVATION



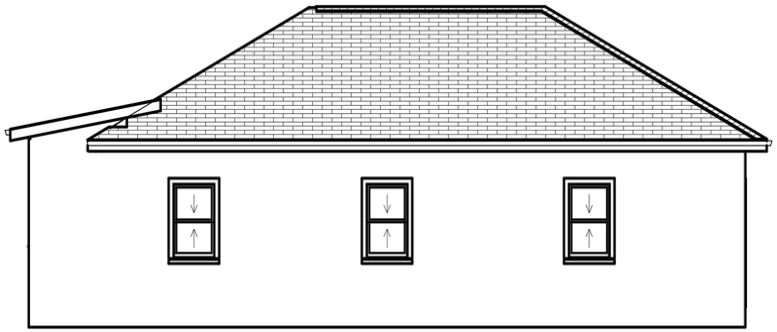
WEST ELEVATION

WINDOW AND DOOR SCHEDULE

Exterior Door	34in to match existing.
New Window	24x24 sliding to match existing.



EAST ELEVATION PROPOSED



WEST ELEVATION
PROPOSED

SHEET TITLE:
East/West Elevations

PRE PAR ER:
Plumbline LLC
(505) 319-0439

JOBSITE ADDRESS:
125 Duran st
Santa Fe, NM 87505

DATE :
5/30/2023

SCALE:
1/8"=1'

SHEET:
A-6

City of Santa Fe, New Mexico

memo

DATE: April 23, 2024

TO: Historic Districts Review Board Members

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

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2024-008075-HDRB. 913 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Morton Phillips Trust, requests approval to replace doors and windows, construct a new entry portal, add a rear portal, raise parapets, and construct a new coyote fence and gate. Seven exceptions are requested to: change the style of a contributing building, construct additions within 10 ft. of a primary facade, remove historic material, expand and close openings on primary elevations, and change roof height (14-5.2(D)(1)(a); 14-5.2(D)(2)(a)(d); 14-5.2(D)(5)(a)(i); 14-5.2(D)(5)(a)(ii); 14-5.2(D)(5)(a)(iii); 14-5.2(D)(6)).

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: Letter from staff to the applicant	__x__ Photographs
	__x__ Other: Letter from applicant's attorney

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria have been met but upon further testimony from the applicant the Board may find the exceptions have been met. Staff does not recommend approval of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts.

BACKGROUND & SUMMARY:

913 ½ Acequia Madre is a single-family residence designated as contributing with the north and northeastern facades as primary to the Downtown and Eastside Historic District. The structure

was reviewed by the HDRB for status two times and the structure was given a contributing historic status on November 28, 2023, and January 9, 2024. The structure was built in 1940 on a 0.10-acre lot which totaled 1,702-square feet. The primary architectural design of the structure is a combination of Spanish-Pueblo revival elements but is overall of a Santa Fe vernacular style. Adobe and concrete block make up the construction materials and the building is characterized by its flat shed-roof, wooden and aluminum single-hung three over one and one over one windows.

The structure has had several changes and phases of construction and with additions throughout its lifetime. The original core of the structure can be seen at the north and northeastern façades and these two facades demonstrate the integrity of the original structure and its ability to contribute to the Downtown and Eastside Historic District. Elements of the humble home such as the adobe wall construction and recessed three over one wood framed windows convey historic meaning in regard to simple family homes constructed in the Eastside. The portal over the eastern façade entry way is most likely the first addition to the structure, occurring around the 1950s. As construction continued, additions were made to the southern façade adding another room and garage by the 1970s. The clear and distinct evolution of the property can be observed through the construction materials.

Now, the applicant proposes the following exterior alterations:

1) Add Territorial style brick coping at the top of all the walls and chimneys on the building, including the primary north and northeast facades.
2) Raise height of existing non-primary east wall to 13'-6".
3) Remodel the existing 1973 non-primary frame porch in front of the primary northeast façade with a Territorial style porch of the same dimensions, including a low stone wall at the east end.
4) Close the historic opening where Window F is located.
5) Widen the existing front door opening on primary façade to 5'-4" wide and 8'high, adding side lites and transom.
6) Replace three windows on the primary north façade and two windows on the primary northeast façade with painted wood windows with the same lite pattern and remove all non-historic storm windows.
7) Remove the wooden overhangs and add brick coping on top of the existing walls to match the design of the balance of the remodel.
8) New solar panels on roof; solar panels will not be visible.
9) 5 new skylights will be added on the roof.
10) Existing garage door to be replaced with new wood board garage door. It will be stained a dark brown wood stain.
11) New 290 square foot portal on the west elevation.
12) Add a new door for the mechanical room on the south elevation.
13) New 6'-0" high coyote fencing added to the north, west and south lot lines.
14) Re-stucco house in cementitious"Buckskin".
15) New exterior light fixtures.

EXCEPTION CRITERIA AND RESPONSES:

1. Applicant's Response to Exception Criteria Maintaining Contributing Status of the Building
Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to modify architectural detail and style on the building, including the primary north and northeast facades. The responses address the requirement that the proposed alteration will not cause the structure to lose its contributing status (§14.5.2(D)(1)(a)).

Existing: The existing house has stucco walls in a simple vernacular style that extend to the top of all parapets, including the primary north and northwest facades. The primary north façade has a deteriorated wood strip along the top of the wall, as does the nonprimary south facade. The HCPI concludes that the composite development of the house over time gives it a ranch house appearance (p. 10). The HCPI documents that the house shows at least five distinct building phases, beginning in the late 1930s and ending in the late 1970s and that the additions, have a Pueblo Revival appearance, with earthtone stucco walls, rounded parapets and flat roofs (pp. 1,5).

Proposed: The remodel would add Territorial style brick coping at the top of all walls and chimneys on the building, including the primary north and northeast facades. The proposal would also remodel the existing 1973 non-primary frame porch in front of the primary northeast façade with a Territorial style and would expand the main entry door to include side lites (See HCPI Figure 1 and plan Sheet A 3.0). A primary intent of the remodel is to achieve a cohesive and unified design style for the house where none currently exists.

(1) Do not damage the character of the district.

Response: The addition of brick to the top of walls, the porch replacement and main door modifications are intended to provide a sense of unity and architectural interest to a house constructed in at least five phases over a period of four decades and featuring various treatments at the top of the walls, including wood overhangs along the north and south facades. The proposed Territorial style of the remodel is intended to enhance the character of the district by achieving a unified design that has greater architectural interest than the existing house and provide a style that fits in with the existing neighborhood. The existing house suffers from deferred maintenance and the remodel, with its unified Territorial style will lengthen the useful life of the structure.

Staff Response: Staff finds that this criterion has not been met. The overall design of the proposed remodel completely changes the character of the structure. The proposed design gives a false sense of history. The original structure is contributing because of the modest vernacular design style. Constructing a territorial style structure would substantially deviate from the existing vernacular design which was identified by the HDRB as important to preserve.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The composite nature of the house and deferred maintenance warrant a comprehensive remodel that will extend the life of the structure. The addition of brick coping at the top of all walls and replacement of the east entry porch are intended to enhance architectural cohesion and interest, thereby benefiting the public welfare, while increasing the useful life of the house.

Staff Response: Staff does not find that there is a hardship to the applicant or an injury to the public welfare. The house can be remodeled in a comprehensive manner while still maintaining the vernacular vocabulary of the existing structure and preserving historic materials.

(3) 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: The applicant evaluated different design options for the remodel, including retaining stucco to the top of the walls and eliminating the brick coping. The applicant also considered retaining the existing style of the non-primary frame porch in front of the east façade. The applicant concluded that providing a unified wall/parapet treatment through the addition of brick coping in the Territorial style will help the house fit with existing houses in the vicinity, add architectural interest and is the applicant's preferred design solution. Redesign and replacement of the porch in front of the main entry door will strengthen the Territorial style and make the main entry a more prominent feature compared to the existing setting, where the existing door to the south is wider.

Staff Response: Staff finds that this criterion has not been met. All the design options for this vernacular structure have not been considered. Incorporating elements of the existing vernacular style of the structure would preserve the contributing status and be more sensitive to the the structure's context.

<u>2. Applicant's Response to Exception Criteria Height Addition Within 10 Feet of a Primary Facade</u>

Following are the exception criteria stated in City Code section 14.5.2©(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition of building height within 10' of the primary northeast façade (§14.5.2(D)(2)(d)).

Existing: The existing east elevation includes a non-primary wall with a window and door (the "Wall") in between the garage, to the south, and the main entry, which is part of the primary northeast elevation. The Wall is a non-primary façade and is 10' in height. To the west of the wall is a large family room, which the HCPI indicates was built in 1978 (Figure 1).

Proposed: The proposal would raise the height of the Wall to 13'6", which is allowed based on the height calculation. Because the Wall is within 10' of the primary northeast façade, an exception is required.

1) Do not damage the character of the district.

Response: The addition of height to the Wall and structure to the west will facilitate the interior remodel while adding variation and interest to the long east façade of the house that is relatively uniform in height (See plan Sheet A 3.0). This height variation, along with the addition of Territorial style architectural features, is intended to provide a cohesive design to a house that the HCPI describes as a composite of at least 5 building campaigns and thereby enhances the character of the district.

Staff Response: Staff finds that this criterion has not been met. The overall design of the proposed remodel completely changes the character of the structure. The design currently gives a false sense of history. The original structure is contributing because of the modest vernacular design style. Constructing a territorial style structure would deviate from what the HDRB is trying to preserve.

(2) Prevent hardship to the applicant or an injury to the public welfare;

Response: The interior remodel would change the existing large family room west of the Wall to a dining room and living room. The existing family room ceiling is 8' high and the remodel would increase the ceiling height to 10'6", befitting a formal dining room. Maintaining the existing ceiling height would be a hardship in that it would be not in-keeping with the design intent of the remodel to achieve a more livable interior environment. The proposed height is 1'9" lower than the maximum allowable height of 15'3".

Staff Response: Staff does not find that there is a hardship to the applicant or an injury to the public welfare by maintaining the existing style and mitigating potential impacts to the building's status through sensitive design options.

(3) 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: The Applicant evaluated different design options for the height of the Wall and building behind, including maintaining the existing height as well as a higher Wall elevation (the height calculation allows up to 15' 3"). The proposed height was selected because it meets the programmatic needs of the remodel with respect to ceiling height of the formal dining room and adds variation and interest to the long eastern façade that parallels the street compared to maintain the existing relatively long roof-height.

Staff Response: Staff does not find that this criterion has been met. The concern with raising the height is that the Territorial style design changes the overall look of the structure which the HDRB determined to preserve.

<u>3. Applicant's Response to Exception Criteria Addition within 10' of a Primary Façade</u>

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to replace the existing non-primary porch in front of the northeast primary façade with a new porch. The responses address the requirement with respect to additions within 10' of a primary façade. (§14.5.2(D)(2)(d))

Existing: There is a non-primary hipped porch in front of the primary east façade. The HCPI notes that the roughly 84 SF porch is made of conventional lumber and is painted white, with flashing along the east side (HCPI Photo 7). The existing porch suffers from age and deferred maintenance (Photo 6).

Proposed: The remodel would replace the existing porch with a Territorial style porch to of the same dimensions, including a low stone wall at the east end. The porch would be made of conventional lumber and painted white, as with the existing.

(1) Do not damage the character of the district.

Response: Replacement of the existing porch with a new Territorial style porch of the same materials is intended to provide design cohesion with the balance of the remodel and thereby enhance the character of the District. The existing porch suffers from deferred maintenance and the remodel, with its unified Territorial style will lengthen the useful life of the house.

Staff Response: Staff does not find that this criterion has been met. The overall design of the proposed remodel completely changes the character of the structure. The proposed design gives a false sense of history. The original structure is contributing because of the modest vernacular design style. Constructing a territorial style structure would deviate from what the HDRB is trying to preserve.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The composite vernacular nature of the house and deferred maintenance warrant a comprehensive remodel that will extend the life of the structure. Retaining the existing porch would be out of keeping with the design style of the remodel and would detract from the end result. The new porch is intended to enhance architectural cohesion and interest, thereby benefiting the public welfare, while increasing the useful life of the house.

Staff Response: Staff does not find there is a hardship to the applicant or an injury to the public welfare by maintaining the existing style and mitigating potential impacts to the building's status through sensitive design options.

(3) 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: The applicant evaluated different design options for the porch, including retaining rehabilitating the existing porch and having no porch. Given the location of the main entry door, a different location that would avoid the need for the requested exception is not viable. Having a porch or portal in front of main entries is typical in the district. The applicant also considered rehabilitating the existing porch. However, its simple style would not compliment the overall Territorial design of the remodel. Replacing the porch in front of the main entry as proposed will strengthen the Territorial style and make the main entry a more prominent feature compared to the existing condition, where the existing door to the south is wider.

Staff Response: Staff does not find that this criterion has been met. The overall design of the proposed remodel completely changes the character of the structure. The design currently gives a false sense of history. The original structure is contributing because of the modest vernacular design style. Constructing a territorial style structure would deviate from what the HDRB is trying to preserve.

4. Applicants' Response to Exception Criteria Removal of Historical Material from a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to remove historic material in conjunction with removing a non-historic window and closing the existing opening on the primary north façade and replacing three historic windows on the primary north facade and two windows on the primary northeast facade. (§14.5.2(D)(1)(a)) and (§14.5.2(D)(5)(a)(1))

Existing: Four painted wood windows exist on the primary north façade. The application proposes to remove one of the four windows, as shown on Sheet A 3.0. The non-historic (1991) window is a single-hung 24" x 36" aluminum 1/1 window and is identified as window F on the Door and Window Assessment included in the application.

The three remaining historic windows on the primary north façade are identified as windows D, E and G by the Door and Window Assessment. The windows on the primary northeast façade are identified as window B and C by the Window Assessment. The Assessment states there are non-historic storm windows over Windows B, C, D, E and G, that the frames are rotted and unrestorable and that the sashes are restorable.

Proposed: The proposal would retain three of the four window openings on the north façade and would close the historic opening where non-historic Window F is located. The application proposes to replace the other three windows on the primary north façade and the two window on the primary northeast façade with painted wood windows with the same lite pattern and to remove all of the non-historic storm windows. The replacement windows would maintain the existing depth and recessed nature of the existing windows.

The closure of the Window F and replacement of Windows B, C, D, E and G would result

in the removal of historic material. Because the wooden window frames are rotted, event though the sashes are restorable, they need to be replaced as well in order to achieve a functionally operable window.

(1) Do not damage the character of the district.

Response: The opening on the north façade is one of four existing window openings that façade. The window adjacent and east of Window F is the same type/style of nonhistoric window. Removal of historic material in conjunction with closing the opening Window F will result in a façade that is more balanced than the existing condition, with the two larger windows remaining to the east and west, and a window remaining in the center. Removal of historic material in conjunction with closing an existing opening on the north façade, consisting of 6 square feet and the replacement of Windows B, C, D, E and G, are relatively minor changes to the existing condition, will retain the general design of the north façade and will not damage the character of the district. The historic material proposed to be removed does not materially contribute to the design of the house or to the character of the district.

Given that the Assessment concludes that the frames of windows B, C, D, E and G are rotted, the Applicant concludes that the proposed replacement complies with the applicable requirement that "historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original." The historic windows cannot be repaired or restored and the replacement windows will duplicate the size, style and material of the originals.

Staff Response: Staff does not find that this criterion has been met. 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 applicant shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The application includes an interior remodel to enhance the livability of the house. There are two existing adjacent bathrooms on the north façade and the application proposes to convert one of the bathrooms into bedroom space. Retention of the Window F opening and not removing historic material would be a hardship in that it would be incompatible with use of the interior space as a bedroom, which would have three windows resulting in less privacy and more light. Granting the exception would avoid this hardship affecting livability of the house.

As to replacement of Windows B, C, D, E and G, the Window Assessment concludes the window frames are rotted and unrestorable. This is a reason for the existence of the non-historic storm windows. Removal of historic material is necessary for replacement

of these windows. Leaving the windows in place would be out of character with the remodel and would be a hardship given their rotted condition, which could result in leaks, harming the structure.

Staff Response: Staff does not find that there is a hardship to the applicant or an injury to the public welfare by maintaining the existing style and mitigating potential impacts to the building's status through sensitive design options.

(2) *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: The applicant evaluated different options for the interior remodel and considered retaining the existing opening. Given the existing plumbing and configuration of the floorplan, consolidating the two existing bathrooms into one will enhance the utility of the bedroom where the opening is presently located. (See Sheet A 2.0) After considering the range of options, the applicant concluded that removing Window F and closing the existing opening is the preferred option for achieving the programmatic goals of the remodel compared to other options.

As to the proposed replacement of Windows B, C, D, E and G, the applicant considered retaining the windows, but is not prepared to do so given the rotted condition of the frames and conclusion of the Assessment that because the frames are rotted, the windows are not reparable or restorable. The applicant also considered other window designs and rejected them in favor of maintaining windows with the existing lite patterns as required by(§14.5.2(D)(5)(a)(1).

Staff Response: Staff does not find that this criterion has been met. Historic windows should be repaired and 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. The historic window assessment identifies that windows B, C, and G are reparable. Also, consideration of the window depth and maintaining the recessed windows needs to be taken into consideration.

<u>5. Applicant's Response to Exception Criteria Changing Existing Opening on Primary Façade – Front Door</u>

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to widen the existing front door opening on the primary northeast façade. (§14.5.2(D)(5)(a)(ii) and (iii))

Existing: The main entry door to the house is located under the existing non-primary porch on the primary northeast façade (the "Door"). The Door and Window Assessment identifies the Door as a non-historic (1989) 32" x 80" in-swinging tongue and groove door with three vertical lites (Door #3).

Proposed: The proposal would widen the existing Door opening to add side lites and a transom. (Figure A 3.0) The dimensions of the Door opening are proposed to be expanded to 5'4" wide and 8' high. The new Door design includes vertically-oriented divided lites. The proposed door materials are wood and glass.

(1) Do not damage the character of the district.

Response: The widened opening for the main entry Door would replace the relatively simple existing Door with a more prominent entry door befitting the main entry. The remodel includes replacement of the 5 existing non-historic doors with doors of a more uniform appearance with the goal of achieving a more cohesive design than currently exists. Given that the existing house is the result of several building campaigns, with different doors and windows and a lack of a consistent overall design, the remodel will enhance the character of the district while extending the life of this historic structure.

Staff Response: Staff does not find that this criterion has been met. The modest vernacular style of the structure is overwhelmed by the proposed new doorway and lites. It takes away from the structure and what the HDRB is trying to preserve.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The composite nature of the building and deferred maintenance warrant a comprehensive remodel that will extend the life of the structure. Expanding the existing Door opening will provide increased security compared to the existing condition and a main entry beneath the redesigned entry porch that matches the overall Territorial style of the remodel. The remodel is intended to achieve enhanced liability of the house and benefit the public welfare by providing a more cohesive design in the Territorial style.

Staff Response: Staff does not find that there is a hardship to the applicant or an injury to the public welfare by maintaining the existing style and mitigating potential impacts to the building's status through sensitive design options.

(3) 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: The applicant also evaluated different design options for treatment of the main entry including retaining the existing 32"-wide main entry Door along with the wider existing door to the south (Door #2 of the Assessment). The applicant concluded that removal of the southern door and widening of the existing main entry Door will help the east façade read in a more cohesive and less busy manner than the existing condition, with three windows and three doors, and is the preferred design option, befitting a proper main entry to the house.

Staff Response: Staff does not find that this criterion has been met. The doorway and lites only strengthen the structure if it were a Territorial style home. It is a modest vernacular structure and the proposed doorway and lites detracts from what the HDRB is trying to preserve.

6. Applicant's Response to Exception Criteria Changing Existing Opening on Primary Façade – Windows on North Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to close an existing window opening on the primary north façade and widening an existing door opening on the primary northeast façade. (§14.5.2(D)(5)(a)(ii) and (iii))

Existing: Four windows exist on the primary north façade. The application proposes to remove one of the four windows, as shown on Sheet A 3.0. The non-historic (1991) window is a single-hung 24" x 36" aluminum 1/1 window and is identified as Window F on the Door and Window Assessment included in the application.
Proposed: The proposal would retain three of the four windows on the north façade and would close the historic opening where Window F is located.

(1) Do not damage the character of the district.

Response: The opening on the north façade is one of four existing window openings that façade. The window adjacent and east of Window F is the same type/style of nonhistoric window. Removal of Window F will result in a façade that is more balanced than the existing condition, with the two larger windows remaining to the east and west, and a window remaining in the center. Closing one of the four existing openings on the north façade, consisting of 6 square feet, is a relatively minor change to the existing condition, will retain the general design of the north façade and will not damage the character of the district.

Staff Response: Staff does not find that this criterion has been met. Historic windows should be repaired and 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. The historic window assessment identifies that windows B, C, and G are reparable. Also, consideration of the window depth and maintaining the recessed windows needs to be taken into consideration.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The application includes an interior remodel to enhance the livability of the house. There are two existing adjacent bathrooms on the north façade and the application proposes to convert one of the bathrooms into bedroom space. Retention of the Window F opening would be a hardship in that it would be incompatible with use of the interior space as a bedroom, which would have three windows resulting in less privacy and more light. Granting the exception would avoid this hardship affecting

livability of the house.

Staff Response: Staff does not find that there is a hardship to the applicant or an injury to the public welfare by maintaining the existing style and mitigating potential impacts to the building's status through sensitive design options.

(3) 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: The applicant evaluated different options for the interior remodel and considered retaining the existing window opening. Given the existing plumbing and configuration of the floorplan, consolidating the two existing bathrooms into one will enhance the utility of the bedroom where the opening is presently located (See Sheet A 2.0). After considering the range of options, the applicant concluded that removing Window F and closing the existing opening is the preferred option for achieving the programmatic goals of the remodel compared to other options.

Staff Response: Staff does not find that this criterion has been met. The historic windows and openings should not impact the interior remodel. There should be other design options considered.

7. Applicant's Response to Exception Criteria Height Addition on Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to change the roof design, height of the roof and the addition of brick coping to the roof. (§14.5.2(D)(6) and §14.5.2(D)(9)). The former section requires that "the existing roof styles and materials shall be maintained or replaced in kind if necessary" and "the addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure." The latter section requires an exception for height increases on a primary façade.

Existing: The height of the primary north and northeast façades are 11'. The stucco wall on the north and south facades have a deteriorated wooden overhangs at the top that provides roof drainage.

Proposed: The proposal would remove the wooden overhangs and add brick coping on top of the existing walls to match the design of the balance of the remodel. The addition of brick would increase the height of the north and northeast façades by 1'6" to 12'6", which is 2'9" lower than the maximum allowable height of 15'3".

(1) Do not damage the character of the streetscape.

Response: The addition of height to the north and northeast façades for the addition of brick coping is intended to match the balance of the remodel, which is proposed in

the Territorial style. The remodel, and its Territorial style architectural features, is intended to provide a cohesive design to a house that the HCPI describes as a composite of several building campaigns and thereby enhance the character of the streetscape.

Staff Response: Staff does not find that this criterion has been met. 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 applicant shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(2) Prevent hardship to the applicant or an injury to the public welfare;

Response: The addition of brick coping to the primary north and northeast façades is necessary to match the balance of the Territorial style remodel. Doing so without raising the building height would require removal of existing wall, which would harm the structure and interior. The remodel is intended to achieve enhanced livability of the house and benefit the public welfare by providing a more cohesive design in the Territorial style.

Staff Response: Staff does not find that there is a hardship to the applicant or an injury to the public welfare by maintaining the existing style and mitigating potential impacts to the building's status through sensitive design options.

(3) 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: The Applicant evaluated different design options for the north and northeast façades, including leaving the existing wood overhangs in place and maintaining the existing wall/roof height by not adding brick coping. These alternatives were rejected, as they would not contribute and instead would detract from the overall design intent of the remodel to achieve a unified design in the Territorial style.

Staff Response: Staff does not find that this criterion has been met. The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are existing or a historical feature of the structure. Red brick coping is not congruent with what the HDRB is trying to preserve and this architectural design element completely changes the structure's overall style.

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

Response: The existing 11' high north and northeast facades is less than the existing heights of many structures in the vicinity.

Staff Response: Staff does not find that this criterion has been met. The red brick coping completely changes the modest vernacular look of the structure. There are many Pueblo Revival and vernacular style structures on the streetscape.

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

Response: The HCPI documents that the north and northeast facades date back to 1958, long before the applicant purchased the subject property. (HCPI Figure 1) The special circumstances are therefore not a result of the action of the applicant.

Staff Response: Staff agrees with the applicant.

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

Response: The increase in height from 11' to 12'6 is 2'9" less than the maximum height allowed. The proposed addition of brick coping is intended to match the balance of the remodel to achieve a positive, rather than negative impact with respect to the purpose of this section by extending the useful life of the house and providing a harmonious outward appearance of the house.

Staff Response: Staff does not find that this criterion has been met. 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 applicant shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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.

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.

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(D)(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

14-12 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 25, 2023 – F.

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

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

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

6. Date of Survey: October 17, 2023

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6794747,-105.9248867

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

11. Brief Description of the Property:

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

Continued on Page 5.

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

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

14. Setting:
__Suburban __Rural __Village __Urban If Urban: __Commercial __Industrial _x_ Residential __Public

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

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

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

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

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

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

For: Matinez Architecture Studio PC

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

Current owner: Morton Phillips Trust

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-90
Edward and Maria Elisa Roybal House	913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 17, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __Brick __Composition _x_Concrete: Block

__Concrete: Cast Stone __Concrete: Poured __Earth Plaster __Masonry: Simulated

__Metal: Corrugated __Metal: Structural Siding __Metal: V-Crimp __Stone: Random Ashlar

Stone:
__Random Coursed __Stone: River Rock __Stone: Rusticated __Stone: Tabular

_x_Stucco: __Tile: Clay __Vinyl Siding __Wood: Board and Batten

Wood:
__Horizontal Siding __Wood: Jacal __Wood: Log __Wood: Shingle

__Wood: Tongue and Groove __Other:

7. Number of Stories: __N/A
Number: _x_1 __11/2 __2
__21/2 Other:

8. Foundation: __N/A
_x_Not visible __None
__At Grade __Raised:
Materials: __Concrete: __Stone
Other:
Notes

9. Roof: __N/A

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

10. Window Types

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

11. Door Types

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

12. Chimneys _x_ N/A, removed

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

14. Other Significant Features N/A

15. Modifications: _x__ __No known modifications

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

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

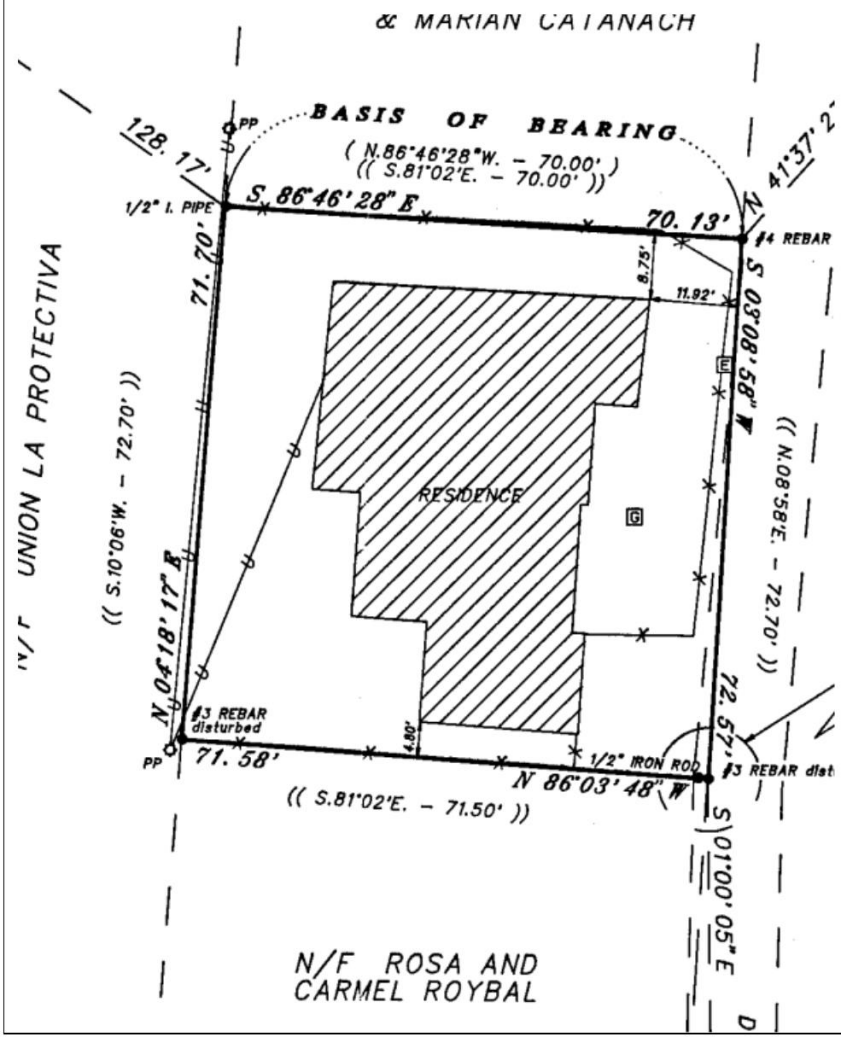
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

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



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

Architectural Description Continued

Setting

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

House

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

East Elevation

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

Garage

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

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Family Room

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

Entry/Living Room/Kitchen

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

Bedroom Wing

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

North Elevation

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

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

West Elevation

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

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

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

South Elevation

The south wall of the Garage has no openings.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

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

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

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

The Roybals

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

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

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

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

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

Edward and Elisa Roybal House

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

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

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

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

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

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

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

Evaluation of Historical Status

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

Illustrations

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

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

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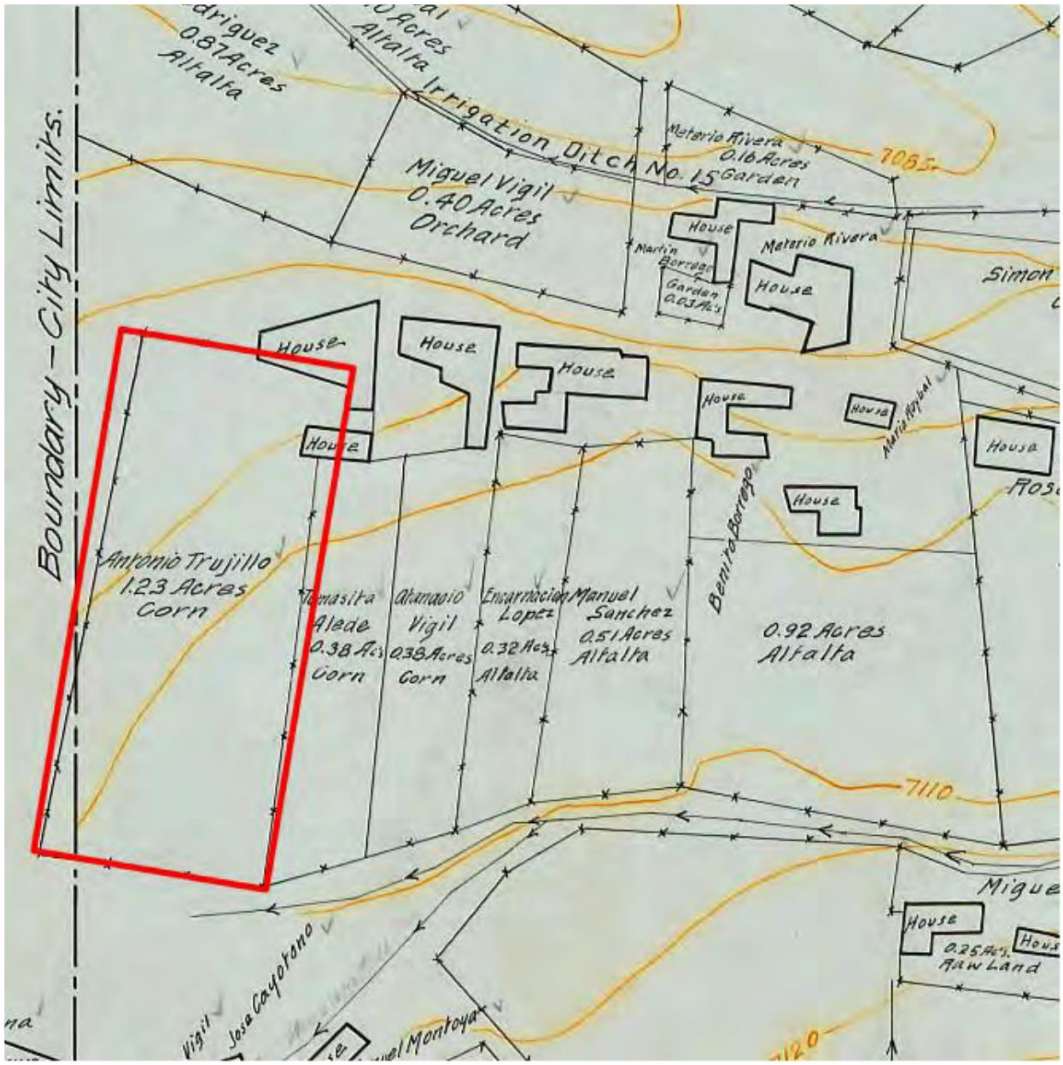

Figure 2: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919). The highlighted area likely represents the farm plot which evolved into the subject residential area.

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

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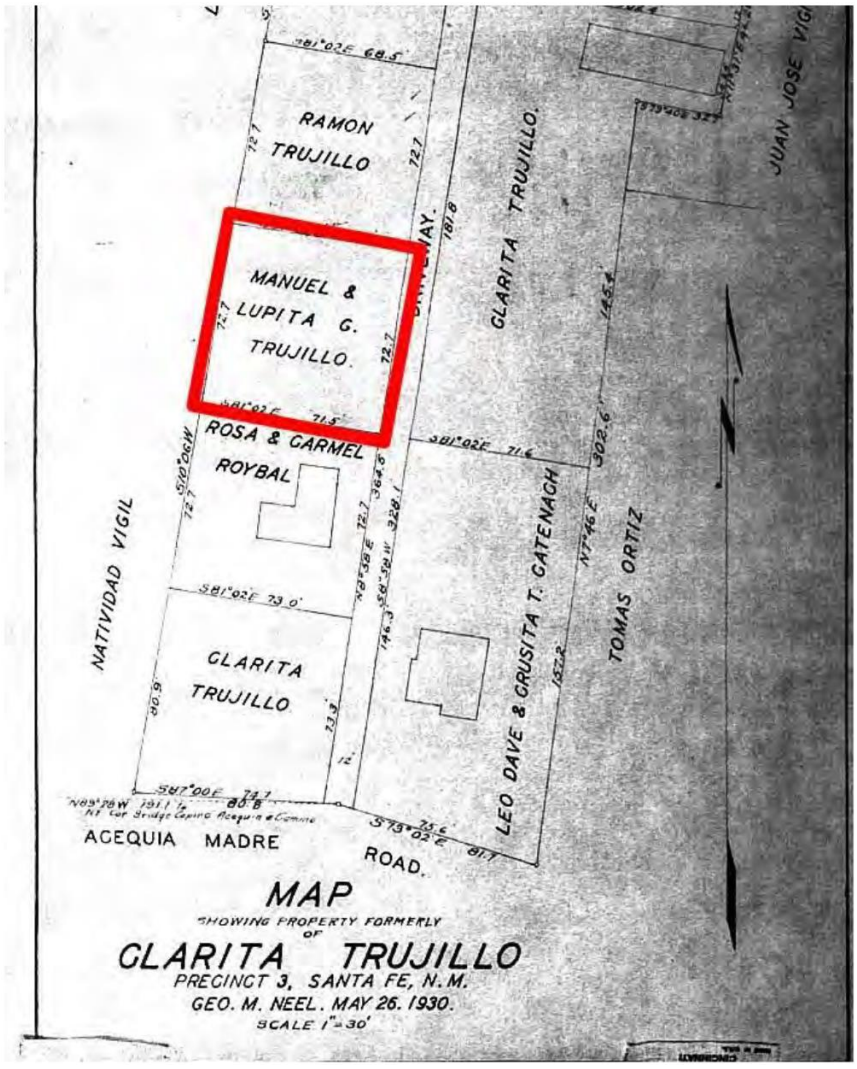

Figure 3: Plat (Showing Property Formerly of Clarita Trujillo), May 30, 1930, Book 2/Page 266, P-1189986. Highlighted area represents the subject property. Note there is no building present.

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

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

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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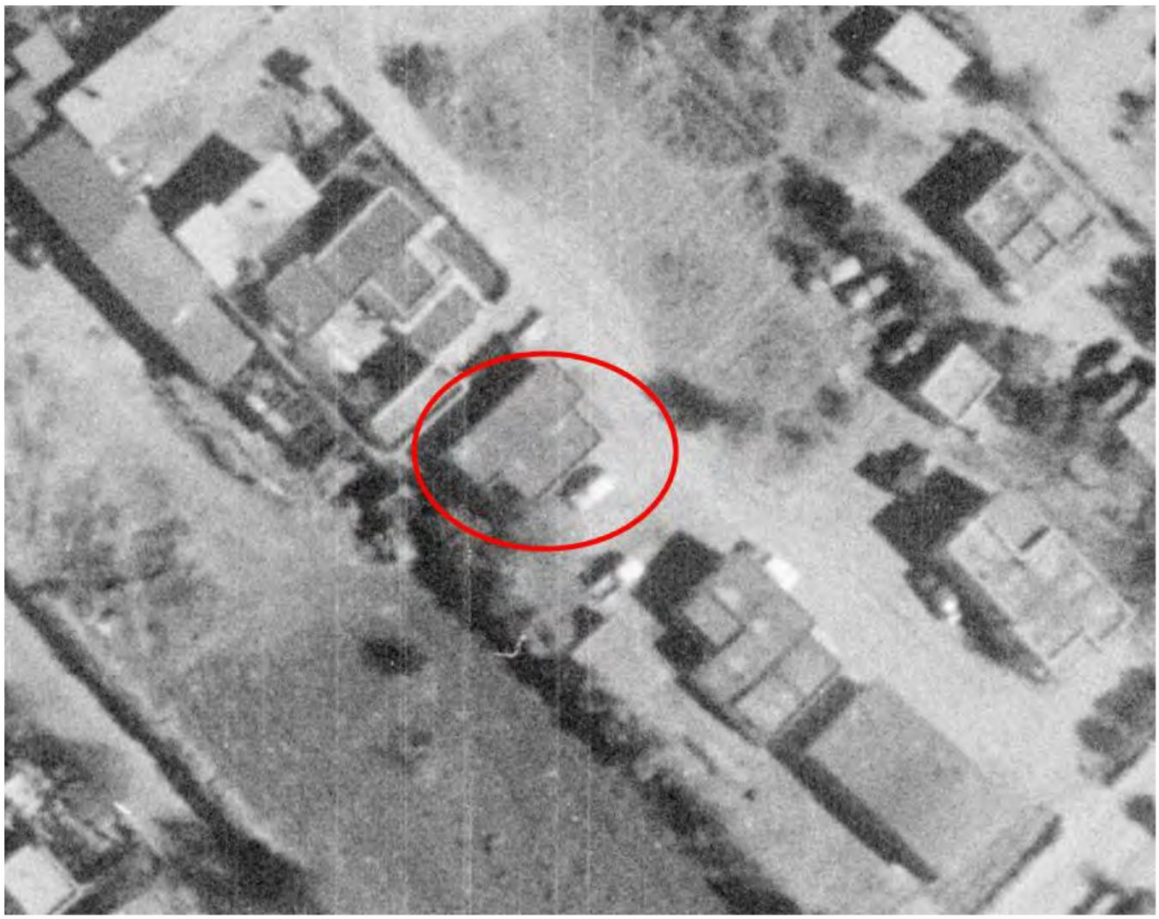

Figure 5: November 10, 1958, aerial photograph.
Note configuration of original adobe dwelling.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

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

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

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Survey Photographs

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

Photo 2: Full east façade. Camera facing southwest.

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

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

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

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

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Photo 5: Family Room interior. Camera facing west.

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

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

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Photo 7: Porch, decking. Camera facing south.

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

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

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

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

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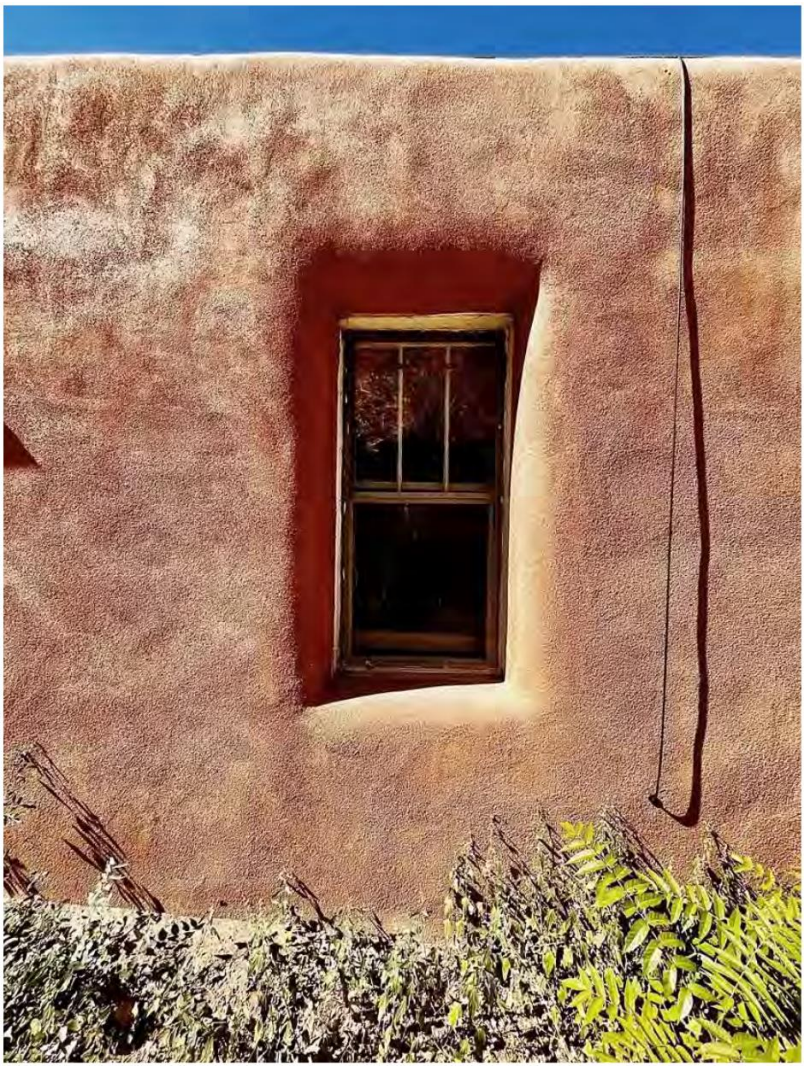

Photo 11: East façade, window at Bedroom Wing. Camera facing west.

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

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

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

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

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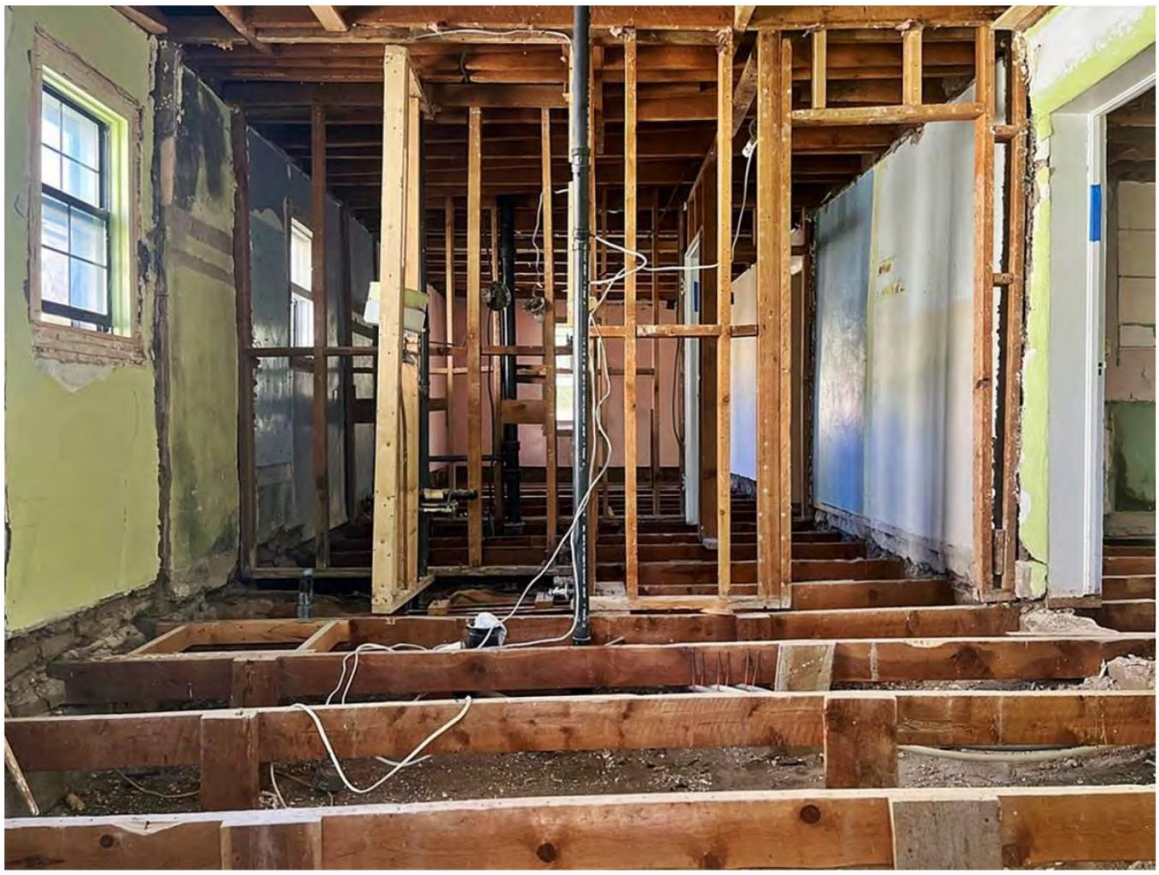

Photo 15: Bedroom Wing interior. Camera facing east.

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

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Photo 16: Full west elevation. Camera facing northeast.

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

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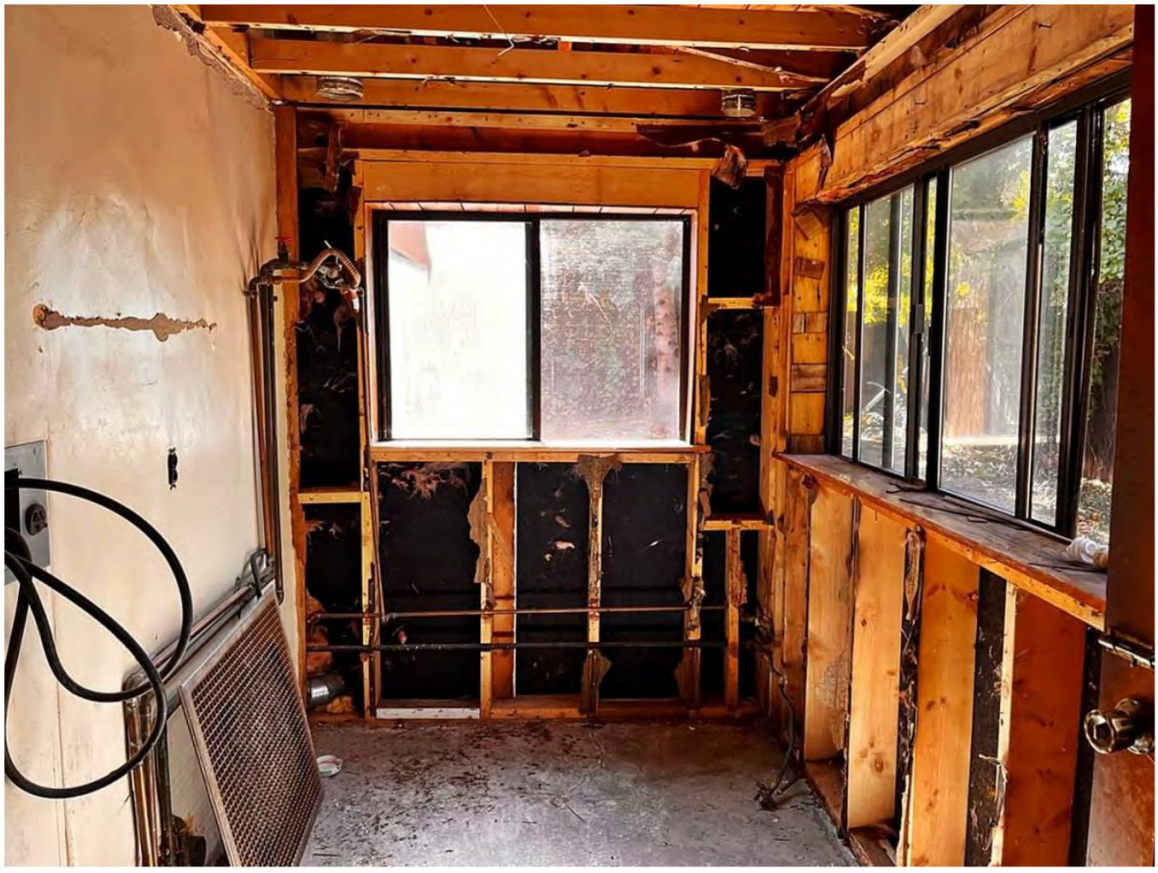

Photo 18: Laundry Room interior. Camera facing south.

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

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

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

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

NORTH ELEVATION
OCTOBER 16, 2023

MARTINEZ
ARCHITECTURE
STUDIO PC

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

MORTON-PHILLIPS RESIDENCE

913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 16, 2023

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

SOUTH ELEVATION
OCTOBER 16, 2023

MARTINEZ
ARCHITECTURE
STUDIO PC

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

WEST ELEVATION
OCTOBER 16, 2023

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/09/2023

Property Owner of Record: Morton Phillips Trust

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989-4958

Site Address: 913 1/2 Acequia Madre

Proposed Construction Description: Interior remodel, replace all windows and doors, new portal, new stucco, new coyote fence and gate.

TOTAL ROOF AREA: 2,312 SF

Zoning District: R-5

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

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

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

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

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

Terrain: ☐ 30% slopes_____

Lot Coverage : 45.2 %
☒ Open Space Required: 971 SF (1,375 sf provided)

Setbacks:
Proposed Front: 11'-6" Minimum: '7
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 9'-6" Minimum: 5'

Height: Proposed 13'-9"
Maximum Height: 15'-3" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 2

Bicycle Parking:**
Proposed: _____ Minimum: _____

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.
** 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 Martinez 10/09/2023
SIGNATURE **DATE**

To Be Completed By City Staff: 2023-007462-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:** 10/13/23

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

Revised 20 November 2020

Dear Mr. Martinez,

Staff has reviewed your application and design and have some concerns about the design and exception criteria. Please see my comments below:

1) The overall design of the proposed remodel completely changes the character of the structure. Given that the HDRB granted contributing status to the vernacular style of the structure with the north façade as primary, warrants further design considerations. The HDRB considered the status of the structure at two separate hearings giving contributing status to the structure. With that being said, the territorial design you have presented is very nice, but because the HDRB gave this structure contributing status for its modest vernacular architectural design, staff cannot recommend approval for the application because of the drastic change of the vernacular style. If the structure was non-contributing, it wouldn't be an issue, however since it is a contributing structure to the Historic Downtown and Eastside Historic District, the design needs to insinuate the vernacular style that it holds.

2) Exception Criteria 1: 14-5.2(D)(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 applicant shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited. The design currently gives a false sense of history. The original structure is contributing because of the modest vernacular design style. Constructing a territorial style structure would deviate from what the HDRB is trying to preserve. All the design options for this vernacular structure have not been considered. Possibly elaborating the vernacular style of the structure would be more sensitive to the contributing style. Removing the red brick coping may help with this design style. Possible considerations of a plain parapeted portal and simplistic front door would accentuate the modest vernacular style.

3) Exception Criteria 2: 14-5.2(D)(2)(a)(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 façade. You will need to use this criterion to address the height of the parapet on the primary façade.

4) Exception Criteria 3: 14-5.2(D)(2)(a)(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 façade. You will need to use this criterion to address and the proposed work on the primary façade including the portal, front door, etc.

5) Exception Criteria 4: 14-5.2(D)(5)(a)(1) Historic windows should be repaired and 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. This criterion will need to be addressed for the historic windows on the primary façade. The historic window assessment identifies that windows B, C, and G are reparable. Also, will you be considering the window depth and maintaining the recessed windows. That will need to be taken into consideration.

6) Exception Criteria 5: 14-5.2(D)(5)(a)(2) No new opening shall be made where one presently does not exist. This criterion will need to be considered where the design is proposing to create new openings on the primary façade by the front door.

7) Exception Criteria 6: 14-5.2(D)(5)(a)(3) No existing opening shall be closed. This criterion needs to be considered where your design proposes to close historic window openings on the primary façade.

8) Exception Criteria 7: 14-5.2(D)(6) The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are existing or historical feature of the structure. This criterion needs to be considered when changing the roof, height of the roof, and red brick coping of the roof.

It is important to note that we want to bring this case before the HDRB with the least number of exceptions as possible. With the number of exceptions needed to move forward with this case, a design that reflects what the HDRB has determined as contributing is necessary.

Please review my comments and let me know if you have any questions.

Thank you for your time and have a great day,

Paul

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

Morton-Phillips Residence
913½ Acequia Madre

March 22, 2024

Downtown/Eastside Historic District, Contributing status

ITEMIZED LIST OF PROPOSED CONSTRUCTION:

- Add Territorial style brick coping at the top of all walls and chimneys on the building, including the primary north and northeast facades **(See "Maintaining Contributing Status of Building" exception criteria)**
- Raise height of existing non-primary east wall to 13'6 **(See "Height Addition within 10 Feet of a Primary Façade" exception criteria)**
- Remodel the existing 1973 non-primary frame porch in front of the primary northeast façade with a Territorial style porch of the same dimensions, including a low stone wall at the east end **(See "Maintaining Contributing Status of Building" and "Addition within 10' of a Primary Façade" exception criteria)**
- Close the historic opening where Window F is located **(See "Removal of Historical Material from a Primary Façade" exception criteria)**
- Widen the existing front door opening on primary façade to 5'4" wide and 8' high, adding side lites and transom **(See "Changing Existing Opening on Primary Façade – Front Door" exception criteria)**
- Replace three windows on the primary north façade and two windows on the primary northeast façade with painted wood windows with the same lite pattern and remove all non-historic storm windows **(See "Changing Existing Opening on Primary Façade – Windows on North Façade" exception criteria)**
- Remove the wooden overhangs and add brick coping on top of the existing walls to match the design of the balance of the remodel. **(See "Height Addition on Primary Façade" exception criteria)**
- New solar panels on roof; solar panels will not be visible
- 5 new skylights will be added on the roof
- Existing garage door to be replaced with new wood board garage door. It will be stained a dark brown wood stain.
- New 290 square foot portal on the west elevation.
- Add a new door for the mechanical room on the south elevation
- New 6'-0" high coyote fencing added to the north, west and south lot lines
- Re-stucco house in "Buckskin"
- New exterior light fixtures

EXISTING CONDITIONS:

An existing house and garage occupy the lot. The house was constructed in the late 1930's and is contributing. The Family Room is an extension to the house that enclosed the area between the house and the garage and was built in the 1970's (see Historic Cultural Properties Inventory by John Murphy dated October 23, 2023).

PROPOSED CONSTRUCTION:

We propose to change the existing overhangs to parapets and add Territorial-style brick coping with metal caps to all the parapets so that the new solar panels and skylights are not visible. The existing house has minimal parapets and, in some places, no parapets at all. This changes the 11'-0" tall primary facades to 12'-6" tall. We will raise the existing elevation of the Family Room from the existing 10'-0" to 13'-9" (15'-3" allowed). The raised ceiling of this room is more in proportion to the existing size of the space. **See 2/A-3.0, 2/A-3.1, 4/A-3.0 and 4/A-3.1– Proposed Exterior Elevations**.

On the north facade of the house, we propose to close one of the bathroom windows.

We propose to redo the entry portal preserving its existing footprint. The re-designed front portal will be in the territorial style in white painted wood and will have a stone wall to get down to the level of the floor within.

On the east elevation (the street façade of the house), we propose to replace the front door. The new glass front door will have sidelights and a transom so the existing opening will need to be widened and the floor of the house inside is lowered so the door opening will also need to be elongated. **See 4/A-3.0 – Proposed East Elevation.**

We also propose to replace all the existing windows. The existing windows are either covered with metal windows added in the 1980's because they are in such bad shape or are themselves metal windows added in the 1990's, according to Ra Patterson (see Historic Assessment No. 220124-HA). All the new windows will be Jeld-Wen wood double-hung, painted exterior, in the historic existing style of 3-over-1 lites. See the attached spec sheet. These are the windows that most match the historic windows according to Ra Patterson. New windows and doors and wood trim will be white colored to match the existing windows.

Solar panels and five new skylights will be placed on the roof.

We propose to put a wood board garage door in place of the existing metal one. The new board door will have a deep brown wood stain.

We propose to add a rear portal that is 10'-9" tall. The existing house has no private outdoor living space. The addition of the rear portal will add 290 square feet roofed. **See 4/A-3.1 – Proposed West Elevation.**

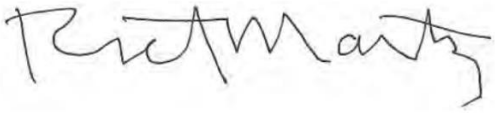
On the south elevation we propose to add a solid wood door and, again, replace the windows and add brick coping. **See 2 /A-3.1 – Proposed South Elevation.**

A new coyote fence will be added to the sides and rear of the house to cover the existing 6'-0" chain-link fence. The exterior stucco of the house will be 'Buckskin' stucco to match the existing house (see attached exterior finishes). The exterior light fixture locations are shown on the plan and elevations. Photos will be provided to staff for approval when the owner has selected the light fixtures.

We have received several letters from neighbors in support of this project (see attached).

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

913 ½ Acequia Madre

Applicants' Response to Exception Criteria Maintaining Contributing Status of Building

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to modify architectural detail and style on the building, including the primary north and northeast facades. The responses address the requirement that the proposed alteration not cause the structure to lose its contributing status. (§14.5.2(D)(1)(a))

Existing: The existing house has stucco walls in a simple vernacular style that extend to the top of all parapets, including the primary north and northwest facades. The primary north façade has a deteriorated wood strip along the top of the wall, as does the non-primary south facade. The HCPI concludes that the composite development of the house over time gives it a ranch house appearance. (p. 10) The HCPI documents that the house shows at least five distinct building phases, beginning in the late 1930s and ending in the late 1970s and that the additions, have a Pueblo Revival appearance, with earthtone stucco walls, rounded parapets and flat roofs. (pp. 1,5)

Proposed: The remodel would add Territorial style brick coping at the top of all walls and chimneys on the building, including the primary north and northeast facades. The proposal would also remodel the existing 1973 non-primary frame porch in front of the primary northeast façade with a Territorial style and would expand the main entry door to include side lites. (See HCPI Figure 1 and plan Sheet A 3.0) A primary intent of the remodel is to achieve a cohesive and unified design style for the house where none currently exists.

(1) Do not damage the character of the district.

Response: The addition of brick to the top of walls, the porch replacement and main door modification are intended to provide a sense of unity and architectural interest to a house constructed in at least five phases over a period of four decades and featuring various treatments at the top of the walls, including wood overhangs along the north and south facades. The proposed Territorial style of the remodel is intended to enhance the character of the district by achieving a unified design that has greater architectural interest than the existing house and provide a style that fits in with the existing neighborhood. The existing house suffers from deferred maintenance and the remodel, with its unified Territorial style will lengthen the useful life of the structure.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The composite nature of the house and deferred maintenance warrant a comprehensive remodel that will extend the life of the structure. The addition of brick

coping at the top of all walls and replacement of the east entry porch are intended to enhance architectural cohesion and interest, thereby benefiting the public welfare, while increasing the useful life of the house.

(3) 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: The applicant evaluated different design options for the remodel, including retaining stucco to the top of the walls and eliminating the brick coping. The applicant also considered retaining the existing style of the non-primary frame porch in front of the east façade. The applicant concluded that providing a unified wall/parapet treatment through the addition of brick coping in the Territorial style will help the house fit with existing houses in the vicinity, add architectural interest and is the applicant's preferred design solution. Redesign and replacement of the porch in front of the main entry door will strengthen the Territorial style and make the main entry a more prominent feature compared to the existing setting, where the existing door to the south is wider.

913 ½ Acequia Madre

Applicants' Response to Exception Criteria
Height Addition Within 10 Feet of a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition of building height within 10' of the primary northeast façade. (§14.5.2(D)(2)(d))

Existing: The existing east elevation includes a non-primary wall with a window and door (the "Wall") in between the garage, to the south, and the main entry, which is part of the primary northeast elevation. The Wall is a non-primary façade and is 10' in height. To the west of the wall is a large family room, which the HCPI indicates was built in 1978. (Figure 1)

Proposed: The proposal would raise the height of the Wall to 13'6", which is allowed based on the height calculation. Because the Wall is within 10' of the primary northeast façade, an exception is required.

(1) Do not damage the character of the district.

Response: The addition of height to the Wall and structure to the west will facilitate the interior remodel while adding variation and interest to the long east façade of the house that is relatively uniform in height. (See plan Sheet A 3.0) This height variation, along with the addition of Territorial style architectural features, is intended to provide a cohesive design to a house that the HCPI describes as a composite of at least 5 building campaigns and thereby enhance the character of the district.

(2) Prevent hardship to the applicant or an injury to the public welfare;

Response: The interior remodel would change the existing large family room west of the Wall to a dining room and living room. The existing family room ceiling is 8' high and the remodel would increase the ceiling height to 10'6", befitting a formal dining room. Maintaining the existing ceiling height would be a hardship in that it would be not in-keeping with the design intent of the remodel to achieve a more livable interior environment. The proposed height is 1'9" lower than the maximum allowable height of 15'3"

(3) 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: The Applicant evaluated different design options for the height of the Wall and building behind, including maintaining the existing height as well as a higher Wall elevation (the height calculation allows up to 15' 3"). The proposed height was selected because it meets the programmatic needs of the remodel with respect to ceiling height of the formal dining room and adds variation and interest to the long eastern façade that parallels the street compared to maintain the existing relatively long roof-height.

913 ½ Acequia Madre

Applicants' Response to Exception Criteria
Addition within 10' of a Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to replace the existing non-primary porch in front of the northeast primary façade with a new porch. The responses address the requirement with respect to additions within 10' of a primary façade. (§14.5.2(D)(2)(d))

Existing: There is a non-primary hipped porch in front of the primary east façade. The HCPI notes that the roughly 84 SF porch is made of conventional lumber and is painted white, with flashing along the east side. (HCPI Photo 7) The existing porch suffers from age and deferred maintenance. (Photo 6)

Proposed: The remodel would replace the existing porch with a Territorial style porch to of the same dimensions, including a low stone wall at the east end. The porch would be made of conventional lumber and painted white, as with the existing.

(1) Do not damage the character of the district.

Response: Replacement of the existing porch with a new Territorial style porch of the same materials is intended to provide design cohesion with the balance of the remodel and thereby enhance the character of the District. The existing porch suffers from deferred maintenance and the remodel, with its unified Territorial style will lengthen the useful life of the house.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The composite vernacular nature of the house and deferred maintenance warrant a comprehensive remodel that will extend the life of the structure. Retaining the existing porch would be out of keeping with the design style of the remodel and would detract from the end result. The new porch is intended to enhance architectural cohesion and interest, thereby benefiting the public welfare, while increasing the useful life of the house.

(3) 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: The applicant evaluated different design options for the porch, including retaining rehabilitating the existing porch and having no porch. Given the location of the main entry door, a different location that would avoid the need for the requested exception is not viable. Having a porch or portal in front of main entries is typical in the district. The applicant also considered rehabilitating the existing porch. However, its simple style would not compliment the overall Territorial design of the remodel. Replacing the porch in front of the main entry as proposed will strengthen the Territorial style and make the main entry a more prominent feature compared to the existing condition, where the existing door to the south is wider.

913 ½ Acequia Madre

Applicants' Response to Exception Criteria
Removal of Historical Material from a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to remove historic material in conjunction with removing a non-historic window and closing the existing opening on the primary north façade and replacing three historic windows on the primary north facade and two windows on the primary northeast facade. (§14.5.2(D)(1)(a)) and (§14.5.2(D)(5)(a)(1))

Existing: Four painted wood windows exist on the primary north façade. The application proposes to remove one of the four windows, as shown on Sheet A 3.0. The non-historic (1991) window is a single-hung 24" x 36" aluminum 1/1 window and is identified as window F on the Door and Window Assessment included in the application.

The three remaining historic windows on the primary north façade are identified as windows D, E and G by the Door and Window Assessment. The windows on the primary northeast façade are identified as window B and C by the Window Assessment. The Assessment states there are non-historic storm windows over Windows B, C, D, E and G, that the frames are rotted and unrestorable and that the sashes are restorable.

Proposed: The proposal would retain three of the four window openings on the north façade and would close the historic opening where non-historic Window F is located. The application proposes to replace the other three windows on the primary north façade and the two window on the primary northeast façade with painted wood windows with the same lite pattern and to remove all of the non-historic storm windows. The replacement windows would maintain the existing depth and recessed nature of the existing windows.

The closure of the Window F and replacement of Windows B, C, D, E and G would result in the removal of historic material. Because the wooden window frames are rotted, event though the sashes are restorable, they need to be replaced as well in order to achieve a functionally operable window.

(1) Do not damage the character of the district.

Response: The opening on the north façade is one of four existing window openings that façade. The window adjacent and east of Window F is the same type/style of non-historic window. Removal of historic material in conjunction with closing the opening Window F will result in a façade that is more balanced than the existing condition, with the two larger windows remaining to the east and west, and a window remaining in the center. Removal of historic material in conjunction with closing an existing opening on the north façade, consisting of 6 square feet and the replacement of Windows B, C, D, E and G, are relatively minor changes to the existing condition, will retain the general design of the north façade and will not damage the character of the district. The historic

material proposed to be removed does not materially contribute to the design of the house or to the character of the district.

Given that the Assessment concludes that the frames of windows B, C, D, E and G are rotted, the Applicant concludes that the proposed replacement complies with the applicable requirement that "historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original." The historic windows cannot be repaired or restored and the replacement windows will duplicate the size, style and material of the originals.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The application includes an interior remodel to enhance the livability of the house. There are two existing adjacent bathrooms on the north façade and the application proposes to convert one of the bathrooms into bedroom space. Retention of the Window F opening and not removing historic material would be a hardship in that it would be incompatible with use of the interior space as a bedroom, which would have three windows resulting in less privacy and more light. Granting the exception would avoid this hardship affecting livability of the house.

As to replacement of Windows B, C, D, E and G, the Window Assessment concludes the window frames are rotted and unrestorable. This is a reason for the existence of the non-historic storm windows. Removal of historic material is necessary for replacement of these windows. Leaving the windows in place would be out of character with the remodel and would be a hardship given their rotted condition, which could result in leaks, harming the structure.

(3) 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: The applicant evaluated different options for the interior remodel and considered retaining the existing opening. Given the existing plumbing and configuration of the floorplan, consolidating the two existing bathrooms into one will enhance the utility of the bedroom where the opening is presently located. (See Sheet A 2.0) After considering the range of options, the applicant concluded that removing Window F and closing the existing opening is the preferred option for achieving the programmatic goals of the remodel compared to other options.

As to the proposed replacement of Windows B, C, D, E and G, the applicant considered retaining the windows, but is not prepared to do so given the rotted condition of the frames and conclusion of the Assessment that because the frames are rotted, the windows are not reparable or restorable. The applicant also considered other window designs and rejected them in favor of maintaining windows with the existing lite patterns as required by(§14.5.2(D)(5)(a)(1).

913 ½ Acequia Madre

Applicants' Response to Exception Criteria
Changing Existing Opening on Primary Façade – Front Door

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to widen the existing front door opening on the primary northeast façade. (§14.5.2(D)(5)(a)(ii) and (iii))

Existing: The main entry door to the house is located under the existing non-primary porch on the primary northeast façade (the "Door"). The Door and Window Assessment identifies the Door as a non-historic (1989) 32" x 80" in-swinging tongue and groove door with three vertical lites (Door #3).

Proposed: The proposal would widen the existing Door opening to add side lites and a transom. (Figure A 3.0) The dimensions of the Door opening are proposed to be expanded to 5'4" wide and 8' high. The new Door design includes vertically-oriented divided lites. The proposed door materials are wood and glass.

(1) Do not damage the character of the district.

Response: The widened opening for the main entry Door would replace the relatively simple existing Door with a more prominent entry door befitting the main entry. The remodel includes replacement of the 5 existing non-historic doors with doors of a more uniform appearance with the goal of achieving a more cohesive design than currently exists. Given that the existing house is the result of several building campaigns, with different doors and windows and a lack of a consistent overall design, the remodel will enhance the character of the district while extending the life of this historic structure.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The composite nature of the building and deferred maintenance warrant a comprehensive remodel that will extend the life of the structure. Expanding the existing Door opening will provide increased security compared to the existing condition and a main entry beneath the redesigned entry porch that matches the overall Territorial style of the remodel. The remodel is intended to achieve enhanced liability of the house and benefit the public welfare by providing a more cohesive design in the Territorial style.

(3) 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: The applicant also evaluated different design options for treatment of the main entry including retaining the existing 32”-wide main entry Door along with the wider existing door to the south (Door #2 of the Assessment). The applicant concluded that removal of the southern door and widening of the existing main entry Door will help the east façade read in a more cohesive and less busy manner than the existing condition, with three windows and three doors, and is the preferred design option, befitting a proper main entry to the house.

913 ½ Acequia Madre

Applicants' Response to Exception Criteria Changing Existing Opening on Primary Façade – Windows on North Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to close an existing window opening on the primary north façade and widening an existing door opening on the primary northeast façade. (§14.5.2(D)(5)(a)(ii) and (iii))

Existing: Four windows exist on the primary north façade. The application proposes to remove one of the four windows, as shown on Sheet A 3.0. The non-historic (1991) window is a single-hung 24" x 36" aluminum 1/1 window and is identified as Window F on the Door and Window Assessment included in the application.

Proposed: The proposal would retain three of the four windows on the north façade and would close the historic opening where Window F is located.

(1) Do not damage the character of the district.

Response: The opening on the north façade is one of four existing window openings that façade. The window adjacent and east of Window F is the same type/style of non-historic window. Removal of Window F will result in a façade that is more balanced than the existing condition, with the two larger windows remaining to the east and west, and a window remaining in the center. Closing one of the four existing openings on the north façade, consisting of 6 square feet, is a relatively minor change to the existing condition, will retain the general design of the north façade and will not damage the character of the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;

Response: The application includes an interior remodel to enhance the livability of the house. There are two existing adjacent bathrooms on the north façade and the application proposes to convert one of the bathrooms into bedroom space. Retention of the Window F opening would be a hardship in that it would be incompatible with use of the interior space as a bedroom, which would have three windows resulting in less privacy and more light. Granting the exception would avoid this hardship affecting livability of the house.

(3) 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: The applicant evaluated different options for the interior remodel and considered retaining the existing window opening. Given the existing plumbing and configuration of the floorplan, consolidating the two existing bathrooms into one will enhance the utility of the bedroom where the opening is presently located. (See Sheet A 2.0) After considering the range of options, the applicant concluded that removing Window F and closing the existing opening is the preferred option for achieving the programmatic goals of the remodel compared to other options.

913 ½ Acequia Madre

Applicants' Response to Exception Criteria
Height Addition on Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to change the roof design, height of the roof and the addition of brick coping to the roof.
(§14.5.2(D)(6) and §14.5.2(D)(9)). The former section requires that "the existing roof styles and materials shall be maintained or replaced in kind if necessary" and "the addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure." The latter section requires an exception for height increases on a primary façade.

Existing: The height of the primary north and northeast façades are 11'. The stucco wall on the north and south facades have a deteriorated wooden overhangs at the top that provides roof drainage.

Proposed: The proposal would remove the wooden overhangs and add brick coping on top of the existing walls to match the design of the balance of the remodel. The addition of brick would increase the height of the north and northeast façades by 1'6" to 12'6", which is 2'9" lower than the maximum allowable height of 15'3".

(1) Do not damage the character of the streetscape.

Response: The addition of height to the north and northeast façades for the addition of brick coping is intended to match the balance of the remodel, which is proposed in the Territorial style. The remodel, and its Territorial style architectural features, is intended to provide a cohesive design to a house that the HCPI describes as a composite of several building campaigns and thereby enhance the character of the streetscape.

(2) Prevent hardship to the applicant or an injury to the public welfare;

Response: The addition of brick coping to the primary north and northeast façades is necessary to match the balance of the Territorial style remodel. Doing so without raising the building height would require removal of existing wall, which would harm the structure and interior. The remodel is intended to achieve enhanced livability of the house and benefit the public welfare by providing a more cohesive design in the Territorial style.

(3) 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: The Applicant evaluated different design options for the north and northeast façades, including leaving the existing wood overhangs in place and maintaining the existing wall/roof height by not adding brick coping. These alternatives were rejected, as they would not contribute and instead would detract from the overall design intent of the remodel to achieve a unified design in the Territorial style.

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

Response: The existing 11' high north and northeast facades is less than the existing heights of many structures in the vicinity.

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

Response: The HCPI documents that the north and northeast facades date back to 1958, long before the applicant purchased the subject property. (HCPI Figure 1) The special circumstances are therefore not a result of the action of the applicant.

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

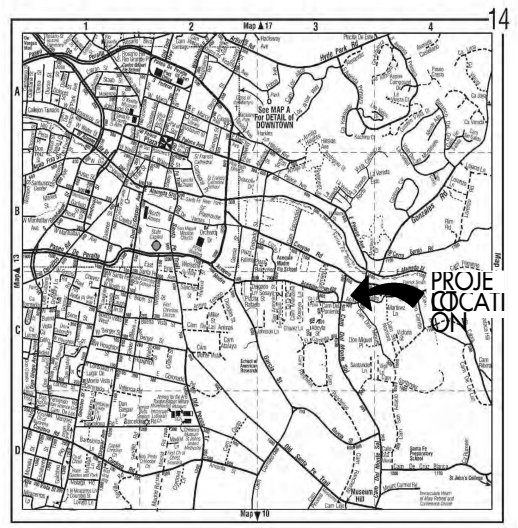
Response: The increase in height from 11' to 12'6 is 2'9" less than the maximum height allowed. The proposed addition of brick coping is intended to match the balance of the remodel to achieve a positive, rather than negative impact with respect to the purpose of this section by extending the useful life of the house and providing a harmonious outward appearance of the house.

MORTON-PHILLIPS RENOVATION

913 ½ ACEQUIA MADRE
SANTA FE
NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA



DIRECTIONS TO SITE:
EAST ON CANYON ROAD. TURN RIGHT ON CAMINO DEL MONTE SOL. TURN LEFT ON ACEQUIA MADRE. 913 1/2 ACEQUIA MADRE IS ON THE LEFT. TURN IN AND FOLLOW PRIVATE DRIVE TO 913 1/2 ON THE LEFT.

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 EBC 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, 2021 NM ENERGY CONSERVATION CODE (2021 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: RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE, NEW SOLAR PANELS, NEW COYOTE FENCE

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A

MAX BUILDING HEIGHT: 15'-3" - REGULATED BY HISTORIC

NET AREAS:

EXISTING:	
HEATED	1,675 S.F.
GARAGE	267 S.F.
PORTAL	80 S.F.
EXISTING ROOFED	2,022 S.F.

PROPOSED ADDITIONS:	
HEATED (GARAGE CONVERSION)	267 S.F.
PORTALS	290 S.F.
ADDITIONAL ROOFED AREA	290 S.F.

TOTAL ROOFED AREA ON LOT: 2,312 S.F.

LOT AREA: - 5,110.63 S.F.

LOT COVERAGE: - EXISTING = 39.5%
- PROPOSED = 45.2%

OPEN SPACE REQUIREMENTS: 971 S.F. REQUIRED (1,375 S.F. PROVIDED)

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	OVERHEAD
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

ZONING: RAC

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

PARKING REQUIREMENTS: 2 SPACES DRIVEWAY

FIRE SPRINKLERS: REQUIRED

STRUCTURE WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA STANDARD NO. 13 "D" (2010), SANTA FE FIRE DEPARTMENT/FIRE MARSHAL DIVISION AND NEW MEXICO STATE FIRE CODE.

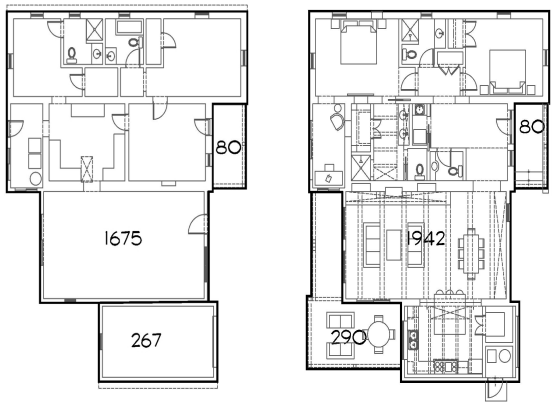
DESIGN PROFESSIONALS

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

DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING & PROPOSED FLOOR PLAN
A-3.0 EXISTING & PROPOSED NORTH & EAST ELEVATION
A-3.1 EXISTING & PROPOSED SOUTH & WEST ELEVATION

AREA DIAGRAM



MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

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

FEBRUARY 12, 2024

COVER SHEET & PROJECT DATA

A0.1

SET #

2314 - MORTON-PHILLIPS

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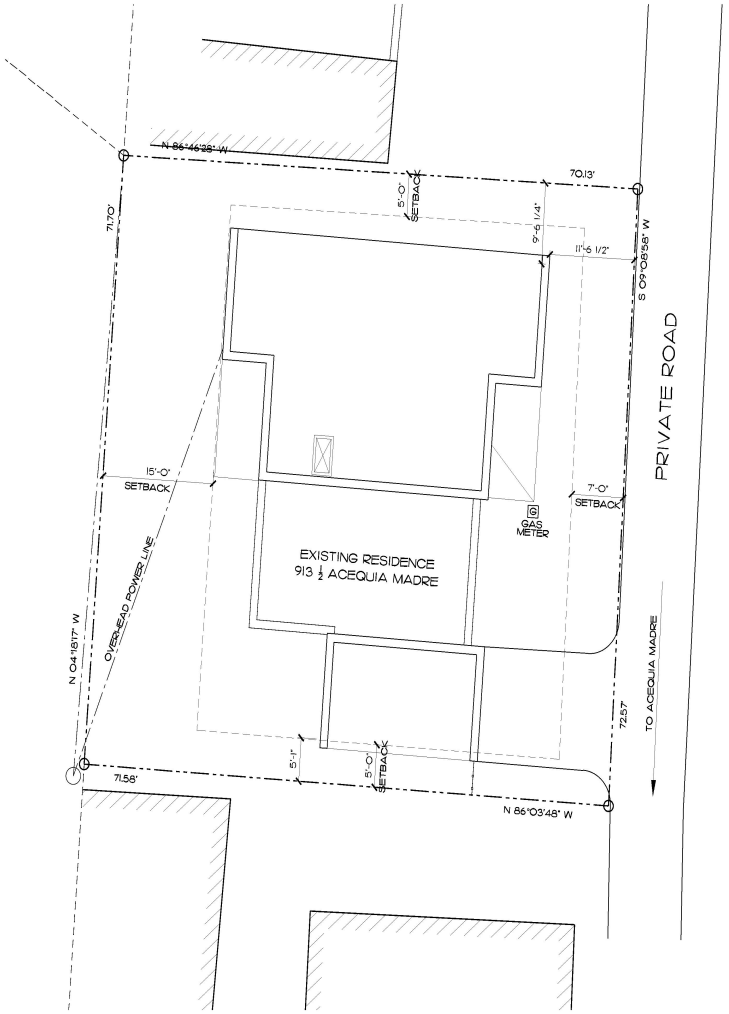
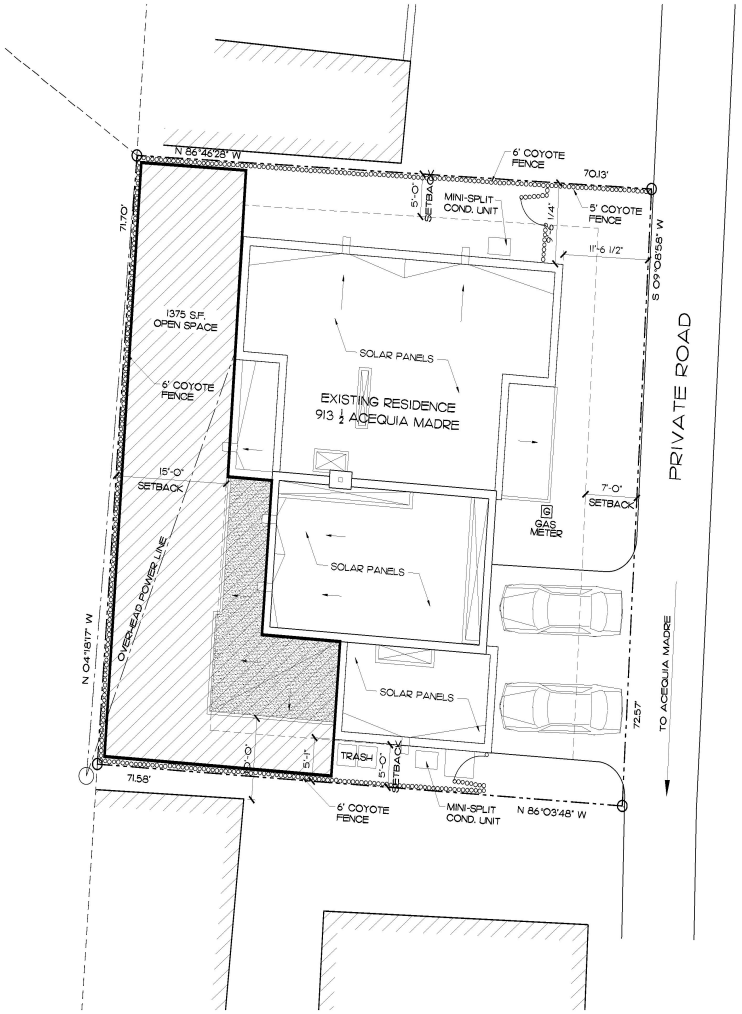


1 EXISTING SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"



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

LEGEND:
PROPOSED SITE PLAN
EXISTING TO REMAIN
NEW CONSTRUCTION

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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

FEBRUARY 12, 2024

EXISTING & PROPOSED SITE PLAN

A1.0

SET

2314 - MORTON-PHILLIPS

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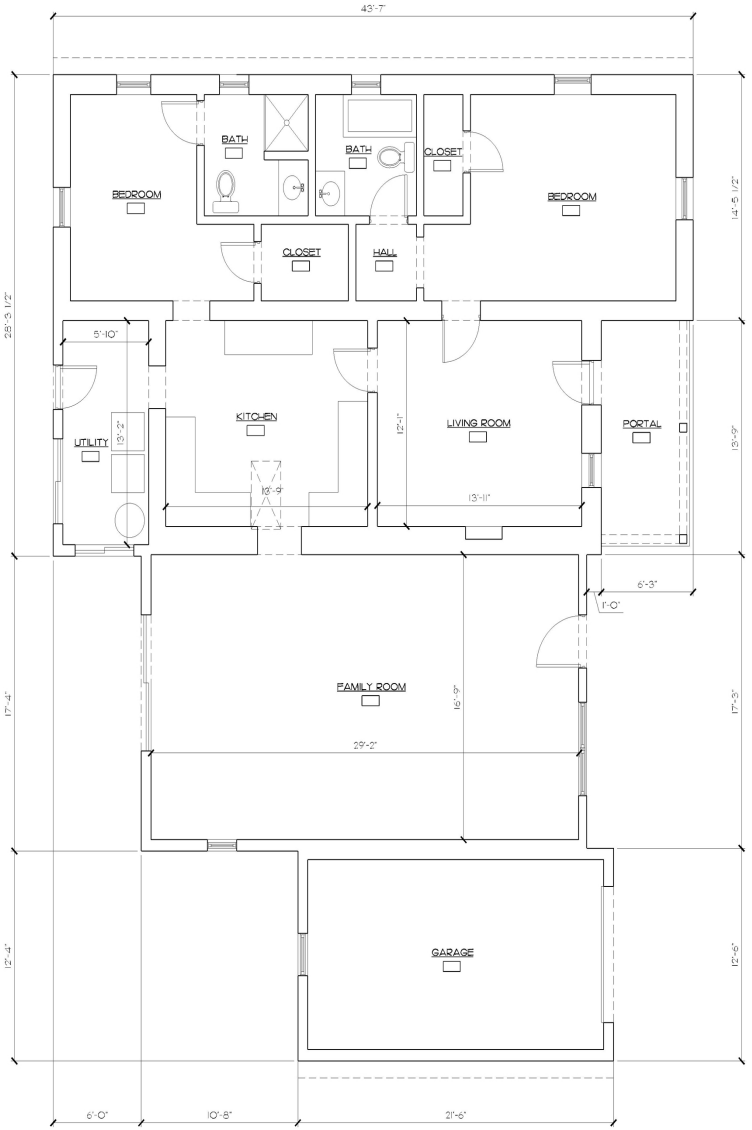
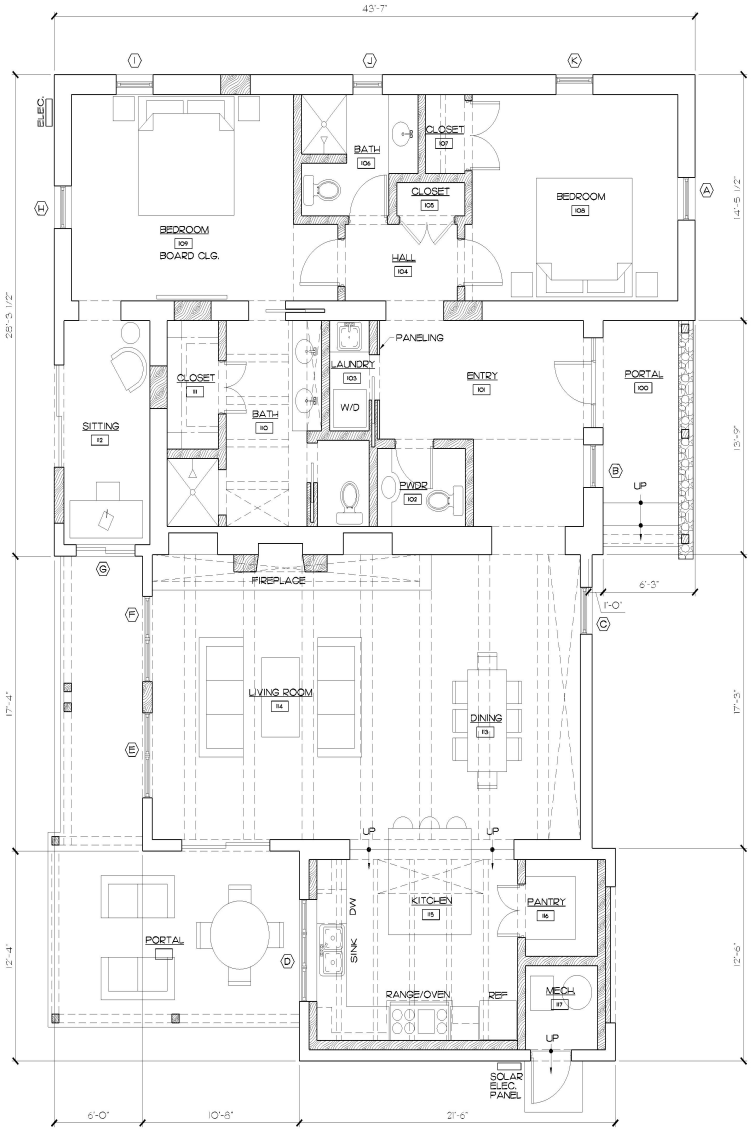


1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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



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

NORTH

WINDOW SCHEDULE

SYM ⟨X⟩	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	BEDROOM	108	2'-6"X4'-6"	DOUBLE HUNG	JELD-WEN			3 OVER 1 DIVISIONS
B	ENTRY	101	2'-6"X4'-6"	DOUBLE HUNG	JELD-WEN			3 OVER 1 DIVISIONS
C	DINING ROOM	113	2'-9"X4'-10"	DOUBLE HUNG	JELD-WEN			3 OVER 1 DIVISIONS
D	KITCHEN	115	(3) 2'-0"X3'-6"	CASEMENT/FIXED	JELD-WEN			3 OVER 1 DIVISIONS
E	LIVING ROOM	114	(2) 2'-6"X4'-6"	DOUBLE CASEMENT	JELD-WEN			3 OVER 1 DIVISIONS
F	LIVING ROOM	114	(2) 2'-6"X4'-6"	DOUBLE CASEMENT	JELD-WEN			3 OVER 1 DIVISIONS
G	SITTING ROOM	112	4'-0"X3'-6"	SLIDING	JELD-WEN			3 OVER 1 DIVISIONS
H	BEDROOM	109	2'-6"X4'-6"	DOUBLE HUNG	JELD-WEN			3 OVER 1 DIVISIONS
I	BEDROOM	109	2'-6"X4'-6"	DOUBLE HUNG	JELD-WEN			3 OVER 1 DIVISIONS
J	BATH	108	2'-0"X3'-0"	DOUBLE HUNG	JELD-WEN			
K	BEDROOM	108	2'-6"X4'-6"	DOUBLE HUNG	JELD-WEN			3 OVER 1 DIVISIONS

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

LEGEND:
PROPOSED FLOOR PLAN
EXISTING WALLS TO REMAIN
NEW WALLS

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

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

FEBRUARY 12, 2024

EXISTING & PROPOSED FLOOR PLAN

A-2.0

SET

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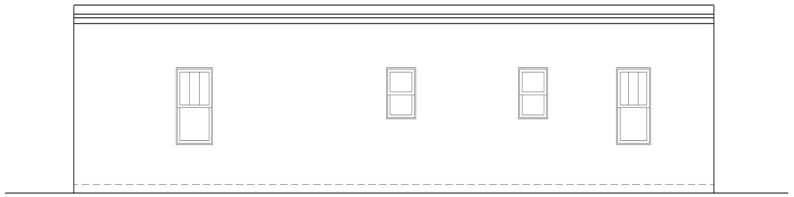
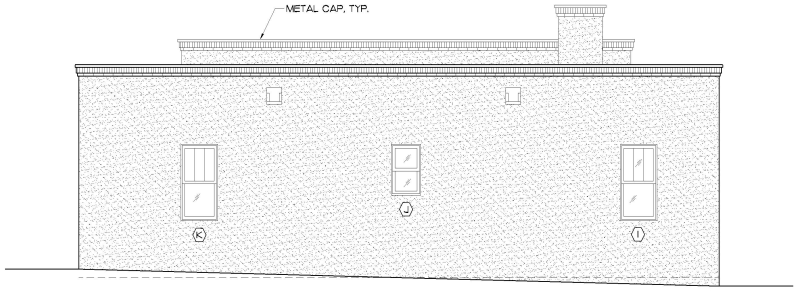
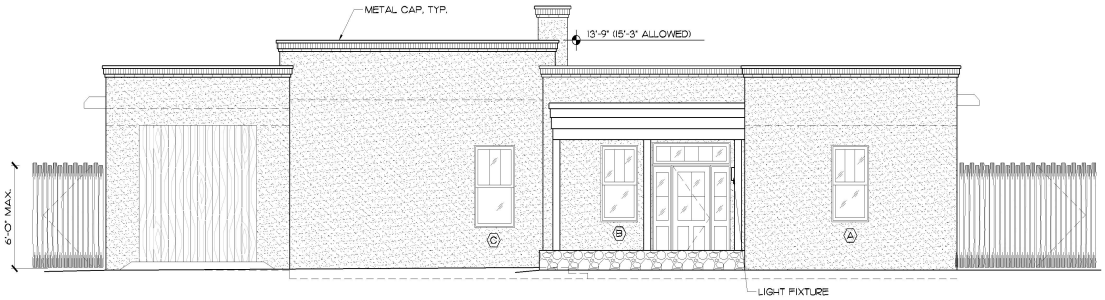


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

LEGEND:
EXTERIOR ELEVATIONS
EXISTING
NEW

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

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

FEBRUARY 12, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A-3.0

SET

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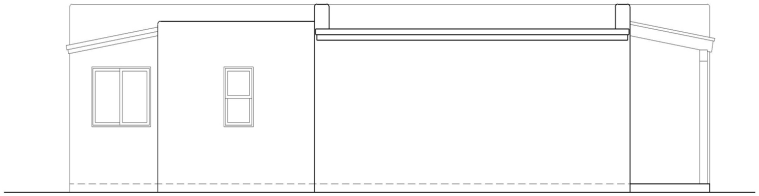
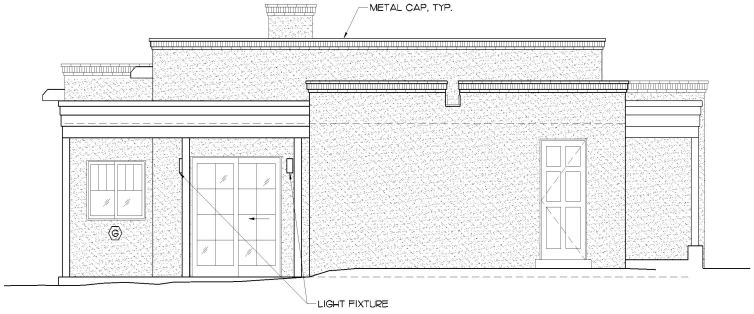
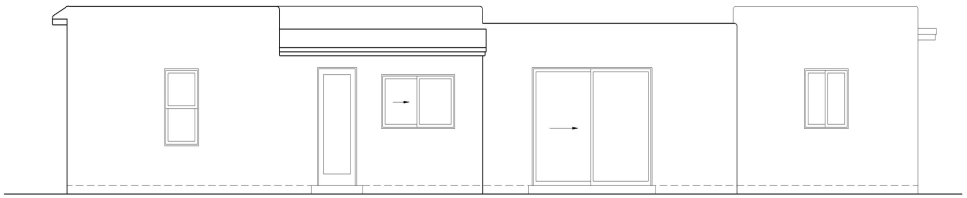


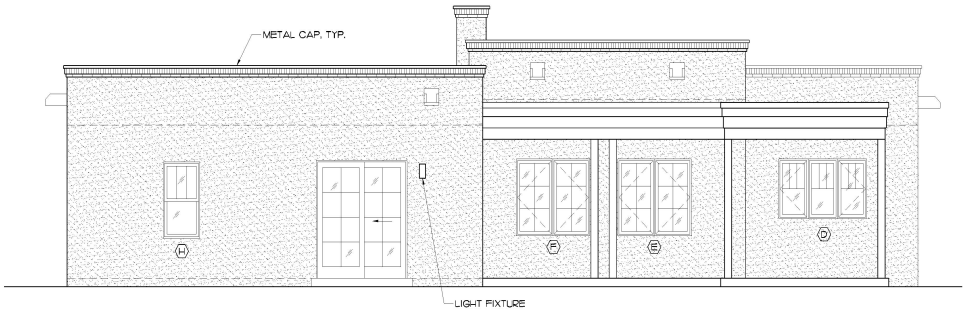
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS
EXISTING
NEW

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

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

FEBRUARY 12, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A3.1

SET #

2314 - MORTON-PHILLIPS

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

913 ½ Acequia Madre

Exterior Finishes

February 9, 2024

Stucco – El Rey “Buckskin”

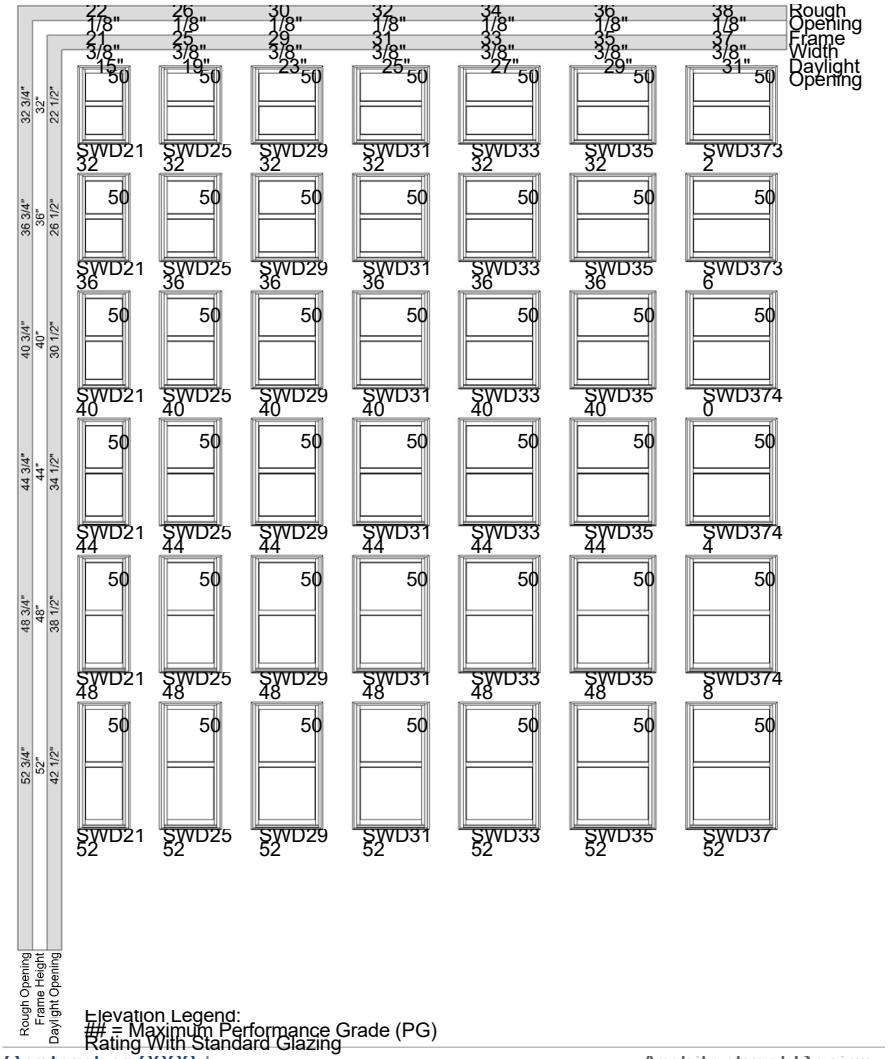
Window, wood posts, trim & door color

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

Stone wall

Brick parapets

STANDARD UNITS - RECTANGLE



Elevation Legend:
= Maximum Performance Grade (PG) Rating With Standard Glazing

Historic Districts Review Board

City of Santa Fe

PO Box 909

Santa Fe, NM 87504-0909

January 2, 2024

Re: 913 ½ Acequia Madre

Dear Board Members:

We are writing this letter in support of the application of Jay Morton and Mike Phillips to renovate the property at 913 ½ Acequia Madre. We live at 919 Acequia Madre, directly opposite their property across our narrow dirt road, and so we are among the residents most impacted by this building. We understand that the Board has previously ruled that part of the structure is "contributing", which would mean that the intended plan of renovation would not be feasible. We strongly urge the Board to reconsider this ruling given its practical implications to this renovation.

The current structure is dilapidated and has been abandoned for several years. Also, it suffers from an ill-conceived 70's addition. The application of Morton and Phillips proposes to make a significant investment to bring the building back to life and improve its overall appearance while respecting the older adobe remnant. Importantly, their proposal would rehabilitate the adobe part of the house and address the inappropriate addition in a way that makes the renovated house appear as an integrated whole in a coherent style, consistent with the neighborhood. Moreover, the renovation works within the exiting footprint and does not materially change the mass of the structure (we note that the only change to mass is that the ceiling is raised a couple of feet where the 70's addition was made).

We would very much like the application to move forward and fear that if the current owners are not allowed to do so, that the current or future owner would not be able to make the sizeable and necessary investment required to address the condition of the house and would be forced to leave its current sad and unattractive state.

Thank you for your consideration,

Celia and Bruce Catania

Celia Baldwin and Bruce Catania

919 Acequia Madre

December
22, 2023

Historic Districts
Review Board
City Hall
200 Lincoln Avenue
Santa Fe, New
Mexico 87501

Dear Historic Districts
Review Board,

We are friends and neighbors of Jay Morton and Mike Phillips and live one block away from them on the corner of Camino Monte del Sol and Camino del Poniente. We have been residents of Santa Fe for about a year and were drawn to Santa Fe, and more specifically, the historic East Side, because of the amazing

The property, Jay and Mike purchased is in need of repair and needs updating throughout. Having

We understand Jay and Mike have been dreaming of

We also understand Jay and Mike have invested time

significant homes we knew this was the perfect project for them.

We have reviewed the proposed

We commend Jay and Mike for choosing to

We have also had the opportunity to meet with Richard of

neighborhood and remain

Neighbors of Jay and Mike are writing to support the

approval of their wonderful renovation plans.

Sincere
ly,

Laurence A.
Colton
John W. McCoy
826 Camino del
Poniente
Santa Fe, NM
87505
(415) 269-5459

Historic Districts Review Board

City of Santa Fe

PO Box 909

Santa Fe, NM 87504-0909

January 2, 2024

Re: 913 1/2 Acequia Madre

Dear Board Members:

I am writing to you to express my support for the plans put before you by Jay Morton and Mike Phillips to renovate the property at 913 1/2 Acequia Madre. I live just a few yards north of that property on the opposite side of our shared roadway in 822 1/2 Canyon Road. My husband and I settled in our home five years ago and noted from the beginning that the property in question had been seriously neglected for some time. To say it has been an eyesore is an understatement. In its current state, it does nothing to reflect the beauty of the unique architectural style Santa Fe is so proud of. I have no doubt that Mr. Morton and Mr. Phillips could bring this property back to life while maintaining the integrity of the original structure which you have identified as "contributing." The former owners made several additions to the original structure during their many years of living in their home that seem totally random and not at all in line with the aesthetic of the historic homes in this part of the city.

I sincerely hope that you will reconsider the restrictions you imposed on the current owners and the plans for renovation they put before you. If they can't move forward, it's hard to imagine anyone else being interested in making an investment in this property and the end result will be a neglected empty structure that will contribute absolutely nothing to the historical pride of this neighborhood.

Respectfully,

Laura De Reitzes

Laura De Reitzes

822 1/2 Canyon Road

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

December
27, 2023

Re: 913 ½
Acequia Madre
Local Reference
Number H-90

Dear Historic Districts
Review Board:

I have reviewed the above
referenced application.

As a neighbor, I write to enthusiastically support the
application of the Morton-Phillips Trust as
presented by Martinez Architects Studio PC.

The renovations enhance the property and
collective historic neighborhood.

Prior to relocating to Santa Fe, I resided in Philadelphia. I
served for three years as the president
of the Society Hill Civic Association, which oversees the
historic integrity of Philadelphia and
arguably the nation's oldest neighborhood.

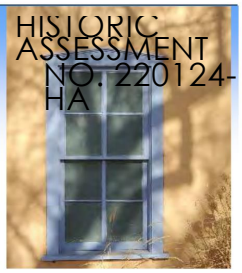
Very truly
yours,

<Malcolm
Lazin>

Malcolm Lazin
923 ½ Acequia
Madre
Santa Fe, NM
87505

RPA & Associates, LLC.
PRESERVING OUR HISTORY
508 Ornega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
rpahistoric@gmail.com
505-379-7900

HISTORIC ASSESSMENT NO. 220124-HA



TO Martinez Architecture Studio PC
Santa Fe, NM 87501
Paseo de Peralta
studio@martinezarch.com

JOB	DATE
913 ½ Acequia Madre, Santa Fe, NM 87505	01/23/2024

LOCATION	DESCRIPTION
EAST	
DR #1	8 x 7 GARAGE DOOR WITH GLASS
DR #2	24 x 47 ½ TWIN (32") ALENCO ALUMINUM 1991
DR #3	36 x 80 LH INSWING DOOR SIMPSON 15-PANELS 1-LT 1990
A	32 x 80 LH INSWING DOOR T&G 3-VERTICAL LITES
B	28 x 59 DH 3W1H/1-LT WITH STORM
C	28 x 59 DH 3W1H/1-LT WITH STORM
D	28 x 59 DH 3W1H/1-LT WITH STORM
E	24 x 35 DH 3W1H/1-LT WITH STORM
F	64 x 38 ALENCO BRONZE ALL ALUMINUM 2W2H/2W2H GRILLES IN THE AIR SPACE
G	28 x 59 DH 3W1H/1-LT WITH STORM
NORTH	
WEST	
H	28 x 59 DH 3W1H/1-LT
DR #4	36 X 80 LH INSWING DOOR 3-PANEL/1-LT
I	72 x 36 PHS BRONZE CROFT ALL ALUMINUM 1984

JOB	DATE
913 ½ Acequia Madre, Santa Fe, NM 87505	01/23/2024

LOCATION	DESCRIPTION
SOUTH J	48 x 36 HS BRONZE CROFT ALL ALUMINUM 1979
WEST DR# 5	96 x 80 SCD BRONZE CROFT ALL ALUMINUM 1979
SOUTH K	22 x 59 SH 1/1 ALENCO BRONZE ALUMINUM 1984
WEST L	35 x 35 HS 1-LT MILL FINISH ALL ALUMINUM 1976

In closing, my professional opinion is as follows:
Windows A, F, I, J, K, & L and doors 1, 2, 3, 4, & 5 do not meet the criteria to be considered historic.
Windows B, C, D, E, G, & H are historic. Window E is unrestorable. The frames on windows B, C, D, G, and H are severely rotted, requiring replacement of the windows. This is necessary for the wall structure to be preserved.
If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

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 COSMETIC 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:

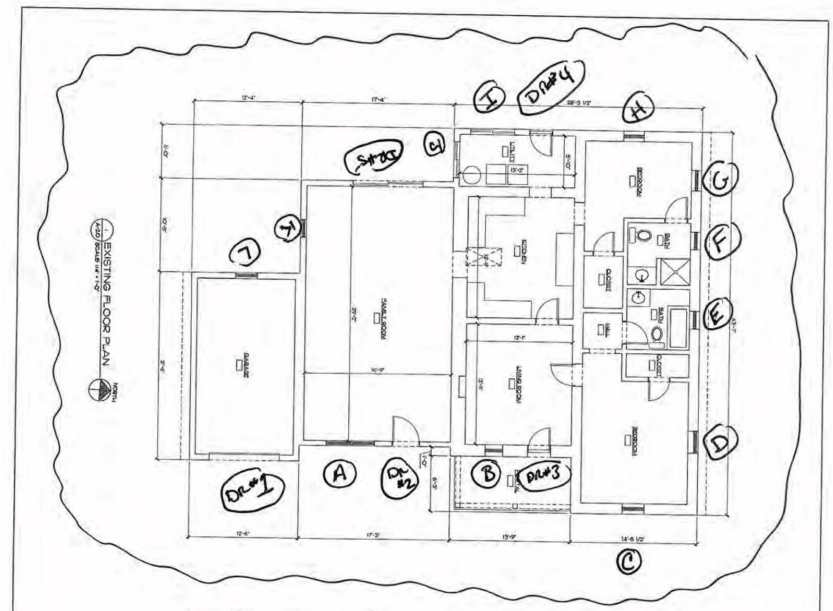
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR#1	8 x 7 OVERHEAD GARAGE DOOR WITH GLASS	F	NON-HISTORIC – 1975 to 1980
A	64 x 47 ½ TWIN (32") ALENCO ALUMINUM	F	NON-HISTORIC – 1989
B	36 x 80 LH INSWING DOOR SIMPSON 15-PANELS 1-LT	U – FRAMES F SASHES	NON-HISTORIC – STORMS 1980's HISTORIC FRAME ROTTED/SASHES RESTORABLE
DR #3	38 x 329 DH SW 1H/1-LT WITH STORM 3-LITES	F	NON-HISTORIC – WOOD DOORS, MECHANICAL
C	28 x 59 DH 3W1H/1-LT WITH STORM	U – FRAMES F SASHES	NON-HISTORIC – STORMS 1980's HISTORIC FRAME ROTTED/SASHES RESTORABLE
D	28 x 59 DH 3W1H/1-LT WITH STORM	U	NON-HISTORIC – STORMS 1980's HISTORIC FRAME ROTTED OVER 40% MAKING THE FRAME UNRESTORABLE
E	24 x 35 DH 3W1H/1-LT WITH STORM	U	NON-HISTORIC – STORMS 1980's HISTORIC FRAME ROTTED OVER 40% MAKING THE FRAME UNRESTORABLE
F	24 x 36 SH ALENCO BRONZE ALL ALUMINUM 2W2H/2W2H GRILLES IN THE 3W1H/1-LT	F	NON-HISTORIC – 1991
G	28 x 59 DH 3W1H/1-LT	U – FRAMES F SASHES	NON-HISTORIC – STORMS 1980's HISTORIC FRAME ROTTED/SASHES RESTORABLE
H	28 x 59 DH 3W1H/1-LT	U – FRAMES F SASHES	NON-HISTORIC – STORMS 1980's HISTORIC FRAME ROTTED/SASHES RESTORABLE

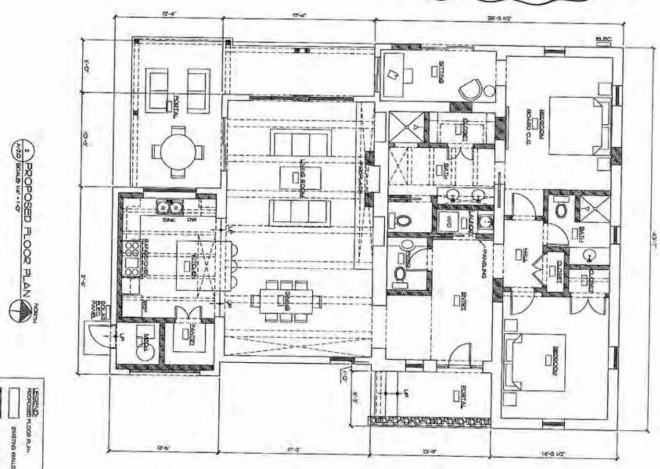
NOTES:

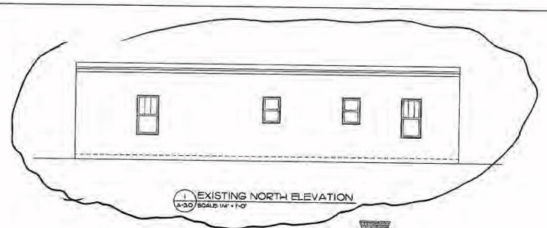
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #4	36 x 80 LH INSWING DOOR 3 PANEL/1 LT	F	NON-HISTORIC – SIMPSON DOOR 1985
I	72 X 36 FHS BRONZE CROFT ALL ALUMINUM	F	NON-HISTORIC – 1984
J	48 x 36 HS BRONZE CROFT ALL ALUMINUM	F	NON-HISTORIC – 1984
K	22 x 59 SH 1/1 BRONZE ALENCO ALL ALUMINUM	F	NON-HISTORIC – 1984
L	35 x 35 HS 1-LT MILL FINISH ALENCO ALL ALUMINUM	F	NON-HISTORIC – 1984

NOTES:

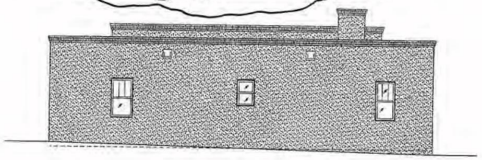
2.2214 - Morton-Phillips Renovation\Current Drawings\2214 - MortonPhillips_231009.dwg, 10/10/2023 10:23:43 AM, AutoCAD PDF (General Documentation).pc3




1 PROPOSED FLOOR PLAN
1/4" SCALE: 1/4" = 1'-0"
NORTH
DINING
KITCHEN
SINK
DW
BEDROOM
BATH
CLOSET
PORTAL
PORTAL
PORTAL

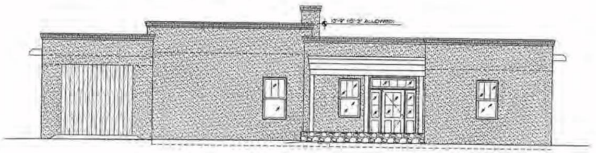


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

LEGEND
EXTERIOR ELEVATIONS
EXISTING
NEW

GRAPHIC SCALE: 1/4" = 1'-0"
0 2' 4' 8' 16'

MARTINEZ ARCHITECTURE STUDIO PC
1324 PASEO DE PERALTA, SANTA FE, NM 87501 | 505.983.4254 | OFFICE@MARTINEZSTUDIO.COM

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

OCTOBER 9, 2023

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A 3.0

SET #
2314 - MORTON-PHILLIPS

MARTINEZ ARCHITECTURE STUDIO PC

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

OCTOBER 5, 2022

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A 3.1

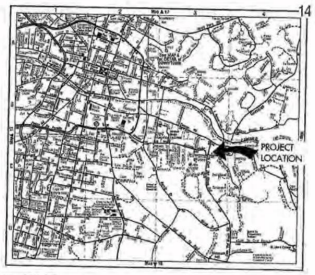
SET #

MORTON-PHILLIPS RENOVATION

913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA



DIRECTIONS TO SITE:
EAST ON DAYTON ROAD, TURN RIGHT ON CAMINO DEL MONTE SOL, TURN LEFT ON ACEQUIA MADRE, 913 1/2 ACEQUIA MADRE IS ON THE LEFT, TURN IN AND FOLLOW PRIVATE DRIVE TO 913 1/2 ON THE LEFT.

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: 2018 NM COMMERCIAL BUILDING CODE (2018 IBC AS AMENDED), 2018 NM RESIDENTIAL CODE (2018 IRC AS AMENDED), 2018 NM EXISTING BUILDING CODE (2018 IEBC AS AMENDED), 2018 NM PLUMBING CODE (2018 UPC AS AMENDED), 2018 NM MECHANICAL CODE (2018 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2018 NM EARTHEN BUILDING MATERIALS CODE (2018 NMEC AS AMENDED), 2018 NM HISTORIC EARTHEN BUILDINGS CODE), BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2018 NM ENERGY CONSERVATION CODE, 2018 NM SOLAR ENERGY CODE, 2018 NM SWIMMING POOL, SPA, AND HOT TUB CODE (2018 USPSHTC AS AMENDED),

SET #	A 1.0	EXISTING & PROPOSED SITE PLAN	OCTOBER 3, 2022	MORTON-PHILLIPS 913 ½ ACEQUIA MADRE SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO PC
1525 PASEO DE PERALTA, SANTA FE
505.930.8955 studio@martinezarch.com

MARTINEZ ARCHITECTURE STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

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

NORTH ELEVATION
OCTOBER 16, 2023

MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

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

EAST ELEVATION
OCTOBER 16, 2023

MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

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

SOUTH ELEVATION
OCTOBER 16, 2023

MARTIN
ARCHI
TECTURE
STUDIO
1524 PASEO DE PERALTA SANTA FE
505989-4958 studio@martinezarch.com

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

WEST ELEVATION
OCTOBER 16, 2023

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

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khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com
John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

April 10, 2024

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

Re: Application for Exceptions
Case # 2023-007525-HDRB (the "Application")
913 ½ Acequia Madre (the "Property")

Dear HDRB Member:

On behalf of Applicant Jay Morton, Trustee of the Morton-Phillips Trust, this letter addresses the 7 exceptions included in the Application for a remodel of the existing single-family dwelling on the Property and requests your approval of the Application.

In the HCPI prepared for the Application, John Murphey describes the house on the Property as a composite of several building campaigns from the 1930's to late 1970's, with the evolution readable by the change of wall planes, parapet heights and different doors and windows. "The composite development of the building gives it a ranch house appearance." (p. 10)

Mr. Murphey states that with the exception of the back laundry room, each addition has a Pueblo Revival appearance, based on three characteristics: 1) earthtone stucco walls; 2) rounded parapets, and 3) flat roofs. (p.5) Mr. Murphey also describes the house as being vernacular, as does the Board's Findings of Fact and Conclusions of Law in determining the house to be Contributing.

While Mr. Murphey recommended that the Noncontributing status be maintained, one thing that everyone should be able to agree on is that the house is in great need of renovation given the effects of time and deferred maintenance over the decades, and achievement of a coherent style is certainly warranted as part of the renovation effort.

The City's Historic Overlay Code states that "full responsibility for the design and development of structures is left to the applicant." (§14-5.2.A.4) In this case, the Applicant hired architect Richard Martinez to design the renovation of a vernacular house displaying a composite of five building campaigns, the result of which is a "ranch house appearance."

At least originally, vernacular architecture did not use formally schooled architects, but relied on the design skills and tradition of local builders. This house reflects an absence of professional design and a composite of disparate materials and styles. Historic Division staff has concluded that the proposed remodel completely changes the character of the structure from its current "vernacular style."

The Historic Overlay Code neither recognizes nor mentions a "vernacular style." The Downtown and Eastside Design Standards recognize pueblo, pueblo-Spanish, Spanish Indian and territorial styles. (§14-5.E.1) Here, the project architect has designed the remodel in the territorial style by including brick coping at the top of the walls in an effort to achieve design coherence and a modest territorial-style porch and main entry.

As you know, in many cases applicants offset the cost of renovation by proposing to increase building square footage, with the goal of achieving an additional boost to the property value. Here, the Applicant proposes to maintain the existing footprint and as a result, the primary issue before the Board is the resulting style of the house. The Applicant requests that the Board focus on the existing lack of cohesion and disparate elements and the result – a professionally-designed home that is in harmony with homes within the streetscape.

Requiring that remodel of a vernacular house with a ranch house appearance be limited to a Pueblo style design because the existing house has brown walls, rounded parapets and a flat roof would exalt form over substance. The Applicant desires to carry out a much-needed renovation of this house and asks that the Board recognize and apply the Code's direction that full responsibility for the design and development of the structure be left to the applicant. Here, the remodel will maintain the historic footprint and building form and the remodeled house will continue to establish and maintain the character of the historic district into the future consistent with the intent of the Overlay.

Thank you for your consideration.

Sincerely,

Joseph M. Karnes

City of Santa Fe, New Mexico

memo

DATE: **April 23, 2024**

TO: **Historic Districts Review Board Members**

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

2024-008137-HDRB. 929 Canyon Rd. Downtown and Eastside Historic District. Mifsud Associates Architects, agent for Nancy Mammel, owner, proposes to construct a new 3,102 sq. ft. residence to a height of 16'-0" where the maximum allowable is 16'-10". An exception is requested to 14-5.2(E) Santa Fe Style for the use of steel at the portals and for the pergola.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

___ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Height calculation

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

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. Staff also finds the proposed stucco color "Sto Kindling," the use of black accents, and the use of steel columns inappropriate for the Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

A new single-family residence is proposed on a vacant lot located at . The site is in the Downtown & Eastside Historic District, which permits architectural design of Old Santa Fe style and Recent Santa Fe style. The proposed residence will be approximately 3,012 gross square feet and with 2,338 square feet of heated area. The property is separated from Canyon Road by another property and is accessed by a driveway and utility easement through that adjoining property.

The maximum allowable height for this site has been determined to be 16'-l0" above finished grade. The existing site is relatively flat with a grade change of approximately one to two feet across the site. The applicant states that the height of the structure will not exceed 16 feet above grade. Six-foot tall fences are proposed along the rear (north) property line and around the outdoor patio area east of the Living Room. These will consist of a three-foot tall stone-faced concrete block wall with a three foot high wrought iron fence on top.
The architectural style of the new house and shares elements with the Recent Santa Fe Style, but includes modern metal posts that are inconsistent with Downtown & Eastside Historic District standards. The stucco for the home will be Sto's product with the color being "Kindling". The windows and exterior doors will be wood, finished with aluminum cladding as manufactured by Andersen with the color TW Black, #061, while the steel beams and columns at the entry portal and rear trellis will be finished with paint to match the color of the garage door (TW black). All of the windows are proposed divided-lite casement windows, with a few fixed and awning windows as transoms. New doors are proposed to be sliding glass doors with the same cladding as the windows. The garage door will be aluminum with a microgroove texture in the color of "Black Frost". The gates in the 6-foot high yard wall/fence will be wrought iron.

It should be noted that the applicant will need to engage a qualified archaeologist before construction as the site is in the Downtown Archaeological District and the ground disturbance is greater than 2,500 square feet.

EXCEPTION CRITERIA AND RESPONSES:

Exception is requested to 14-5.2(E) Santa Fe Style for the use of steel at the portals and for the pergola.

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

Applicant Response: We believe that allowing steel columns and beams at the entry portal and rear trellis will not damage the character of the district. The columns will be eight inch square tube steel painted to match the window cladding color. The beams are to be painted steel channels with the smooth vertical side of the channels put to the outside, so the recessed sides of the channels will not be visible. They will be 12 inch high members, mimicking the typical depth of a wood beam in that location. There will not be any plates or bolts visible. All connections will be welded and ground smooth while retaining the elements and proportions common to the district.

Staff Response: Staff finds that this criterion has not been met. The proposed design of the house diverges greatly from the character of the Downtown & Eastside Historic District. As stated in the design standards, "Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail."

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: We believe that allowing steel columns and beams at the entry portal and rear trellis will not damage the character of the district. The columns will be eight inch square tube steel painted to match the window cladding color. The beams are to be painted steel channels with the smooth vertical side of the channels put to the outside, so the recessed sides of the channels will not be visible. They will be 12 inch high members, mimicking the typical depth of a wood beam in that location. There will not be any plates or bolts visible. All connections will be welded and ground smooth while retaining the elements and proportions common to the district.

Staff Response: Staff finds this criterion has not been met. This criterion has not been addressed in the applicant's response. The proposed design vocabulary can be altered to meet district standards; there is no hardship to the applicant in changing the design. Furthermore, an inconsistent design character within the Downtown & Eastside Historic District represents an injury in the public welfare as it will impact the character of the historic district. The granting of an exception may result in setting a precedent for other design proposals in the historic district.

(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 utilization of steel columns and beams will strengthen the heterogeneous character of the City by providing a slightly different alternative while preserving the visual elements so prevalent in the area. If wooden beams were used at the rear pergola they would have to be covered in metal flashings anyway to protect them from deterioration.

Staff Response: Staff finds this criterion has not been met. While a range of design options are considered by the HDRB, it must be consistent with design standards and consider the context of the neighborhood. The applicant should consider design options that will not damage the character of the district.

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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: FEB. 22, 2024

Property Owner of Record: NANCY MAMMEL

Applicant/Agent Name: PAUL MIFSUD

Contact Person Phone Number: (505 982-8363

Site Address: 929 CANYON ROAD

Proposed Construction Description: NEW SINGLE FAMILY RESIDENCE

TOTAL ROOF AREA: 3,102 SF.

Zoning District: RAC

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 _____

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

Lot Coverage: 37.5 %
☑ Open Space Required: 250 SF

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 26' Minimum: 15'
Proposed Sides: L 5' R 11' Minimum: 5/10

Height: Proposed 15'-5"
Maximum Height: 24' or 16'-10"
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 4 Accessible N/A
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.

PAUL MIFSUD [☐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

2.22.24
DATE

To Be Completed By City Staff: 2024-007962-PAR

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

Notes: _____

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

REVIEWER: Stephanie Perea **DATE:** 3/4/24

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

Revised 20 November 2020

MIFSUD ASSOCIATES ARCHITECTS LLC

227 East Palace Avenue, Suite E, Santa Fe, NM 87501
tel. 505.982.8363
fax. 505.989.3311
email:sfarchitect@comcast.net
www.santafearchitects.com

Ramon Sarason
Senior Planner
Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87504-0909

February 26, 2024

Dear Mr. Sarason,

Mifsud Associates Architects, LLC, on behalf of their client, Nancy Mammel, respectfully request approval of a new residence located at **949 Canyon Road** in Santa Fe. There are no existing structures on the property. We do not require any exceptions or variances to the code.

The project includes a new single story residence of approximately 3,012 gross square feet and 3,102 square feet of roofed area.. The property is separated from Canyon Road by another property and is accessed by a driveway and utility easement through that adjoining property.

The allowable maximum height for this site has been determined to be 16'-10" above finished grade. The existing site is relatively flat with a grade change of approximately one to two feet across the site. The height of the structure will not exceed 16 feet above grade. Six foot tall fences are proposed along the rear (north) property line and around the outdoor patio area east of the Living Room. These will consist of a three foot high stone faced concrete block wall with a three foot high wrought iron fence on top.

The architectural style of the new house and garage will share elements with the Spanish Pueblo Revival Style. The stucco for the home will be Sto's product with the color being the "Kindling". The windows and exterior doors will be wood, finished with aluminum cladding as manufactured by Andersen with the color TW Black, #061, while the steel beams and columns at the entry portal and rear trellis will be finished with paint to match the color of the window and door cladding. All of the windows will be casements, with a few fixed windows as transoms, and the new doors are to be sliding glass doors with the same cladding as the windows. The windows and doors are proposed to have divided lights. The Garage door will be aluminum with a microgroove texture in the color of "Black Frost". The gates in the 6 foot high yard wall/fence will be wrought iron gates.

Thank you for your consideration of our request and please let me know if there are additional requirements or information that is needed for this approval. Thank you again for your assistance, and if you have any questions, please feel free to contact me.

Sincerely,

Paul Mifsud
Mifsud Associates Architects, LLC

7403 IG
with 7813 sidelight

7404 IG
Brown n Cherry with 7814 sidelight and optional shaker slatwall

7405 IG
with 7813 sidelight and optional rain glass. Privacy Rating 7

7406 IG
with 7815 sidelight and optional shaker slatwall

Transform Your Home with the DoorView® Visualization Tool.
Go to **overheaddoor.com** to try our online interactive software tool that lets you visualize what your home would look like with a new Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.

DoorView

BEFORE

AFTER

Model 5740 (175) 7' High, Flush Panel, Terra Bronze finish, vertical Clear Long windows

The Genuine. The Original.
Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

929 CANYON RD.

GARAGE DOOR

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.

OVERHEAD DOOR

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1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

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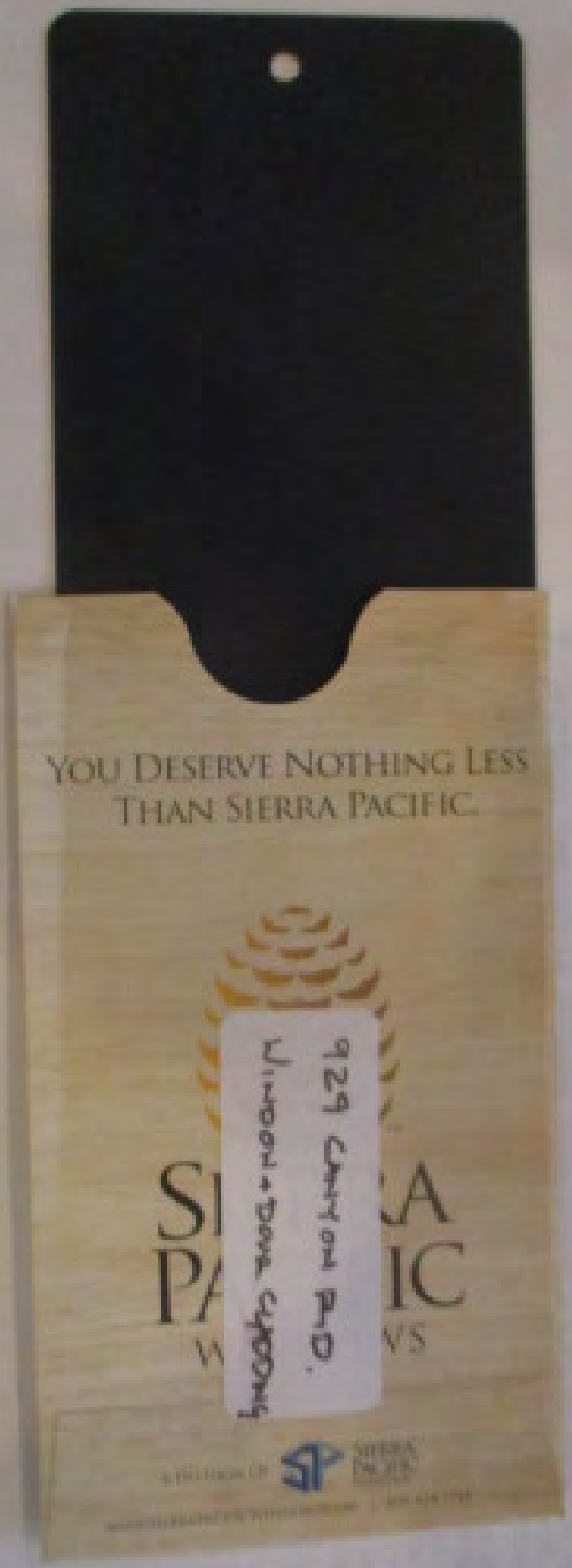
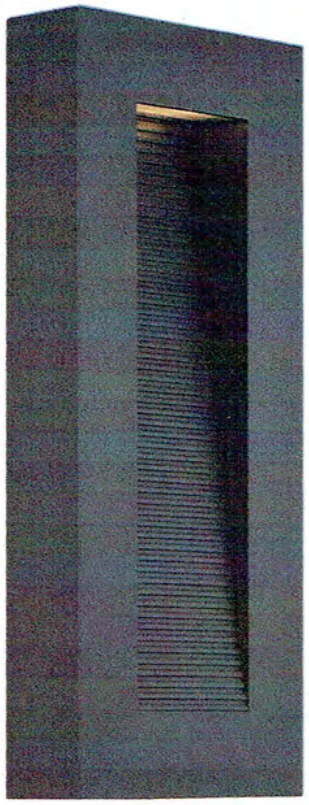

YOU DESERVE NOTHING LESS
THAN SIERRA PACIFIC

929 CANYON ROAD

GARAGE DOOR COLOR

'BLACK FROST'



Specifications

Order Number:
WS-W1110-BK

MODEL & SIZE	COLOR TEMP	FINISH	LED WATTS	LED LUMENS	DELIVERED LUMENS
WS-W1110-10"	3000K	BK-Black	12W	720	370
WS-W1116-16"		BZ-Bronze			
WS-W1122-22"		GH-Graphite			

URBAN

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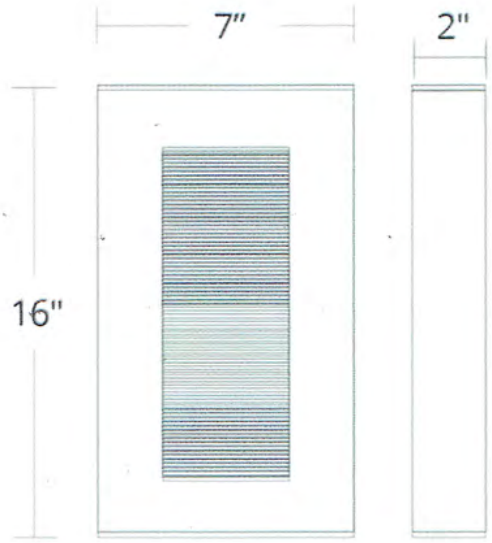

WS-W1116

Specifications

Order Number
WS-W1110-BK

MODEL & SIZE	COLOR TEMP	FINISH	LED WATTS	LED LUMENS	DELIVERED LUMENS
WS-W1110-10"	3000K	BK-Black	12W	720	370
WS-W1116-16"		BZ-Bronze			
WS-W1122-22"		GH-Graphite			

URBAN

Downloads >

- Spec Sheet
- Instructions
- IES File
- Revit

Like urban renewal, the Urban sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

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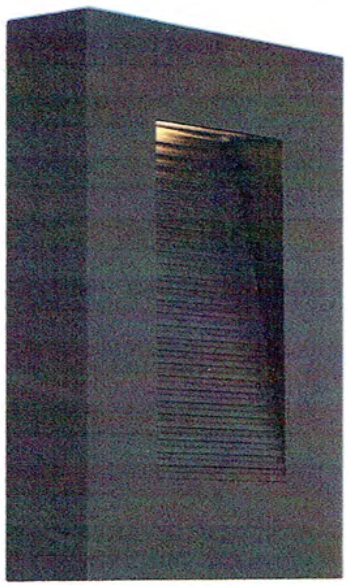

Specifications

Order Number:
WS-W1110-BK

MODEL & SIZE	COLOR TEMP	FINISH	LED WATTS	LED LUMENS	DELIVERED LUMENS
WS-W1110-10"	3000K	BK-Black	12W	720	370
WS-W1116-16"		BZ-Bronze			
WS-W1122-22"		GH-Graphite			

URBAN

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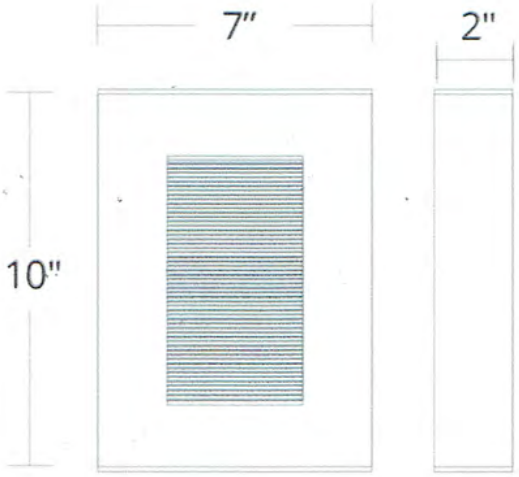

WS-W1110

Specifications

Order Number:
WS-W1110-BK

MODEL & SIZE	COLOR TEMP	FINISH	LED WATTS	LED LUMENS	DELIVERED LUMENS
WS-W1110-10"	3000K	BK-Black	12W	720	370
WS-W1116-16"		BZ-Bronze			
WS-W1122-22"		GH-Graphite			

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Downloads >

- Spec Sheet
- Instructions
- IES File
- Revit

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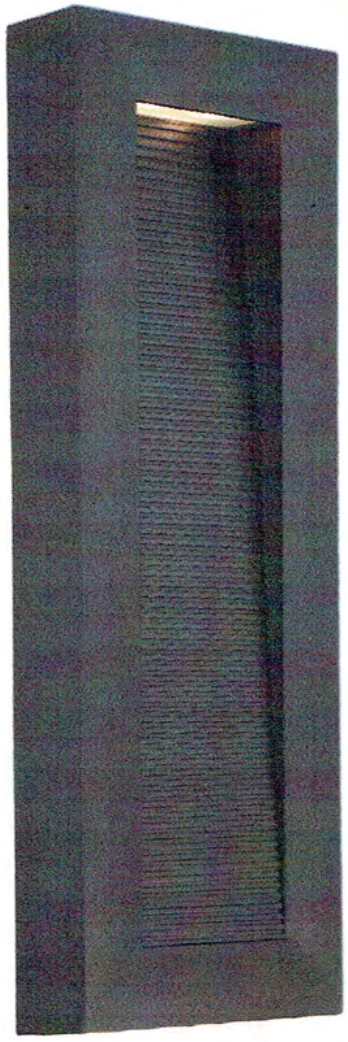

Specifications

Order Number
WS-W1110-BK

MODEL & SIZE	COLOR TEMP	FINISH	LED WATTS	LED LUMENS	DELIVERED LUMENS
WS-W1110-10"	3000K	BK-Black	12W	720	370
WS-W1116-16"		BZ-Bronze			
WS-W1122-22"		GH-Graphite			

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WS-W1122

Specifications

Order Number:
WS-W1110-BK

MODEL & SIZE	COLOR TEMP	FINISH	LED WATTS	LED LUMENS	DELIVERED LUMENS
WS-W1110-10"	3000K	BK-Black	12W	720	370
WS-W1116-16"		BZ-Bronze			
WS-W1122-22"		GH-Graphite			

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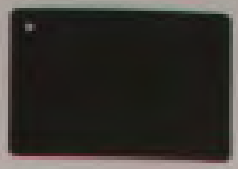
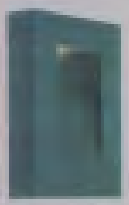
925 Clinton Rd.
Garage Door Color
"Black Velvet"



925 Clinton Road
Stone Color



LIGHT FIXTURES