City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
JULY 09, 2024
5:30 PM
CITY COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

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

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

a. Santa Fe Public Library Main Branch Exterior Conditions Assessment Report.

b. 275 E. Alameda Street

7. OLD BUSINESS

a. 2024-008499-HDRB. 403 San Antonio Street. Non-Contributing. Downtown & Eastside.Spears Horn Architects, agents for Grete Meilnan, request a historic status review with primary elevation designation if applicable.(Hearther Lamboy hllamboy@santafenm.gov)

b. 2024-008478-HDRB. 636 Garcia Street units 2 and 3. Downtown & Eastside Historic District. Non- statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation if applicable. (Lani McCulley, ljmculley@santafenm.gov)

8. NEW BUSINESS

a. 2024-008336-HDRB. 1666 Cerro Gordo Rd. Downtown & Eastside Historic District. Significant, Stone House, Non-Contributing, Main Residence. Architectural Alliance, agent for Carla Brown, owner, proposes to replace the door on a significant accessory structure; construct a 1,500 sq. ft. casita to a height of 12’-10” where the maximum allowable height is 16’-6”; expand a portal by 100 sq. ft., enclose a portal

on a non-contributing residential structure; construct a 383 sq. ft. accessory structure and pergola, and a free-standing 95 sq. ft. pergola. (Lani McCulley)

b. 2024-008514-HDRB. 626 Gomez Road. Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure. (Lani McCulley)

c. 2024-008515-HDRB. 544 Canyon Road. Contributing. Downtown and Eastside Historic District. Jon Dick, applicant, requests a status review with primary façade designation(s) if applicable. (Paul Duran, paduran@santafenm.gov)

d. 2024-008543-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Margot Spitz Marbut, owner, proposes to construct a carport addition to 11'-0" where the maximum allowable height is 14'-2" and reconfigure an entryway portal on a residential structure. (Lani McCulley)

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, July 23, 2024

12. ADJOURN

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

SANTA FE PUBLIC LIBRARY MAIN BRANCH

145 Washington Ave
Santa Fe, NM 87501

EXTERIOR CONDITIONS ASSESSMENT REPORT

April 23, 2024 (FINAL)

WOVEN ARCHITECTURE LLC

1114 Hickox St., Suite A
Santa Fe, NM 87505
505-820-1555

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ACKNOWLEDGEMENTS

We would like to acknowledge the cooperation and assistance of Staff in the City of Santa Fe and the Consultants to the Architect. This assessment would not have been possible without the work and help from all involved. In particular, we want to express our gratitude to Library Staff for making our many trips successful.

City of Santa Fe:

- Mayor: Alan Webber
- Councilors: Signe I. Lindell, Alma Castro, Michael Garcia, Carol Romero-Wirth, Pilar F.H. Faulkner, Lee Garcia, Jamie Cassutt, Amanda Chavez
- City Manager: John Blair
- Director of Public Works: Regina Wheeler
- Director of Community Services: Maria Sanchez-Tucker
- CLG Grant Coordinator: Nicole A. Ramirez Thomas
- Public Works Staff: J. Sam Burnett, Facilities Division Director; Caryn Grosse, Senior Project Administrator; Spencer Schwartz, Project Administrator
- Library Staff: Margaret Neill, Library Division Director; Adam Reilly, Library Manager

Consultants:

- Architect: Woven Architecture, LLC
- HCPI Consultant: John W. Murphey Architectural Historian
- Structural Consultant: High Desert Structural Engineering, LLC
- Window Consultant: RPA & Associates, LLC
- Environmental Testing: Havona Environmental
- Probable Cost Estimating: Davenport Construction Management, LLC

This report would not have been possible without funding from the State of New Mexico Department of Cultural Affairs Historic Preservation Division through the Certified Local Government Program (CLG).

EXECUTIVE SUMMARY

1

A beloved building in the City of Santa Fe, the Main Library has been in continuous use since 1937, initially as a municipal building with a fire station and police station, then as municipal courts, and as the library since 1987. Generally in good shape, there are still significant portions of the building that are original to the 1930s. While the central portion, setback from the courtyard on the west, was rebuilt in the mid 1980s, the ethos and design language of the original structure remains largely intact. Designed by John Gaw Meem, the Library is an excellent example of the early work of one of Santa Fe's most prominent architects.

This report reviews the building background, significance, and history (including historic status and confirmation of primary facades). It then describes site and existing building conditions, including massing; exterior grading, landscaping, and drainage; foundation and structural elements; environmental concerns; conditions of walls; windows and doors; not-structural wood elements; and the roof. Based on assessment of found conditions, recommendations were developed based on high, medium, and low priority - including a recommendation to more fully develop a maintenance program for the building. The report concludes with next steps and a probable cost estimate based on all of the recommendations made, including the importance of having an ongoing maintenance program.

Refer to Section 5 - Recommendations for more specific information.

KEY FINDINGS (HIGH PRIORITY RECOMMENDATIONS):

Site:

1. Existing brick and concrete walking surfaces around the building perimeter are in varying condition depending on the aspect of where it is located. Some concrete walks show spalling and weathering and are no longer level. Brick has moved due to tree roots or freeze-thaw. All uneven walking surfaces to be repaired or replaced to reduce tripping hazards.
2. Spalling at concrete curbs or light poles is evident and is to be repaired or replaced.
3. Clean and repair drains at base of downspouts as needed.
4. Benches to be replaced due to missing boards and/or damaged seats.

Foundations + Structural Wood Elements:

1. Drain line at SW corner of the South Wing to be scoped to confirm there is no active leaking (there is evidence this area has had water infiltration in the past).
2. Stand-off material beneath all wood columns to be removed and replaced with new. Some posts may need to be shaved at the bottom and infilled due to rot.
3. Wood beams at the upper level of the east balcony are in poor condition and at least one needs to be replaced.
4. Existing roofing to be removed at both east and west balconies and structural decking to be replaced as needed. New walkable roofing to be installed including updated detailing at connections between roofing and

stucco and between roofing and column bases. Staff should not used the West Balcony until this work is complete.

Exterior Walls:

1. Confirm with HDRB if it is acceptable to have an elastomeric or latex finish on the stucco (as is currently there) instead of the preferred cementitious stucco (required by code) in order to retain character defining features of the building.
2. Replace damaged sealant/caulk around the entire building perimeter.

Non-Structural Wood Elements:

1. Remove and replace decorative, non-historic, wood railings at east and west balconies due to rot and to meet current building code.

KEY FINDINGS (MEDIUM PRIORITY RECOMMENDATIONS):

Landscaping, Drainage + Miscellaneous:

1. Weeds, debris, and moss should be removed. Dead limbs should be removed, including in the crowns in the two large cottonwoods on the west. Missing trees should be replaced and trees older than 30 years should be considered for replacement.
2. Brick nosing at the north portal should be reinstalled with a brick ledge, including repair of the wall face beneath the nosing.

Foundations + Structural Wood Elements:

1. Columns and wood trim were repainted in 2023 which should last for 3-5 years. Monitor condition and include funding for future maintenance

Environmental Testing:

1. Limited asbestos and lead-based paint testing occurred. LBP was found at the trim on the north door opening into the Southwest Reading Room. More testing should occur as work is further defined.

Windows + Doors:

1. Replace twelve doors and windows that are in unsatisfactory condition, including wood trim and frames (as needed). Repair additional sixty-nine doors and windows that are in satisfactory condition - including wood frames and trim.
2. Review and develop maintenance program for large store-front windows that are painted teal. Finish applied it 2023 may not last 3-5 years.

KEY FINDINGS (LOW PRIORITY RECOMMENDATIONS):

Landscaping, Drainage + Miscellaneous:

1. Provide new asphalt and striping at parking lot (this will be completed in Summer 2024).

Exterior Walls:

1. Consider the application of an anti-graffiti coating over existing exterior wall finish (whether paint or stucco).

Foundations + Structural Wood Elements:

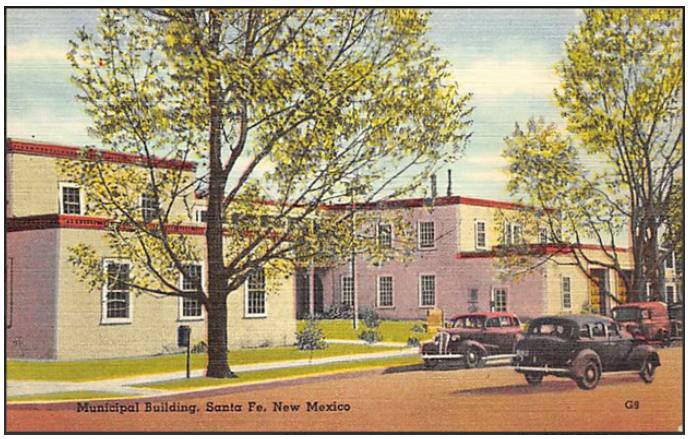
1. Continue to monitor wood columns for deterioration, including at the north portal.

Roofing:

1. Conduct semi-annual maintenance program for roof including removal of organic debris and drain cleaning.
2. Repair interior wall damage at Southwest Reading Room (from before roof replacement in 2020).

INTRODUCTION

2



The City of Santa Fe (City) hired Woven Architecture, previously Barbara Felix Architecture + Design, in May 2023 to conduct an exterior assessment of the Santa Fe Library Main Branch Building (Library) located downtown at 145 Washington Avenue.

BUILDING BACKGROUND

Designed by John Gaw Meem as an addition to the existing two-story Fireman's Hall,[1] when it opened in 1937 it was called the Santa Fe Municipal Building and was the first time the city's government was under one roof. Previously city functions had been spread throughout the growing city. The building, in continuous use since 1937, is an excellent example of the early work of one of Santa Fe's (and New Mexico's) most prominent architects.

Meem's design was driven by the limitations of the existing firehouse structure and the need for disparate municipal departments. The renovated building contained city offices, including council chambers (in the space now known as the Southwest Reading Room), on the first and second floors; a police department including courtroom, basement shooting range, and second floor jail; a fire station including offices, recreation space, and second floor quarters; and new portals along the west and north facades.

Additions at the southeast corner of the building were made between 1958 and 1966, as evident in aerial photographs, though it is unknown what work occurred. In 1978, the functions of city government outgrew the building and City Hall was moved to the old Santa Fe High School on Lincoln Avenue. The building at 145 Washington Avenue, renamed the Joseph Berardinelli Municipal Court Building,



1 *The original Fireman's Hall was physically relocated from it's previous home on San Francisco Street via temporary tracks in 1918. At this time it was renamed City Hall. See Appendix D for additional information.*

HISTORIC CONSIDERATIONS

National Register of Historic Places:
~Located within Santa Fe Historic District~

State Register of Historic Properties:
~SR 260~

City of Santa Fe Historic District:
~Downtown & Eastside~

City of Santa Fe Historic Building Status:
~Contributing~

TOP: IMAGE 1
Postcard: Municipal Building, Santa Fe, NM
Circa 1940s

BOTTOM: PHOTO 1
Portrait of John Gaw Meem; circa 1930s?
Center for Southwest Research, University Libraries, UNM
Resource Identifier: 000-885(3)-001

was remodeled to house additional municipal and magistrate courts as well as an expanded police department.

In 1987, the beloved building was converted to the Main Library (the previous Library had been at 124 Washington Avenue) after an extensive renovation with design work completed by Mimbres, an architecture and planning firm out of Albuquerque. As part of this work, the central portion of the building was demolished and rebuilt, including adding lightwells behind new aluminum storefront at the south and east portals to allow daylight into the basement. While the entire interior underwent extensive renovations, including converting the old council chambers to the Southwest Reading Room and adding elevators and additional internal stairways, the rebuilt exterior remained largely visually the same as before the demolition. The portions of building that currently retain their historic integrity include the north facade (or north wing), the south facade of the old fire station (or south wing), and the west facades of both of these wings. See Section 3 - Existing Conditions.









In 2001/2002 much needed shoring at the historic building exterior was completed and new mechanical, including rooftop units, ducts, and associated soffits at the interior, were installed.

CURRENT PHYSICAL CONDITION

The building exterior is generally in good condition. At 87 years old, it is in need of general maintenance and repair, though a new roof was installed in 2020. Deficiencies were found in the building envelope including at the cement stucco which shows minor cracking, past repair attempts, and has been painted with latex paint in many locations to hide past graffiti. Structural wood beams, specifically at the upper level of the east portal, show rot as does the floor decking at the second floor of the east and west portals, particularly at the outside perimeter edge near the railings. Wood trim, including at railings, wood windows and doors and associated trim, has peeling paint and water infiltration resulting in some wood rot. Aluminum storefront kynar finish at south and east portals has faded and discolored. Brick sidewalks have buckled in some locations due to infiltration of moisture and tree roots while in other locations the perimeter concrete apron around the building shows signs of degradation (the surface is poor creating a potential trip hazard).

In Summer 2023, the exterior of the building was painted in order to provide temporary preservation while the building assessment is completed and funding can be identified. Included in this work was the painting of: 1) existing stucco; 2) structural wood and wood trim; and, 3) the storefront windows on the south and east facades.

TOP LEFT: PHOTO 2
View Towards West (Looking Southeast) During Demolition, 1985-86. City of Santa Fe Library Collection

MIDDLE TOP: PHOTO 3
View Towards West (Looking Northeast) During Demolition 1985-86. City of Santa Fe Library Collection

MIDDLE BOTTOM: PHOTO 4
View Towards West and Newly Constructed West Portal, 1985-86. City of Santa Fe Library Collection

BOTTOM LEFT: PHOTO 5
View Towards West, Current Conditions, 2023. Photographer: Author

ZONING CONSIDERATIONS

Zoning:
BCDMAR (Business Capital District / Marcy Subdistrict)

Archeological District:
Historic Downtown Archaeological Review District

Future Land Use:
Public/Institutional

DESIGN RATIONALE (1937 MUNICIPAL BUILDING)

The building as designed reflects the basic forms and the modifications, thus reflecting the history of the region. The flat roofs and the balance of the masses, as distinguished from geometrical symmetry, are derived from the Indians; the plan around the court, or "placita" with adjoining porches or "portals" reflect Spain, and the brick cornice (used originally to protect adobe walls), the millwork and the subdivision of the plan, reflect the American occupation and our modern requirements.[2]

BUILDING SIGNIFICANCE

John Gaw Meem called the thirteen-year stretch between 1929 and 1941 his "flowering or creative" period. Projects completed, other than the Municipal Building, included La Fonda on the Plaza (1929), the Laboratory of Anthropology (1930), the Santa Fe County Courthouse (1938), Christo Rey Church and the First Presbyterian Church (both 1939), numerous residences, and a number of schools/university buildings.

Santa Fe is one of the most unique architectural communities in the United States and the Municipal Building is a hybrid example of Territorial style symmetry and fenestration and Pueblo-type stepped massing. Found in Meem's project correspondence is a memo outlining the design rationale (see text to left).



RIGHT: PHOTO 6
Municipal Building, Washington Avenue and Marcy Street, Santa Fe, New Mexico, 1950-1960?
Negative 051856, by New Mexico State Tourist Bureau. Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

"Meem's design of the Municipal Building was a gift... to Santa Fe. It's balance was impeccable,... The courtyard form and stepped facade were inviting, drawing citizens into the building... It's mixture of regional architectural influences was reassuring..."

"The Library could be considered a successful adaptive reuse project..." though the 1980s renovation when viewed through the lens of the Santa Fe Historic District Ordinance, could be seen as compromising the building's historic integrity. "Nearly 55% of the building's gross footprint represents new construction completed in 1986. This includes the majority of its two-story core block and south elevation. Another preservation shibboleth is the false presentation of historical development. The east and west upper story facades give a false sense of historical design, having introduced new fenestration and (on the east) a balcony that was not present in 1937."

Viewed through this restrictive lens, the [Library] has lost integrity... [and] the building would not be eligible under National Register Criterion C. For the same reason, it may likely not contribute to the historic district. However, the Library "holds great importance to the history of the City of Santa Fe and the New Deal's impact on its urban landscape. Looking at the building with National Register Criterion A in mind, it has sufficient integrity to communicate this history and significance."[3]

2 *See Appendix D, 2023 Historic Cultural Properties Inventory, page 19, for additional information.*

3 *See Appendix D, 2023 Historic Cultural Properties Inventory, pages 26 and 27, for "Appraisal of Significance."*



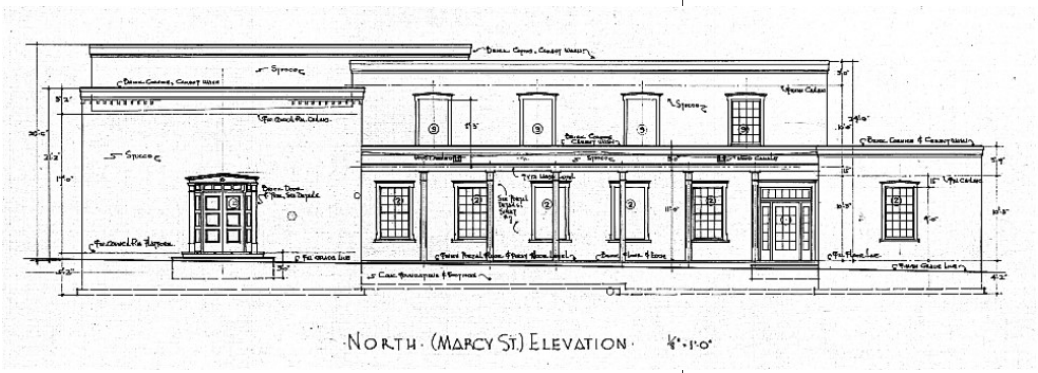
The Library retains the open courtyard or placita on the west. The north and south wings are largely intact, including with historic openings, windows, and associated trim. The feel of the building exterior is largely in keeping with Meem's original design ideals and reflect Santa Fe's story and architectural history. While the central portion of building is not historic, the 1986 renovation retains much of the original ethos while supporting the building in a successful adaptive reuse. It is still a much beloved building.

LEFT: PHOTO 7
North Facade from Corner of Marcy Street and Washington Avenue, 2023. Photographer: Author.

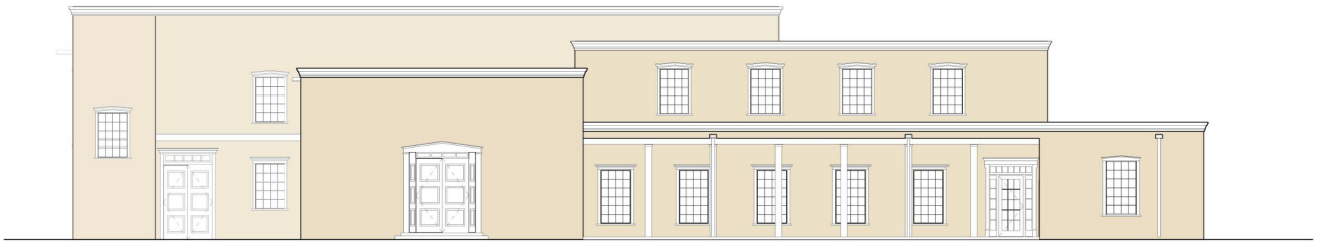
TOP: DRAWING A
North (Marcy St) Elevation by John Gaw Meem, 1936. Meem Job File 256, Courtesy University of New Mexico Center for Southwest Research & Special Collections, University of New Mexico Center, Albuquerque, New Mexico.

MIDDLE: DRAWING B
North Elevation, 2001, Olin a/c/m. City of Santa Fe Library Collection.

BOTTOM: DRAWING C
North Elevation, 2023, Creator: Woven Architecture.







D1 NORTH ELEVATION - EXISTING CONDITIONS
1/8" = 1'-0"

CONSIDERATION

An HDRB approval is good for 3 years with the possibility of two 1-year extensions (a total of five years).

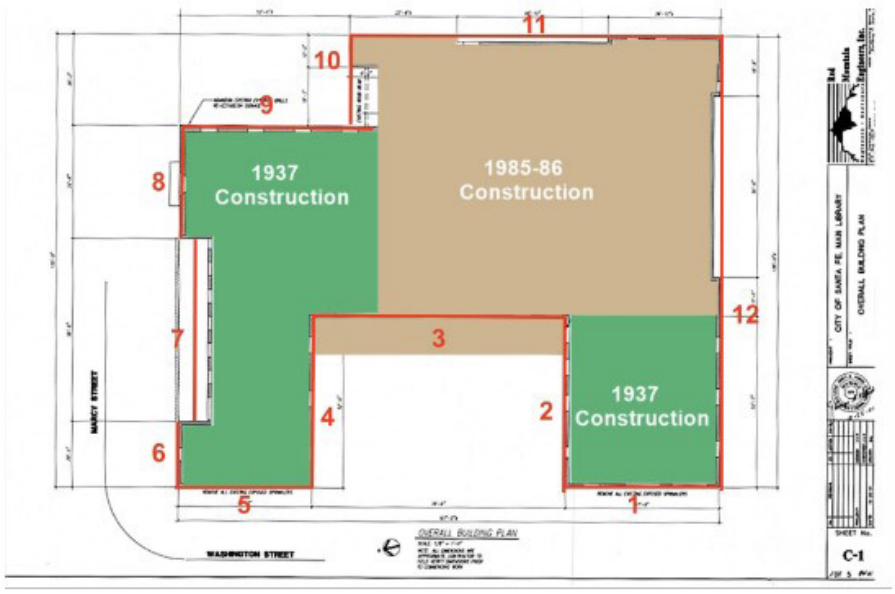
HISTORIC STATUS REVIEW + PRIMARY FACADES

Nicole Thomas, as agent for the City, requested a status review and designation of primary facades at the January 23, 2024 Historic Design Review Board. This was requested due to the portion of building which had been rebuilt in 1985.

The Board unanimously approved the following [See Appendix E. 2024 HDRB Memo (Status + Primary Facades) and Appendix F. 2024 HDRB Minutes (Status + Primary Facades):

- Historic Status: Building designation to remain as Contributing Structure.
- Primary Facades: Per the drawing below, facades 1, 2, 4, 5, 6, 7, 8 and 9 to be designated as primary facades (all relating to the 1937 construction).

Façade Diagram



RIGHT: DRAWING D
Facade Diagram from January 23, 2024 HDRB Meeting; Case #2024-007741-HDRB.

SITE

3



SANTA FE PUBLIC LIBRARY

Mission Statement:

The mission of the Santa Fe Library is to inform, enrich and educate the members of the community by creating and promoting access to a diversity of ideas and information, and by supporting lifelong learning and reading. In accomplishing its mission, the library honors the community's unique cultural heritage and traditions, while preparing its community members for the future.

SITE DESCRIPTION

Located at 7,199 feet above sea level, Santa Fe is the highest state capital in the United States. Founded in 1610, it is also the oldest. The climate is characterized by cool, dry winters, hot summers, and relatively low precipitation.

The Library sits in the heart of Santa Fe. Two blocks north of the historic Plaza, it occupies a rectangular lot that is approximately 1 acre in size. Surrounded by a mix of uses including hotels, galleries and shops, office and commercial buildings, and museums, the building is nestled between East Marcy Street to the north and Nusbaum Street to the south. A parking lot, owned by the City for use by Library patrons, is east of the building. Located two blocks east of the main bus station, it is easy for patrons to visit. The Downtown City Shuttle has a top on Washington Avenue, just west of the Library.



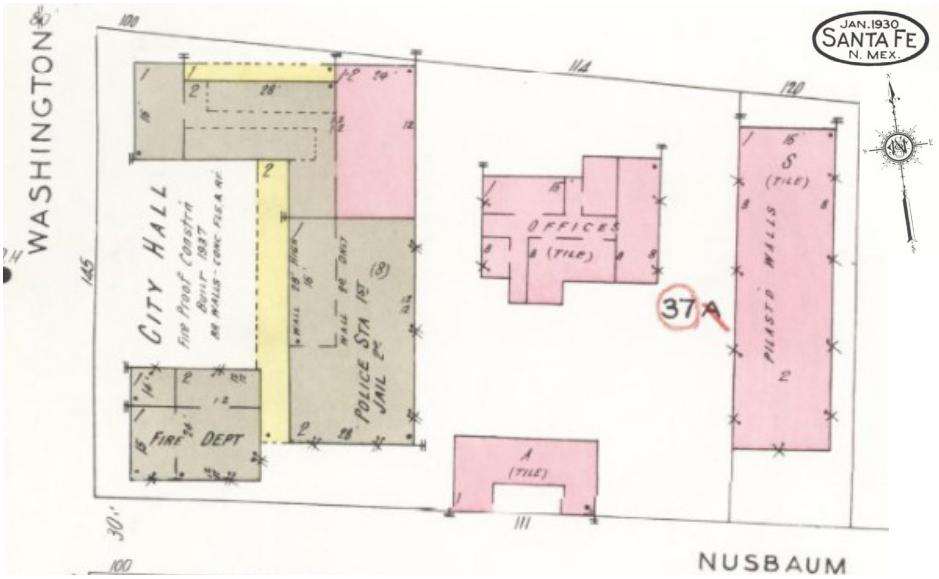
TOP: PHOTO 8
Exterior of Santa Fe Public Library on Washington Ave, Santa Fe, New Mexico. Palace of the Governors Photo Archives. Negative: HP.2014.14.1647. 1987. Photographer: Sydney Brink

BOTTOM: MAP 1
Library in relation to Plaza. Creator: Woven Architecture

4 EXISTING CONDITIONS

BUILDING PLAN + MASSING

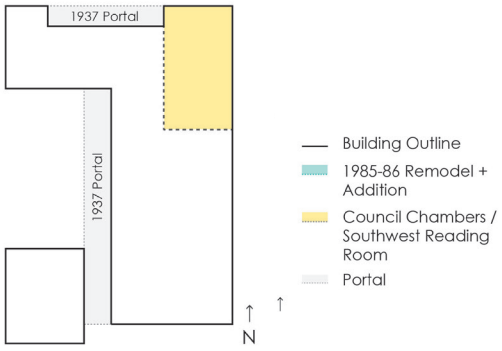
The current building massing (and perimeter edge), at least on the southwest corner, west facade, and north facade are similar to the massing shown in the 1930-48 Sanborn Map.



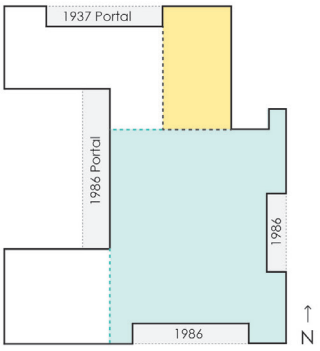
Legend:

- *Fire Proof Construction (typically means concrete)*
- *Combination of Construction (could be pentile, steel or wood trusses)*
- *Lumber/Wood*

As noted previously, the intervention that most seriously impacted the building plan and massing was the 1985-86 renovation that changed the building use to that of the City Library. This significantly altered all three levels of the structure (basement, first and second floors) as well as the east facade, approximately two-thirds of the south facade, and rebuilding a majority of the west facade that made up the original courtyard wall.



First Floor Outline (1930s)



First Floor Outline (1985-86)

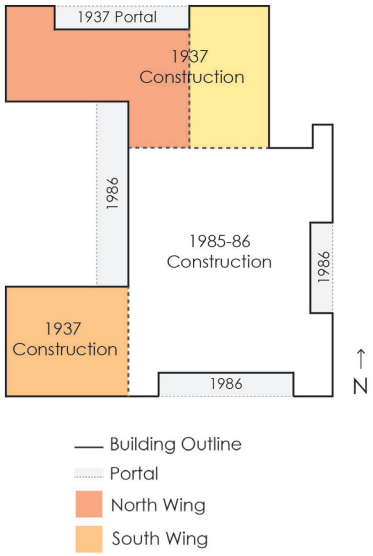
TOP: MAP 2
Sanborn Fire Insurance Map, Santa Fe County, New Mexico, Section 8; 1930 (modifications through 1948), Library of Congress. *https://www.loc.gov/resource/g4324sm.g4324sm_g057101948/?st=gallery*

BOTTOM LEFT: DRAWING E
Floor Plan, before 1960.
Creator: Woven Architecture

BOTTOM RIGHT: DRAWING F
Floor Plan with Additions, after 1960.
Creator: Woven Architecture

BUILDING PLAN + MASSING

The current building massing (and perimeter edge), at least on the southwest corner, west facade, and north facade are similar to the massing shown in the 1930-48 Sanborn Map.



Building Massing - Wings

As noted previously, the intervention that most seriously impacted the building plan and massing was the 1985-86 renovation that changed the building use to that of the City Library. This significantly altered all three levels of the structure (basement, first and second floors) as well as the east facade, approximately two-thirds of the south facade, and rebuilding a majority of the west facade that made up the original courtyard wall.

For the purposes of this report, the building will be broken up into the North Wing (including the Southwest Reading Room), the South Wing (what was the old fire station), and the remaining structure.

There is a good chance that the exterior walls from the 1937 construction may be pentile. Meem, in other structures from this time period, often used a concrete post and beam structural system with pentile infill. Pentile, a hollow-tile block, was produced at the old state penitentiary in Santa Fe from about 1915 into the 1940s. It is fragile and often shatters when drilled or touched using today's construction methods.

The exterior walls in the remaining structure are CMU. It is unclear if either pentile or CMU walls have insulation (either on the interior or exterior).

In 1996 and 2001 significant structural repair work occurred at the exterior walls of the 1937 construction (or North and South Wings) to shore up the walls where the building foundation had settled. This included the installation of helical piers. Additional exterior work in 2001 included new brick sidewalks, new roofing (including new brick parapets, canales and flashing), repair of wood windows, doors, and associated trim, and installation of new roof top units. Interior work included extensive mechanical upgrades, including the addition of soffits to hide new ducts, and repair/upgrade of wall, ceiling, and floor finishes. The building was re-roofed again in 2020.

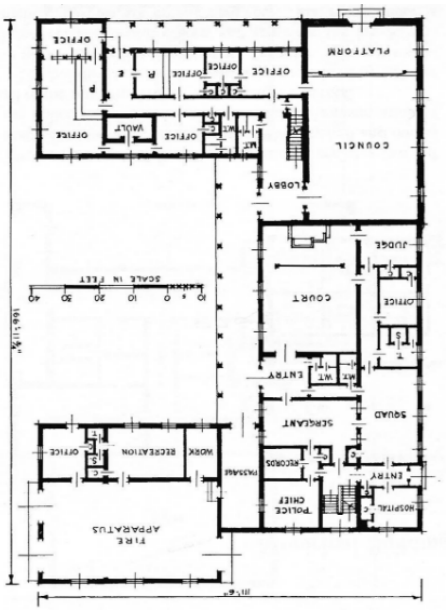


AVAILABLE PROJECT INFORMATION

- *1930-48 Sanborn Fire Insurance Map, Santa Fe County, New Mexico, Section 8; 1930 (modifications through 1948). Library of Congress. https://www.loc.gov/resource/g4324sm.g4324sm_g057101948/?st=gallery*
- *1936 Municipal Building: by John Gaw Meem, Job File No. 256, University of New Mexico Center for Southwest Research & Special Collections., University of New Mexico Center, Albuquerque, NM.*
- *1958-66 Addition (by Unknown): Drawings missing/unknown.*
- *1978 Renovation into Berardinelli Court Building (by Unknown): Drawings missing/unknown.*
- *1985-86 Renovation into City Library (by Mimbres): Missing/unknown.*
- *1992 Sliding Door at East Entry (by Frank Kalinski Architects): Partial drawings at City of Santa Fe Library Flat Files.*
- *1995 HVAC Work (by Coupland Moran, Red Mountain Engineers): Partial drawings at City of Santa Fe Library Flat Files.*
- *1996 Structural Analysis + Repair / Exterior Helical Piers (by Red Mountain Engineers): Partial drawings at City of Santa Fe Library Flat Files.*
- *2001 Concrete Apron, Brick Sidewalks, HVAC Upgrade, New Roof + Parapet, Interior Ducts + Soffits (by Olin a/c/m): City of Santa Fe Public Works.*
- *2020 Roof Repair (by Unknown): Drawings missing/unknown.*

TOP RIGHT: DRAWING G
Floor Plan Wings for Reference in this Report. Creator: Woven Architecture.

BOTTOM: PHOTO 9
View Towards West Facade Showing Building Massing including Single Story Massing at North and South Wings on the West Facade. Photographer: Author



RIGHT: DRAWING H
1939 Ground Floor Plan (See Appendix D. 2023 Historic Cultural Properties Index for reference).

Note: Plan information is upside down so north alignment is the same as that shown in other plans/graphics.

The Library still contains a basement, first floor, and second floor. [Refer to Appendix B. Building Floor Plans - Existing Conditions]

Originally under the southeast corner of the 1937 building (beneath the police station and court/offices), the basement was expanded significantly in the 1986 addition towards the east and south. New 'portals' were added in both directions so that light wells could be incorporated behind storefront windows that allowed much needed light into the basement. A staff elevator was added near the new east entry along with an additional staircase between the Basement and Upper Level.

- The Southwest Reading Room, and the North and South Wings are slab on grade. The two wings have pipe trenches around a central unexcavated area (within the perimeter of the foundation walls).
- The first floor level at the South Wing (the old fire station) is 12" below the adjacent Floor and is accessed via an internal ramp and a single stair.
- The old council platform at the north end of the Southwest Reading Room is 12" higher than the adjacent floor. This also has an internal ramp and single stair tread.
- The Second Floor is all on one level, except for the offices in the North Wing, which are slightly lower. There is a shallow ramp that leads down from the upper lobby into the reception area of the administration offices.

The majority of the structure is two stories in height. The exceptions include the west ends of the North and South Wings which are both single story and help provide the central two-story west facade at the placita with its gravitas. The Southwest Reading Room is two-stories on the exterior and interior. Originally designed as council chambers, it retains its stately presence and gracious interior volume.





TOP: PHOTO 10
Single Story Massing and Landscape at Northwest Corner. Photographer: Author.

BOTTOM: PHOTO 11
Two-Story Massing and Landscape at Placita / West Side. Photographer: Author

EXTERIOR GRADING, LANDSCAPING + DRAINAGE

The building sits on a relatively flat site (there is a 2' drop from the NE corner of the site to the SW corner). Brick sidewalks surround the building providing a nice contrast to adjacent concrete sidewalks. Concrete curb and gutter separates driving areas from sidewalks. [See Appendix A. Site - Existing Conditions].

There is a concrete apron, varying in depth, at all sides of the building except











the east or parking lot side. On the west side the apron has been extended to provide additional space for trees, light poles, and benches. Aprons help shed water away from building foundations and concrete is less affected by movement than brick. As the apron was installed during the 2001/2002 renovation, we assume that it was constructed to help protect the newly shored perimeter walls at the North and South Wings.

There are areas where the apron surface has degraded (mainly on the north though there are also areas on the apron to the west of the north wing) probably due to a combination of freeze/thaw and salt. The north side apron has also sunk below the level of the adjacent brick creating a tripping hazard.

At the center of the main portal on the west entry, the brick has risen above the adjacent concrete that has the planters sitting on it, creating a tripping hazard.

There is minimal formal landscaping and no planting directly against the building foundation. This is ideal as plantings directly adjacent to a building can be a source of water (either via irrigation or ponding) and may harbor pests.

- There are six deciduous trees on the west side of the property (Photos 9+13). Locusts, which are ubiquitous in the City, and the two large cottonwoods at the north end which provide shade coverage. Cottonwood crowns need to be thinned as there is a concern that they are becoming heavy and limbs may fall on the building. There are at least four empty tree grates beneath the cottonwoods. These are trip hazards and should be removed (new trees will not survive under existing foliage).
- A more intimate planting area exists in the courtyard formed by the main entry. There is a small gravel area with bushes, a few conifers, and some flowers closest to the street. There is a small artificial grass area between that and another planting area containing rose bushes closer to the west portal. As noted earlier, there

TOP: PHOTO 12
Concrete Apron and Brick (Tripping Hazard) at North Portal

MIDDLE TOP: PHOTO 13
Trees on West Side of Property

MIDDLE: PHOTO 14
Uneven Level Between Brick and Concrete Apron at West Portal (Main Entry)

MIDDLE BOTTOM: PHOTO 15
Tree at Northeast Corner Showing Uneven Brick and Dirt

BOTTOM: PHOTO 16
Dead Branches at Large Tree at Northeast Corner

**All Photographs on following pages by Author unless noted otherwise.*

is then a concrete apron/walkway with potted plants directly adjacent to the west portal. While generally tidy, the area has persistent weeds, at least one conifer looks stressed (as evidenced by brown needles), and there is dirt and debris evident (Photos 11+14).

- On the north side of the property there are two deciduous trees; the one at the northeast corner is quite large and provides shade. Both look relatively healthy though the larger tree has dead limbs and its roots have lifted the brick border and dirt area surrounding it creating a trip hazard and general unsightliness. There are also brick lined areas where trees once stood on this side of the property. Both have weeds; the one furthest west has a bench. (Photos 15+16)..
- At the northeast corner of the Southwest Reading Room is a smaller deciduous tree surrounded by small bushes in a narrow planting area between the building and the parking lot. Opportunistic weeds and grasses are also growing. (See Photo 17).
- Along the south property line, near the storefront windows, are two locust trees whose roots are causing the brick sidewalk to buckle (this could also be exacerbated by frost heave). This is a tripping hazard for patrons and tourists. The accessible path around the building is also constricted in this location due to the uneven brick. In addition, leaf and small branch debris from these trees is visible on the south roof above the portal (the east tree in particular has dead limbs that should be removed). (See Photos 18+19).
- There is no formal landscape on the east side of the building.

The brick hardscape, as noted above, has buckled, heaved, or sunk in numerous locations on all four sides of the building. There are areas that are either trip hazards (the brick is too high) or trapping moisture/water (the brick has sunk). Empty tree grates/planters also create trip hazards and areas for ice to collect.









TOP: PHOTO 17
Opportunistic Weeds and Grasses at Northeast Corner

MIDDLE TOP: PHOTO 18
Trees at South Side of Property

MIDDLE BOTTOM: PHOTO 19
Closeup of Brick Upheaval at Tree Grates on South Side

BOTTOM: PHOTO 20
Northeast Corner Outside Loading Dock Showing Downspouts, Concrete Trench, and Uneven Brick







DRAINAGE

Generally, canales, where active, drain to downspouts which empty into subsurface drains or catch basins. Most drains show plant growth which could be evidence of broken joints, including failing sealant, or the drains being full of debris.. We did not observe or inspect the subsurface drainage system.

On the east side, at the north end just outside the Southwest Reading Room, there are two downspouts that empty into a large catchment basin connected by a drain cover. The concrete trench holding the drain cover has moved so the metal cover is no longer flush. This is both a tripping hazard as well as an area where moisture collects. The brick in this area shows evidence of water infiltration (moss is present and the joints are widening).

Concrete curbs on the east side of the building, particularly at the south end and at downspouts, are spalling and show visible rebar. Because the walkway is narrow at this portion of the building, we assume that ice melt/salt has been used to remove snow/ice. This seems to be aggravating the degradation of the concrete.

MISCELLANEOUS

- Building Base: The base of the building, on all sides, shows peeling paint, damaged stucco, and some weed growth. This indicates water or ice is ponding/standing directly next to the building base. We assume this occurs when shoveling snow.
- Brick Ledge at North Portal: The north portal is approximately 6-8” above the adjacent concrete apron. It is brick with brick nosing. Joints at the nosing are failing in some locations and the nosing is starting to fall forward or be out of level.
- Light Poles: The two light poles on the south end of the east side by the parking lot are raised on concrete bases. Both of these bases have damage and rebar is visible.

TOP: PHOTO 21
Example of Degraded Concrete Curb

MIDDLE: PHOTO 22
Damaged Concrete Light Pole Base, Curb and Drain Cover, and Weeds

BOTTOM: PHOTO 23
Evidence of Damage to Base of Building from Ice/Snow Melt.

- Benches: There are four brown-painted metal and wood benches on the west end of the north and south wings. All four benches are in poor condition with some boards missing or rotten. These should be repaired with new wood boards or the entire bench should be replaced.
- Parking Lot: The asphalt lot contains 32 spaces, three of which are accessible. The asphalt is in fair condition with minor cracks and some obvious patches; these look to be at old sign locations. The asphalt has some dips with evidence of minor ponding. Striping, including accessible parking spots, is in poor condition.







RECOMMENDATIONS (Hardscape): *Brick at walkways that is damaged or not level should be removed and replaced in order to make walking surfaces safer for pedestrians and to reduce ponding, including in brick areas where old tree grates are located.*

Portions of concrete aprons that have sunk below the brick or where spalling is evident should be removed and replaced with new concrete, including at locations where tree grates are to be removed within the apron.

RECOMMENDATIONS (Landscape): *Weeds, debris, and moss should be removed. Healthy plants should be deadheaded or trimmed to promote future growth. Dead tree limbs should be removed including at cottonwood crowns.*

Missing trees should be replaced based on discussion with arborist/landscape architect. As existing locust trees are likely more than 30 years old, replacing them should also be considered. This would create an opportunity to resolve tripping hazards at roots and brick tree surrounds as well as to enliven the existing streetscape.

RECOMMENDATIONS (Drainage): *Drains at the base of all downspouts should be inspected and cleaned. Downspouts should be inspected for breaks at joints or missing sealant - and repaired/replaced as needed.*

Where spalling and/or rebar is visible at concrete curbs, these sections should be cut out and replaced with new concrete curb to match the existing profile.

RECOMMENDATIONS (Miscellaneous): *The joint between the concrete and wall at the base of the building on all sides should be cleaned and recaulked.*

Brick nosing should be removed at the north portal and reinstalled. If a brick ledge is present it should be replaced; if not present, one should be installed to hold the nosing in place longer. Failing mortar should be removed and reinstalled. Repair the concrete face beneath the ledge (possible install brick tread face or other material that will not fail).

TOP: PHOTO 24
Brick Ledge at North Portal (Concrete Spalling Below, Perimeter Course is Tipping Down)

MIDDLE: PHOTO 25
Brick Ledge at North Portal (Missing Brick + Mortar)

BOTTOM: PHOTO 26
Bench with Broken Seat Slats





Concrete bases at light poles should be repaired so rebar is not visible. It may be necessary to replace the entire concrete base on at least one light pole due to significant damage.

At a minimum, replace or install new wood boards at the four benches along Washington Avenue. Ideally, new benches to be installed (consider matching the bench style used in the Plaza).

At a minimum, the parking lot should be re-striped (with consideration for a new seal coat or resurfacing). If funds allow, consider repaving prior to new striping.

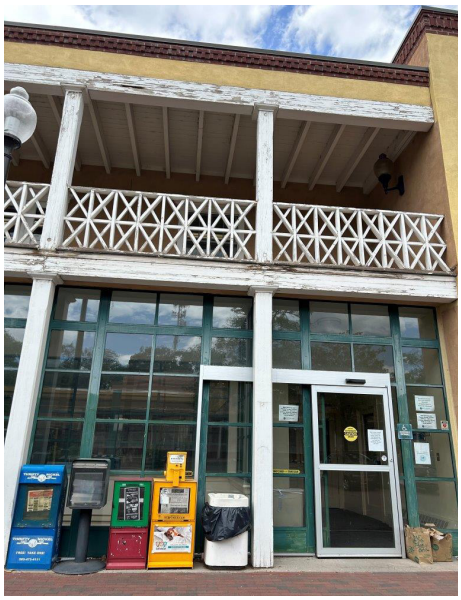
FOUNDATIONS + STRUCTURAL ELEMENTS

Helical piers, according to 2001 drawings, were installed at the perimeters of the south, west, and north side of the south wing; the south side of the west portal (under the portal near the main entry); and the east side of the Southwest Reading Room. [Refer to Appendix L. 2001 Building Plans]. Helical anchors had been installed previously at the north wing and north and east sides of the Southwest Reading Room in 1996.

Evidence of foundation settling after the 2001/2002 work is visible on the exterior at the south and west walls of the southwest corner of the building by repaired diagonal cracks in the stucco. On the interior of this corner (the old fire station), larger cracks have telescoped through the wall. Cracking on the south wall has been previously repaired while a crack on the west wall (closest to the southern most window) has not been repaired. While it is unknown when exterior and interior cracks were repaired, there was no active new settling observed during this assessment. However, an employee indicated that there was a 'musty' smell in this corner of the building (coming from the pipe chase) before the chase was enclosed. As there are catch basins below downspouts on both the north and south side of this wing, it may be that a drain pipe has broken below grade which may have contributed to settling in the past.

Paint at structural wood columns and beams on all four portals is flaking or missing; though it is worst on the east and west elevations (the south elevation is somewhat protected by the trees). This has allowed water and moisture infiltration into the structural wood elements supporting the portals.





TOP LEFT: PHOTO 27
Repaired Cracks at South Wall of South Wing

MIDDLE LEFT: PHOTO 28
Repaired Cracks at West Wall of South Wing

BOTTOM LEFT: PHOTO 29
Missing Standoff Material (Typical at Column Bases)

BOTTOM RIGHT: PHOTO 30
Visible Rot at Upper Beam of East Portal

STRUCTURAL ELEMENTS

The base of the wood columns at all ground level portals show indications of rot, which can occur when water wicks up the vertical grain. The base of the columns are in general no more than 1" above grade/hardscape (in some cases it is closer to 1/4"). Current building code requires that wood columns or posts be a minimum of 8" above exposed earth, on a not less than 1" metal or concrete pedestal with a impervious





LEFT: PHOTO 31
Base of Post at West Balcony (Similar at East Balcony)

RIGHT: PHOTO 32
Damaged Wood Deck Visible Through Failed Roofing Membrane (Assume Similar at East Balcony)

moisture barrier, or constructed out of 'naturally durable or preservative-treated wood'. In addition, existing stand-off material in almost all locations is missing or deteriorated. Structural knife joints are visible at the west portal (cracks and rust are beginning to show) indicating moisture intrusion. As existing columns are oversized there is currently no indication that wood columns need to be replaced (solid material remains behind surface rot at bases).

The wood beams at all the portals and balconies also show evidence of surface rot. Beams at the upper level of the east balcony show the most damage going beyond surface rot in some areas (pieces of wood are missing in some locations).

Rot at the wood floor decking at the east and west balconies is also evident. It is particularly noticeable at the outer edge of the balconies nearest the railings. We assume wood columns at the upper level may be sitting directly on the decking (without additional invasive evaluation this cannot be confirmed at this time). The rubber roof membrane around the columns is no longer attached to the columns (flashing may be missing or degraded) and water looks to be dripping down the columns and infiltrating beneath the roofing material. This is trapping the water below and exacerbating rot at the decking (and possibly the base of the columns). Decking at the outer edge of the west portal shows the greatest damage with daylight visible at some deck boards and open holes in the roofing membrane.

Wood column capitals at the lower level on all portals as well as the upper level at the west and east portals show minor evidence of rot. All capitals extend beyond the outside face of the beams they are supporting and have metal flashing where extended. Flashing above some capitals is bent (visible at the upper level on the west portal) and joints have split in other locations causing possible moisture/water infiltration into the tops of the capitals (and potentially the tops of the wood columns). Wood corner joints at some capitals have also split (whether this occurred prior to flashing failure or contributed to flashing failure is unknown).

RECOMMENDATIONS (Foundation): *We recommend scoping the drain lines in the pipe chase around the southwest corner of the building as well as visually inspecting this chase to confirm there are no broken lines or slow water leaks from roof drains or other plumbing.*

RECOMMENDATIONS (Structural Elements): *All columns, beams, and capitals should be sanded and re-sealed (painted).*

While there was no indication of deterioration at the base of the north portal columns currently, these should be monitored along with all other column bases for future potential deterioration.

Deteriorated or missing stand-off material at column bases on the lower level should be removed and replaced with non-shrink grout. Depending on existing height/space between hardscape and column bottoms, it may be preferable to remove additional wood material at the base to provide greater space for the stand-off material and to excise rot if found (to be investigated further with general contractor).

Replace the wood beam at the upper level of the east balcony; remaining wood is inadequate to support the roof.

Remove roofing membrane at upper level east and west balconies to confirm extent of wood rot at decking and column bases. Replace rotted wood decking and develop column base flashing detail for new roof membrane.

Provide updated detail at north and south ends of both balconies where roofing membrane intersects the stucco.



ENVIRONMENTAL TESTING

Limited environmental testing for both lead-based paint (LBP) and asbestos containing materials (ACM) was conducted on June 5, 2023.

Eight paint samples were collected with only one identified as above the federal lead standard of 0.5% lead by weight. This is at the white paint on the door frame of the exterior door on the north side of the Southwest Reading Room. [Refer to Appendix G. Limited Lead-Based Paint Report].

CONSIDERATION

Staff, who are currently using the upper level west portal, should not use this area until it has been repaired.





TOP RIGHT: PHOTO 33
Historic Door Trim and Frame at North Facade (Opens into Southwest Reading Room). Note: Door leaves are from 1986+ and do not contain ACM.

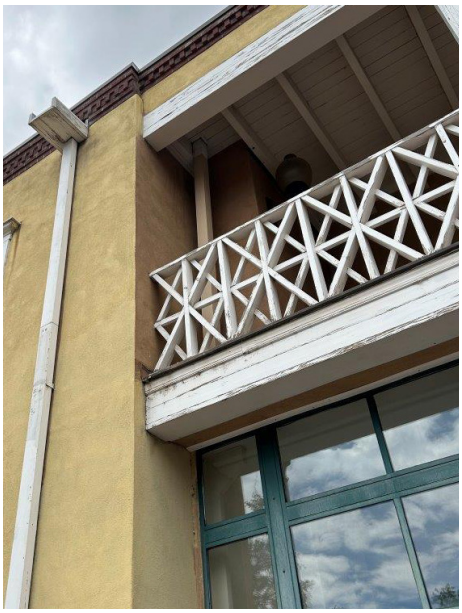
BOTTOM LEFT: PHOTO 34
Example of Hairline Cracks in Stucco (North Wall of South Wing)

BOTTOM RIGHT: PHOTO 35
Example of Hairline Cracks in Stucco (Above and Below North Portal at North Wing)

TOP: PHOTO 36
Stucco Patches at North Wall of Southwest Reading Room

BOTTOM: PHOTO 37
View of Wood Trim Below Stucco Soffit on East Side as well as Rotted Canale





Fifteen bulk samples of stucco, window glazing, and door caulking were taken from the building exterior. Of sampled materials, none were identified to be ACM. [Refer to Appendix H. Limited Asbestos Report].

RECOMMENDATIONS (Environmental Testing): *Care should be taken when maintaining the historic door trim around the pair of doors on the north side of the Southwest Reading Room. Peeling paint or loose paint flakes should be removed by wet scraping. Dry sanding is not recommended (produces dust). Refer to best practices as recommended by the United States Environmental Protection Agency.*

EXTERIOR WALLS

Exterior walls are finished with cementitious stucco. There are a few visible stucco patches and a number of areas where the stucco has been painted in a variety of colors resulting in an unappealing assemblage of textures and colors. One of the most visible stucco patches is at the north side above the wood trim at the door leading into the Southwest Reading Room; another is on the east end of the same wall.

Structural cracks evident at the southwest corner of the building (noted in the 'Foundations + Structural Elements' Section above), look to have been previously repaired with sealant. Hairline cracks, typical in older cementitious stucco finishes, are evident on almost all wall surfaces. [Refer to Appendix C. Exterior Elevations - Existing Conditions].

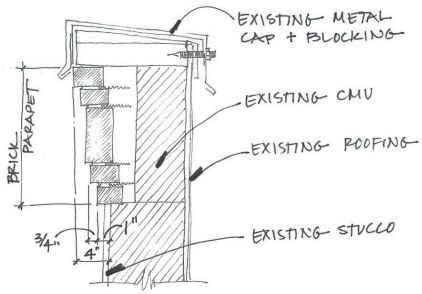
Weeds are evident at downspouts, as noted above, as well as at the base of the walls on the east facade. Our assumption is that snow/ice builds up on the east facade allowing water/moisture beneath the brick sidewalk. All weeds should be removed and the gap between the building and the brick (or concrete apron) should be sealed.

There is one location on the underside of the east balcony soffit where the stucco has sagged and has been temporarily repaired (held up) with painted wood trim. Stucco at the five (5) east facade soffits to be inspected and any loose stucco is to be removed and repaired

Finally, the existing brick parapet is nominally 1/2" to 3/4" proud of the existing stucco finish and in some places flush. Wood door and window trim are nominally 1/4" to 3/8" proud of the existing stucco face and also flush or slightly recessed in some locations.

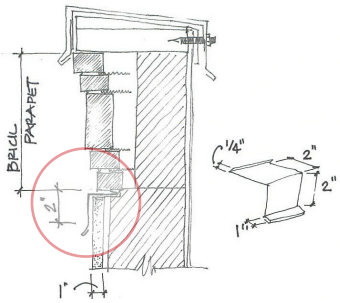
City Historic regulations require cementitious stucco on buildings within historic districts. Re-stuccoing the building may require either an additional 1/2" to 3/4" layer of stucco thickness or removing the existing stucco down to the substrate and the application of a new three-coat stucco system. In the first instance, the wood trim and brick parapet may end up behind the face of the stucco creating the potential for water infiltration; while the second solution may require the wood trim to be removed and reinstalled (including historic material) while the stucco removal could damage the substrate necessitating additional, unquantifiable work.

See Matrix and Drawings this page for review of possible finish outcomes, comparing design objectives such as impact on historic preservation, overall building aesthetics, quality and durability, and cost impact, against potential solutions.

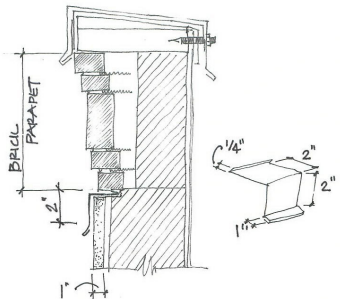


Existing Condition

Option #1



Option #2



Option #3

UPPER LEFT: DRAWING I
Existing Stucco Condition at Brick Parapet

UPPER RIGHT: DRAWING J
Option #1: Traditional 3-Coat Stucco Over Existing Stucco Finish. Note: Brick will be recessed behind Stucco allowing water infiltration. Not Recommended.

BOTTOM LEFT: DRAWING K
Option #2: Provide Flashing Beneath Brick Parapet and Over Face of New 3-Coat Stucco (New Stucco to be Applied Over Existing Stucco). Note: While this may solve the water infiltration problem it will significantly change the look of the brick parapet. Not Recommended.

BOTTOM RIGHT: DRAWING L
Option #3: Apply Elastomeric Stucco or Paint Existing Stucco. Recommended.

Matrix of Stucco, Parapet, and Wood Trim Option Outcomes

POTENTIAL SOLUTIONS	OBJECTIVES			
	Historic Preservation	Aesthetics	Quality + Durability	Cost
Option 1: New 3-Coat Stucco System Over Existing Stucco.	Poor	Poor?	Poor	Acceptable?
Option 2: New 3-Coat Stucco System with Flashing Over Existing Stucco.	Poor	Acceptable?	Good	Acceptable?
Option 3: Elastomeric Stucco or Paint over Existing Stucco.	Acceptable?	Acceptable?	Good	Excellent
Option 4: New 3-Coat Stucco System Over Existing Stucco. Remove brick parapet and/or wood trim and reinstall so it is proud of new stucco. Not Drawn.	Acceptable?	Excellent?	Good	Poor
Option 5: Remove Existing Stucco to Substrate. Remove brick parapet and/or wood trim and restore/replace as necessary to be proud of stucco. Not Drawn.	Excellent	Excellent	Excellent	Very Poor

Definitions for Stucco Matrix Outcomes:

- **Excellent.** *Best outcome (highest quality) for the stated objective. E.g. Option 5 would be most true to the historic integrity and look of the building (historic preservation and aesthetics), would meet best practices for the building envelope (quality + durability), however the cost to remove and reinstall the parapet and trim would be exorbitant (assuming there were no unknown conditions).*
- **Good.** *Leaves room for improvement of outcome of the stated objective. E.g. Options 2, 3, and 4 will allow the building envelope to function properly (quality + durability); though would not be the best solution if the building was new.*
- **Acceptable.** *Objective may be met, but the solution is not ideal. E.g. Option 3 will provide a similar look to what was there historically and will not compromise the building envelope by having new stucco be proud of the wood trim/brick parapet (historic preservation and aesthetics). However, this does not strictly meet the city code for cementitious finishes in historic districts.*
- **Poor.** *Lower or worse outcome for the objective. E.g. in Option 1, installing new 3-Coat stucco system over the existing means that the stucco is now proud of the brick parapet and the wood trim is buried. This will compromise the building envelope creating pathways for water infiltration (quality + durability) and the look (aesthetics).*
- **Very Poor.** *Worst outcome for the objective. E.g. Option 5 may be the best solution to retain historic conditions, however it is dubious if the cost would be worth the benefit.*

TOP: PHOTO 38
Wood Windows and Trim at North Elevation of West Courtyard; Condition = Fair

BOTTOM: PHOTO 39
All Steel/Storefront Window at South Elevation; Condition = Satisfactory

DOORS (total 15 openings)			
Age		Condition	
Historic	5	Satisfactory	9
Non-Historic	10	Fair	4
		Unsatisfactory	2
Total	15	Total	15

WINDOWS (total 66 openings)			
Age		Condition	
Historic (Rope + Pulley)	32	Satisfactory	27
Historic (Sash Stay)	12	Fair	29
Non-Historic	22	Unsatisfactory	10
Total	66	Total	66

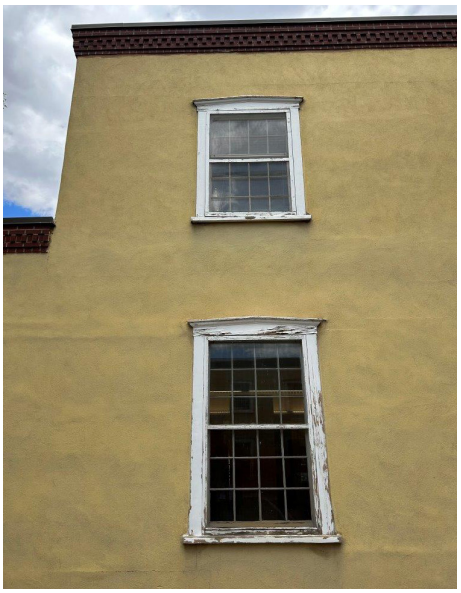
Definitions for Opening Conditions:

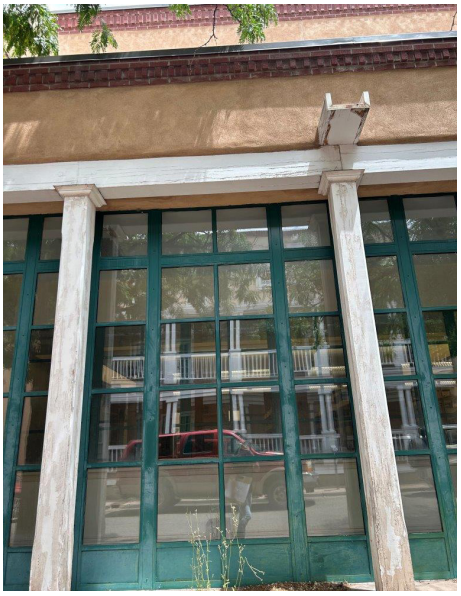
- **P = Premium.** *Best condition; cosmetic touch-up, if needed. No openings meet this.*
- **S = Satisfactory.** *Finishes fading and worn, still adhered; putty glazing cracked but intact; casing members less than 30-40% deterioration.*
- **F = Fair.** *Finishes cracked and peeled down to bare surface; putty glazing missing in 30-40% of sashes; 30-40% of sashes, frames, and casing members completely deteriorated.*
- **U = Unsatisfactory.** *Finishes completely deteriorated; putty glazing mostly missing; greater than 30-40% of sashes, frames, and casing members are deteriorated; unit is beyond repair.*

RECOMMENDATION (Walls - Stucco): *Ideally, the building should have at a minimum a new color coat of cementitious stucco. However, due to existing conditions, including that the building previously had a mix of cement stucco and painted finishes, we recommend that the building not be re-stuccoed. Instead, either a new elastomeric color coat (Sto or equivalent) or latex paint should be applied, including an anti-graffiti coating, as needed. This is Option 3 on the previous page. Given that the building, including stucco, was painted in 2023 for temporary stabilization and that this should last for approximately 3 to 5 years, we do not anticipate the need for an updated color or finish coat at this time.*

RECOMMENDATION (East Soffits): Inspect and remove damaged or loose stucco, including removal of temporary wood trim, and re-stucco.

RECOMMENDATION (Base of Wall): *Inspect and replace any damaged sealant or caulk at the base of the building. Clean the gap of any debris, provide a backer rod if the gap is large, and reseal.*





WINDOWS + DOORS

Doors and windows were reviewed on July 12, 2023 by RPA & Associates.

There are a total of eighty-one openings on the building, including fifteen doors and sixty-six windows (see counts to the left). [Refer to Appendix C. Exterior Elevations - Existing Conditions, for locations and additional breakdown information).

Five of the doors are historic of which three are in 'satisfactory' condition and two are in 'fair' condition. Of these five, two doors may be original to the building. The remaining eight non-historic doors are from after 1985 with the majority being in 'satisfactory' condition. Two non-historic doors are in 'fair' condition and two are in 'unsatisfactory' condition.

Of the sixty-six windows assessed, thirty-two are historic rope and pulley style and twelve are sash stay style (a replacement solution developed in the 1950s for repair of rope and pulley systems). Some openings have single-pane storm windows. Fifteen historic windows are in 'satisfactory' condition, twenty are in 'fair' condition, and nine are in 'unsatisfactory condition. The remaining twenty-two windows are non-historic (after 1985) and include twelve in 'satisfactory' condition and eight in 'fair' condition.

There are large steel/aluminum storefront window units on the south and east facades with faded teal paint that date to sometime after 1986. These are in 'satisfactory' condition. [Refer to Appendix J. Window and Door Report].

RECOMMENDATIONS (Wood Windows + Doors): *Repair sixty-nine doors and windows that are in 'satisfactory' or 'fair' condition, including surrounding wood trim and frames.*

Replace twelve doors and windows that are in 'unsatisfactory' condition. Assess wood trim and frames at these specific locations with General Contractor for soundness and whether they can be repaired or if parts also need to be replaced.

In general, while wood trim is included in window and door recommendations. It is assumed that exterior trim and frames at all windows and doors will have loose and flaking paint removed, be sanded where needed, and repainted. New caulking or sealant at window trim/stucco to be installed.

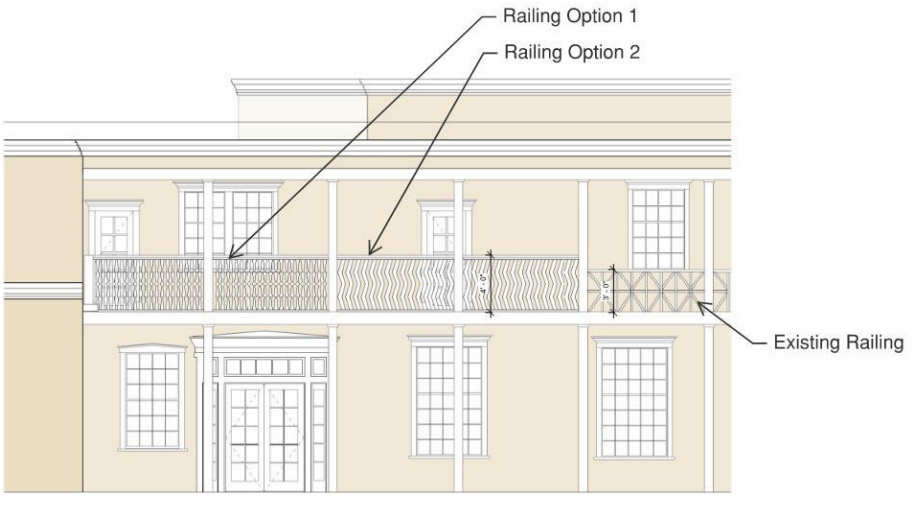
RECOMMENDATIONS (Aluminum Storefront): *Clean and prepare metal surface for new paint, including removal of any loose or flaking paint. Paint per recommendations of Kynar paint or storefront manufacturer.*











WEST ELEVATION

TOP LEFT: PHOTO 40
Notch in Wood Column at Decorative Wood Top Railing Repair (Typical)

TOP RIGHT: PHOTO 41
Overall View of Decorative Railing at West Facade from West Portal

BOTTOM LEFT: PHOTO 42
Close-up of Wood Rot and Debris at Base of Post, Bottom Rail and Shim, and Cross Members

BOTTOM RIGHT: PHOTO 43
Visible Gap At South End of West Balcony Between Wall and Balcony Post

BOTTOM: DRAWING M
Image of West Elevation with Example of Existing Railing and Two Option Railings to Show Scale and Massing.

NON-STRUCTURAL WOOD ELEMENTS

The remaining non-structural wood elements, not previously discussed, are the decorative wood railings on the east and west facades. Replaced in the 1986 renovation, it looks like additional repairs may have been made since the original installation as there are obvious indications where wood was removed from the posts to allow for new top rails (at the West Balcony).

Top rails and bottom rails on both facades are in poor condition while interior cross members or balusters are in either fair or poor condition. Wood shims below the bottom rails are rotten. As noted earlier, the base of intermediate structural posts are no longer protected from water and moisture at the failed rubber membrane. Repair of decking and a new membrane will require removal of the membrane (and consequently the decorative wood railings). The railings on both facades are approximately 36" high and have openings larger than 4". Commercial building code today requires that railings be 42" tall and that a sphere larger than 4" cannot pass through rail openings.



RECOMMENDATIONS (Non-Structural Wood Elements): *Remove and replace decorative wood railings on the east and west balconies. New railings to be designed to meet current codes (42" height and smaller openings).*

Provide new shim detail for reducing water infiltration in coordination with new flashing detail at base of structural posts and new roof membrane.

Reduce gap at north and south end of decorative railing on the west facade where space is larger than 4" (closer to 6").



ROOFING

Accessed via internal roof ladder and hatch through a storage room in the northeast corner of the Upper Level, the roof was replaced in 2020 with Thermoplastic Polyolefin (TPO). The TPO wraps up the parapet walls and is held in place with metal flashing on top of the parapets. The flashing protects the brick coping that is a distinctive feature of Territorial Style. Equipment is on pads, roof drains, and ladders for access to different roof levels.



TOP: PHOTO 44
Debris at South End of Roof (From Trees at South)

MIDDLE: PHOTO 45
Overall View of Roof Looking Southwest

BOTTOM: PHOTO 46
Overall View of Roof Looking Along East Portal Roof

The roof is in good condition, including brick parapets, with some minor maintenance issues to be considered. A couple of roof drains have organic debris visible. There are also organic debris on the portal roof at the south side of the building and on the adjacent roof to the west. Additional organic material is evident on the roof above the north wing.

There are areas that show ponding (indicated by dark brown areas on roof in photos). None of the ponding looks extreme though should be monitored.

There are metal lined wood canales at the roof perimeter, many with metal downspouts. Some of these are closed off and no longer used. Others act as overflow drains for the primary roof drain system. In almost all locations the wood is in fair or poor condition with paint peeling and flaking and evidence of some wood rot. The two active canales at the east facade above the Southwest Reading Room are in poor condition. While they are not currently leaking (repaired in 2020) there is existing water damage inside the room near the ceiling at canale locations and at the north end of the east wall.

RECOMMENDATIONS (Roofing): *Ideally, the roof is part of an ongoing semi-annual maintenance program where it is inspected by the City's Facility Management Department, drains are cleaned and any loose organic debris is removed.*

Repair interior damage from previous roof leak at east wall of Southwest Reading Room. Sand, fill, and repaint walls. Sand and touch-up stain at ceiling decking and beams.









CONSIDERATION

Repair interior wall damage at east wall of Southwest Reading Room.

TOP LEFT: PHOTO 47
View of Canales at East Facade of Southwest Reading Room

TOP RIGHT: PHOTO 48
Water Damage at Interior Wall of Southwest Reading Room (South Canale)

BOTTOM LEFT: PHOTO 49
Water Damage at Interior Wall of Southwest Reading Room (North Canale)

BOTTOM RIGHT: PHOTO 50
Water Damage at Interior Wall of Southwest Reading Room (Base of East Wall at North End)

RECOMMENDATIONS

5

GENERAL

Recommendations noted in Section 4 are split into three priority levels: Low, Medium, and High. High Priority recommendations should occur first as the current conditions may be a safety issue or impact the building envelope. Medium Priority Recommendations should occur after High Priority items are complete. While they may not be an issue currently, they may become problems within the next 3 to 5 years. Low Priority Recommendations would be 'nice' to complete depending on budget.

HIGH PRIORITY RECOMMENDATIONS

LANDSCAPING, DRAINAGE + MISCELLANEOUS SITE:

Brick that is damaged or not level should be removed, replaced if needed, and reinstalled so that walking surfaces are safer for pedestrians and to reduce ponding.

Portions of concrete aprons[4] *that have sunk below the brick or where spalling is evident should be removed and replaced with new concrete (4" thick with 10x10 WWM).*

Drains at the base of all downspouts should be inspected, cleaned, and repaired if needed. Downspouts should be inspected for breaks at joints or missing sealant - and repaired/replaced as needed.

Where spalling and/or rebar is visible at concrete curbs, these sections should be cut out and replaced with new concrete curb, including rebar that ties to existing rebar, to match the existing profile.

Concrete bases at light poles should be repaired so rebar is not visible. It may be necessary to replace the entire concrete base on at least one light pole due to significant damage.

At a minimum, replace or install new wood boards at the four benches along Washington Avenue. Ideally, new benches to be installed (consider matching the bench style used in the Plaza).

FOUNDATIONS + STRUCTURAL ELEMENTS:

Scope drain lines in the pipe chase at the perimeter of the southwest corner of the south wing as well as visually inspect this chase to confirm there are no broken lines or slow water leaks from roof drains or other plumbing.

Deteriorated or missing stand-off material at column bases on the lower level should be removed and replaced with non-shrink grout. Depending on existing height/space between hardscape and column bottoms, it may be preferable to remove additional wood material at the base to provide greater space for the stand-off material (to be investigated further with general contractor).

Replace the wood beam at the upper level of the east balcony; remaining wood is inadequate to support the roof.

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4 The addition of a snowmelt system on the north side of the building was suggested during the facility walkthrough. Library staff would prefer other priorities or recommendations are funded first.

Remove roofing membrane at east and west balconies to confirm extent of wood rot at decking and column bases. Replace rotted wood decking and develop column base flashing detail for new roof membrane.

EXTERIOR WALLS:

Provide updated detail at north and south ends of both balconies where roofing membrane intersects the stucco.

Confirm with Historic Design Review Board if an elastomeric color coat or latex paint is an acceptable finish at stucco walls.

Inspect and replace damaged sealant or caulk at the base of the building. Clean the gap of any debris, provide a backer rod if the gap is large, and reseal.

NON-STRUCTURAL WOOD ELEMENTS:

Remove and replace decorative wood railings on the east and west balconies. New railings to be designed to meet current codes (42" height and smaller openings).

Provide new shim detail for reducing water infiltration in coordination with new flashing detail at base of structural posts and new roof membrane.

Reduce gap at north and south end of decorative railing on the west facade where space is larger than 4" (closer to 6").

MEDIUM PRIORITY RECOMMENDATIONS

LANDSCAPING, DRAINAGE + MISCELLANEOUS SITE:

Weeds, debris, and moss should be removed. Healthy plants should be deadheaded or trimmed to promote future growth. Dead tree limbs should be removed including at cottonwood crowns.

Missing trees should be replaced based on discussion with arborist/landscape architect. As existing locust trees are likely more than 30 years old, replacing them should also be considered. This would create an opportunity to resolve tripping hazards at roots and brick tree surrounds as well as to enliven the existing streetscape.

Brick nosing should be removed at the north portal and reinstalled. If a brick ledge is present it should be replaced; if not present, one should be installed to hold the nosing in place longer. Failing mortar should be removed and reinstalled. Repair the concrete face beneath the ledge (possible install brick tread face or other material that will not fail).

FOUNDATIONS + STRUCTURAL ELEMENTS:

All columns, beams, and capitals should be sanded and re-sealed (painted). This work was completed in 2023 and should last for approximately 3 to 5 years.

ENVIRONMENTAL TESTING:

Care should be taken when maintaining the historic door trim around the pair of doors on the north side of the Southwest Reading Room. Peeling paint or loose paint flakes should be removed by wet scraping. Dry sanding is not recommended (produces dust). Refer to best practices as recommended by the United States Environmental Protection Agency.

WINDOWS + DOORS:

Repair sixty-nine doors and windows that are in 'satisfactory' or 'fair' condition, including surrounding wood trim and frames.

Replace twelve doors and windows that are in 'unsatisfactory' condition. Assess wood trim and frames at these specific locations with General Contractor for soundness and whether they can be repaired or if parts also need to be replaced.

In general, while wood trim is included in window and door recommendations. It is assumed that exterior trim and frames at all windows and doors will have loose and flaking paint removed, be sanded where needed, and repainted. New caulking or sealant at window trim/stucco to be installed.

Clean and prepare metal surface for new paint, including removal of any loose or flaking paint. Paint per recommendations of Kynar paint or storefront manufacturer.

LOW PRIORITY RECOMMENDATIONS

LANDSCAPING, DRAINAGE + MISCELLANEOUS SITE:

At a minimum, the parking lot should be re-striped (with consideration for a new seal coat. If funds allow, consider repaving prior to new striping

EXTERIOR WALLS:

Consider an anti-graffiti coating over the existing color coat. While this will not eliminate the effects of future graffiti it will assist in making it easier to remove.

FOUNDATIONS + STRUCTURAL ELEMENTS:

While there was no indication of deterioration at the base of the north portal columns currently, these should be monitored along with all other column bases for future potential deterioration.

ROOFING:

Ideally, the roof is part of an ongoing semi-annual maintenance program where it is inspected by the City's Facility Management Department, drains are cleaned and any loose organic debris is removed.

Repair interior wall damage at Southwest Reading Room (from before roof replacement in 2020).

DEVELOP A MAINTENANCE PROGRAM

It is important that a Maintenance Program be developed to protect the Main Branch Library from further deterioration. Buildings are living, breathing entities. They require regular upkeep and care. In our climate the damage that can occur to a building due to ultraviolet rays, the large swing in temperature gradients from night to day, the wind, monsoon rains, and general lack of humidity can wreak havoc on a building. As a historic structure, the Library is even more delicate and therefore susceptible to greater damage.

The Maintenance Program should be designed to prevent issues rather that react to them. Ideally, it will include a schedule that takes into account items to be inspected or reviewed annually, bi-annually, monthly, etc. The entire building should be inspected (walked) at least twice a year (fall and spring) to see if there are noticeable changes in roofing (including gutters and downspouts), stucco, or indications of moisture intrusion on the interior. Equipment and fixtures should be inspected and cleaned regularly (potentially monthly). Repairs should be made as soon as possible to reduce further damage.

We can assist in developing a Maintenance Program or make recommendations on where to start with one, if desired or if one is not already in place.

NEXT STEPS

6

NEXT STEPS

1. Public Works to review and confirm suggested priority level of recommendations.
2. Public Works to review estimate of probable cost and meet with Woven Architecture to review feasibility of proposed budget and schedule.
3. Confirm funding sources and timing for obtaining funding.
4. Confirm with City of Santa Fe Historic Design Review Board if it would be possible to maintain existing stucco with an elastomeric or latex paint finish in order to retain depth of character defining elements, such as window and door trim and brick parapet. Ideally, this will be in conjunction with working documents for approved work.
5. Develop plan working documents and specifications to document proposed recommendations for repair. This may be provided under separate 2024 CLG Grant, currently under review by SHPO

ESTIMATE OF PROBABLE COSTS

7

PROBABLE ESTIMATED COSTS

Davenport Construction Management has provided a probable cost estimate based on recommendations in this report, follow-up conversations with the City and Woven Architecture, and site visits. The information is broken down as follows:

- Narrative + Assumptions
- Report Summary. Note: Proposed recommendations are broken down as individual items and then shown as a total cost, plus contingency, NM GRT, and bond. If items are pulled out individually, contingency, NM GRT, and bond would apply to each.
- See Appendix K. Estimated Cost Ranges (including Breakdown) for detailed information, including map showing concrete repair assumptions.

Davenport Construction Management LLC

Maintenance

Woven Architecture LLC has included an excellent recommendation for a maintenance program in this report and we cannot agree more. It is impossible to overestimate the value of regular, proactive, inspections and maintenance for any building and the surrounding property. If deferring, and in some cases avoiding, costly repairs and replacement were not enough incentive, the potential safety benefits of a well-maintained facility are incalculable. The following recommendations for specific inspection and maintenance of the building and property components that we reviewed are included here. All other aspects of the building should also be considered for inspection and maintenance.

Site and Building Finishes

In this climate, temperatures can vary greatly in short periods of time. Rain or melting snow may soak into small areas and then freeze as night comes. This expansion of frozen water can split wood, fracture concrete and separate waterproof membranes from the substrates they are meant to protect. A regular building inspection, twice a year, in the fall and spring, looking for any evidence of water intrusion, where it is not supposed to go, can be invaluable. Removing failed materials and patching gaps can pay huge dividends in avoided, more expensive repairs. Specifically, inspectors should be on the look out for water intrusion between unlike materials like flexible membranes to metal, metal to wood, wood to stucco, stucco to concrete and concrete at soils.

In addition to maintaining the building, site components, landscape and hardscape should also be inspected. This project includes benches, trash cans, pole lighting, brick walkways, concrete flatwork, asphalt paving and signage. The entity that maintains the landscape should have a regular inspection and maintenance program in their contract. The same inspectors that are doing the building can, at the same time, review these other components for preventive maintenance.

Site and Building Storm Drainage

This project directs some of the storm drainage that lands on the roof into collectors at the roof, into downspouts and then at ground level into drain inlets and either surface flow or underground piping to the city storm system. Each link of this system should be regularly inspected and maintained. From the seam of the roof to the collector, looking for gaps between membrane and metal, to the downspout connections at the building, to the path out of the downspout into the drain inlets. Keeping this system working correctly is essential to keeping the number one enemy of all buildings, water, outside where it belongs.

Building Structural and Associated Components

This project incorporates many wood structural components, columns, beams, joists and rafters. The fact that these are painted is an advantage to helping maintain wood in an environment that is often hot sun and dry wind, followed by snow and freezing temperatures. The advantage of paint can be extended with a maintenance program of inspection and touch up before it fails. Twice annual inspections and touch up should be done in fall to prepare for winter and in the spring to repair the damage done by the New Mexico winter. At the same time inspectors should be on the lookout for any pest infestations.

Pricing Assumptions

Project:
Exterior Conditions of the Main Library of the City of Santa Fe NM located at 145 Washington Avenue

Project Description:
Woven Architecture has been hired by the City of Santa Fe to created the Exterior Conditons Assessment Report (ECAR) noted above in order to identify and organize the work necessary to restore and repair the exterior envelope of the building. Woven has hired Davenport Construction Management LLC (DCM) to assist with establishing the scope of work necessary and to prepare cost estimates.

Process:
DCM has reviewed the ECAR and made multiple site visits in order to understand the goals and challenges of identifying, not only the existing conditions of each exterior component within the report recommendations, but also the means of the original construction and the reasons for any deterioration. DCM has also worked closely with Woven to understand the historical significance of each component and how that affects the way that it must be restored or replaced. Using this information DCM is able to make recommendations on how any restoration or replacement should be done and estimate the cost of that work. DCM combines national costing data averages with adjustments to the site location with local contracting resources to be sure that cost estimates are accurate.

Organization
The work within the recommendations has been grouped in a matrix labeled "Activity Summary", by Activity Type and Priority Level. Site work is together and in order of the priority given on the ECAR. Next is Wood Restoration and so on. Each activity has a Sub-activity that denoted a more specific detail and then a location on the project. For example, Activity - "Site", that is a "High" priority will contain the Sub-activity of "Brick" work at the Location of "North Walkways"
Pricing totals only are included on the Activity Summary and detailed breakdowns of those prices can be found on the Cost Estimate Summary also attached here.

Pricing Format
DCM has assumed that contractors doing this work will be approved to work through a State Price Agreement (SPA) or a similar pre-approval purchasing process and therefore labor costs are estimated using averages from those publicly listed ranges. Based on those requirements we include design, estimating, troubleshooting, mark up, tax and bond based on the allowed means within a standard SPA for the State of New Mexico.

In order to include the costs associated with work of this type by a General Contractor and it's subcontractors we have also created a singular set of General Conditions and divided those costs into each separate activity base on a percentage basis of the total cost of work.

Notes and Assumptions

Here we are listing any clarifications, exceptions or special notes that may be helpful in understanding what these cost represent.

General Conditions

Overall management of the projects by a General Contractor is assumed in these estimates and the indirect costs for that management is built into each activity.

When significant items that may be shared by multiple actiivites, like required certified scaffolding erection, we have assumed that this cost will be shared by those activities. If the work is broken up into separate time frames that savings will not be realized.

These estimates assume that the work will not be attempted in freezing condtions.

Activities

Brick Work - Based on site reviews, we have estimated the amount of new brick that may be required. We have included the cost for similar, readily available brick. Estimated costs for the research and acquisition of salvaged or restored brick is not included.

Site Concrete Work - The existing site concrete at at the building is grey. Current code requirements in Santa Fe require that new site concrete in historic districts be colored, however, this estimate is part of a plan of repair and maintenance and not a complete replacement, so this estimate is for matching grey concrete.

Site Storm Drainage - Included in this estimate is repair to existing downspouts, repair to grade level inlets and concrete slots and grates and camera scoping of existing storm drain lines, but no estimate to repair problems uncovered below grade.

Landscape and Hardscape

We have included estimates for a complete maintenance of existing healthy plants, including trees. We have included several new plantings in sparse areas. Two existing trees on the north side are damaging walkways and creating trip hazards. These are priced to be removed and replaced with more appropriate trees.
The four benches on the west side of the library are noted for slat replacement, but we were instructed to estimate four new benches after an inspection revealed them to be in poor condition.

Wood Restoration

The largest line item in this estimate is the replacement and/or restoration of the door and windows. We have included a breakdown of how many of each is replaced and restored in the Cost Estimate Summary page. Included in that work is testing for lead in the existing paint and since the assumption is that it will be found, abatement of that lead.

Snow Melt

At the request of the City of Santa Fe we have included costs to add a snow melt system to the building. Exact Sizing and design of the system was not provided so we have included an an allowance based on the brick walk way on the north side of the building.

Davenport Construction Management LLC

Main Library Assessment Report Summary

The General Conditons, as detailed in the Cost Estimates, have been distributed into the line items below

Activity	Priority Level (Woven Recommendations)	Sub -activity	Description	Locations	Pricing Totals
Hardscape	High	Brick	Repair or replace walkway brick to ensure pedestrian safety	Walkway on N, W and S	$ 61,909.62
Hardscape	High	Concrete	Repair or replace concrete aprons and elements that join walkways and are damaged	All sides	$ 81,297.88
Drainage	High	Drainage	Inspect and repair or replace downspouts and drains	All downspouts	$ 3,752.69
Drainage	High	Concrete	Inspect and repair or replace curbs	All sides	$ 33,608.33
Misc	High	Concrete	Light pole bases - repair or replace	All pole lights	$ 1,667.21
Misc	High	Benches	New Benches	4 benches on Washington	$ 11,437.85
Foundation	High	Drainage	Camera inspection for storm drain lines	All	$ 4,220.03
Structural Elements	High	Column Bases	Final design needed	All columns	$ 22,777.86
Structural Elements	High	Beams	Replace beams at east balcony	East Balcony	$ 27,456.76
Structural Elements	High	Decking and column bases	Replace as needed on E and W balconies		$ 14,893.47
Structural Elements	High	Flashing	Need design for flashing details at balconies		N/A
Structural Elements	High	Balcony membrane	Remove and replace with walkable surface	East and West Balconies	$ 32,446.42
Stucco	High	Thickness	Repair stucco basecoat around new doors and winidows. Elastomeric coating on entire building		$ 146,234.60
Base of Wall	High	Sealant	Sealant at building base	All elevations	$ 3,292.66
Non-Strutural Wood Elements	High	Railings	Replace balcony guardrails	East and West Balconies	$ 16,654.62
Non-Strutural Wood Elements	High	Railings	Reduce gap at N and S end of railings for 4" code	East and West Balconies	N/A
Landscape	Medium	Landscape	Clean up moss and debris, deadhead plants	All	$ 8,046.33

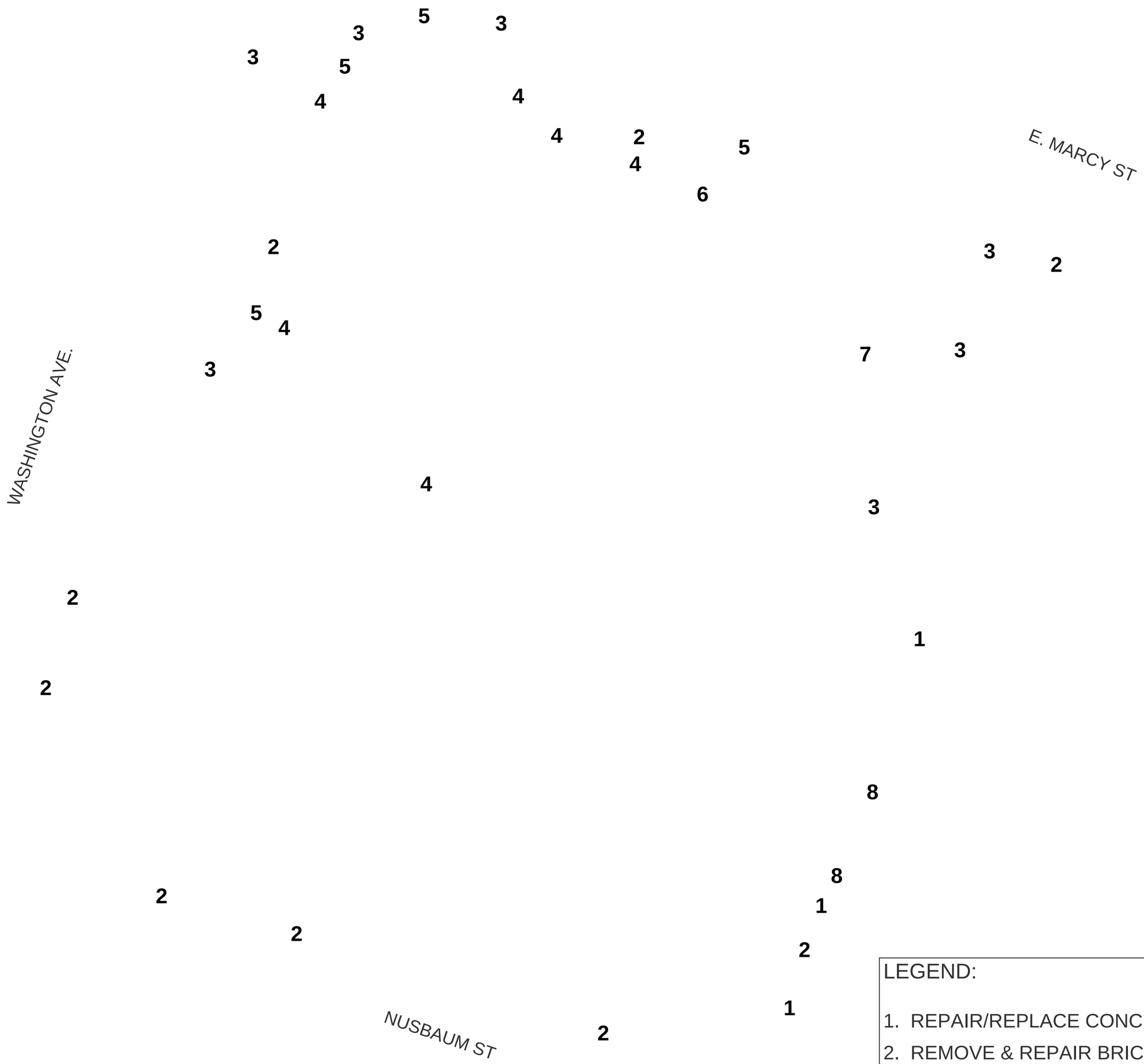
Landscape	Medium	Arboriculture	Prune two large cottonwoods on west side and remover two trees on south side.	All	$	23,930.79
Misc	Medium	Brick	Replace or repair brick nosing	North portal	$	1,046.35
Environmental Testing	Medium	Painting	Lead in paint testing	All	$	2,857.75
Environmental Testing	Medium	Hazardous Materials	Lead abatement prior to new and restored doors and windows	All	$	55,605.17
Stucco	Medium	Graffiti protection	Apply coating		$	75,662.05
Wood Windows and Doors	Medium	Doors and Windows	Replace or restore all exterior doors and windows - See Cost Estimate Summary	All	$	686,835.44
Aluminum Storefront	Medium	Storefront Finish	Remove paint and coat	Storefront	$	12,027.00
Mechanical	New		Add snow melt system to north side brick walkway		$	216,588.33
	Subtotal - Construction Costs				$	1,544,249.21
	Contingency		20.00%		$	308,849.84
	Tax		8.1875%		$	151,722.48
	Bond		4.00%		$	80,192.86
	Total				$	2,085,014.39

Note - Additional recommendations within the Woven Assessment Report included monitoring and a maintenance program.

APPENDIX A

Site
-Existing Conditions

APPENDIX A



LEGEND:

1. REPAIR/REPLACE CONCRETE CURB
2. REMOVE & REPAIR BRICK AT HIGH SPOT/TRIPPING HAZARD
3. REMOVE & REPAIR BRICK AT LOW SPOT/PONDING
4. REPAIR CONCRETE SPALLING OR LOW SPOT
5. REPLACE MISSING TREE
6. BRICK NOSING TO BE REPAIRED
7. REPAIR BRICK PAVERS & CONCRETE DRAIN TROUGH AND METAL COVER
8. REPAIR/REPLACE CONCRETE BASE AT LIGHT POLE

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Sheet Name

SITE CONDITIONS

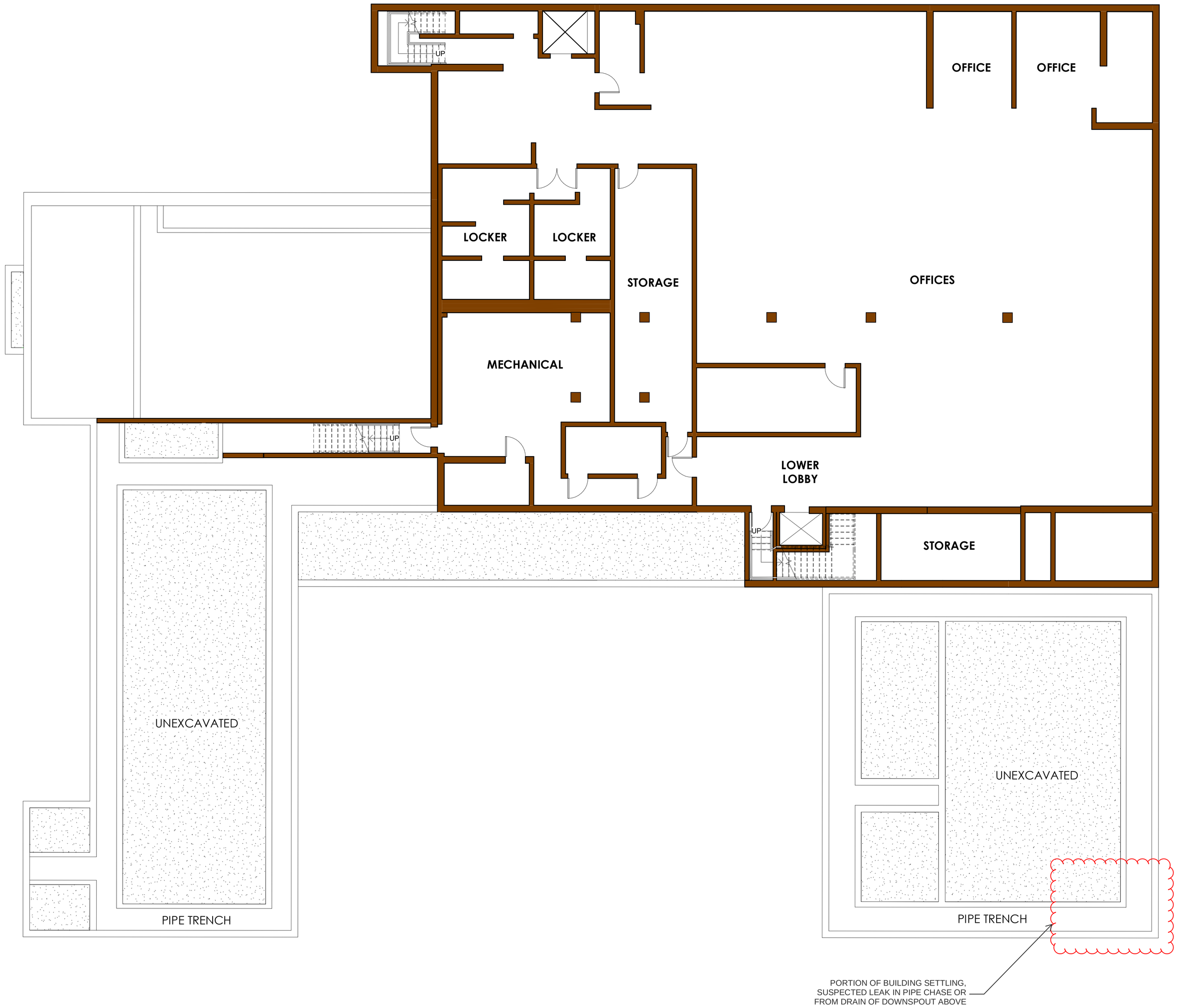
Sheet No.

Sheet No. ____ of ____ Sheets

APPENDIX B

Building Floor Plans -Existing Conditions

APPENDIX B



1 BASEMENT FLOOR PLAN - EXISTING CONDITIONS

1/8" = 1'-0"

0 4' 8' 16'

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LEGEND

WINDOWS

AGE
- B.2 — HISTORIC (INFILLED - YELLOW)
- B.2 — NON-HISTORIC

CONDITION
- B.2 — SATISFACTORY
- B.2 — UNSATISFACTORY
- B.2 — FAIR

DOORS

AGE
- 2-1 — HISTORIC (INFILLED - YELLOW)
- 2-1 — NON-HISTORIC

CONDITION
- 2-1 — SATISFACTORY
- 2-1 — UNSATISFACTORY
- 2-1 — FAIR

City of Santa Fe — **Main Library - Existing Window + Door Evaluation** — **First Floor**

	ID	Elevation	Age: Historic	Age: Non-Historic	Condition: Satisfactory	Condition: Fair	Condition: Unsatisfactory	Comments
First Floor	A.1	East SW Reading	1			1		Rope + Pulley Style
	A.2	East SW Reading	1			1		Rope + Pulley Style
	A.3	East SW Reading	1			1		Rope + Pulley Style
	A.4	East	1			1		Rope + Pulley Style
	A.5	North		1		1		
	A.6	East Storefront		1	1			
	A.7	East		1	1			Storm Window
	A.8	East		1	1			Storm Window
	A.9	South Storefront		1	1			
	A.10	South	1				1	Rope + Pulley Style
	A.11	South	1				1	Rope + Pulley Style
	A.12	South	1				1	Rope + Pulley Style
	A.13	South		1		1		
	A.14	West		1		1		
	A.15	West	1		1			Rope + Pulley Style
	A.16	South Courtyard	1			1		Sash Stay Style
	A.17	South Courtyard	1			1		Sash Stay Style
	A.18	South Courtyard	1			1		Sash Stay Style
	A.19	West Courtyard	1		1			Sash Stay Style
	A.20	West Courtyard	1			1		Sash Stay Style
	A.21	West Courtyard	1			1		Sash Stay Style
	A.22	West Courtyard	1			1		Sash Stay Style
	A.23	West Courtyard	1		1			Rope + Pulley Style
	A.24	North Courtyard	1			1		Sash Stay Style
	A.25	North Courtyard	1			1		Sash Stay Style
	A.26	North Courtyard	1			1		Sash Stay Style
	A.27	North	1			1		Rope + Pulley Style
	A.28	West	1			1		Rope + Pulley Style
	A.29	West	1			1		Rope + Pulley Style
	A.30	North Portal	1				1	Rope + Pulley Style
	A.31	North Portal	1		1			Rope + Pulley Style
	A.32	North Portal	1		1			Rope + Pulley Style
	A.33	North Portal	1		1			Rope + Pulley Style
	A.34	North Portal	1		1			Rope + Pulley Style
	A.35	North	1		1			Rope + Pulley Style
	TOTAL (Windows - 1st Floor)		28	7	12	19	4	

City of Santa Fe — **Main Library - Existing Door Evaluation**

	ID	Elevation	Age: Historic	Age: Non-Historic	Condition: Satisfactory	Condition: Fair	Condition: Unsatisfactory	Comments
First Floor	1-1	North		1	1			Lead paint at trim
	1-2	North	1			1		
	1-3	East		1			1	
	1-4	East (Main)		1	1			
	1-5	South		1		1		
	1-6	West Courtyard	1		1			
	1-7	West Courtyard	1		1			
	1-8	West Courtyard	1			1		
	1-9	North	1		1			
	1-10	North		1	1			
	TOTAL (Doors - 1st Floor)		5	5	6	3	1	



A3 FIRST FLOOR PLAN - EXISTING CONDITIONS

1/8" = 1'-0"

0 4' 8' 16'

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CHECKED BY	BJF

Sheet Name

First Floor Plan

Sheet No.

A102

Sheet No. ____ of ____ Sheets

LEGEND

WINDOWS

AGE
- B.2 — HISTORIC (INFILLED - YELLOW)
- B.2 — NON-HISTORIC

CONDITION
- B.2 — SATISFACTORY
- B.2 — UNSATISFACTORY
- B.2 — FAIR

DOORS

AGE
- 2-1 — HISTORIC (INFILLED - YELLOW)
- 2-1 — NON-HISTORIC

CONDITION
- 2-1 — SATISFACTORY
- 2-1 — UNSATISFACTORY
- 2-1 — FAIR

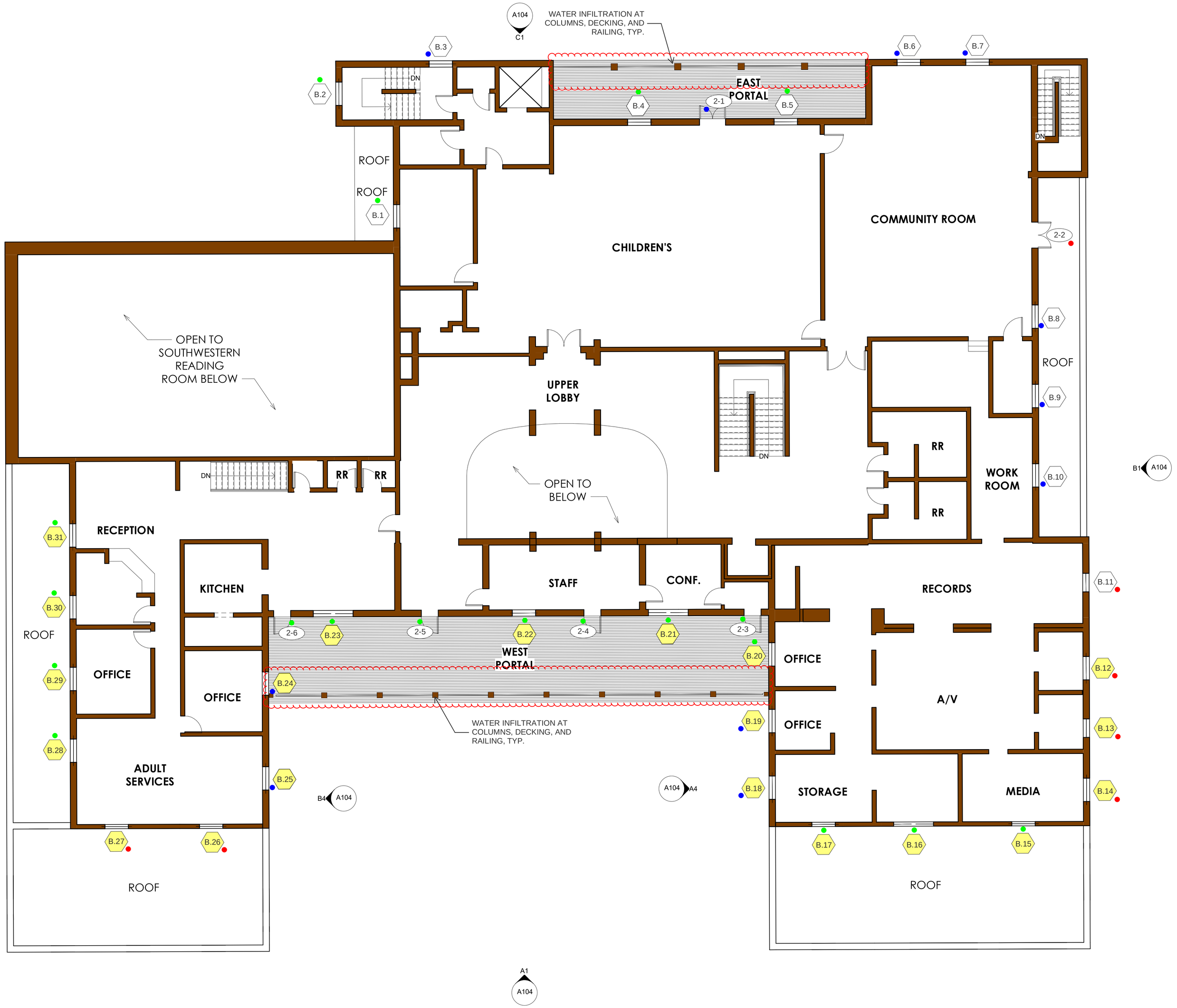
City of Santa Fe — **Main Library - Existing Window + Door Evaluation**
Second Floor

	ID	Elevation	Age: Historic	Age: Non-Historic	Condition: Satisfactory	Condition: Fair	Condition: Unsatisfactory	Comments
Second Floor	B.1	North		1	1			Storm window
	B.2	North		1	1			Storm window
	B.3	East		1		1		Storm window
	B.4	East Portal		1	1			Storm Window
	B.5	East Portal		1	1			Storm Window
	B.6	East		1		1		Storm Window
	B.7	East		1		1		Storm Window
	B.8	South		1		1		Storm window
	B.9	South		1		1		Storm window
	B.10	South		1		1		Storm window
	B.11	South		1			1	
	B.12	South	1				1	Rope + Pulley Style
	B.13	South	1				1	Rope + Pulley Style
	B.14	South	1				1	Rope + Pulley Style; Storm
	B.15	West	1		1			Rope + Pulley Style
	B.16	West	1		1			Rope + Pulley Style
	B.17	West	1		1			Rope + Pulley Style
	B.18	South Courtyard	1			1		Sash Stay Style
	B.19	South Courtyard	1			1		Sash Stay Style
	B.20	South Courtyard		1	1			Storm window
	B.21	West Courtyard		1	1			Storm window
	B.22	West Courtyard		1	1			Storm window
	B.23	West Courtyard		1	1			Storm window
	B.24	North Courtyard	1			1		Rope + Pulley Style; Storm
	B.25	North Courtyard	1			1		Rope + Pulley Style; Storm
	B.26	West	1				1	Rope + Pulley Style
	B.27	West	1				1	Rope + Pulley Style
	B.28	North	1		1			Rope + Pulley Style
	B.29	North	1		1			Rope + Pulley Style
	B.30	North	1		1			Rope + Pulley Style
	B.31	East SW Reading	1		1			Rope + Pulley Style
	TOTAL (Windows - 2nd Floor)		16	15	15	10	6	

A104 D1

City of Santa Fe — **Main Library - Existing Door Evaluation**

	ID	Elevation	Age: Historic	Age: Non-Historic	Condition: Satisfactory	Condition: Fair	Condition: Unsatisfactory	Comments
Second Floor	2-1	East Portal		1		1		
	2-2	South		1			1	
	2-3	West Portal		1	1			
	2-4	West Portal		1	1			
	2-5	West Portal		1	1			
	2-6	West Portal		1	1			
	TOTAL (Doors - 2nd Floor)		0	6	4	1	1	



A3 SECOND FLOOR PLAN - EXISTING CONDITIONS

1/8" = 1'-0"

0 4' 8' 16'

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Second Floor Plan

Sheet No. A103

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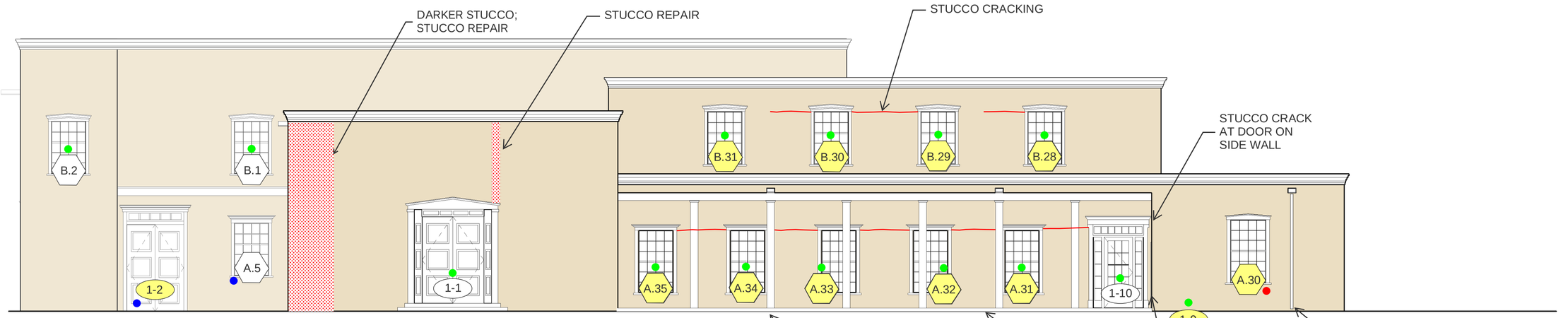
APPENDIX C

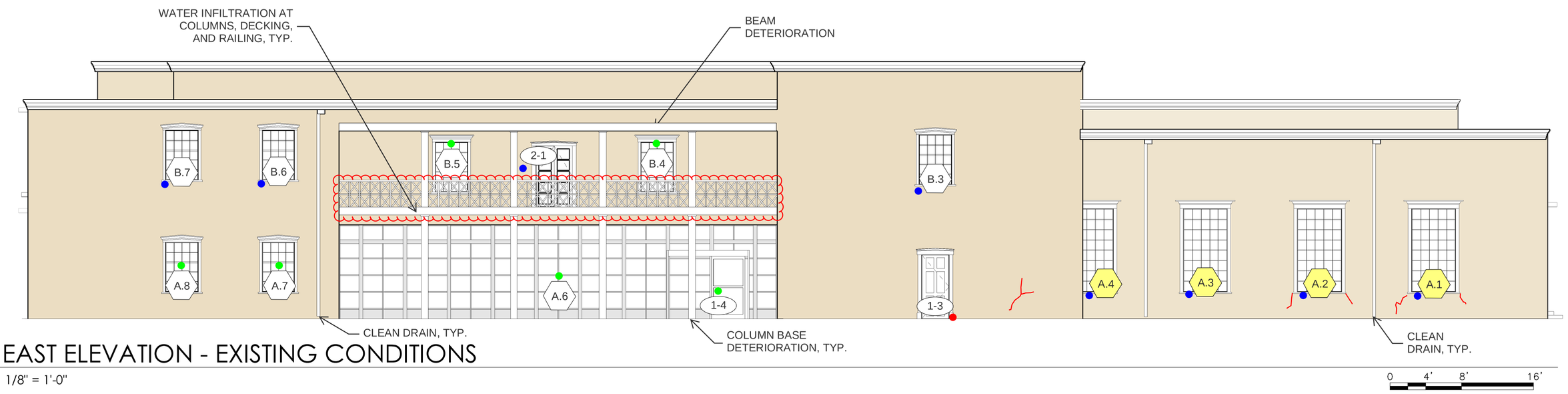
Exterior Elevations -Existing Conditions

APPENDIX C



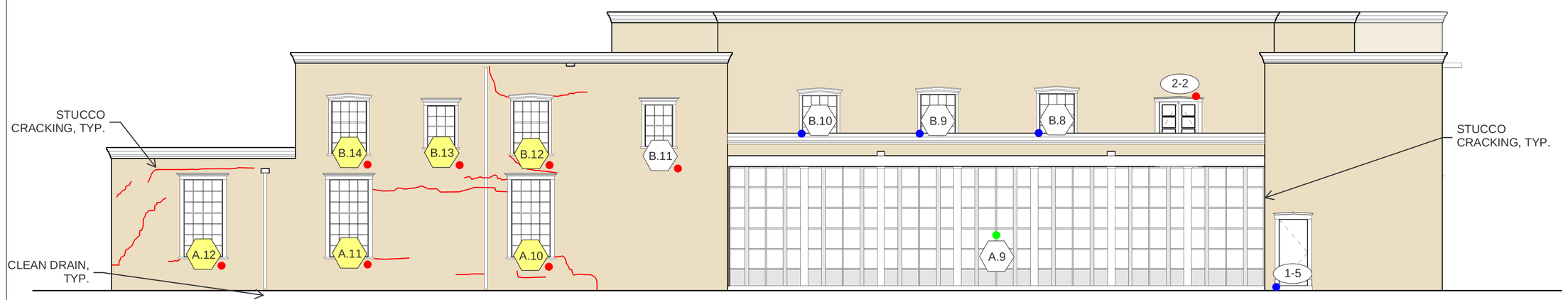
D1 NORTH ELEVATION - EXISTING CONDITIONS

1/8" = 1'-0"



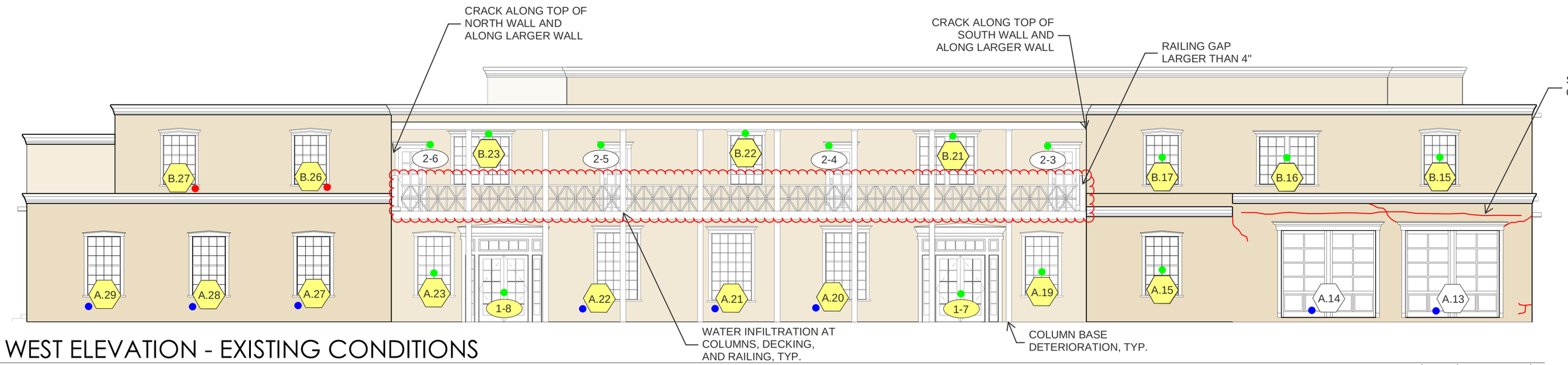
C1 EAST ELEVATION - EXISTING CONDITIONS

1/8" = 1'-0"



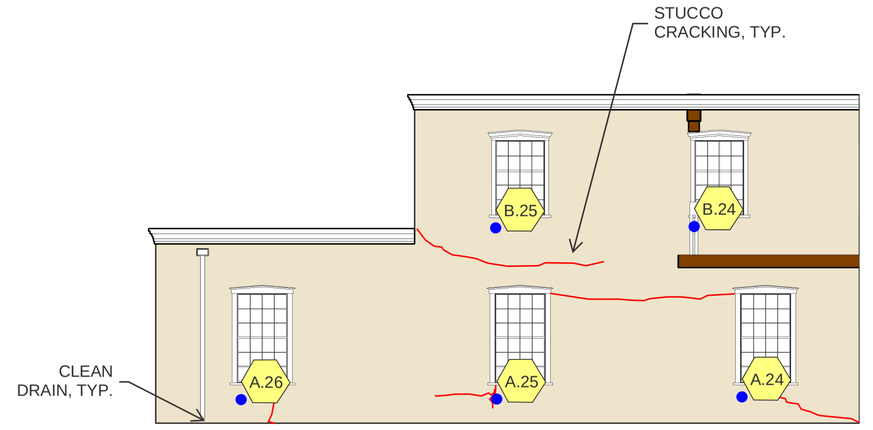
B1 SOUTH ELEVATION - EXISTING CONDITIONS

1/8" = 1'-0"



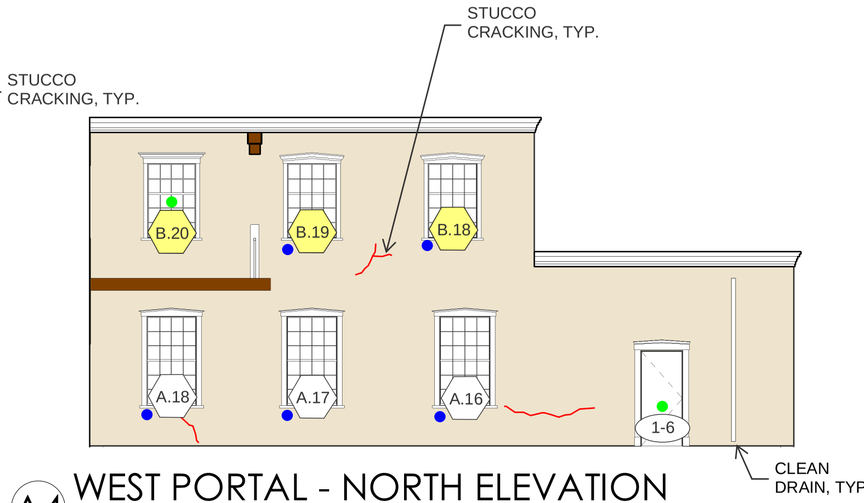
A1 WEST ELEVATION - EXISTING CONDITIONS

1/8" = 1'-0"



B4 WEST PORTAL - SOUTH ELEVATION

1/8" = 1'-0"



A4 WEST PORTAL - NORTH ELEVATION

1/8" = 1'-0"

LEGEND

WINDOWS

AGE
- B.2 — HISTORIC (INFILLED - YELLOW)
- B.2 — NON-HISTORIC

CONDITION
- B.2 — SATISFACTORY
- B.2 — UNSATISFACTORY
- B.2 — FAIR

DOORS

AGE
- 2-1 — HISTORIC (INFILLED - YELLOW)
- 2-1 — NON-HISTORIC

CONDITION
- 2-1 — SATISFACTORY
- 2-1 — UNSATISFACTORY
- 2-1 — FAIR

Notes:

1. Stucco cracks shown are no longer visible (they were repaired when the building was painted in 2023). Cracks are shown for reference of what was visible during the assessment.
2. Refer to Appendix B. Building Floor Plans - Existing Conditions for additional information.
3. Refer to Appendix J. Window + Door Report for specific information relating to windows and doors, including photos of existing conditions.

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Sheet Name

EXTERIOR ELEVATIONS

Sheet No.

A104

Sheet No. ____ of ____ Sheets

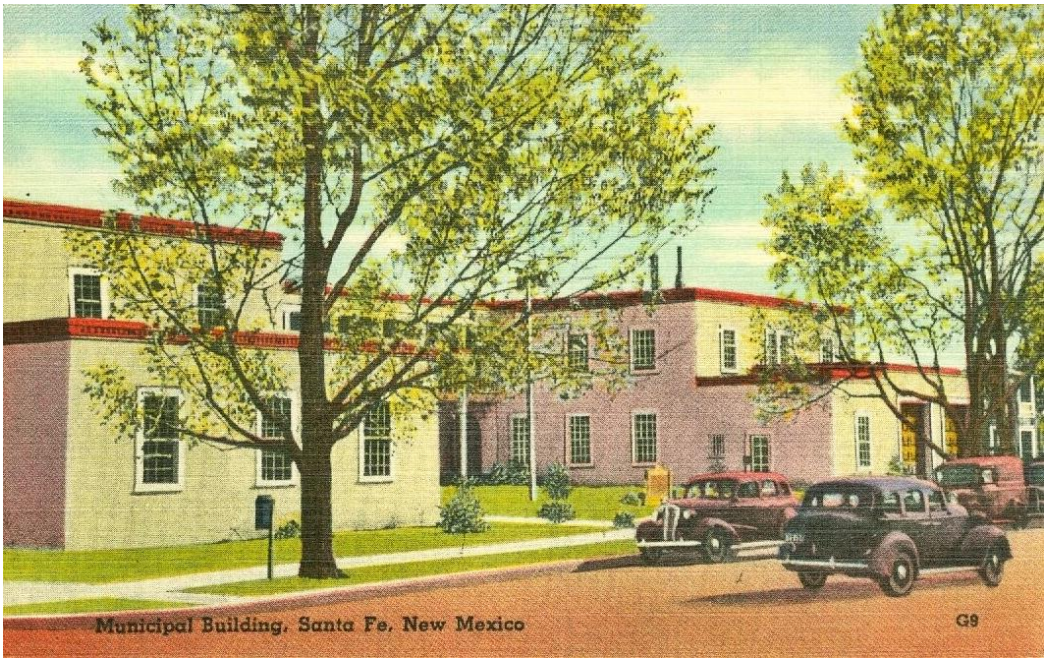
APPENDIX D

2023 Historic Cultural Properties Inventory

APPENDIX D

Santa Fe Municipal Building – Santa Fe Main Public Library

Cultural Resources Evaluation



145 Washington Avenue
Santa Fe, Santa Fe County, New Mexico
Santa Fe County Assessor Parcel Number 910014876

Santa Fe Certified Local Government Project: #35-2210035.10020

September 15, 2023; Revised November 30, 2023

Prepared by:

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

Prepared for:

Woven Architecture
343 W. Manhattan Avenue
1524 Paseo de Peralta
Santa Fe, NM 87501

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2023; November 30, 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:
Santa Fe Municipal Building - Santa Fe Main Public Library	145 Washington Avenue Downtown and Eastside Historic District - Santa Fe	Santa Fe ID: H-3540 4. County: Santa Fe Parcel # 910014876

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

6. Date of Survey:
July 25 & 26, 2023

7. Previous Survey Date(s):
_x Yes: November 20, 1985
__ No:

8. Name of Project:
CLG Status Evaluation

9. Lat/Long:
35.6886382,-105.9369818



10. Photo Information: John W. Murphey, photographer. Photo 1: View of west elevation. Camera facing east. August 3, 2023.

11. Brief Description of the Property:

Erected in 331 days under a New Deal grant, the former 1937 Santa Fe Municipal Building takes up the southeast corner of Washington Avenue and East Marcy Street. Designed by architect John Gaw Meem, it was planned to hold every function of city government. To do this, Meem selected a two-story, U-shaped form that segregated city government functions into discrete zones. The building continued in this until 1977 when city hall moved to its current location. A project in 1985-86 renovated the 50-year-old structure for a new use as the main location of the public library. The project reconstructed and/or built anew an area representing 75% of its ground floor footprint. Still, sections of the building show as original, and overall, the front façade looks similar to its historic appearance.

Continued on Page 5.

12. Who uses the property? Public Library

13. Construction Date:
Date: 1937; 1985-86, major renovation
_ x_Known __ Estimated Source: Project records and newspaper accounts

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

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

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

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



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

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

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

For: Woven Architecture/City of Santa Fe,
CLG contract

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

Current owner: City of Santa Fe

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _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:
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-3540
Santa Fe Municipal Building - Santa Fe Main Public Library	145 Washington Avenue Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 25 & 26, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ 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: Wood posts and trim

7. Number of Stories: __ N/A
Number: __1 __11/2 x__ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Sash	Wood	8/12	Multiple
Sash	Wood	12/12	Multiple
Sash	Wood	12/16	Multiple
Sash	Wood	16/16	Multiple
Fixed	Wood	8 over Panel	4
Fixed – Window Wall	Steel	Multiple	2

11. Door Types

Type	Style	Material	Number
Single	Flush	Steel	1
Single	6-Panel	Woold	2
Single	10-Light	Wood	4
Single	1/2 -light & Panel	Wood	1
Double	3-Panel	Wood	1
Double	3-Panel w/sidelights	Wood	3
Double	10-10 w/ sidelights & transom	Wood	2
Double	Narrow Light	Wood	1

12. Chimneys _x one, short stuccoed stack	13. Porches __ N/A Type: __ Entry __Partial-Width __x Full-Width __ Wrap Portal and balcony

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Early 1960s; two story addition at southeast corner; aerial photographs.
#2 Date 1985-86; major renovation project; demolished and reconstructed majority of center block and 1960s addition; installed window wall sections, etc.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

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

Notes:

__ Other: Vernacular

17. Documents Available and Their Locations

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

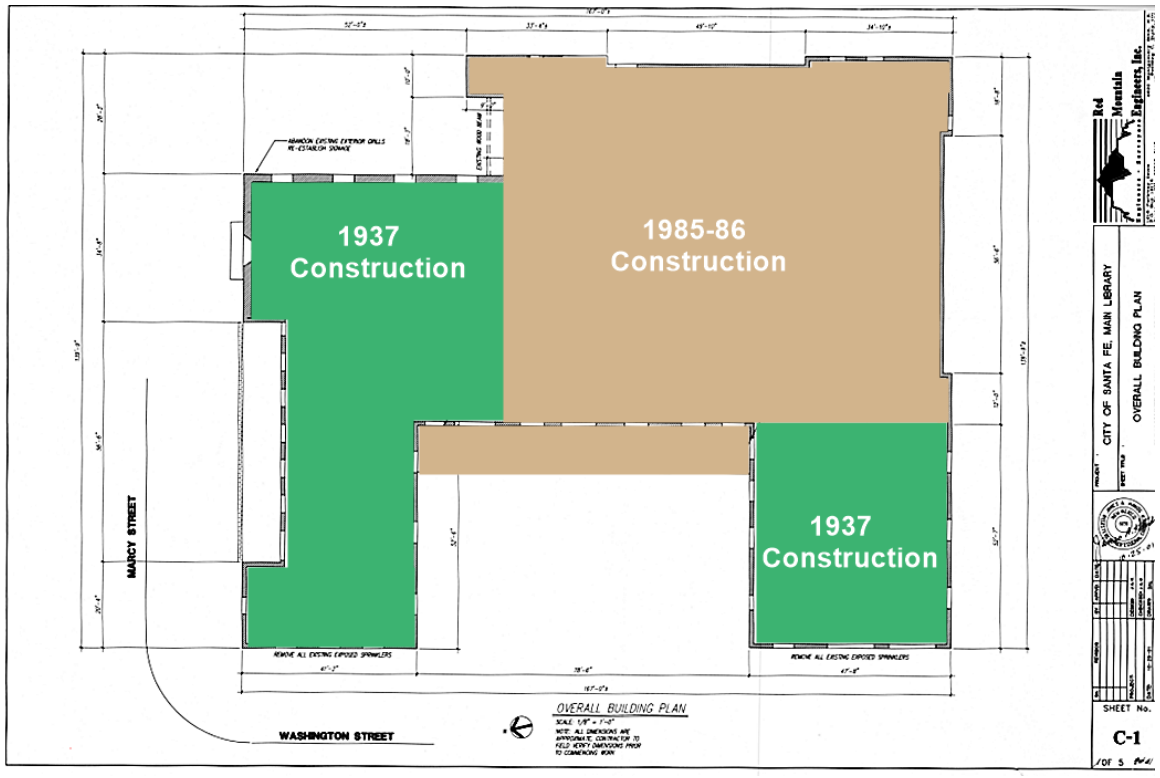
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Graphic of construction phases of ground floor.
Base drawing courtesy Red Mountain.



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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

Setting

The Santa Fe Municipal Building stands near the west end of its 0.94 square lot, facing in the same direction. On the north runs East Marcy Street; on the west, Washington Avenue; on the south, Nusbaum Street; and on the east, a parking lot devoted to the building's current use as a library. Commercial architecture surrounds the old building, some of it relatively recent. The building is now a diminished edifice, but when completed in 1937, it was the tallest structure in the area. With the construction of the First Interstate Bank Plaza in 1983 and other adjacent buildings, its stature has decreased. It encloses a small, landscaped area on its west façade that was originally planted in lawn. Historically called the courtyard, this space is essential to the building's design and presentation to the street. A wide brick sidewalk courses along its west and south exposures. Two mature valley cottonwoods shade its façade.

Building

The building holds roughly 33,000 square feet,[1] spread over two floors and a basement. Its terraced massing lessens its bulk and gives visual interest to the façade and streetscape. It is made of hollow clay tile and concrete masonry units, finished with stucco, which, at the time of survey, was of several colors, including mustard.[2] A cornice of red bricks laid in stretcher and rowlock outlines the parapet on both floors. The cornice is one row more than what is depicted in Meem's drawings. Many of its wood exterior members (posts, railings, window casings and sills) show weathering and deterioration.

[1] This represents the Santa Fe County Assessor figure; the square footage is likely larger.

[2] Responding to complaints, the City of Santa Fe repainted the building in August 2023 in a uniform color and made cosmetic repairs to wood elements.

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West – Primary

The west primary façade reveals the building's plan and architectural inspiration. In form, it is a two-story center block flanked by stepped volumes. Together, these parts create a U-shaped plan. The façade introduces its architectural vocabulary, which mixes Native American forms and Territorial fenestration and trim.

At the center is the double portico block. Both floors are spanned by columned porticos or *portals* reconstructed in the 1980s (Photo 2). During the 1985-86 project, both floors were torn down and reconstructed with concrete masonry units. As part of this work, the porch columns were replaced. Meem had originally designed a modified Doric post with chamfered edges and a molded capital. Taking their place are square, chamfered posts with a simplified capital. This post style additionally ornaments the altered east and south elevations.

The ground floor served as the principal entry to the city hall and police department, and now the library (Photo 3). Its wall is fenestrated with tall, vertical openings reflecting the Territorial mode. At each end are entries holding double glass doors framed by glass sidelights and a transom (Photo 4). A molded frieze with dentil blocks surmounts the entries.

Between the entries are uniform 16/16 wood sash. Meem used these types of multi-light windows in 8/12, 12/12, 12/16, 16/16, and 20/20 patterns to reinforce the style and to bring natural light and fresh air into the offices. The windows are topped with colonial or pedimented head casing, referencing New Mexico's territorial-era architecture. While the doors and glazing have been replaced, their overall design resembles Meem's drawings.

The upper floor, once holding the jail, had only a window and a door. Demolished and rebuilt in 1985-86, it now has multiple doors and windows opening onto a balcony. These, like others in the building, are framed with Territorial casings.

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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

The adjacent south volume has large, fixed windows at the ground level (Photos 5 & 6). These filled in what were historically bays of the fire station. A construction photograph from 1985 shows sectional overhead doors topped the phrase “FIRE STATION NO. 1” in raised letters (Fig. 11). The wing now encloses library shelves and a reading area. The north volume appears to have original windows (Photo 7). Both wings have original wall construction.

North

Fronting East Marcy Street, the north elevation is the least altered part of the building (Photo 7). Its long portico is lined with wood posts that match Meem’s drawings (Photo 8). At the west end stands a formal door, once opening to the office of the Santa Fe Chamber of Commerce (Photo 9). The door no longer functions for this purpose but helps preserve the façade’s historical association.

Marching eastward is a line of 12/12 wood sash with pedimented head casings (Photo 10). The window muntin profile is narrow and appears to be original — or a convincing reproduction. At the interior, they have 15” deep, slanting stools. They open with handles on the lower sash’s bottom rail and lock at the top rail. The upper story windows are uniform 8/12 sash with pedimented heads.

The blank wall of the northeast corner is interrupted by a formal entrance. It is placed centrally and holds double wood panel doors surmounted by a dentil course pediment (Photo 11). Historically, the doors gave access to a platform where the city council conducted business. The classically inspired doorway is the same as shown in Meem’s drawings.

East

Looking onto the parking lot, the east elevation (with the exception of the former city council chamber) has been significantly changed. The changes started in the 1960s, with an addition, and increased during the 1985-86 renovation. The lower volume holding

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the former council chambers has four very tall, 20/20 wood windows. Now giving light to the Southwest Reading Room, these appear to be original and show exterior deterioration (Photo 12).

The council room connects with an east-west wall holding a loading dock (Photo 13). This area has Territorial-type windows and doors. The space is not original to the Meem design and appears, based on aerial photographs, to have been first introduced in the early 1960s and replaced during the 1985-86 renovation.

The impact of the 1985-86 project is more apparent rounding the corner with a view of the central block (Photos 14 and 15). The ground level originally had a wall with windows (Fig. 4). This area, which had already been added upon in the 1960s, was reworked in the 1980s, removing walls and replacing them with glass.

The long window walls were meant to daylight the lower level and basement. Called “enclosed portals” in the 1980s plan, the green metal framed structure extends from the ground to the ceiling and contains a storefront entry at the north end (Photo 16). Interestingly, wood posts are placed in front of it, fulfilling the portal aspiration (Photo 17).

Above, at the second story, is a balcony introduced in the 1980s (Photo 15). This space originally had a line of steel jail windows which were removed during demolition. Now fenestrated with Territorial windows and doors, it has a balcony similar to the west elevation.

The section at the southeast corner postdates Meem’s drawings (Photo 18)(Fig. 4). Its flat façade is seamed with expansion joints, suggesting it is recent. Like the rest of the building, it has symmetrically placed Territorial windows.

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South

Little is known about the South elevation's original appearance, as it wasn't included in Meem's drawings. The balance of it, however, has been altered at the ground level, with its long stretch of window wall (Photo 19). This feature was introduced in 1985-86 and, like the east elevation, involved removing exterior walls. The areas bookending the glazed wall are new spaces constructed of concrete masonry units.

The three openings at the west end of the elevation align with Meem's floor plan. These hold tall 12/16 wood sash with colonial head casings (Photo 20). They historically provided light to the fire station's apparatus room; similar multi-light Territorial windows penetrate the second story. Stepped cracking reveals this section is original and made of hollow clay tile.

Interior

The 1980s demolition of the central block and southeast section allowed for a completely new floor plan. Gone were the jail cells and corridors of tightly packed offices. This is obvious with just a casual visit to the library.

After moving through double doors on the Washington Avenue side, the visitor enters an enclosed passage, an informal space holding a community bulletin board and racks of free magazines and reading material. The passage has the informality of a mud room.

Beyond a theft control barrier is a light-filled atrium area (Photo 21). The double-height space has a half-circle form and is floored with square tile. Filtered sunlight pours through a light well above (Photo 22). A dog-leg staircase at the right leads to the second floor, which reiterates the half-circle motif with steel railing (23). The remainder of the library is a mixture of new spaces and parts of the old city hall that have been repurposed for library shelving and reading areas.

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City Council Chamber/Southwest Reading Room

Located in a separate room at the northeast corner, the former council chamber retains a high level of integrity along three of its walls, communicating the historic function of the space. It has a dark, calm feeling, conducive to its current use as a reading room and storage area of valuable Southwest books.

The rectangular room has a high ceiling with wood beams running in both directions (Photo 24). The built-up beams are boxed with fascia decorated with carved motifs Meem employed in other important commissions. For decorum, they are topped with uniform boards instead of rustic *latilla*. Suspended from the ceiling are decorative tin lamps (Photo 25). It is unclear if they are original, but they are reminiscent of lighting Meem used for spaces at the University of New Mexico. Meem, or one of his draftsmen, penciled a similar-looking lamp in one of the drawings.

The platform once used by the city council remains, but its railing has been replaced. The paneled door to the exterior also remains, with its bold denticulated pediment. Other decorative elements of the room have been removed or modified.

Beyond the entrance to the Southwest Room is a staircase leading to the second floor (Photo 26). The staircase, with its cement treads and wrought iron railing, is original to building.

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 for a Permanent Home

When completed in late 1937, the Santa Fe Municipal Building represented potentially the first time the town's government functions were under one roof since the colonial period. Built with a New Deal Public Works Administration (PWA) grant, it was designed to centralize city government operations in one building, including police and fire departments and the jail.

During the Spanish colonial period, town administration took place in the *cabildo*, where a town council administered the basic functions of government. As discussed in the Laws of the Indies, this office was to be erected "next to the main plaza" and designed "in a manner that would not embarrass the temple but add to its prestige."[3]
The location of Santa Fe's *Casa* de Cabildo is not precise, but it is thought to have stood on the west side of the Plaza.

Following the American Conquest, Kearny's forces took over the Palace of the Governors, using it as their headquarters. The building would also house the first iteration of an American form of town government. The idea of a city hall, separate from territorial government, would arrive only after Santa Fe was incorporated as its own city.

While a local charter in 1851 granted the power to incorporate, Santa Fe's citizens never acted upon it, relying instead on an ad hoc form of governance.[4] The territorial laws of 1884 included a provision allowing all towns to incorporate, but many communities did

[3] Quoted in Dora P. Crouch, Daniel J. Garr, and Axel I. Mundigo, *Spanish City Planning in North America* (Cambridge: The MIT Press, 1982), 43-44.
[4] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," (Historic context prepared for the City of Santa Fe, May 31, 2021, revised), 30-32.

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not have enough residents to meet the population requirement. Albuquerque, with its larger population, incorporated the following year.

Santa Fe boosters, including editors of the *New Mexican,* soon took up the incorporation campaign, with — at first — a reluctant citizenry. A liberal amendment to the law in 1891 made it easier for towns and villages to incorporate, and on June 2, 1891, Santa Fe's citizenry voted in favor of a municipal government.

However, William T. Thornton — the first mayor under incorporation — and the newly elected city council had no place to meet. They instead gathered at each other's places of business, starting with Thornton's attorney's office on East San Francisco Street.[5]

Newspaper accounts indicate the mayor and city council soon moved their operations to a building on San Francisco Street named Fireman's Hall. Its precise location is unclear, but by the late 1890s, city staff were using it for their office. An 1897 notice from Charles B. Conklin, the city clerk, stated he maintained his office in the hall, where he issued dog licenses.[6] After Statehood, the council and city offices moved into the Santa Fe County Courthouse — a building designed by Rapp & Rapp on Palace Avenue in 1910.

City Hall No. 1

The wandering city government soon relocated again, taking over what appears to be a later iteration of Fireman's Hall located on East San Francisco Street, across from what would develop as La Fonda Hotel. The building, depicted on the 1913 Sanborn map, was a two-story brick structure with the fire department on the ground floor (Fig. 2).

In October 1916, the Santa Fe Fire Department Association — the private fire group that owned the building — donated the hall to Santa Fe with the agreement the city would take over its debt. "The City of Santa Fe now has a City Hall," announced the *New*

[5] "Round About Town," *Santa Fe New Mexican*, January 5, 1892, 4.
[6] "Dog Licenses," *Santa Fe New Mexican*, April 24, 1897, 4.

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Mexican, emphasizing its significance and likely the first time the term "city hall" had ever been used for Santa Fe.[7]

The following year, the city began a campaign to move the two-story brick building to a new site. Headed by Mayor William G. Sargent, the selected location was a large lot on the corner of Washington Avenue and Marcy, which is shown on the 1912 King's map to be owned by Sargent.

As indicated by the 1883 Sanborn map, the lot was mostly undeveloped, containing a garden and a three-room adobe near the street (Fig. 1). The move and renovation, which was calculated to cost $10,000, was put to a vote at the general election on April 2, 1918, and passed. By the month's end, a track down San Francisco Street was directing the 500-ton building to its new location.[8]

As observed on the 1930 Sanborn map, the relocated city hall stood near the north edge of the property (Fig. 3). A one-story entry porch spanned its front façade, and a wood frame garage stood at the rear. It contained the city's fire department on the ground floor and government offices on the second. The police department was located elsewhere, in a building on Cathedral Place. Besides containing the functions of municipal government, the lot had a particular use during the fall as the location of the annual Zozobra burning.

A New Deal City Hall

By 1935, the limitations of the repurposed firehouse were apparent. City staff had grown during the Great Depression, and city hall had run out of space. City officials began contemplating a new city hall in the spring of 1935, working with the New Deal Federal Emergency Relief Administration to identify a funding source to build it. They

[7] "City of Santa Fe Now Has for Sure Enough City Hall," *Santa Fe New Mexican*, October 7, 1916, 3. The author could find the term "city hall" in the context of Santa Fe used prior to this article.
[8] "Local Items," *Santa Fe New Mexican,* April 22, 1918, 6.

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landed on the PWA, a public works initiative launched during the National Industrial Recovery Act of 1933.

A pump-priming program, the PWA sought to increase employment and stimulate business activity with large-scale public works projects: dams, reservoirs, sewage plants, and the like. Unlike the Works Progress Administration (WPA), it funded construction through a loan or grant to the recipient community. Santa Fe County had already harnessed the program to build a new courthouse, and nearly a dozen New Mexico communities would use it to erect new city halls or courthouses, all with jails.[9] Nationally, it would fund 629 courthouses and city halls.[10]

In August 1935, the city council voted to build a new municipal building using PWA funds. Under the agreement the PWA would provide a $54,000 grant, with the city adding $66,000, allowing for a $120,000 project. The following year, voters approved a $75,000 bond for that purpose. The federal agency approved the grant in October 1936.[11]

Architect John Gaw Meem (1894-1983) was tapped to design the building. He had already created a scheme for a combination city hall and library, which had been rejected by voters in 1932 because it included a jail in its basement.[12]

Meem's New Deal

At the beginning of the Great Depression, few professional architects were working in Santa Fe. John Gaw Meem had just started his career and operated out of a shed at

[9] David Kammer, "The Historic and Architectural Resources of the New Deal in New Mexico," (Context statement prepared for the New Mexico Historic Preservation Division, 1994), Appendix
[10] Robert D. Leighninger, *Long-Range Public Investment: The Forgotten Legacy of the New Deal* (Columbia, S.C.: The University of South Carolina Press, 2007), 88 Table 6:2.
[11] Federal Emergency Administration of the Public Works, "Status of Non-Federal Allotted Projects, Region No. 5, New Mexico," (January 3, 1940), 173.
[12] "To Submit," *Santa Fe New Mexican*, June 8, 1933, 5.

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Sunmount Sanatorium. In private practice at the time were only Meem and Gordon F. Street, a one-time Meem associate.

The New Deal significantly changed architectural practice in Santa Fe. The vast amount of federal spending on building projects attracted new architects to the state, many of whom would stay after the depression. Locally, this significantly affected the city's look and infrastructure. It would also seed architectural firms dominating Santa Fe's architectural scene until the 1950s. Simultaneously, Santa Fe attracted more skilled out-of-state contractors who would bring a larger scale of operation than previously known.

Being in the private sector, Meem could not compete with the State Planning Board for work. The few Works Progress Administration projects Meem worked on were small-town armories. Meem instead found work with the PWA. The New Deal granting agency partnered with private firms, like his, and did not require work-relief labor. PWA projects were generally larger and demanded greater skill and construction expertise. Despite the economic downtown, Meem expanded his office with the PWA work and a small list of private commissions, including several country retreats.

Meem took a deep interest in the design of the new city hall. From project correspondence, it appears it was mainly his creation, with the drawings bearing his personal architectural stamp. The surviving correspondence shows that he was in constant communication with the contractors, suppliers, and government officials.

The letters and other sources indicate that he had great involvement during its construction, demanding specific dimensions for its front portal posts and other details. When the mayor and council city indicated they would not approve $125 for columns that Meem insisted be better proportioned, the architect paid for them himself. [13]

[13] "Meem Insists on Correctness in City Hall," *Santa Fe New Mexican*, June 10, 1937, 1 & 4. This occurred after the building was under construction.

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A Hybrid Design

First sketched in April 1936, Meem arrived at a hybrid exterior scheme, combining Pueblo-type stepped massing with Territorial symmetry and fenestration. It is unclear who wrote it, but within the project correspondence is a memo outlining the design rationale:

> The building as designed reflects the basic forms and the modifications, thus reflecting the history of the region. The flat roofs and the balance of the masses, as distinguished from geometrical symmetry, are derived from the Indians; the plan around the court, or "placita" with adjoining porches or "portals" reflect Spain, and finally the brick cornice (used originally to protect adobe walls), the millwork and the subdivision of the plan, reflect the American occupation and our modern requirements.[14]

Facing west, the deep setback of the double portico and flanking terraced wings gave the feeling of order and authority without the typical symbolism of government from earlier periods. Meem had learned from the Public Welfare Building (1934), an earlier New Deal project, that Pueblo-style window arrangements were not conducive to an office setting and, therefore, used the Territorial vocabulary to create tall, vertically oriented windows.

Functionally, the building would hold every aspect of city government, reflecting a trend during the New Deal to centralize municipal operations. Meem selected a two-story, U-shaped plan that segregated city government functions into discrete zones, each with a separate entrance.

[14] "Municipal Building for the City of Santa Fe," no date, 1, Municipal Building, Santa Fe 1936 [File Number 256], General Correspondence, Box 19, Folder 2, John Gaw Meem Job Files, University of New Mexico Center for Southwest Research & Special Collections, University of New Mexico Center, Albuquerque, New Mexico. Hereafter, SFMB, Meem Job File 256.

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His design enclosed a fire station on the south wing, which on the ground floor contained a two-bay garage for four engines, an office, and work and recreation rooms. The firefighters' quarters were upstairs, with five bedrooms, a living room, a kitchen, and a bath.[15]

The police department dominated the building's central portion. Their zone included offices, a radio room, a magistrate courtroom (or "Police Court") on the first floor, a 12-cell jail on the second floor, and a shooting range in the basement.

The north wing along Marcy Street enclosed a double-loaded office suite for several city offices and the Santa Fe Chamber of Commerce. Another peripatetic organization, the Chamber of Commerce, had been lodged in various locations — including, just prior, a much smaller building on Shelby Street.

The city council chamber, with its high, beamed ceiling and elevated seating, took up the northeast corner, and was designed to hold 150 people.

The second story, aside from the jail and firehouse quarters, was divided into city offices and later held the state headquarters of the Federal Housing Authority.
Meem, assisted by staff architects Paul R. Hoover (1901-1956) and Truman J. Mathews (1900-1964), completed the drawings in late December 1936.

Construction

Bidding for the project was advertised on December 6, 1936. The bid document called for four alternative proposals, which started with the least expensive construction, moving higher into a comprehensive building package.[16] The least costly, Group I-A, called for building the city hall, minus the jail and sidewalks, and allowed for unfinished

[15] This account represents information found in a c.1940 floor plan and newspaper articles, and somewhat differs from Meem's original drawings. The following discussion of the building's programming combines these three sources.
[16] "Welton Builders Next to the Lowest in City Hall Bidding," *Santa Fe New Mexican*, January 9, 1937, 6.

second-story offices. The most expensive, Group III, represented a complete project, including the jail, sidewalks, and a finished interior.

As a PWA project, it did not require hiring laborers on relief but specified that workers could not be paid less than minimum wage.[17] The advertisement stated that the Federal Emergency Relief Administration had the right to access and inspect all project and contract records. It additionally specified that the selected contractor had to be able to pay public liability and workers' compensation insurance. And importantly, the project had to be completed in no less than 270 consecutive days, or nine months.[18]

Six bidders submitted. The W. Frank Little Constriction Company of Amarillo was the highest at $134,295 for the complete package.[19] The lowest, which had to be accepted under federal regulations, was Newstrom & Davis of Denver, which said they could complete the building for $120,000. Other bidders, including the Lembke Company of Albuquerque and local contractors Welton Builders, also submitted. Newstrom & Davis, who had worked on PWA projects in Colorado, Utah, and Nebraska, were awarded the contract. The company was already in town working on the Wheelwright Museum.

Work began quickly on January 11 to tear down the old city hall. Two weeks later, only a pile of bricks remained.[20] But new construction soon found a foe with frozen ground. The impenetrable earth, as described in one news account, "caused a considerable delay," extending over three months. [21]

Warmer weather in spring permitted digging into the ground, but the contractors found that some soil was too soft to lay a foundation. It required going several feet deeper

[17] "Advertisements for Bids," 2, SFMB, Meem Job File 256.
[18] Ibid, 1.
[19] "Welton Builders Next to the Lowest in City Hall Bidding,"
[20] "Little Remains of City Hall," *Santa Fe New Mexican*, January 23, 1937, 1.
[21] "Work on City Hall Half Done," *Santa Fe New Mexican*, May 6, 1937, 1.

than specified in the contract. By early May, the foundation had been laid, and the concrete slab between the first and second story was completed.[22]

Project Complications

The city discovered it needed more money in the middle of the project. Rising construction costs led to a decision to shift all funds to the construction account, taking away money to be used for office furniture and equipment. The city raised a supplemental fund of $10,664 and hoped the PWA would match it, replicating the original agreement. The fund targeted $9,000 to furnish the council chamber, police court, and 20 offices. The federal government balked at the request, further tightening the project's budget.[23] Meem donated a portion of his fee to the city to, in his own words, "enable the work to proceed."[24]

The final piece of the project was the jail cells on the second floor. Newstrom & Davis had contracted with the Pauly Jail Building Company of St. Louis to design the cells. Established in 1856 — and still in business — the company created jail cell structures for city halls and courthouses across the country. The company had already worked in Santa Fe, designing cells for the Rapp & Rapp Santa Fe County Jail (1907-demolished) on Water Street.

In an interesting exchange between Meem and the company, the architect communicated the city's needs for the jail. The jail required one "bandit-proof [cell] of the highest type of jail construction" and another cell that was padded, allowing the remaining to be of "ordinary construction."[25] Always conscious of exterior appearances,

[22] Ibid.
[23] "City Faces Deficit, Says Tax Head," *Santa Fe New Mexican*, July 17, 1937, 8.
[24] John Gaw Meem, letter to Edward H. Oakley, March 10, 1937, SFMB, Meem Job File 256.
[25] John Gaw Meem, letter to the Pauly Jail Building Company, November 17, 1936, SFMB, Meem Job File 256.

Meem requested that the steel security bars be placed inside "to make the jail portion as inconspicuous as possible."[26]

By mid-November, the jail was complete, with only its painting remaining to be done, according to the newspaper.[27] However, a week after the article, Meem sent a letter to the contractor, listing across two pages several dozen items that needed to be completed or adjusted.[28]

Construction concluded on December 8, 1937. Sixty-one days late, and several thousand dollars over budget, the project was done.

A Deep and Lasting Pride

The Santa Fe Municipal Building was dedicated before its completion on October 31, 1937. At the event — which was attended by over a thousand citizens — Dr. Charles A. Wheeler, president of the city council, remarked that the building represented a "history-making event," which the city had "looked forward to for a long time."[29] As expressed by city officials, the hope was that it would instill "every resident of the city may take a deep and lasting pride."[30] The building later appeared in a government book highlighting notable PWA projects.[31]

As was its goal, the new municipal building housed every aspect of city government under one roof. It included offices for the mayor, city clerk, city attorney, city treasurer, city engineer, city marshal, city building inspector, city sanitary officer, city physician, and as discussed previously, the city fire and police departments. While officially

[26] Ibid.
[27] "Village Gossip," *Santa Fe New Mexican*, November 11, 1937, 1.
[28] John Gaw Meem, letter to Newstrom & Davis, November 18, 1937, SFMB, Meem Job File 256.
[29] "New City Hall is Dedicated, "*Santa Fe New Mexican*, November 1, 1937, 1.
[30] "Ceremony of Dedication, City Hall, Santa Fe, New Mexico," c. October 1937 pamphlet.
[31] C. W. Short and R. Stanley *Brown, Public Buildings: Architecture Under the Public Works Administration, 1933-39*. Reprint of 1939 edition (New York: Da Capo Press, Inc., 1986), 29.

designated the Santa Fe Municipal Building, it was commonly called City Hall, and took on the address 139 Washington Avenue.

Cracks began to appear in this centralization when, just three years later, the planning commission found the fire department to be poorly located. It was, in their estimation, too far away from the growing southside. Fire engines heading south were often met with congestion around the Plaza.[32] In addition, the commission thought it practical to distribute the city's four fire engines evenly around town. This resulted in relocating a portion of the firehouse in 1948 to a new freestanding building on Montezuma Avenue, designed by John Gaw Meem and Associates.

At some point between 1958 and 1966, as evidenced on aerial photographs, the building gained an addition (Figs. 9 & 10). The larger lot had already been filled with another government building on East Marcy, holding the State Fire Marshal office. Appended to its southeast corner, the two-story addition likely altered the design of the Meem building. The addition itself removed a small physician's clinic facing Nusbaum Street. Still, the front of city hall remained unchanged (Fig. 8).

It continued to hold city hall for the next decade, still working as a centralized location of government operation. Then, in 1978, it took on a new direction. City Hall had moved out of the building into the old Santa Fe High School on Lincoln Avenue, where it remains.

A Jail, Two Courts, and a Library

The former city hall was retitled the Joseph Berardinelli Municipal Court Building, honoring a longtime municipal judge.[33] It was remodeled in its interior to hold separate

[32] John W. Murphey, "301 Montezuma Avenue, Santa Fe Fire Station No. 2/Montezuma Building," New Mexico Historic Cultural Properties Inventory," (September 2022).
[33] "Old City Hall Renamed," *Santa Fe New Mexican*, February 3, 1978, A-12.

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areas for municipal and magistrate courts and an expanded police department. The building still housed the city's jail and took on a new role to hold county inmates.

The Berardinelli Building served this purpose until the early 1980s when it was targeted for a different use — a centralized library. Since the early 1900s, the city's main library had been in a building across the street. Designed in 1906 by Holt & Hart, Architects and Civil Engineers, it had been reworked by Meem with an addition. Nearly 80 years later, the Santa Fe Public Library had run out of space even after the remodeling and an addition. Conditions were so cramped that librarians could no longer shelve books and often had to hop over stacks of books to move around the library.[34]

After considering several locations — including Marian Hall, a two-story building attached to St. Vincents Hospital — the city selected the Berardinelli Building. But they immediately confronted a problem when a city attorney discovered a territorial-era law that the city would lose ownership of the original library if it no longer served that purpose.[35] Resolving the issue through the legislature, the city turned to raising funds to renovate the old city hall into a modern library. With escalating cost estimates, some called for the Berardinelli Building to be demolished, and to start anew. Complicating progress was the need to find new locations for the police department and the city-county jail.

The city council instead approved a renovation project in 1982, to be paid for with capital improvements funds. The project (C.I.P. Project No. 101) was advertised in July 1985, with Mimbres, Inc. awarded the contract. Incorporated in Albuquerque in 1973, the architectural, planning, and engineering group was headed by Arthur E. Trujillo, a well-connected Democratic politician who had served as Santa Fe's mayor just three years prior. The firm had won many state contracts and specialized in educational

[34] Peter Eichstaedt, "City Library Suffers from Old Problem," *Santa Fe New Mexican*, March 28, 1982, A-3.
[35] "City Bill Gets Green Light," *Santa Fe New Mexican*, March 2, 1983, 1.

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buildings. It is unclear who designed the renovation, but architects Kas Germanas and Joe Browning were associated with the firm at the time.

The $4 million project commenced soon after, starting with tearing down the central block (Fig. 12). As discussed earlier, the renovation project involved significant changes to both the exterior and interior. With the former, a new balcony was introduced to the east elevation of the second floor where jail cells once stood. The east and south elevations, which represented new construction, received long sections of window walls to deliver light to reading areas and the basement.

Except for the former city council chamber, the entire interior was reworked. Floors had to be fortified to hold the weight of books, and a double-height atrium space was introduced at the front of the building.

The reworked building, dubbed the Main Library, opened in January 1987. It was 30,000 square feet larger (or more than three times the size) of the previous location across the street. It boasted many modern advances, light-filled areas, and even a cozy fireplace in the children's section. The library services director, Marci Litzenberg, predicted, "It will be our main library for the next 100 years."[36]

Appraisal of Significance

Meem's design of the Municipal Building was a gift to Washington Avenue — and to Santa Fe. Its balance was impeccable, if not stringent, and with its stepped massing it enclosed more space than seen from the street. The courtyard form and stepped façade were inviting, drawing citizens into the building to conduct their business. Its mixture of regional architectural influences was reassuring and did not demand respect, in contrast

[36] Bob Quick, "Time is Nigh for Moving into the New City Public Library," *Santa Fe New Mexican*, December 21, 1986, B-3.

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to the New Mexico Supreme Court Building — another PWA project built the same year after a design by Gordon F. Street. In many ways, the Municipal Building represents Vitruvius' principles of firmness and utility.

Yet, this building has been added upon, partially demolished, and reconstructed.

The Main Library could be considered a successful adaptive reuse project. But there are infractions involved in the 1980s renovation that, when viewed through the lens of the Santa Fe Historic District Ordinance, tear away its success.

In basic terms, nearly 55% of the building's gross footprint represents new construction completed in 1986. This includes the majority of its two-story core block and south elevation. Another preservation shibboleth is the false presentation of historical development. The east and west upper story façades give a false sense of historical design, having introduced new fenestration and (on the east) a balcony that was not present in 1937.

Viewed through this restrictive lens, the Municipal Building has lost integrity. By this token, the building would not be eligible under National Register Criterion C and would likely not contribute to the historic district for the same reason.

The Municipal Building, however, holds great importance to the history of the City of Santa Fe and the New Deal's impact on its urban landscape. Looking at the building with National Register Criterion A in mind, it has sufficient integrity to communicate this history and significance.

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Illustrations

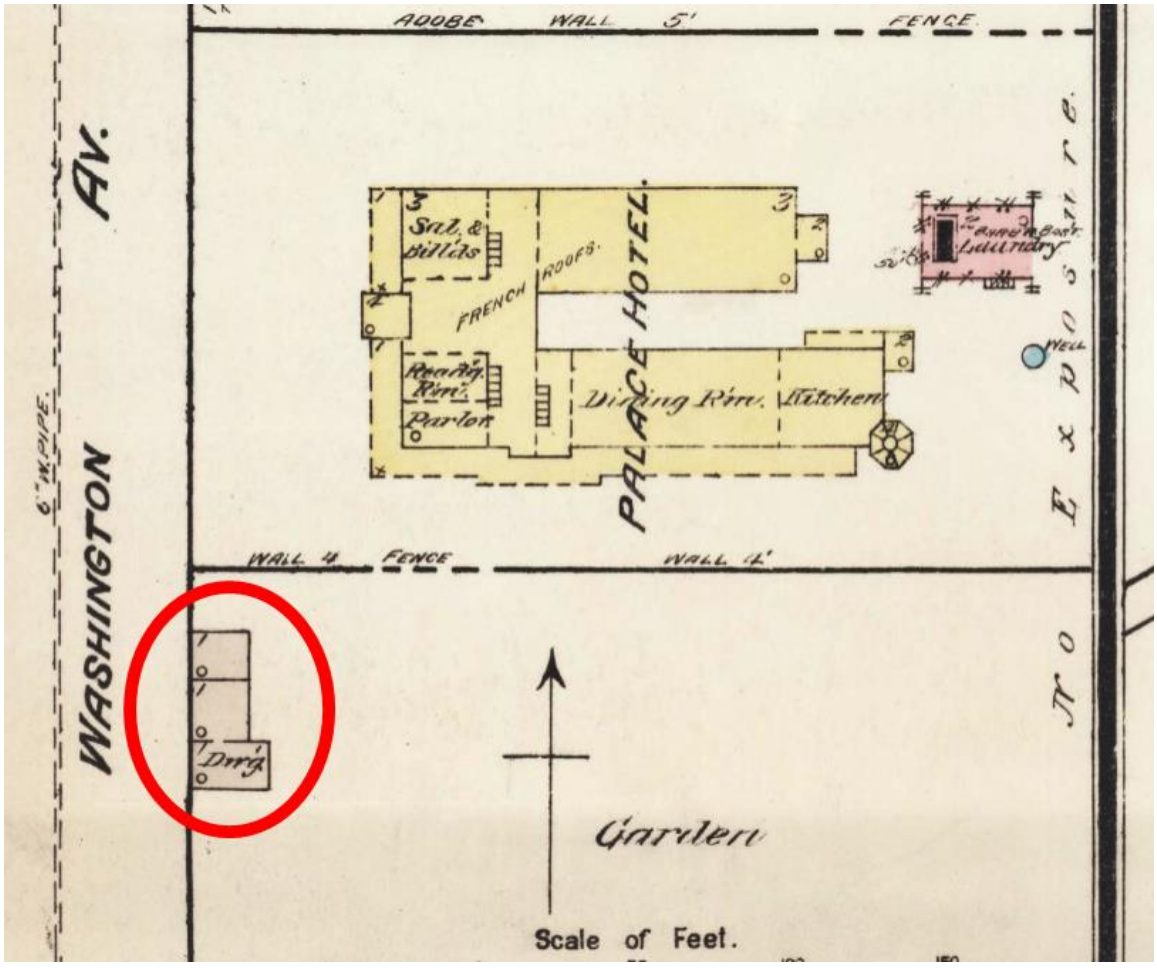

Figure 1: 1883 Sanborn Fire Insurance Company map showing adobe dwelling located at what is current northwest corner of property.

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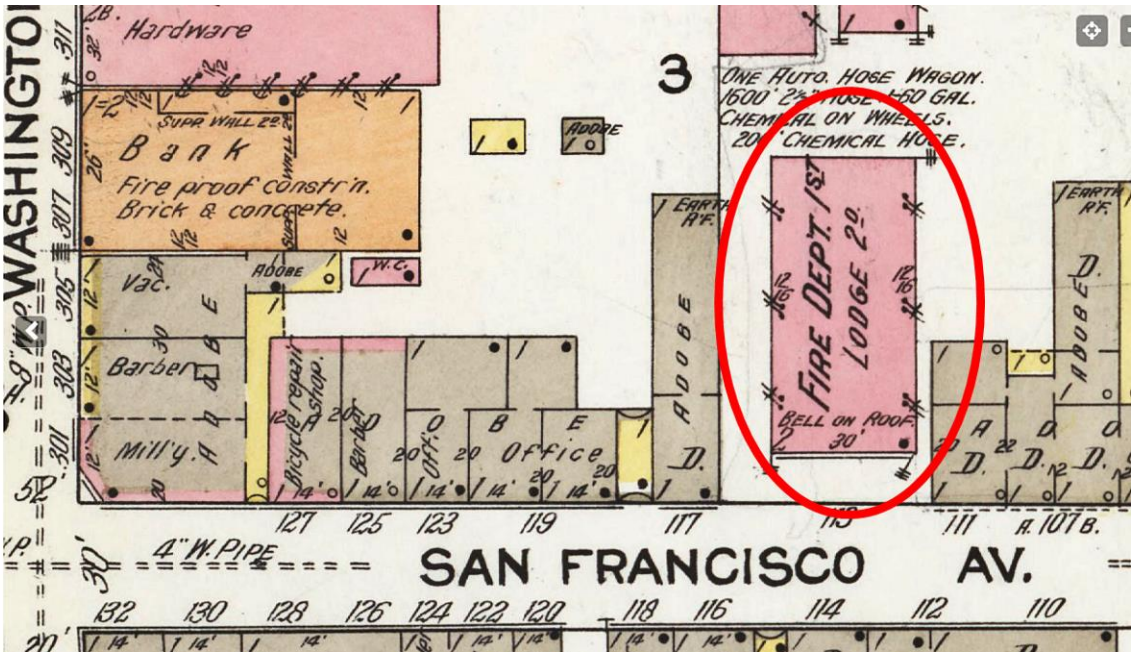

Figure 2: 1913 Sanborn Fire Insurance Company map showing the Fire Hall on East San Francico Street that would be physically relocated to the present site to become City Hall.

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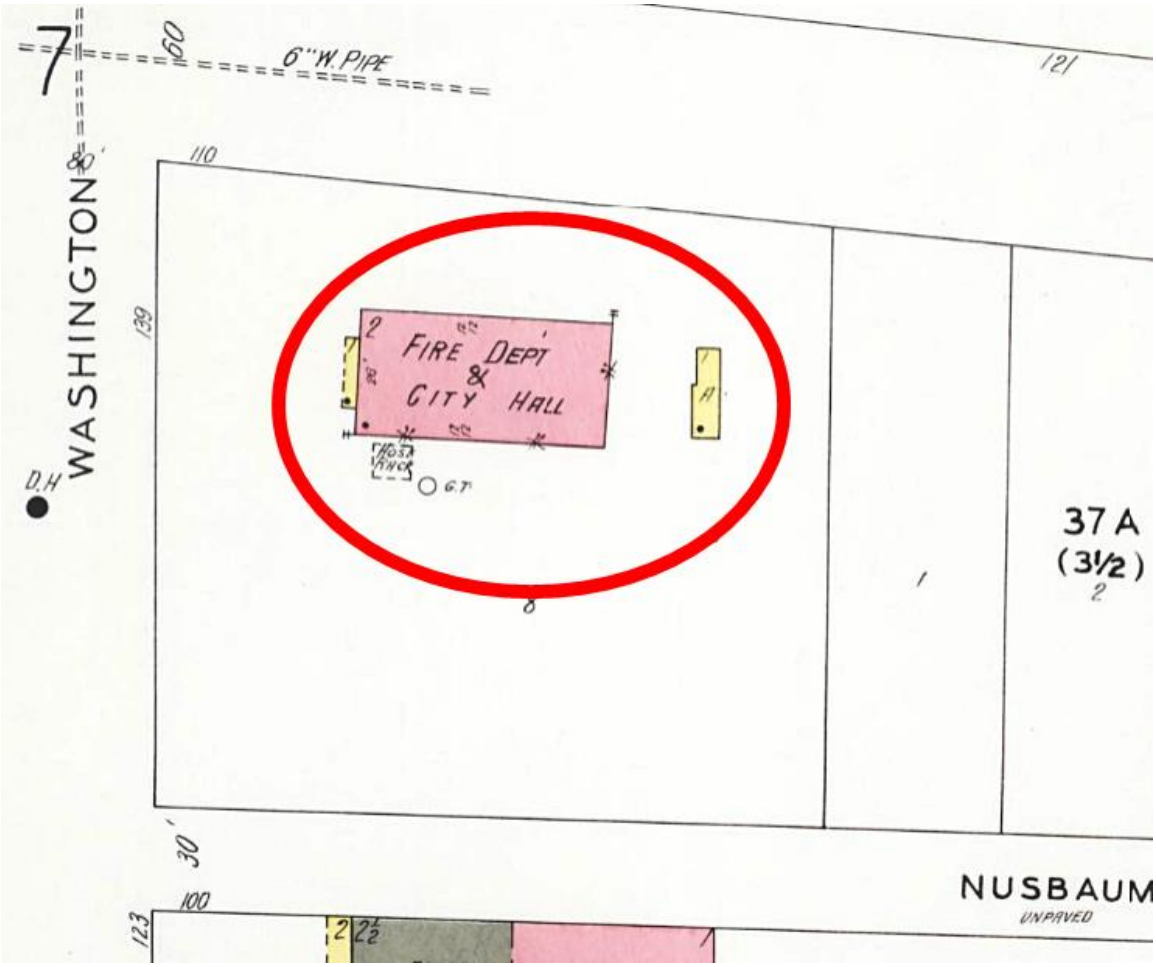

Figure 3: 1930 Sanborn Fire Insurance Company map showing relocated Fire Hall.

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Figure 4: Principal elevation drawings. Top, west, middle, north, bottom, east. December 23, 1936, Meem Job File 256. Courtesy University of New Mexico Center for Southwest Research & Special Collections, University of New Mexico Center, Albuquerque, New Mexico.

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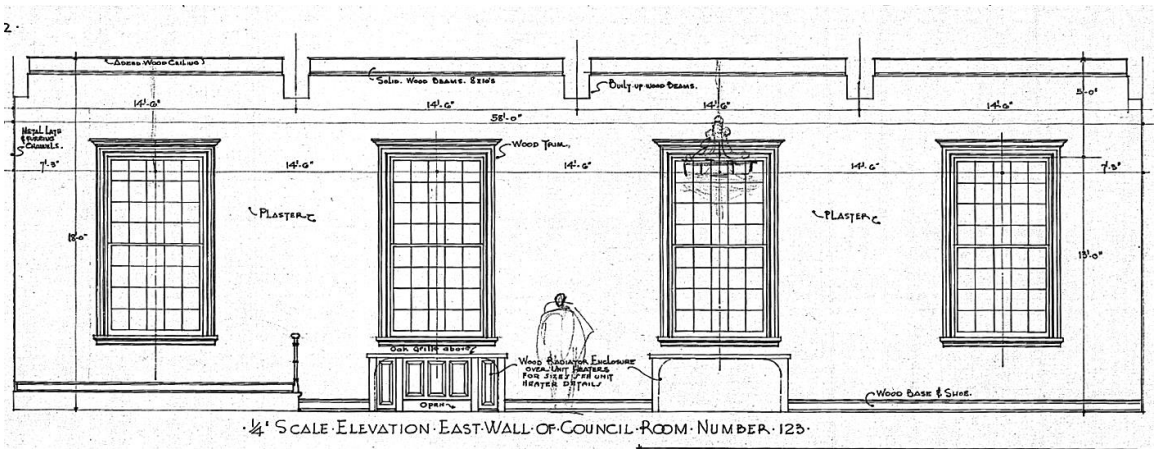

Figure 5: Detail of City Council Chamber. December 23, 1936, Meem Job File 256. Courtesy University of New Mexico Center for Southwest Research & Special Collections, University of New Mexico Center, Albuquerque, New Mexico.

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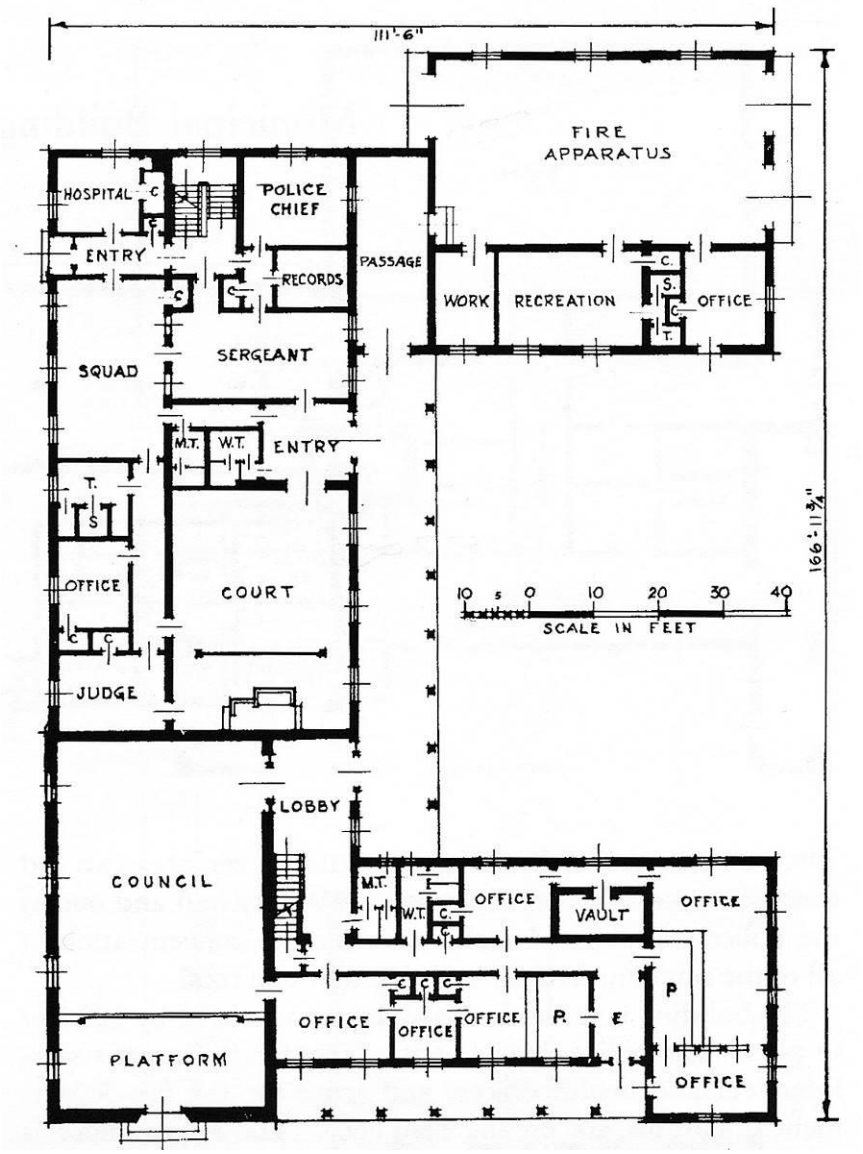

Figure 6: c. 1939 ground floor plan. Courtesy Da Capo Press.

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Figure 7: c.1939 photograph of north and west elevations. Da Capo Press.

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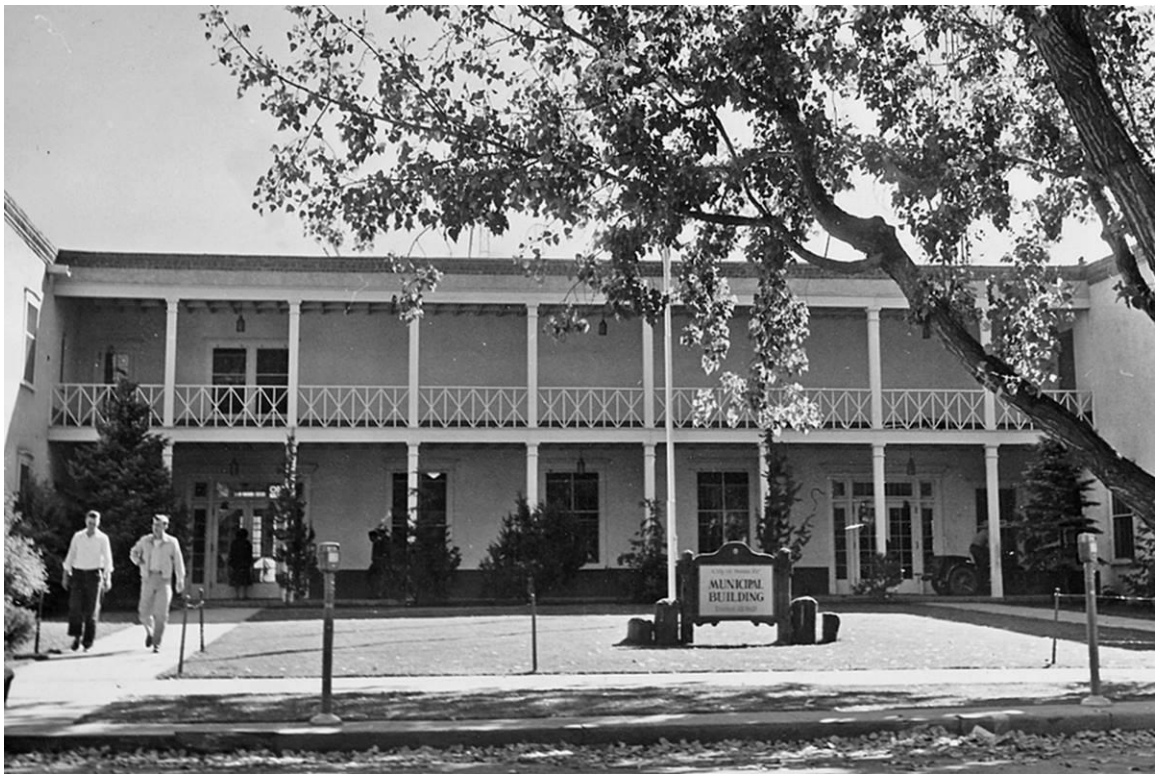

Figure 8: c.1950s photograph of façade. Author's collection.

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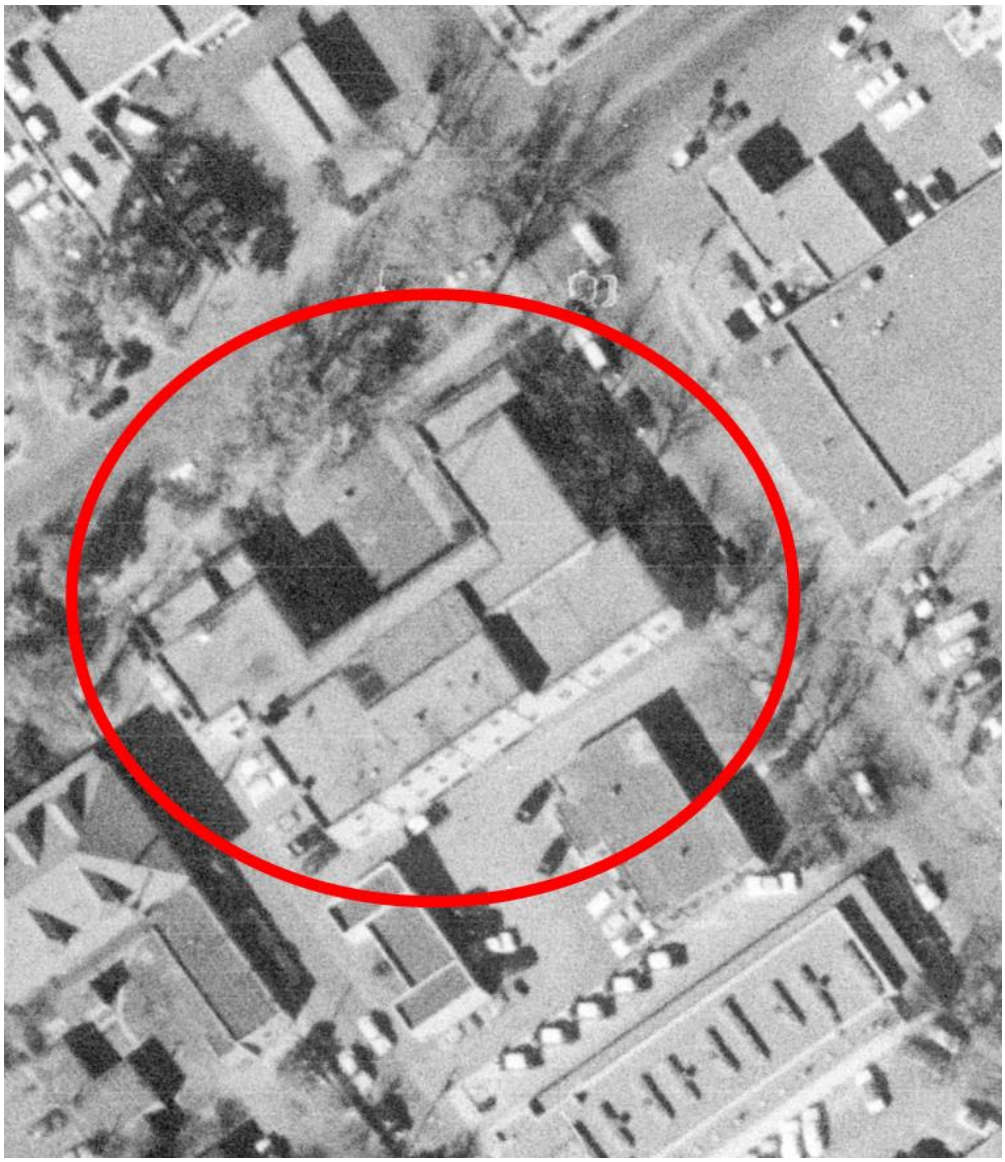

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Figure 9: 1958 aerial photograph. Note the original window pattern across the east elevation.



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Figure 10: 1966 aerial photograph. Note two-story addition attached to southeast corner.



Figure 11: Extant fire station bays. Note on left, the building's center block has been mostly removed. Construction photographs, November 11, 1985. Courtesy City of Santa Fe.

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Figure 12: Demolition of center block and 1960s southeast corner addition. Construction photographs, November 11, 1985. Courtesy City of Santa Fe.

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Survey Photographs

(All images taken by John W. Murphey, July-August, 2023)



Photo 2: West (front) façade. Camera facing northeast.

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Photo 3: West (front) façade, portico. Camera facing north.

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Photo 4: West (front) façade, north entry. Camera facing east.

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Photo 5: West (front) façade, south wing. Camera facing southeast.

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Photo 6: West (front) façade, south wing, former fire station bays. Camera facing east.

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Photo 7: West (front) façade, north wing and north elevation. Camera facing northeast.

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Photo 8: North elevation, portico. Camera facing east.

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Photo 9: North elevation, entry. Camera facing south.

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Photo 10: Window details.

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Photo 11: North elevation, former entrance to City Council Chamber. Camera facing south.

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Photo 12: Window details.

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Photo 13: East elevation. 1980s loading dock area (center); former City Council Chamber (right). Camera facing south.

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Photo 14. East elevation. Area left of white area is 1980s construction. Camera facing southwest.

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Photo 15: East elevation. Two-story center block represents 1980s construction. Camera facing west.

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Photo 16: East elevation window wall and entry. Camera facing west.

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Photo 17: East elevation, window and wall post. Camera facing west.

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Photo 18: Southeast corner. Camera facing northwest.

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Photo 19. South elevation. Area at center is 1980s construction. Camera facing northwest.

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Photo 20: East elevation, southwest corner, representing original construction. Camera facing northeast.

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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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 21: Ground floor circulation area. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 22: Double-height space and skylight. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 23: Second story gallery. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 24: Ground floor, Southwest Reading Room, formerly the City Council Chamber. 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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

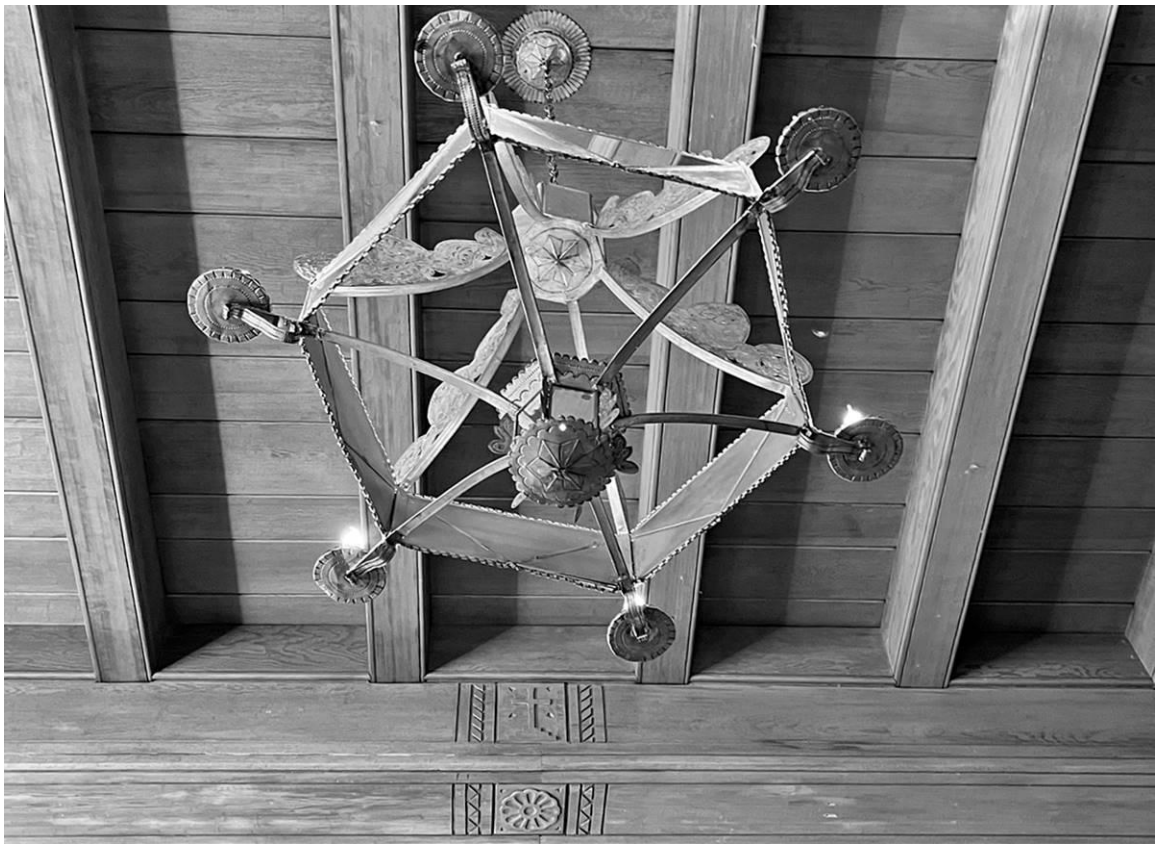


Photo 25: Ground floor, Southwest Reading Room, formerly the City Council Chamber, tin lamp. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 26: Original 1937 staircase. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

Appendix I: Project Details

Santa Fe Municipal Building, 1937
Federal Emergency Administration of the Public Works No. N.M. 1035-D

Project Timeline

December 5, 1936 – Bids open on bond issue
December 23, 1936 – Building plans completed
January 8, 1937 – Newstrom & Davis bid accepted
January 8, 1937 - Federal Emergency Administration of Public Works contract awarded
January 11, 1937 – Work commences
October 31, 1937 – Opening ceremony
November 19, 1937 – City Council accepts building
December 8, 1937 – Work completed

Project Team

Architect: John Gaw Meem
General Contractor: Newstrom & Davis, Denver
Roofing: Standard Roof Company, Albuquerque
Plumbing and Heating: Butter and Foley Plumbing and Heating Company, Santa Fe
Electrical: Prokosh Electric Company, Santa Fe
Jail Design: Pauly Jail Building Company, St. Louis
Painting and Decoration: T. O. Coleman, Denver
Flooring: Broome Furniture Company, Santa Fe
Lumber and Materials: Empire and Big Joe Company Lumber Company, Santa Fe

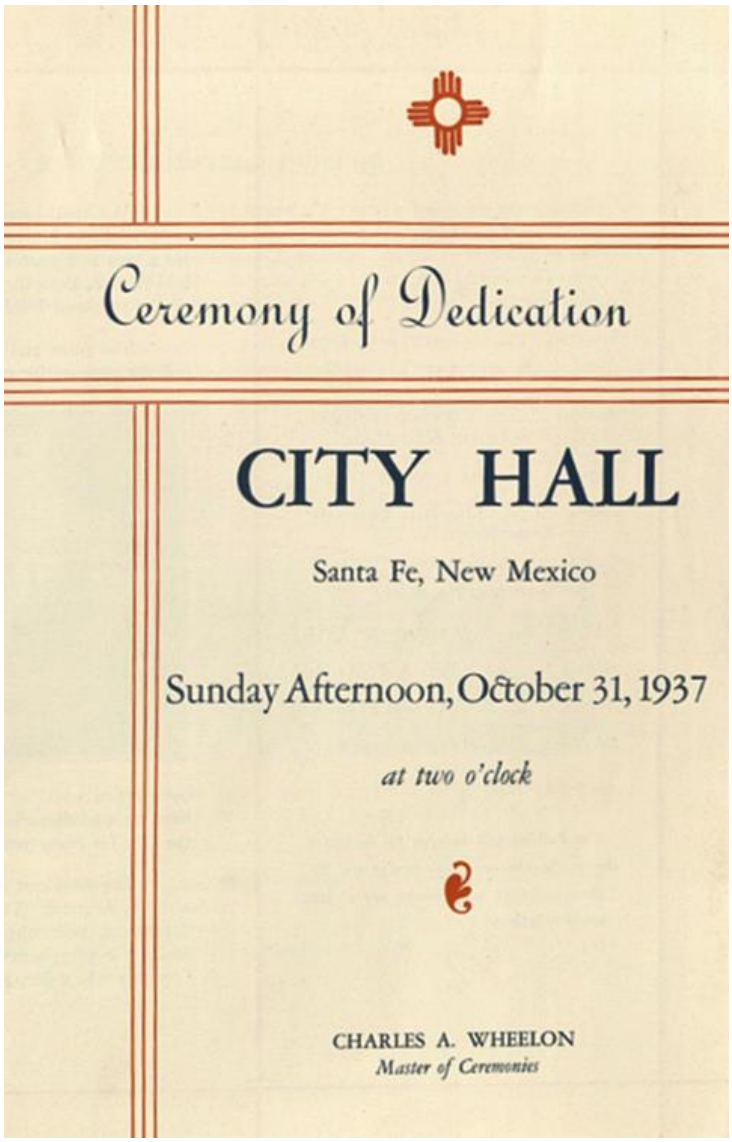
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

Project Costs

$130,744.89, total cost
$129,501.00, project cost
$121,028.37, construction cost
$7,260.00, architect's fee



APPENDIX E

2024 HDRB Memo (Status+Primary Facades)

APPENDIX E

City of Santa Fe, New Mexico

memo

DATE: **January 23, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Heather Lamboy, Assistant Director, Planning and Land Use**

2024-007741-HDRB. 145 Washington Ave. Downtown and Eastside Historic District. Contributing. Nicole A. Ramirez Thomas, agent for the City of Santa Fe, owner, requests status review and designation of primary elevations for the Santa Fe Main Library. (Heather Lamboy, hllamboy@santafenm.gov)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: Façade diagram

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

_____**Site Plan/Floor Plan**

____ **Elevations**

____ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure remain contributing, per 14-5.2(C) Designation of Significant and Contributing Structures and that façades 1, 2, 4, 5, 6, 7, 8, and 9 (all from the 1937 portions of the building) be designated as primary façades.

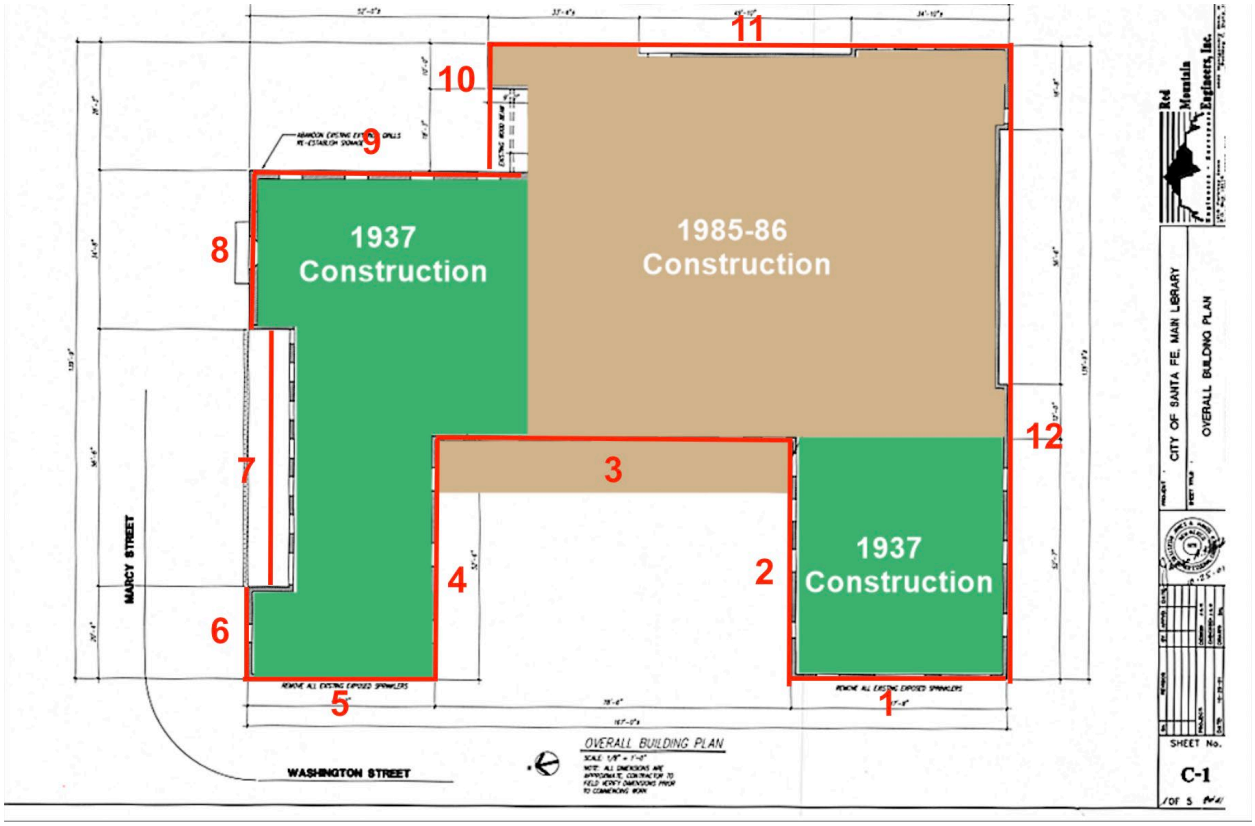
BACKGROUND & SUMMARY:

The building at 145 Washington Avenue is the Santa Fe Main Public Library and is a contributing historic structure in the Downtown and Eastside Historic District. Prior to becoming the main library, the building was the location of the former City Hall and other government offices. It was designed by John Gaw Meem and was intended to house all of the City's government offices. The construction of the building was completed in 1937 with the use of New

Deal Public Works Administration grant money. By 1977, the City had outgrown the municipal building and City Hall moved to its current location at 200 Lincoln Avenue and other departments and divisions of the City moved to other locations across the city. After 1977 the building served as the Joseph Berardinelli Municipal Court Building until sometime in the early 1980s. After a significant renovation the building was re-opened in 1987 as the Main Library. A detailed HCPI form is provided for the Board's review.

The building is 33,000 square foot, U-shaped building It retains two main masses from original building, though some of the historic material has been replaced over time. While fenestration and materials for replacement have changed a little since the original construction and a large addition was added to the center of the building remodel in the 1980s, the building retains its form and feel. It is distinctively Territorial Revival in its style, with the windows and doors exhibiting pediments and surrounds, the exterior walls have sharp corners, white beams and posts at the portals, the exterior is stucco, and brick coping caps the parapets. On the west elevation, the U-shape form is intact, and the style of the remodeled portions are sensitive to the building. The east and south elevations are the most impacted by the 1980s remodel. As examples of the retention of the historic character, the southwest corner retains the large opening of the fire apparatus although this is now windows rather than a garage door for a fire engine, and the north elevation retains the original City Council Chamber door. Overall, the building maintains its form and rhythm at the two 1937 masses.

Façade Diagram



RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

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

(1) Purpose and Intent

It is intended that:

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3540

building threatened? yes	surveyed date 11/20/85 by HMW	county SANTA FE	ID no. 051610422
field map SFHD #1	number 422	UTM reference zone 12 13	easting northing

location description

145
~~135~~ (?) WASHINGTON.

SE CORNER @ MARCY

city/town SANTA FE

land ~~grant/reservation~~

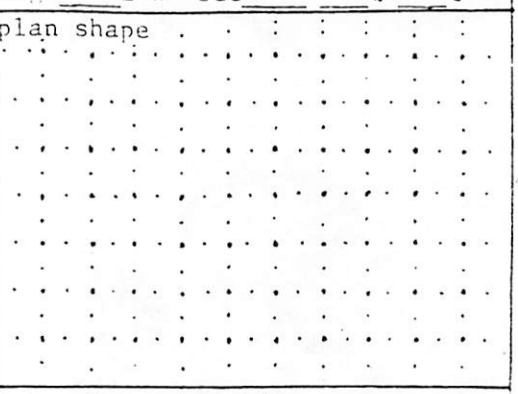
building name BERARDINELLI BLDG (85) MUNICIPAL BLDG 1936

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

film roll by HMW no. SFHD 16	negative nos. 24	loc. of neg. HPB



plan shape



date of construction 1936 - 1937 ___ estimate ___ actual

source BUNTING - SANBORNS.

use
present residential
other UNDER CONVERSION TO LIBRARY
historic residential
other MUNICIPAL OFFICES.

condition
___ excellent ___ good
___ fair ___ deteriorating

style

foundation material

wall material/surface
stucco

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

architectural features

flat roof with brick parapet; 20/20 and 12/12 DHWs w/pedimented lintels or flat cornices; wood doors w/pedimented lintels or sidelights & transoms; portals on W - balustrade upper level, chamfered posts; window walls on ground floor E & S are additions; multi-light windows over wood wainscot on S end of W facade replace original garage doors.

surroundings ~~COMMERCIAL~~ stet

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ___ none

if eligible, why? ~~NC ALTER.~~ CONTRIBUTING

comments JGM, 1937

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3540

building threatened? yes	surveyed date 11/20/85 by HMW	county SANTA FE	ID no. 051610422
field map SFHD #1	number 422	UTM reference zone 12 13 easting	northing

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SE CORNER @ MARCY

city/town SANTA FE

land grant/reservation

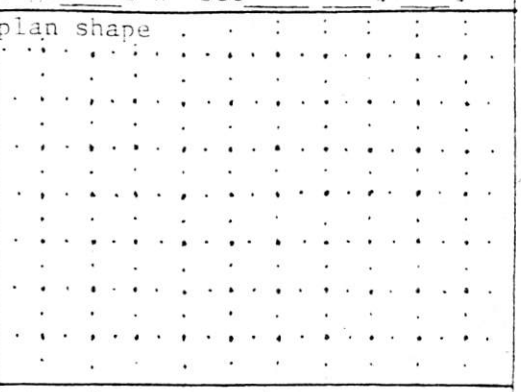
building name BERARDINELLI BLDG (85) MUNICIPAL BLDG 1936

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

film roll by HMW no. SFHD 16	negative nos. 24	loc. of neg. HPB



plan shape



date of construction 1936 - 1937 ___ estimate ___ actual

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use

present residential

other UNDER CONVERSION TO LIBRARY

historic residential

other MUNICIPAL OFFICES.

condition

x excellent ___ good

___ fair ___ deteriorating

style

foundation material

wall material/surface

degree of remodeling

x minor ___ moderate x major

describe:

architectural features

surroundings COMMERCIAL

relationship to surroundings

x similar ___ not similar

district potential

___ yes ___ no

significance

___ eligible x of interest x none

if eligible, why? NC ALTER.

comments JGM, 1937

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

memo

DATE: August 17, 1992

TO: Historic Design Review Board

FROM: Mary Grzeskowiak, Urban Design Review Specialist

SUBJECT: 145 Washington (City Library)

Staff consultant conducted a site visit and performed research into archival materials to discover any additional information regarding the structure which is currently considered non-contributing on the City's Historic District Status Map.

This large Territorial Revival style municipal building has a flat roof with brick parapet. It varies from one to two stories and is basically U-shaped. Walls are stuccoed. Windows are typically 20-over-20 or 12-over-12 double hung wood with pedimented lintels or with simple flat cornices. Doors also have pedimented lintels and some have sidelights and transoms.

The main (west) elevation features a double-height portal with chamfered, simply detailed posts at both levels. The upper level features a wood balustrade.

This portal treatment is repeated along the east side of the building. However, at the lower level the portal is closed with a "window wall" with painted metal mullions of clearly modern vintage. This same window treatment is repeated on the south facade.

The building, now the Santa Fe public library, was designed as a municipal building by John Gaw Meem in 1936. Drawings from the architect's collection dated November 1936 are contained in the Meem Collection at the University of New Mexico library. Comparison of the building with these drawings shows that much of the building remains as originally designed, with a major addition on the east and a smaller one on the south. Specifically, the comparison is as follows:

West (front) facade: building appears as originally drawn with the exception that two large wood garage doors on the south end of this facade, in the portion of the building that was previously a fire station, have been replaced with windows over a wood wainscot. Visually, the size of the historic vehicular openings has been maintained through a compatible infill design.

North facade: as originally drawn.

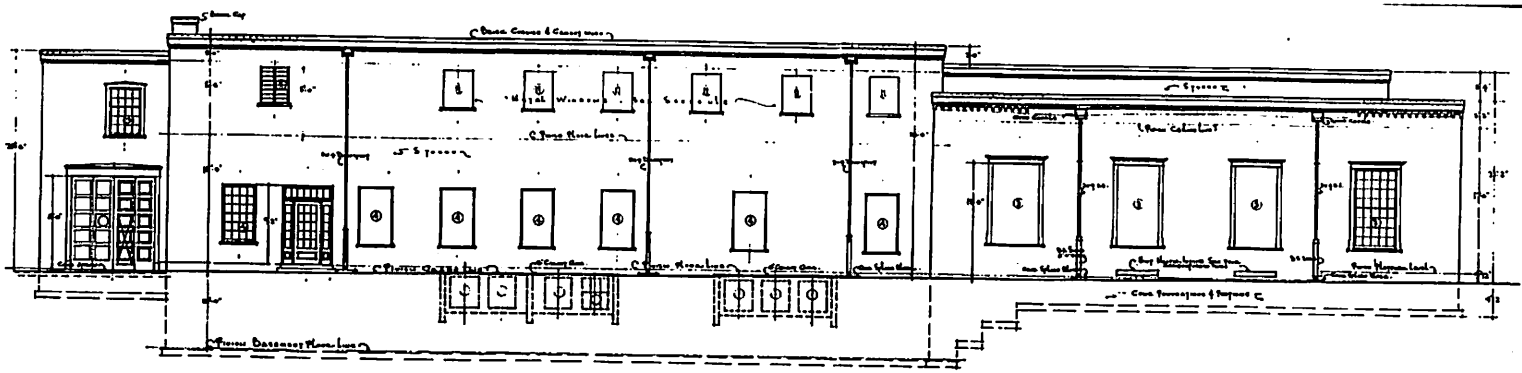
East facade: the northern portion of this facade appears as originally drawn. However, an addition marks the southern two thirds of this facade. The addition is a one-story glass vestibule with framing, and a second-story stucco office addition. Above the vestibule is a second-story portal with the same balustrade detail as that on the main facade. Behind this portal, the windows and wall may be the original. The Sanborn Insurance map confirms that this portion of the building was added sometime after 1949. An aerial photograph from 1960 indicates that the addition took place after the photo was taken, that is, after 1960.

South facade: the western portion of this facade is as originally drawn. This section of the building was once a single-story fire station connected to the main building by the portales along the main west facade. An infill addition closed the south ends of the portales and created a glass vestibule similar to that on the east of the building. Also like the east side, what may be the original wall and windows are visible above the addition. The Sanborn Map indicates that this change was also made after 1949. The aerial photograph indicates that this addition also took place after 1960.

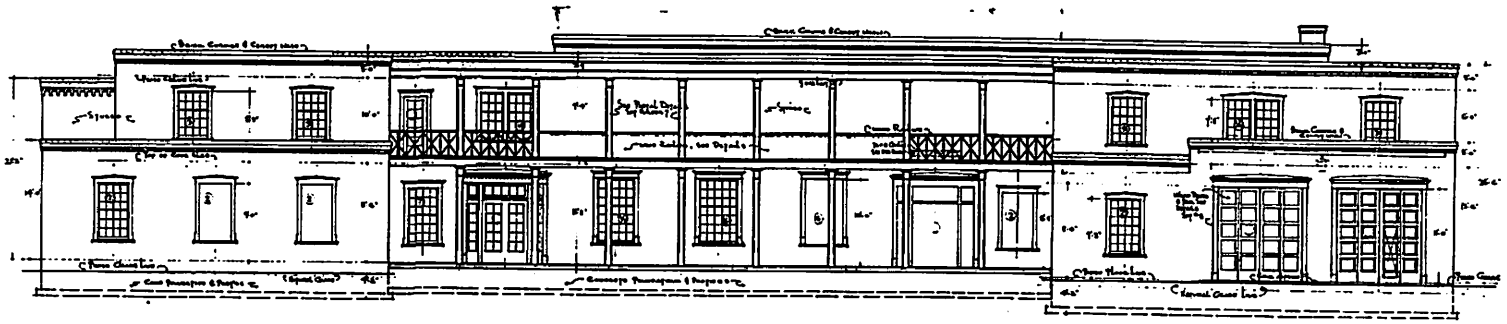
Although there have been two substantial additions to this building, the locations of the additions and the use of modern materials clearly differentiate the additions while maintaining the integrity of the main facade. The overall presence of historic building fabric and detailing and the presence of two almost unchanged facades on the most public sides of the building

contribute to the integrity of the structure. This is also the work of Santa Fe's best known architect and is an excellent example of his style of building design.

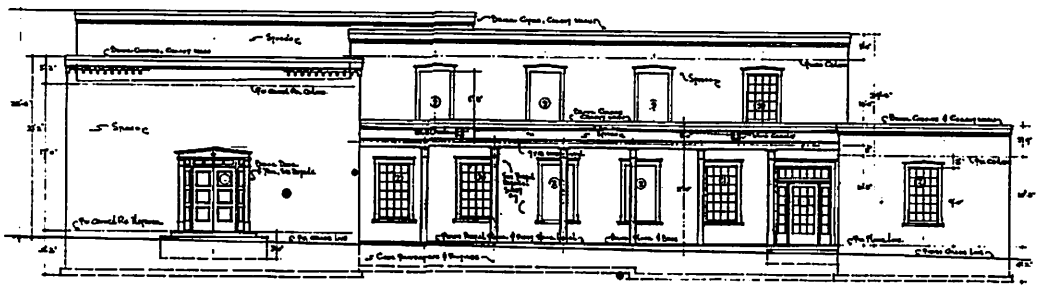
Staff recommends that the Board consider the building contributing in the Core Historic District.



·EAST·(REAR)·ELEVATION· 1/8"=1'-0"



·WEST·(WASHINGTON ST.) ELEVATION· 1/8"=1'-0"

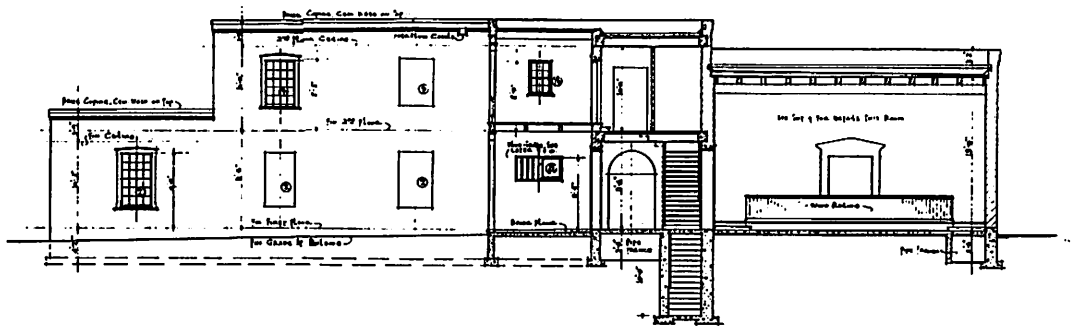


·NORTH·(MARCY ST.) ELEVATION· 1/8"=1'-0"

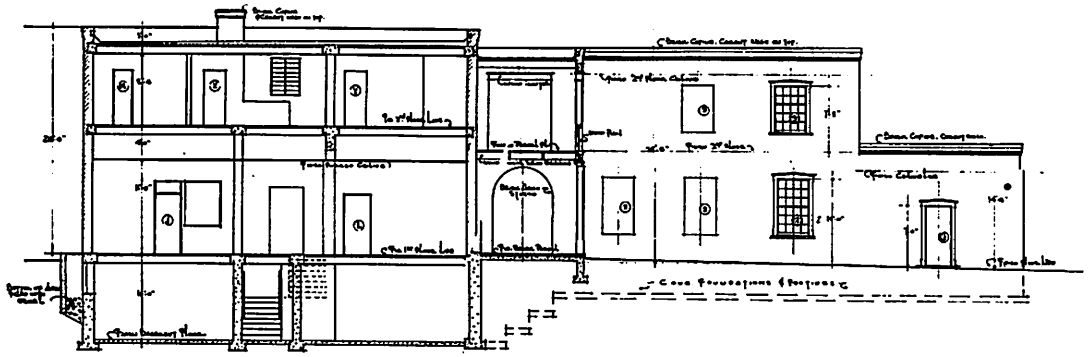
STATE OF NEW MEXICO
JOHN GAW MEEM
NO. 3
SANTA FE, N.M.
REGISTERED ARCHITECT

Drawn by P.R.H.	P.W.A. PROJECT No N.M.1035·D·
Traced by P.R.H.&T.J.R.	·MUNICIPAL·BUILDING·
Checked by P.R.H.	·FOR·THE·CITY·OF·
Approved by [signature]	·SANTA·FE· ·NEW·MEXICO·
Date: Dec. 23-'36	·JOHN·GAW·MEEM·ARCHITECT· ·SANTA·FE· ·NEW·MEXICO

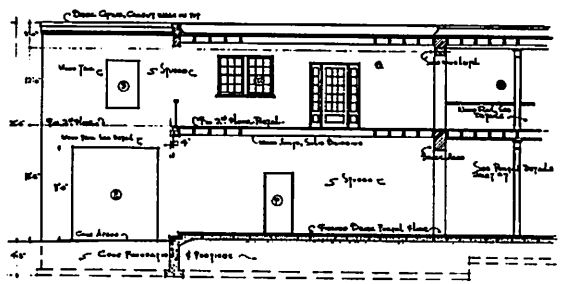
DOOR SCHEDULE			
MARK	SIZE	TYPE	REMARKS
A	3'-4" x 7'-0" x 2¼"	15 Light Glass	Side Lights & Transom. Detail No. 7
B	3'-0" x 7'-4" x 2¼"	3 Wood Panels	Wood Tan Bore Sides. See Lower F.S.D.
C	3'-0" x 7'-4" x 2¼"	15 Light Glass	Side Lights & Transom. Detail No. 7.
D	Pair 2'-8" x 7'-4" x 2¼"	10 " "	" " " " " "
E	Apparatus Fr. Doors	Wood Panels	See Details.
F	3'-0" x 7'-0" x 1¾"	2 Panels.	Upper Panel. Dropped 30 in Cl. Glass.
G	3'-0" x 7'-0" x 2¼"	6 Panel Wood	See Lower Detail.
H	2'-8" x 7'-0" x 1¾"	10 Light Glass.	See Detail. No. 7
I	3'-0" x 7'-4" x 2¼"		Same as Door C. Only Transom.
J	3'-0" x 7'-0" x 1¾"	2 Panel Top Dia. Cl.	Our Glass. See Typical Door App. Rooms
K	3'-0" x 7'-0" x 1¾"	Pair 2 Panel Dimensions	See Lights. See Details. Lot Fin. Cl.
L	3'-0" x 7'-0" x 1¾"	" " " No Trans	" " " " "
M	3'-4" x 7'-0" x 1¾"	" " " Wood	No Transom. " "
N	2'-8" x 7'-0" x 1¾"	" " " "	" " " "
O	Vault Door.		See Specs.
P	2'-8" x 7'-4" x 2¼"	10 Light Glass	Same as Single D. Detail. on Glass
Q	Pair 2'-8" x 7'-4" x 2¼"	" " "	" " D. Except 1st Jamb See Detail
S	3'-0" x 7'-0" x 1¾"	" " " "	
T	2'-8" x 7'-0"	3 Ply. Tin Clad.	
U	3'-6" x 7'-0" x 1¾"	Braced Batten.	
V	2'-6" x 6'-6" x 1¾"	Pipe 2 Panel Wd	Glazed Transom Over
X	Jail Doors.		See Specs.



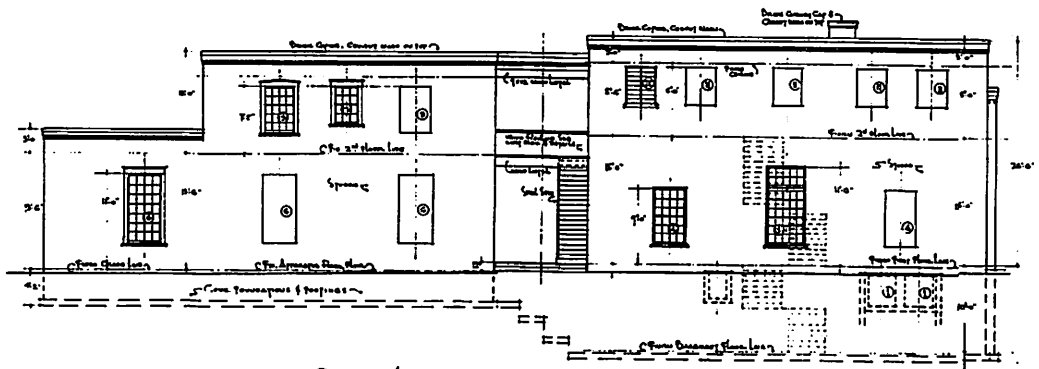
SECTION & ELEVATION ON LINE A-A
Scale 1/8" = 1'-0"



SECTION & ELEVATION ON LINE B-B 1/8" = 1'-0"



SECTION & ELEVATION ON LINE C-C 1/8" = 1'-0"



SOUTH (NUSBAUM ST.) ELEVATION 1/8" = 1'-0"

STATE OF NEW MEXICO
JOHN GAW MEEM
NO. 3
SANTA FE, N.M.
REGISTERED ARCHITECT

Drawn by P.R.U.	P.W.A. PROJECT No. N.M. 1035 D		File No. 256
Traced by Dr. P.R.U.	MUNICIPAL BUILDING FOR THE CITY OF SANTA FE NEW MEXICO		
Checked by H.E.			
Approved by [signature]	JOHN GAW MEEM ARCHITECT SANTA FE NEW MEXICO		Sheet No. 6
Date Dec. 28, 1936			

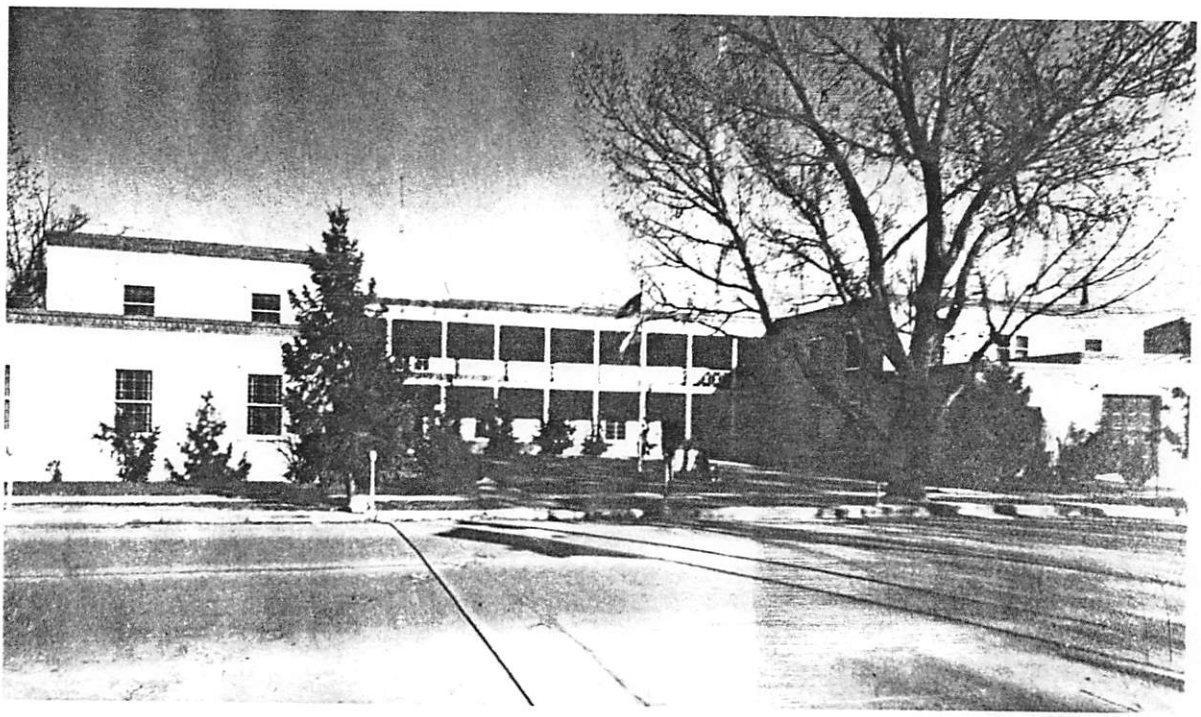


Figure 28. Santa Fe municipal building.

mory at Taos was built of adobe and along with Cristo Rey Church is one of the largest modern structures in the state constructed of that material. From 1939 date two important Santa Fe churches, Cristo Rey (see figs. 100, 101) and the First Presbyterian. Plans were drawn, but supervision of construction was not provided for two more churches, Santa Maria at McCarty's (1932) and Santo Tomas (1934) at Abiquiu (see figs. 91 and 97).

One of the most reassuring client-architect relationships that John Meem enjoyed in this period must have been that with the archbishop of Santa Fe, Rudolph Aloysius Gerken, who had been transferred to the archdiocese in 1933 after serving as bishop of Amarillo. After his arrival he called Meem for a conference, stating that he had need of an advisor for architectural matters and that he hoped Meem would assist him in that capacity. Of immediate concern was a fair amount of renovation on the bishop's residence, which Meem agreed to attend to while the archbishop was in Rome for several months' stay, but soon there were other matters to consider: plans for churches in Shiprock, Parkview, and Albuquerque and several parochial schools and buildings, done by other architects, about which the archbishop was not confident. Through the years the list expanded to well over twenty projects. On these he wanted Meem's opinion concerning structural and architectural suitability, but as a matter of profes-

say that it was Meem who first turned back for inspiration to that nineteenth-century New Mexican fashion. Representatives of this group of Territorial style homes are the Tilney house at 1014 Old Santa Fe Trail (1929; this house is really as much East Coast Late Georgian as it is New Mexican Territorial; fig. 27), Miss Isabel Eccles's charming small house on East de Vargas Street, the John Simms house of 1935 and Robert Nordhaus house of 1937, both on Rio Grande Boulevard in Albuquerque, Meem's own house on the western slope of Monte Sol (1937), the McLane house in Colorado Springs (1932), and two spectacular commissions for Ruth Hanna Simms at Los Poblanos Ranch: the main house (1932) and La Quinta (1935). These buildings along with the above Spanish-Pueblo designs were done under conditions and at a time which can never be duplicated, and they constitute John Meem's most appealing group of buildings.

THE MIDDLE YEARS

The thirteen-year stretch 1929 through 1941 is what John Meem has called his "flowering or creative" period. The Laboratory of Anthropology and La Fonda established him as the most prominent architect in New Mexico, perhaps in the Southwest, and the firm managed to attract just the right amount of work, that is, enough to hold together an unusually capable and loyal office force of five or six but not so much that the designs had to be rushed or repeated. There were commissions for larger buildings than before, though residential work, including remodelings, still accounted for a substantial proportion of the work that came into the office (26 percent of the jobs listed on the office log for 1929–41 as opposed to 72 percent for 1924–28). Of the twenty new houses designed in this thirteen-year period, eleven were Territorial and nine Spanish-Pueblo, indicating a growing preference for Territorial from the previous period when that style accounted for only three of the eighteen new houses built.

The increase in the size of the commissions can be accounted for by the fact that there was more institutional work, especially schools. For the most part these schools were private or federally sponsored, as opposed to the big municipal commissions which came later. It included eleven projects (additions included) for the Fountain Valley School in Colorado Springs between 1930 and 1941, two new and several remodeled buildings for the Indian School at Santa Fe (1931–36), a crafts building for Los Alamos Ranch School (1932), six new structures for the Sandia School in Albuquerque (1936–37), gymnasiums for the public school system in Las Vegas and for Western New Mexico University, the administration-library building for Highlands University (1935), and seven structures for the University of New Mexico, including the library and administration buildings. These last two works are among Meem's finest.

From this time also date a number of civic or quasi-civic commissions. In Santa Fe there were the municipal building (1936) (fig. 28), the courthouse (1938) (fig. 29), and the conversion of the Santa Fe Woman's Board of Trade clubhouse into what became the public library (1932). (This library was enlarged once again in the early 1960s by another architect.) In Taos the library-gallery wing of the Harwood Foundation was added in 1936, and for the state museum system he designed the delightful adobe museum at Kuaua (Coronado State Monument) across the Rio Grande from Bernalillo (fig. 30). The office designed armories for the National Guard in Clovis (1931) and Taos (1932) and did two extensive remodelings of the one in Santa Fe (1933, 1938). The ar-

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JOURNAL NORTH

Anne Hillerman Wraps Up 1986

— Page 2

Community Builds, Decorates, Moves Library

By Don Jones
JOURNAL STAFF WRITER

The Santa Fe Public Library's main branch on Washington Avenue used to be a quiet, slow-paced environment. But these days the pace is harried as workers prepare to move — lock, stock and encyclopedia — across the street to a new $4 million building.

The library has been closed to the public since Christmas Eve while its contents are packed for the first move since the Woman's Board of Trade and Library Association decided in 1907 that the territorial capital needed a free public library.

The city has spent about $3.8 million renovating and expanding the nearby Berardinelli Building, the former City Hall and police station. Another $150,000 was provided through individual and corporate donations.

The resulting library will have 36,000 square feet of space, nearly three times the size of the old one.

The original library, built with ornate arched windows in an adobe facade, was renovated in 1932. Much-needed space was added during further renovations in the '60s.

But, said Library Services Director Marcy Litzenberg, "I would venture to say that probably as soon as the addition was added, it became obsolete."

The new facility is designed to last for 100 years. It will easily house the Main Library's collection of 120,000 volumes, including a unique 15,000 books in the Southwest collection.

To facilitate the transfer of books to the new library, a block-long "Book Brigade" is planned Jan. 10. During a four-hour period, Litzenberg hopes to move as many as 20,000 books to the new library.

The library staff did a test a week ago and Litzenberg said moving that many books that quickly is possible. Among those planning to take part in the book-passing brigade are Santa Fe Mayor Sam Pick, City Manager Tom Baca and city councilors, Litzenberg said.

Barring inclement weather, she expects up to 1,000 participants. Washington Avenue will be closed to traffic between Nausbaum and Marcy streets during the move.

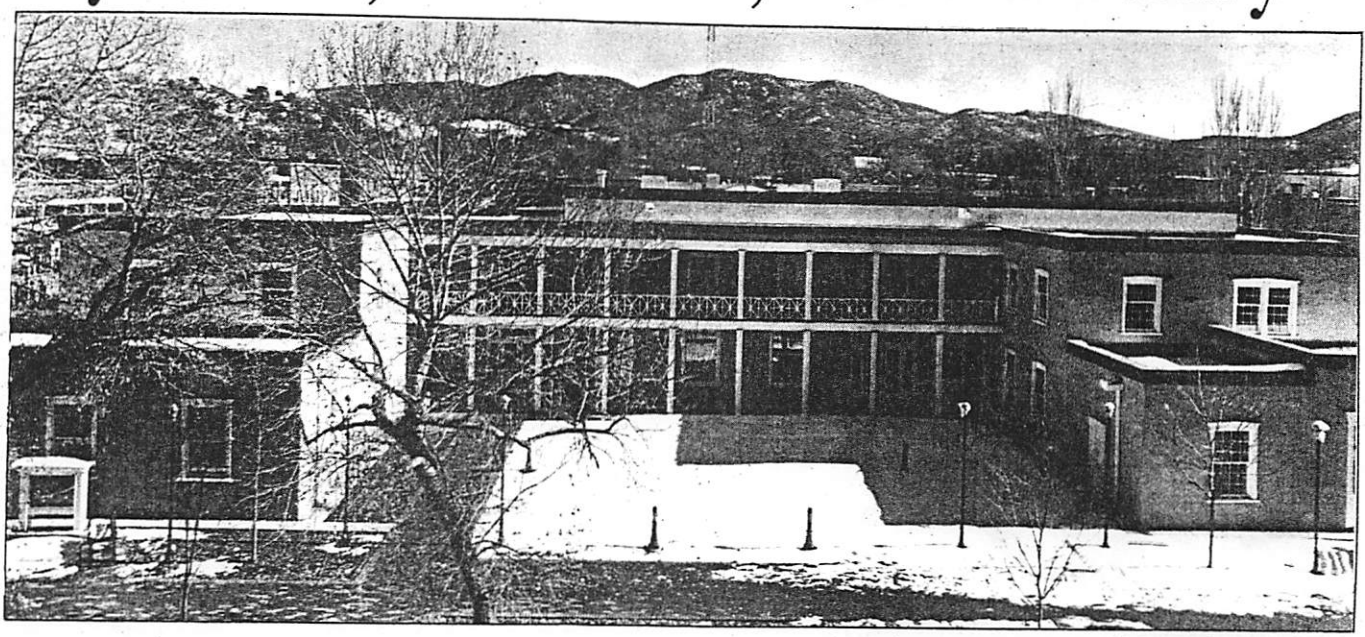
A moving company will transport the remainder of the library's books and furniture. If all goes on schedule, the new library will open its doors Jan. 17.

Litzenberg estimated that a quarter of the new library's furnishings have been custom-made by local craftsmen. Instead of employing one contractor to handle the entire project, library officials opted to involve as many local craftsmen as possible.

Although that might sound costly, Litzenberg said each craftsman has bent over backward to keep prices down. They also got involved in a competition of sorts, each trying to outdo the other.

"Every person who got part of the contract for the custom work in this

MORE: See LIBRARY on PAGE 6



JOURNAL PHOTO / BARBARAELLEN KOCH

The new Santa Fe Public Library, with 36,000 square feet, is designed to meet the city's needs for the next 100 years.

Pace of Development Is Growing Issue

y Steve Terrell
URNAL STAFF WRITER

f there is an accurate sign of the nes for Santa Fe today, the sign ds "For Lease." Such announce-nts can be seen in nearly all

Although neighbors argued there were already too many shopping centers in Santa Fe, the City

Enormous supermarkets are becoming increasingly prevalent in Santa Fe. A California real estate development company last year began talking to the city Code Enforcement Department about plans for a new Safeway "super

County Impressed With Jail Operation

By Chuck McCutcheon

but a few like Jimenez, left

USGS map - Santa Fe

David Kammer - John Jakle
766 - 0586
Charlene Brown 265-6586
Richard Sertich - adv. planning ABQ
City Library - SF

Thursday 16th 10 30
Allen Schwartz
Mary Ann Anders - partial buildings

Dir of Lib Services
in SF
State Library

Joanna Werger - director - city
library

irst campaign promise — to wipe out the budget deficit. And it would have the bonus effect of also reducing the heavy threats against world peace that are being honed by the unhappy poking into the affairs of so many peoples of the world."

Austin started playing the tuba in the Santa Fe Concert Band more than two years ago. "I hadn't touched a mouthpiece in 54 years," he said. "It takes time to get back in practice and I don't have as much wind as I

plays concerts throughout the year. Members range in age from 18 to 79. "I'm undoubtedly the oldest," Austin said.

"We're all amateurs who have played somewhere before," Austin said. "It ain't the best band in town, I'm aware, but we all

ordained.

"I expected to go to Japan as a missionary, but by that time it was 1937. They weren't sending us over there."

The young pastor's first job after seminary was ministering to students at Indiana

still is a lot of variety.

When asked to what he attributed his longevity, Austin thought about it for a moment, shrugged and said, "I've always been interested in tomorrow and what I'm going to do."

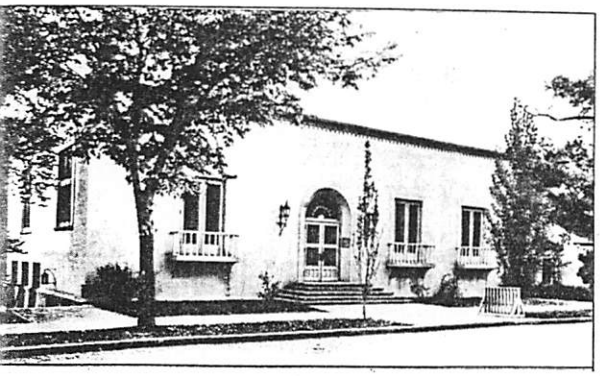


PHOTO COURTESY MUSEUM OF NEW MEXICO, NEGATIVE NO. 91339

e library after being remodeled in 1932-33.

Library Ready To Move

NTINUED FROM PAGE 1

ilding had a kind of turning on of eative energy," Litzenberg said. Above the lobby, where the circulation d reference desks will be located, is a ezzanine and a huge skylight. The mezzane will be used to exhibit art.

"One of our efforts was to identify what it that makes a building have that Santa Fe eling to it, and put it into this building," tzenberg said. "So one of the things we've ne is to vary the quality of space in the ilding. We have a great big monumentalking lobby, and then you'll go to the re personal spaces — lower ceilings, nost looking like they're in nooks and annies."

To the right of the lobby is a long hallway ding to the magazine and periodical m. It will have custom shelving, and ery table will have a brass reading lamp. so in that wing of the building will be n-fiction books.

The fiction section and the Southwest llection will be on the other end of the st floor, where the old carved beams of former city council chambers were ed from the original structure. The m's chairs will be upholstered in ther.

The Benefactors' Gallery is in the stairll leading to the second floor. On the rwell's wall ceramic tiles are being ced with the names of patrons who have ated at least $100 to the library fund. zenberg said there's still room for more s and she'll gladly take a personal check from those interested in being immortalized.

The second floor contains the Community Room, which is equipped with sophisticated projection equipment and lighting and a good sound system. Litzenberg said she hoped the room will eventually become a cable head for public access television. She added that for $50,000, a benefactor can have the room named after anyone he chooses.

Across the hall is the Audio Visual Center. It has three public computers, typewriters and a graphics lab with drymount press, a laminating machine and basic lettering tools. Near the center is post-production room in which videos may be edited. Litzenberg estimated that the library has more than $100,000 worth of equipment throughout the facility.

The Salad de los Niños, where the children's books will be located, is also on the second floor. It has neon lights over the entryway, plus a fireplace. The custom furniture is kid-sized and built to take punishment.

Also on that floor is the Emil and Elizabeth Pick Conference Room, whose benefactor is Mayor Pick and his brother Henry. The administrative offices are in the building's north wing on the second floor.

On Jan. 17, the library is having a full schedule of events celebrating the opening of the new library. Mayor Sam Pick will preside over the grand opening and ribbon cutting.

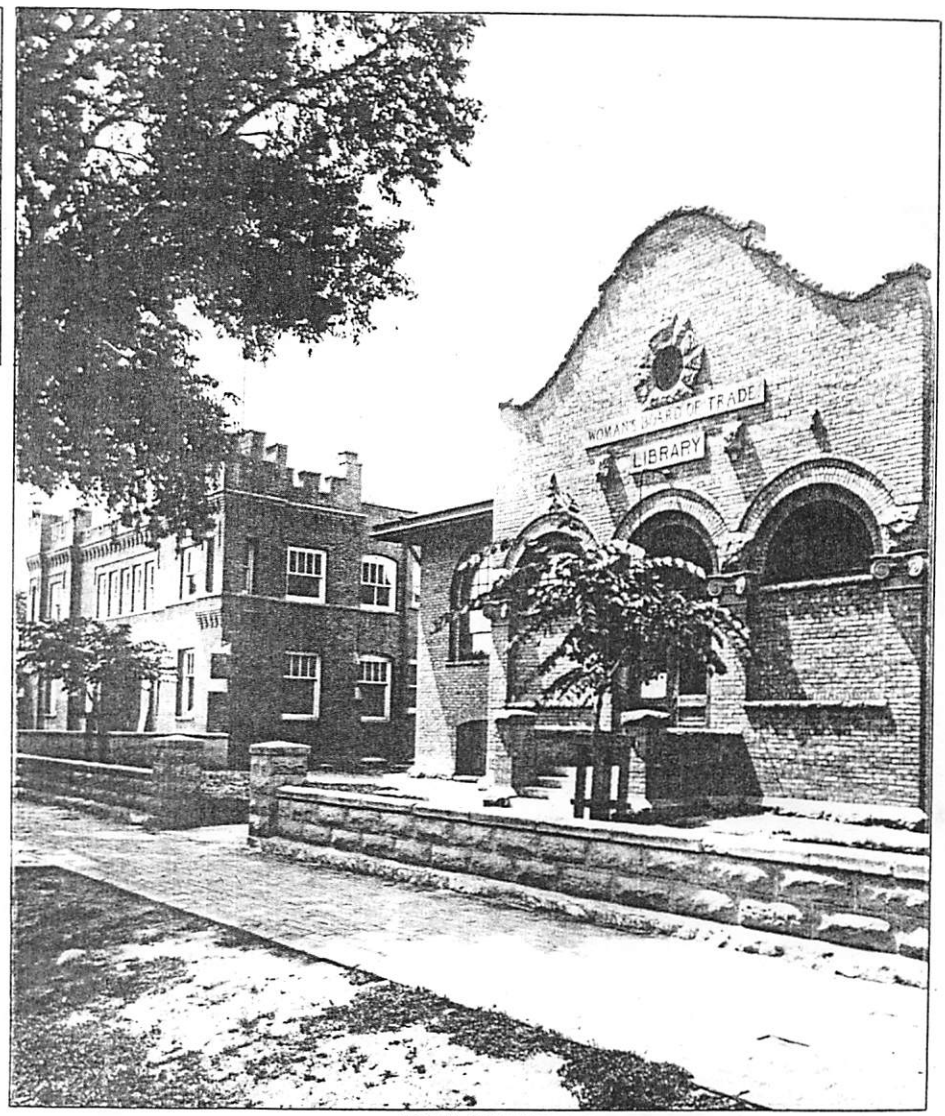


PHOTO BY JESSE L. NUSBAUM / COURTESY MUSEUM OF NEW MEXICO, NEGATIVE NO. 56603

The original Santa Fe Public Library, circa 1912.

Santa Fe Public Library

John Arnold

[Opened Jan 17, 1987] ~~Jan 1987~~

Like many other urban areas, Santa Fe, New Mexico has undergone population shifts that required the building of a new branch in 1979 to serve the city's growing south side, while leaving the main library downtown in an aging and inadequate structure.

The downtown library was stuffed into an eighty-year-old building that long ago outgrew its space but money for an improved facility remained elusive. For years Santa Fe's main library users and its staff had to put up with the venerable but cramped institution as best they could.

That all changed last month, however, when the main library opened January 19 in a renovated structure only 121 steps north and across the street from the old building.

But this is not just any new library building. It's a completely remodeled version of a historic structure designed by the renowned Southwest architect John Gaw Meem. Formerly the Municipal Building, the new library building once housed the city hall, the jail, the police department, and the fire station.

Built in 1937 under the auspices of the Federal Emergency Administration of Public Works, the structure retains its historic exterior and looks much as it did almost fifty years ago. The interior, however, has undergone a major renovation and provides almost three times the space of the old library building (35,000 versus 13,000 square feet).

The $3.87 million alteration was funded through Santa Fe's Community Improvement Project program, which receives a portion of the city's gross receipts (sales) tax. Thus, residents and visitors alike—anyone who buys something in Santa Fe—funded the new library, which used the entire budget for construction and furnishings. That means none of the funds went to enhance the library's 120,000-volume collection, but a start was made in the form of book gifts presented to the library at its eightieth birthday party on January 24.

Library Services Director Marcy Litzenberg says the renovation project was the result of community pressure to replace the old library, which, in 1932, was converted through a John Gaw Meem-designed revival of the Santa Fe Women's Board of Trade clubhouse.

"The reason this new library exists is that five years ago we set out on a very calculated campaign" that included intense lobbying of city officials, Litzenberg said. "I think this is a perfect example of how community interest effectively focused can get a project done."

Retaining the past

The building is a U-shaped structure, with the two legs of the U running from the back of the building lot toward the street. It has two main entrances, plus a back entrance off the parking lot. That in itself is a major attraction the old building lacked: the new library has thirty-five parking spaces—which are at a premium in the heart of Santa Fe—compared to zero for the old one. Although the library staff would have liked just one front entrance, it accepted two because to do otherwise would have compromised the integrity of John Gaw Meem's design, unthinkable in this city that treasures its unique urban landscape.

Santa Fe, the capital of New Mexico, is the second oldest city in the United States. Founded in 1610, it has been ruled by Spain, Mexico, the Confederate States of America, and the United States. It lies at an altitude of 7,000 feet, nestled against the Sangre de Cristo Mountains that dominate the eastern skyline.

The impact of the city's vernacular adobe-style architecture and its sophisticated citizenry, which includes numerous artists, writers, musicians, and craftspeople, makes Santa Fe one of the most individual communities in the country. Indeed, it has been called this nation's most un-American city, not because of its attitude toward national policy, but due to its look and outlook.

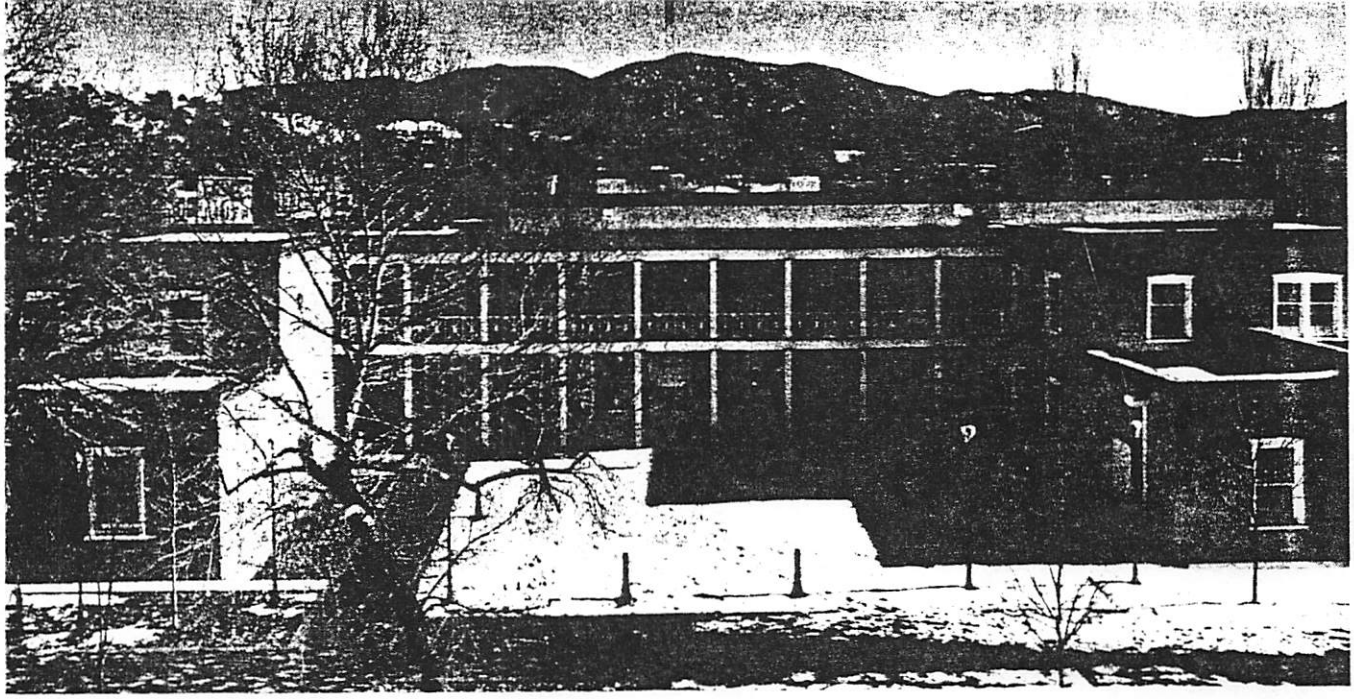
It wasn't always so, and during the 1920s a concerted effort was made to retain or regain as much of the local architecture—which takes its cue from the nearby Indian pueblos—as possible.

One of the leaders of this foresighted movement was John Gaw Meem, who came to Santa Fe seeking a cure for his tuberculosis, and who remained, eventually becoming an architect famous throughout the Southwest.

A result of the effort of Meem and a handful of others was a historic styles zone in and around the downtown area that permits only two types of architecture: pueblo and territorial, a modification of pueblo. Meem's public works project—number N.M. 1035-D—is the only territorial style building constructed through the federal program.

Although the historic zone requirements strictly limit building styles and height, Santa Fe recently has seen old structures being razed and replaced by buildings that meet the letter of the architectural codes, but are massive, rigid, and lacking in the special feeling of the old ones, such as the Meem-designed Municipal Building.

John Arnold *is a writer who lives in Santa Fe, New Mexico.*



The new home of the Santa Fe Public Library, presided over by the Sangre de Cristo mountains

Thus, Santa Feans are increasingly concerned about projects that alter or destroy older buildings, which, coupled with the overcrowded conditions of the former library, accounts for the level of local interest in the renovated structure.

"It was a challenge," Litzenberg said. "We definitely had to make compromises to conform to the restrictions. We never opposed the adaptive restoration of the building. We were always in favor of that choice, so that made the compromises easier."

And because this city has so many craftspeople, the library is a showcase for numerous custom-made features. "We wanted to give as much work to local artisans and craftspeople as possible," says Allen Schwartz, the main library director. Eight different craftspeople created furniture, shelves, and other items for the new building.

Improving on the old

Instead of concentrating on new services, Litzenberg said, the staff decided to improve ones that were heavily used at the old building.

"When you start designing a library you begin with a program," she said. "We gave some really hard thought about the services that we wanted to have in the new library. Rather than adding a whole bunch of new features, we decided we wanted to add to what we have.

"I think a library makes a big mistake by taking on too many things when it's the old standby the community wants. These days budgets are really tight so I think we're under an obligation to do what is best for the community."

One of the improvements was in the reference section. "Our reference area is really well used so we concentrated on that," Litzenberg said. "For a community of its size, Santa Fe has a lot of readers. We have a highly literate community and a sophisticated community and those two factors make for heavy library use. I really think our main library is a research library much more than a typical library." Indeed, more than half of Santa Fe's 55,000 citizens have been issued library cards.

The new building has three floors, including the basement, which is designated for use by the library's forty-five paid staff members and into which the library—which has an annual budget of about $700,000—will expand in the future.

The ground floor contains most of the adult services, and Schwartz says there's a good reason for that: several retirement homes are in and near downtown Santa Fe, and that means older people frequent the library. Having most of the adult services on the ground floor is one way to accommodate the elderly, Schwartz said. The new library is also accessible to the handicapped, a big change from the old one, which had no ramps or elevators and was, therefore, off limits to wheelchair users.

The library has a telecommunications device for the deaf, a new feature that will permit users who have units in their home to call the library and ask—through the printed word—about books, services and so on. Hearing impaired people can check out a portable TDD unit for temporary use, Schwartz said. And, he added, the library offers telecaptioning decoders for home use so hearing impaired patrons can watch captioned television programs.

Another new service, one that was

donated by a local ophthalmologist, is a video visual aid that enlarges the printed page for those with poor eyesight. The visual aid is in an area that includes new microform readers and printers, something missing in the old library.

Crafted space

The ground floor contains most of the books—the exception being the Children's Library on the second floor—and the southern wing houses the nonfiction collection. Fiction is in the northern wing.

In the south side, in a special room funded by Margaret Jaffee, a library volunteer, are the periodicals, on shelves designed by library staff and made by local craftspeople. Part of the nonfiction stacks and the periodicals room are in the bay where the fire trucks were parked, and the windows were custom made to maintain the look of a fire station's door.

Since the U-shaped design creates some blind spots, telephone jacks were installed in critical, out-of-sight areas. When lifted, the telephone automatically rings the front desk, and the system is designed to both provide service to users and act as a security device. A magnetic security system will lessen the theft hazards posed by having two entrances.

The ground floor also houses the Southwest Room, a collection of about 15,000 art books and valuable and rare books with a Southwest theme. The collection is in the old city council chamber, and this room, more than any other, retains the look and feel of John Gaw Meem's design. Its walls are lined with custom-made, glass-fronted, locked cabinets. Furniture in the room was made by locals who duplicated Meem-designed furniture at the Museum of Anthropology, one of five state museums in Santa Fe.

Another craftsperson designed wrought iron table and floor lamps, and yet another built bookshelves, all of which enhance the look of the room, which has a twenty-foot high, wood-lined ceiling, complete with carved beams and a pair of Meem's original tin chandeliers. Two other chandeliers are exact duplicates of Meem's originals.

The first floor also has special niches for large print books and the Friends of the Library shop, which sells de-acquisitioned books and gift items.

Besides housing the Children's Library, the second floor contains administrative offices, including a staff lounge with kitchen facilities and a dining room.

The public exhibits area is in the mezzanine, overlooking the main entrance, and local artisans can book the space for a month at a time. Designating this second-floor space as a public gallery was not an afterthought.

"One of our original items on the program was that we wanted to have a public exhibit space," Litzenberg said. "With so many artists in Santa Fe, we felt this was necessary. We've already gotten enough people who are interested to fill the space for a whole year."

One of the special features of the new building, in a space formerly occupied by the city jail, is the Children's Library. It comes with a brand new slate-fronted fireplace, has a neon rainbow over the arched doors inside the room (outside neon lights are prohibited in Santa Fe's historic district), and sports a built-in puppet theater.

This room contains several custom-made features, including the fireplace screen and wrought iron fireplace tools with tops crafted in the likeness of animals found in the Southwest. Another treat is three handmade rocking chairs, carved with either momma bear, papa bear, or baby bear. Other handcarved chairs carry out the Southwest animal theme.

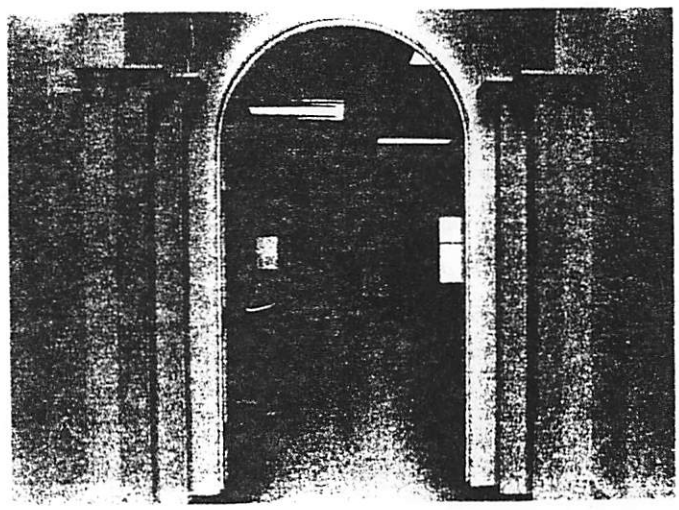
Since Santa Fe has about 200 groups that utilize the library, Litzenberg said special attention was given to the new Community Conference Room, available to the public through a reservation system. The room is a high-tech facility with a motorized screen, various lighting levels, including television and video lighting, and kitchen space.

Other features on the second floor include a graphic laboratory with a drafting table, copy stand, dry mount press, and slide table. Three public typewriters have a room of their own, compared to the old library's lone typewriter squeezed between the copy machine and the stairs to the basement. A special personal computer room has been built, and users can sign up for time on an IBM or a Macintosh. A record room with ten work/listening stations, including a compact disc player, is near this computer-typing-graphics lab area, as is a new video editing room.

The basement contains the staff work space, and, to provide as much natural light as possible, light wells were created on part of the building's east- and south-facing walls.

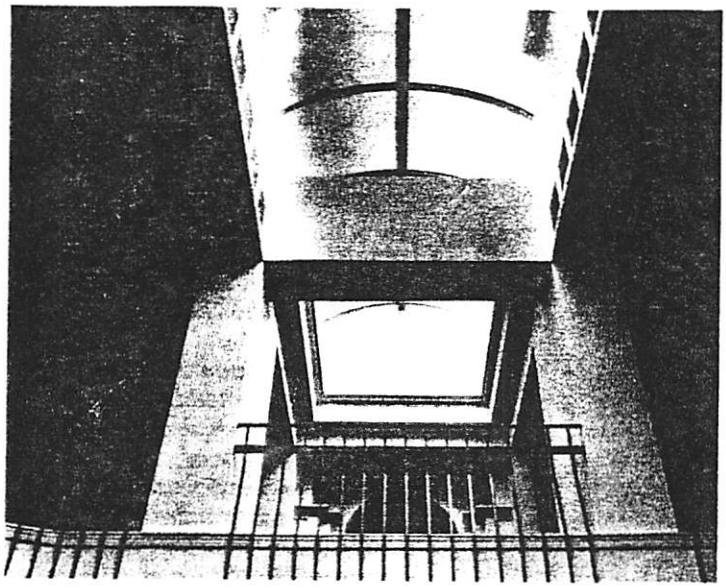
"It's a contemporary idea in a neoclassic building," Litzenberg says of the light wells, the work of project architect Kestutis Germanas, whom she lauds for his extra effort, including intensive research he did on John Gaw Meem-designed structures. "I

Barbaraellen Koch



The entrance to the children's room, complete with fireplace

Barbaraellen Koch



Looking up to the mezzanine from the entrance foyer

don't think anyone has had as much communication as we had with the architects. I think architects often don't have such rapport during the design process."

Germanas said working on a Meem-designed building was a bonus. "I'm very grateful for the opportunity to put the building to adaptive reuse," he said. "I think we were successful in keeping the style. We all like it very much."

Herman Miller office system furniture in this area will provide flexible work stations, Litzenberg said. And, she added, "All the furniture that we've selected of the standard variety will be of outstanding quality," including compact mobile shelving for the periodicals storage room.

The basement also contains mens' and womens' locker and shower rooms for the staff.

Besides many of the stools, chairs, benches, shelves, cabinets, and the fireplace tools, both the reference and circulation desks on the ground floor were custom made, and the counter of each is covered with highly polished Apache gold travertine from a quarry about 100 miles southwest of Santa Fe.

Although not the work of local craftspeople, seven distinctive oxidized copper ceiling lights, each containing an amethyst crystal, were commissioned to be designed by New Yorker Jerry Van Deelen to fit the Santa Fe style.

Funds for the Southwest Room's furnishings were provided by the Friends of the Library, which raised about $100,000 through its Buy a Tile program. Selling for $100, these specially designed ceramic tiles are glazed with the donor's name and are installed in the Benefactor's Gallery along the stairway to the second floor.

Although it wasn't in place when the library opened, Litzenberg said a computerized check-out system should be online within six months. The archaic mechanical check-out system, and its concomitant problems, such as determining when books are overdue and notifying readers of overdues, will be a memory once the new system is in place.

"It looked to us that the best option was to buy software to hook into the city's computer," she said. "There's no question that this in the long run will improve services for the library."

On the wish list: A computerized catalog to replace the card catalog. This, Litzenberg says, is not out of the question but definitely is down the road.

The big move

Having about 25 percent of the library's 120,000 volumes checked out at any one time helped the moving process, and a professional mover was given the task to transport all the books and equipment to their new location.

All but the children's books, that is. "Because of the community interest and the high visibility of the new library, we've gotten lots of volunteers who would like to help us move," Litzenberg said while standing in the new Children's Library. On January 10, a human chain of volunteers stretched from the old children's room, which was downstairs, across the street, through the front entrance, up the stairs, and into the new room, moving the children's books into their new home. Those who helped received a button reading "I had a moving experience at the library."

Not to be overlooked in the transition from the old, musty and cramped library—into which the state wants to expand since its history library is right next door—to the dazzling new building was the community celebration. Opening ceremonies included:

- A preview, by-invitation-only showing of the new facility for craftspeople, architects, others who worked on the project, and those who donated more than $500
- The obligatory ribbon-cutting ceremony featuring Santa Fe's mayor, followed by an open house complete with a variety of entertainment and refreshments
- A week-long series of evening programs.

The real kicker to the opening was the library's eightieth birthday party on January 24. The entire community was invited to the party, which featured local authors—Santa Fe has dozens—and people were urged to come dressed as their favorite literary character.

The entrance fee to the party was one book, and local book shops had a listing—akin to a bridal registry—containing those titles the library especially wanted to acquire. Those who didn't want to provide something from the registry were asked to donate a copy of their favorite book.

Litzenberg was especially interested in tallying the favorite-book donations, and considering Santa Fe's literate, sophisticated, and difficult-to-predict citizens, that could be quite an education in itself. ◙



SANTA FE

Santa Fe County

NEW MEXICO

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Paste over New Report of March, 1935, which is now void. SANTA FE, N. MEX.

NEW REPORT, March, 1942

POPULATION: 20,237

Prevailing Winds:—North and Northwest.

PAVING:—About 10½ miles concrete.
GRADES:—Slightly rolling.

WATER FACILITIES

Private ownship. Source from 3 reservoirs located east of Town. Upper (Granite Point), capacity 630 acre feet, elevation 2,000' above Plaza; Lower, capacity 420 acre feet, elevation 350' above Plaza; Service basin, capacity 5,000,000 gallons, elevation 170' above Plaza. Gravity pressure direct into mains.

31 miles of 3" to 12" pipe. 137 double hydrants and 18 private hydrants. Average daily consumption 1,150,000 gallons. Domestic and fire pressure 80 lbs. at the Plaza.

FIRE DEPARTMENT

Volunteer. 1 chief, 1 assistant chief, 2 paid drivers and 21 volunteers. 1 station.

1 American-LaFrance 750 gallon pumper with 1,000' 2½" hose and 40' of ladders. 1 American-LaFrance, 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 100' ¾" hose and 45' of ladders. 1 American-LaFrance 500 gallon pumper with 100 gallon booster tank, 1,000' 2½" hose, 200' 1½" hose. 150' ¾" hose and 40' of ladders. 1 American-LaFrance 100 gallon booster with 500' 2½" hose and 40' of ladders. 500' 1½" hose and 1,550' 2½" hose in reserve.

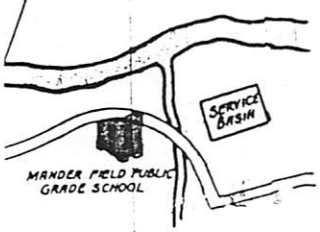
To have new fire station corner of Hancock St. and Montezuma Ave. (Sheet 13).

Fire alarm by telephone and siren.

FIRE-RESISTIVE ROOFING ORDINANCE.

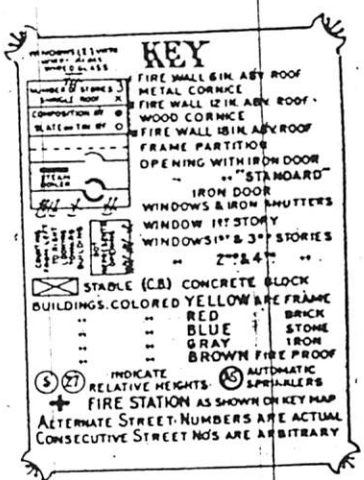
Ordinance prohibits use of wooden shingle roofs in Fire Limits only.

City Limits 5½ miles square.



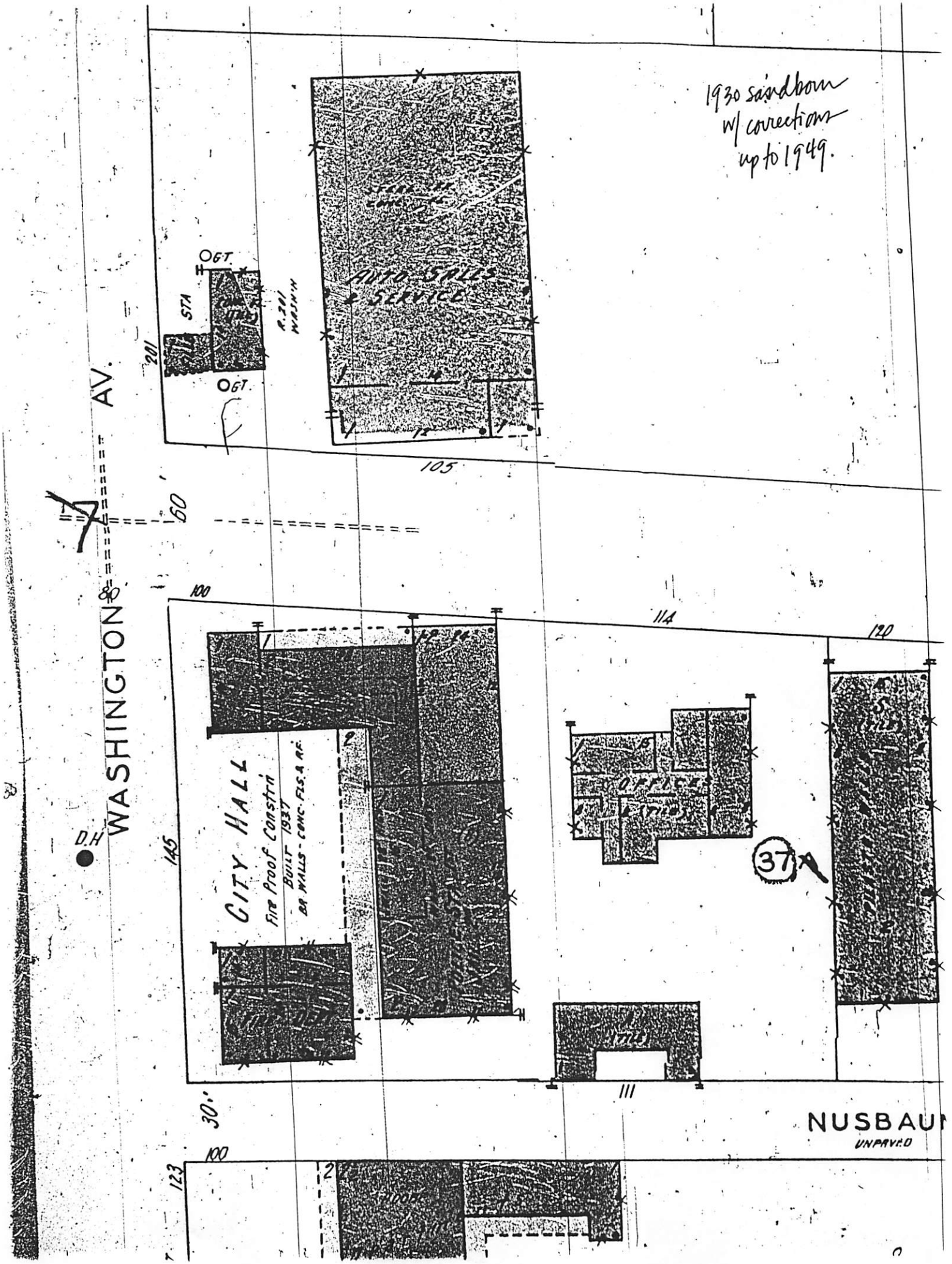


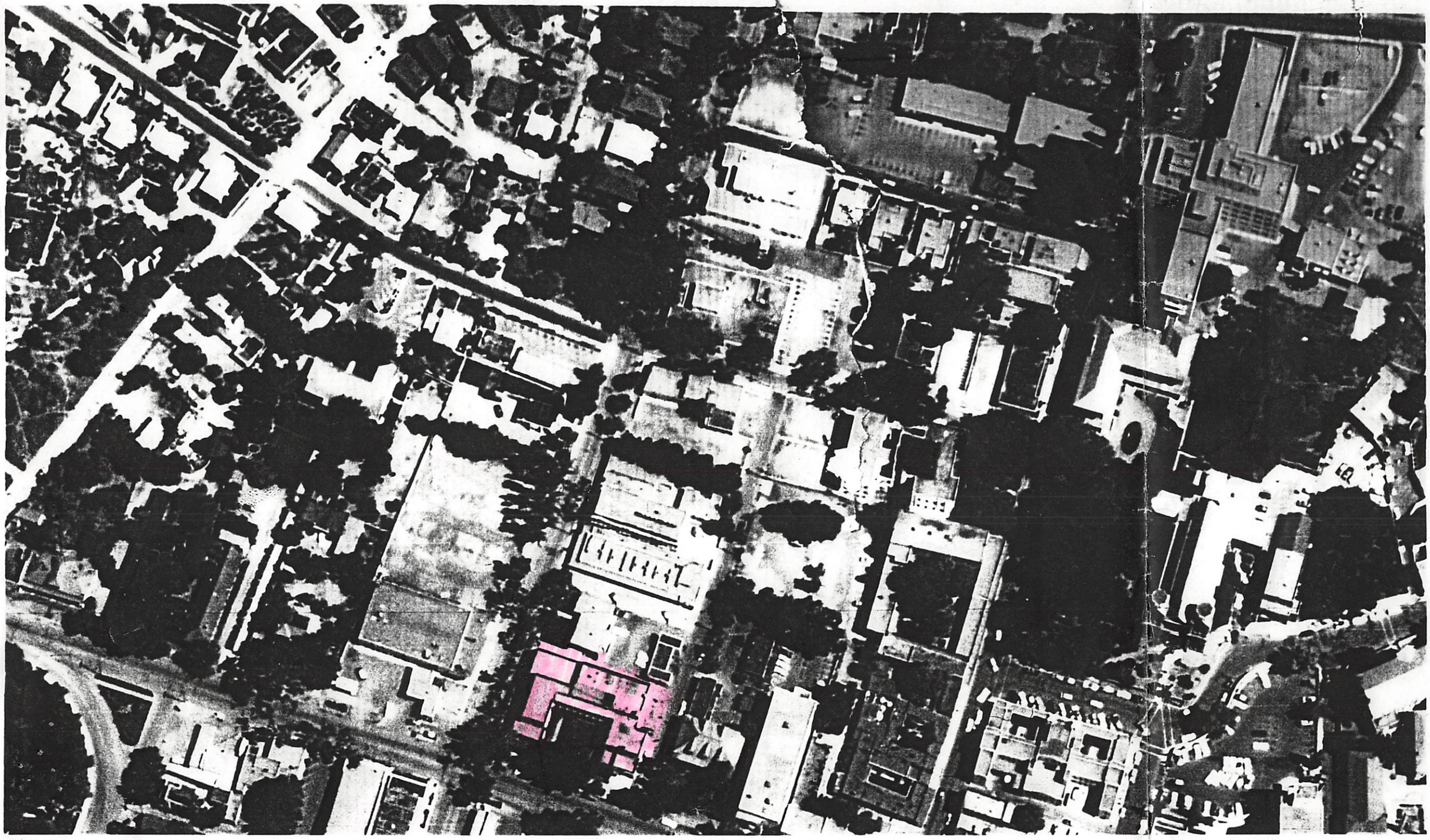
LOCATION OF THIS TOWN AS ABOVE UNDERLINED



CORRECTION RECORD

REV'N NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
4	2/45	REPRINT	
5	8/48	Counts	8/8/49


1930 sandborn
w/ corrections
up to 1949.
AUTO SALES
& SERVICE
STA
GT.
R.201
WASH'N
201
105
60
80
WASHINGTON AV.
D.H
100
114
120
CITY HALL
Fire Proof Constrn
BUILT 1937
BR. WALLS - CONC. FLS. & RF.
OFFICES
145
37
111
30
NUSBAU
UNPAVED
123





51856

1940s
photo

145 Washington Street

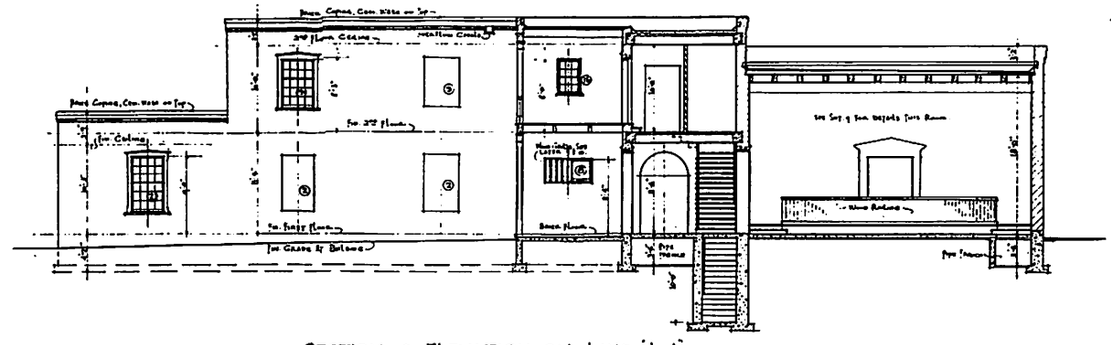
WEST & SOUTH ELEVATIONS



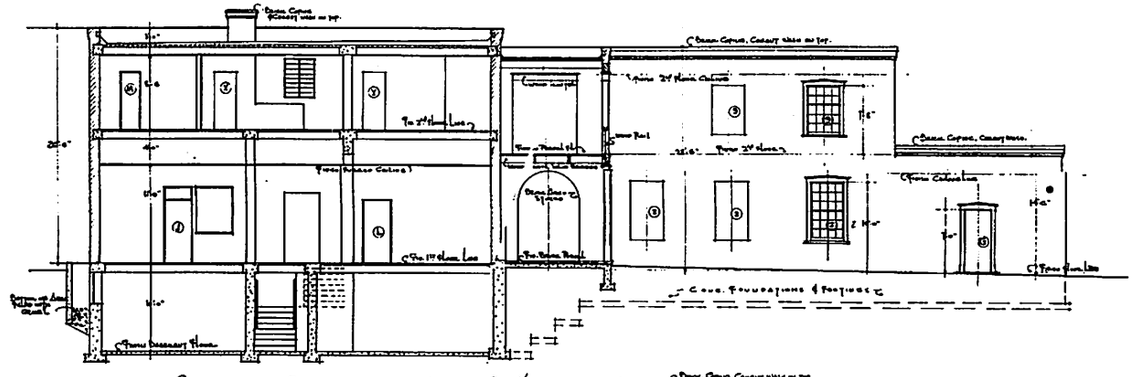


EAST ELEVATION

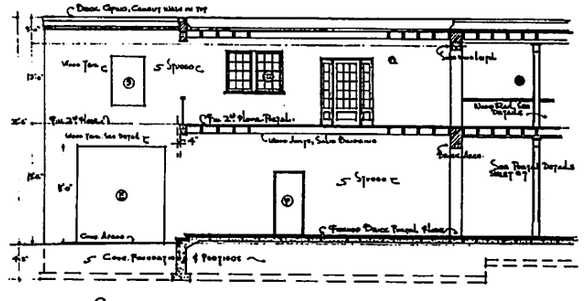
DOOR SCHEDULE			
MARK	SIZE	TYPE	REMARKS
A	3'-4" x 7'-0" x 2¼"	15 LIGHT GLASS	SIDE LIGHTS & TRANSOM. DETAIL SH. 7
B	PAIR 2'-6" x 7'-4" x 2¼"	8 WOOD PANELS	WOOD TOP BOTH SIDES. SEE LATER F.S.D.
C	3'-0" x 7'-4" x 2¼"	15 LIGHT GLASS	SIDE LIGHTS & TRANSOM. DETAIL SH. 7.
D	PAIR 2'-8" x 7'-4" x 2¼"	10 " "	" " " " " " "
E	APPARATUS RM. DOORS	WOOD PANELS	SEE DETAILS.
F	3'-0" x 7'-0" x 1¾"	2 PANELS.	UPPER PANEL DIVIDED 2 IN SH. GL. GLASS.
G	3'-0" x 7'-0" x 2¼"	6 PANEL WOOD	SEE LATER DETAIL.
H	2'-8" x 7'-0" x 1¾"	10 LIGHT GLASS.	SEE DETAIL. SH. 7
I	3'-0" x 7'-4" x 2¼"		SAME AS DOOR C. CONT. TRANSOM.
J	3'-0" x 7'-0" x 1¾"	2 PANEL TOP SH. GL.	OBS. GLASS. SEE TYPICAL DOOR AFTER TRANSOM.
K	3'-0" x 7'-0" x 1¾"	TYPIC 2 PANEL TRANSOM	SIDE LIGHTS. SEE DETAILS. LOP. PAN. GL.
L	3'-0" x 7'-0" x 1¾"	" " " RM. TOWER	" " " " "
M	2'-4" x 7'-0" x 1¾"	" " " WOOD	NO TRANSOM. " "
N	2'-8" x 7'-0" x 1¾"	" " " "	" " " "
O	VAULT DOOR		SEE SPECS.
P	2'-8" x 7'-4" x 2¼"	10 LIGHT GLASS	SAME AS SINGLE D. DETAIL. OR GLASS
Q	PAIR 2'-8" x 7'-4" x 2¼"	" " "	" " D. EXCEPT 1ST JAMB SEE DETAIL
S	3'-0" x 7'-0" x 1¾"	" " " "	
T	2'-8" x 7'-0"	3 PLY. TIN CLAD.	
U	3'-6" x 7'-0" x 1¾"	BRACED BATTEN.	
V	2'-0" x 6'-6" x 1¾"	TYPIC 2 PANEL WD	GLAZED TRANSOM OVER
X	JAIL DOORS.		SEE SPECS.



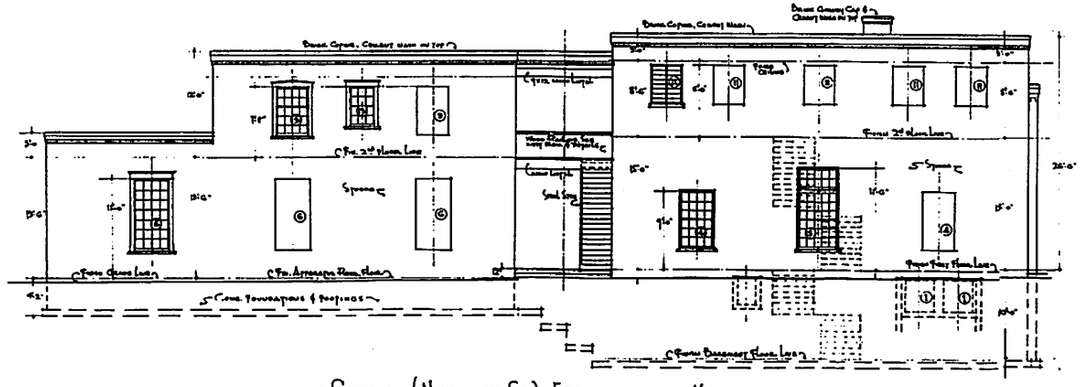
SECTION & ELEVATION ON LINE A-A
SCALE 1/8" = 1'-0"



SECTION & ELEVATION ON LINE B-B 1/8" = 1'-0"



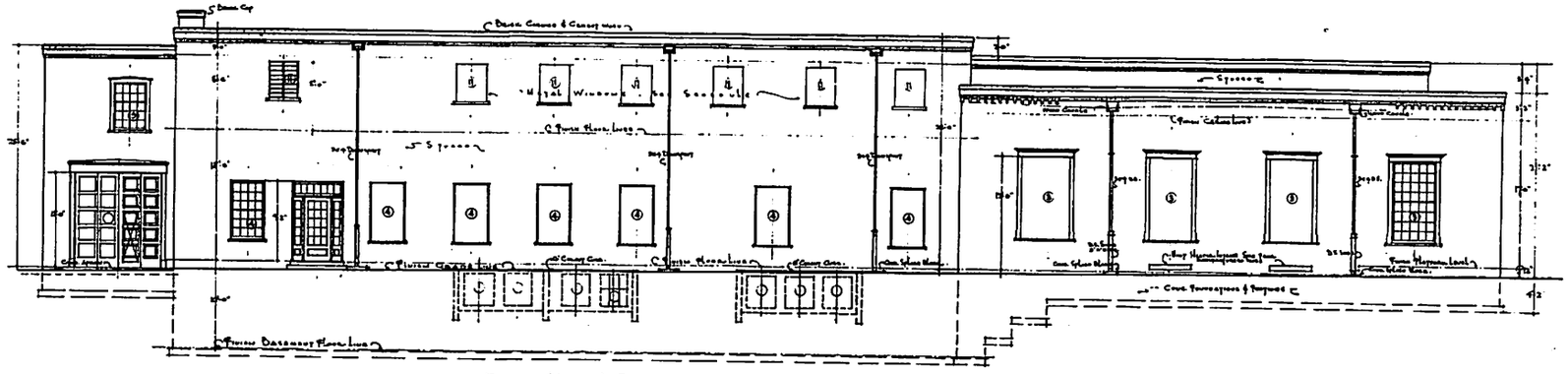
SECTION & ELEVATION ON LINE C-C 1/8" = 1'-0"



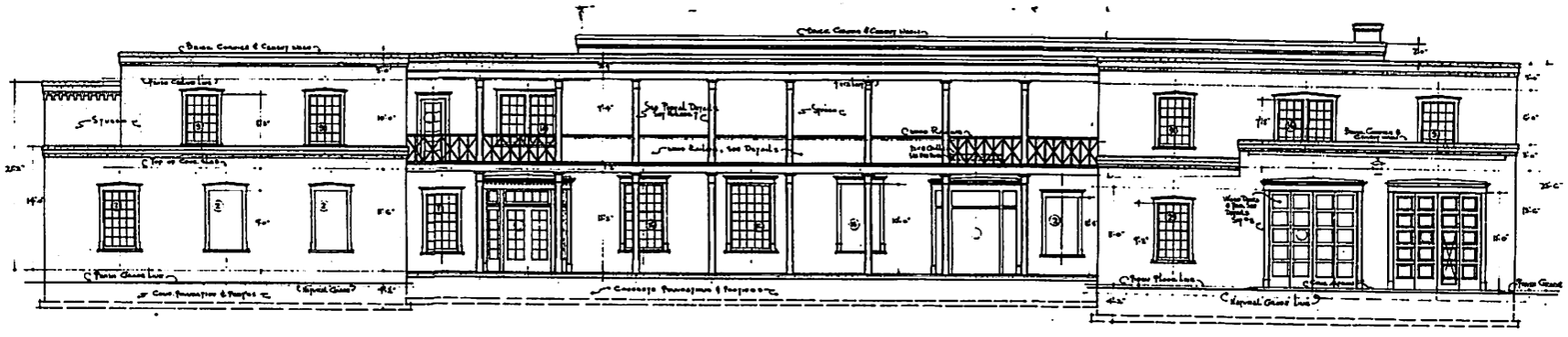
SOUTH (NUSBAUM ST.) ELEVATION 1/8" = 1'-0"

STATE OF NEW MEXICO
JOHN GAW MEEM
NO. 3
SANTA FE, N.M.
REGISTERED ARCHITECT

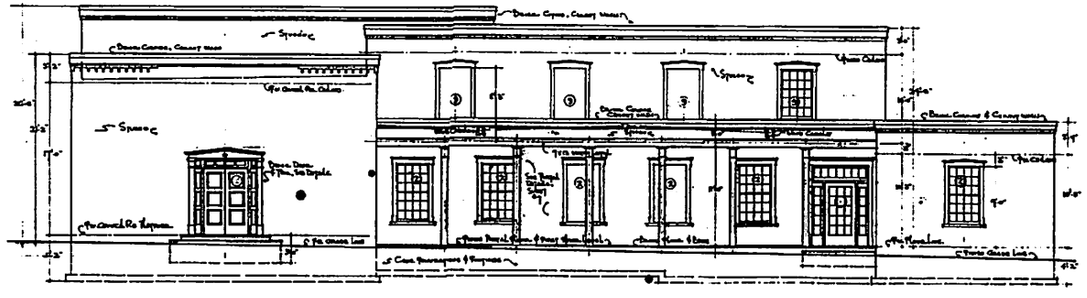
DRAWN BY P.R.H.	P.W.A. PROJECT No. N.M. 1035 D	FILE No. 256
TRACED BY DR. P.R.H.	MUNICIPAL BUILDING FOR THE CITY OF SANTA FE NEW MEXICO	
CHECKED BY H.Z.		SHEET No. 6
APPROVED BY [signature]	JOHN GAW MEEM ARCHITECT SANTA FE NEW MEXICO	
DATE DEC. 22, 1936		



·EAST·(REAR)·ELEVATION· 1/8"=1'-0"



·WEST·(WASHINGTON ST.) ELEVATION· 1/8"=1'-0"



·NORTH·(MARCY ST.) ELEVATION· 1/8"=1'-0"

STATE OF NEW MEXICO
JOHN GAW MEEM
No. 3
SANTA FE, N.M.
REGISTERED ARCHITECT

DRAWN BY P.R.H.	P.W.A. PROJECT· No N.M.1035·D·
TRACED BY P.R.H. & T.J.M.	·MUNICIPAL·BUILDING·
CHECKED BY P.R.H.	·FOR·THE·CITY·OF·
APPROVED BY [signature]	·SANTA·FE· ·NEW·MEXICO·
DATE DEC. 23 '36	·JOHN·GAW·MEEM·ARCHITECT· ·SANTA·FE· ·NEW·MEXICO

WONDERSTONE

January 23, 2024

RE:
Request for Adoption of the 2023 HCPI Form and Designation of Primary Elevations
City of Santa Fe Main Library, 145 Washington Avenue. (CLG Grant #35-22-10035.10020)

Dear HDRB,

The City of Santa Fe Facilities Division is working to preserve the Santa Fe Main Public Library at 145 Washington Avenue. The building has a historic status of "contributing" to the Downtown and Eastside Historic District.

The Facilities Division applied for a Certified Local Government Grant from the New Mexico Historic Preservation Division for FY22 and was awarded $44,600.00 to conduct an exterior conditions assessment of the building. This project kicked off in May of 2023. The conditions assessment evaluates the exterior of the building to determine what work will need to be done to preserve the building. The assessment will be presented to the HDRB once it is completed, sometime in mid-2024.

One of the requirements of the conditions assessment included an HCPI form for the building. The HCPI form is included with this application for your review and adoption. There is no request for a historic status change.

A search of the City of Santa Fe Historic Preservation records found that the building does not have primary elevations designated. We are requesting the designation of primary elevation so that we may plan the future preservation projects for this important downtown building.

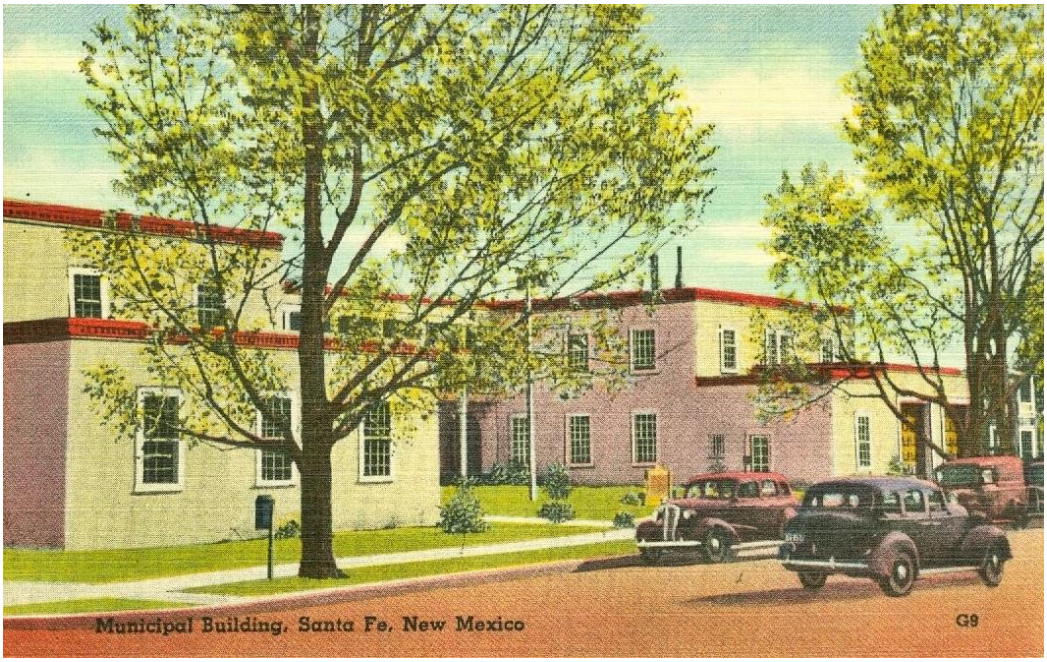
I submit this application on behalf of the City of Santa Fe as the Certified Local Government Coordinator managing the grant.

Thank you,

Nicole A. Ramirez Thomas
Principal
Wonderstone LLC

Santa Fe Municipal Building – Santa Fe Main Public Library

Cultural Resources Evaluation



145 Washington Avenue
Santa Fe, Santa Fe County, New Mexico
Santa Fe County Assessor Parcel Number 910014876

Santa Fe Certified Local Government Project: #35-2210035.10020

September 15, 2023; Revised November 30, 2023

Prepared by:

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

Prepared for:

Woven Architecture
343 W. Manhattan Avenue
1524 Paseo de Peralta
Santa Fe, NM 87501

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2023; November 30, 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:
Santa Fe Municipal Building - Santa Fe Main Public Library	145 Washington Avenue Downtown and Eastside Historic District - Santa Fe	Santa Fe ID: H-3540 4. County: Santa Fe Parcel # 910014876

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

6. Date of Survey:
July 25 & 26, 2023

7. Previous Survey Date(s):
_x Yes: November 20, 1985
__ No:

8. Name of Project:
CLG Status Evaluation

9. Lat/Long:
35.6886382,-105.9369818



10. Photo Information: John W. Murphey, photographer. Photo 1: View of west elevation. Camera facing east. August 3, 2023.

11. Brief Description of the Property:

Erected in 331 days under a New Deal grant, the former 1937 Santa Fe Municipal Building takes up the southeast corner of Washington Avenue and East Marcy Street. Designed by architect John Gaw Meem, it was planned to hold every function of city government. To do this, Meem selected a two-story, U-shaped form that segregated city government functions into discrete zones. The building continued in this until 1977 when city hall moved to its current location. A project in 1985-86 renovated the 50-year-old structure for a new use as the main location of the public library. The project reconstructed and/or built anew an area representing 75% of its ground floor footprint. Still, sections of the building show as original, and overall, the front façade looks similar to its historic appearance.

Continued on Page 5.

12. Who uses the property? Public Library

13. Construction Date:
Date: 1937; 1985-86, major renovation
_ x_Known __ Estimated Source: Project records and newspaper accounts

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

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

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

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



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

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

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

For: Woven Architecture/City of Santa Fe,
CLG contract

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

Current owner: City of Santa Fe

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _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:
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-3540
Santa Fe Municipal Building - Santa Fe Main Public Library	145 Washington Avenue Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 25 & 26, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ 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: Wood posts and trim

7. Number of Stories: __ N/A
Number: __1 __11/2 x__ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Sash	Wood	8/12	Multiple
Sash	Wood	12/12	Multiple
Sash	Wood	12/16	Multiple
Sash	Wood	16/16	Multiple
Fixed	Wood	8 over Panel	4
Fixed – Window Wall	Steel	Multiple	2

11. Door Types

Type	Style	Material	Number
Single	Flush	Steel	1
Single	6-Panel	Woold	2
Single	10-Light	Wood	4
Single	1/2 -light & Panel	Wood	1
Double	3-Panel	Wood	1
Double	3-Panel w/sidelights	Wood	3
Double	10-10 w/ sidelights & transom	Wood	2
Double	Narrow Light	Wood	1

12. Chimneys _x one, short stuccoed stack	13. Porches __ N/A Type: __ Entry __Partial-Width __x Full-Width __ Wrap Portal and balcony

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Early 1960s; two story addition at southeast corner; aerial photographs.
#2 Date 1985-86; major renovation project; demolished and reconstructed majority of center block and 1960s addition; installed window wall sections, etc.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

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

Notes:

__ Other: Vernacular

17. Documents Available and Their Locations

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

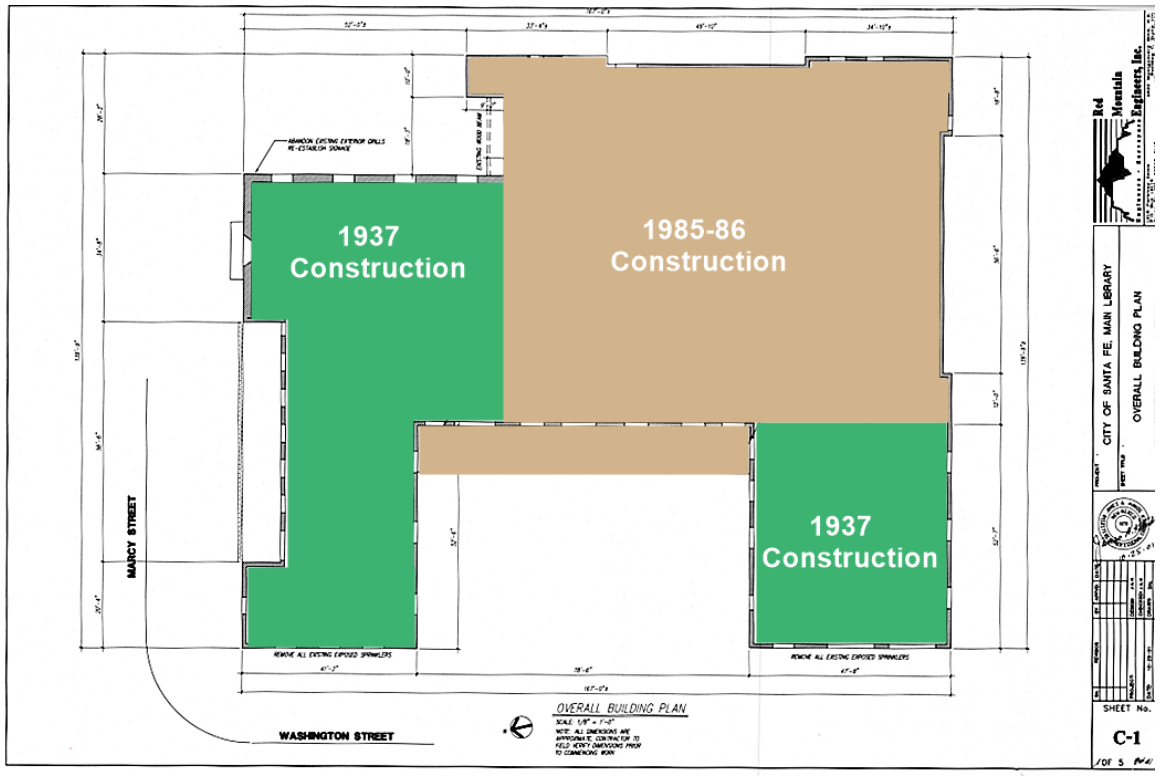
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Graphic of construction phases of ground floor.
Base drawing courtesy Red Mountain.



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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

Setting

The Santa Fe Municipal Building stands near the west end of its 0.94 square lot, facing in the same direction. On the north runs East Marcy Street; on the west, Washington Avenue; on the south, Nusbaum Street; and on the east, a parking lot devoted to the building's current use as a library. Commercial architecture surrounds the old building, some of it relatively recent. The building is now a diminished edifice, but when completed in 1937, it was the tallest structure in the area. With the construction of the First Interstate Bank Plaza in 1983 and other adjacent buildings, its stature has decreased. It encloses a small, landscaped area on its west façade that was originally planted in lawn. Historically called the courtyard, this space is essential to the building's design and presentation to the street. A wide brick sidewalk courses along its west and south exposures. Two mature valley cottonwoods shade its façade.

Building

The building holds roughly 33,000 square feet,[1] spread over two floors and a basement. Its terraced massing lessens its bulk and gives visual interest to the façade and streetscape. It is made of hollow clay tile and concrete masonry units, finished with stucco, which, at the time of survey, was of several colors, including mustard.[2] A cornice of red bricks laid in stretcher and rowlock outlines the parapet on both floors. The cornice is one row more than what is depicted in Meem's drawings. Many of its wood exterior members (posts, railings, window casings and sills) show weathering and deterioration.

[1] This represents the Santa Fe County Assessor figure; the square footage is likely larger.

[2] Responding to complaints, the City of Santa Fe repainted the building in August 2023 in a uniform color and made cosmetic repairs to wood elements.

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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

West – Primary

The west primary façade reveals the building's plan and architectural inspiration. In form, it is a two-story center block flanked by stepped volumes. Together, these parts create a U-shaped plan. The façade introduces its architectural vocabulary, which mixes Native American forms and Territorial fenestration and trim.

At the center is the double portico block. Both floors are spanned by columned porticos or *portals* reconstructed in the 1980s (Photo 2). During the 1985-86 project, both floors were torn down and reconstructed with concrete masonry units. As part of this work, the porch columns were replaced. Meem had originally designed a modified Doric post with chamfered edges and a molded capital. Taking their place are square, chamfered posts with a simplified capital. This post style additionally ornaments the altered east and south elevations.

The ground floor served as the principal entry to the city hall and police department, and now the library (Photo 3). Its wall is fenestrated with tall, vertical openings reflecting the Territorial mode. At each end are entries holding double glass doors framed by glass sidelights and a transom (Photo 4). A molded frieze with dentil blocks surmounts the entries.

Between the entries are uniform 16/16 wood sash. Meem used these types of multi-light windows in 8/12, 12/12, 12/16, 16/16, and 20/20 patterns to reinforce the style and to bring natural light and fresh air into the offices. The windows are topped with colonial or pedimented head casing, referencing New Mexico's territorial-era architecture. While the doors and glazing have been replaced, their overall design resembles Meem's drawings.

The upper floor, once holding the jail, had only a window and a door. Demolished and rebuilt in 1985-86, it now has multiple doors and windows opening onto a balcony. These, like others in the building, are framed with Territorial casings.

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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

The adjacent south volume has large, fixed windows at the ground level (Photos 5 & 6). These filled in what were historically bays of the fire station. A construction photograph from 1985 shows sectional overhead doors topped the phrase “FIRE STATION NO. 1” in raised letters (Fig. 11). The wing now encloses library shelves and a reading area. The north volume appears to have original windows (Photo 7). Both wings have original wall construction.

North

Fronting East Marcy Street, the north elevation is the least altered part of the building (Photo 7). Its long portico is lined with wood posts that match Meem’s drawings (Photo 8). At the west end stands a formal door, once opening to the office of the Santa Fe Chamber of Commerce (Photo 9). The door no longer functions for this purpose but helps preserve the façade’s historical association.

Marching eastward is a line of 12/12 wood sash with pedimented head casings (Photo 10). The window muntin profile is narrow and appears to be original — or a convincing reproduction. At the interior, they have 15” deep, slanting stools. They open with handles on the lower sash’s bottom rail and lock at the top rail. The upper story windows are uniform 8/12 sash with pedimented heads.

The blank wall of the northeast corner is interrupted by a formal entrance. It is placed centrally and holds double wood panel doors surmounted by a dentil course pediment (Photo 11). Historically, the doors gave access to a platform where the city council conducted business. The classically inspired doorway is the same as shown in Meem’s drawings.

East

Looking onto the parking lot, the east elevation (with the exception of the former city council chamber) has been significantly changed. The changes started in the 1960s, with an addition, and increased during the 1985-86 renovation. The lower volume holding

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the former council chambers has four very tall, 20/20 wood windows. Now giving light to the Southwest Reading Room, these appear to be original and show exterior deterioration (Photo 12).

The council room connects with an east-west wall holding a loading dock (Photo 13). This area has Territorial-type windows and doors. The space is not original to the Meem design and appears, based on aerial photographs, to have been first introduced in the early 1960s and replaced during the 1985-86 renovation.

The impact of the 1985-86 project is more apparent rounding the corner with a view of the central block (Photos 14 and 15). The ground level originally had a wall with windows (Fig. 4). This area, which had already been added upon in the 1960s, was reworked in the 1980s, removing walls and replacing them with glass.

The long window walls were meant to daylight the lower level and basement. Called “enclosed portals” in the 1980s plan, the green metal framed structure extends from the ground to the ceiling and contains a storefront entry at the north end (Photo 16). Interestingly, wood posts are placed in front of it, fulfilling the portal aspiration (Photo 17).

Above, at the second story, is a balcony introduced in the 1980s (Photo 15). This space originally had a line of steel jail windows which were removed during demolition. Now fenestrated with Territorial windows and doors, it has a balcony similar to the west elevation.

The section at the southeast corner postdates Meem’s drawings (Photo 18)(Fig. 4). Its flat façade is seamed with expansion joints, suggesting it is recent. Like the rest of the building, it has symmetrically placed Territorial windows.

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South

Little is known about the South elevation's original appearance, as it wasn't included in Meem's drawings. The balance of it, however, has been altered at the ground level, with its long stretch of window wall (Photo 19). This feature was introduced in 1985-86 and, like the east elevation, involved removing exterior walls. The areas bookending the glazed wall are new spaces constructed of concrete masonry units.

The three openings at the west end of the elevation align with Meem's floor plan. These hold tall 12/16 wood sash with colonial head casings (Photo 20). They historically provided light to the fire station's apparatus room; similar multi-light Territorial windows penetrate the second story. Stepped cracking reveals this section is original and made of hollow clay tile.

Interior

The 1980s demolition of the central block and southeast section allowed for a completely new floor plan. Gone were the jail cells and corridors of tightly packed offices. This is obvious with just a casual visit to the library.

After moving through double doors on the Washington Avenue side, the visitor enters an enclosed passage, an informal space holding a community bulletin board and racks of free magazines and reading material. The passage has the informality of a mud room.

Beyond a theft control barrier is a light-filled atrium area (Photo 21). The double-height space has a half-circle form and is floored with square tile. Filtered sunlight pours through a light well above (Photo 22). A dog-leg staircase at the right leads to the second floor, which reiterates the half-circle motif with steel railing (23). The remainder of the library is a mixture of new spaces and parts of the old city hall that have been repurposed for library shelving and reading areas.

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City Council Chamber/Southwest Reading Room

Located in a separate room at the northeast corner, the former council chamber retains a high level of integrity along three of its walls, communicating the historic function of the space. It has a dark, calm feeling, conducive to its current use as a reading room and storage area of valuable Southwest books.

The rectangular room has a high ceiling with wood beams running in both directions (Photo 24). The built-up beams are boxed with fascia decorated with carved motifs Meem employed in other important commissions. For decorum, they are topped with uniform boards instead of rustic *latilla*. Suspended from the ceiling are decorative tin lamps (Photo 25). It is unclear if they are original, but they are reminiscent of lighting Meem used for spaces at the University of New Mexico. Meem, or one of his draftsmen, penciled a similar-looking lamp in one of the drawings.

The platform once used by the city council remains, but its railing has been replaced. The paneled door to the exterior also remains, with its bold denticulated pediment. Other decorative elements of the room have been removed or modified.

Beyond the entrance to the Southwest Room is a staircase leading to the second floor (Photo 26). The staircase, with its cement treads and wrought iron railing, is original to building.

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 for a Permanent Home

When completed in late 1937, the Santa Fe Municipal Building represented potentially the first time the town's government functions were under one roof since the colonial period. Built with a New Deal Public Works Administration (PWA) grant, it was designed to centralize city government operations in one building, including police and fire departments and the jail.

During the Spanish colonial period, town administration took place in the *cabildo*, where a town council administered the basic functions of government. As discussed in the Laws of the Indies, this office was to be erected "next to the main plaza" and designed "in a manner that would not embarrass the temple but add to its prestige."[3]
The location of Santa Fe's *Casa* de Cabildo is not precise, but it is thought to have stood on the west side of the Plaza.

Following the American Conquest, Kearny's forces took over the Palace of the Governors, using it as their headquarters. The building would also house the first iteration of an American form of town government. The idea of a city hall, separate from territorial government, would arrive only after Santa Fe was incorporated as its own city.

While a local charter in 1851 granted the power to incorporate, Santa Fe's citizens never acted upon it, relying instead on an ad hoc form of governance.[4] The territorial laws of 1884 included a provision allowing all towns to incorporate, but many communities did

[3] Quoted in Dora P. Crouch, Daniel J. Garr, and Axel I. Mundigo, *Spanish City Planning in North America* (Cambridge: The MIT Press, 1982), 43-44.
[4] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," (Historic context prepared for the City of Santa Fe, May 31, 2021, revised), 30-32.

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not have enough residents to meet the population requirement. Albuquerque, with its larger population, incorporated the following year.

Santa Fe boosters, including editors of the *New Mexican,* soon took up the incorporation campaign, with — at first — a reluctant citizenry. A liberal amendment to the law in 1891 made it easier for towns and villages to incorporate, and on June 2, 1891, Santa Fe's citizenry voted in favor of a municipal government.

However, William T. Thornton — the first mayor under incorporation — and the newly elected city council had no place to meet. They instead gathered at each other's places of business, starting with Thornton's attorney's office on East San Francisco Street.[5]

Newspaper accounts indicate the mayor and city council soon moved their operations to a building on San Francisco Street named Fireman's Hall. Its precise location is unclear, but by the late 1890s, city staff were using it for their office. An 1897 notice from Charles B. Conklin, the city clerk, stated he maintained his office in the hall, where he issued dog licenses.[6] After Statehood, the council and city offices moved into the Santa Fe County Courthouse — a building designed by Rapp & Rapp on Palace Avenue in 1910.

City Hall No. 1

The wandering city government soon relocated again, taking over what appears to be a later iteration of Fireman's Hall located on East San Francisco Street, across from what would develop as La Fonda Hotel. The building, depicted on the 1913 Sanborn map, was a two-story brick structure with the fire department on the ground floor (Fig. 2).

In October 1916, the Santa Fe Fire Department Association — the private fire group that owned the building — donated the hall to Santa Fe with the agreement the city would take over its debt. "The City of Santa Fe now has a City Hall," announced the *New*

[5] "Round About Town," *Santa Fe New Mexican*, January 5, 1892, 4.
[6] "Dog Licenses," *Santa Fe New Mexican*, April 24, 1897, 4.

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Mexican, emphasizing its significance and likely the first time the term "city hall" had ever been used for Santa Fe.[7]

The following year, the city began a campaign to move the two-story brick building to a new site. Headed by Mayor William G. Sargent, the selected location was a large lot on the corner of Washington Avenue and Marcy, which is shown on the 1912 King's map to be owned by Sargent.

As indicated by the 1883 Sanborn map, the lot was mostly undeveloped, containing a garden and a three-room adobe near the street (Fig. 1). The move and renovation, which was calculated to cost $10,000, was put to a vote at the general election on April 2, 1918, and passed. By the month's end, a track down San Francisco Street was directing the 500-ton building to its new location.[8]

As observed on the 1930 Sanborn map, the relocated city hall stood near the north edge of the property (Fig. 3). A one-story entry porch spanned its front façade, and a wood frame garage stood at the rear. It contained the city's fire department on the ground floor and government offices on the second. The police department was located elsewhere, in a building on Cathedral Place. Besides containing the functions of municipal government, the lot had a particular use during the fall as the location of the annual Zozobra burning.

A New Deal City Hall

By 1935, the limitations of the repurposed firehouse were apparent. City staff had grown during the Great Depression, and city hall had run out of space. City officials began contemplating a new city hall in the spring of 1935, working with the New Deal Federal Emergency Relief Administration to identify a funding source to build it. They

[7] "City of Santa Fe Now Has for Sure Enough City Hall," *Santa Fe New Mexican*, October 7, 1916, 3. The author could find the term "city hall" in the context of Santa Fe used prior to this article.
[8] "Local Items," *Santa Fe New Mexican,* April 22, 1918, 6.

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landed on the PWA, a public works initiative launched during the National Industrial Recovery Act of 1933.

A pump-priming program, the PWA sought to increase employment and stimulate business activity with large-scale public works projects: dams, reservoirs, sewage plants, and the like. Unlike the Works Progress Administration (WPA), it funded construction through a loan or grant to the recipient community. Santa Fe County had already harnessed the program to build a new courthouse, and nearly a dozen New Mexico communities would use it to erect new city halls or courthouses, all with jails.[9] Nationally, it would fund 629 courthouses and city halls.[10]

In August 1935, the city council voted to build a new municipal building using PWA funds. Under the agreement the PWA would provide a $54,000 grant, with the city adding $66,000, allowing for a $120,000 project. The following year, voters approved a $75,000 bond for that purpose. The federal agency approved the grant in October 1936.[11]

Architect John Gaw Meem (1894-1983) was tapped to design the building. He had already created a scheme for a combination city hall and library, which had been rejected by voters in 1932 because it included a jail in its basement.[12]

Meem's New Deal

At the beginning of the Great Depression, few professional architects were working in Santa Fe. John Gaw Meem had just started his career and operated out of a shed at

[9] David Kammer, "The Historic and Architectural Resources of the New Deal in New Mexico," (Context statement prepared for the New Mexico Historic Preservation Division, 1994), Appendix
[10] Robert D. Leighninger, *Long-Range Public Investment: The Forgotten Legacy of the New Deal* (Columbia, S.C.: The University of South Carolina Press, 2007), 88 Table 6:2.
[11] Federal Emergency Administration of the Public Works, "Status of Non-Federal Allotted Projects, Region No. 5, New Mexico," (January 3, 1940), 173.
[12] "To Submit," *Santa Fe New Mexican*, June 8, 1933, 5.

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Sunmount Sanatorium. In private practice at the time were only Meem and Gordon F. Street, a one-time Meem associate.

The New Deal significantly changed architectural practice in Santa Fe. The vast amount of federal spending on building projects attracted new architects to the state, many of whom would stay after the depression. Locally, this significantly affected the city's look and infrastructure. It would also seed architectural firms dominating Santa Fe's architectural scene until the 1950s. Simultaneously, Santa Fe attracted more skilled out-of-state contractors who would bring a larger scale of operation than previously known.

Being in the private sector, Meem could not compete with the State Planning Board for work. The few Works Progress Administration projects Meem worked on were small-town armories. Meem instead found work with the PWA. The New Deal granting agency partnered with private firms, like his, and did not require work-relief labor. PWA projects were generally larger and demanded greater skill and construction expertise. Despite the economic downtown, Meem expanded his office with the PWA work and a small list of private commissions, including several country retreats.

Meem took a deep interest in the design of the new city hall. From project correspondence, it appears it was mainly his creation, with the drawings bearing his personal architectural stamp. The surviving correspondence shows that he was in constant communication with the contractors, suppliers, and government officials.

The letters and other sources indicate that he had great involvement during its construction, demanding specific dimensions for its front portal posts and other details. When the mayor and council city indicated they would not approve $125 for columns that Meem insisted be better proportioned, the architect paid for them himself. [13]

[13] "Meem Insists on Correctness in City Hall," *Santa Fe New Mexican*, June 10, 1937, 1 & 4. This occurred after the building was under construction.

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A Hybrid Design

First sketched in April 1936, Meem arrived at a hybrid exterior scheme, combining Pueblo-type stepped massing with Territorial symmetry and fenestration. It is unclear who wrote it, but within the project correspondence is a memo outlining the design rationale:

> The building as designed reflects the basic forms and the modifications, thus reflecting the history of the region. The flat roofs and the balance of the masses, as distinguished from geometrical symmetry, are derived from the Indians; the plan around the court, or "placita" with adjoining porches or "portals" reflect Spain, and finally the brick cornice (used originally to protect adobe walls), the millwork and the subdivision of the plan, reflect the American occupation and our modern requirements.[14]

Facing west, the deep setback of the double portico and flanking terraced wings gave the feeling of order and authority without the typical symbolism of government from earlier periods. Meem had learned from the Public Welfare Building (1934), an earlier New Deal project, that Pueblo-style window arrangements were not conducive to an office setting and, therefore, used the Territorial vocabulary to create tall, vertically oriented windows.

Functionally, the building would hold every aspect of city government, reflecting a trend during the New Deal to centralize municipal operations. Meem selected a two-story, U-shaped plan that segregated city government functions into discrete zones, each with a separate entrance.

[14] "Municipal Building for the City of Santa Fe," no date, 1, Municipal Building, Santa Fe 1936 [File Number 256], General Correspondence, Box 19, Folder 2, John Gaw Meem Job Files, University of New Mexico Center for Southwest Research & Special Collections, University of New Mexico Center, Albuquerque, New Mexico. Hereafter, SFMB, Meem Job File 256.

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His design enclosed a fire station on the south wing, which on the ground floor contained a two-bay garage for four engines, an office, and work and recreation rooms. The firefighters' quarters were upstairs, with five bedrooms, a living room, a kitchen, and a bath.[15]

The police department dominated the building's central portion. Their zone included offices, a radio room, a magistrate courtroom (or "Police Court") on the first floor, a 12-cell jail on the second floor, and a shooting range in the basement.

The north wing along Marcy Street enclosed a double-loaded office suite for several city offices and the Santa Fe Chamber of Commerce. Another peripatetic organization, the Chamber of Commerce, had been lodged in various locations — including, just prior, a much smaller building on Shelby Street.

The city council chamber, with its high, beamed ceiling and elevated seating, took up the northeast corner, and was designed to hold 150 people.

The second story, aside from the jail and firehouse quarters, was divided into city offices and later held the state headquarters of the Federal Housing Authority.
Meem, assisted by staff architects Paul R. Hoover (1901-1956) and Truman J. Mathews (1900-1964), completed the drawings in late December 1936.

Construction

Bidding for the project was advertised on December 6, 1936. The bid document called for four alternative proposals, which started with the least expensive construction, moving higher into a comprehensive building package.[16] The least costly, Group I-A, called for building the city hall, minus the jail and sidewalks, and allowed for unfinished

[15] This account represents information found in a c.1940 floor plan and newspaper articles, and somewhat differs from Meem's original drawings. The following discussion of the building's programming combines these three sources.
[16] "Welton Builders Next to the Lowest in City Hall Bidding," *Santa Fe New Mexican*, January 9, 1937, 6.

second-story offices. The most expensive, Group III, represented a complete project, including the jail, sidewalks, and a finished interior.

As a PWA project, it did not require hiring laborers on relief but specified that workers could not be paid less than minimum wage.[17] The advertisement stated that the Federal Emergency Relief Administration had the right to access and inspect all project and contract records. It additionally specified that the selected contractor had to be able to pay public liability and workers' compensation insurance. And importantly, the project had to be completed in no less than 270 consecutive days, or nine months.[18]

Six bidders submitted. The W. Frank Little Constriction Company of Amarillo was the highest at $134,295 for the complete package.[19] The lowest, which had to be accepted under federal regulations, was Newstrom & Davis of Denver, which said they could complete the building for $120,000. Other bidders, including the Lembke Company of Albuquerque and local contractors Welton Builders, also submitted. Newstrom & Davis, who had worked on PWA projects in Colorado, Utah, and Nebraska, were awarded the contract. The company was already in town working on the Wheelwright Museum.

Work began quickly on January 11 to tear down the old city hall. Two weeks later, only a pile of bricks remained.[20] But new construction soon found a foe with frozen ground. The impenetrable earth, as described in one news account, "caused a considerable delay," extending over three months. [21]

Warmer weather in spring permitted digging into the ground, but the contractors found that some soil was too soft to lay a foundation. It required going several feet deeper

[17] "Advertisements for Bids," 2, SFMB, Meem Job File 256.
[18] Ibid, 1.
[19] "Welton Builders Next to the Lowest in City Hall Bidding,"
[20] "Little Remains of City Hall," *Santa Fe New Mexican*, January 23, 1937, 1.
[21] "Work on City Hall Half Done," *Santa Fe New Mexican*, May 6, 1937, 1.

than specified in the contract. By early May, the foundation had been laid, and the concrete slab between the first and second story was completed.[22]

Project Complications

The city discovered it needed more money in the middle of the project. Rising construction costs led to a decision to shift all funds to the construction account, taking away money to be used for office furniture and equipment. The city raised a supplemental fund of $10,664 and hoped the PWA would match it, replicating the original agreement. The fund targeted $9,000 to furnish the council chamber, police court, and 20 offices. The federal government balked at the request, further tightening the project's budget.[23] Meem donated a portion of his fee to the city to, in his own words, "enable the work to proceed."[24]

The final piece of the project was the jail cells on the second floor. Newstrom & Davis had contracted with the Pauly Jail Building Company of St. Louis to design the cells. Established in 1856 — and still in business — the company created jail cell structures for city halls and courthouses across the country. The company had already worked in Santa Fe, designing cells for the Rapp & Rapp Santa Fe County Jail (1907-demolished) on Water Street.

In an interesting exchange between Meem and the company, the architect communicated the city's needs for the jail. The jail required one "bandit-proof [cell] of the highest type of jail construction" and another cell that was padded, allowing the remaining to be of "ordinary construction."[25] Always conscious of exterior appearances,

[22] Ibid.
[23] "City Faces Deficit, Says Tax Head," *Santa Fe New Mexican*, July 17, 1937, 8.
[24] John Gaw Meem, letter to Edward H. Oakley, March 10, 1937, SFMB, Meem Job File 256.
[25] John Gaw Meem, letter to the Pauly Jail Building Company, November 17, 1936, SFMB, Meem Job File 256.

Meem requested that the steel security bars be placed inside "to make the jail portion as inconspicuous as possible."[26]

By mid-November, the jail was complete, with only its painting remaining to be done, according to the newspaper.[27] However, a week after the article, Meem sent a letter to the contractor, listing across two pages several dozen items that needed to be completed or adjusted.[28]

Construction concluded on December 8, 1937. Sixty-one days late, and several thousand dollars over budget, the project was done.

A Deep and Lasting Pride

The Santa Fe Municipal Building was dedicated before its completion on October 31, 1937. At the event — which was attended by over a thousand citizens — Dr. Charles A. Wheeler, president of the city council, remarked that the building represented a "history-making event," which the city had "looked forward to for a long time."[29] As expressed by city officials, the hope was that it would instill "every resident of the city may take a deep and lasting pride."[30] The building later appeared in a government book highlighting notable PWA projects.[31]

As was its goal, the new municipal building housed every aspect of city government under one roof. It included offices for the mayor, city clerk, city attorney, city treasurer, city engineer, city marshal, city building inspector, city sanitary officer, city physician, and as discussed previously, the city fire and police departments. While officially

[26] Ibid.
[27] "Village Gossip," *Santa Fe New Mexican*, November 11, 1937, 1.
[28] John Gaw Meem, letter to Newstrom & Davis, November 18, 1937, SFMB, Meem Job File 256.
[29] "New City Hall is Dedicated, "*Santa Fe New Mexican*, November 1, 1937, 1.
[30] "Ceremony of Dedication, City Hall, Santa Fe, New Mexico," c. October 1937 pamphlet.
[31] C. W. Short and R. Stanley *Brown, Public Buildings: Architecture Under the Public Works Administration, 1933-39*. Reprint of 1939 edition (New York: Da Capo Press, Inc., 1986), 29.

designated the Santa Fe Municipal Building, it was commonly called City Hall, and took on the address 139 Washington Avenue.

Cracks began to appear in this centralization when, just three years later, the planning commission found the fire department to be poorly located. It was, in their estimation, too far away from the growing southside. Fire engines heading south were often met with congestion around the Plaza.[32] In addition, the commission thought it practical to distribute the city's four fire engines evenly around town. This resulted in relocating a portion of the firehouse in 1948 to a new freestanding building on Montezuma Avenue, designed by John Gaw Meem and Associates.

At some point between 1958 and 1966, as evidenced on aerial photographs, the building gained an addition (Figs. 9 & 10). The larger lot had already been filled with another government building on East Marcy, holding the State Fire Marshal office. Appended to its southeast corner, the two-story addition likely altered the design of the Meem building. The addition itself removed a small physician's clinic facing Nusbaum Street. Still, the front of city hall remained unchanged (Fig. 8).

It continued to hold city hall for the next decade, still working as a centralized location of government operation. Then, in 1978, it took on a new direction. City Hall had moved out of the building into the old Santa Fe High School on Lincoln Avenue, where it remains.

A Jail, Two Courts, and a Library

The former city hall was retitled the Joseph Berardinelli Municipal Court Building, honoring a longtime municipal judge.[33] It was remodeled in its interior to hold separate

[32] John W. Murphey, "301 Montezuma Avenue, Santa Fe Fire Station No. 2/Montezuma Building," New Mexico Historic Cultural Properties Inventory," (September 2022).
[33] "Old City Hall Renamed," *Santa Fe New Mexican*, February 3, 1978, A-12.

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areas for municipal and magistrate courts and an expanded police department. The building still housed the city's jail and took on a new role to hold county inmates.

The Berardinelli Building served this purpose until the early 1980s when it was targeted for a different use — a centralized library. Since the early 1900s, the city's main library had been in a building across the street. Designed in 1906 by Holt & Hart, Architects and Civil Engineers, it had been reworked by Meem with an addition. Nearly 80 years later, the Santa Fe Public Library had run out of space even after the remodeling and an addition. Conditions were so cramped that librarians could no longer shelve books and often had to hop over stacks of books to move around the library.[34]

After considering several locations — including Marian Hall, a two-story building attached to St. Vincents Hospital — the city selected the Berardinelli Building. But they immediately confronted a problem when a city attorney discovered a territorial-era law that the city would lose ownership of the original library if it no longer served that purpose.[35] Resolving the issue through the legislature, the city turned to raising funds to renovate the old city hall into a modern library. With escalating cost estimates, some called for the Berardinelli Building to be demolished, and to start anew. Complicating progress was the need to find new locations for the police department and the city-county jail.

The city council instead approved a renovation project in 1982, to be paid for with capital improvements funds. The project (C.I.P. Project No. 101) was advertised in July 1985, with Mimbres, Inc. awarded the contract. Incorporated in Albuquerque in 1973, the architectural, planning, and engineering group was headed by Arthur E. Trujillo, a well-connected Democratic politician who had served as Santa Fe's mayor just three years prior. The firm had won many state contracts and specialized in educational

[34] Peter Eichstaedt, "City Library Suffers from Old Problem," *Santa Fe New Mexican*, March 28, 1982, A-3.
[35] "City Bill Gets Green Light," *Santa Fe New Mexican*, March 2, 1983, 1.

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buildings. It is unclear who designed the renovation, but architects Kas Germanas and Joe Browning were associated with the firm at the time.

The $4 million project commenced soon after, starting with tearing down the central block (Fig. 12). As discussed earlier, the renovation project involved significant changes to both the exterior and interior. With the former, a new balcony was introduced to the east elevation of the second floor where jail cells once stood. The east and south elevations, which represented new construction, received long sections of window walls to deliver light to reading areas and the basement.

Except for the former city council chamber, the entire interior was reworked. Floors had to be fortified to hold the weight of books, and a double-height atrium space was introduced at the front of the building.

The reworked building, dubbed the Main Library, opened in January 1987. It was 30,000 square feet larger (or more than three times the size) of the previous location across the street. It boasted many modern advances, light-filled areas, and even a cozy fireplace in the children's section. The library services director, Marci Litzenberg, predicted, "It will be our main library for the next 100 years."[36]

Appraisal of Significance

Meem's design of the Municipal Building was a gift to Washington Avenue — and to Santa Fe. Its balance was impeccable, if not stringent, and with its stepped massing it enclosed more space than seen from the street. The courtyard form and stepped façade were inviting, drawing citizens into the building to conduct their business. Its mixture of regional architectural influences was reassuring and did not demand respect, in contrast

[36] Bob Quick, "Time is Nigh for Moving into the New City Public Library," *Santa Fe New Mexican*, December 21, 1986, B-3.

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to the New Mexico Supreme Court Building — another PWA project built the same year after a design by Gordon F. Street. In many ways, the Municipal Building represents Vitruvius' principles of firmness and utility.

Yet, this building has been added upon, partially demolished, and reconstructed.

The Main Library could be considered a successful adaptive reuse project. But there are infractions involved in the 1980s renovation that, when viewed through the lens of the Santa Fe Historic District Ordinance, tear away its success.

In basic terms, nearly 55% of the building's gross footprint represents new construction completed in 1986. This includes the majority of its two-story core block and south elevation. Another preservation shibboleth is the false presentation of historical development. The east and west upper story façades give a false sense of historical design, having introduced new fenestration and (on the east) a balcony that was not present in 1937.

Viewed through this restrictive lens, the Municipal Building has lost integrity. By this token, the building would not be eligible under National Register Criterion C and would likely not contribute to the historic district for the same reason.

The Municipal Building, however, holds great importance to the history of the City of Santa Fe and the New Deal's impact on its urban landscape. Looking at the building with National Register Criterion A in mind, it has sufficient integrity to communicate this history and significance.

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Illustrations

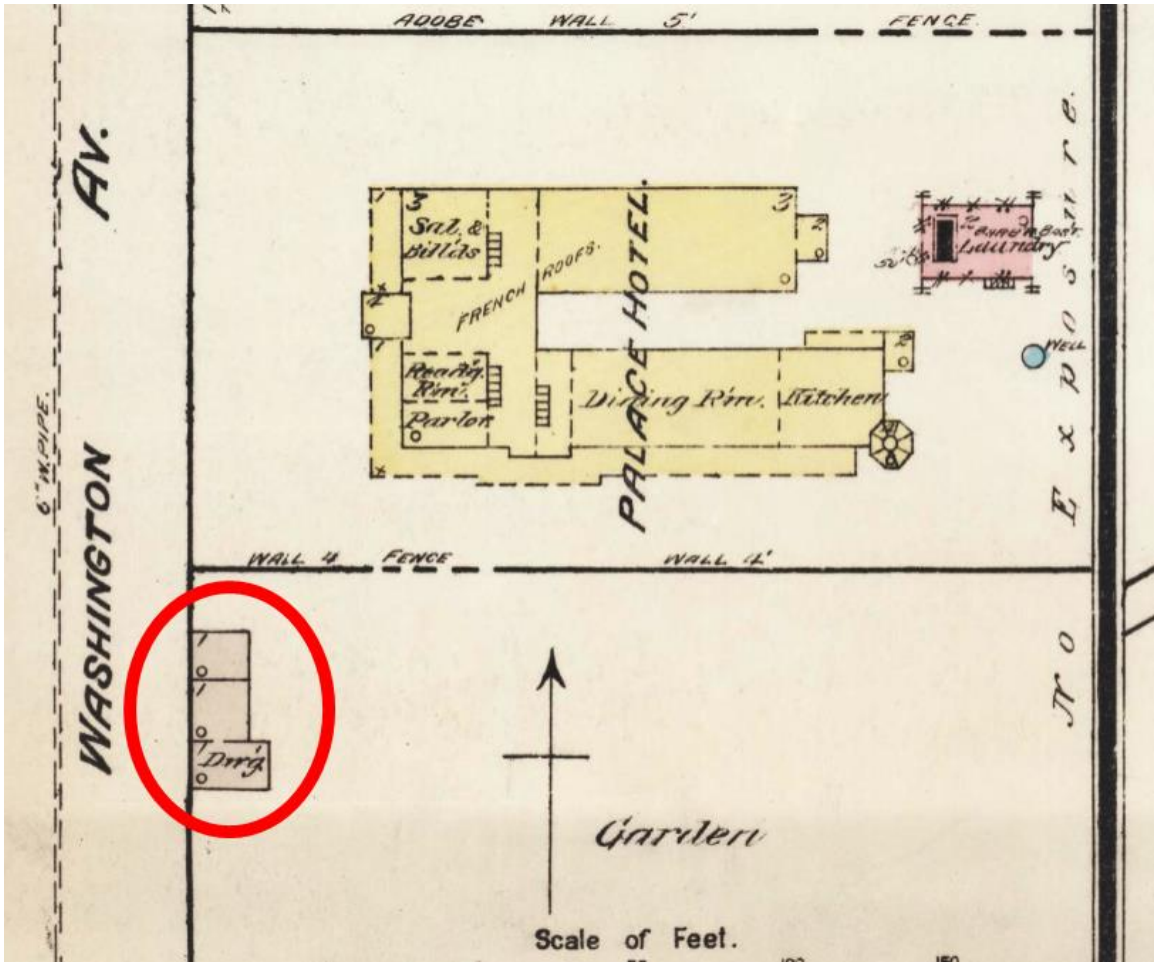

Figure 1: 1883 Sanborn Fire Insurance Company map showing adobe dwelling located at what is current northwest corner of property.

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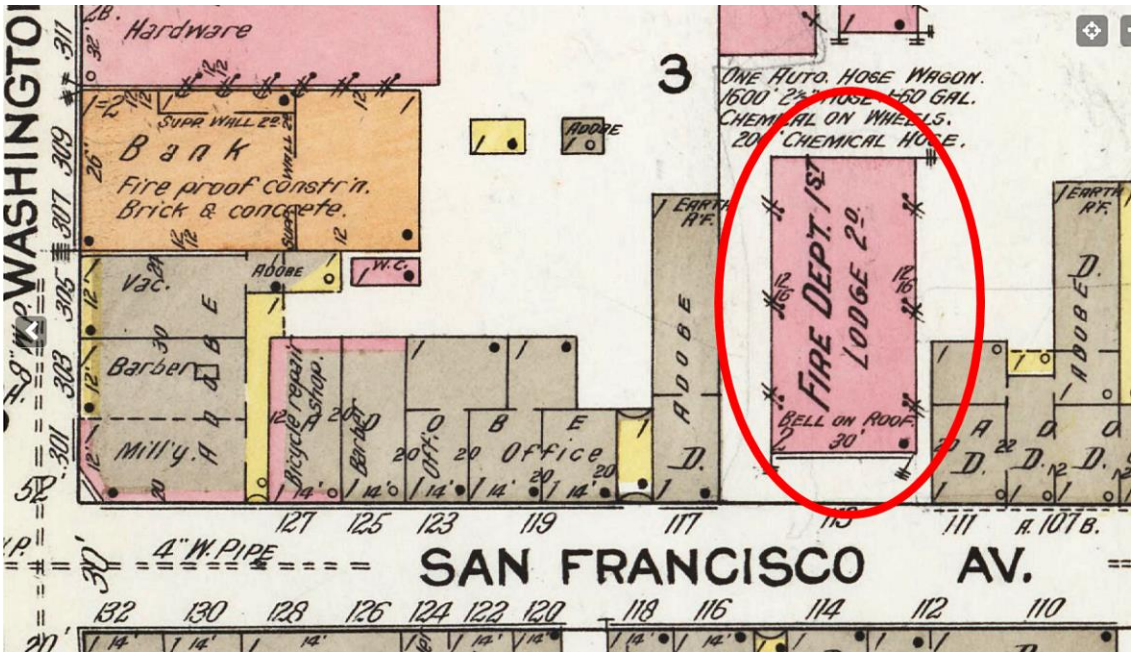

Figure 2: 1913 Sanborn Fire Insurance Company map showing the Fire Hall on East San Francico Street that would be physically relocated to the present site to become City Hall.

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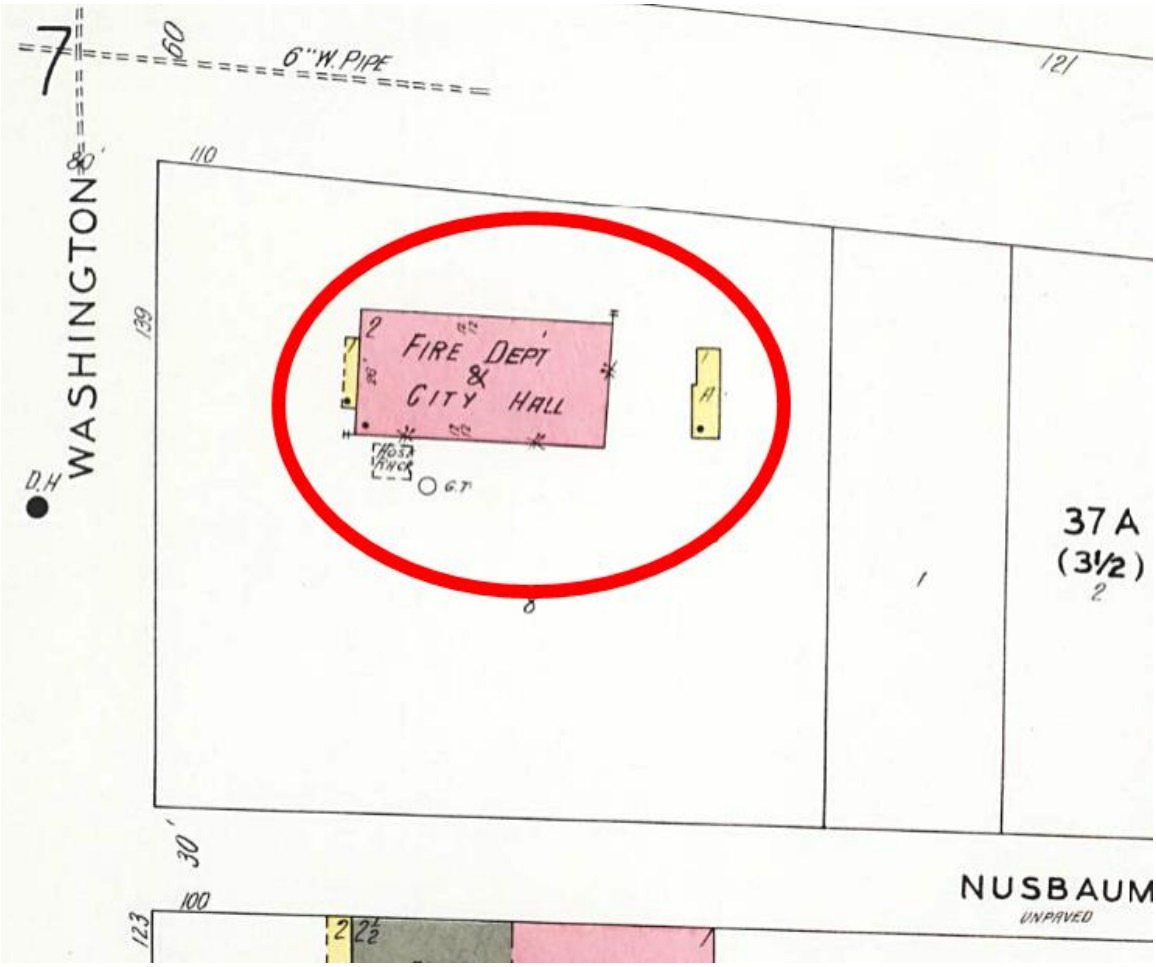

Figure 3: 1930 Sanborn Fire Insurance Company map showing relocated Fire Hall.

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Figure 4: Principal elevation drawings. Top, west, middle, north, bottom, east. December 23, 1936, Meem Job File 256. Courtesy University of New Mexico Center for Southwest Research & Special Collections, University of New Mexico Center, Albuquerque, New Mexico.

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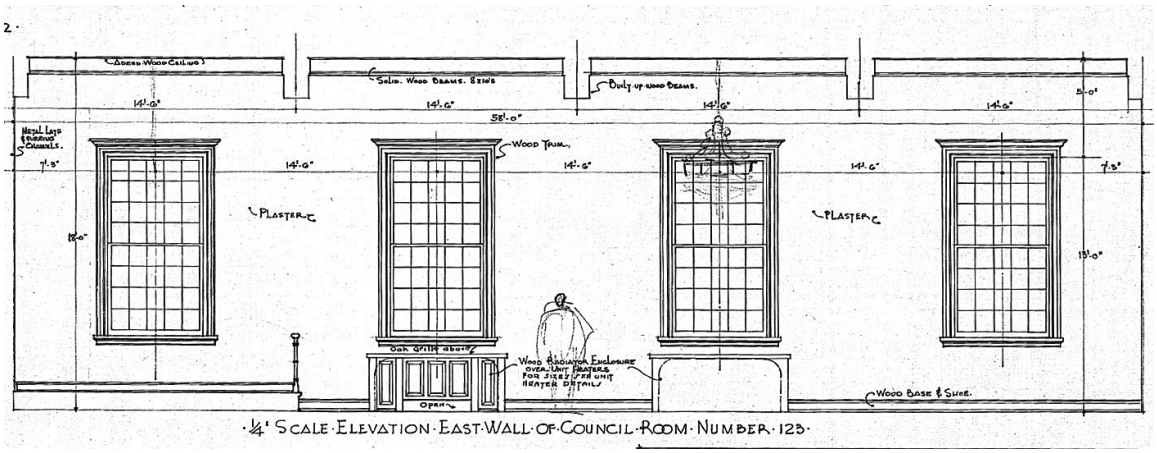

Figure 5: Detail of City Council Chamber. December 23, 1936, Meem Job File 256. Courtesy University of New Mexico Center for Southwest Research & Special Collections, University of New Mexico Center, Albuquerque, New Mexico.

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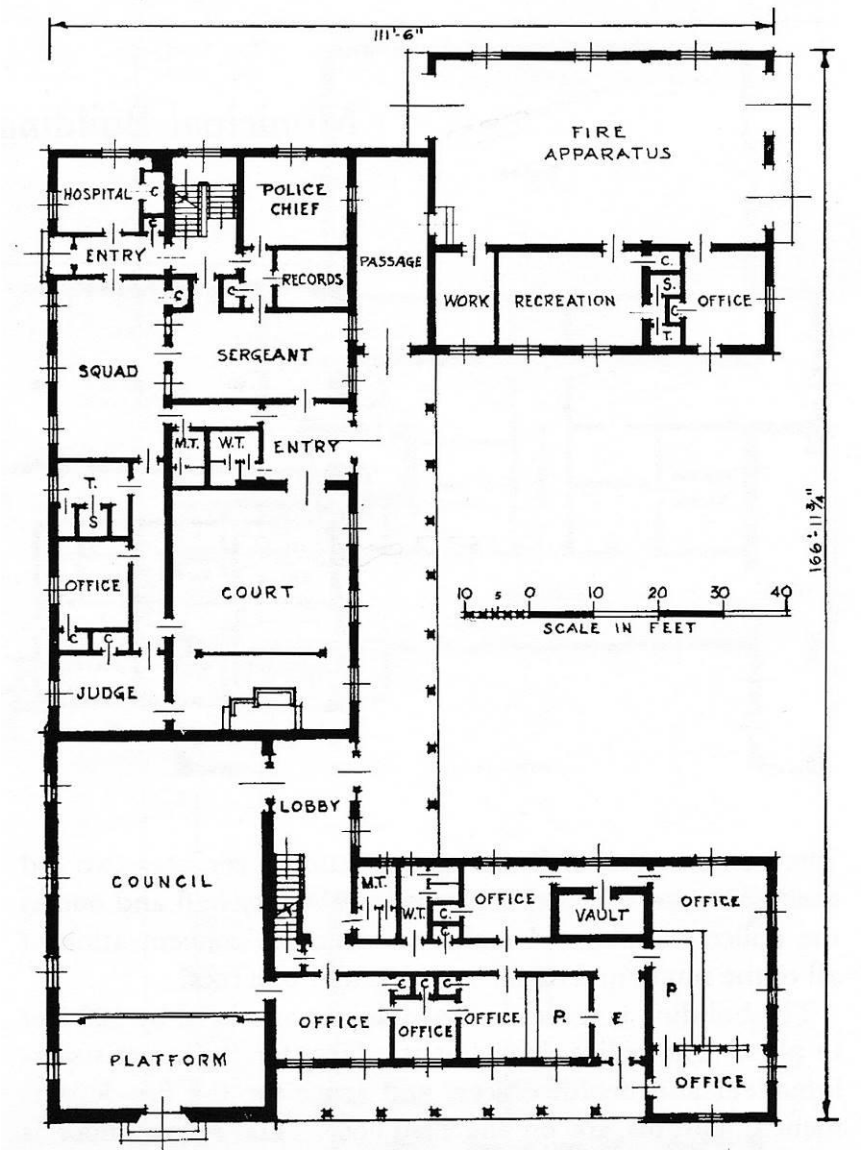

Figure 6: c. 1939 ground floor plan. Courtesy Da Capo Press.

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Figure 7: c.1939 photograph of north and west elevations. Da Capo Press.

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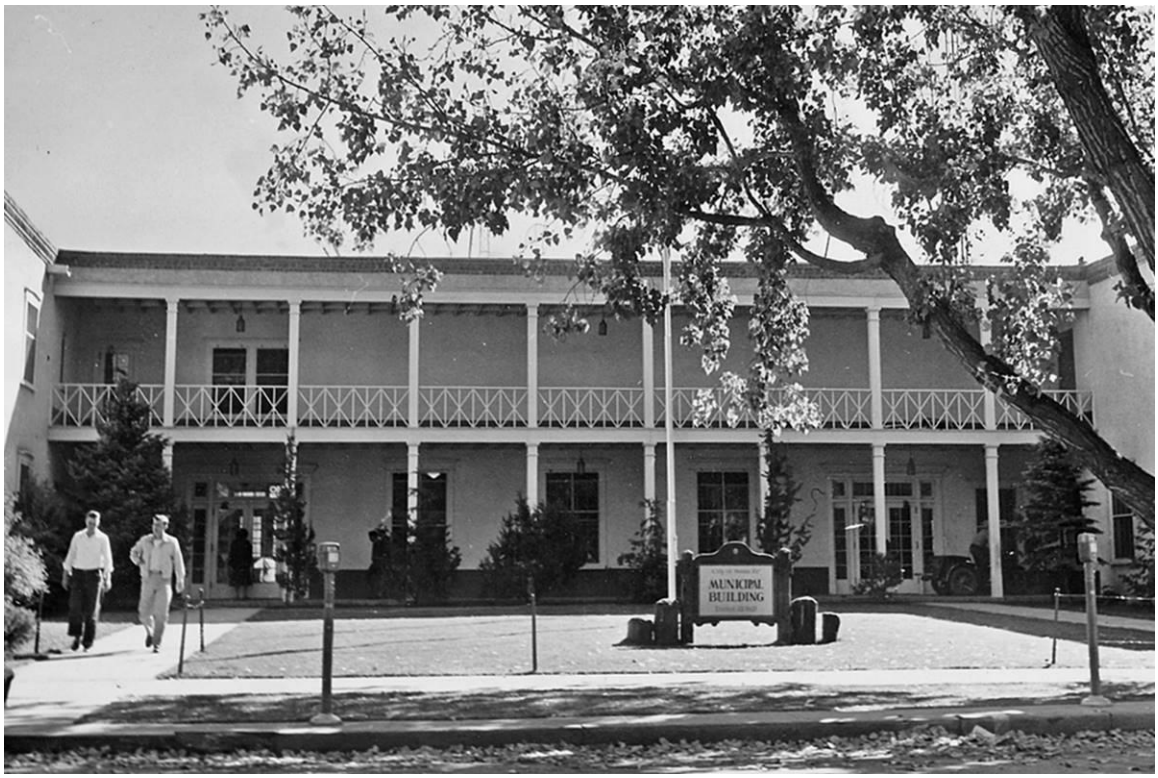

Figure 8: c.1950s photograph of façade. Author's collection.

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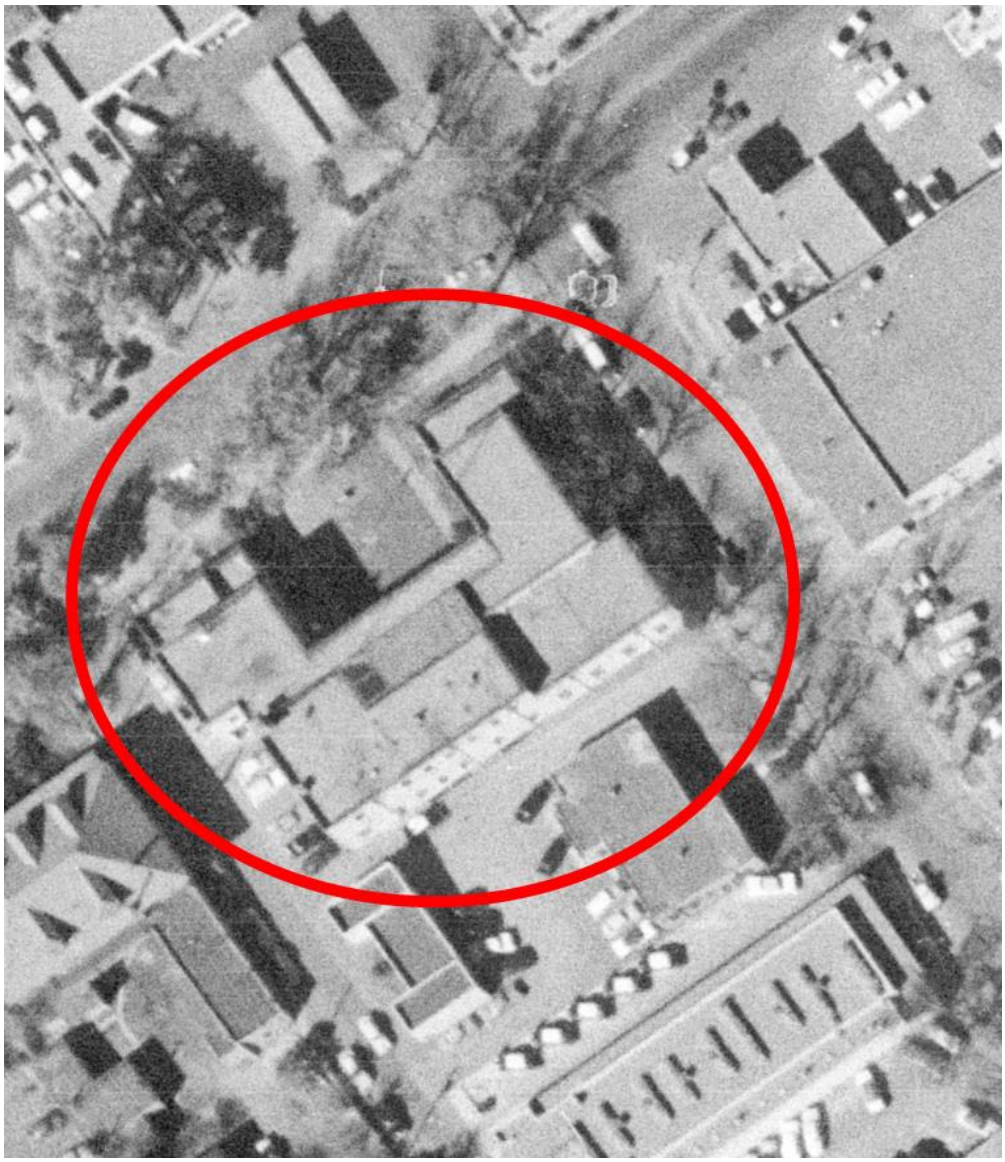

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Figure 9: 1958 aerial photograph. Note the original window pattern across the east elevation.



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Figure 10: 1966 aerial photograph. Note two-story addition attached to southeast corner.



Figure 11: Extant fire station bays. Note on left, the building's center block has been mostly removed. Construction photographs, November 11, 1985. Courtesy City of Santa Fe.

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Figure 12: Demolition of center block and 1960s southeast corner addition. Construction photographs, November 11, 1985. Courtesy City of Santa Fe.

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Survey Photographs

(All images taken by John W. Murphey, July-August, 2023)



Photo 2: West (front) façade. Camera facing northeast.

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Photo 3: West (front) façade, portico. Camera facing north.

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Photo 4: West (front) façade, north entry. Camera facing east.

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Photo 5: West (front) façade, south wing. Camera facing southeast.

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Photo 6: West (front) façade, south wing, former fire station bays. Camera facing east.

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Photo 7: West (front) façade, north wing and north elevation. Camera facing northeast.

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Photo 8: North elevation, portico. Camera facing east.

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Photo 9: North elevation, entry. Camera facing south.

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Photo 10: Window details.

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Photo 11: North elevation, former entrance to City Council Chamber. Camera facing south.

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Photo 12: Window details.

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Photo 13: East elevation. 1980s loading dock area (center); former City Council Chamber (right). Camera facing south.

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Photo 14. East elevation. Area left of white area is 1980s construction. Camera facing southwest.

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Photo 15: East elevation. Two-story center block represents 1980s construction. Camera facing west.

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Photo 16: East elevation window wall and entry. Camera facing west.

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Photo 17: East elevation, window and wall post. Camera facing west.

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Photo 18: Southeast corner. Camera facing northwest.

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Photo 19. South elevation. Area at center is 1980s construction. Camera facing northwest.

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Photo 20: East elevation, southwest corner, representing original construction. Camera facing northeast.

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Photo 21: Ground floor circulation area. Camera facing north.

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Photo 22: Double-height space and skylight. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 23: Second story gallery. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 24: Ground floor, Southwest Reading Room, formerly the City Council Chamber. 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: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

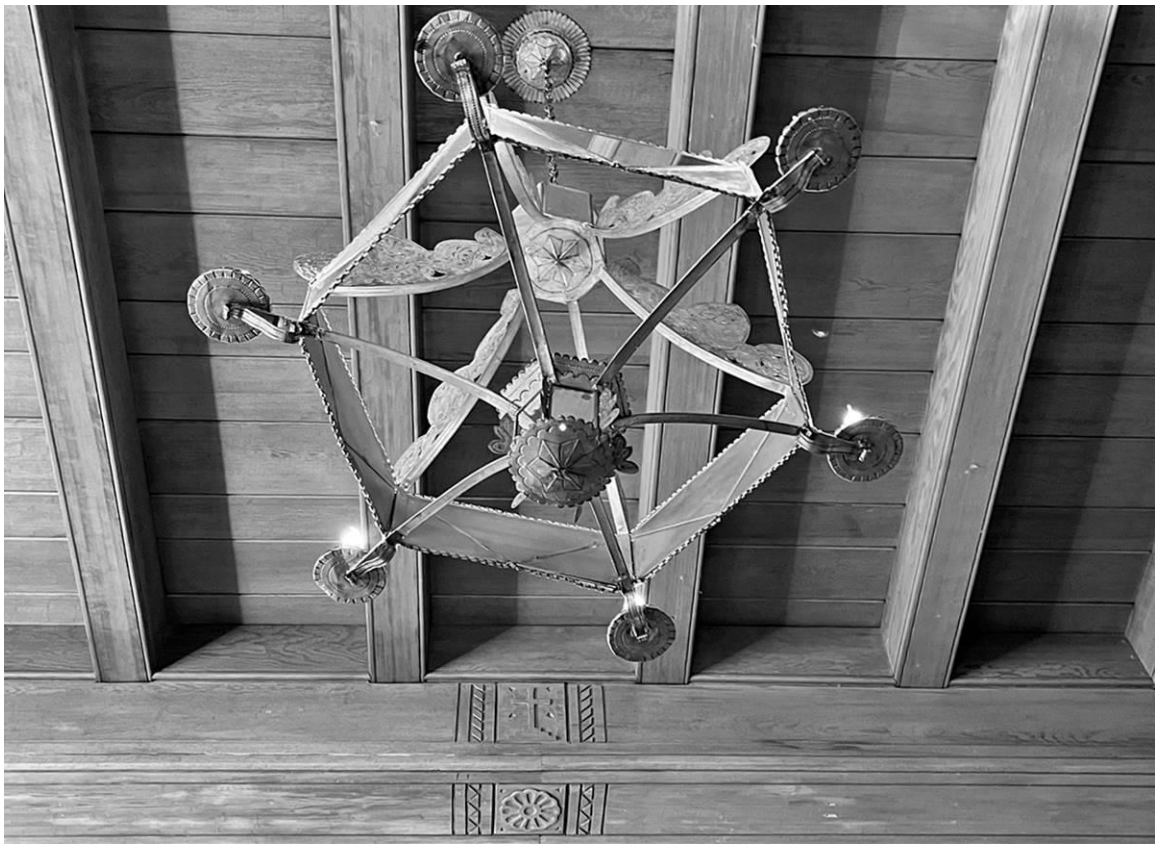


Photo 25: Ground floor, Southwest Reading Room, formerly the City Council Chamber, tin lamp. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**



Photo 26: Original 1937 staircase. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

Appendix I: Project Details

Santa Fe Municipal Building, 1937
Federal Emergency Administration of the Public Works No. N.M. 1035-D

Project Timeline

December 5, 1936 – Bids open on bond issue
December 23, 1936 – Building plans completed
January 8, 1937 – Newstrom & Davis bid accepted
January 8, 1937 - Federal Emergency Administration of Public Works contract awarded
January 11, 1937 – Work commences
October 31, 1937 – Opening ceremony
November 19, 1937 – City Council accepts building
December 8, 1937 – Work completed

Project Team

Architect: John Gaw Meem
General Contractor: Newstrom & Davis, Denver
Roofing: Standard Roof Company, Albuquerque
Plumbing and Heating: Butter and Foley Plumbing and Heating Company, Santa Fe
Electrical: Prokosh Electric Company, Santa Fe
Jail Design: Pauly Jail Building Company, St. Louis
Painting and Decoration: T. O. Coleman, Denver
Flooring: Broome Furniture Company, Santa Fe
Lumber and Materials: Empire and Big Joe Company Lumber Company, Santa Fe

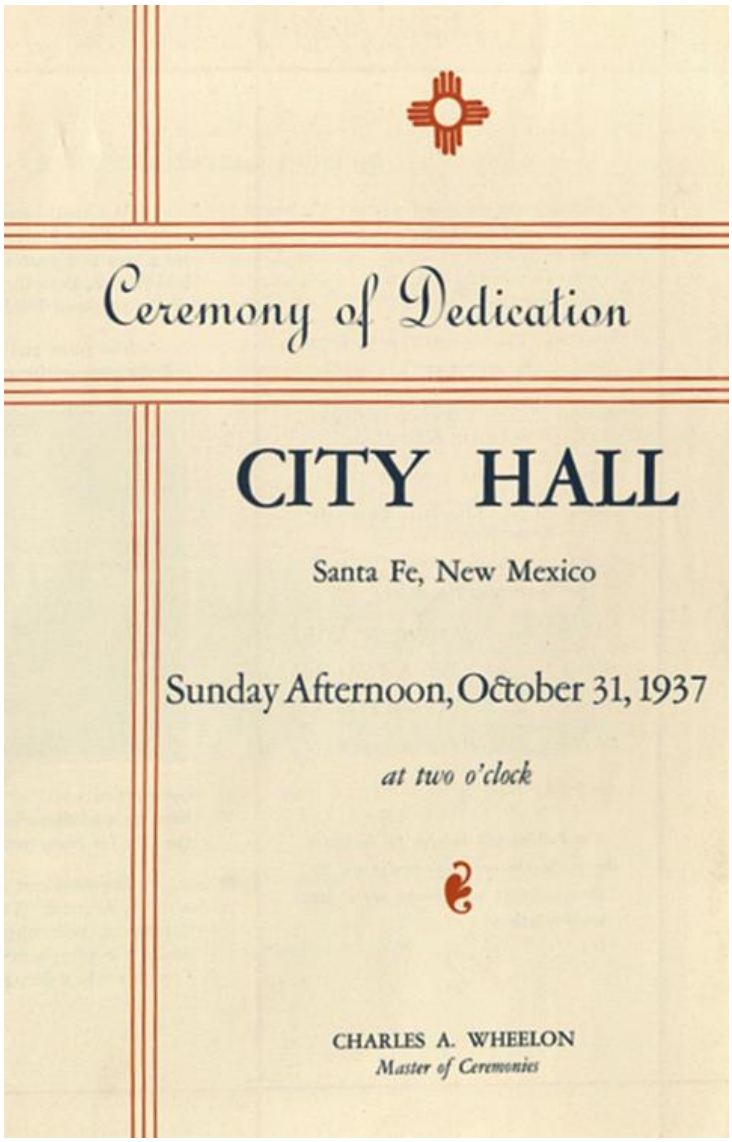
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Santa Fe Municipal Building - Santa Fe Main Public Library**	**2. Location:** **145 Washington Avenue** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3540** **4. County: Santa Fe** **5. Date of Survey: July 25 & 26, 2023**

Project Costs

$130,744.89, total cost
$129,501.00, project cost
$121,028.37, construction cost
$7,260.00, architect's fee



APPENDIX F

2024 HDRB Minutes (Status+Primary Facades)

APPENDIX F

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
JANUARY 23, 2024

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	3
Roll Call	Quorum Present	3
Approval of Agenda	Approved as amended	4
Approval of Minutes January 9, 2024	Approved as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5-6
Old Business	None	6
New Business		
2024-007741-HDRB 145 Washington Ave.	Maintain Contributing Status and Designation of Primary Facades	6-9
2023-007677-HDRB 435 Calle la Paz	Retain Contributing Status and Designation of Primary Façade with Conditions	9-12
2024-007730-HDRB 1204 Canyon Rd.	Postponed to February 13, 2024	12
2023-007720-HDRB 365 Garcia St.	Retain Contributing Status and Designation of Primary Façade with Notations	12-14
2023-007721-HDRB 1047-A Camino San Acacio	Approved with Notation	14-18

2024-007738-HDRB 425 Apodaca Hill	Demolition Approved	18-21
2023-007722-HDRB 912 Old Santa Fe Trl.	Approved with Notations	21-24
2024-007742-HDRB 60 E San Francisco St.	Approved as Submitted	24-26
Discussion Items	None	26
Matters from the Board	Comments	26
Next Meeting	Tuesday, February 13, 2024	26
Adjournment	9:05 pm	26-27

MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JANUARY 23, 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.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

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

MEMBERS ABSENT (EXCUSED)
None

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

OTHERS PRESENT
Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

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

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

C. APPROVAL OF MINUTES:

1. January 9, 2023

Member Bienvenu asked for the following changes to be made on Page 10:

Member Bienvenu said he did not vote at the last meeting because he was acting chair. The HCPI by Mr. Murphy, at the behest of the applicant**,** ~~**has been,**~~ in terms of its final conclusions and recommendations, ~~**as having**~~ **has no** greater weight than staff's view and judgment or ~~**of**~~ the Board's view and judgment.

MOTION: Member Guida moved, seconded by Member Biedscheid, to approve the minutes of January 9, 2024, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2023-007525-HDRB. 913 ½ Acequia Madre. (January 9, 2024)

2. 2023-007676-HDRB. 410 Camino Cabra (January 9, 2023)

MOTION: Member Bienvenu moved, seconded by Member Guida to approve the Findings of Fact and Conclusions of Law for January 9, 2024.

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

E. MATTERS FROM THE PUBLIC

Nicoletta Monroe spoke about public comments made at the January 9, 2024, meeting regarding the obelisk monument on the Santa Fe Plaza. She read into the record her comments which are attached as **Exhibit "1".**

Richard Martinez said the obelisk disrespects him and his husband who is Navajo. He also brought to the Board's attention that he has a project that has been caught up in the exception bruhaha. It was approved in October as was supposed to go to Governing Body in January. He has now found that those exception cases will be coming to the Board in February.

Stefanie Beninato stated her concerns regarding the 35-day appeal rule if the Board has not adopted findings of fact and conclusions of law. She also brought up her concerns regarding cases that had to go the Governing Body for approval of exceptions and are now coming back to the Board for final approval.

F. STAFF COMMUNICATIONS

Ms. Lamboy said the Museum of New Mexico project is going to be done by administrative approval because it falls under repair and maintenance. She asked that the Museum of New Mexico present the project to the Board for informational purposes only because it is a significant building.

Shannon Bay, Deputy Director of New Mexico Museum of Art shared a presentation regarding Exterior Woodwork Restoration and Repair at the Museum of New Mexico.

Ms. Lamboy said at the next hearing staff is going to be providing a list of projects for historic nominations. The award ceremony will take place in May.

Attorney Ruybalid said that after the January 9, 2024, Board meeting, City Attorney McSherry and other City officials viewed the YouTube recording regarding the Georgia O'Keefe Museum. He said with respect to the dialogue that took place after the vote which approved the project, there was considerable dialogue and there was a critique of the planner who presented that and about the mission and role of the Historic Preservation Division. He said *Robert's Rules of Order* discourages speaking adversely on a prior action and once the vote takes place, the debate ends, and the Chair moves on to the next agenda item. If this takes place at future meetings, he will ask the Chair to rule that out of order and move on to the next agenda item which would be at the Chair's discretion.

Chair Rios said she would adhere to that in the future.

Nicole Ramirez Thomas shared a presentation on City of Santa Fe Historic Preservation Grants that the City is applying for.

G. OLD BUSINESS

None

H. NEW BUSINESS

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

1. **2024-007741-HDRB. 145 Washington Ave.** Downtown and Eastside Historic District. Contributing. Nicole A. Ramirez Thomas, agent for the City of Santa Fe, owner, requests status review and designation of primary elevations for the Santa Fe Main Library. (Heather Lamboy)

BACKGROUND & SUMMARY

The building at 145 Washington Avenue is the Santa Fe Main Public Library and is a contributing historic structure in the Downtown and Eastside Historic District. Prior to becoming the main library, the building was the location of the former City Hall and other government offices. It was designed by John Gaw Meem and was intended to house all of the City's government offices. The construction of the building was completed in 1937 with the use of New Deal Public Works Administration grant money. By 1977, the City had outgrown the municipal building and City Hall moved to its current location at 200 Lincoln Avenue and other departments and divisions of the City moved to other locations across the city. After 1977 the building served as the Joseph Berardinelli Municipal Court Building until sometime in the early 1980s. After a significant renovation the building was re-opened in 1987 as the Main Library. A detailed HCPI form is provided for the Board's review.

The building is 33,000 square foot, U-shaped building It retains two main masses from original building, though some of the historic material has been replaced over time. While fenestration and materials for replacement have changed a little since the original construction and a large addition was added to the center of the building remodel in the 1980s, the building retains its form and feel. It is distinctively Territorial Revival in its style, with the windows and doors exhibiting pediments and surrounds, the exterior walls have sharp corners, white beams and posts at the portals, the exterior is stucco, and brick coping caps the parapets. On the west elevation, the U-shape form is intact, and the style of the remodeled portions are sensitive to the building. The east and south elevations are the most impacted by the 1980s remodel.

As examples of the retention of the historic character, the southwest corner retains the large opening of the fire apparatus although this is now windows rather than a garage door for a fire engine, and the north elevation retains the original City Council Chamber door. Overall, the building maintains its form and rhythm at the two 1937 masses.

The façade diagram was displayed.

STAFF RECOMMENDATION

Staff recommends the historic status of the structure remain contributing, per 14-5.2(C) Designation of Significant and Contributing Structures and that façades 1, 2, 4, 5, 6, 7, 8, and 9 (all from the 1937 portions of the building) be designated as primary façades.

APPLICANT PRESENTATION

Nicole Ramirez Thomas said this is coming before the Board because the City is in the process of doing the historic structures report and wants to apply for this grant to help with the design and construction plans. They need to know what will be preserved on the building and what kind of application will be brought to the Board at the time that the design is completed. So, they are asking for primary façade designation.

Member Bienvenu said Façade 3 is an interesting kind of conundrum. He understands from staff's presentation and the HCPI that this is actually a new structure dating back to 1985. It is surprising because it looks exactly like the old postcards of the City Hall. There was a reconstruction of that facade on the building, and they did work to mimic the style. He said the standard is a little different for contributing versus primary.

Ms. Ramirez Thomas said creating a contributing status is about the building itself. The primary facades are where preservation is to be applied. Façade Number 3 does not retain any historic materials.

Member Bienvenu asked about re-stuccoing.

Ms. Ramirez Thomas said that is costly.

PUBLIC HEARING

John Eddy, 14 Avenida Campo Verde, was sworn. He said agreed with Member Bienvenu that Facade 3 should be primary.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She said she is happy that there is an effort to preserve this building. She also likes Ms. Ramirez Thomas' explanation about contributing and primary.

John Murphy, 2833 Plaza Verde, Santa Fe, was sworn. He said Façade 3 has changed. There's been a new fenestration introduced that was not there prior to 1985. The second-floor balcony has several new windows and doors that were not there. It would be unfair to the practice that you apply to all other cases to say all of a sudden that this one, which has completely new fenestration pattern is indeed contributing and a primary façade.

BOARD DISCUSSION/ACTION:

Member Guida said he appreciated discussion about Façade 3. He is always interested in a lot more rigor being applied in the very peculiar way of statusing buildings in Santa Fe. There are two things here, the status of the building and there is the primary facade designation. Staff has said there are alterations to this building. Façade 3 does not diminish the Integrity or the lasting contribution of the remaining historic portions, that's why contributing status is being considered. In designating a contributing status to the building as a whole it's recognizing that it has not been ruined by this this false reconstruction. He clarified that the Board is designating a building as contributing, non-contributing or significant and recognizing its contribution to the Downtown and Eastside Historic District as it's defined in the National Register nomination. The designation is an additional thing put on this to recognize and to protect the character defining elements and features that provide that integrity. He would support making that designation contributing. He supports staff's recommendations.

Ms. Ramirez Thomas clarified in this case, it's not even just the historic character but it's also material that's under consideration. Mr. Murphy made an excellent point, which is that the fenestration has changed on those facades. What Member Bienvenu was queuing in on was that portal and the deck and the railing design and the fact that it all remains in the same configuration.

Mr. Moquino read the definition of primary façade designation.

Chair Rios said even if Façade 3 is not designated as primary, it would be honored and not changed.

Member Biedscheid said she agreed with discussion about Façade 3. According to the HCPI, it seems the u-shaped configuration is particularly important for an accessible sort of friendly public facing building that is not too imposing but invites people in. By preserving the facades that are recommended by staff, that

configuration is protected. She asked if there is a historic portion of Façade 12 that staff considered and how should the Board think about the western portion of the south façade.

Ms. Ramirez Thomas said there was a consideration of that, however, this goes back to the definition of how a facade is defined and there no break in that plane and so ultimately that portion of the building is disrupted by this 1980s addition and for that reason it was not recommended.

Member Bienvenu said the primary facade definition refers to the features that define the character of the building's architecture, not whether it's historic or not. He thinks it's implied because the only reason a primary facade is designated is because there is already a historic building, even though it's not spelled out that it needs to be historic to be primary. The only reason this has become an interesting issue is because the Board is designating something contributing that's not completely historic and not necessarily removing those aspects from that designation. He said he was comfortable with the idea that Façade 3 is not primary.

MOTION: In Case 2024-007741-HDRB, 145 Washington Ave., Member Guida moved to maintain the contributing status of the building and designate facades 1, 2, 4, 5, 6, 7, 8 and 9 as primary facades, per staff's recommendation. Member Biedscheid seconded the motion.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=GgqSW7UBkFA (50:35 – 1:22:26)

2. **2023-007677-HDRB. 435 Calle la Paz**. Downtown and Eastside Historic District. Contributing and non-statused. Martinez Architecture Studio, agent for Doug and Sarah Brown, owners, requests primary façade designation for the main residence and a historic status review with primary facade(s) designation, for the garage. (Lani McCulley)

BACKGROUND & SUMMARY

The property at 435 Calle la Paz is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The residence is currently 1,927 sq. ft. with a 1930s original portion and a 680 sq. ft.1969 addition. The residence is constructed of adobe, hollow clay tile, and frame (1969 addition) and has a deteriorated stucco brocade finish. The residence has two main entrances.

There is one at the northwest corner and one on the south façade of the original building. The entrance on the south opens to a gravel yard and is graced with a well-proportioned portal. The entrance on the northwest corner is stuck behind the garage and was created as part of the 1969 addition work as there previously were windows in this facade. All windows are aluminum slider windows installed as part of the 1969 addition construction.

The 1969 addition resulted in significant changes to the older home. These involved across the exterior, replacing all the older wood multi-light sash windows with aluminum sliding units.

The change of windows resulted in new fenestration added to the east elevation, removing the front door, and shifting it to another location. In addition, several rooms in the older adobe portion were reworked, and a bump-out closest was removed. The entire house was covered with brocade stucco, which was popular at the time.

Positioned near the northwest corner of the lot and facing west stands a deteriorating 288 sq. ft. adobe one-car garage. The garage is about 38” from the north property wall. It has a modern metal overhead door which was installed as part of the 1969 remodel. A brick cornice with a header rowlock-stretcher-header pattern crowns its roof. There are remnants that suggest a viga framework. An old wood panel door provides pedestrian entrance on the south façade. A concrete floor and plaster to the walls were added in the 2000s.

Currently, the applicant is requesting primary façade designation for the residential structure and status review with primary façade designation, if applicable, for the garage structure.

STAFF RECOMMENDATION

Staff recommends the primary façade of the residential structure be the south façade of the 1939 structure, façade 9, including the portal due to it being an unaltered portion of the original historic structure with architectural features such as the boxed beams with a tongue-and-groove ceiling and that the garage structure be designated as contributing with the west street facing façade, façade G4, as primary based on the proof of the viga framework, brick cornice on the roof, and adobe structure per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Aguilar Medrano said that the HCPI states that the windows are aluminum and are non-historic. She confirmed with staff that staff’s recommendation would be to exclude those from the primary facade if Façade 9 is chosen. She also asked about the door.

Ms. McCulley said the door is wood and she doubts it is historic.

APPLICANT PRESENTATION

Richard Martinez, PO Box 925, Santa Fe, was sworn. He gave a brief history of the house. He said the door is interesting, it's an old board door with the bolts still protruding through the door into the interior of the house. All the windows had been replaced and he is hoping the windows can be excluded because they want to replace all the windows. The status recommendation by the historian is to maintain contributing status, suggesting the south facade of the original house holding the portal be designated as the primary façade. The other elevations are of less interest or represent the late 1960s makeover of the home. The garage is recommended for an upgrade to contributing status suggesting the west elevation as the primary façade. He agreed with the historian, however, the historian does not recognize the portal. The reason is because it needs significant work. He would like the designation to exclude the non-historic windows and portal.

Chair Rios confirmed that portal is part of the original portion of the house. She asked staff about the metal fence.

Ms. McCulley said that the metal fence was not included.

Chair Rios said that should be addressed at some point.

Mr. Martinez said they are going to address the fence. The fence is in poor condition and is not available to replace. To give a status to the fence, because of its terrible state, is not appropriate.

Member Aguilar Medrano said when she read staff's recommendation, the portal was included, and they called out certain architectural features such as the tongue and groove under the portal but then the HCPI refers to the tongue and groove as a modern addition. She asked for clarification from the applicant.

Mr. Martinez said there may have been some tongue and groove there originally but there’s historic material behind it.

PUBLIC HEARING

Stefanie Beninato, previously sworn, reminded the Board that the 1969 addition is historic, it is more than 50 years. It does try to fit into the original historic character although the windows obviously are of that era.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007677-HDRB, 435 Calle la Paz, Member Biedscheid moved to retain the contributing status for the main house, designating the south façade as primary, excluding the portal, and designating the garage as contributing with a primary facade on the west, G4. She noted for the record that the HCPI refers to the metal fencing and describes the woven wire structure at the west as vintage though it does not rise to the contributing status and so for that reason, she is not designating the wire fencing. Member Guida seconded the motion with amendment to exclude windows from the primary facade designation of the house and to exclude the garage door from the designation of the west facade of the garage.

Member Biedscheid accepted the friendly amendments.

VOTE: The motion passed by (4-2) roll call vote with Members Mather, Valdo, Biedscheid and Guida voting in favor and Members Aguilar Medrano and Bienvenu voting against because they did not agree with excluding the portal.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=GgqSW7UBkFA (1:22:26 – 1:44:00)

3. **2024-007730-HDRB. 1204 Canyon Rd.** Downtown and Eastside Historic District. Non-Contributing. Gerald Valdez, agent for Fred and Josie Lucero, owners, proposes changes to cases #2020-001664-HDRB and #2022-005346-HDRB including portal, window, door, header, yardwall, retaining wall, exterior lighting, and other changes. An exception to 14-5.2 (E)(2)(b) to permit openings closer than 3' from the corner of the building. (Lani McCulley)

Postponed to February 13, 2024

4. **2023-007720-HDRB. 365 Garcia St.** Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Susan Ey, owner, requests a status review and primary façade designation(s). (Ramón J. Sarason)

BACKGROUND & SUMMARY

365 Garcia St. is a single-family residence in the vernacular style listed as contributing to the Downtown and Eastside Historic District. The house at 365 Garcia Street which is — a fiveroom, apartment-like dwelling is intimately connected to an

older home on the adjoining property to the north. It began as an extension to this older house and was likely constructed in the1930s, and then came to its own in the 1950s, taking on its current footprint after 1978. While now its own house, with a separate address, 363 Garcia St. and 365 Garcia St. still share an interior wall.

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

STAFF RECOMMENDATION

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures and 14-5.2(E) Downtown and Eastside Design Standards. Staff further recommends that facades, F-1 and F-2 as identified in the attached façade diagram be designated as primary, and the south side wall be designated as contributing.

APPLICANT PRESENTATION

Richard Martinez, previously sworn, asked the owner to speak before him.

Sydney Ey, 7317 SE 35th Ave., Portland, Oregon, was sworn. Her parents bought this home in 1986. She and her husband honeymooned there and have enjoyed many family trips to this home. For many years her parents rented out this house on a long-term basis but have been committed to keeping the house up for future generations. She and her husband have joined her parents to work together and preserve this home for their family to enjoy on a more regular basis. She is committed to honoring the beauty of this historic Santa Fe home and respecting the Eastside neighborhood that it's located in.

Mr. Martinez went over the history of the house that was provided by John Murphy. He said Ray Patterson, the window assessor, said in his professional opinion Windows A, B, C, D, E, F, G and I are historic, however, the sashes have been modified with an additional piece of glass and this modification makes the windows impossible to repair. Staff recommends that structure be maintained as contributing. The house has no exterior portals or living spaces. Agrees with designation as contribution but would like the kitchen elevation to be excluded from primary façade.

PUBLIC HEARING

Stefanie Beninato, previously sworn, acknowledged that the Board allows exceptions and additions to primary facades and the Board has allowed additions to primary facades when they can be removed without damaging the historic material. She appreciates that the windows have to be replaced but thinks the recommendation is to replace in kind.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007720-HDRB, 365 Garcia St., Member Guida moved to retain the status as contributing and designate Façade F1 as primary and the southside wall as contributing, noting the door on Façade 1 is non-historic and the windows, although they may be historic material, have been altered from their original configuration. Member Mathers seconded the motion.

Member Aguilar Medrano proposed a friendly amendment that the tile canopy also be excluded.

Member Guida accepted the friendly amendment.

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=GgqSW7UBkFA (1:44:00 – 2:11:16)

5. **2023-007721-HDRB. 1047-A Camino San Acacio.** Downtown and Eastside Historic District. Non-contributing, Autotroph Design, agent for Jason & Meghan Mercer, owners request a two story remodel addition of approx.1,185 sq. ft. on the south and west elevation, to height of 16'-9" where the maximum allowable is 16'-9" (Ramón Sarason)

BACKGROUND & SUMMARY

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

Attached to the circle, almost like a wrench, is a lower section holding a former studio and guesthouse. A recent apartment at the east end terminates the one-story block.

Now, the applicant proposes the following exterior alterations:

At the Previous 2018 Addition – Proposed Remodel:

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

At the Entire Building Exterior:

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

Exterior Landscape Improvements:

11. Demolish all existing sidewalks and porch floor hardscaping.
12. Demolish existing coyote fencing at head-end of Parking Area and along north property line.
13. Add a new appx. 23’-6” W x 8’-0”H stucco Yard Wall at head of Parking Area in lieu of 23'-6"W x 6'-0”H coyote fence and gate. New Yard Wall to have custom wood gate with gate opening edged with flush-set 6”x6” decorative wall tiles, a custom ceramic wall sconce and door handle (made by a previous owner and matching other existing exterior wall sconces and existing front door handle), and new ceramic flush-set address numbers. Wood gate painted Sherwin Williams “Spice Chest 3513” semi-transparent stain.

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

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 with staff that this building is located at the very end of San Acacio at the dead end and that the public visibility of the project is minimal.

Member Biedscheid asked if an allowable height calculation was performed.

Mr. Sarason confirmed that was done and it is at an allowable height.

Member Aguilar Medrano asked if walls and fences are allowed to exceed six feet.

Mr. Moquino said residential fences are allowed at a maximum of six feet.

Member Aguilar said the one by the parking area is eight foot, she asked if that was allowed.

Mr. Moquino said the maximum height is six feet.

APPLICANT PRESENTATION

Alexander Dzurec, 222 E. Marcy St., Santa Fe**,** was sworn. He asked the owner to speak first.

Megan Davis Mercer, 1047-A Camino San Acacio, was sworn. She fell in love with Santa Fe when she was a student at St. John's College. She returned to Santa Fe with her husband and three kids. Their goal has been to honor the charm of their home while working creatively with the challenges it has presented for a family with growing kids. They appreciate their architects and their neighbors. She thanked the Board for their time and consideration.

Mr. Dzurec gave an overview of the design. He said the project site is at the end of a dirt driveway and slopes down. It's a tight site and there's not a lot of space to add. They are proposing to improve the entry sequence. He said the question about the fence is being considered as part of the structure. They want to create a simple stucco wall.

Member Biedscheid confirmed with Mr. Dzurec that there are other two-story houses in the neighborhood.

Ms. Lamboy pointed out that the proposed eight-foot wall, if it's a freestanding wall, zoning does not permit eight feet in residential zone districts. If they would want to pursue eight feet at that location, they would have to get a variance before the Board of Adjustment.

PUBLIC HEARING

Will Clift, 521 Camino Don Miguel, was sworn. The east side is a tough spot for families with young children. The more that's done to allow families to come and be in this area the better as as opposed to having an Airbnb or just another second home. He encouraged the Board to approve the plans. He lives around the corner on Camino Don Miguel and has a two-story house.

Ashley Marquez, 1047 Camino San Acacio, was sworn. Her home is also a two-story home and it's sitting higher. She wrote a letter to give her support to the Mercers. They are very close by and she doesn't mind any kind of construction or noise.

Nelson Denman, 102 ½ Canyon Road, was sworn. He spoke in support of the Mercers and their family. This project would be a beautiful addition to the house as well as the neighborhood and it would be great to have more family in the neighborhood.

BOARD DISCUSSION/ACTION:

Chair Rios said she's also delighted that younger people are in the neighborhood.

MOTION: In Case 2023-007721-HDRB,1047-A Camino San Acacio., Member Guida moved to approve the project as submitted with the note that the front yard wall is approved to the allowable height of six feet, per staff, and that drawings be updated to reflect that. Member Aguilar Medrano seconded the motion.

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.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=GgqSW7UBkFA (2:11:16 – 2:35:28)

6. **2024-007738-HDRB. 425 Apodaca Hill.** Downtown and Eastside Historic District. Non-Contributing. Gayla Bechtol, agent for Paul Babcock and Anke Mihalas, owners, proposes to demolish the existing residence. (Heather Lamboy)

BACKGROUND & SUMMARY

The structure at 425 Apodaca Hill is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Only July 13, 2023, after review of an updated HCPI, the HDRB decided to retain the non-contributing status for the structure. The structure was originally constructed in the 1930s and has been altered many times over the years. Various rooms have been added to the house according to family need.

As noted by the structural reports submitted by the applicant as well as the report by Bobby Padilla, the Chief Building Official for the City, the structure is not sound and presents a danger for anyone who enters. Due to this concern, staff reported to the HDRB at the January 9, 2024, meeting that a demolition permit would be released on the basis of the threat to public health, safety and welfare.

Before the HDRB can grant approval or denial of a demolition request, the following must be provided per Section 14-3.14(C).

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

(1) A report on the historic or architectural significance of the structure;
(2) A report from the city building inspector on the state of repair and structural stability of the structure;
(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and
(4) Other information as requested by the HDRB or governing body.

In response to these criteria:

(1) the update and review of the HCPI in July 2023 determined that the building had been significantly changed over time and therefore did not warrant a historically contributing status;
(2) reports have been provided by both staff and the applicant regarding structural stability of the structure; and

(3) at this time no new construction has been proposed on the site. The area of demolition is less than the 2,500 square feet that would trigger an archaeological review for the demolition.

STAFF RECOMMENDATION

Staff recommends the approval of the proposed demolition of the structure, as all criteria of Section 14-3.14, Demolition of Historic or Landmark Structure, have been met.

APPLICANT PRESENTATION

Gayla Bechtol, 320 Aztec, was sworn. She introduced the owner Paul Babcock.

Paul Babcock, 423 B Apodaca Hill, was sworn. The property was his grandmother's house. He is the fifth generation of Apodaca descendants. He went over a history of the house. He didn't realize what shape the building was in when they bought it from the uncle. After further review, it was not cost effective to improve. He is the fifth generation hoping to pass this on to the sixth generation.

Chair Rios commented that she was happy to hear that the house was being kept in the family.

PUBLIC HEARING

Tyler Babcock, 423B Apodaca Hill, was sworn. He is a sixth generation Santa Fean. He is living in LA right now, but there's nothing quite like Santa Fe. He wants to stick through and through with his siblings and hopefully continue their long generation on the Hill.

William Babcock, 423B Apodaca Hill, was sworn. He personally plans on staying in Santa Fe, long term, even after college. The area they are in is special to his family. The property is inhabitable right now and he hoped this goes the way that it needs to go.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007738-HDRB. 425 Apodaca Hill., Member Guida moved to approve the demolition noting that the demolition criteria have been met. Member Aguilar Medrano seconded the motion.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=GgqSW7UBkFA (2:35:28 – 2:45:20)

7. **2023-007722-HDRB. 912 Old Santa Fe Trl.** Downtown and Eastside Historic District, non-contributing. Sunil Sakhalkar, agent for Annmari Gallagher & James Collins, owners, request remodel/renovation of approx. 1,290 sq. ft. To enclose existing carport on east elevation and addition of a portals on the north and south elevations with associated renovation treatments. (Ramón J. Sarason)

BACKGROUND & SUMMARY

912 Old Santa Fe Trail is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure straddles the Downtown and Eastside Historic District and the Historic Review Historic District, as such the structure falls under the more restrictive code guidelines in the Downtown and Eastside Historic District. The architectural style is mid-modern, estimated construction date is in the late 1950's. Documentational research shows no significant improvements or alterations.

In Case #2023-007402-HDRB, heard on November 14, 2023, the decision of the board was to maintain the historic status as non-contributing.

Now, the applicant proposes the following exterior alterations:

1) Enclose the existing carport by adding walls between existing structural columns. The walls will be wood frame construction with exterior stucco finish. Color of the stucco under consideration - STO 01011 Tumbleweed 280-B3 or ER115 Cottonwood 280-B3 (samples attached).
2) Two new windows and two new doors by Sierra Pacific- Vinyl 8000 Designer Series. Color- White
3) New entry portal on the North (front) side. Wood frame construction. Painted finishcolor-Sherwin-Williams SW 7012 Creamy (sample attached). Portal floor to be concrete slab.
4) New Portal/ Trellis on the South (Back) side of the house. Wood frame construction. Painted finish — Color- Sherwin-Williams SW 7012 Creamy (sample attached). Portal floor to be concrete slab to match the existing slabs.
5) A new guard wall at the existing stairs going to the existing basement. Now there is a small curb with wooden rail. The wall will be CMU over the existing

concrete curb. Height will be 3 ft from the adjacent finish grade. Stucco finish with color to match the rest of the house.

6) Roofing repair work as required after adding the new portal roof.

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Sunil Sakhalkar, 722 Garcia Street, was sworn. He didn't have anything to add to what staff presented.

Chair Rios asked why the applicant is proposing that the front porch be higher than the existing home.

Mr. Sakhalker said the front the entry is almost hidden and that was one of the reasons for raising the porch. The intention was to bring more importance to the entry.

Member Biedscheid said she had the impression that an inset entry was more typical for a midcentury modern house. The addition of the portal seems to emphasize the offset nature of the front door. The design of the portal enhances that and makes it look a bit different.

Mr. Sakhalker said he would look at that again and see how it can be more consistent with the portal.

Member Biedscheid said in the packet there's a choice for the stucco color.

Mr. Sakhalker said alternate #1 is their preference.

Member Biedscheid said there is no problem with tumble wood. But cottonwood would have to be considered as part of the motion.

Member Guida said overall this an elegant solution of the problems the house has. He agrees with other board members on the portal. He asked about the windows. The proposal requests two vinyl windows. That looks plasticly. He asked if the applicant would you be open to considering a slim metal window.

Mr. Sakhalker said the decision for the vinyl was purely related to the cost. They looked at some of the other window types and the cost factor was significant for the type of house that they are dealing with.

PUBLIC HEARING

Anne Marie Gallager, 912 Old Santa Fe Trail, was sworn. She said she and her husband have lived in the house for 24 years but purchased it four years ago. They went to a company here in Santa Fe called Sierra Pacific for the window consultation. He recommended a vinyl window because it keeps it very much in line with what is there, and they want that really clean white look. They could not afford the wooden windows. As far as the portals, it does add a lot of street appeals to the home. They can work to make the front portal as the Board envisions it.

Stefanie Beninato, previously sworn, said she appreciated the discussion on the portal. If lowered down, it would be more in line with the house itself. There is a cost factor related to the vinyl windows.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2023-007722-HDRB, 912 Old Santa Fe Trl., Member Guida moved to approve the project as submitted with the following notes: that the front portal design be reduced in height to match the height of the existing roof line of the house; that the applicant propose a different window, either vinyl or metal that adequately reflects the thin profile of the existing windows of the house; and the applicant update the application for staff approval. Member Aguilar Medrano seconded the motion with a friendly amendment that the applicant does not choose alternative 1, Cottonwood, for the stucco color because it is not supposed to be used in the east side; they could either choose alternate 2 or propose a different color to be reviewed by staff.

Member Guida accepted the friendly amendment.

Chair Rios suggested that the amendment be that the applicant look at other lighter colors and that staff could approve the color.

Member Guida accepted as friendly.

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

To view the entire recording of this hearing, *see* the YouTube video at: https://www.youtube.com/watch?v=GgqSW7UBkFA (2:45:20 – 3:09:17)

8. **2024-007742-HDRB. 60 E San Francisco St.** (Santa Fe Arcade Building). Downtown and Eastside Historic District. Non-Contributing. Thom Ortiz, agent for Peters Corporation, requests a 2 floor renovation of the north elevation, which includes door and window replacement. (Heather Lamboy)

BACKGROUND & SUMMARY

The structure at 60 E San Francisco Street was previously occupied by the Woolworth's building, which initially was located in the current Five and Dime space in 1935. Over time, Woolworth expanded eastward to include two additional lots. John Gaw Meem designed the Pueblo-style storefront at that time. With the late 1960's addition of portales around the Santa Fe Plaza, Woolworth's declined to participate due to the inset portal that was already part of the Meem-designed façade.

As illustrated by the photographs in the staff report, a series of changes have been made to the facades that are associated with the circa-1950s Woolworth building, including changes made in 2002-2003 that can be seen currently on the building's façade.

Now, the applicant proposes the following exterior alterations:

1) In order to accommodate another restaurant use on the top floor of the Santa Fe Arcade building, the applicant proposes adding inset portales on the north elevation. Windows will be divided lite windows; the applicant will retain the existing French doors and transom windows on the eastern portion of the façade.

When John Gaw Meem designed the second-story façade for Woolworth's in the 1960s, it was similar to the La Castrense building, which contained the military chapel as prescribed by the Leyes de las Indias of 1517. Much of the façade has been modified over the years. The proposed design changes will highlight the Castrense building's unique history; the buildings contained in the Woolworth building footprint are long gone and the subsequent renovation treatments have significantly affected the character of the Woolworth building's 1960s design.

STAFF RECOMMENDATION

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

Member Aguilar Medrano asked about the window and if the placement was replicated.

Ms. Lamboy deferred to the applicant but thought it was the original Woolworth window.

Member Aguilar Medrano asked about the status review of the building.

Ms. Lamboy said the HCPI form was from the 1980s. Then there was a 1992 analysis that was done on it. There has been no change and that is one of the issues with the downtown, there is not much information.

APPLICANT PRESENTATION

Thom Ortiz, 52 Contessa Road, Santa Fe, was sworn. He said the owners would like to speak.

Quinn Stephenson, 132 Water Street, was sworn. He said he was born and raised Santa Fe and very proud of the career he built in the restaurant industry in Santa Fe. He has worked at Coyote Cafe for 25 plus years but with this new project he knows there's a responsibility of owning a business on the Plaza. This remodel is 100% financially coming out of his pocket this remodel. He wants to continue to invest in our community and hopes this will bring more business to the downtown area.

Mr. Ortiz said the proposal is to have a portal that gives sort of layering on the Plaza. It increased the amount of patio space that they're using in the front of this building. The original World Woolworth window and all of that was removed because now that that new structure that was built part of the Woolworth building, it's all new concrete construction. The proposal is to have a portal that stretches from one side to the other making it more symmetrical and more in keeping with the existing building on the ground level with the portal.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said it's really interesting to hear that the city is now renting space over the sidewalk. Some people like symmetry. She likes the asymmetrical character. She can appreciate wanting to have more secured space so that when the weather is bad, there is some shelter. The character of the Plaza has changed and is still changing and is catering to people who pay $52 for an entire dinner.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007742-HDRB. 60 E San Francisco St., Member Guida moved to approve as submitted. Member Mather seconded the motion.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=GgqSW7UBkFA (3:09:17 – 3:27:21)

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Guida returned to discussion about cases that are stuck because of the text amendment. He recommended that all those decided cases be put on a consent agenda.

Member Biedscheid agreed, she didn't see any reason the decisions of the Board changed.

Attorney Ruybalid said there's no reason for the Board to hear the entire project proposal all over again, however, there's some presumption that the public has to be given the opportunity to address the Board again in light of the fact that the Board now has approval authority and not just recommendation authority. The public may have felt they could address this again when it was going to the Governing Body. But now that it's not going to the Governing Body, they should have an opportunity to address the Board.

Member Guida said the issue of speed of process is what's at stake. He recommended putting the information into the packet, if the public comment fine. The objective is to get it done.

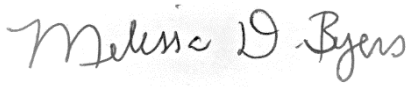
K. NEXT MEETING: Tuesday, February 13, 2024

L. ADJOURN

Motion: Member Guida moved to adjourn the meeting at 9:05 pm. The motion was seconded by Member Biedscheid.

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.

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

Melissa Byers

Exhibit 1

To: City of Santa Fe, Historic Preservation Division
200 Lincoln Ave.
Santa Fe, NM 87504

Attn: Historic Districts Review Board
Cecilia Rios (Chair); Jenni for Biedschcid; John Bienvenu; Anthony Guida; Flynn Larson; Madeleine Aguilar Medrano

From: Nicoletta Munroe, resident
701 Dunlap St.
Santa Fe, NM 87501

Re: Public comment; HDRB meeting, January 23, 2024
Keep the Soldiers' Monument obelisk; protect National Register status

Exhibit A: CHART final report 2022; www.santafe.gov/chart; page 85

Reference: Santa Fe Plaza, Cultural Landscape Report, October 2005,
www.nmhistoricpreservation.org/assets/files/grants-documents/grants-2021

January 23, 2024

My name is Nicoletta Munroe. My address is 701 Dunlap St. in Santa Fe. I live in the historic Westside-Guadalupe district. I am an artist and a writer. I graduated from college with a Bachelor of Fine Art degree. I wrote an opinion article about preservation, published in our local newspaper, specifically, to preserve the Defouri bridge. Also, I've written an opinion about censorship of books. I have lived in Santa Fe for seventeen years.

Public Comment:

"A sun dial...a survey marker... a landmark... "

Members of the Board, thank you for the opportunity to speak during Public Comment. I am here to address the subject of the Soldjers' Monument, which was brought forward in the HDRB meeting, on January 9, 2024, from our previous city Historic Preservation Director; and was informally deliberated at the closing of the meeting from members of the Board.

The Historic Districts Review Board has authority on the Soldiers' monument obelisk. This Board has not to my knowledge taken initiative since the October 12, 2020 event, when the monument was vandalized. There is no statement from the Board on the topic of the obelisk.

The Historic Districts Review Board is tasked federally, and from the state, and from the municipal code to protect National Register sites, in this case the Plaza, and an object there, the monument, if it so deems it has historic value and make recommendations. The Governing Body cannot usurp the power of this Board. It may only respond to recommendations made *from* the Board. The Board is first on historic

district issues. The obelisk is a "contributing resource" in that it is a "building, site, structure, or object that adds to the historic significance of a property".[1] The obelisk is a "contributing feature" of the historic Plaza.2 The obelisk is not in the jurisdiction of the Governing Body. While the city owns the Plaza, the state of New Mexico owns the Soldiers' monument.3

The Board is obligated to uphold the municipal code Chapter 14, and the state Historic District and Landmark Act; Chapter 3, Article 22, New Mexico Statutes Annotated, 1978, that says,

"... the state of New Mexico hereby declares that the historical heritage of this state is among its most valued and important assets and that it is the intention of the Historic District and Landmark Act to empower the counties and municipalities of this state with as full and complete powers to preserve, protect and enhance the historic area and landmarks... ".

The city initiated a process to gain public input on the topic of the monument. The findings are written in a report, titled the Culture, History, Art, Reconciliation and Truth report.

The CHART Santa Fe Fina] Report, 2022, (www.santafe.gov/chart) is a document that establishes views on page 85, on the question: "What should be done with the Soldier's Monument (obelisk)"?

The majority of the respondents in the survey support restoration. This calculation combines the responses of three similar questions: "restore the monument with original signage (11.55%); and "restore the monument with its original signage and add language that encourages it to be fully understood and assessed" (31.68%); and "restore the monument with different signage" (11.39%). Together this adds to 54.62%.

Alternatively, 33% favor replacement of the obelisk.

The percentages prove that the majority of the people in Santa Fe want the monument to remain in our Plaza, 54.62% versus 31.68%.

Returning to the issue of who is responsible for the Plaza: While the city owns the Plaza, it is the state that owns the Soldiers' monument. I researched this fact in a document, from which I quote, *"The city of Santa Fe, as property owner, consults with the State Historic Preservation Division (HPD) on projects or programs that impact the Santa Fe Plaza based upon the following:*

1. *Federal legislative requirements stemming from accepting federal funding, and*
2. *State legislative requirements with the Cultural Properties Act (18-6-1 through 23, NMSA 1978) and the Prehistoric Sites Preservation Act (18-6-1 through 8, NMSA 1978)*

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[1] Santa Fe Plaza, Cultural Landscape Report, October 2005, page 56. nmhistoricpreservation.org/assets/files/grants-documents/grants-2021

2 Ibid page 60.

3 Ibid page 19.

And, *"... the city of Santa Fe is required to consult with the New Mexico Historic Preservation Division on projects that impact the Plaza to ensure that "no adverse effect" on the historic resources result."* [4]

I urge that the Board take action to preserve the Soldiers' monument status on the state register and on the National Register of Historic Places.

Conclusion:

"The Plaza is managed by the City in partnership with HPD and the National Park Service because of its broad historic significance. Use and management of the Plaza landscape are governed by a number of regulations and statutes...". [5] And, "The property Control Division of the State General Services Department has responsibility for maintaining the Monument."[6]

Applicable Regulations and Statutes:

1. Santa Fe City Code, 1987, Ch. 23-4, Special Uses of Streets, Sidewalks and Parks; Ch. 23-5, Regulations for the use of the Plaza;

2. City Parks and Recreation Department Rules, Regulations, and Ordinances;

3. Ch. 14, City Code, Land Development, 14-13.3 (Archaeological Clearance Permits) and 14-5 (Overlay Zoning Districts);

4. City of Santa Fe Resolution No. 2002-21, requires that the City follow Historic Design Ordinances in Public Works Projects;

5. New Mexico Cultural Properties Act, 18-6-1 through 23; and the Prehistoric and Historic Sites Preservation Act 18-8-1 through 8;

6. 36 CFR Part 68, Vol. 60, No. 133, of the Federal Register (Secretary of the Dept. of Interior standards for the treatment of cultural landscapes); and

7. The National Historic Preservation Act. [7]

---

[4] Ibid, page 19.
[5] Ibid pp. 76-77.
[6] Ibid, page 83.
[7] Ibid pp. 76-77.

APPENDIX G

Limited Lead-Based Paint Report

APPENDIX G

[redacted]

[redacted]

[redacted]

- [redacted]
- [redacted]

[redacted]

Lead Paint Sampling Summary Table

Sample No.	Component	Substrate	Color	Location	Results (% by wt)
[redacted]					

[redacted]

[redacted]

[redacted]

[redacted]

asbestos | mold | lead | radon

Havona Environmental will not be held responsible if additional contaminates are found at the property reference above at a later date, or if contaminates are located at various locations on the property not included in the scope of work. Our professional services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the professional community currently practicing under similar conditions in the locality of the project. No warranty, expressed or implied, is made or intended.

Havona Environmental is not responsible for any independent conclusions or recommendations made by others based on the services provided on this project. Havona assumes no liability for any loss, injury, claim or damages arising directly or indirectly from any use or reliance on this report to the opinions expressed herein.

If you have any questions, problems, or concerns regarding these results, please contact us at 505-232-9533. Thank you for allowing Havona Environmental to provide you with these services.

Respectfully Yours,

Cissy Puma, CEI
Environmental Consultant

Attachments:

Appendix A: LBP and Sample Location Diagram
Appendix B: Laboratory Results and Chain of Custody
Appendix C: Inspector`s Certification

APPENDIX A



APPENDIX B

EMSL Analytical, Inc.
10801 Southern Loop Blvd, Pineville, NC 28134
Phone/Fax: (704) 525-2205 / (704) 525-2382
http://www.EMSL.com charlottelab@emsl.com

EMSL Order:	412306084
CustomerID:	HAVO78
CustomerPO:	
ProjectID:	

Attn: **Cissy Puma**
Havona Environmental, Inc.
PO Box 35848
Albuquerque, NM 87176

Phone:	(505) 977-4938
Fax:	(505) 256-8237
Received:	6/7/2023 10:00 AM
Collected:	6/5/2023

Project: **145 Washington Ave.**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Weight*	*Lead Concentration*
145-L-1	*412306084-0001*	6/5/2023	6/8/2023	.2553 g	<0.0080 % wt
	Site: Addition WF				
145-L-2	*412306084-0002*	6/5/2023	6/8/2023	.2335 g	<0.0086 % wt
	Site: Addition WF				
145-L-3	*412306084-0003*	6/5/2023	6/8/2023	.2227 g	<0.0090 % wt
	Site: Original DF				
145-L-4	*412306084-0004*	6/5/2023	6/8/2023	.2351 g	<0.0085 % wt
	Site: Original WF				
145-L-5	*412306084-0005*	6/5/2023	6/8/2023	.2104 g	<0.0095 % wt
	Site: Original WF				
145-L-6	*412306084-0006*	6/5/2023	6/8/2023	.2195 g	<0.0091 % wt
	Site: Original DF				
145-L-7	*412306084-0007*	6/5/2023	6/8/2023	.2894 g	0.10 % wt
	Site: Addition DF				
145-L-8	*412306084-0008*	6/5/2023	6/8/2023	.2271 g	4.2 % wt
	Site: Addition DF				

Aaron Hartley, Lead Technical Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by EMSL Analytical, Inc. Pineville, NC AIHA LAP, LLC-ELLAP Accredited #192283

Initial report from 06/08/2023 14:15:56

OrderID: 412306084

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only: 412306084

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675
EMAIL: CinnaminsonLeadLab@emsl.com

Customer Information		Billing Information	
Customer ID:		Billing ID:	
Company Name:	Havona Environmental	Company Name:	
Contact Name:	Cissy Puma	Billing Contact:	
Street Address:	P.O. Box 35848	Street Address:	
City, State, Zip:	Albuquerque, NM 87176	Country:	City, State, Zip: / Country:
Phone:	505-977-4938		Phone:
Email(s) for Report:	havonaenvironmental@yahoo.com		Email(s) for Invoice:

Project Information

Project Name/No:	145 Washington Ave.	Purchase Order:	
EMSL LIMS Project ID (If applicable, EMSL will provide)		US State where samples collected:	NM
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)		
Sampled By Name:	Cissy Puma	Sampled By Signature:	
No. of Samples in Shipment	8		

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☐ 48 Hour ☑ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT	SELECTION
CHIPS ☑ % by wt. ☐ ppm (mg/kg) ☐ mg/cm² *Reporting Limit based on a minimum 0.25g sample weight. **Not appropriate for Ceramic Tiles - XRF is recommended	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	☑
	SW 846-6010D**	ICP-OES	0.0004% (4ppm)	☐
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-OES	0.5µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-MS	0.05µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM *If no box is checked, non-ASTM Wipe is assumed	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	☐
	SW 846-6010D*	ICP-OES	1.0µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
Other:				☐

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
145-L-1	Addition WF		6-5-23
145-L-2	Addition WF		
145-L-3	Original DF		
145-L-4	Original WF		
145-L-5	Original WF		

Method of Shipment:	FedEx	Sample Condition Upon Receipt:	
Relinquished by: Cissy Puma	Date/Time: 6-6-23/17:00	Received by:	Date/Time: 6/7/23
Relinquished by:	Date/Time:	Received by: EMSL FX 7966 4660 4109	Date/Time: @ 10Am

Controlled Document - COC-25 Lead R17 05/09/2022

*6010C Available Upon Request

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

OrderID: 412306084

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Lead Chain of Custody

EMSL Order Number / Lab Use Only

6084

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675
EMAIL: CinnaminsonLeadLab@emsl.com

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
145-L-6	Original DF		6-5-23
145-L-7	Addition DF		1
145-L-8	Addition DF		1

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Cissy Puma	Date/Time: 6-6-23/17:00	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-25 Lead R17 09/09/2022

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

APPENDIX C

[redacted]

Cissy Purnell

[redacted]

Risk Assessor

[redacted]

APPENDIX H

Limited Asbestos Report

APPENDIX H

145-M-10D1-10, 10D2-11, 10D3-12	Window Glazing	Original Building, Addition	Misc.	Fair	NF	None Detected
145-M-10E1-13, 10E2-14, 10E3-15	Door Caulking	Original Building, Addition	Misc.	Fair	NF	None Detected

LABORATORY ANALYSIS

Samples of suspect ACM were analyzed by CA Labs of Baton Rouge, Louisiana. CA Labs is recognized as a participant in the Department of Commerce, National Institute of Standards and Technology's, National Laboratory Accreditation Program. (NVLAP # 200772-0)

Bulk samples were analyzed by Polarized Light Microscopy (PLM) method. Methodology: EPA 600/R-93/116.

ASBESTOS NESHAP REGULATION

Per the National Standards for Hazardous Air Pollutants (NESHAP), Subpart M-National Emission Standard for Asbestos Regulations, "asbestos containing material" is defined as any material containing more than 1 % asbestos, as determined using the PLM method.

During renovation or demolition operations, materials may be uncovered that are different from those accessible for sampling during the survey. If suspect asbestos containing materials are found or uncovered during renovation or demolition, additional sampling should be performed to determine if the materials are asbestos containing materials.

LIMITATIONS

This report has been prepared to assist Woven Architecture in assessing the building materials at the site specified above. This report only describes the conditions present at the time of the survey, in the areas surveyed. Other conditions may exist in areas that were not surveyed or inaccessible areas, such as, behind walls, above permanent ceilings, or below floors.

Havona Environmental will not be held responsible if additional contaminates are found at the property reference above at a later date, or if contaminates are located at various locations on the property not included in the scope of work. Our professional services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the professional community currently practicing under similar conditions in the locality of the project. No warranty, expressed or implied, is made or intended.

Havona Environmental is not responsible for any independent conclusions or recommendations made by others based on the services provided on this project. Havona assumes no liability for any loss, injury, claim or damages arising directly or indirectly from any use or reliance on this report to the opinions expressed herein.

If you have any questions or need additional information, please contact Havona Environmental, Inc. at 505-232-9533. Thank you for allowing us to provide you with these services.

Respectfully Yours,

Scott Puma
Environmental Consultant

Attachments:

Appendix A: Laboratory Results and Chain of Custody
Appendix B: Inspector`s Certification

APPENDIX A

CA Labs
Dedicated to Quality

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

NVLAP #200772-0
TDSHS #300370
CDPHE #AL-18111
LELAP #03069

Materials Characterization - Bulk Asbestos Analysis

Laboratory Analysis Report - Polarized Light

Havona Environmental
P.O.Box 35848
Albuquerque, NM 87176

Attn: Cissy Puma
Customer Project: 145 Washington Ave. (Exterior), Santa Fe, NM
Reference #: CBR23064255 Date: 6/13/2023

Analysis and Method

Summary of polarizing light microscopy (PLM : Stereomicroscopy bulk asbestos analysis) using the methods described in 40CFR Part 763 Appendix E to Subpart E (Interim and EPA 600 / R-93 / 116 (Improved). The sample is first viewed with the aid of stereomicroscopy. Numerous liquid slide preparations are created for analysis under the polarized microscope where identifications and quantifications are preformed. Calibrated liquid refractive oils are used as liquid mouting medium. These oils are used for identification (dispersion staining). A calibrated visual estimation is reported, should any asbestiform mineral be present. Other techniques such as acid washing are used in conjugation with refractive oils for detection of smaller quantities of asbestos. All asbestos percentages are based on calibrated visual estimation traceable to NIST standards for regulated of asbestos. Traceability to measurement and calibration is achieved by using known amounts and types of asbestos from standards where analyst and laboratory accuracy are measured. As little as 0.001% asbestos can be detected in favorable samples, while detection in unfavorable samples may approach the detection limit of 0.50% (well above the laboratory definition of trace).

Discussion

Vermiculite containing samples may have trace amounts of actinolite-tremolite, where not found be PLM should be analyzed using TEM methods and / or water separation techniques. Suspected actinolite/vermiculite presence will be indicated through the sample comment section of this report.

Fibrous talc containing samples may even contain a related asbestos fiber known as anthophyllite. Under certain conditions the same fiber may actually contain both talc and anthophyllite (a phenomenon called intergrowth). Again, TEM detection methods are recommended. CA Labs PLM report comments will denote suspected amounts of asbestiform anthophyllite with talc, where further analysis is recommended.

Some samples (floor tiles, surfacings, etc.) may contain fibers too small to be detectable by PLM analysis and should be analyzed by TEM bulk protocols.

A "trace asbestos" will be reported if the analyst observes far less than 1% asbestos. CA Labs defines "trace asbestos" as a few fibers detected by the analyst in several preparations and will indicate as such under these circumstances.

Quantification of <1% will actually be reported as <=1% (allowable variance close to 1% is high). Such results are ideal for point counting, and the technique is mandatory for friable samples (NESHAP, Nov. 1990 and clarification letter 8 May 1991) under 1% percent asbestos and the "trace asbestos". **In order to make all initial PLM reports issued from CA Labs NESHAP compliant, all <1% asbestos results (except floor tiles) will be point counted at no additional charge.**

Qualifications

CA Labs is accredited by the National Voluntary Accreditation Program (NVLAP) for selected test methods for airborne fiber analysis (TEM), and for bulk asbestos fiber analysis (PLM). All analysts have a college degree in a natural science (geology, biology, or environmental science) or are recognized by a state professional board in one these disciplines .Extensive in-house training programs are used to augment education background of the analyst. The group leader of polarized light has received supplemental McCrone Research training for asbestos identification. This report is not covered by the scope of AIHA accreditation. Analysis performed at CA Labs, LLC 12232 Industriplex, Suite 32 Baton Rouge, LA 70809.

CA Labs
Dedicated to Quality

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

NVLAP #200772-0
TDSHS #300370
CDPHE #AL-18111
LELAP #03069

Overview of Project Sample Material Containing Asbestos

Customer Project: 145 Washington Ave. (Exterior), Santa Fe, NM **CA Labs Project #:** CBR23064255

Sample #	Layer #	Analysts Physical Description of Subsample	Asbestos type / calibrated visual estimate percent	List of Affected Building Material Types
145-S-10B1-4	4-1	Gray Plaster	***2% Chrysotile***	***Gray Plaster***
145-S-10B2-5	5-1	Gray Plaster	***2% Chrysotile***	
145-S-10B3-6	6-1	Gray Plaster	***2% Chrysotile***	

Glossary of abbreviations (non-asbestos fibers and non-fibrous minerals):

ca - carbonate
gypsum - gypsum
bi - binder
or - organic
ma - matrix
mi - mica
ve - vermiculite
ot - other
pe - perlite
qu - quartz
fg - fiberglass
mw - mineral wool
wo - wollastinite
ta - talc
sy - synthetic
ce - cellulose
br - brucite
ka - kaolin (clay)
pa - palygorskite (clay)

This report relates to the items tested. This report is not to be used by the customer to claim product certification, approval or endorsement by NVLAP, NIST, AIHA LAP, LLC, or any other agency of the federal government. This report may not be reproduced except in full without written permission from CA Labs. These results are submitted pursuant to CA Labs' current terms and sale condition of sale including the company's standard warranty and limitations of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, CA Labs will store the samples for a period of ninety (90) days before discarding. A shipping or handling fee may be assessed for the return of any samples.

CA Labs
Dedicated to Quality

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

NVLAP #200772-0
TDSHS #300370
CDPHE #AL-18111
LELAP #03069

Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Cissy Puma
Havona Environmental
P.O.Box 35848
Albuquerque, NM 87176

Phone # 505-232-9533
Fax # 505-256-8237

Customer Project:
145 Washington Ave.
(Exterior), Santa Fe, NM

Turnaround Time: 3 day

CA Labs Project #:
CBR23064255

Date: 6/13/2023
Samples Received: 6/8/2023
Date Of Sampling: 6/5/2023
Purchase Order #:

Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
145-S-10A1-1		*1-1*	*Tan Surfaced Tan Plaster*	*N*	***None Detected***		100% qu, ma, bi, ca
		1-2	*Gray Plaster*	*Y*	***None Detected***		100% qu, ma, ca
145-S-10A2-2		*2-1*	*Tan Plaster*	*Y*	***None Detected***		100% qu, ma, ca
		2-2	*Gray Plaster*	*Y*	***None Detected***		100% qu, ma, ca
145-S-10A3-3		*3-1*	*Tan Plaster*	*Y*	***None Detected***		100% qu, ma, ca
145-S-10B1-4		*4-1*	*Gray Plaster*	*Y*	***2% Chrysotile***		98% qu, ma, ca
145-S-10B2-5		*5-1*	*Gray Plaster*	*Y*	***2% Chrysotile***		98% qu, ma, ca

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) Improved (EPA 600 R 93 115
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, [illegible] immersion for identification of asbestos types by dispersion attaining [illegible] becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gypsum - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot - other	wo - wollastinite	ka - kaolin clay
or - organic	pe - perlite	ta - talc	pa - palygorskite clay
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Zo Andriampenomanana
Analyst

Senior Analyst
Alicia Stretz

Laboratory Director
Chris Williams

1. Fire Damage [illegible] fiber damage [illegible] percentages reflect [illegible] fibers
2. Fire Damage [illegible] fiber damage affecting fibrous percentages
3. Actinolite in association with vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough [illegible]
6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1 % Result point counted positive
10. TEM analysis suggested

CA Labs
Dedicated to Quality

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

NVLAP #200772-0
TDSHS #300370
CDPHE #AL-18111
LELAP #03069

Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Cissy Puma
Havona Environmental
P.O.Box 35848
Albuquerque, NM 87176

Phone # 505-232-9533
Fax # 505-256-8237

Customer Project:
145 Washington Ave.
(Exterior), Santa Fe, NM

Turnaround Time: 3 day

CA Labs Project #:
CBR23064255

Date: 6/13/2023
Samples Received: 6/8/2023
Date Of Sampling: 6/5/2023
Purchase Order #:

Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
145-S-10B3-6		6-1	*Gray Plaster*	*Y*	***2% Chrysotile***		98% qu, ma, ca
145-S-10C1-7		7-1	*Tan Surfaced Gray Plaster*	*N*	***None Detected***		100% qu, ma, bi, ca
145-S-10C2-8		8-1	*Tan Surfaced Tan and Gray Plaster*	*N*	***None Detected***		100% qu, ma, bi, ca
145-S-10C3-9		9-1	*Tan Surfaced Tan and Gray Plaster*	*N*	***None Detected***		100% qu, ma, bi, ca
145-M-10D1-10		10-1	*White Sealant*	*Y*	***None Detected***		100% qu, ma, ca
145-M-10D2-11		11-1	*White Sealant*	*Y*	***None Detected***		100% qu, ma, ca
145-M-10D3-12		12-1	*White Sealant*	*Y*	***None Detected***		100% qu, ma, ca

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) Improved (EPA-600 / R-93 116)
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gypsum - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot - other	wo - wollastinite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Zo Andriampenomanana
Analyst

Senior Analyst
Alicia Stretz

Laboratory Director
Chris Williams

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages effecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze
6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

CA Labs
Dedicated to Quality

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

NVLAP #200772-0
TDSHS #300370
CDPHE #AL-18111
LELAP #03069

Polarized Light Asbestiform Materials Characterization

Customer Info: **Attn:** Cissy Puma
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P.O.Box 35848
Albuquerque, NM 87176

Phone # 505-232-9533
Fax # 505-256-8237

Customer Project:
145 Washington Ave.
(Exterior), Santa Fe, NM

Turnaround Time: 3 day

CA Labs Project #:
CBR23064255

Date: 6/13/2023
Samples Received: 6/8/2023
Date Of Sampling: 6/5/2023
Purchase Order #:

Sample #	Comment	Layer #	Analysts Physical Description of Subsample	Homogeneous (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
145-M-10E1-13		*13-1*	*Tan Sealant*	*Y*	***None Detected***		100% qu, ma
145-M-10E2-14		*14-1*	*Tan Sealant*	*Y*	***None Detected***		100% qu, ma
145-M-10E3-15		*15-1*	*Tan Sealant*	*Y*	***None Detected***		100% qu, ma

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) Improved (EPA-600 R 93 116)
Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining becke line method.

ca carbonate	mi - mica	fg fiberglass	ce cellulose
gypsum - gypsum	ve vermiculite	mw - mineral wool	br - brucite
bi - binder	ot -other	wo wollastinite	ka - kaolin (clay)
or organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

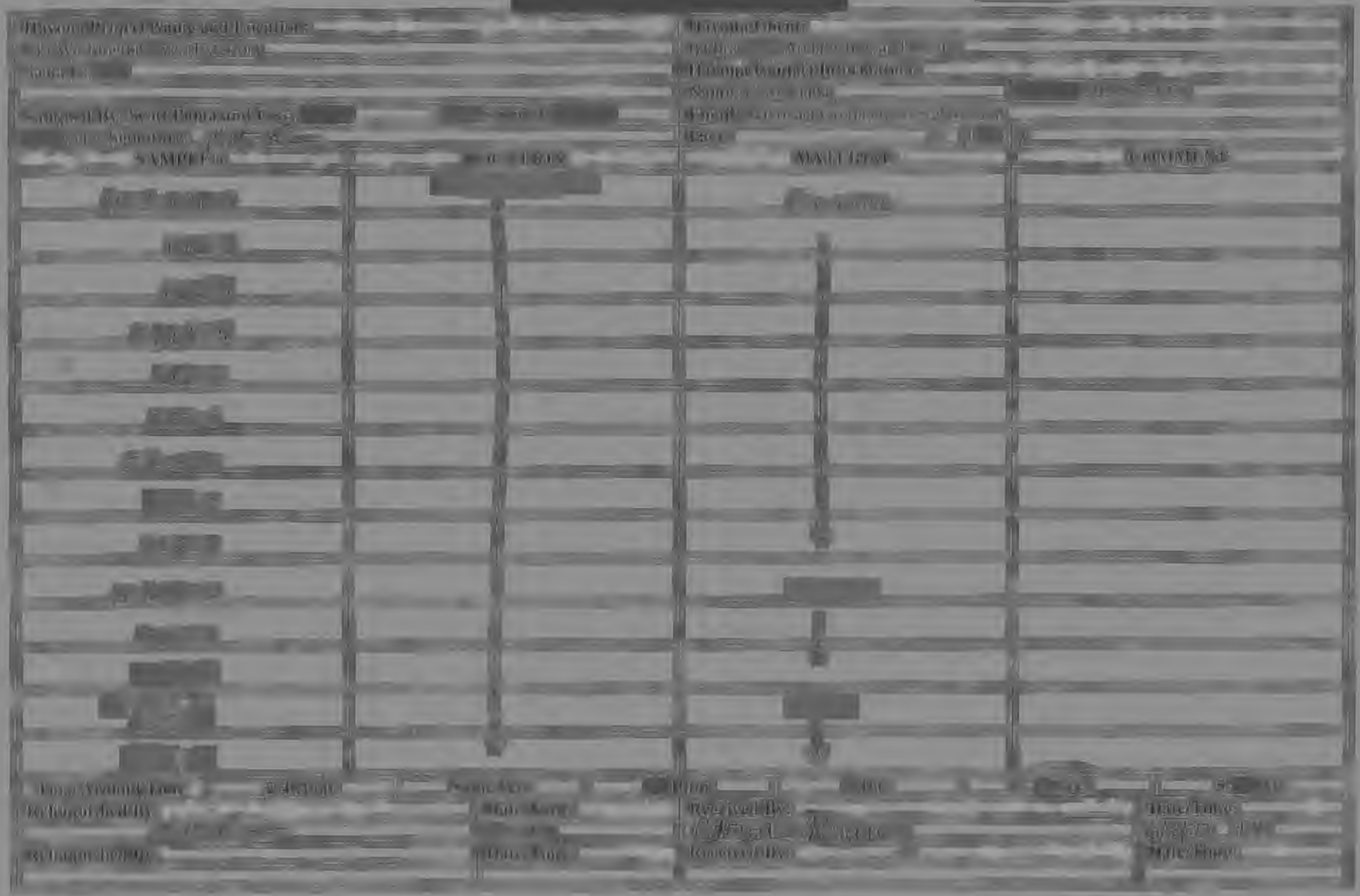
Approved Signatories:

Zo Andriampenomanana
Analyst

Senior Analyst
Alicia Stretz

Laboratory Director
Chris Williams

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages effecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze
6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% - Result point counted positive
10. TEM analysis suggested



CA Labs
Dedicated to Quality

CA Labs, L.L.C.
12232 Industriplex, Suite 32
Baton Rouge, LA 70809
Phone 225-751-5632
Fax 225-751-5634

NVLAP #200772-0
TDSHS #300370
CDPHE #AL-18111
LELAP #03069

Polarized Light Asbestiform Materials Point Count

Laboratory Analysis Report - Point Count

Analysis and Method

Point counting was performed on a polarized light microscope with a calibrated reticle according to the revised NESHAP method of November 20, 1990 (Federal Register, V.55, N.224, 11/20/90). Original asbestos content of bulk materials was determined using procedures outlined in the interim method (40 CFR part 763, Appendix E to subpart E) and AHERA method (EPA-600/R-93/116). Samples were prepared using HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion staining / becke line method.

Qualifications

CA Labs is accredited by the National Voluntary Accreditation Program (NVLAP) for selected test methods for airborne fiber analysis (TEM), and for bulk asbestos fiber analysis (PLM). All analysts have a college degree in a natural science (geology, biology, or environmental science) or are recognized by a state professional board in one of these disciplines. Extensive in-house training programs are used to augment education background of the analyst. The group leader of polarized light has received supplemental McCrone Research training for asbestos identification. This report is not covered by the scope of NVLAP or AIHA accreditation. Analysis performed at CA Labs, LLC 12232 Industriplex, Suite 32 Baton Rouge, LA 70809.

Customer Info: **Attn:** Cissy Puma
Havona Environmental
P.O.Box 35848
Albuquerque, NM 87176

Phone # 505-232-9533
Fax # 505-256-8237

Customer Project:
145 Washington Ave.
(Exterior), Santa Fe, NM

Turnaround Time: 24 hr

CA Labs Project #:
CBR23064255B

Date: 6/26/2023
Samples Received: 6/26/2023
Date Of Sampling: 6/5/2023
Purchase Order #:

Sample #	Layer #	Analysts Physical Description of Subsample	Homo-geneous (Y/N)	Point Counted % / Asbestos Type
145-S-10B1-4	*4-1*	*Gray Plaster*	*Y*	***0.75% Chrysotile***
145-S-10B2-5	*5-1*	*Gray Plaster*	*Y*	***0.50% Chrysotile***
145-S-10B3-6	*6-1*	*Gray Plaster*	*Y*	***0.50% Chrysotile***

This report relates to the items tested. This report is not to be used by the customer to claim product certification, approval or endorsement by NVLAP, NIST or any other agency of the federal government. This report may not be reproduced except in full without written permission from CA Labs. These results are submitted pursuant to CA Labs' current terms and sale, condition of sale, including the company's standard warranty and limitations of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, CA Labs will store the samples for a period of ninety (90) days before discarding. A shipping or handling fee may be assessed for the return of any samples.

Approved Signatories:

David Darby
Analyst

Senior Analyst
Alicia Stretz

Laboratory Director
Chris Williams

CA LABS

CA Labs, LLC
12232 Industriplex Blvd Suite 31/32
Baton Rouge, LA 70809

Phone: 225-751-5632
Fax: 225-751-5634
Mobile: 225-993-3471

Chain of Custody | **CA Labs job#: CBR**230642553B

CA Labs Client Name: Havona

Billing Address: _____

Client Address: _____

(If Different) _____

_____

_____

Phone Number: 505-977-4938

Send Reports to (email address): _____

Fax Number: _____

PO# _____

Project Name: 145 Washington Ave

Contact: Cissy Puma

Project Number: _____

Results Reported Via: Email X Fax ____ Verbal ____

Total # Samples Submitted:	Total # Samples to be Analyzed:	Material Matrix:
3	3	Air/Bulk/Wipe

Circle analysis and TA time: **Please call ahead for availability of all rush/afterhours samples.**

TEM:	AHERA	EPA Level II	Wipe	Micro-Vac	NIOSH 7402	Chatfield Bulk	Amphibole Separation
TAT	4 hour		8 hour	24 hour	2 day	3 day	5 day

PLM:	AHERA		400 Point Counts	1000 Point Counts		Gravimetric Point Count	
TAT	2 hour	4 hour	8 hour	24 hour	2 day	3 day	5 day

Optical/IAQ:	Allergen: Tape/Bulk/Swab		Air-O-Cell	PCM		PCM (TWA)	
TAT	2 hour	4 hour	8 hour	24 hour	2 day	3 day	5 day

Lead:	Paint Chips	Soil	Wipes	Air	TCLP
TAT	4 hour	8 hour	24 hour	2 day	3 day	5 day

Other analysis not listed: +Stop TAT: _____

Sample Information:

Sample Number:	Sample Location:	Sample Date/Time:	Sample Volume(L)
145-S-10B1-4			
10B2-5			
10B3-6			

Custody Information:

Samples relinquished: per Client via email Samples received: Carli Brace 8:00 4/26/23

Signature/Date/Time Signature/Date/Time

Samples relinquished: _____ Samples received: _____

Signature/Date/Time Signature/Date/Time

Gmail

Administration Baton Rouge <calabsbr@calabsinc.com>

Point Count

1 message

CBR23064255B

havona environmental <havonaenvironmental@yahoo.com> Sat, Jun 24, 2023 at 4:43 PM
To: Administration Baton Rouge <calabsbr@calabsinc.com>

Hi,

Will you please point count the following samples on a 24 hour TAT:

CBR23064255

145 Washington Ave.

Samples:

145-S-10B1-4, 10B2-5, 10B3-6

Please stop on first positive.

Thank you,

Cissy Puma

Environmental Consultant

Havona Environmental, Inc.
P.O. Box 35848
Albuquerque, NM 87176

Phone: 505-977-4938
Fax: 505-256-8237

8:00
6/26/23
Cardi Blaney

APPENDIX B



APPENDIX I

Structural Report

HDSE Project: 23-1011

HIGH DESERT
STRUCTURAL ENGINEERING

APPENDIX I

July 31, 2023

Becca Snyder
Woven Architecture
343 West Manhattan Avenue
Santa Fe, NM 87501

RE: CITY OF SANTA FE MAIN LIBRARY
SANTA FE, NM

Dear Ms. Snyder:

Per your request we visited the referenced site on June 14, 2023. The purpose of the visit was to evaluate the general structural condition of the building. Please note that the evaluation was limited to visual observation only and that some plans were available at the time of the visit.

BUILDING EXTERIOR:

SOUTH WALL:
At the south face of the wall, cracking was noted at the southwest center.

WEST:
At the portal, cracking was noted at the building joint of the addition. It was apparent that the cracking had been previously repaired. The columns along this facing appeared to be aged with some cracking but no determination was noted.

NORTH:
At the columns of the portal, no stand-off was noted at the column base.

EAST:
At the columns of the portal, the existing stand-off material had deteriorated.

BUILDING INTERIOR:

SOUTH WALL:
Along the south wall, cracking was noted that had been previously repaired, Along the western wall, a crack was apparent near the southwest window.

2ND Floor EAST AND WEST PORTALS:
The decking was deteriorated in numerous locations along the outer edge of the portals. The deterioration may be present in the second-floor columns, however, access to evaluate the columns at the decking level was not available. It was understood that a Contractor evaluated the columns at a later date. Deterioration was noted in some of the columns. The beam at the East side portal also exhibited signs of deterioration.

RECOMMENDATIONS:

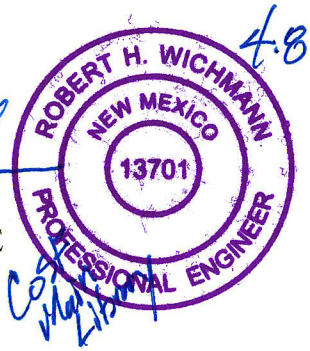
1) At the columns along the south and west walls, we recommend that the columns be sanded and re-sealed.
2) At the columns along the north wall, there were no indications of deterioration at the column base. However, we recommend that the columns be monitored for deterioration.
3) At the columns along the East Side, the stand-off material should be removed and replaced with a non-shrink grout.
4) At the southwest wing, we recommend further evaluation. Catch basins were noted on the north and south sides of the wing. We recommend that the catch basins and associated piping be evaluated for leaks and/or clogs. It was understood that a mechanical chase had been constructed below the southwest wing but was not accessible. An unidentified employee had indicated that previously, a "musty" smell was present in the chase, which could be an indication of moisture intrusion. It was unknown as to when the employee discovered the scent and it was understood that the access to the chase has been unavailable for approximately 10 years. We recommend further evaluation of the chase for moisture intrusion.
5) The beam at the second-floor East portal will most likely require replacement.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated in the discussion above. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise our opinions when appropriate.

Please do not hesitate to contact our office should you have questions or if we can be of further assistance.

Respectfully submitted,

4.8.24



Robert H. Wichmann, PE
Owner

rhw

APPENDIX J

Window + Door Report

APPENDIX J

UPDATED ITEM # ON FLOOR PLAN + ELEVATIONS

RPA ORIGINAL #:
W = WINDOW
D = DOOR

City of Santa Fe — **Main Library - Existing Window + Door Evaluation**

First Floor

	ID	RPP #	Elevation	Age: Historic	Age: Non-Historic	Condition: Satisfactory	Condition: Fair	Condition: Unsatisfactory	Comments
First Floor	A.1	O	East SW Reading	1			1		Rope + Pulley Style
	A.2	N	East SW Reading	1			1		Rope + Pulley Style
	A.3	M	East SW Reading	1			1		Rope + Pulley Style
	A.4	L	East	1			1		Rope + Pulley Style
	A.5	C	North		1		1		
	A.6	J	East Storefront		1	1			
	A.7	G	East		1	1			Storm Window
	A.8	F	East		1	1			Storm Window
	A.9	N3	South Storefront		1	1			
	A.10	J3	South	1				1	Rope + Pulley Style
	A.11	I3	South	1				1	Rope + Pulley Style
	A.12	D3	South	1				1	Rope + Pulley Style
	A.13	C3	South		1		1		
	A.14	B3	West		1		1		
	A.15	A3	West	1		1			Rope + Pulley Style
	A.16	WW	South Courtyard	1			1		Sash Stay Style
	A.17	VV	South Courtyard	1			1		Sash Stay Style
	A.18	UU	South Courtyard	1			1		Sash Stay Style
	A.19	QQ	West Courtyard	1		1			Sash Stay Style
	A.20	PP	West Courtyard	1			1		Sash Stay Style
	A.21	OO	West Courtyard	1			1		Sash Stay Style
	A.22	NN	West Courtyard	1			1		Sash Stay Style
	A.23	MM	West Courtyard	1		1			Rope + Pulley Style
	A.24	II	North Courtyard	1			1		Sash Stay Style
	A.25	HH	North Courtyard	1			1		Sash Stay Style
	A.26	GG	North Courtyard	1			1		Sash Stay Style
	A.27	DD	North	1			1		Rope + Pulley Style
	A.28	CC	West	1			1		Rope + Pulley Style
	A.29	BB	West	1			1		Rope + Pulley Style
	A.30	Y	North Portal	1				1	Rope + Pulley Style
	A.31	X	North Portal	1		1			Rope + Pulley Style
	A.32	W	North Portal	1		1			Rope + Pulley Style
	A.33	V	North Portal	1		1			Rope + Pulley Style
	A.34	U	North Portal	1		1			Rope + Pulley Style
	A.35	T	North	1		1			Rope + Pulley Style
	TOTAL (Windows - 1st Floor)			**28**	**7**	**12**	**19**	**4**	

City of Santa Fe — **Main Library - Existing Door Evaluation**

	ID	RPP#	Elevation	Age: Historic	Age: Non-Historic	Condition: Satisfactory	Condition: Fair	Condition: Unsatisfactory	Comments
First Floor	1-1	4	North		1	1			Lead paint at trim
	1-2	1	North	1			1		
	1-3	3	East		1			1	
	1-4		East (Main)		1	1			
	1-5	15	South		1		1		
	1-6	13	West Courtyard	1		1			
	1-7	12	West Courtyard	1		1			
	1-8	11	West Courtyard	1			1		
	1-9	6	North	1		1			
	1-10	5	North		1	1			
	TOTAL (Doors - 1st Floor)			**5**	**5**	**6**	**3**	**1**	

Notes:

1. See pages 102-108 of this appendix for photos showing examples of conditions.

2. Refer to Appendix B. Building Floor Plans - Existing Conditions and Appendix C. Exterior Elevations - Existing Conditions for additional information.

City of Santa Fe **Main Library - Existing Window + Door Evaluation**

Second Floor

				Age		Condition			
	ID	RPP #	Elevation	Historic	Non-Historic	Satisfactory	Fair	Unsatisfactory	Comments
Second Floor	B.1	B	North		1	1			Storm window
	B.2	A	North		1	1			Storm window
	B.3	K	East		1		1		Storm window
	B.4	I	East Portal		1	1			Storm Window
	B.5	H	East Portal		1	1			Storm Window
	B.6	E	East		1		1		Storm Window
	B.7	D	East		1		1		Storm Window
	B.8	M3	South		1		1		Storm window
	B.9	L3	South		1		1		Storm window
	B.10	K3	South		1		1		Storm window
	B.11	H3	South		1			1	
	B.12	G3	South	1				1	Rope + Pulley Style
	B.13	F3	South	1				1	Rope + Pulley Style
	B.14	E3	South	1				1	Rope + Pulley Style; Storm
	B.15	ZZ	West	1		1			Rope + Pulley Style
	B.16	YY	West	1		1			Rope + Pulley Style
	B.17	XX	West	1		1			Rope + Pulley Style
	B.18	TT	South Courtyard	1			1		Sash Stay Style
	B.19	SS	South Courtyard	1			1		Sash Stay Style
	B.20	RR	South Courtyard		1	1			Storm window
	B.21	LL	West Courtyard		1	1			Storm window
	B.22	KK	West Courtyard		1	1			Storm window
	B.23	JJ	West Courtyard		1	1			Storm window
	B.24	FF	North Courtyard	1			1		Rope + Pulley Style; Storm
	B.25	EE	North Courtyard	1			1		Rope + Pulley Style; Storm
	B.26	AA	West	1				1	Rope + Pulley Style
	B.27	Z	West	1				1	Rope + Pulley Style
	B.28	S	North	1		1			Rope + Pulley Style
	B.29	R	North	1		1			Rope + Pulley Style
	B.30	Q	North	1		1			Rope + Pulley Style
	B.31	P	East SW Reading	1		1			Rope + Pulley Style
	TOTAL (Windows - 2nd Floor)			16	15	15	10	6	

City of Santa Fe **Main Library - Existing Door Evaluation**

				Age		Condition			
	ID	RPP#	Elevation	Historic	Non-Historic	Satisfactory	Fair	Unsatisfactory	Comments
Second Floor	2-1	2	East Portal		1		1		
	2-2	14	South		1			1	
	2-3	10	West Portal		1	1			
	2-4	9	West Portal		1	1			
	2-5	8	West Portal		1	1			
	2-6	7	West Portal		1	1			
	TOTAL (Doors - 2nd Floor)			0	6	4	1	1	

RPA & ASSOCIATES| WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

SANTA FE PUBLIC LIBRARY, 145 WASHINGTON AVE, SANTA FE, NM 87501

RPA ORIGINAL #:
W = WINDOW
D = DOOR

UPDATED ITEM # ON FLOOR PLAN + ELEVATIONS

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
NORTH			
WA : B.2	44 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM	S	**NON-HISTORIC** – 1986 +
DR #1 : 1-2	72 x 110 LH OUTSWING DOUBLE DOOR 3-PANEL W/TRANSOM 5W1H	F	**HISTORIC** – 1960 +
WB : B.1	44 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM	S	**NON-HISTORIC** – 1986 +
WC : A.5	47 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM	F	**NON-HISTORIC** – 1986 +
EAST			
WD : B.7	47 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM	F	**NON-HISTORIC** – 1986 +
WE : B.6	47 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM	F	**NON-HISTORIC** – 1986 +
WF : A.8	47 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM	S	**NON-HISTORIC** – 1986 +
WG : A.7	47 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM	S	**NON-HISTORIC** – 1986 +
WH : B.5	45 x 67 DH 8/12 MARVIN ALUMINUM STORM 7/8 DIVIDED LITE BAR	S	**NON-HISTORIC** – 1986 +

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WI : B.4	45 x 67 DH 8/12 MARVIN ALUMINUM STORM 7/8 DIVIDED LITE BAR	S	**NON-HISTORIC** – 1986 +
DR #2 : 2-1	48 ½ x 85 LH OUTSWING FRENCH DOOR 1W5H SIMPSON	F	**NON-HISTORIC** – 1986 +
WJ : A.6	46" 10" x 11"4" 4" STEEL/ALUMINUM STORE FRONT 19W5H	S	**NON-HISTORIC** – 1986 +
DR #3 : 1-3	37 x 86 RH OUTSWING 4-LITE 2-PANEL	U	**NON-HISTORIC** – 1986 +
WK : B.3	44 x 67 DH 8/12 MARVIN ALUMINUM SCREEN & STORM SINGLE GLAZED	F	**NON-HISTORIC** – 1986 +
WL : A.4	60 x 112 DH 20/20	F	**HISTORIC** – ROPE & PULLEY
WM : A.3	60 x 112 DH 20/20	F	**HISTORIC** – ROPE & PULLEY
WN : A.2	60 x 112 DH 20/20	F	**HISTORIC** – ROPE & PULLEY
WO : A.1	60 x 112 DH 20/20	F	**HISTORIC** – ROPE & PULLEY
NORTH			
DR #4 : 1.1	84 x 112 OUTSWING 3-PANEL/RAISED PANEL DOORS	S	**NON-HISTORIC** – 1986 +
WP : B.31	45 x 66 DH 8/12	S	**HISTORIC** – ROPE & PULLEY
WQ : B.30	45 x 66 DH 8/12	S	**HISTORIC** – ROPE & PULLEY
WR : B.29	45 x 66 DH 8/12	S	**HISTORIC** – ROPE & PULLEY
WS : B.28	45 x 66 DH 8/12	S	**HISTORIC** – ROPE & PULLEY
WT : A.35	45 x 80 DH 12/12	S	**HISTORIC** – ROPE & PULLEY

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WU : A.34	45 x 80 DH 12/12	S	**HISTORIC** – ROPE & PULLEY
WV : A.33	45 x 80 DH 12/12	S	**HISTORIC** – ROPE & PULLEY
WW : A.32	45 x 80 DH 12/12	S	**HISTORIC** – ROPE & PULLEY
WX : A.31	45 x 80 DH 12/12	S	**HISTORIC** – ROPE & PULLEY
DR #5 : 1-10	77 x 104 LH OUTSWING SIMPSON 1W5H/3W5H/1W5H/7W1H	S	**NON-HISTORIC** – 1986 +
EAST			
DR #6 : 1-9	37 x 84 RH INSWING 6-PANEL W/SCREEN DOOR	S	**HISTORIC**
NORTH			
WY : A.30	45 x 80 DH 12/12	U	**HISTORIC** – ROPE & PULLEY
WEST			
WZ : B.27	45 x 67 DH 12/12	U	**HISTORIC** – ROPE & PULLEY
WAA : B.26	45 x 67 DH 8/12	U	**HISTORIC** – ROPE & PULLEY
WBB : A.29	45 x 80DH 12/12	F	**HISTORIC** – ROPE & PULLEY
WCC : A.28	45 x 80DH 12/12	F	**HISTORIC** – ROPE & PULLEY
WDD : A.27	45 x 80DH 12/12	F	**HISTORIC** – ROPE & PULLEY
SOUTH			
WEE : B.25	45 x 67 DH 8/12 W/STORM SINGLE GLAZED	F	**HISTORIC** – ROPE & PULLEY
WFF : B.24	45 x 67 DH 8/12 W/STORM SINGLE GLAZED	F	**HISTORIC** – ROPE & PULLEY

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WGG : A.26	45 x 80 DH 12/12	F	**HISTORIC** – ROPE & PULLEY
WHH : A.25	45 x 80 DH 12/12	F	**HISTORIC** – ROPE & PULLEY
WII : A.24	45 x 80 DH 12/12	F	**HISTORIC** – ROPE & PULLEY
WEST			
DR #7 : 2-6	32 x 85 RH OUTSWING 2W5H 1 ½" DIVIDED LITE BAR	S	**NON-HISTORIC** – 1986 +
WJJ : B.23	75 x 65 TWIN DH 6/9 MARVIN ALUMINUM SCREEN & STORM	S	**NON-HISTORIC** – 1986 +
DR #8 : 2-5	32 x 85 RH OUTSWING 2W5H SIMPSON 1 ½" DIVIDED LITE BAR	S	**NON-HISTORIC** – 1986 +
WKK : B.22	45 x 67 8/12 MARVIN W/ALUMINUM STORMS 7/8 DIVIDED LITE BAR	S	**NON-HISTORIC** – 1986 +
DR #9 : 2-4	32 x 85 LH OUTSWING 2W5H SIMPSON 1 ½" DIVIDED LITE BAR	S	**NON-HISTORIC** – 1986 +
WLL : B.21	75 x 65 TWIN DH 6/9 MARVIN ALUMINUM SCREEN & STORM	S	**NON-HISTORIC** – 1986 +
DR #10 : 2-3	32 x 85 LH OUTSWING 2W5H SIMPSON 1 ½" DIVIDED LITE BAR	S	**NON-HISTORIC** – 1986 +

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WEST			
WMM : A.23	45 x 80 DH 12/12	S	**HISTORIC** – 1960 +
DR #11 : 1-8	104 x 112 1W5H/2W5H/1W5H/1	F	**HISTORIC** – 1960 +
WNN : A.22	55 x 91 DH 15/20	F	**HISTORIC** – ROPE & PULLEY
WOO : A.21	55 x 91 DH 15/20	F	**HISTORIC** – ROPE & PULLEY
WPP : A.20	55 x 91 DH 15/20	F	**HISTORIC** – ROPE & PULLEY
DR #12 : 1-7	104 x 112 1W5H/2W5H/1W5H/1	S	**HISTORIC**
WQQ : A.19	45 x 80 DH 12/12	S	**HISTORIC** – 1960 +
NORTH			
WRR : B.20	45 x 67 DH MARVIN 8/12 W/ALUMINUM STORM	S	**NON-HISTORIC** – 1986 +
	7/8 DIVIDED LITE BAR		
WSS : B.19	45 x 67 DH 8/12 SINGLE GLAZED	F	**HISTORIC** – ROPE & PULLEY
WTT : B.18	45 x 67 DH 8/12 SINGLE GLAZED	F	**HISTORIC** – ROPE & PULLEY
WUU : A.18	45 x 80 DH 12/12	F	**HISTORIC** – ROPE & PULLEY
WVV : A.17	45 x 80 DH 12/12	F	**HISTORIC** – ROPE & PULLEY
WWW : A.16	45 x 80 DH 12/12	F	**HISTORIC** – ROPE & PULLEY
DR #13 : 1-6	37 x 85 RH OUTSWING 6-PANEL/RAISED	S	**HISTORIC** – 1960 +

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WL3 : B.9			
WXX : B.17	45 x 67 DH 8/12	S	**HISTORIC** – ROPE & PULLEY
WM3 : B.8	76 x 67 DH 6/9	S	**HISTORIC** – ROPE & PULLEY
WZZ : B.15	45 x 67 DH 8/12	S	**HISTORIC** – ROPE & PULLEY
DR #14 : 2-2	45 x 80 DH 12/12	S	**HISTORIC** – ROPE & PULLEY
WN3 : A.9	128 x 118 2W4H/2-PANEL	F	**NON-HISTORIC** – 1986 +
DR #15 : 1-5	128 x 118 2W4H/2-PANEL	F	**NON-HISTORIC** – 1986 +
SOUTH			
WD3 : A.12	49 x 98 DH 12/16	U	**HISTORIC** – ROPE & PULLEY
WE3 : B.14	44 x 67 DH 8/12 W/STORM SINGLE GLAZED	U	**HISTORIC** – ROPE & PULLEY
WF3 : B.13	35 x 53 DH 6/6	U	**HISTORIC** – ROPE & PULLEY
WG3 : B.12	44 x 67 DH 8/12 SINGLE GLAZED	U	**HISTORIC** – ROPE & PULLEY
WH3 : B.11	38 x 51 6/6 MARVIN VINYL LINER	U	**NON-HISTORIC** – 1986 +
WI3 : A.11	49 x 98 DH 12/16	U	**HISTORIC** – ROPE & PULLEY
WJ3 : A.10	49 x 98 DH 12/16	U	**HISTORIC** – ROPE & PULLEY
WK3 : B.10	45 x 67 DH 8/12 MARVIN STORM	F	**NON-HISTORIC** – 1986 +
	7/8 DIVIDED LITE BAR		

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WL3 : B.9	45 x 67 DH 8/12 MARVIN STORM VINYL LINER 7/8 DIVIDED LITE BAR	F	**NON-HISTORIC** – 1986 +
WM3 : B.8	45 x 67 DH 8/12 MARVIN STORM VINYL LINER 7/8 DIVIDED LITE BAR	F	**NON-HISTORIC** – 1986 +
DR #14 : 2-2	49 x 82 RH OUTSWING 1W5H WOOD BEAD	U	**NON-HISTORIC** – 1990's
WN3 : A.9	56' x 11'5" ALL STEEL 28W5H	S	**NON-HISTORIC** – 1986 +
DR #15 : 1-5	37 x 85 RH OUTSWING	F	**NON-HISTORIC** – 1998 +

NOTES:

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Date: OCTOBER 29, 2008
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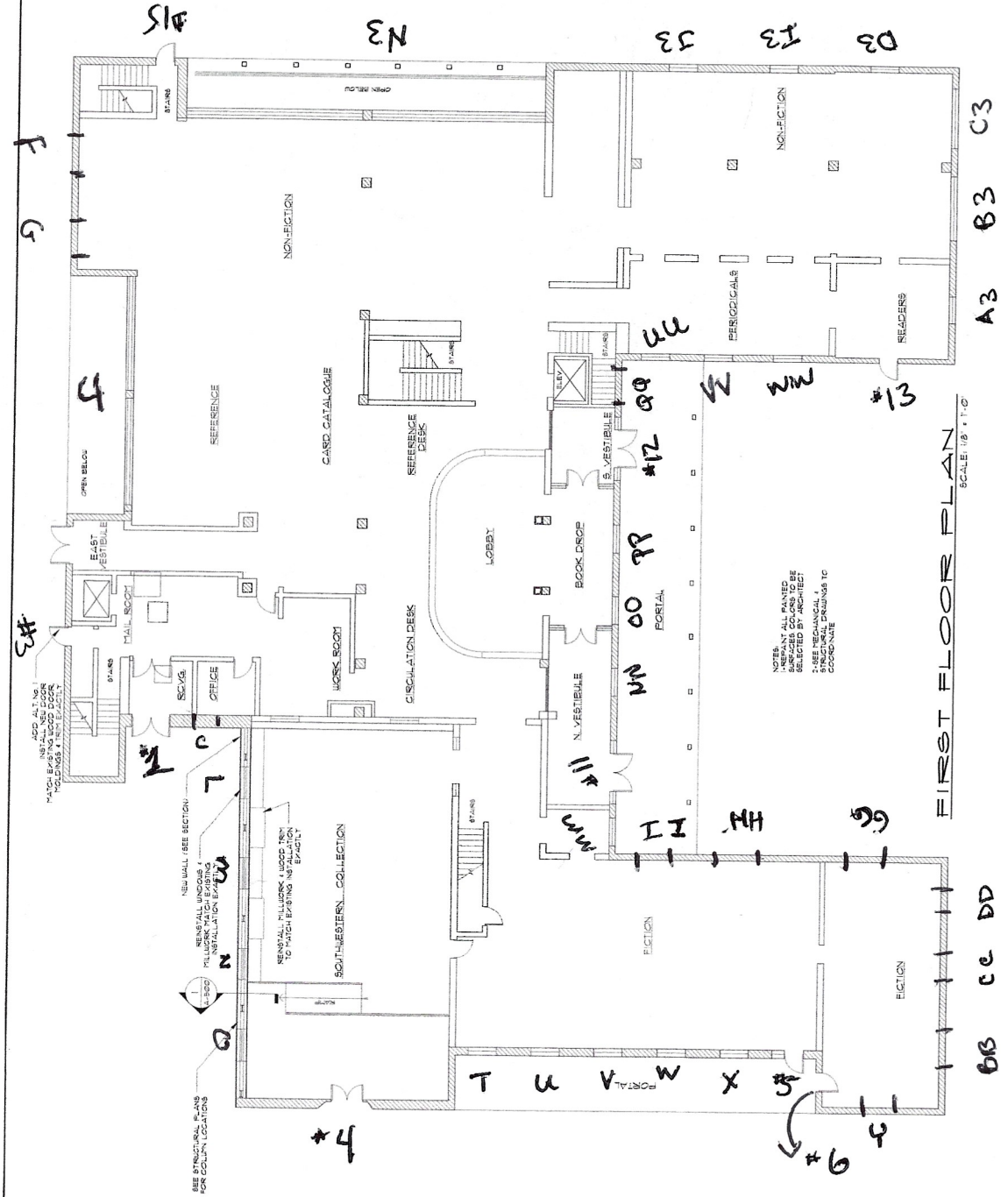
Drawn by: RLP
Checked by: EB
Job Number:
Scale: 1/8" = 1'-0"
Sheet Title: FIRST FLOOR PLAN
Sheet No.: A-104

Owa o'dm
Architecture / Construction / Management



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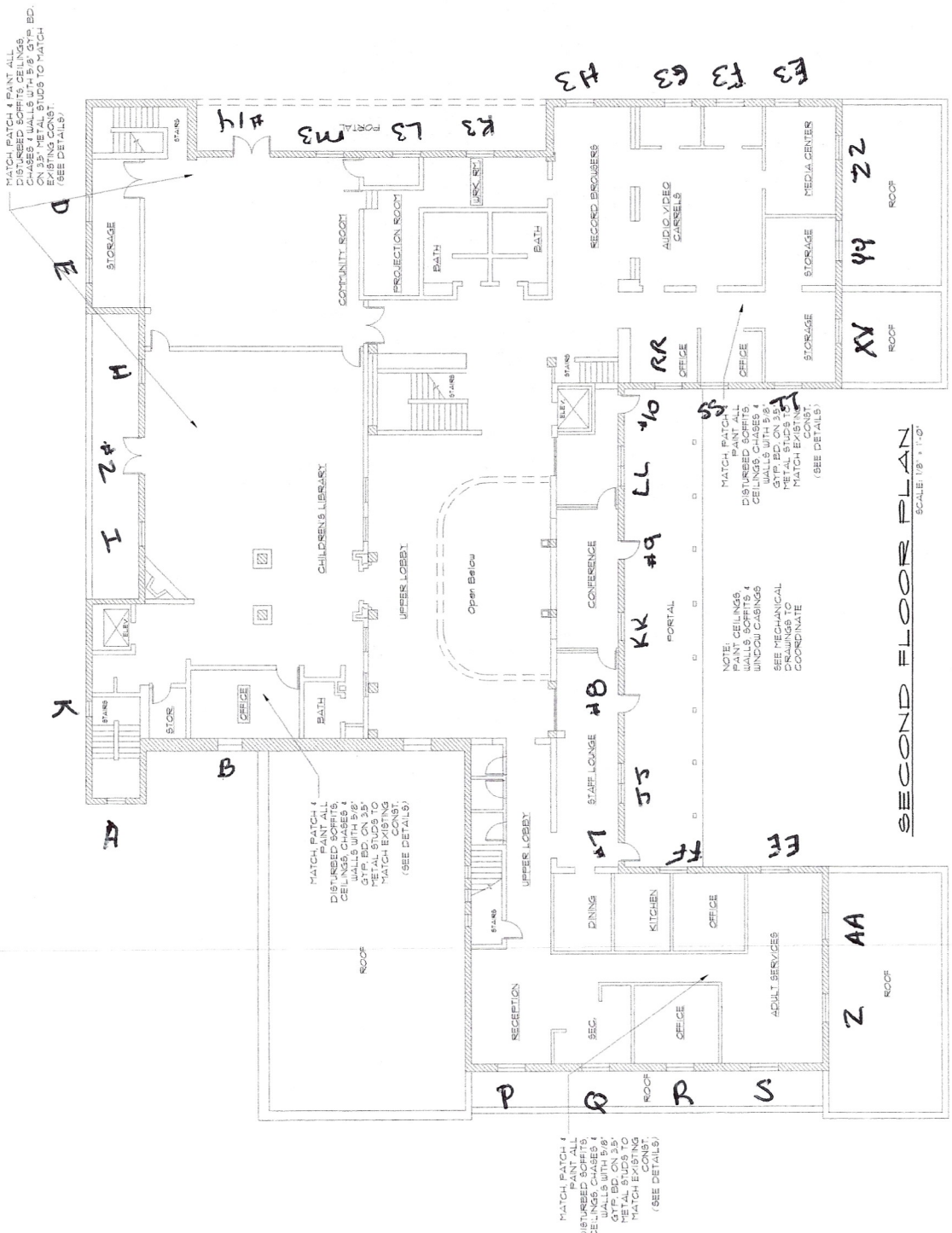
Date: OCTOBER 29, 2001
Revised:
Drawn by: RLP
Checked by: EB
Job Number:
Scale: 1/8" = 1'-0"
Sheet title: SECOND FLOOR PLAN
Sheet No.: A-105

Ellis al/el/m
Architecture / Construction / Management

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO WOVEN ARCHITECTURE
343 WEST MANHATTAN AVE
SANTA FE, NM 87501
(505) 820-1555

RPA ORIGINAL #:
W = WINDOW
D = DOOR

HISTORIC ASSESSMENT NO. SFPL120723-HA



JOB	DATE
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UPDATED ITEM # ON FLOOR PLAN + ELEVATIONS

LOCATION	DESCRIPTION
NORTH	
WA : B.2	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½" FLAT CASING, 9 ½" PEAKED HEAD CASING W/CROWN MOULD, VINYL LINERS
DR #1 : 1-2	72 x 110 LH OUTSWING DOUBLE DOOR 3 PANEL W/TRANSOM 5W1H 1960
	4 ½" FLAT CASING, 9 ½" FLAT HEAD CASING W/CROWN MOULD
WB : B.1	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½" FLAT CASING, 9 ½" FLAT HEAD CASING W/CROWN MOULD, VINLY LINERS
WC : A.5	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½" FLAT CASING, 9 ½" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
EAST	
WD : B.7	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½" FLAT CASING, 9 ½" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
WE : B.6	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½" FLAT CASING, 9 ½" PEAKED HEAD CASING W/CROWN MOULD, VINYL LINERS
WF : A.8	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½" FLAT CASING, 9 ½" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
WG : A.7	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½" FLAT CASING, 9 ½" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
WH : B.5	45 x 67 DH 8/12 MARVIN/ALUMINUM STORMS 7/8 DIVIDED LITE BAR 1986 +
	4 ½" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
WI : B.4	45 x 67 DH 8/12 MARVIN/ALUMINUM STORMS 7/8 DIVIDED LITE BAR 1986 +
	4 ½" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD, VINLY LINERS

JOB	DATE
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LOCATION	DESCRIPTION
EAST	
DR#2 : 2-1	48 ½ x 85 OS FRENCH DOOR LH 1W5H SIMPSON 1990 +
	5” FLAT CASING, 11” PEAKED HEAD CASING
WJ : A.6	46’ 10” x 11’ 4” ALL STEEL/ALUMINUM STORE FRONT 19W5H 1986+
DR #3 : 1-3	37 x 86 RH OUTSWING 4-LITE 2-PANEL
	5” FLAT CASING, 9” PEAKED HEAD CASING W/CROWN MOULD
WK : B.3	44 x 67 DH 8/12 MARVIN ALUNIMUM SCREENS/STORMS SINGLE GLAZED 1986 +
	4 ½” FLAT CASING, 9 ½” PEAKED HEAD CASING W/CROWN MOULD, VINYL LINERS
WL : A.4	60 x 112 DH 20/20 ROPE & PULLEY
	7” FLAT CASING, 11” FLAT HEAD CASING, 4 ¼” CROWN, ¾” DIP MOLD
WM : A.3	60 x112 DH 20/20 ROPE & PULLEY
	7” FLAT CASING, 11” FLAT HEAD CASING, 4 ¼” CROWN, ¾” DIP MOLD
WN : A.2	60 x 112 DH 20/20 ROPE & PULLEY
	7” FLAT CASING, 11” FLAT HEAD CASING, 4 ¼” CROWN MOULD, ¾” DIP MOLD
WO : A.1	60 x 112 DH 20/20 ROPE & PULLEY
	7” FLAT CASING, 11” FLAT HEAD CASING, 4 ¼” CROWN MOULD, ¾” DIP MOLD
NORTH	
DR #4 : 1-1	84 x 112 OUTSWING 3-PANEL/RAISED PANEL DOORS, OVERHANG FLAT PANEL 1986 +
	8” SIDE CASING, 17” PEAKED HEAD CASING W/CROWN MOULD, 20” SPLAY
	SPLAYED DENTAL MOULD
WP : B.31	45 x 66 DH 8/12 ROPE & PULLEY
	4 ½” FLAT CASING, 9” PEAKED HEAD CASING W/CROWN MOULD
WQ : B.30	45 x 66 DH 8/12 ROPE & PULLEY
	4 ½” FLAT CASING, 9” PEAKED HEAD CASING W/CROWN MOULD
WR : B.29	45 x 66 DH 8/12 ROPE & PULLEY
	4 ½” FLAT CASING, 9” PEAKED HEAD CASING W/CROWN MOULD
WS : B.28	45 x 66 DH 8/12 ROPE & PULLEY
	4 ½” FLAT CASING, 9” PEAKED HEAD CASING W/CROWN MOULD
WT : A.35	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½” FLAT CASING, 7” FLAT HEAD CASING W/CROWN MOULD
WU : A.34	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½” FLAT CASING, 7” FLAT HEAD CASING W/CROWN MOULD

JOB	DATE
SANTA FE PUBLIC LIBRARY	08-21-2023

LOCATION	DESCRIPTION
NORTH	
WV : A.33	45 X 80 DH 12/12 ROPE & PULLEY
	4 ½" FLAT CASING, 7" FLAT HEAD CASING W/CROWN MOULD
WW : A.32	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½" FLAT CASING, 7" FLAT HEAD CASING W/CROWN MOULD
WX : A.31	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½" FLAT CASING, 7" FLAT HEAD CASING W/CROWN MOULD
DR #5 : 1-10	77 x 104 LH OUTSWING SIMPSON 1986 +
	$1^{2}/3^{0}/1^{2}$ x $7^{0}/1^{6}$ TRANSOM
	1W5H/3W5H/1W5H/7W1H
EAST	
DR #6 : 1-9	37 x 84 RH INSWING 6-PANEL W/SCREEN DOOR
	5" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
NORTH	
WY : A.30	45 x 80 DH 12/12
	4 ½" FLAT CASING, 7" PEAKED HEAD CASING, W/CROWN MOULD
WEST	
WZ : B.27	45 x 67 DH 8/12 ROPE & PULLEY
	4 ½" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
WAA : B.26	45 x 67 DH 8/12 ROPE & PULLEY
	4 ½" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
WBB : A.29	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
WCC : A.28	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
WDD : A.27	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
SOUTH	
WEE : B.25	44 x 67 DH 8/12 W/STORMS SINGLE GLAZED ROPE & PULLEY
	4 ½" FLAT CASING, 9 ½" PEAKED HEAD CASING W/CROWN MOULD
WFF : B.24	44 x 67 DH 8/12 W/STORMS SINGLE GLAZED ROPE & PULLEY
	4 ½" FLAT CASING, 9 ½" PEAKED HEAD CASING W/CROWN MOULD

JOB	DATE
SANTA FE PUBLIC LIBRARY	08-21-2023

LOCATION	DESCRIPTION
SOUTH	
WGG : A.26	45 x 80 DH 12/12
	4 ½" FLAT CASING, 7" PEAKED HEAD CASING W/CROWN MOULD
WHH : A.25	45 x 80 DH 12/12
	4 ½" FLAT CASING, 7" PEAKED HEAD CASING W/CROWN MOULD
WII : A.24	45 x 80 DH 12/12
	4 ½" FLAT CASING, 7" PEAKED HEAD CASING W/CROWN MOULD
WEST	
DR #7 : 2-6	32 x 85 RH OUTSWING 2W5H 1 ½" DIVIDED LITE BAR SIMPSON 1986 +
	5" FLAT CASING, 9" FLAT HEAD CASING
WJJ : B.23	75 x 65 TWIN DH 6/9 MARVIN ALUMINUM SCREENS/STORMS 1986+
	4 ½" FLAT CASING, 8" FLAT HEAD CASING W/CROWN, VINYL LINERS
DR #8 : 2-5	32 x 85 RH OUTSWING 2W5H 1 ½" DIVIDED LITE BAR SIMPSON 1986 +
	5" FLAT CASING, 9" FLAT HEAD CASING, VINYL LINERS
WKK : B.22	45 x 67 8/12 MARVIN STORMS 7/8 DIVIDED LITE BAR 1986 +
	4 ½" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
DR #9 : 2-4	32 x 85 LH OUTSWING 2W5H 1 ½" DIVIDED LITE BAR SIMPSON 1986 +
	5" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD
WLL : B.21	75 x 65 TWIN DH 6/9 MARVIN ALUMINUM SCREENS/STORMS
	4 ½" FLAT CASING, 8" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
DR #10 : 2-3	32 x 85 LH OUTSWING 2W5H 1 ½" DIVIDED LITE BAR SIMPSON 1986 +
	5" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD
WEST	
WMM : A.23	45 x 80 DH 12/12 ROPE & PULLEY
	4 ½" FLAT CASING, 7" PEAKED HEAD CASING, W/CROWN MOULD
DR #11 : 1-8	104 x 112 - 1960's (HISTORIC)
	$1^4/5^5/1^4/1^6$ TRANSOM
	1W5H/2W5H/1W5H/1
	5" FLAT CASING, 17" FLAT HEAD CASING W/DENTAL MOULD
	4 ¼" CROWN, ¾" DRIP CAP

JOB	DATE
SANTA FE PUBLIC LIBRARY	08-21-2023

LOCATION	DESCRIPTION
WEST	
WNN : A.22	55 x 91 DH 15/20
	5” FLAT CASING, 12” FLAT HEAD CASING W/CROWN MOULD
WOO : A.21	55 x 91 DH 15/20
	5” FLAT CASING, 12” FLAT HEAD CASING W/CROWN MOULD
WPP : A.20	55 x 91 DH 15/20
	5” FLAT CASING, 12” FLAT HEAD CASING W/CROWN MOULD
DR #12 : 1-7	104 x 112
	$1^4/5^5/1^4/1^6$ TRANSOM (RIGHT SIDE TRANSOM HAS AN EXHAUST VENT) - 1960 +
	1W5H/2W5H/1W5H/1
	5” FLAT CASING, 17” FLAT HEAD CASING W/DENTAL MOULD
	W/CROWN MOULDING, ¾” DRIP CAP
WQQ : A.19	45 x 80 DH 12/12
	4 ½” FLAT CASING, 7” PEAKED HEAD CASING W/CROWN MOULD
NORTH	
WRR : B.20	45 x 67 DH 8/12 MARVIN ALUMINUM STORMS 7/8 DIVIDED LITE BAR 1986 +
	4 ½” FLAT CASING, 9” FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
WSS : B.19	44 x 67 DH 8/12 SINGLE GLAZED
	4 ½” FLAT CASING, 9 ½” PEAKED HEAD CASING W/CROWN MOULD
WTT : B.18	44 x 67 DH 8/12 SINGLE GLAZED
	4 ½” FLAT CASING, 9 ½” PEAKED HEAD CASING W/CROWN MOULD
WUU : A.18	45 x 80 DH 12/12
	4 ½” FLAT CASING, 7” PEAKED HEAD CASING W/CROWN MOULD
WVV : A.17	45 x 80 DH 12/12
	4 ½” FLAT CASING, 7” PEAKED HEAD CASING W/CROWN MOULD
WWW : A.16	45 x 80 DH 12/12
	4 ½” FLAT CASING, 7” PEAKED HEAD CASING W/CROWN MOULD
DR #13 : 1-6	37 x 85 RH OUTSWING 6-PANEL RAISED 1960 +
	5” FLAT CASING, 9” PEAKED HEAD CASING

JOB	DATE
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LOCATION	DESCRIPTION
WXX : B.17	45 x 67 DH 8/12
	4 ½" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
WYY : B.16	76 x 67 DH 6/9
	4 ½" FLAT CASING, 10" PEAKED HEAD CASING W/CROWN MOULD
WZZ : B.15	45 x 67 DH 8/12
	4 ½" FLAT CASING, 9" PEAKED HEAD CASING W/CROWN MOULD
WA3 : A.15	45 x 80 DH 12/12
	4 ½" FLAT CASING, 7" PEAKED HEAD CASING W/CROWN MOULD
WB3 : A.14	128 x 118 2W4H/2-PANEL 1986 +
	5" FLAT CASING, 12" FLAT HEAD CASING W/CROWN MOULD
WC3 : A.13	128 x 118 2W4H/2-PANEL 1986 +
	5" FLAT CASING, 12" FLAT HEAD CASING W/CROWN MOULD
SOUTH	
WD3 : A.12	49 x 98 DH 12/16 ROPE & PULLEY
	5" FLAT CASING, 12" FLAT HEAD CASING W/CROWN MOULD
WE3 : B.14	44 x 67 DH 8/12 SINGLE GLAZED
	4 ½" FLAT CASING, 9 ½" PEAKED HEAD CASING W/CROWN MOULD
WF3 : B.13	35 x 53 DH 6/6 ROPE & PULLEY
	4 ½" FLAT CASING, 7" FLAT HEAD CASING W/CROWN MOULD
WG3 : B.12	44 x 67 DH 8/12 SINGLE GLAZED
	4 ½" FLAT CASING, 9 ½" PEAKED HEAD CASING W/CROWN MOULD
WH3 : B.11	38 x 51 6/6 MARVIN 1986 +
	4 ½" FLAT CASING, 7" FLAT HEAD CASING, W/CROWN MOULD, VINYL LINER
WI3 : A.11	49 x 98 12/16
	5" FLAT CASING, 12" FLAT HEAD CASING W/CROWN MOULD
WJ3 : A.10	49 x 98 12/16
	5" FLAT CASING, 12" FLAT HEAD CASING W/CROWN MOULD
WK3 : B.10	45 x 67 8/12 MARVIN W/ALUMINUM STORMS 7/8 DIVIDED LITE BAR 1986 +
	4 ½" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
WL3 : B.9	45 x 67 8/12 MARVIN W/ALUMINUM STORMS 7/8 DIVIDED LITE BAR 1986 +
	4 ½" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS

JOB	DATE
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LOCATION	DESCRIPTION
WM3 : B.8	45 x 67 8/12 MARVIN W/ALUMINUM STORMS 7/8 DIVIDED LITE BAR 1986 +
	4 ½" FLAT CASING, 9" FLAT HEAD CASING W/CROWN MOULD, VINYL LINERS
DR #14 : 2-2	49 x 82 RH OUTSWING 1W5H WOOD BEAD
	5" SIDE FLAT CASING, 10" PEAKED HEAD CASING
WN3 : A.9	56' x 11'5" ALL STEEL/STORE FRONT ALUMINUM
	28W5H
DR #15 : 1-5	37 x 85 RH OUTSWING 1998
	9" PEAKED HEAD CASING, FLUSH SOLID CORE MASONITE W/CROWN MOULD

In closing, my professional opinion is that the historic windows & doors can be restored if the condition is satisfactory (S) or fair (F). The other windows & doors label unsatisfactory (U) are unrestorable and will have to be replaced.

Historic (restorable) 35 Windows and 5 Doors:

L, M, N, O, P, Q, R, S, T, U, V, W, X, BB, CC, DD, EE, FF, GG, HH, II, MM, NN, OO, PP, QQ, SS, TT, UU, VV, WW, XX, YY, ZZ, A3, DR #1, DR #6, DR #11, DR #12, DR #13

Non-historic (restorable) 21 Windows and 8 Doors:

A, B, C, D, E, F, G, H, I, J, K, JJ, KK, LL, RR, B3, C3, K3, L3, M3, N3, DR #2, DR #4, DR #5, DR #7, DR #8, DR #9, DR #10, DR #15

Historic (unrestorable) 9 Windows:

Y, Z, AA, D3, E3, F3, G3, I3, J3

Non-historic (unrestorable) 1 Window and 2 Doors:

H3, DR #3, DR #14

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA: DR #1 North

New Item #:1-2

RPA: WA North

New Item #: B.2

RPA: WB North

New Item #: B.1

RPA: WC North

New Item #: A.5



RPA: WD East

New Item #: B.7

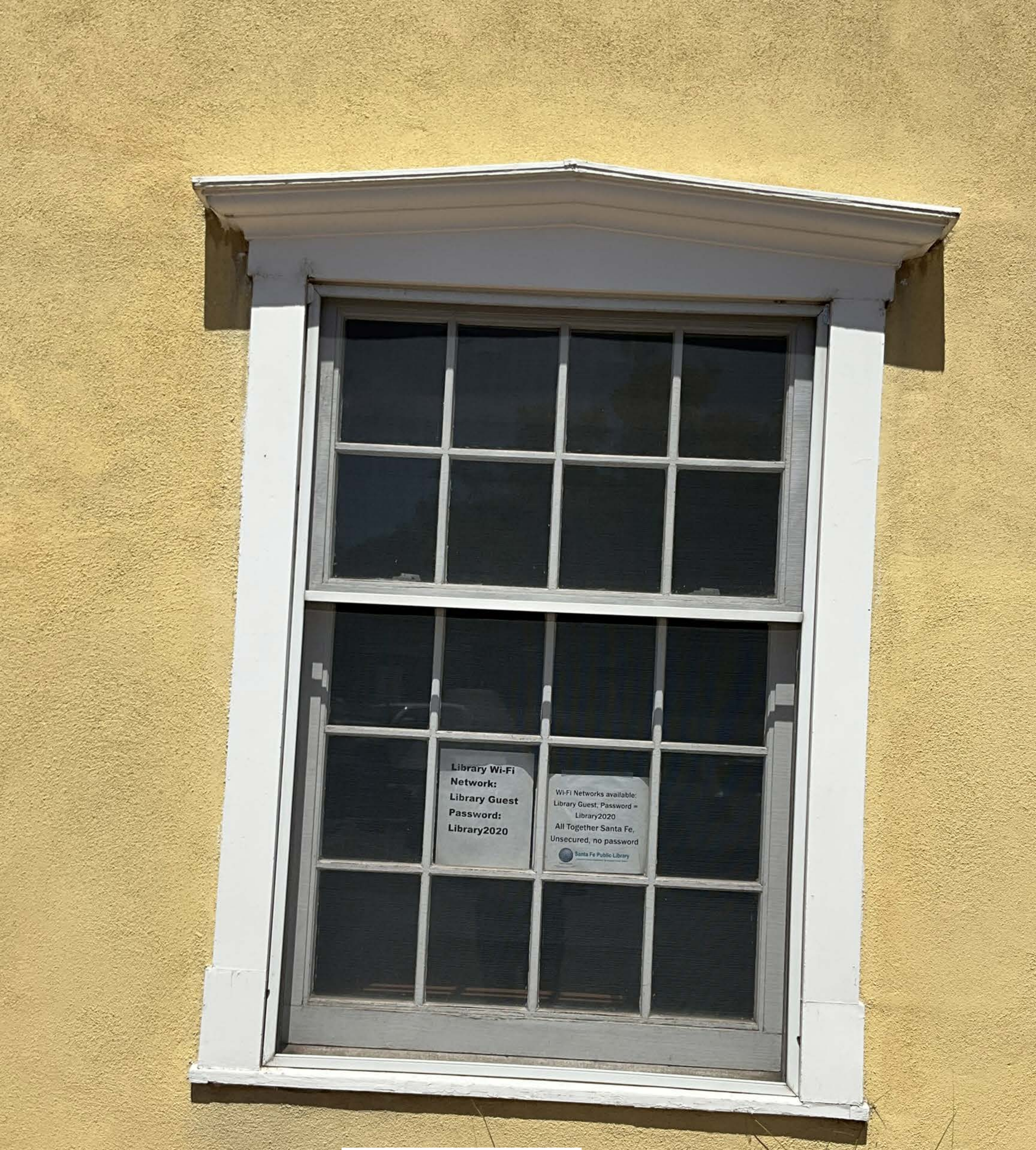
RPA: WE East

New Item #: B.6



RPA: WF East

New Item #: A.8



RPA: WG East

New Item #: A.7

RPA: WH East

New Item #: B.5

RPA: WI East

New Item #: B.4

RPA: DR #2 East

New Item #: 2-1



RPA: WJ East

New Item #: A.6

RPA: DR #3 East

New Item #: 1-3



RPA: WK East

New Item #: B.3

RPA: WL East

New Item #: A.4

RPA: WM East

New Item #: A.3

RPA: WN East

New Item #: A.2



RPA: WO East

New Item #: A.1

RPA: DR #4 North

New Item #: 1-1

RPA: WP North

New Item #: B.31

RPA WQ North

New Item #: B.30

RPA: WR North

New Item #: B.29

RPA: WS North

New Item #: B.28

RPA: WT North

New Item #: A.35

RPA: WU North

New Item #: A.34

RPA: WV North

New Item #: A.33

RPA: WW North

New Item #: A.32



RPA: WX North

New Item #: A.31

RPA: DR #5 North

New Item #: 1-10

RPA: DR #6 East

New Item #: 1-9

RPA: WY North

New Item #: A.30



RPA: WZ West

New Item #: B.27



RPA: WAA West

New Item #: B.26

RPA: WBB West

New Item #: A.29

RPA: WCC West

New Item #: A.28

RPA: WDD West

New Item #: A.27

RPA: WEE South

New Item #: B.25

RPA: WFF South

New Item #: B.24

RPA: WGG South

New Item #: A.26


RPA: WHH South
New Item #: A.25

RPA: WII South

New Item #: A.24

RPA: DR #7 West

New Item #: 2-6

RPA: WJJ West

New Item #: B.23

RPA: DR #8 West

New Item #: 2-5

RPA: WKK West

New Item #: B.22

RPA: DR #9 South

New Item #: 2-4

RPA: WLL South

New Item #: B.21

RPA: DR#10 South

New Item #: 2-3

RPA: WMM West

New Item #: A.23

RPA: DR #11 West

New Item #: 1-8

RPA: WNN West

New Item #: A.22



RPA: WOO West

New Item #: A.21



RPA: WPP West

New Item #: A.20

RPA: DR #12 West

New Item #: 1-7



RPA: WQQ West

New Item #: A.19

RPA: WRR North

New Item #: B.20

RPA: WSS North

New Item #: B.19

RPA: WTT North

New Item #: B.18

RPA: WUU North

New Item #: A.18

RPA: WVV North

New Item #: A.17

RPA: DR #13 North

New Item #: 1-6



RPA: WWW North

New Item #: A.16

RPA: WXX West

New Item #: B.17

RPA: WYY West

New Item #: B.16

RPA: WZZ West

New Item #: B.15

RPA: WA3 West

New Item #: A.15

RPA: WB3 West

New Item #: A.14

RPA WC3 West

New Item #: A.13

RPA: WD3 South

New Item #: A.12

RPAL WE3 South

New Item #: B.14

RPA: WF3 South

New Item #: B.13

RPA: WG3 South

New Item #: B.12

RPA: WH3 South

New Item #: B.11



RPA: WI3 South

New Item #: A.11


RPA: WJ3 South
New Item #: A.10

RPA: WK3 South

New Item #: B.10

WL3 South : B.9



WM3 South : B.8

RPA: DR #14 South

New Item #: 2-2


Text
RPA: WN3 South
New Item #: A.9

RPA: DR #15 South

New Item #: 1-5

Typical Rotted Sills

Typical rotted sills

Typical door panel
rot on historic doors

Typical crown mound
at head casings

Typical door rot at the
roof line

Typical West side sills

Typical Marvin vinyl jamb liners non historic

APPENDIX K

Estimated Cost Ranges (Including Breakdown)

Davenport Construction Management LLC

APPENDIX K

Maintenance

Woven Architecture LLC has included an excellent recommendation for a maintenance program in this report and we cannot agree more. It is impossible to overestimate the value of regular, proactive, inspections and maintenance for any building and the surrounding property. If deferring, and in some cases avoiding, costly repairs and replacement were not enough incentive, the potential safety benefits of a well-maintained facility are incalculable. The following recommendations for specific inspection and maintenance of the building and property components that we reviewed are included here. All other aspects of the building should also be considered for inspection and maintenance.

Site and Building Finishes

In this climate, temperatures can vary greatly in short periods of time. Rain or melting snow may soak into small areas and then freeze as night comes. This expansion of frozen water can split wood, fracture concrete and separate waterproof membranes from the substrates they are meant to protect. A regular building inspection, twice a year, in the fall and spring, looking for any evidence of water intrusion, where it is not supposed to go, can be invaluable. Removing failed materials and patching gaps can pay huge dividends in avoided, more expensive repairs. Specifically, inspectors should be on the look out for water intrusion between unlike materials like flexible membranes to metal, metal to wood, wood to stucco, stucco to concrete and concrete at soils.

In addition to maintaining the building, site components, landscape and hardscape should also be inspected. This project includes benches, trash cans, pole lighting, brick walkways, concrete flatwork, asphalt paving and signage. The entity that maintains the landscape should have a regular inspection and maintenance program in their contract. The same inspectors that are doing the building can, at the same time, review these other components for preventive maintenance.

Site and Building Storm Drainage

This project directs some of the storm drainage that lands on the roof into collectors at the roof, into downspouts and then at ground level into drain inlets and either surface flow or underground piping to the city storm system. Each link of this system should be regularly inspected and maintained. From the seam of the roof to the collector, looking for gaps between membrane and metal, to the downspout connections at the building, to the path out of the downspout into the drain inlets. Keeping this system working correctly is essential to keeping the number one enemy of all buildings, water, outside where it belongs.

Building Structural and Associated Components

This project incorporates many wood structural components, columns, beams, joists and rafters. The fact that these are painted is an advantage to helping maintain wood in an environment that is often hot sun and dry wind, followed by snow and freezing temperatures. The advantage of paint can be extended with a maintenance program of inspection and touch up before it fails. Twice annual inspections and touch up should be done in fall to prepare for winter and in the spring to repair the damage done by the New Mexico winter. At the same time inspectors should be on the lookout for any pest infestations.

Pricing Assumptions

Project:
Exterior Conditions of the Main Library of the City of Santa Fe NM located at 145 Washington Avenue

Project Description:
Woven Architecture has been hired by the City of Santa Fe to created the Exterior Conditons Assessment Report (ECAR) noted above in order to identify and organize the work necessary to restore and repair the exterior envelope of the building. Woven has hired Davenport Construction Management LLC (DCM) to assist with establishing the scope of work necessary and to prepare cost estimates.

Process:
DCM has reviewed the ECAR and made multiple site visits in order to understand the goals and challenges of identifying, not only the existing conditions of each exterior component within the report recommendations, but also the means of the original construction and the reasons for any deterioration. DCM has also worked closely with Woven to understand the historical significance of each component and how that affects the way that it must be restored or replaced. Using this information DCM is able to make recommendations on how any restoration or replacement should be done and estimate the cost of that work. DCM combines national costing data averages with adjustments to the site location with local contracting resources to be sure that cost estimates are accurate.

Organization
The work within the recommendations has been grouped in a matrix labeled "Activity Summary", by Activity Type and Priority Level. Site work is together and in order of the priority given on the ECAR. Next is Wood Restoration and so on. Each activity has a Sub-activity that denoted a more specific detail and then a location on the project. For example, Activity - "Site", that is a "High" priority will contain the Sub-activity of "Brick" work at the Location of "North Walkways"
Pricing totals only are included on the Activity Summary and detailed breakdowns of those prices can be found on the Cost Estimate Summary also attached here.

Pricing Format
DCM has assumed that contractors doing this work will be approved to work through a State Price Agreement (SPA) or a similar pre-approval purchasing process and therefore labor costs are estimated using averages from those publicly listed ranges. Based on those requirements we include design, estimating, troubleshooting, mark up, tax and bond based on the allowed means within a standard SPA for the State of New Mexico.

In order to include the costs associated with work of this type by a General Contractor and it's subcontractors we have also created a singular set of General Conditions and divided those costs into each separate activity base on a percentage basis of the total cost of work.

Notes and Assumptions

Here we are listing any clarifications, exceptions or special notes that may be helpful in understanding what these cost represent.

General Conditions

Overall management of the projects by a General Contractor is assumed in these estimates and the indirect costs for that management is built into each activity.

When significant items that may be shared by multiple actiivites, like required certified scaffolding erection, we have assumed that this cost will be shared by those activities. If the work is broken up into separate time frames that savings will not be realized.

These estimates assume that the work will not be attempted in freezing condtions.

Activities

Brick Work - Based on site reviews, we have estimated the amount of new brick that may be required. We have included the cost for similar, readily available brick. Estimated costs for the research and acquisition of salvaged or restored brick is not included.

Site Concrete Work - The existing site concrete at at the building is grey. Current code requirements in Santa Fe require that new site concrete in historic districts be colored, however, this estimate is part of a plan of repair and maintenance and not a complete replacement, so this estimate is for matching grey concrete.

Site Storm Drainage - Included in this estimate is repair to existing downspouts, repair to grade level inlets and concrete slots and grates and camera scoping of existing storm drain lines, but no estimate to repair problems uncovered below grade.

Landscape and Hardscape

We have included estimates for a complete maintenance of existing healthy plants, including trees. We have included several new plantings in sparse areas. Two existing trees on the north side are damaging walkways and creating trip hazards. These are priced to be removed and replaced with more appropriate trees.
The four benches on the west side of the library are noted for slat replacement, but we were instructed to estimate four new benches after an inspection revealed them to be in poor condition.

Wood Restoration

The largest line item in this estimate is the replacement and/or restoration of the door and windows. We have included a breakdown of how many of each is replaced and restored in the Cost Estimate Summary page. Included in that work is testing for lead in the existing paint and since the assumption is that it will be found, abatement of that lead.

Snow Melt

At the request of the City of Santa Fe we have included costs to add a snow melt system to the building. Exact Sizing and design of the system was not provided so we have included an an allowance based on the brick walk way on the north side of the building.

Davenport Construction Management LLC

Main Library Assessment Report Summary

The General Conditons, as detailed in the Cost Estimates, have been distributed into the line items below

Activity	Priority Level (Woven Recommendations)	Sub -activity	Description	Locations	Pricing Totals
Hardscape	High	Brick	Repair or replace walkway brick to ensure pedestrian safety	Walkway on N, W and S	$ 61,909.62
Hardscape	High	Concrete	Repair or replace concrete aprons and elements that join walkways and are damaged	All sides	$ 81,297.88
Drainage	High	Drainage	Inspect and repair or replace downspouts and drains	All downspouts	$ 3,752.69
Drainage	High	Concrete	Inspect and repair or replace curbs	All sides	$ 33,608.33
Misc	High	Concrete	Light pole bases - repair or replace	All pole lights	$ 1,667.21
Misc	High	Benches	New Benches	4 benches on Washington	$ 11,437.85
Foundation	High	Drainage	Camera inspection for storm drain lines	All	$ 4,220.03
Structural Elements	High	Column Bases	Final design needed	All columns	$ 22,777.86
Structural Elements	High	Beams	Replace beams at east balcony	East Balcony	$ 27,456.76
Structural Elements	High	Decking and column bases	Replace as needed on E and W balconies		$ 14,893.47
Structural Elements	High	Flashing	Need design for flashing details at balconies		N/A
Structural Elements	High	Balcony membrane	Remove and replace with walkable surface	East and West Balconies	$ 32,446.42
Stucco	High	Thickness	Repair stucco basecoat around new doors and winidows. Elastomeric coating on entire building		$ 146,234.60
Base of Wall	High	Sealant	Sealant at building base	All elevations	$ 3,292.66
Non-Strutural Wood Elements	High	Railings	Replace balcony guardrails	East and West Balconies	$ 16,654.62
Non-Strutural Wood Elements	High	Railings	Reduce gap at N and S end of railings for 4" code	East and West Balconies	N/A
Landscape	Medium	Landscape	Clean up moss and debris, deadhead plants	All	$ 8,046.33

Davenport Construction Management LLC

Main Library Assessment Report Summary

Cost Estimates

General Conditions for all Activities listed below

Basis - 24 week duration	Qty	Unit	Rate		
Administration	240	hourly	68	$	16,320.00
Project Management	240		68	$	16,320.00
Design, Estimating, Troubleshooting	240		68	$	16,320.00
Chemical Toilet	6	monthly	240	$	1,440.00
Roll Off and Dump Fees	6	monthly	175	$	1,050.00
Per service	12	each	575	$	6,900.00
On Going Clean Up	240	hourly	64	$	15,360.00
Final Clean Up	80	hourly	64	$	5,120.00
Scaffolding - Certified	4	150 x 25 (7) x 4	14500	$	58,000.00
Reach lift - Certified Operator	6	8000lb 42'	2000	$	12,000.00
Concrete Pump	4	each	500	$	2,000.00
Fuel	96	each	60	$	5,760.00
Equipment Fees	15	each	700	$	10,500.00
Office Supplies	1	misc	200	$	200.00
Permit Acquisition	54	hourly	68	$	3,672.00
Plans and Copies	1	misc	650	$	650.00
Punchlist/Close Out	60	hourly	68	$	4,080.00
Safety Program/Equipment	1	misc	1600	$	1,600.00
First Aid	1	misc	800	$	800.00
Security	160	hourly	68	$	10,880.00
Traffic and Pedestrian Control	1	misc	7500	$	7,500.00
Signage	1	misc	600	$	600.00
Testing	10	each	500	$	5,000.00
Property Protection	160	hourly	64	$	10,240.00
Mobilization	80	hourly	64	$	5,120.00
General Conditions Subtotal				$	217,432.00

1 Activity - High Priority	Sub-activity	Location	Description	
Hardscape	Brick	All exterior brick walkways	Repair or replace walkway brick to ensure pedestrian safety - see basis	
Basis - Local brick contractor pricing for 12% of 18K sq ft of total brick to be replaced, 8% of that is new, 4% reused. Replacement = 2160 sq ft				
				Totals
	Man Hours	Unit	Rate	
Supervision	12		68	$ 816.00
Labor Unit Pricing				
Remove Damaged Brick - sq ft		2160	4	$ 8,640.00
Set replacement brink in sand - sq ft		2160	14	$ 30,240.00
Materials				
Brick - sq ft		1728	6	$ 10,368.00
Sand - ton		24.54	40	$ 981.60
General Conditions %				$ 8,920.02
Mark up (subcontractors only)			0.05	$ 1,944.00
Activity Subtotal				$ 61,909.62

2 Activity - High Priority	Sub-activity	Location	Description	
Hardscape	Concrete	Concrete aprons, sidewalks and other elements adjoining brick walkways and createing trip hazards	Repair or replace damaged concrete aprons to ensure pedestrian safety	
Basis - Gonzales Pricing				
	Man Hours	Unit	Rate	Totals
Supervision	2		68	$ 136.00
Gonzales Concrete	Qty	Unit	Rate	
Aprons and pads	245	Sq Ft	22	$ 5,390.00
Sidewalks	2780.5	Sq ft	22	$ 61,171.00
General Conditions %				$ 11,272.83
Mark up (subcontractors only)			0.05	$ 3,328.05
Activity Subtotal				$ 81,297.88

3 Activity - High Priority	Sub-activity	Location	Description	
Drainage	Downspouts	E, N and W sides	Repair or replace all damage down spouts and drain inlets	
Basis - ABC Seamless Pricing				
	Man Hours	Unit	Rate	Totals
Supervision	4		68	$ 272.00
Labor Unit Pricing	Qty			
Repair base of four downspouts, p	4	each	250	$ 1,000.00
Reattach 8 downspouts to wall	8	each	225	$ 1,800.00
General Conditions %				$ 540.69
Mark up (subcontractors only)			0.05	$ 140.00
Activity Subtotal				$ 3,752.69

4	Activity - High Priority	Sub-activity	Location	Description		
	Drainage	Concrete	Curb and gutter, drain inlet surrounds	Repair or replace all damaged curbs		
	Basis - Gonzales					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Gonzales Concrete	Qty	Unit	Rate		
	Labor and Materials (Unit Pricing)					
	Curb and gutter	244	Lin Ft	70	$	17,080.00
	Drain inlet surrounds	66	Lin ft	160	$	10,560.00
	General Conditions %				$	4,842.33
	Mark up (subcontractors only)			0.05	$	854.00
	Activity Subtotal				$	33,608.33
5	Activity - High Priority	Sub-activity	Location	Description		
	Miscellaneous	Concrete	Light pole Bases	Repair or replace all damaged light pole bases		
	Basis - Gonzales					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Gonzales	Qty	Unit	Rate		
	Labor and Materials (Unit Pricing)	2	each	550	$	1,100.00
	General Conditions %				$	240.21
	Mark up (subcontractors only)			0.05	$	55.00
	Activity Subtotal				$	1,667.21
6	Activity - High Priority	Sub-activity	Location	Description		
	Miscellaneous	Benches	Wash. Ave	Replace existing four benches with new.		
	Basis - Online Pricing					
		Man Hours	Unit	Rate	Totals	
	Administration	1		68	$	68.00
	Labor Unit Pricing					
	Remove existing benches, haul off	4	4	64	$	1,024.00
	Install new benches, secured to gr	8	4	64	$	2,048.00
	Materials	Qty	Unit	Rate		
	Benches	4	each	1200	$	4,800.00
	Misc. anchors, concrete, etc.	4	each	100	$	400.00
	General Conditions %				$	1,629.99
	Mark up (subcontractors only)			0.006	$	1,467.86
	Activity Subtotal				$	11,437.85

7	Activity - High Priority	Sub-activity	Location	Description		
	Drainage	Drain Lines	Inspect drain lines	Camera inspection of all storm drain lines		
	Basis - Drainworks Pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Labor Unit Pricing					
	Camera Inspection	8	hour	350	$	2,800.00
	Materials	Qty	Unit	Rate		
	Recording	4	each	100	$	400.00
	General Conditions %				$	608.03
	Mark up (subcontractors only)			0.05	$	140.00
	Activity Subtotal				$	4,220.03
8	Activity - High Priority	Sub-activity	Location	Description		
	Structural Elements - Wood	Columns	Lower level	Stabilize 24 ground level column bases by removing wood and replacing w adjustable bases and trim		
	Basis - In House Pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Labor Unit Pricing					
	Remove base wood	144	hour	64	$	9,216.00
	Prep surfaces	24	hour	64	$	1,536.00
	Set post bases	48	hour	64	$	3,072.00
	Trim out	48	hour	64	$	3,072.00
	Materials	Qty	Unit	Rate		
	Post bases	24	each	65	$	1,560.00
	PVC trim	96	Lin ft	8	$	768.00
	General Conditions %				$	3,281.86
	Mark up (subcontractors only)			0.05	$	-
	Activity Subtotal				$	22,777.86

9 Activity - High Priority	Sub-activity	Location	Description	
Structural Elements - Wood	Wood Beams	Upper Level East Balcony	Shore as necessary to remove	
Basis - In House Pricing	Man Hours	Unit	Rate	Totals
Supervision	32		68	$ 2,176.00
Labor Unit Pricing				
Pedestrian control	4	hour	64	$ 256.00
Shoring	20	hour	64	$ 1,280.00
Cut stucco and disconnect	96	hour	64	$ 6,144.00
Prep surfaces	16	hour	64	$ 1,024.00
Millwork to prep beams	12	hour	64	$ 768.00
Install new beams	96	hour	64	$ 6,144.00
Materials	Qty	Unit	Rate	
Beams (10 x 14 x 10)	5	each	1000	$ 5,000.00
Sub Labor and Materials (Unit Pricing)		width x height + time	Rate	
Paint new beams, sand, prime paint	1	45	15	$ 675.00
General Conditions %				$ 3,956.01
Mark up (subcontractors only)			0.05	$ 33.75
Activity Subtotal				$ 27,456.76
10 Activity - High Priority	Sub-activity	Location	Description	
Structural Elements - Wood	T&G decking and column bases	Upper Level, east and west balconies	Remove membrane, inspect and replace as needed. Price assumes replacing 50% of decking and all 17 column bases	
Basis - In House Pricing				
	Man Hours	Unit	Rate	Totals
Supervision	8		68	$ 544.00
Labor Unit Pricing				
Remove membrane (see roofing pricing)				$ -
Shoring	20	hour	64	$ 1,280.00
Remove T&G decking as needed	16	hour	64	$ 1,024.00
Remove column bases as needed	8	hour	64	$ 512.00
Set past bases	34	hour	64	$ 2,176.00
Replace decking	8	hour	64	$ 512.00
Replace column bases	8	hour	64	$ 512.00
Paint underside of decking and bases	8	hour	64	$ 512.00
Materials	Qty	Unit	Rate	
T&G 2 x Decking	700	each	5.35	$ 3,745.00
Column trim boards (PVC)	75	sq ft	8	$ 600.00
Post Bases	17	each	65	$ 1,105.00
Misc anchors, screws, paint, etc	1	misc	200	$ 200.00
General Conditions %				$ 2,145.87
Mark up (subcontractors only)			0.05	$ 25.60
Activity Subtotal				$ 14,893.47

11	Activity - High Priority	Sub-activity	Location	Description		
	Moisture Protection	Replace upper level balcony membranes	East and West Balconies	Remove and replace. Pricing assumes that the detail of membrane to stucco and wood l resolved by a detail provided by Architect and installed here.		
	Basis - Subcontractor Pricing					
		Man Hours		Rate	Totals	
	Supervision	4		68	$	272.00
	Roofing Subcontractor	Qty	Unit	Rate		
	Labor and Materials (Unit Pricing)					
	West Balcony tear off and replace	1055	Sq Ft	18	$	18,990.00
	East Balcony tear off and replace	400	Sq Ft	18	$	7,200.00
	General Conditions %				$	4,674.92
	Mark up (subcontractors only)			0.05	$	1,309.50
	Activity Subtotal				$	32,446.42
12	Activity - High Priority	Sub-activity	Location	Description		
	Wall Surfaces	Stucco	Entire exterior	Elastomeric Coating		
	Basis - Subcontractor Pricing					
		Man Hours		Rate	Totals	
	Supervision	24		68	$	1,632.00
	Stucco Subcontractor	Qty	Unit	Rate		
	Labor and Materials (Unit Pricing)					
	Basecoat new doors/windows	81	each	875	$	70,875.00
	Elastomeric (entire building)	1	48957		$	48,957.00
	General Conditions %				$	18,779.00
	Mark up (subcontractors only)			0.05	$	5,991.60
	Activity Subtotal				$	146,234.60
13	Activity - High Priority	Sub-activity	Location	Description		
	Moisture Protection	Sealant	Building Perimeter	Inspect, remove and replace as needed.		
	Basis - Urethane Building Sealant					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Subcontractor	Qty	Unit	Rate		
	Labor and Materials (Unit Pricing)	485	lin ft	5	$	2,425.00
	General Conditions %				$	474.41
	Mark up (subcontractors only)			0.05	$	121.25
	Activity Subtotal				$	3,292.66

14	Activity - High Priority	Sub-activity	Location	Description		
	Note - This new railing must meet 4" sphere req.					
	Non-structural Wood Elements	Railings	East and West Upper Level	Replace		
	Basis - Need to take off					
		Man Hours	Unit	Rate	Totals	
	Supervision	16		68	$	1,088.00
	Labor Unit Pricing					
	Remove Existing railings	24	hour	64	$	1,536.00
	Mill work - fabricate railing parts	40	hour	64	$	2,560.00
	Install Railing	32	hour	64	$	2,048.00
	Prime and paint	32	hour	64	$	2,048.00
	Materials	Qty	Unit	Rate		
	Wood for railing	125	Lin ft	25	$	3,125.00
	Misc. anchors, connectors, etc.	1	Misc.	250	$	250.00
	Disposable tools, blades, sanding	1	Misc.	350	$	350.00
	Paint materials	1	Misc.	1250	$	1,250.00
	Labor and Materials (Unit Pricing)		Sq Ft			
	General Conditions %				$	2,399.62
	Mark up (subcontractors only)			0.05	$	-
	Activity Subtotal				$	16,654.62
1a	Activity - Medium Priority	Sub-activity	Location	Description		
	Site Work	Landscape	Clean up	Deadhead plants and small trees, clean moss, weeds, Plant two new trees on south side.		
	Basis - Living Edge Landscape Pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Labor and Materials (Unit Pricing)		Sq Ft			
	Living Edge					
	General clean up, dead head, pruning all plants and trees, remove volunteers.				$	2,800.00
	New plantings at sparse areas and new mulch as needed				$	1,200.00
	Plant two new Modesto Ash trees on S side where trees removed				$	2,300.00
	General Conditions %				$	1,159.33
	Mark up (subcontractors only)			0.05	$	315.00
	Activity Subtotal				$	8,046.33

1b	Activity - Medium Priority	Sub-activity	Location	Description		
	Site Work	Arboriculture	All trees	Prune two large cottonwoods, Remove 2 trees on south side.		
	Basis - Local tree service Pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Coates or similar	Qty	Unit	Rate		
	Labor and Materials (Unit Pricing)	2	Each	5000	$	10,000.00
	Prune two large cottonwoods on west side					
	Remove two trees on east side	2		3500	$	7,000.00
	Traffic Control	2		1200	$	2,400.00
	General Conditions %				$	3,408.79
	Mark up (subcontractors only)			0.05	$	850.00
	Activity Subtotal				$	23,930.79
2	Activity - Medium Priority	Sub-activity	Location	Description		
	Site Work	Brick	North Portal	Remove or replace brick nosing - Based on 20 lin ft of brick		
	Basis - Local Brick contractor pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Labor and Materials (Unit Pricing)	Qty	Each			
	Remove and replace brick soilder course in mortar	80		8	$	640.00
	General Conditions %				$	102.35
	Mark up (subcontractors only)			0.05	$	32.00
	Activity Subtotal				$	1,046.35
3	Activity - Medium Priority	Sub-activity	Location	Description		
	Structural Elements - Wood	Painted Wood	All areas	Sand and paint		
	This scope of work was completed in October of 2023. Please see remaining paint as line items in Medium Priority Activity 6, windows and doors.					

4a	Activity - Medium Priority	Sub-activity	Location	Description		
	Environment Testing	Lead in paint	All areas	Have testing done for Lead		
	Basis - Local Abatement (DCE) Testing Contractor pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	2		68	$	136.00
	Labor and Materials (Unit Pricing)	Qty	Each	Rate		
	On site sampling and lab testing w results report	1		2200	$	2,200.00
	General Conditions %				$	411.75
	Mark up (subcontractors only)			0.05	$	110.00
	Activity Subtotal				$	2,857.75
4b	Activity - Medium Priority	Sub-activity	Location	Description		
	Painting Best Practices	Lead in paint	All areas	Lead paint abatement per EPA specifications		
	Basis - Local Abatement (SAI) contractor pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	12		68	$	816.00
	Labor and Materials (Unit Pricing)	Qty	Opening	Rate		
		81		550	$	44,550.00
	General Conditions %				$	8,011.67
	Mark up (subcontractors only)			0.05	$	2,227.50
	Activity Subtotal				$	55,605.17
5b	Activity - Medium Priority	Sub-activity	Location	Description		
	Wall Surfaces - Graffiti Protection	Stucco	All areas	Apply graffitti protection to stucco surfaces		
	Basis - Local applicator pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	4		68	$	272.00
	Labor and Materials (Unit Pricing)	Qty	Sq Ft			
	Apply coating	20485		3	$	61,455.00
	General Conditions %				$	10,862.30
	Mark up (subcontractors only)			0.05	$	3,072.75
	Activity Subtotal				$	75,662.05

6 Activity - Medium Priority	Sub-activity	Location	Description	
Fenestrations - Wood	Windows	All areas	from Building Trade Specialties	
Basis - Building Trade Specialties, Local paint contractor, locat certified scaffold contractor, Hardware supplier and installer				
	Man Hours	Unit	Rate	Totals
Supervision	60		68	$ 4,080.00
Dump fees	24		64	$ 1,536.00
Labor and Materials (Unit Pricing)	Qty	Set		
Provide 10 new doors and 31 new windows	41	1	225700	$225,700.00
Install 10 new doors and 31 new windows	41	1	55950	$55,950.00
Restore 40 openings (35 windows and 5 doors)	40	1	170500	$170,500.00
Scaffolding - Certified	4	150 x 25 (7) x 4	14500	$ 58,000.00
Door hardware for new doors- instal	10	1200		$ 12,000.00
Paint all openings	81	425		$ 34,425.00
General Conditions %				$ 96,815.69
Mark up (subcontractors only)			0.05	$ 27,828.75
Activity Subtotal				$ 686,835.44
7 Activity - Medium Priority	Sub-activity	Location	Description	
Fenestrations - Aluminum	Storefront	South and east facades	Strip and coat.	
Basis - In House Pricing				
	Man Hours	Unit	Rate	Totals
Supervision	12		68	$ 816.00
Labor Unit Pricing	132		64	$ 8,448.00
Materials	1		1075	$ 1,075.00
General Conditions %				$ 1,688.00
Mark up (subcontractors only)			0.05	$ -
Activity Subtotal				$ 12,027.00
Note - Additional recommendations within the Woven Assessment Report included monitoring and a maintenance program. These items are construction action items and so pricing for on-going programs are not included here.				

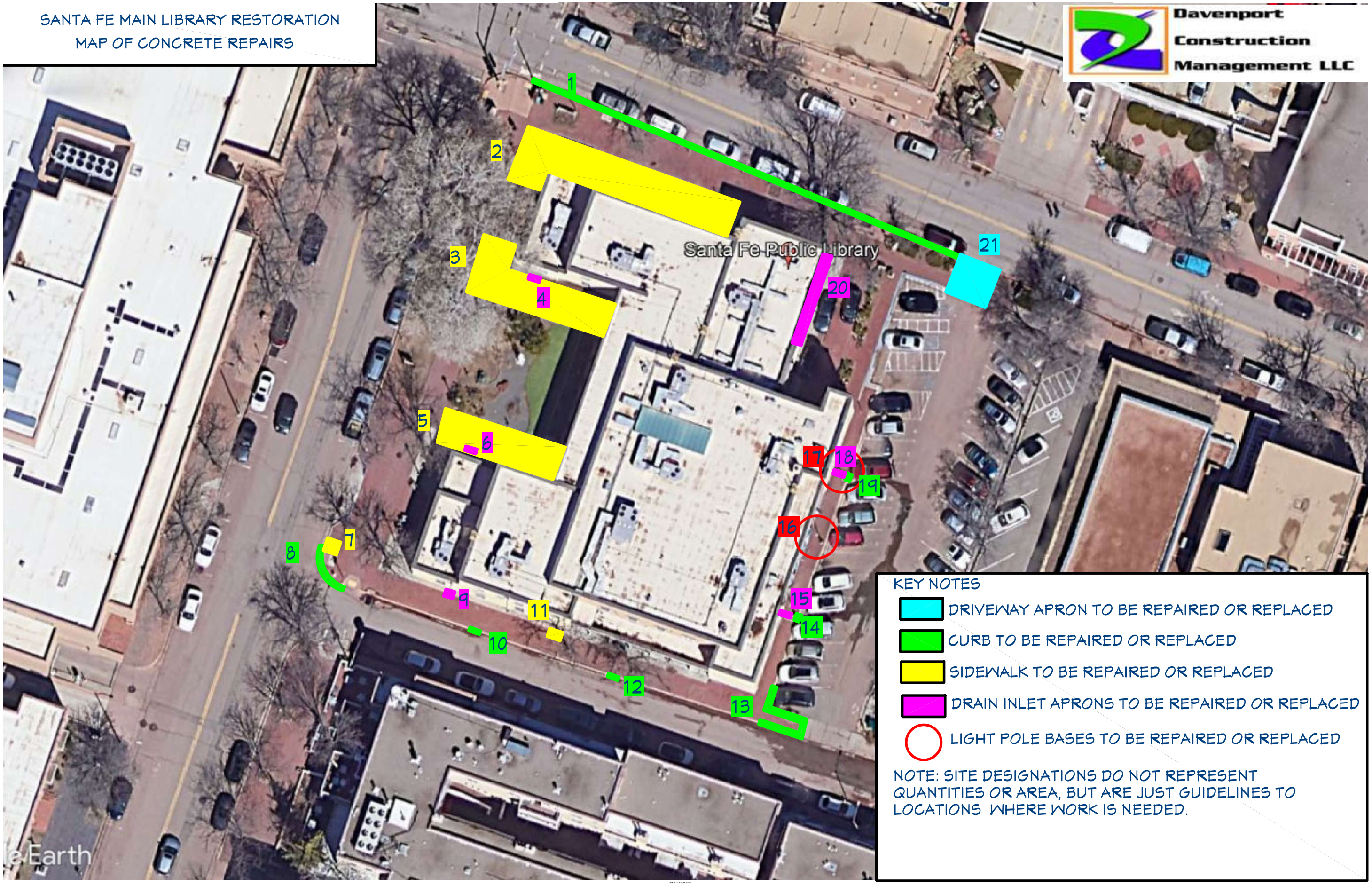
	Not included in the recommedations. Added later					
1	Activity - Low Priority	Sub-activity	Location	Description		
	Site Work	Snow Melt System	North walk way	Remove brick, install water piping, tie into new boiler.		
	Basis - Local Plumbing Contractor Pricing					
		Man Hours	Unit	Rate	Totals	
	Supervision	24		68	$	1,632.00
	Labor and Materials (Unit Pricing)	Qty	Unit			
	Remove brick, prep grade, install piping and tie into new boiler, replace brick	5000	sq ft	35	$	175,000.00
	General Conditions %				$	31,206.33
	Mark up (subcontractors only)			0.05	$	8,750.00
	Activity Subtotal				$	216,588.33
	Construction Costs				$	1,544,249.21
	Contingency	20.00%			$	308,849.84
	Tax	8.1875%			$	151,722.48
	Bond	4.00%			$	80,192.86
	Total				$	2,085,014.39

Landscape	Medium	Arboriculture	Prune two large cottonwoods on west side and remover two trees on south side.	All	$ 23,930.79
Misc	Medium	Brick	Replace or repair brick nosing	North portal	$ 1,046.35
Environmental Testing	Medium	Painting	Lead in paint testing	All	$ 2,857.75
Environmental Testing	Medium	Hazardous Materials	Lead abatement prior to new and restored doors and windows	All	$ 55,605.17
Stucco	Medium	Graffiti protection	Apply coating		$ 75,662.05
Wood Windows and Doors	Medium	Doors and Windows	Replace or restore all exterior doors and windows - See Cost Estimate Summary	All	$ 686,835.44
Aluminum Storefront	Medium	Storefront Finish	Remove paint and coat	Storefront	$ 12,027.00
Mechanical	New		Add snow melt system to north side brick walkway		$ 216,588.33
	Subtotal - Construction Costs				$ 1,544,249.21
	Contingency		20.00%		$ 308,849.84
	Tax		8.1875%		$ 151,722.48
	Bond		4.00%		$ 80,192.86
	Total				$ 2,085,014.39

Note - Additional recommendations within the Woven Assessment Report included monitoring and a maintenance program.

SANTA FE MAIN LIBRARY RESTORATION
MAP OF CONCRETE REPAIRS

Davenport Construction Management LLC



KEY NOTES

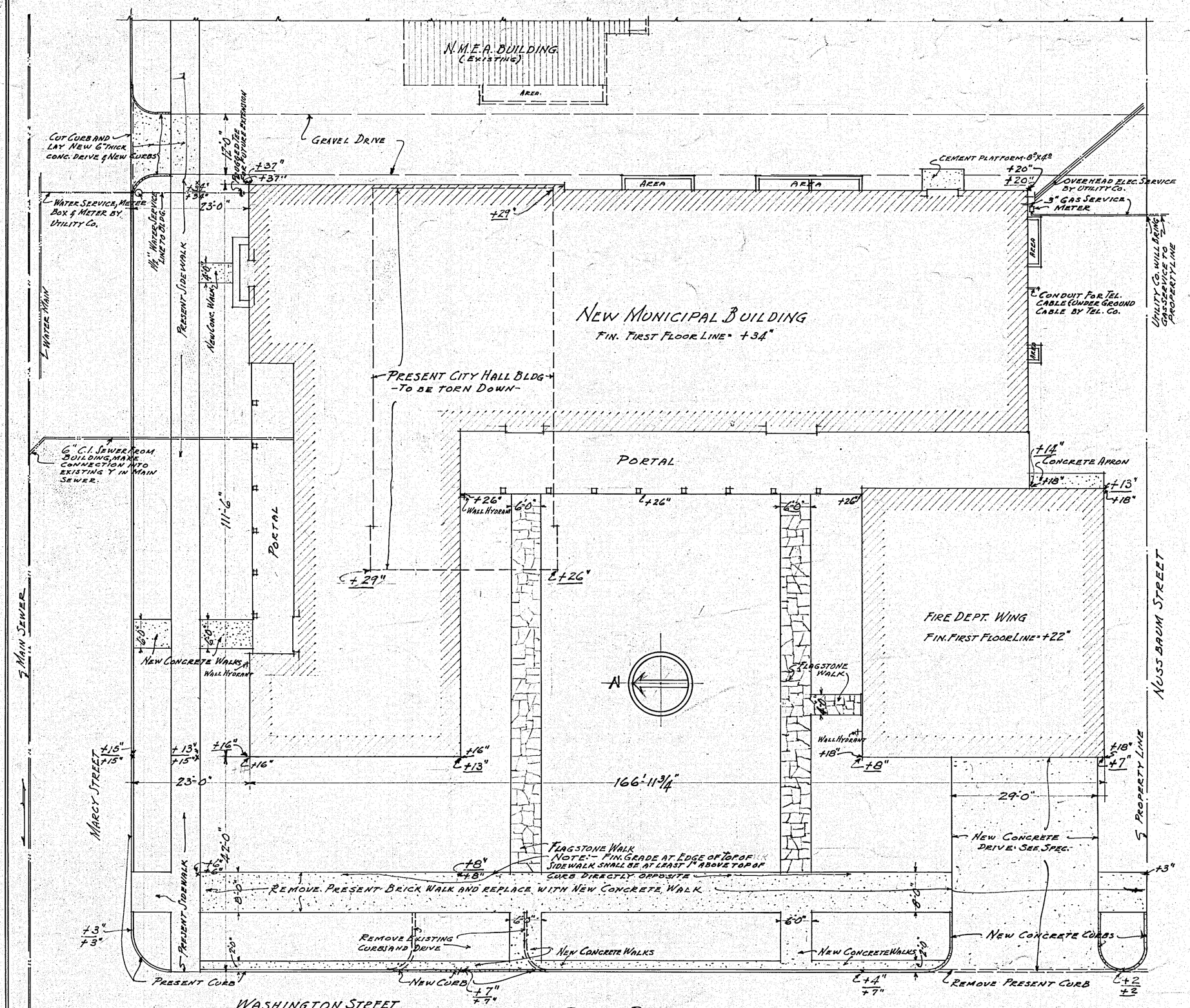
- DRIVEWAY APRON TO BE REPAIRED OR REPLACED
- CURB TO BE REPAIRED OR REPLACED
- SIDEWALK TO BE REPAIRED OR REPLACED
- DRAIN INLET APRONS TO BE REPAIRED OR REPLACED
- LIGHT POLE BASES TO BE REPAIRED OR REPLACED

NOTE: SITE DESIGNATIONS DO NOT REPRESENT QUANTITIES OR AREA, BUT ARE JUST GUIDELINES TO LOCATIONS WHERE WORK IS NEEDED.

APPENDIX L

1936 Building Plans (Meem Municipal Bldg)

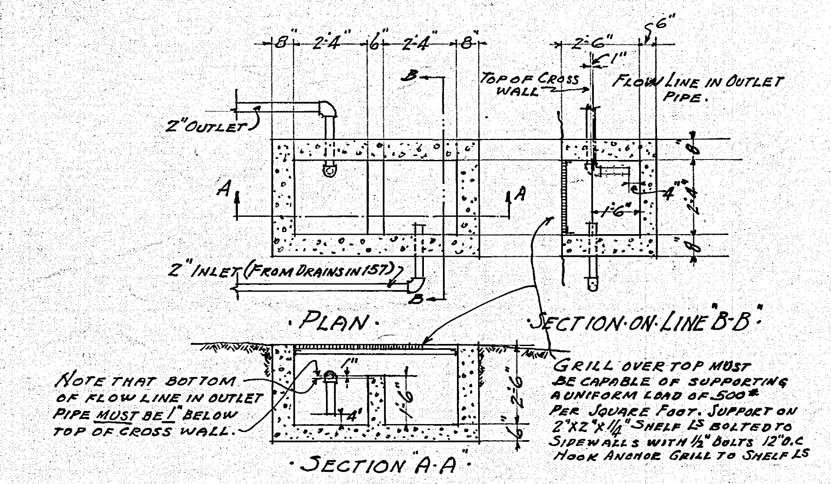
APPENDIX L



PRESENT GRADES ARE INDICATED THUS +3"
NEW FINISHED GRADES ARE INDICATED THUS +3"
ALL FINISHED GRADES SHALL SLOPE UNIFORMLY FROM LINE OF FINISHED GRADE AT BUILDING TO LINE OF INSIDE EDGE OF SIDEWALKS PARALLEL TO STREET.

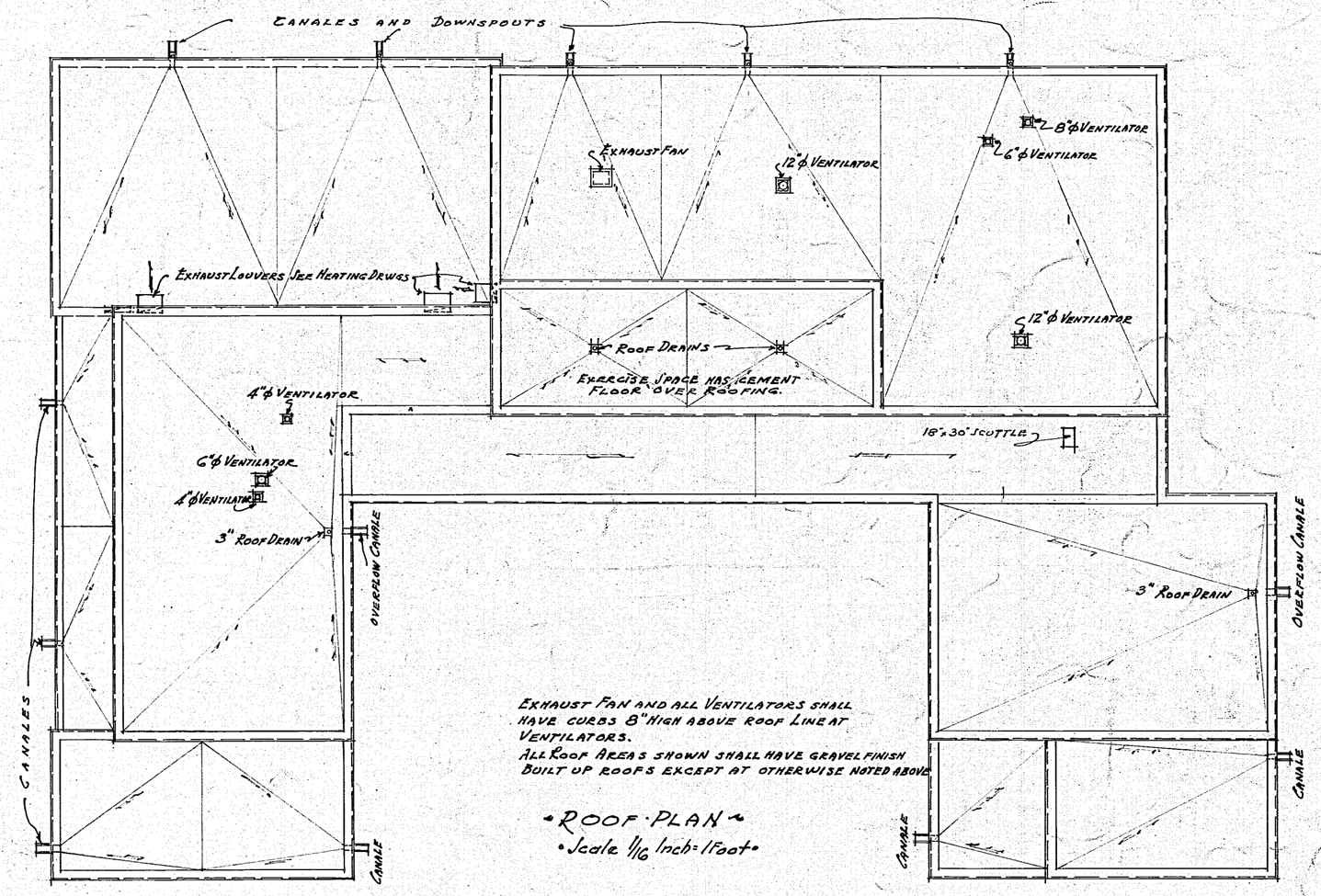
SEWER MANHOLE
RING OF MANHOLE COVER = DATUM = ZERO GRADE.

· PLOT PLAN ·
· Scale:- 1/16 Inch = 1 Foot ·

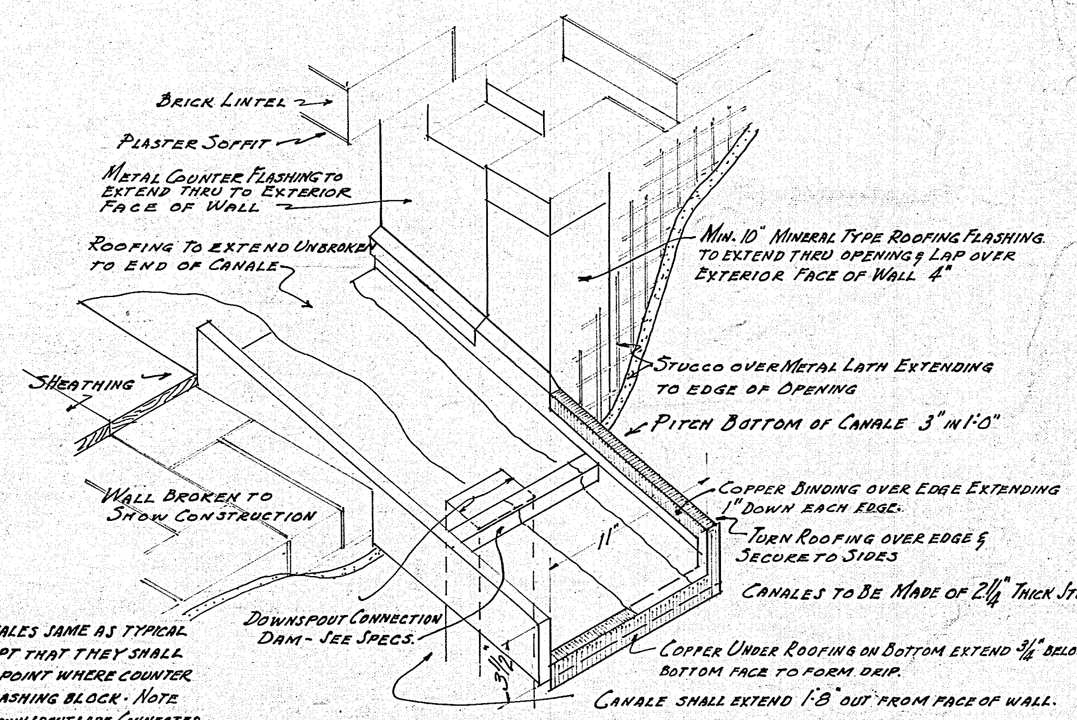


· PLAN · SECTION ON LINE "B-B" · SECTION A-A ·

· 1/4 INCH SCALE DETAILS OF MUD "SUMP" ·
SEE SHEET NO 2 FOR LOCATION.



· ROOF PLAN ·
· Scale 1/16 Inch = 1 Foot ·



NOTE: OVERFLOW CANALES SAME AS TYPICAL BOX CANALE - EXCEPT THAT THEY SHALL BE SET AT LINE OF POINT WHERE COUNTER FLASHING ENTERS FLASHING BLOCK. NOTE SPECIAL DAM WHEN DOWNSPOUTS ARE CONNECTED INTO BOTTOM OF CANALES.

· TYPICAL BOX CANALES ·
Scale 1 1/2" = 1'-0"

KEY TO HATCHING

- CONCRETE
- BRICK
- HOLLOW TILE
- INSULATION
- PLASTER OR STUCCO
- WOOD

STATE OF NEW MEXICO
JOHN GAW MEEM
No. 3
SANTA FE, N. M.
REGISTERED ARCHITECT

DRAWN BY	H.Z.
TRACED BY	H.Z.
CHECKED BY	P.R.H.
APPROVED BY	J.G.M.
DATE	DEC 23, 1936

· P.W.A. PROJECT · No N.M. 1035-D ·
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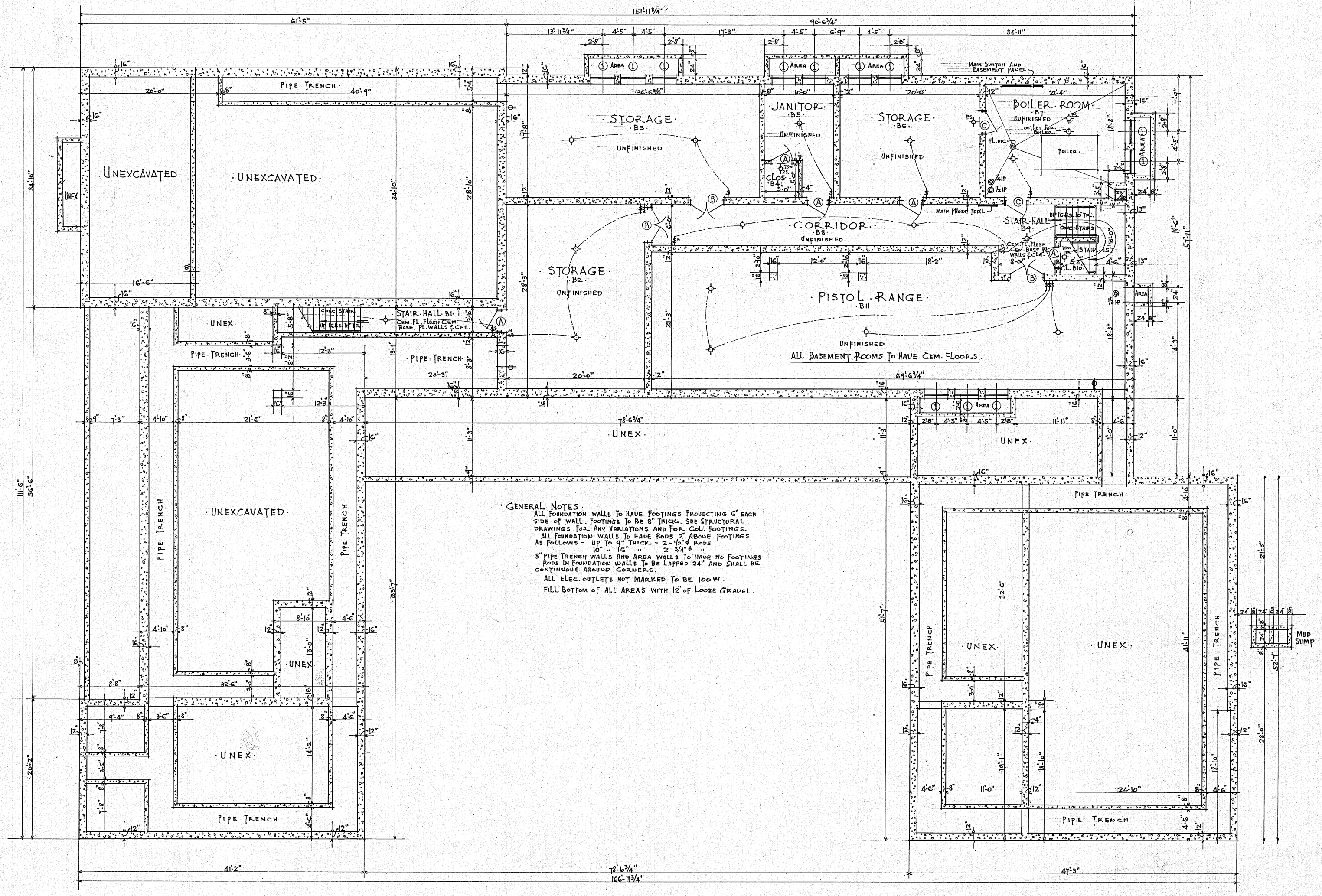
· JOHN · GAW · MEEM · ARCHITECT ·
· SANTA · FE · · NEW · MEXICO ·

FILE No. 256

SHEET No. 1



GENERAL NOTES

ALL FOUNDATION WALLS TO HAVE FOOTINGS PROJECTING 6" EACH SIDE OF WALL. FOOTINGS TO BE 8" THICK. SEE STRUCTURAL DRAWINGS FOR ANY VARIATIONS AND FOR COL. FOOTINGS.

ALL FOUNDATION WALLS TO HAVE RODS 2' ABOVE FOOTINGS AS FOLLOWS - UP TO 9" THICK - 2-1/2" ϕ RODS
10" " 12" " 2 3/4" ϕ "

8" PIPE TRENCH WALLS AND AREA WALLS TO HAVE NO FOOTINGS

RODS IN FOUNDATION WALLS TO BE LAPPED 24" AND SHALL BE CONTINUOUS AROUND CORNERS.

ALL ELEC. OUTLETS NOT MARKED TO BE 100 W.

FILL BOTTOM OF ALL AREAS WITH 12" OF LOOSE GRAVEL.

BASEMENT & FOUNDATION PLAN

SCALE 1/8"=1'-0"

STATE OF NEW MEXICO
JOHN GAW MEEM
NO. 3
SANTA FE, N. M.
REGISTERED ARCHITECT

DRAWN BY	P.R.H.
TRACED BY	P.R.H.
CHECKED BY	H.Z.
APPROVED BY	
DATE	DEC. 23, 1936

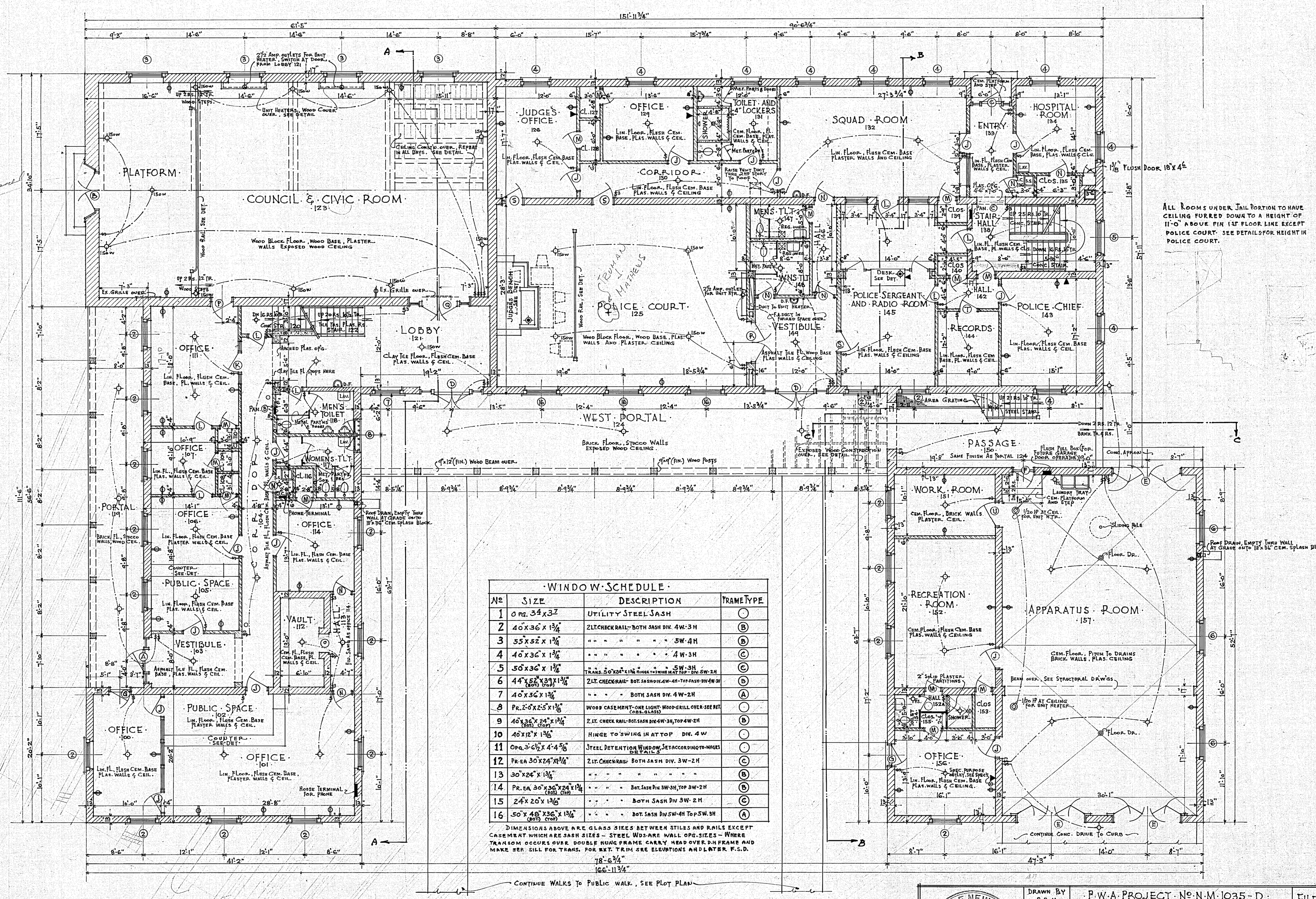
P.W.A. PROJECT No. N.M. 1035-D

MUNICIPAL BUILDING
FOR THE CITY OF
SANTA FE, NEW MEXICO

JOHN GAW MEEM, ARCHITECT
SANTA FE, NEW MEXICO

FILE No. 256

SHEET No. 2.



ALL ROOMS UNDER JAIL PORTION TO HAVE CEILING FURRED DOWN TO A HEIGHT OF 11'-0" ABOVE FIN 1ST FLOOR LINE EXCEPT POLICE COURT. SEE DETAILS FOR HEIGHT IN POLICE COURT.

· WINDOW · SCHEDULE ·

№	SIZE	DESCRIPTION	FRAME TYPE
1	OPG. 34"x37"	UTILITY STEEL SASH	○
2	40"x36"x1¾"	2 LT. CHECK RAIL - BOTH SASH DIV. 4W-3H	(B)
3	55"x52"x1¾"	" " " " " " " 5W-4H	(B)
4	40"x36"x1¾"	" " " " " " " 4W-3H	(C)
5	50"x36"x1¾"	" " " " " " " 5W-3H TRANS. 50"x24"x1¾" HINGE TO SWING IN AT TOP - DIV. 5W-2H	(C)
6	44"x52"x39"x1¾" (BOT.) (TOP)	2 LT. CHECK RAIL - BOT. SASH DIV. 4W-4H - TOP SASH DIV. 4W-3H	(B)
7	40"x36"x1¾"	" " " " BOTH SASH DIV. 4W-2H	(A)
8	PR. 2'-0"x2'-5"x1⅜"	WOOD CASEMENT - ONE LIGHT - WOOD GRILL OVER - SEE DET. (OBS. GLASS)	○
9	40"x36"x24"x1¾" (BOT.) (TOP)	2 LT. CHECK RAIL - BOT. SASH DIV. 4W-3H, TOP 4W-2H	(B)
10	40"x12"x1⅜"	HINGE TO SWING IN AT TOP DIV. 4W	○
11	OPG. 3'-6½"x4'-4⅝"	STEEL DETENTION WINDOW, SET ACCORDING TO MFGRS DETAILS	○
12	PR. EA 30"x24"x1¾"	2 LT. CHECK RAIL - BOTH SASH DIV. 3W-2H	(C)
13	30"x24"x1¾"	" " " " " " " " "	(B)
14	PR. EA 30"x36"x24"x1¾" (BOT.) (TOP)	" " " " BOT. SASH DIV. 3W-3H, TOP 3W-2H	(B)
15	24"x20"x1⅜"	" " " " BOTH SASH DIV 3W-2H	(C)
16	50"x48"x36"x1¾" (BOT.) (TOP)	" " " " BOT. SASH DIV 5W-4H TOP 5W-3H	(A)

DIMENSIONS ABOVE ARE GLASS SIZES BETWEEN STILES AND RAILS EXCEPT CASEMENT WHICH ARE SASH SIZES - STEEL WDS. ARE WALL OPG. SIZES - WHERE TRANSOM OCCURS OVER DOUBLE HUNG FRAME CARRY HEAD OVER D.H. FRAME AND MAKE SEP. SILL FOR TRANS. FOR EXT. TRIM SEE ELEVATIONS AND LATER F.S.D.

· FIRST · FLOOR · PLAN ·

· SCALE · 1/8" = 1'-0" ·

STATE OF NEW MEXICO
JOHN GAW MEEM
NO. 3
SANTA FE, N. M.
REGISTERED ARCHITECT

DRAWN BY	P.R.H.
TRACED BY	P.R.H.
CHECKED BY	H.Z. B.P.K.
APPROVED BY	[signature]
DATE	DEC. 23, 1936

· P.W.A. PROJECT · № · N.M. 1035 - D ·

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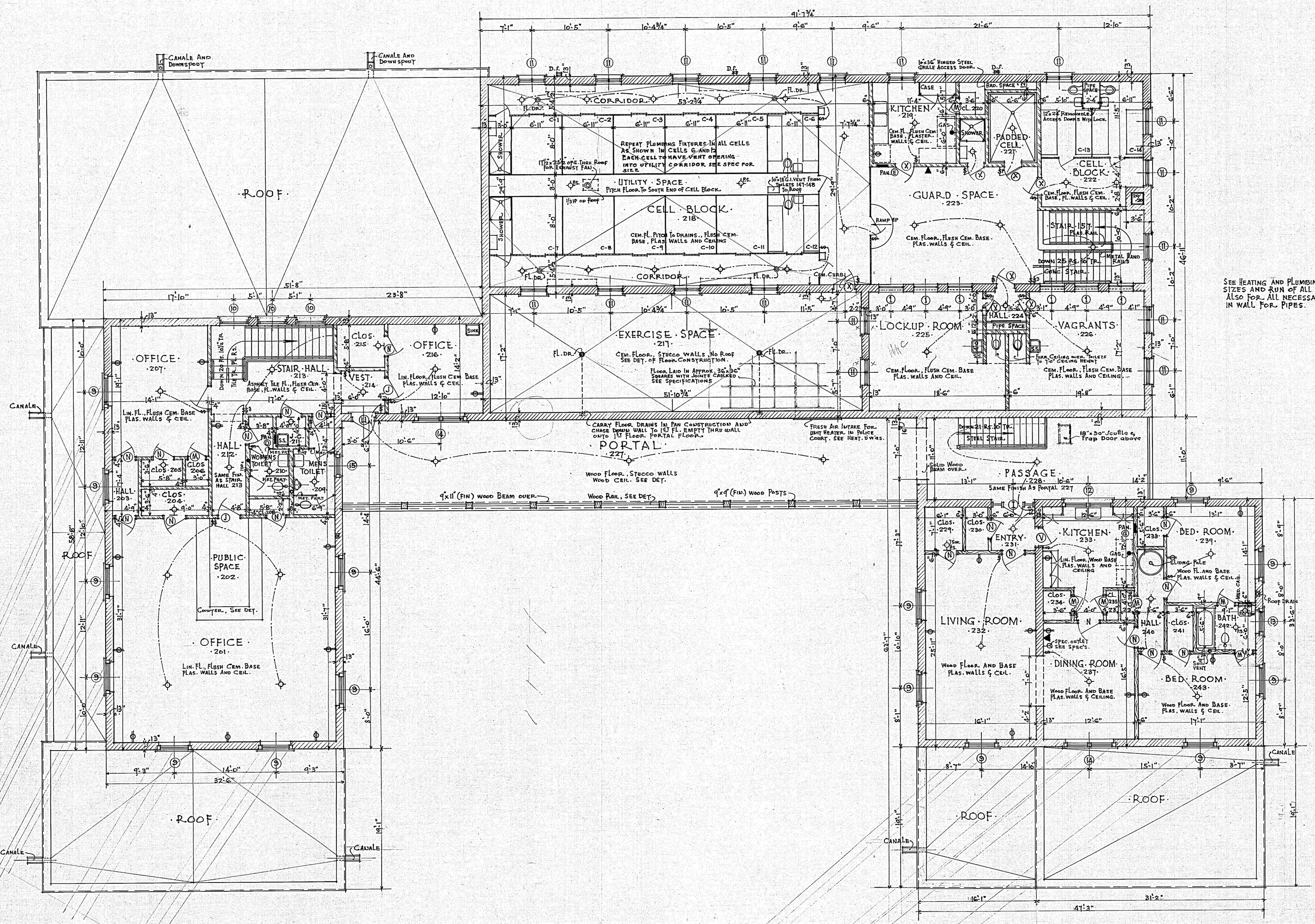
· JOHN · GAW · MEEM · ARCHITECT ·

· SANTA · FE · · NEW · MEXICO ·

FILE · № · 256 ·

SHEET · № · 3



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

STATE OF NEW MEXICO
JOHN GAW MEEM
NO. 3
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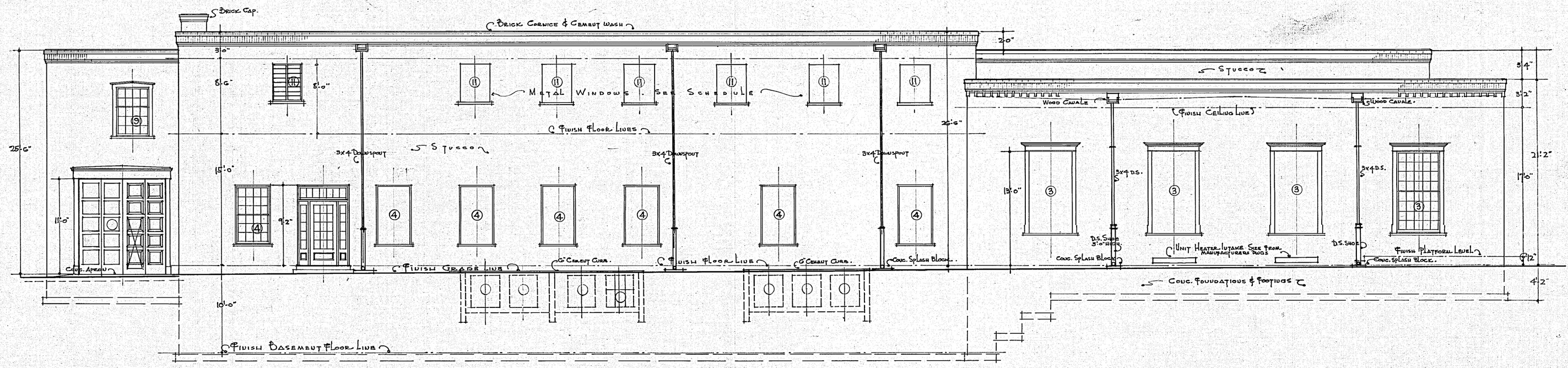
TRACED BY	P.R.H
CHECKED BY	H.Z.
APPROVED BY	
DATE	DEC. 23. 1936

P.W.A. PROJECT No N.M. 1035-D
MUNICIPAL BUILDING
FOR THE CITY OF
SANTA FE. NEW MEXICO.

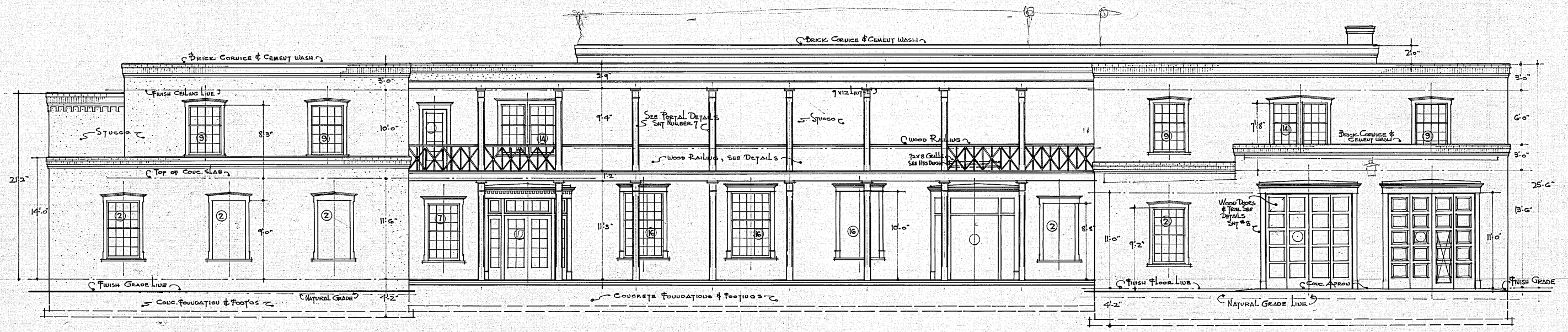
JOHN GAW MEEM ARCHITECT
SANTA FE. NEW MEXICO.

FILE No. 256

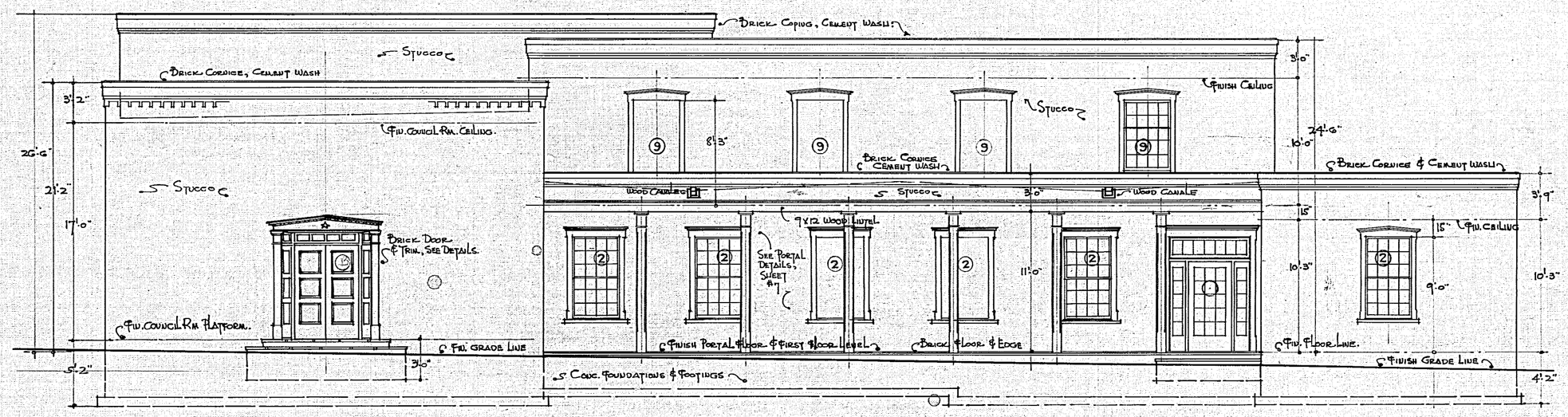
SHEET No. 4



EAST (REAR) ELEVATION 1/8" = 1'-0"



WEST (WASHINGTON ST.) ELEVATION 1/8" = 1'-0"



NORTH (MARCY ST.) ELEVATION 1/8" = 1'-0"

STATE OF NEW MEXICO
JOHN GAW MEEM
No. 3
SANTA FE, N. M.
REGISTERED ARCHITECT

Drawn By	P.R.H
Traced By	P.R.H & T.J.M.
Checked By	P.R.H.
Approved By	[signature]
Date	Dec. 23 '36

P.W.A. PROJECT No N.M. 1035 - D

MUNICIPAL BUILDING
FOR THE CITY OF
SANTA FE NEW MEXICO

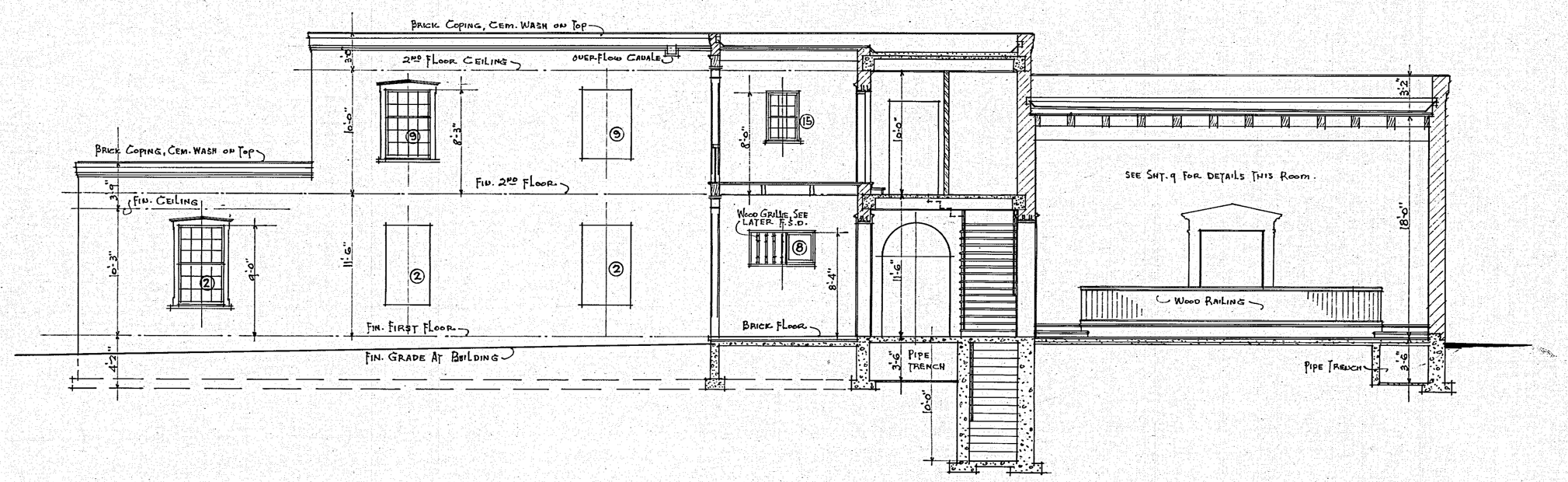
JOHN GAW MEEM ARCHITECT
SANTA FE NEW MEXICO

File No. 256

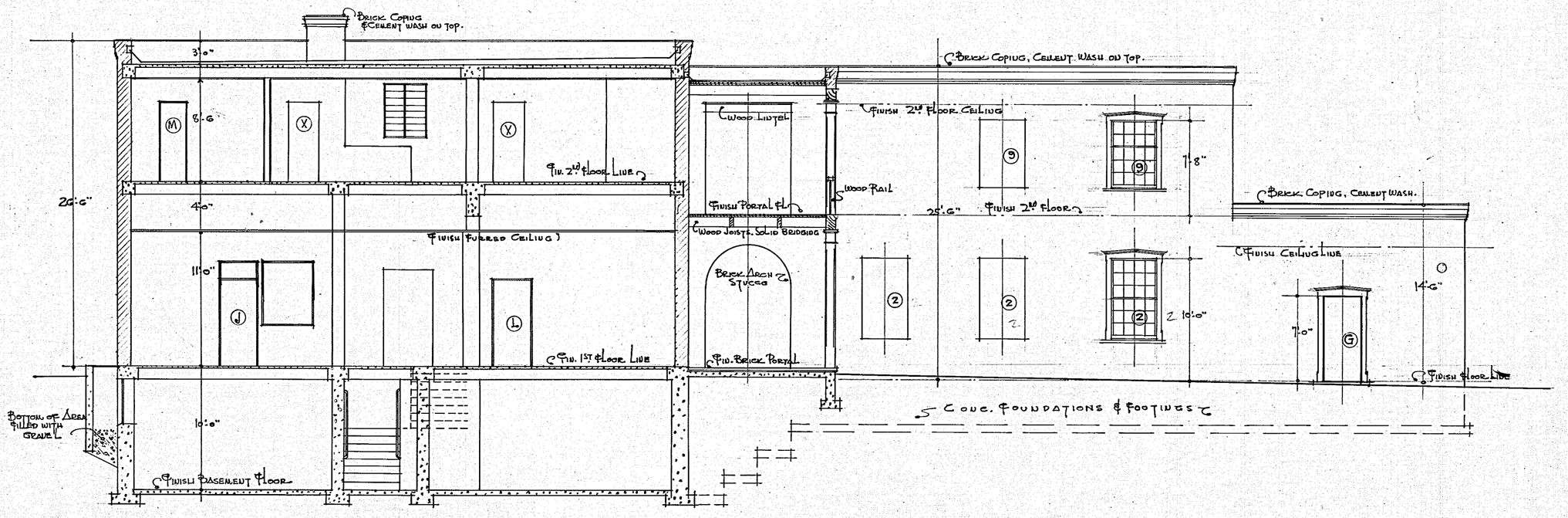
Sheet No. 5

· DOOR · SCHEDULE ·

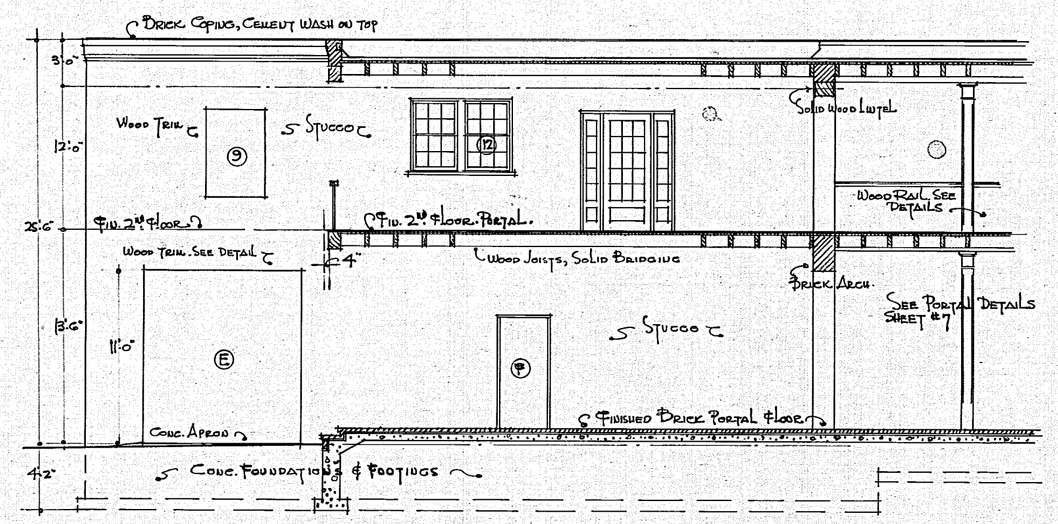
· MARK ·	· SIZE ·	· TYPE ·	· REMARKS ·
A	3'-4" x 7'-0" x 2¼"	15 LIGHT GLASS	SIDE LIGHTS & TRANSOM. DETAIL SH. 7
B	PAIR 2'-6" x 7'-4" x 2¼"	3 WOOD PANELS	WOOD TRIM BOTH SIDES. SEE LATER F.S.D.
C	3'-0" x 7'-4" x 2¼"	15 LIGHT GLASS	SIDE LIGHTS & TRANSOM. DETAIL SH. 7.
D	PAIR 2'-8" x 7'-4" x 2¼	10 " "	" " " " " " " "
E	APPARATUS RM. DOORS	WOOD. PANELS	SEE DETAILS.
F	3'-0" x 7'-0" x 1¾	2 PANELS.	UPPER PANEL. DIVIDED 2W. 8H. CL. GLASS.
G	3'-0" x 7'-0" x 2¼"	6 PANEL WOOD	SEE LATTER DETAIL.
H	2'-8" x 7'-0" x 1¾"	10 LIGHT GLASS.	SEE DETAIL. SH. 7
I	3'-0" x 7'-4" x 2¼		SAME AS DOOR C. ONIT. TRANSOM.
J	3'-0" x 7'-0" x 1¾	2 PANEL. TOP PAN. GL.	OBS. GLASS. SEE TYPICAL DOOR WITH TRANSOM.
K	3'-0" x 7'-0" x 1¾	TYPE. 2 PANEL. TRANSOM OVER.	SIDE LIGHTS. SEE DETAILS. UPP. PAN. GL.
L	3'-0" x 7'-0" x 1¾"	" " " NO. TRIM	" " " " "
M	2'-4" x 7'-0" x 1¾"	" " " WOOD	NO. TRANSOM " "
N	2'-8" x 7'-0" x 1¾"	" " " "	" " " "
O	VAULT DOOR		SEE. SPECS.
P	2'-8" x 7'-4" x 2¼"	10 LIGHT GLASS	SAME AS SINGLE D. DETAIL. OB GLASS
Q	PAIR 2'-8" x 7'-4" x 2¼"	" " "	" " D. EXCEPT 1" JAMB SEE DETAIL
R	PAIR 2'-8" x 7'-0" x 1¾	TYPICAL. 2 PAN. WD.	
S	3'-0" x 7'-0" x 1¾"	" " " "	
T	2'-8" x 7'-0"	3 PLY. TEX CLAD.	
U	3'-6" x 7'-0" x 1¾	BRACED BATTED.	
V	2'-6" x 6'-6" x 1¾"	TYPE. 2 PANEL WD.	GLAZED TRANSOM OVER
X	JAIL DOORS.		SEE SPECS.



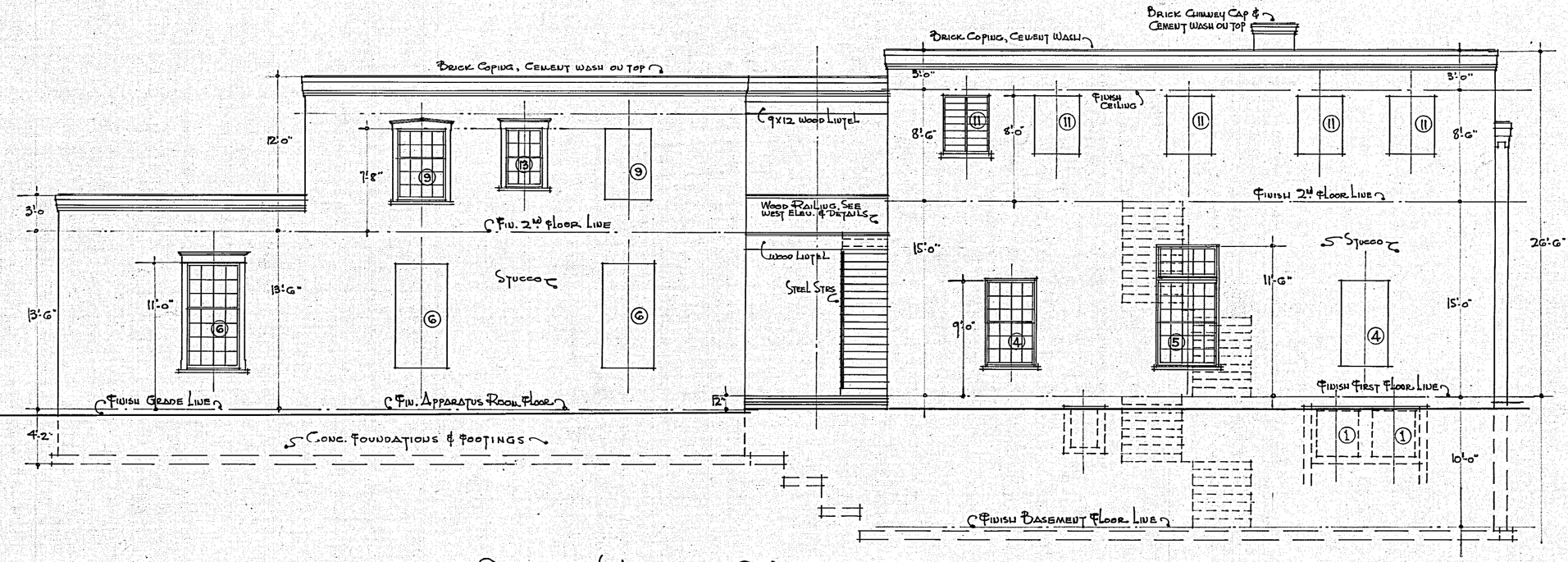
· SECTION · & · ELEVATION · ON · LINE · "A-A" ·
· SCALE · 1/8" = 1'-0" ·



SECTION & ELEVATION · ON · LINE · B-B 1/8" = 1'-0"



SECTION & ELEVATION · ON · LINE · C-C 1/8" = 1'-0"



· SOUTH · (NUSBAUM · ST.) · ELEVATION · 1/8" = 1'-0"

STATE OF NEW MEXICO
JOHN GAW MEEM
NO. 3
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REGISTERED ARCHITECT

DRAWN BY	P.R.H.
TRACED BY	T.M. P.R.H.
CHECKED BY	H.Z.
APPROVED BY	JGM.
DATE	DEC. 23, 1936

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· MUNICIPAL · BUILDING ·
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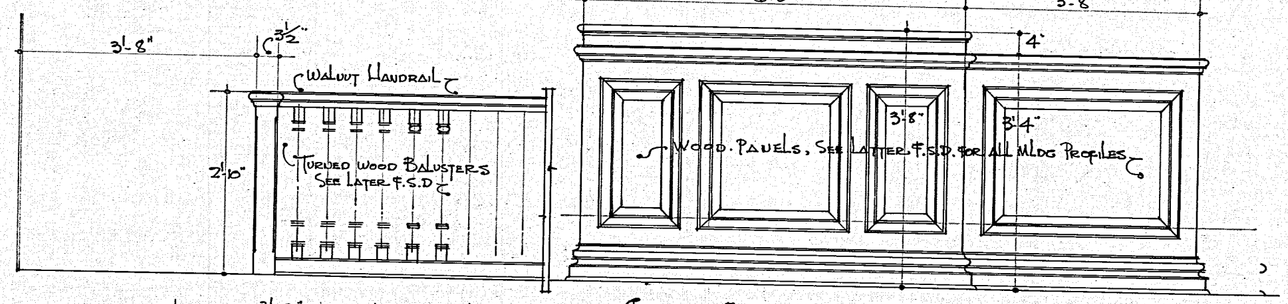
· SANTA · FE · NEW · MEXICO ·

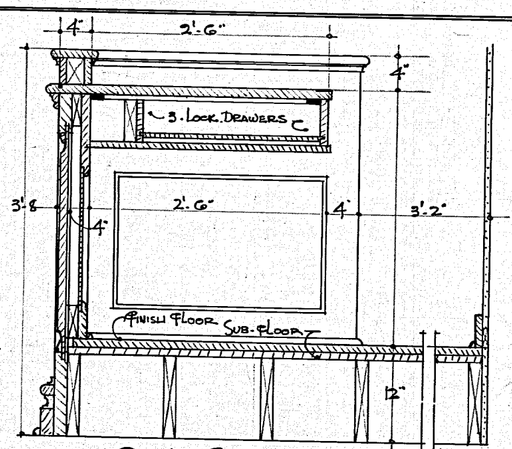
· JOHN · GAW · MEEM · ARCHITECT ·
· SANTA · FE · · NEW · MEXICO ·

· FILE · No ·
· 256 ·

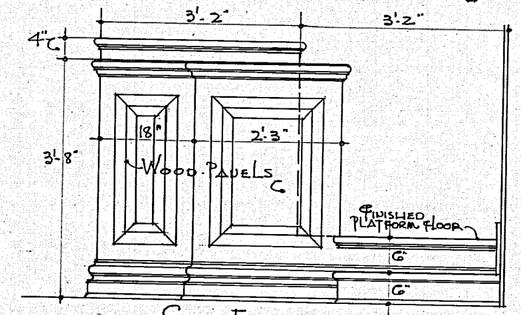
SHEET · No
6



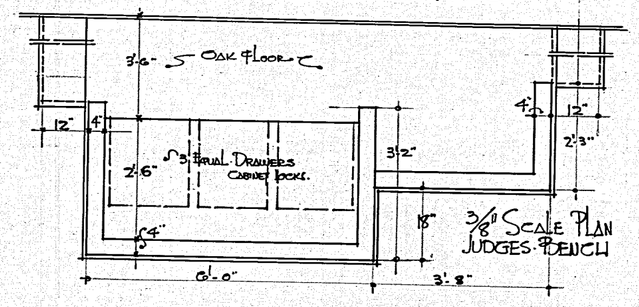
FRONT ELEVATION OF JUDGE'S BENCH & RAIL

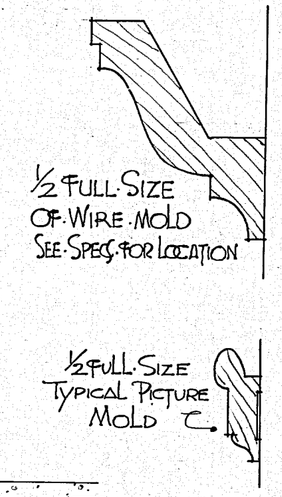


¾" SCALE SECTION JUDGE'S BENCH

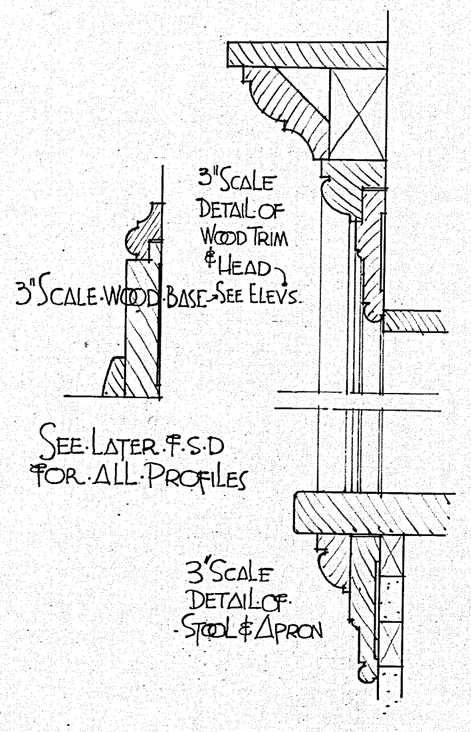


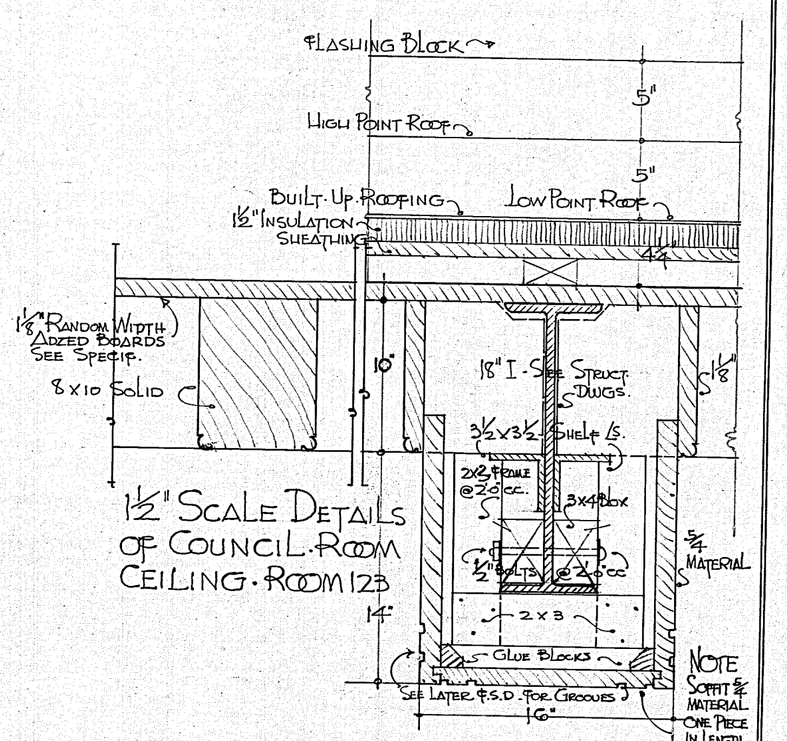
SIDE ELEVATION



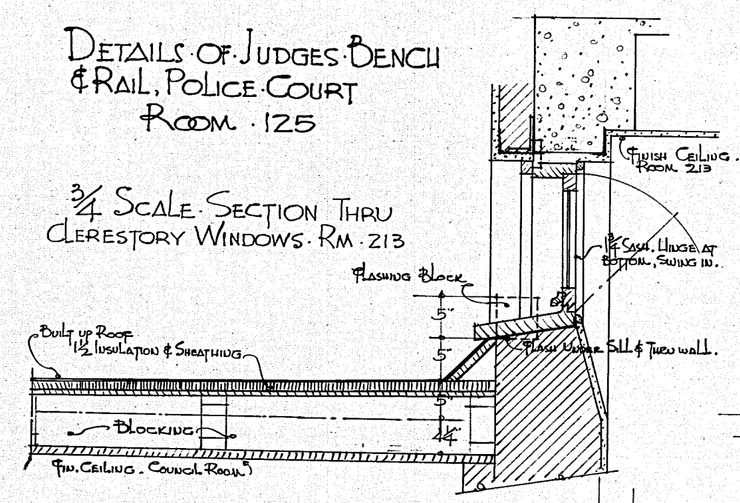


DETAILS OF JUDGES BENCH & RAIL, POLICE COURT ROOM 125

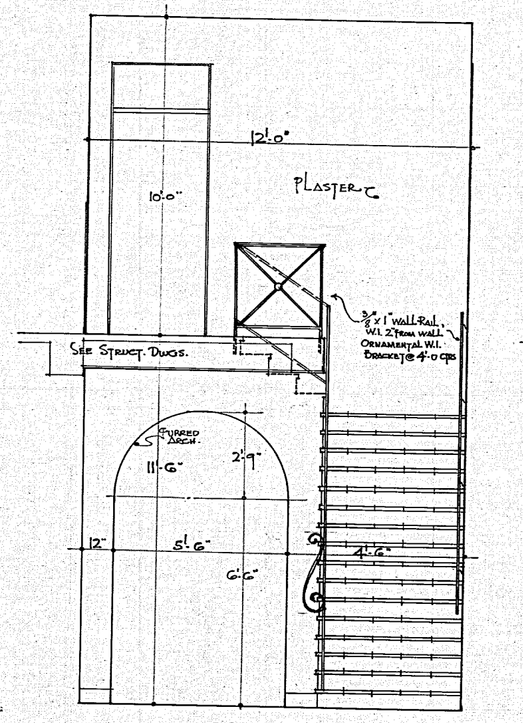




1½" SCALE DETAILS OF COUNCIL ROOM CEILING ROOM 123

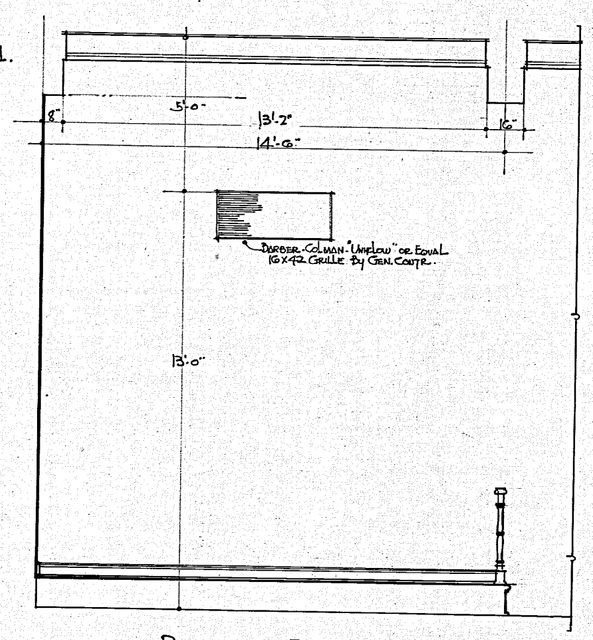


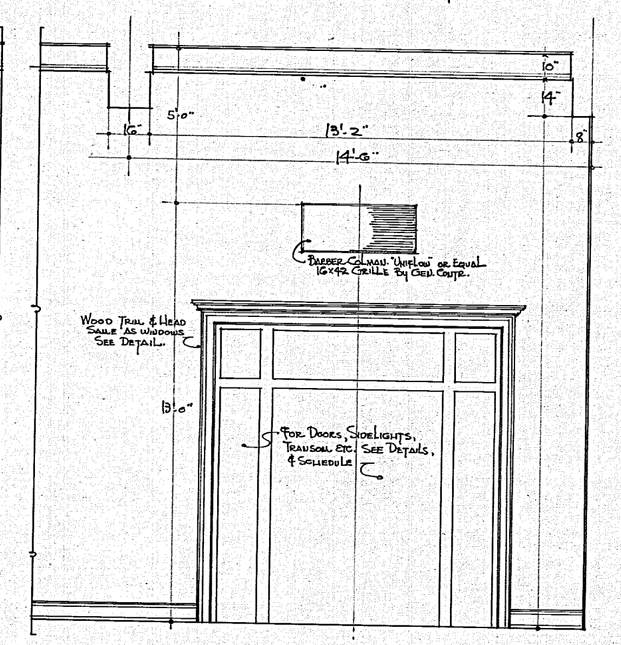
¾ SCALE SECTION THRU CLERESTORY WINDOWS RM 213



CROSS SECTION LOBBY 121 LOOKING NORTH

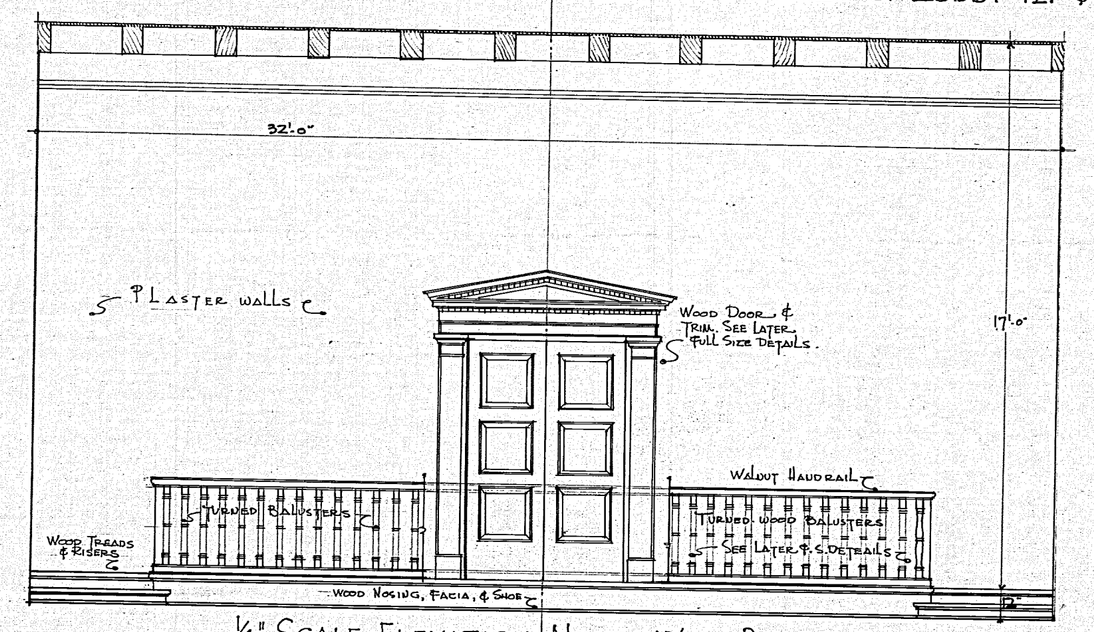
LONGITUDINAL SECTION THRU LOBBY 121 LOOKING EAST



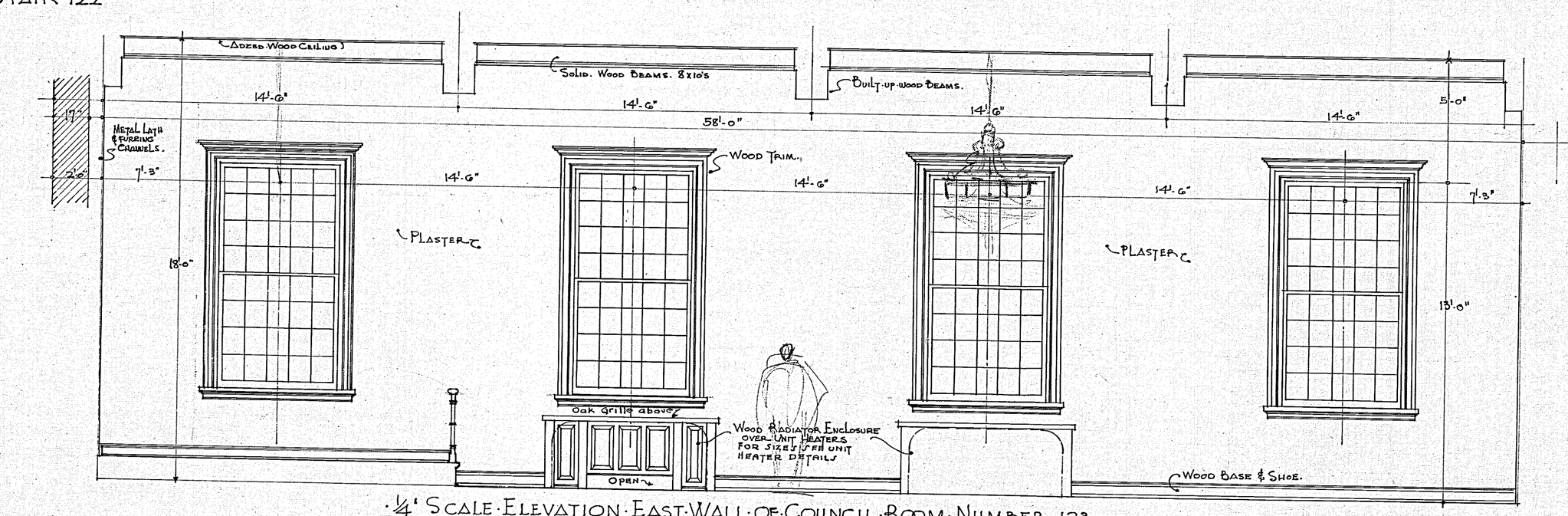


PARTIAL ELEVATION WEST WALL COUNCIL ROOM NO. 123

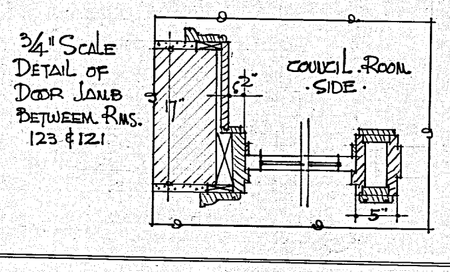
¼" SCALE DETAILS OF LOBBY 121 & STAIR 122

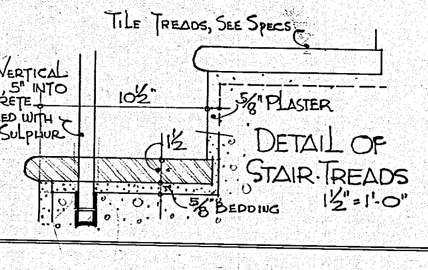


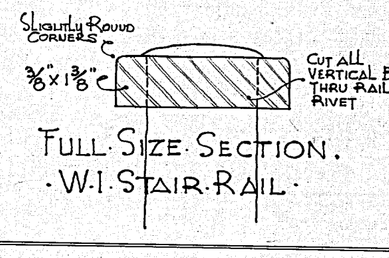
¼" SCALE ELEVATION NORTH WALL ROOM 123



¼" SCALE ELEVATION EAST WALL OF COUNCIL ROOM NUMBER 123







FULL SIZE SECTION W.I. STAIR RAIL

STATE OF NEW MEXICO
JOHN GAW MEEM
No. 3
SANTA FE, N. M.
REGISTERED ARCHITECT

Drawn By	T.J.M.
Traced By	T.J.M.
Checked By	P.A.H.
Approved By	
Date	Dec. 23, 1936

R.W.A. PROJECT No. N.M. 1035 - D.

MUNICIPAL BUILDING

FOR THE CITY OF

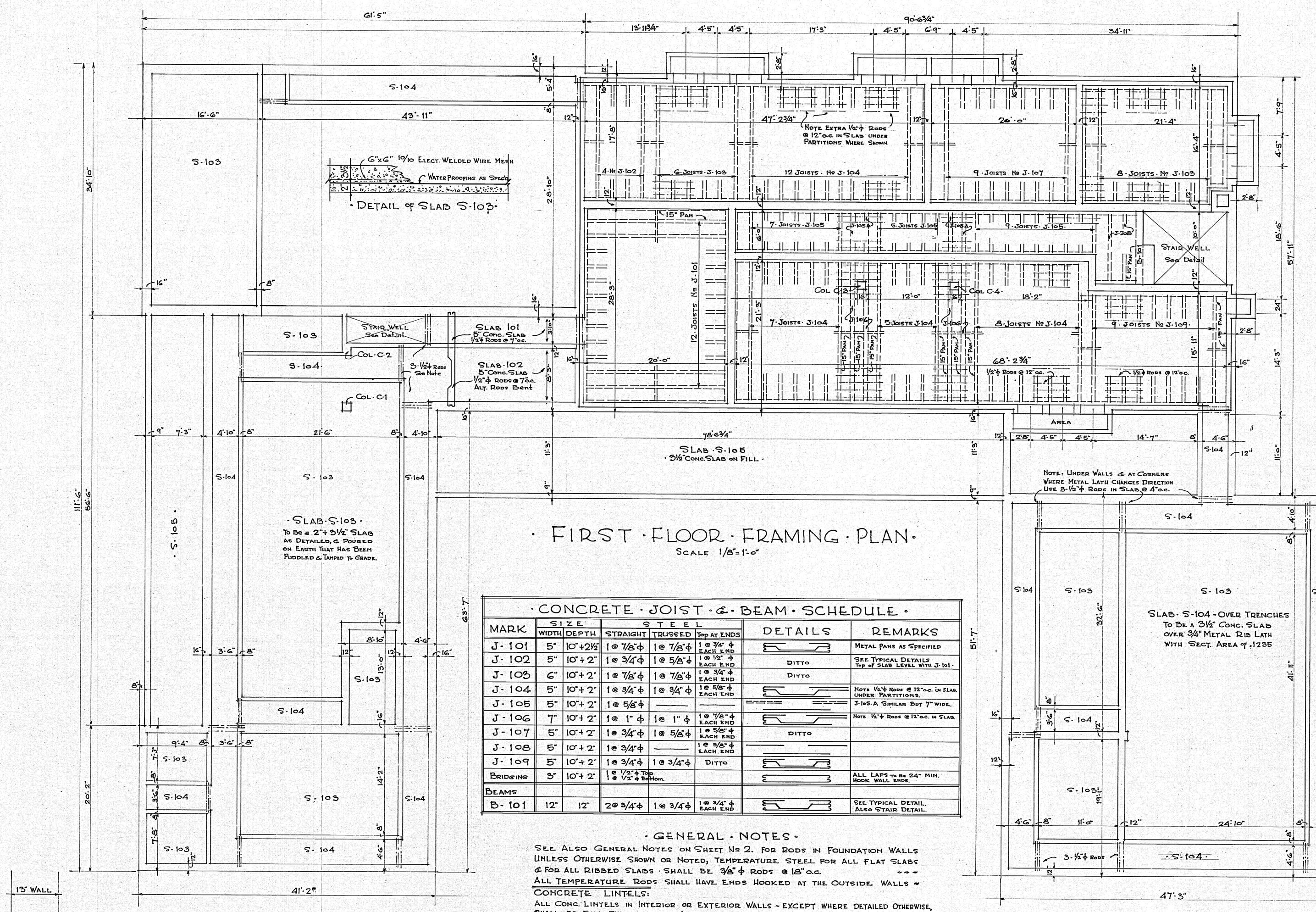
SANTA FE · NEW MEXICO

JOHN GAW MEEM · ARCHITECT

SANTA FE · NEW MEXICO

FILE No. 256

SHEET No. 9



· First · Floor · Framing · Plan ·

Scale 1/8"=1'-0"

· Concrete · Joist · & · Beam · Schedule ·

Mark	Size		Steel			Details	Remarks
	Width	Depth	Straight	Trussed	Top at Ends		
J-101	5"	10"+2½	1 @ ⅞"ϕ	1 @ ⅞"ϕ	1 @ ¾" ϕ each end		Metal Pans as Specified
J-102	5"	10"+2"	1 @ ¾"ϕ	1 @ ⅝"ϕ	1 @ ½" ϕ each end	Ditto	See Typical Details Top of Slab Level with J-101.
J-103	6"	10"+2"	1 @ ⅞"ϕ	1 @ ⅞"ϕ	1 @ ¾" ϕ each end	Ditto	
J-104	5"	10"+2"	1 @ ¾"ϕ	1 @ ¾"ϕ	1 @ ⅝" ϕ each end		Note ½"ϕ Rods @ 12" o.c. in Slab under Partitions.
J-105	5"	10"+2"	1 @ ⅝"ϕ	—	—		J-105-A Similar but 7" wide.
J-106	7"	10"+2"	1 @ 1" ϕ	1 @ 1" ϕ	1 @ ⅞" ϕ each end		Note ½"ϕ Rods @ 12" o.c. in Slab.
J-107	5"	10"+2"	1 @ ¾"ϕ	1 @ ⅝"ϕ	1 @ ⅝" ϕ each end	Ditto	
J-108	5"	10"+2"	1 @ ¾"ϕ	—	1 @ ⅝" ϕ each end		
J-109	5"	10"+2"	1 @ ¾"ϕ	1 @ ¾"ϕ	Ditto		
Bridging	3"	10"+2"	1 @ ½" ϕ Top, 1 @ ½" ϕ Bottom.				All laps to be 24" min. Hook wall ends.
Beams							
B-101	12"	12"	2 @ ¾"ϕ	1 @ ¾"ϕ	1 @ ¾" ϕ each end		See Typical Detail. Also Stair Detail.

· General · Notes ·

See Also General Notes on Sheet No 2. For Rods in Foundation Walls Unless Otherwise Shown or Noted, Temperature Steel for All Flat Slabs & For All Ribbed Slabs · Shall Be ⅜" ϕ Rods @ 18" o.c.

All Temperature Rods Shall Have Ends Hooked at the Outside. Walls ~

Concrete Lintels:

All Conc. Lintels in Interior or Exterior Walls ~ Except Where Detailed Otherwise, Shall Be Full Thickness of Wall & Shall Have Reinforcing Rods as Follows:—

Walls up to 10" thick, to have 2-⅝" ϕ Rods Str.
" 11" to 16" thick, " " 4-⅝" ϕ Rods Str.
" 17" & Thicker, " " 4-¾" ϕ Rods Str.

Steel Angle Lintels:

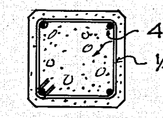
All Openings in Brick Walls, Where Not Otherwise Noted, Shall Have Steel L Lintels, as per the Following Schedule:

Walls	O'pgs 4'-0" wide or less	O'pgs 4'-1" to 6'-0" wide	O'pgs over 6'-0" wide
9" =	2-3½"x2½"x¼" ⌊L	2-3½"x3½"x¼" ⌊L	2-3½"x5"x⅝" ⌊L
13" =	3-3½"x2½"x¼" ⌊L⌊	3-3½"x3½"x¼" ⌊L⌊	3-3½"x5"x⅝" ⌊L⌊
17" =	4-3½"x2½"x¼" ⌊L⌊L	4-3½"x3½"x¼" ⌊L⌊L	4-3½"x5"x⅝" ⌊L⌊L

Lintels in Interior Hollow Tile Walls To Be As Specified

· Column · Schedule ·

Cols. C-1, C-3 & C-4 To Be 16" Square Below 1st Floor 12" Square Above 1st Floor. See Detail Below For Rods.

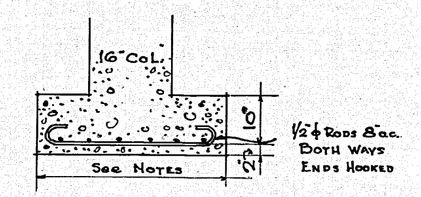


Detail For 12" & 16" Square Col's.

Col. C-2 · 12" Sq - Same Detail as Above - But May Be Bonded with Adjoining Wall - Requires Same Footing as for 16" Walls.

Column Footings

Footings Under Col's. C-1 & C-3 To Be 3'-0" x 3'-0" x 12" Deep ~ With ½"ϕ Rods @ 8" o.c. Both Ways. Footing Under Col. · C-4 To Be 5'-0" x 5'-0" x 12" Deep ~ Same Steel as C-1.



· Typical · Col. · Footing ·

STATE OF NEW MEXICO
JOHN GAW MEEM
No. 3
SANTA FE, N. M.
REGISTERED ARCHITECT

Drawn By B.P.K.
Traced By B.P.K.
Checked By H.Z.
Approved By [signature]
Date: Dec. 28, 1936

· P.W.A. Project No. N.M. 1035-D ·

Municipal · Building

· For · The · City · of ·

· Santa Fe · New · Mexico ·

· John · Gaw · Meem · Architect ·

· Santa Fe · New · Mexico ·

File No. 256

Sheet No. S-1

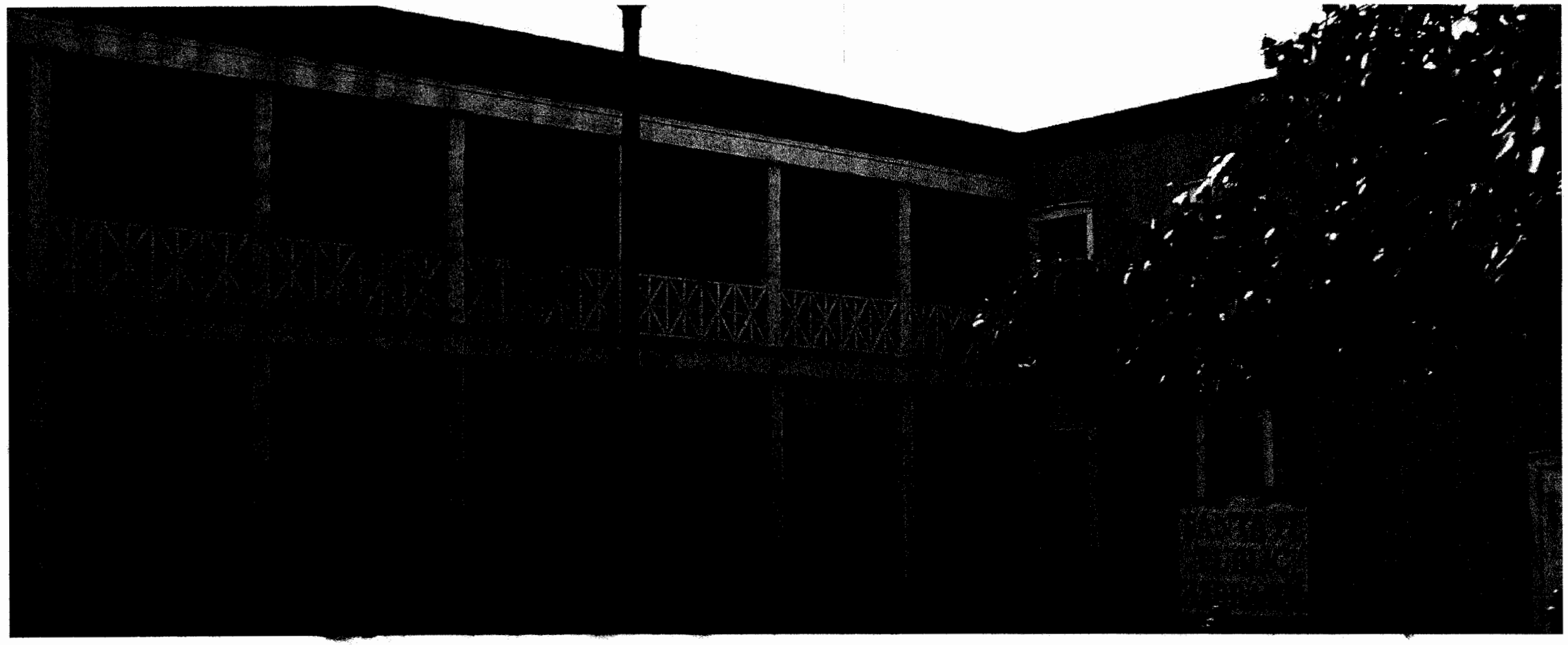
APPENDIX M

2001 Building Plans (Olin a/c/m)

Original Full-Size Drawings are available from Facilities Management Division.

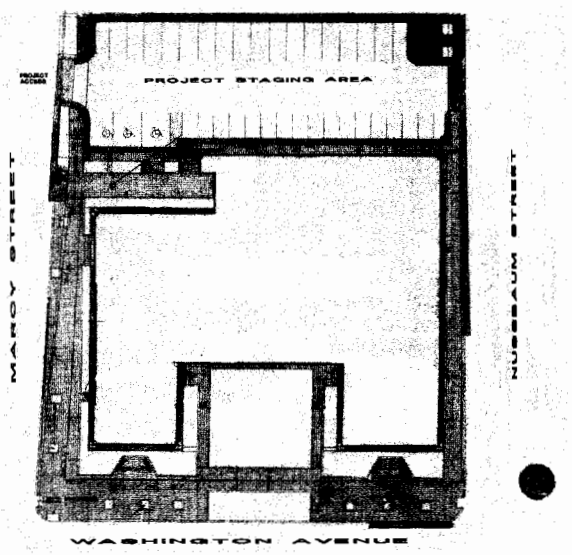
CITY OF SANTA FE

MAIN PUBLIC LIBRARY RENOVATION



145 WASHINGTON AVENUE SANTA FE, NEW MEXICO

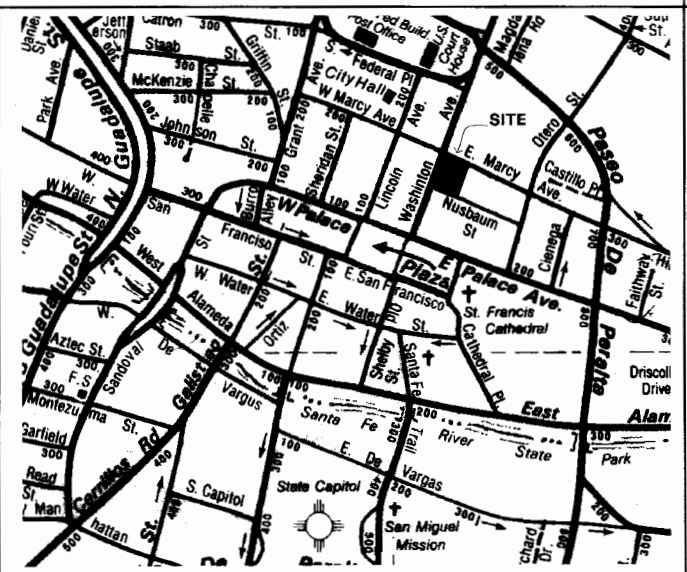
KEY PLAN



PROJECT TEAM

ARCHITECTURAL	OLIN A/C/M 468 West Water Street Santa Fe, New Mexico 87501 505-988-4115
ARCHITECTURAL SUPPORT	BIRKANI ARCHITECTS 1599 Luisa Street Santa Fe, New Mexico 87505 505-820-7888
MECHANICAL & ELECTRICAL	M & E ENGINEERING 1210 Luisa Street, Suite 12 Santa Fe, New Mexico 87505 505-983-2389
CIVIL & STRUCTURAL	RED MOUNTAIN ENGINEERING 176 Parkway Drive Santa Fe, New Mexico 87505 505-473-1313
ENVIRONMENTAL CONSULTANTS	CERL ENVIRONMENTAL 1808 Second Street, Suite D Santa Fe, New Mexico 87505 505-986-4143

VICINITY MAP



LIST OF DRAWINGS

SEQ. NO.	SHT. NO.	SHEET TITLE
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3	S-1	UNDERPINNING & REPAIR PLAN
4	S-2	EXISTING PLAN & DEMOLITION PLAN
5	S-3	BASE B/D - CONCRETE SLAB REPLACEMENT
6	S-4	ADDITIVE ALTERNATIVE #1 - NEW BRICK LAYOUT
7	S-5	STEEL WALL FRAME
8	A-100	DEMOLITION PLAN BASEMENT
9	A-101	DEMOLITION PLAN FIRST FLOOR
10	A-102	DEMOLITION PLAN SECOND FLOOR
11	A-103	BASEMENT PLAN
12	A-104	FIRST FLOOR PLAN
13	A-105	SECOND FLOOR PLAN
14	A-201	DEMOLITION REF. CEIL. PLAN BASEMENT
15	A-202	DEMOLITION REF. CEIL. PLAN FIRST FLOOR
16	A-203	DEMOLITION REF. CEIL. PLAN SECOND FLOOR
17	A-204	REFLECTED CEILING PLAN BASEMENT
18	A-205	REFLECTED CEILING PLAN FIRST FLOOR
19	A-206	REFLECTED CEILING PLAN SECOND FLOOR
20	A-300	DEMOLITION PLAN ROOF
21	A-301	ROOF PLAN
22	A-400	EXTERIOR & INTERIOR ELEVATIONS
23	A-401	EXTERIOR ELEVATIONS
24	A-500	WALL SECTIONS
25	PH-100	PHOTOGRAPHS OF EXISTING CONDITIONS
26	PH-101	PHOTOGRAPHS OF EXISTING CONDITIONS
27	MD-1	MECHANICAL DEMOLITION BASEMENT
28	MD-2	MECHANICAL DEMOLITION FIRST FLOOR
29	MD-3	MECHANICAL DEMOLITION SECOND FLOOR PLAN
30	MD-4	MECHANICAL DEMOLITION ROOF
31	M-1	MECHANICAL PLAN BASEMENT
32	M-2	MECHANICAL PLAN FIRST FLOOR
33	M-3	MECHANICAL PLAN SECOND FLOOR
34	M-4	MECHANICAL PLAN ROOF
35	M-5	MECHANICAL DETAILS
36	M-6	MECHANICAL SCHEDULE & GENERAL NOTES
37	E-1	ELECTRICAL PLAN BASEMENT
38	E-2	ELECTRICAL PLAN FIRST FLOOR
39	E-3	MECHANICAL PLAN SECOND FLOOR
40	E-4	ELECTRICAL PLAN ROOF
41	E-5	ELECTRICAL GENERAL NOTES

Original Full-Size Drawings are available from Facilities Management Division.

Olin a/c/m
Architecture / Construction / Management
468 WEST WATER STREET, SANTA FE, NM 87501 TEL: 505-988-4115 FAX: 505-988-4682

STATE OF NEW MEXICO — REGISTERED ARCHITECT — 1460 — 10-30-01

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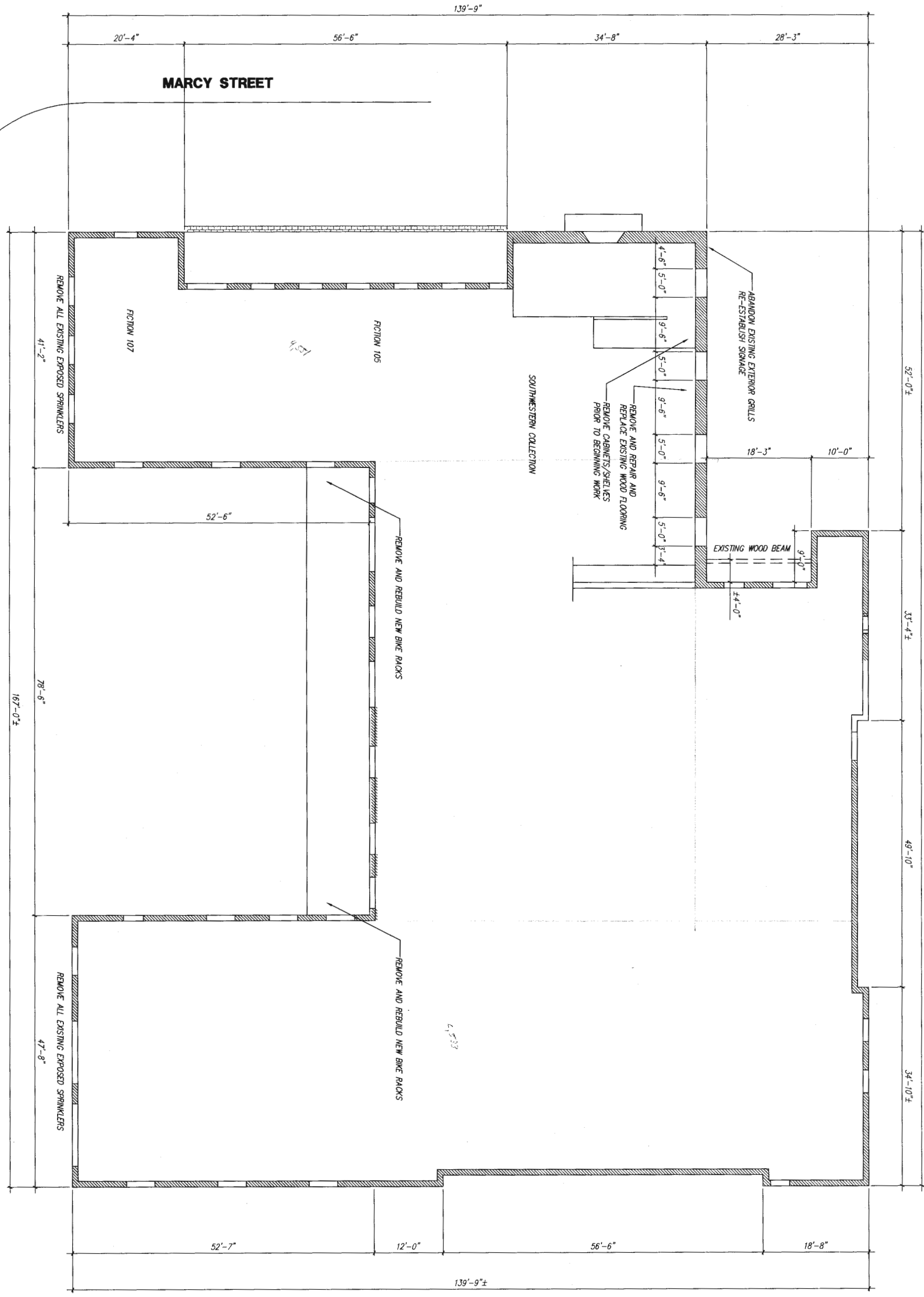
Job Number:
Sheet title: INDEX TO DRAWINGS
Sheet No.: G-000

1 of 41



OVERALL BUILDING PLAN

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

NOTE: ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO COMMENCING WORK

N

SHEET No. **C-1**

1 OF 5 sheets

No.	REVISION	BY	APPVD.	DATE

PROJECT: DESIGN: J.A.H.
CHECKED: J.A.H
DATE: 10-29-01 DRAWN: DAL
SCALE: AS NOTED

JAMES A. HANES NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER
10.25.01

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Engineers · Surveyors
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P.O. Box 16115
Santa Fe, NM 87506-6115
Phone: (505) 473-7373
4600 Montgomery Blvd, N.E.
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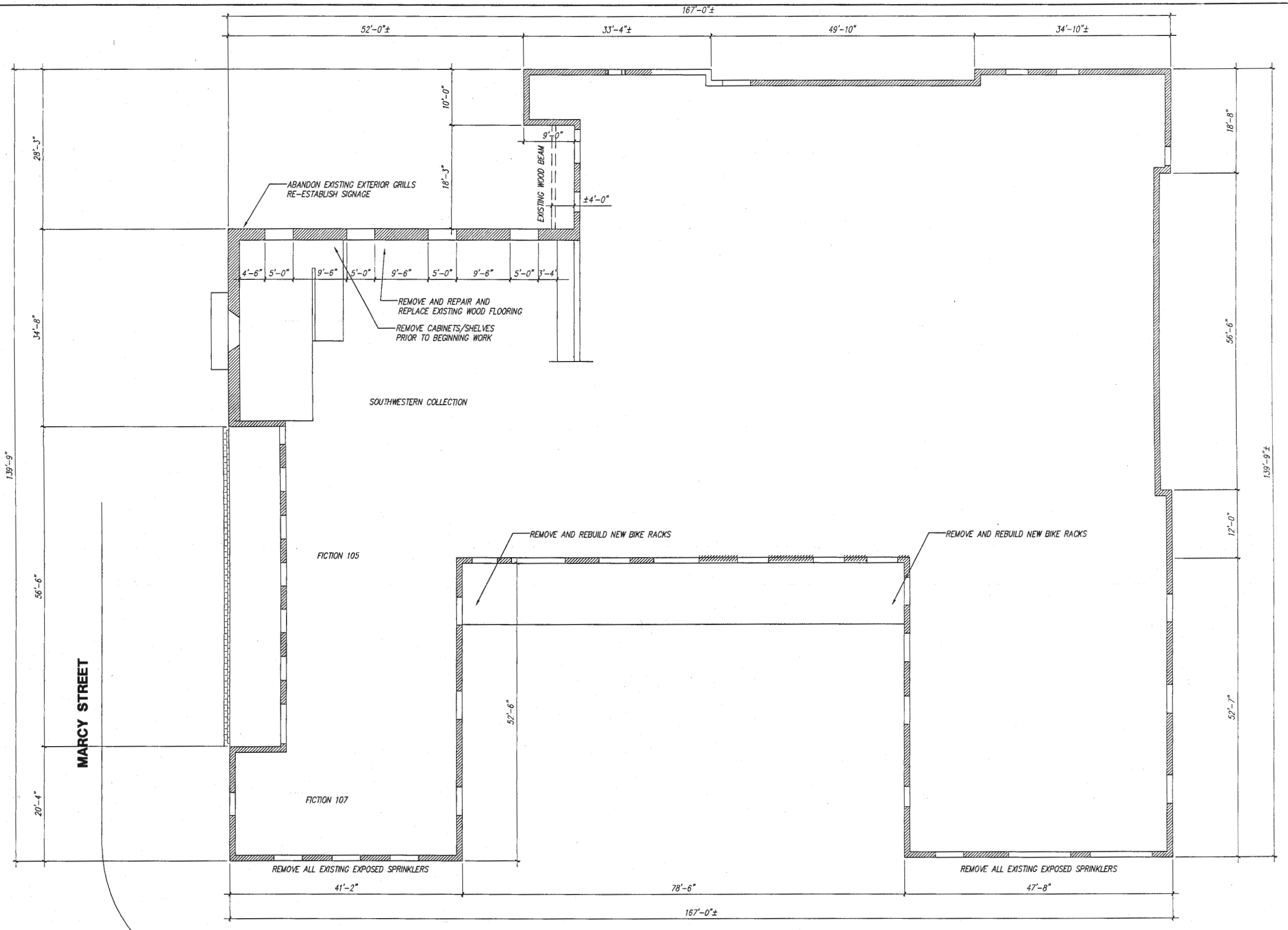
Albuquerque, NM 87109
Phone: (505) 889-3004



OVERALL BUILDING PLAN

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

NOTE: ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO COMMENCING WORK

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Engineers · Surveyors
4600 Montgomery Blvd. N.E. Suite Building M Albuquerque, NM 87109 (505) 881-7572
1216 Parkway Drive P.O. Box 1811 Suite 104 Breckenridge, CO 80424 (970) 453-0727

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JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER
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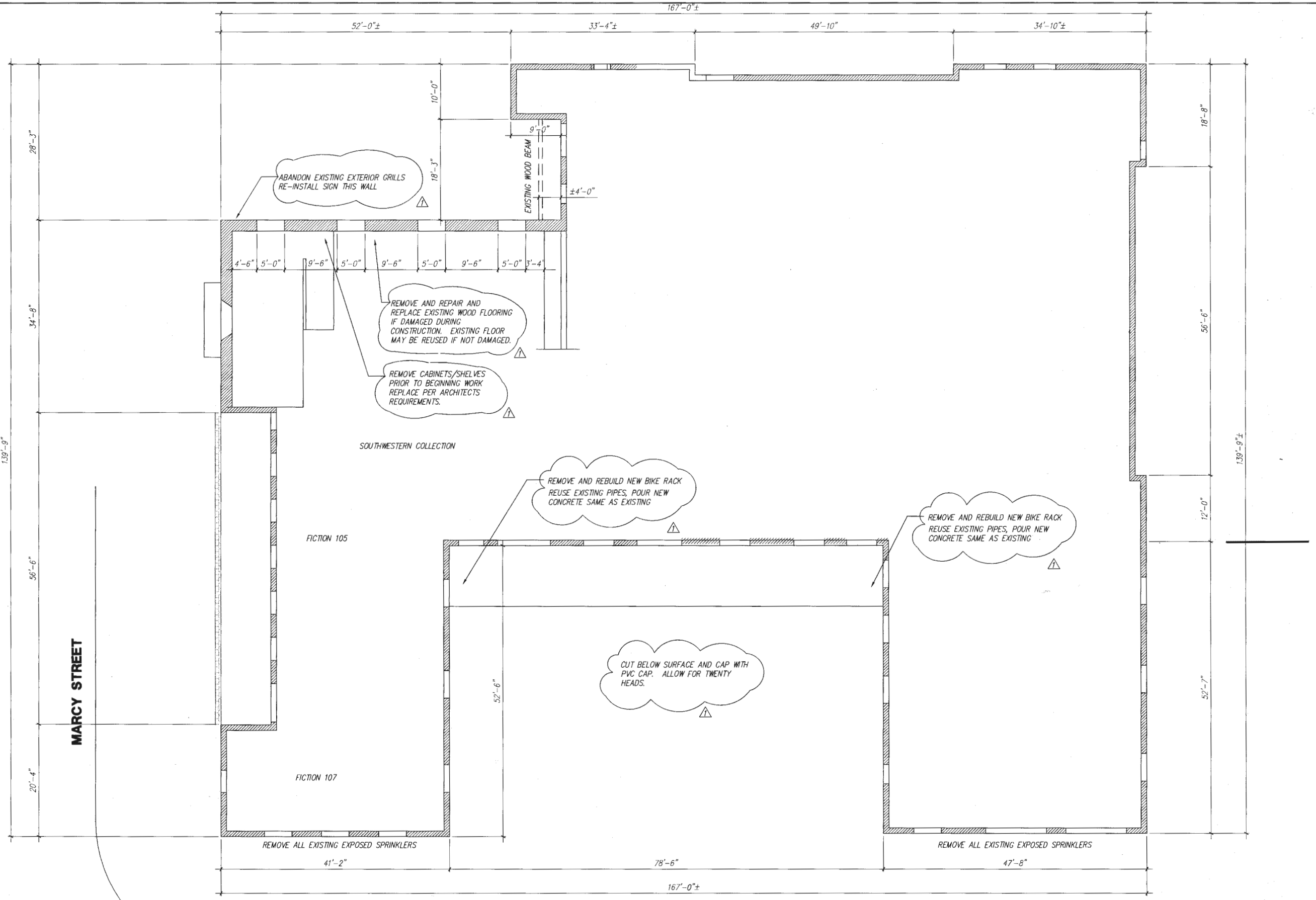
DATE: 10-29-01
SCALE: AS NOTED

SHEET No.

C-1

1 OF 5 2 of 41



OVERALL BUILDING PLAN

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

NOTE: ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO COMMENCING WORK

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JAMES A. HANDS
NEW MEXICO
6151
REGISTERED PROFESSIONAL ENGINEER
11-05-01

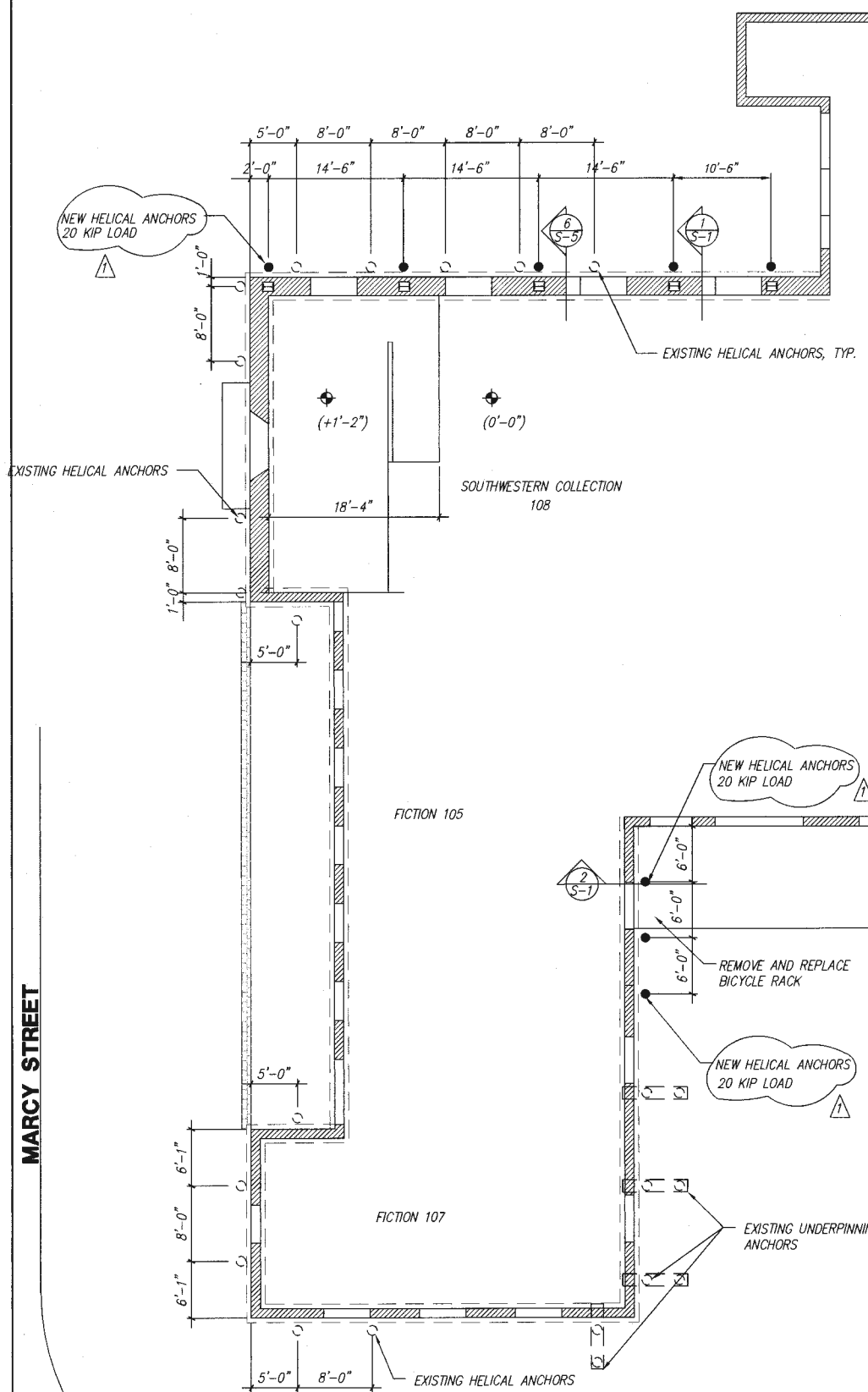
No.	REVISION	BY	APPVD.	DATE
1	ADDENDUM #2	JAH	JAH	11-5-01

PROJECT: DESIGN: J.A.H.
CHECKED: J.A.H.
DATE: 10-29-01 DRAWN: D.A.L.
SCALE: AS NOTED

SHEET No.

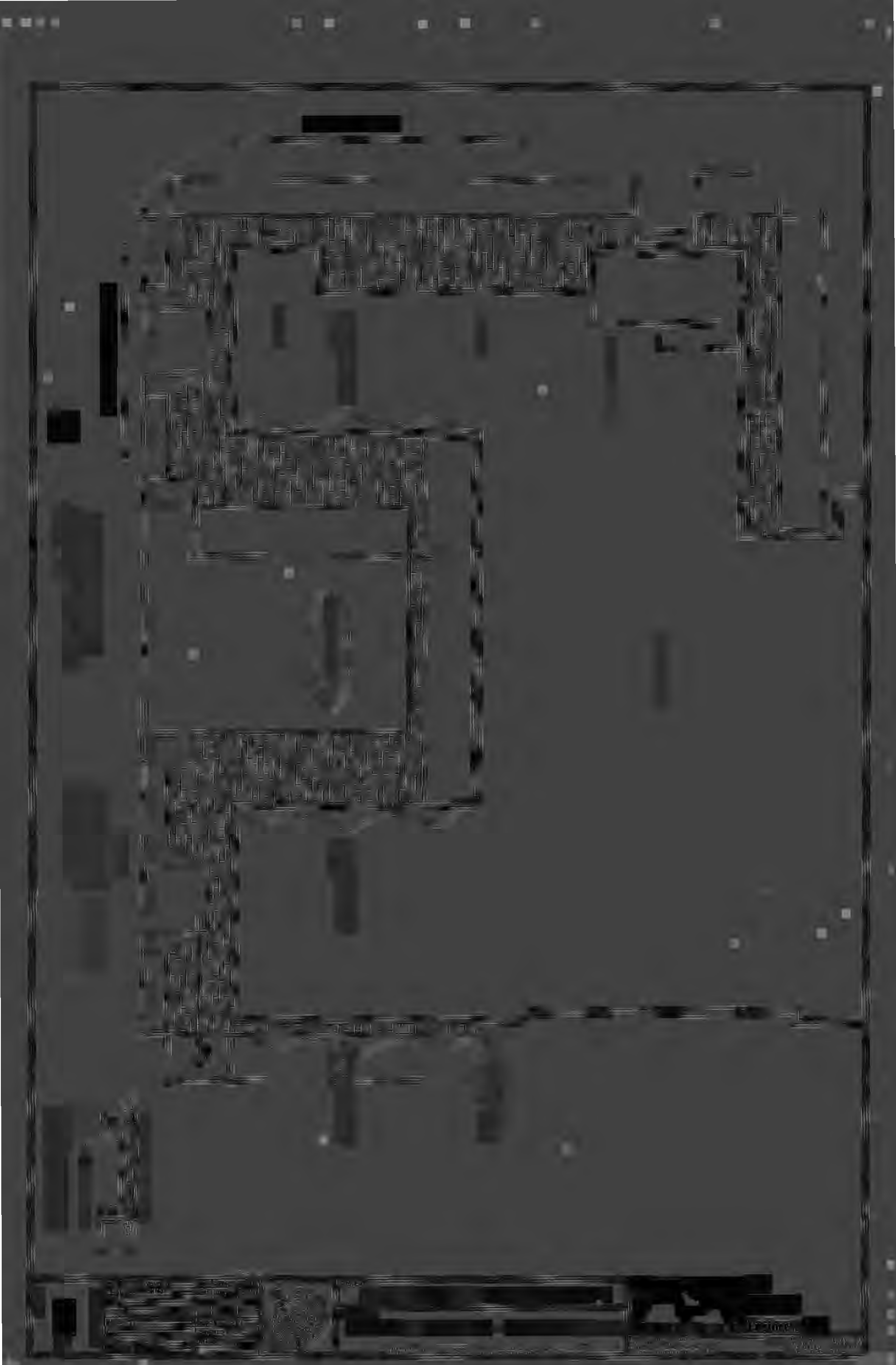
C-1

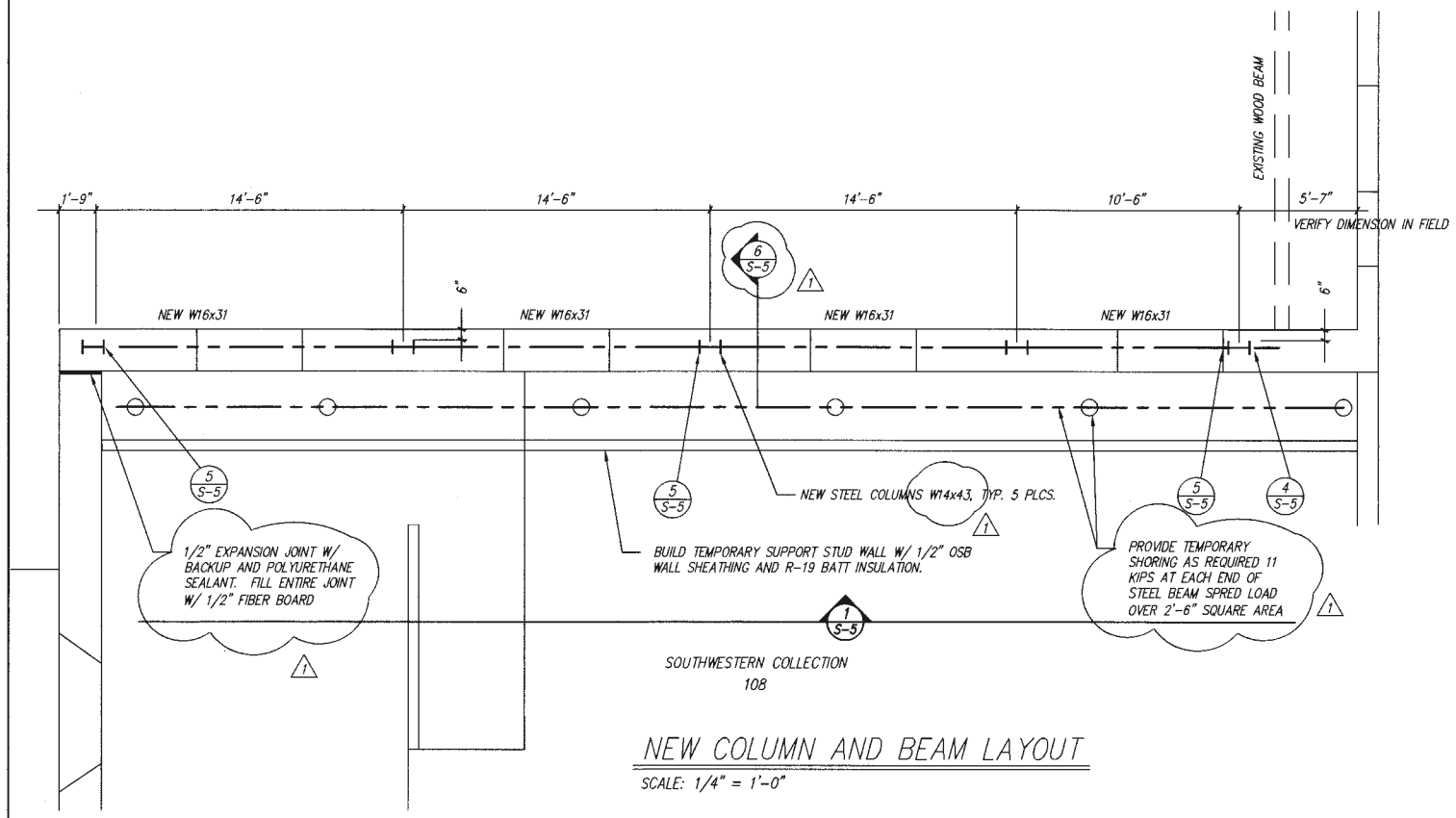
OF 5


5'-0"
8'-0"
8'-0"
8'-0"
8'-0"
2'-0"
14'-6"
14'-6"
14'-6"
10'-6"
NEW HELICAL ANCHORS
20 KIP LOAD
1
6
S-5
1
S-1
EXISTING HELICAL ANCHORS, TYP.
1'-0"
8'-0"
(+1'-2")
(0'-0")
EXISTING HELICAL ANCHORS
SOUTHWESTERN COLLECTION
108
18'-4"
1'-0"
8'-0"
5'-0"
MARCY STREET
FICTION 105
NEW HELICAL ANCHORS
20 KIP LOAD
2
S-1
6'-0"
6'-0"
6'-0"
REMOVE AND REPLACE
BICYCLE RACK
NEW HELICAL ANCHORS
20 KIP LOAD
5'-0"
6'-1"
8'-0"
6'-1"
FICTION 107
EXISTING UNDERPINNING CONCRETE
ANCHORS
5'-0"
8'-0"
EXISTING HELICAL ANCHORS
N
WASHINGTON STREET
NEW HELICAL ANCHORS
20 KIP LOAD
2
S-1
1
6'-0"
6'-0"
6'-0"







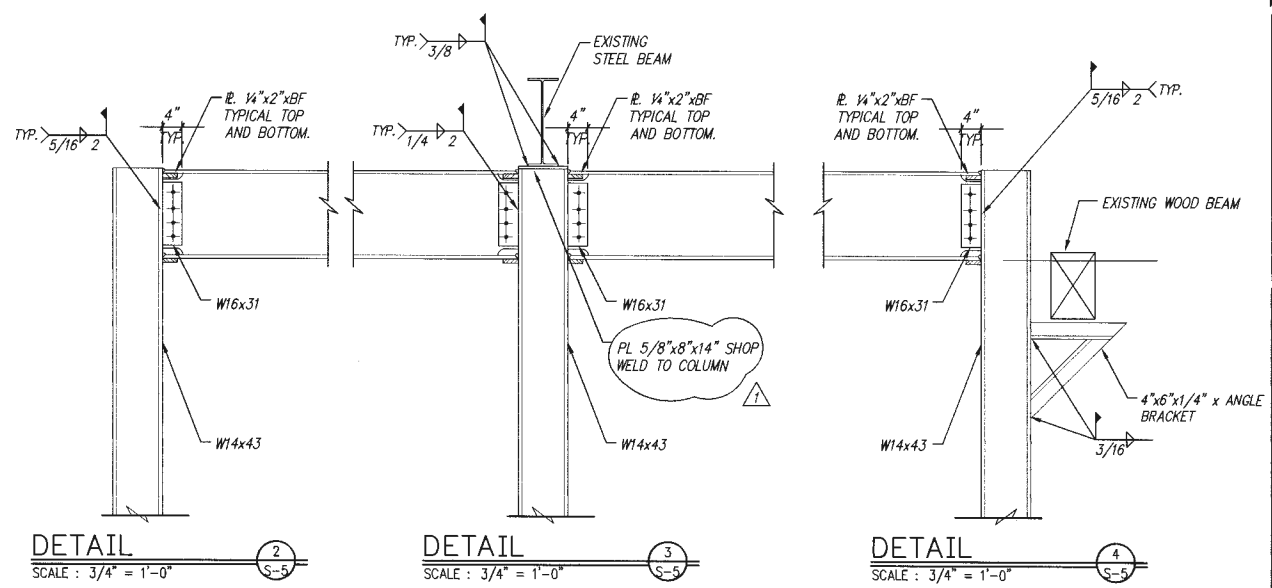


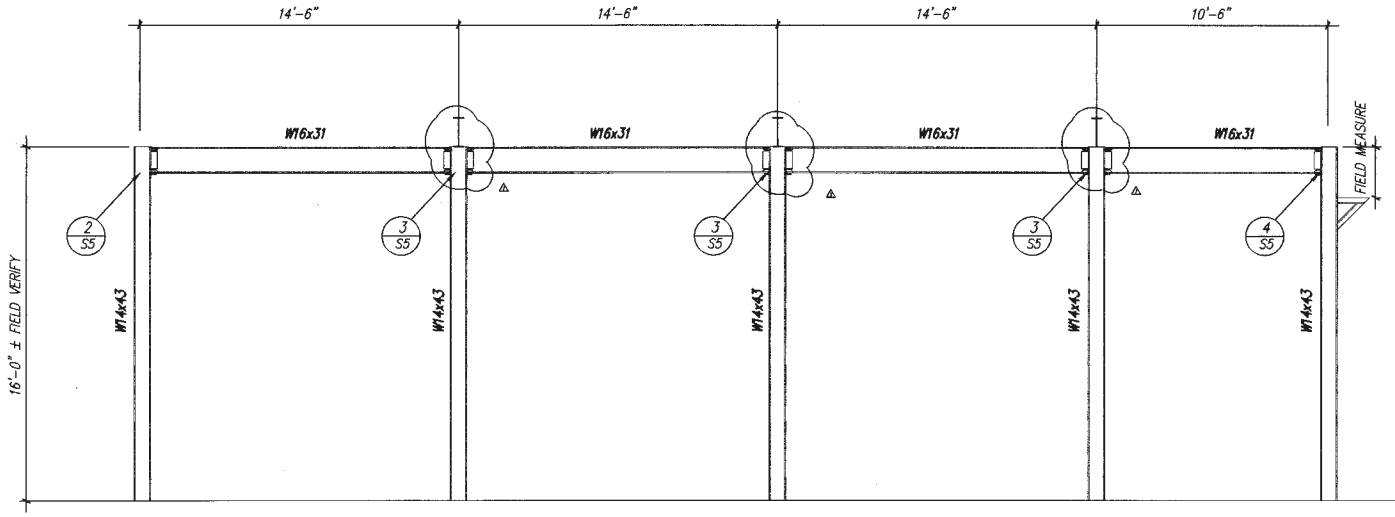
NEW COLUMN AND BEAM LAYOUT

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

SHEAR PLATE CONNECTOR SCHEDULE		
BEAM TO COLUMN	** DEPTH OF PLATE	* NO. OF BOLTS
W16x31	12	4
*ALL BOLTS TO BE 3/4"ø A325-N		
** PLATE 3/8"x4"xDEPTH OF PLATE W/ 5/16" WELD ALL AROUND		

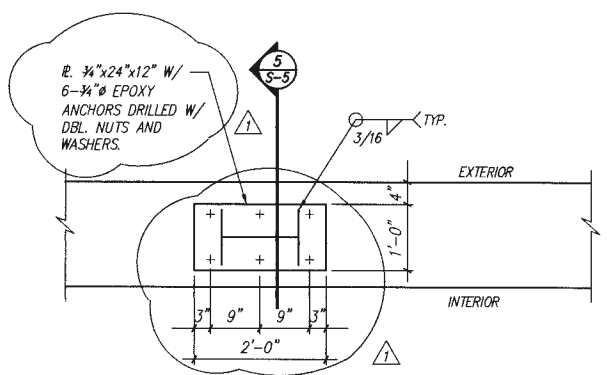
DIRECT BEAR EXISTING STEEL BEAM ON SHORING SUPPORT. PATCH ENDS OF EXISTING WOOD TRIM AROUND STEEL BEAMS TO MATCH EXISTING

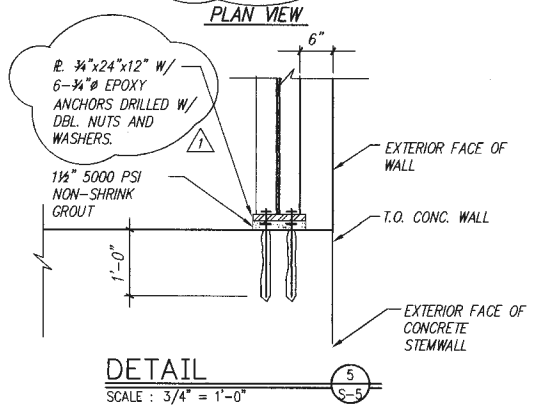




ELEVATION

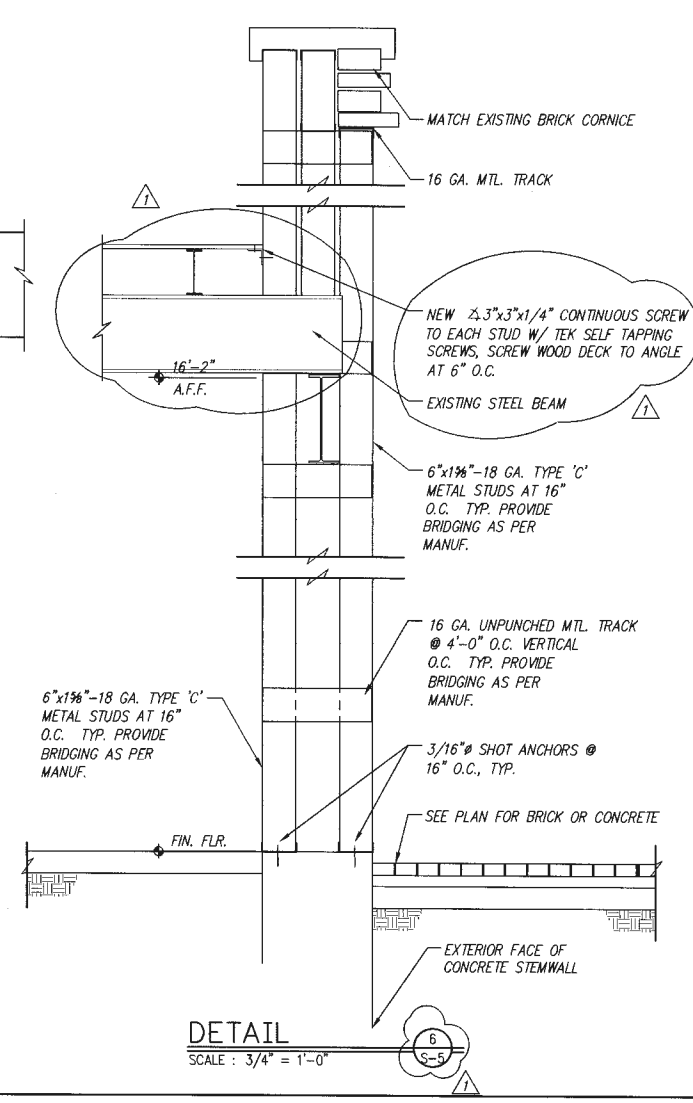
SCALE : 1/4" = 1'-0" (1 S-5)





DETAIL

SCALE : 3/4" = 1'-0" (5 S-5)



DETAIL

SCALE : 3/4" = 1'-0" (6 S-5)

Red Mountain Engineers, Inc.
Engineers • Surveyors
4600 Montgomery Blvd. N.E. Building C, Suite 101 Albuquerque, NM 87109 Phone: (505) 889-3004
1216 Parkway Drive P.O. Box 1611 Red River, NM 87558-6115 Phone: (505) 473-7373

PROJECT: CITY OF SANTA FE, MAIN PUBLIC LIBRARY
SANTA FE, NEW MEXICO

SHEET TITLE: STEEL WALL FRAME

THE DRAWINGS & THE PROPERTY OF RED MOUNTAIN ENGINEERS, INC. AND ARE NOT TO BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH RED MOUNTAIN ENGINEERS, INC.

JAMES A. HANUS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER
11-05-01

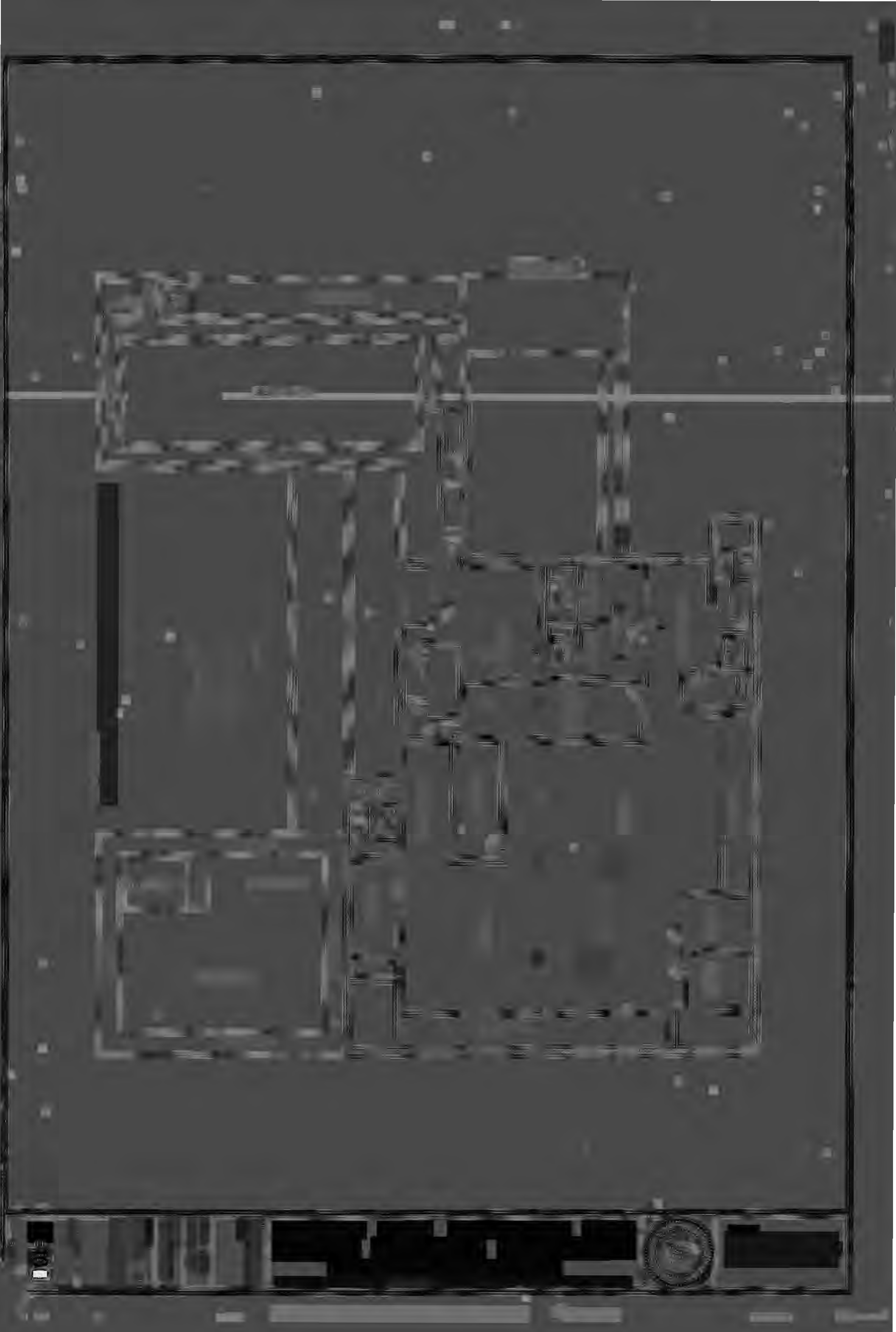
No.	REVISION	BY	APPVD.	DATE
1	ADDENDUM #2	JAH	JAH	11-5-01

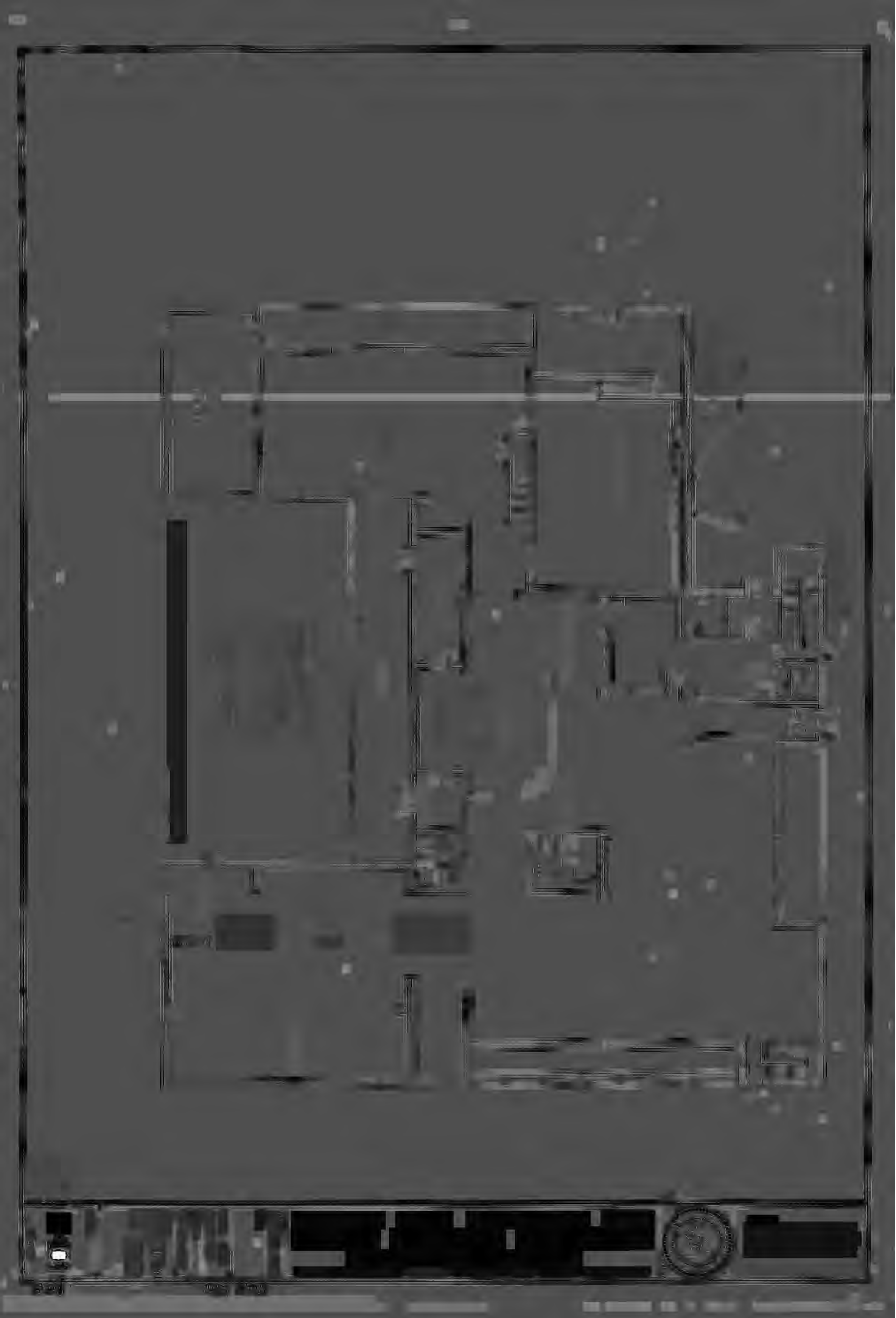
PROJECT: DESIGN: FGC
CHECKED: JAH
DATE: 10-25-01 DRAWN: DAL
SCALE: AS NOTED

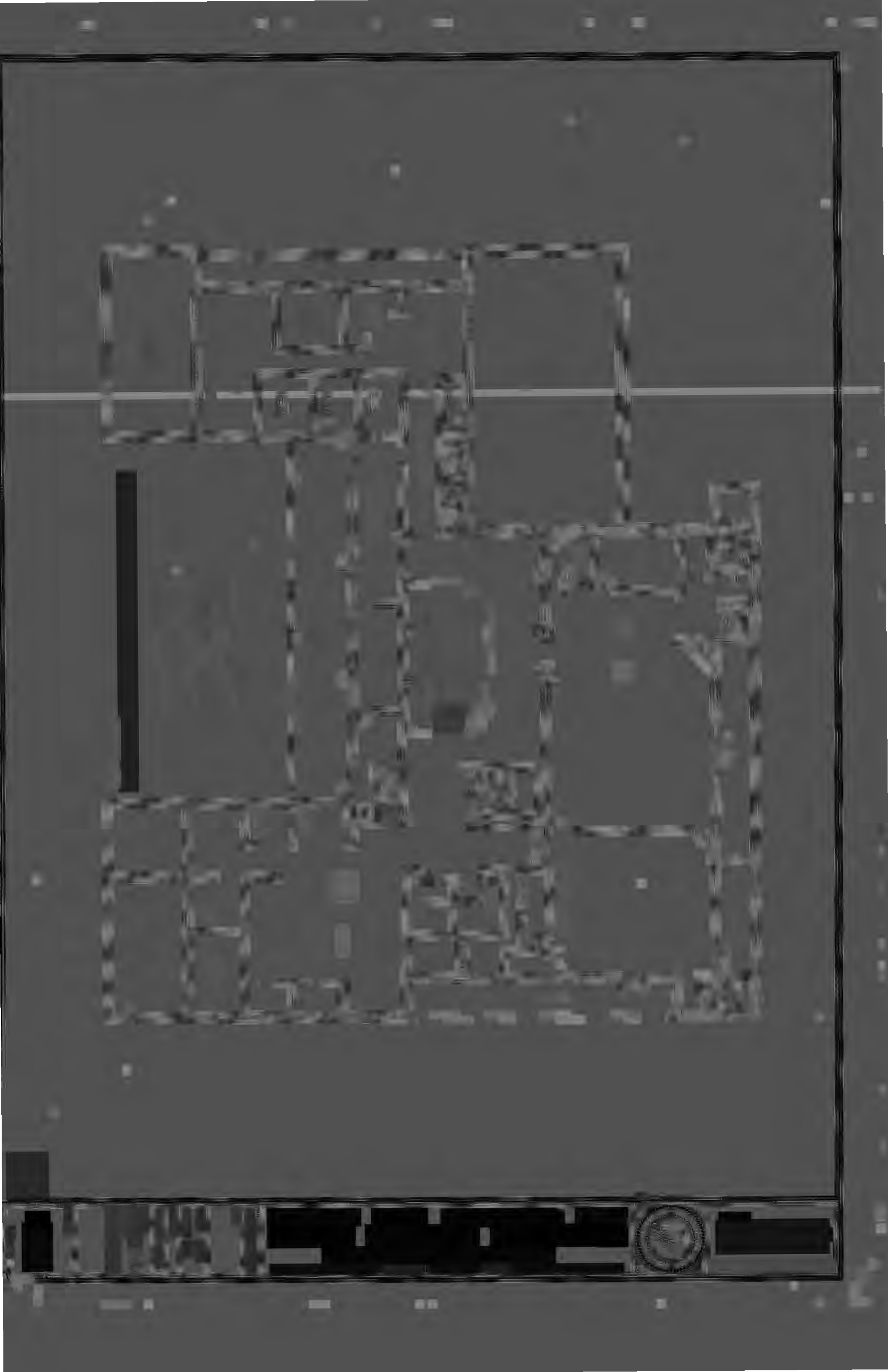
SHEET No.

S-5

OF 5

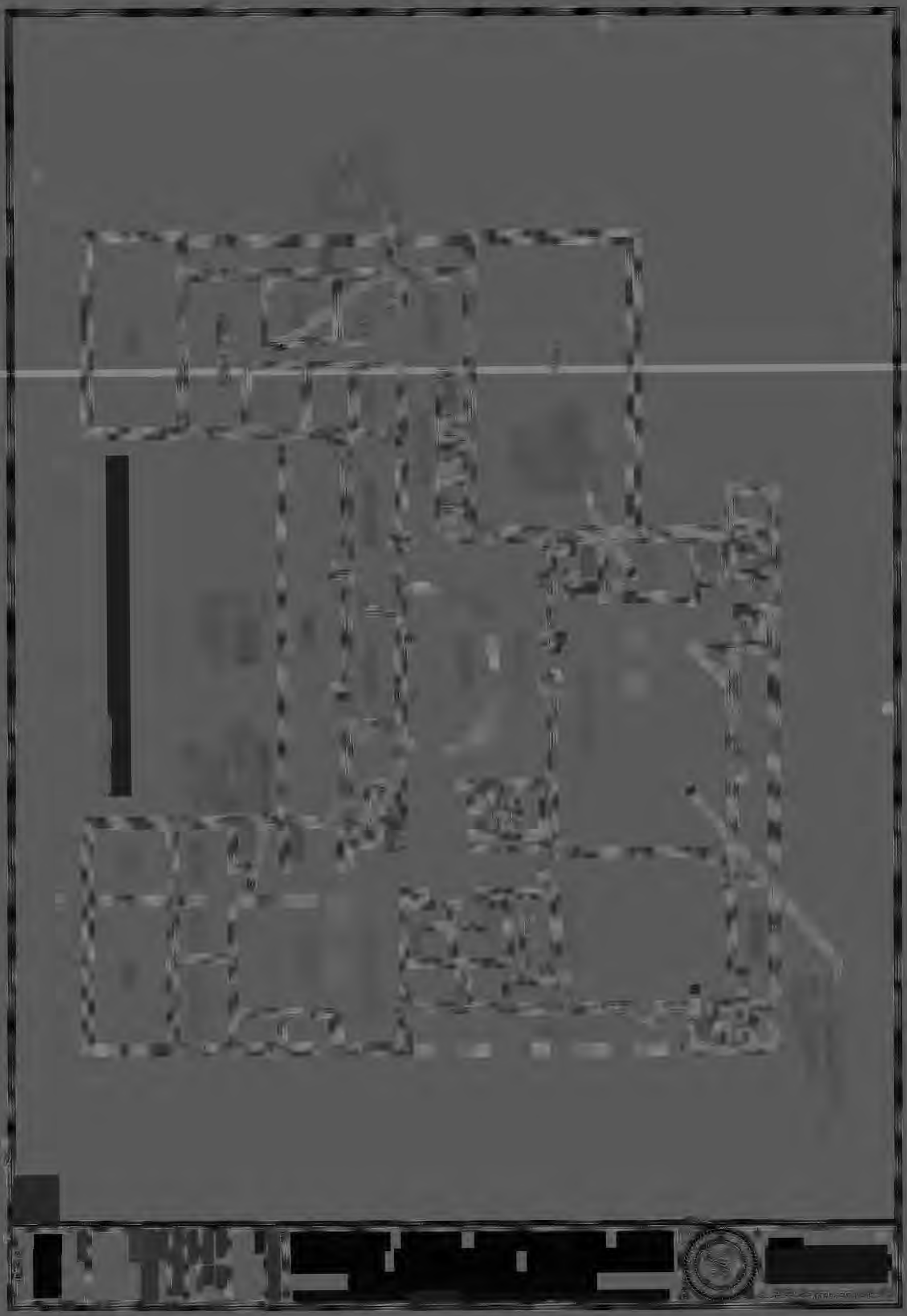


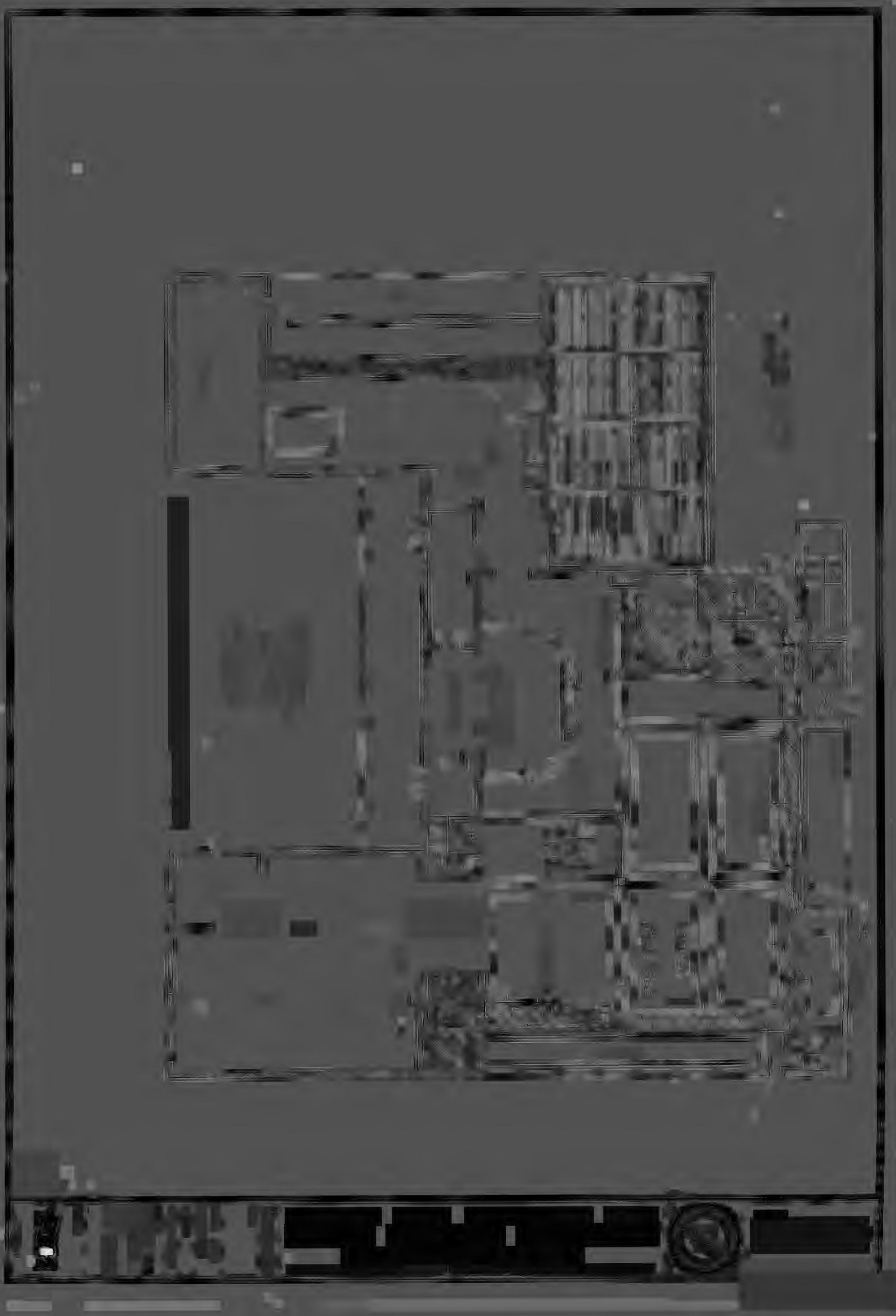




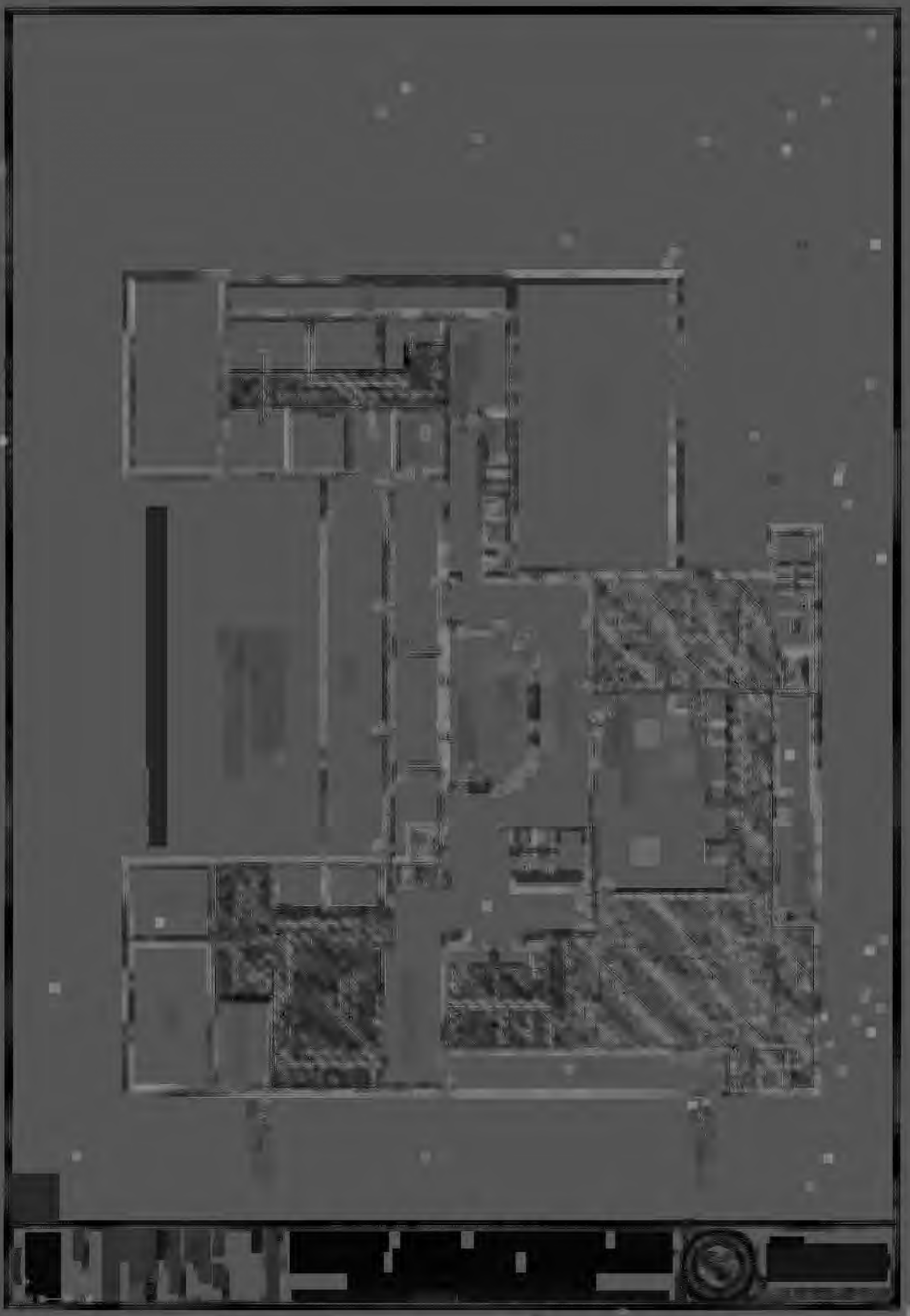


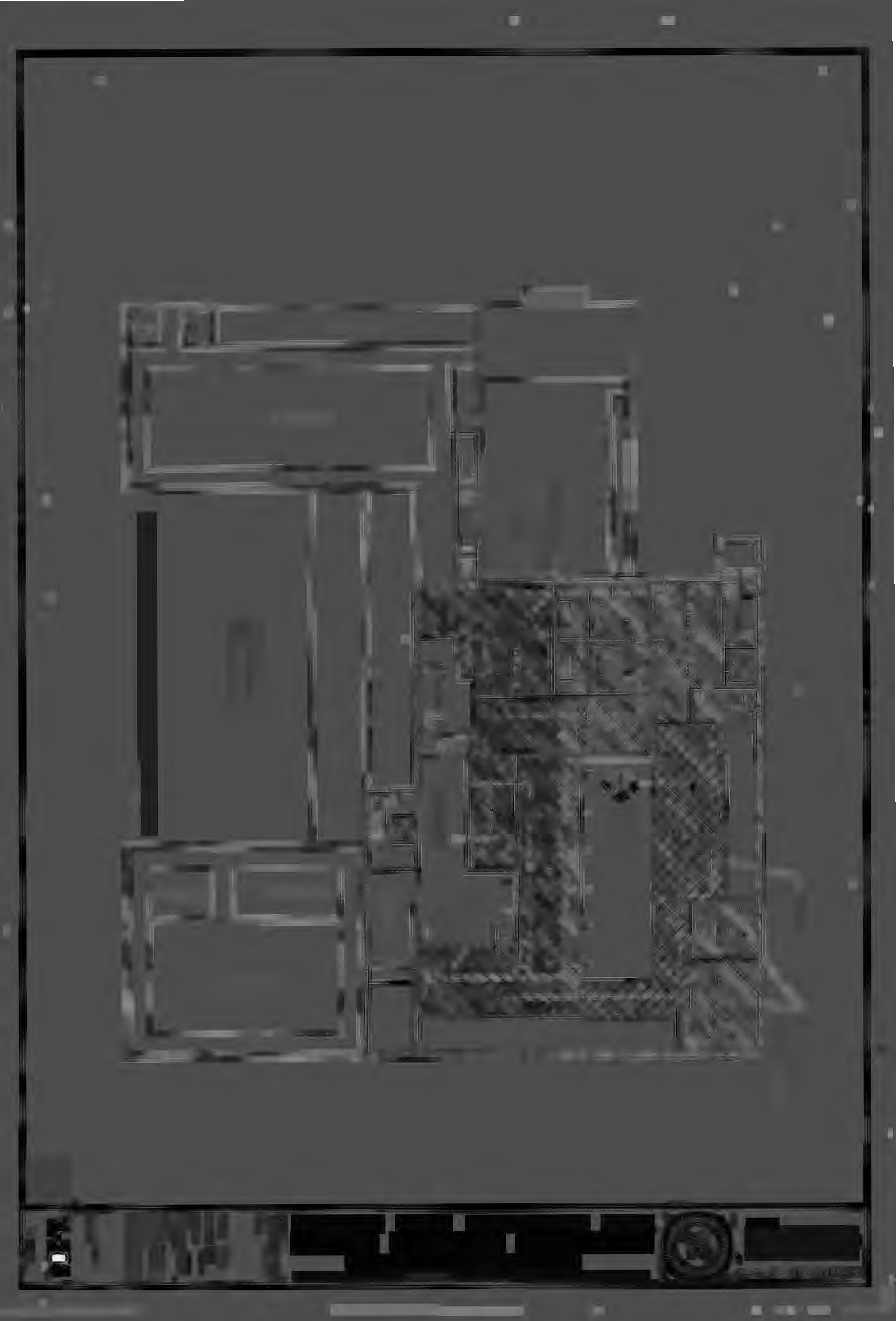




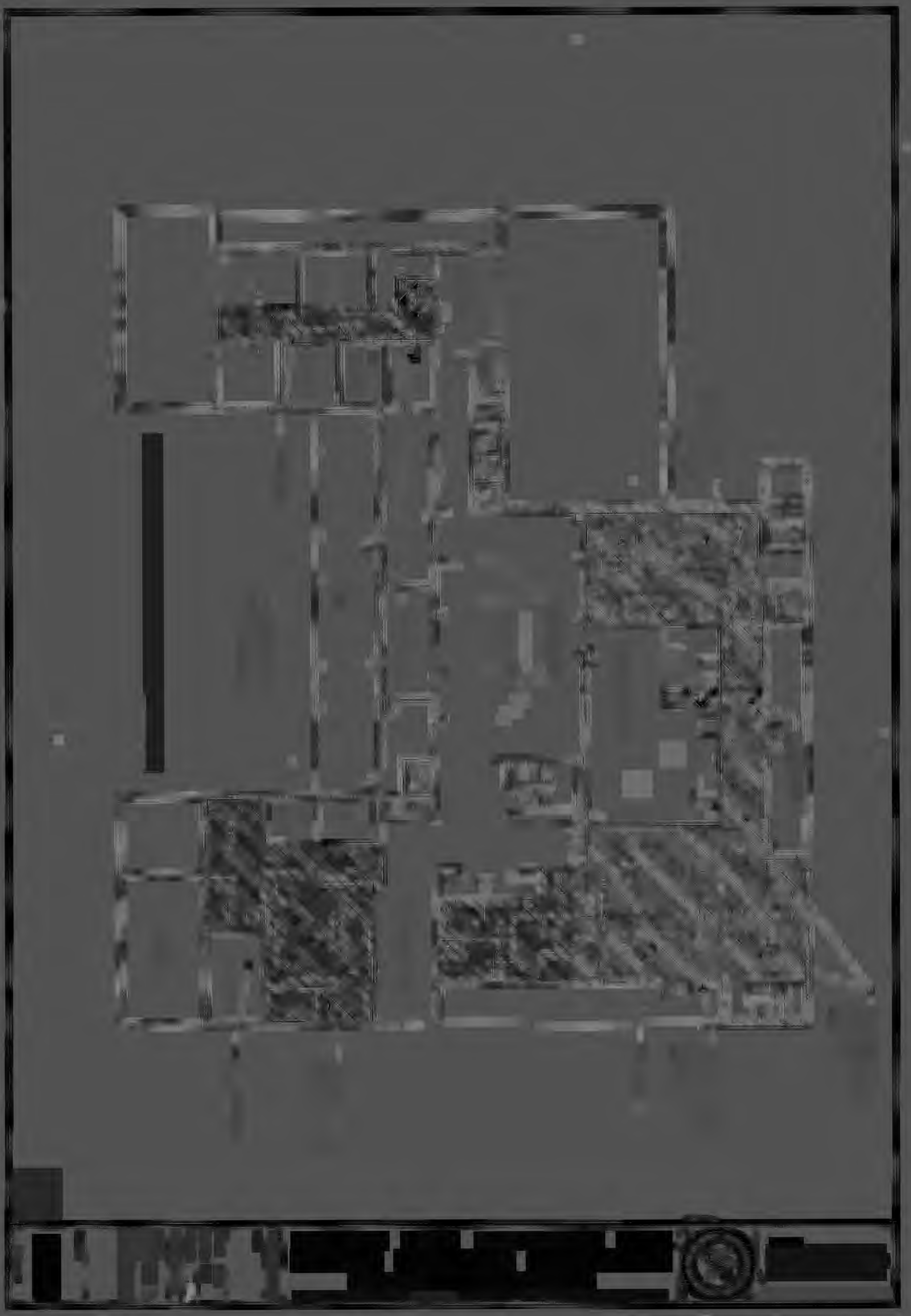


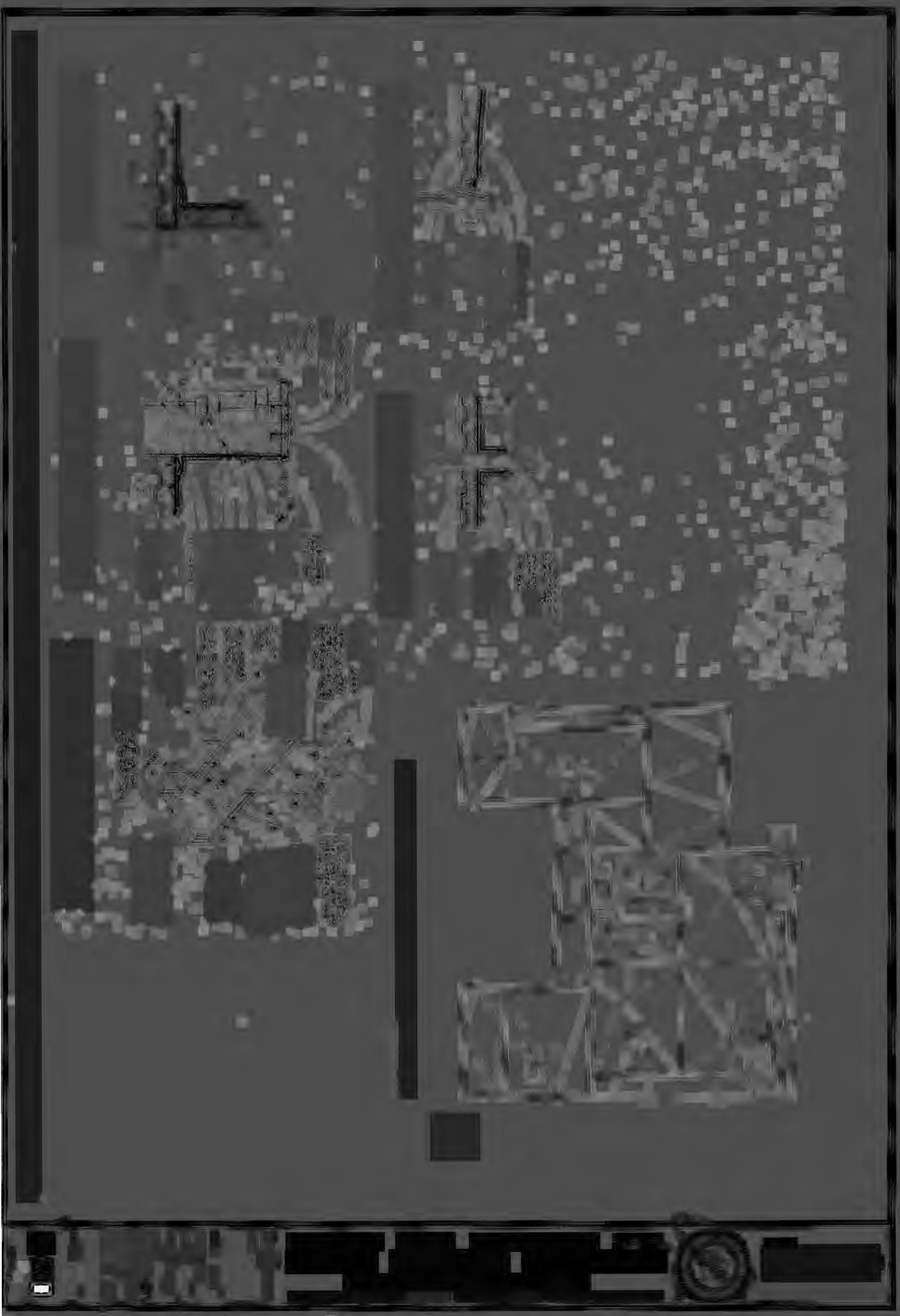


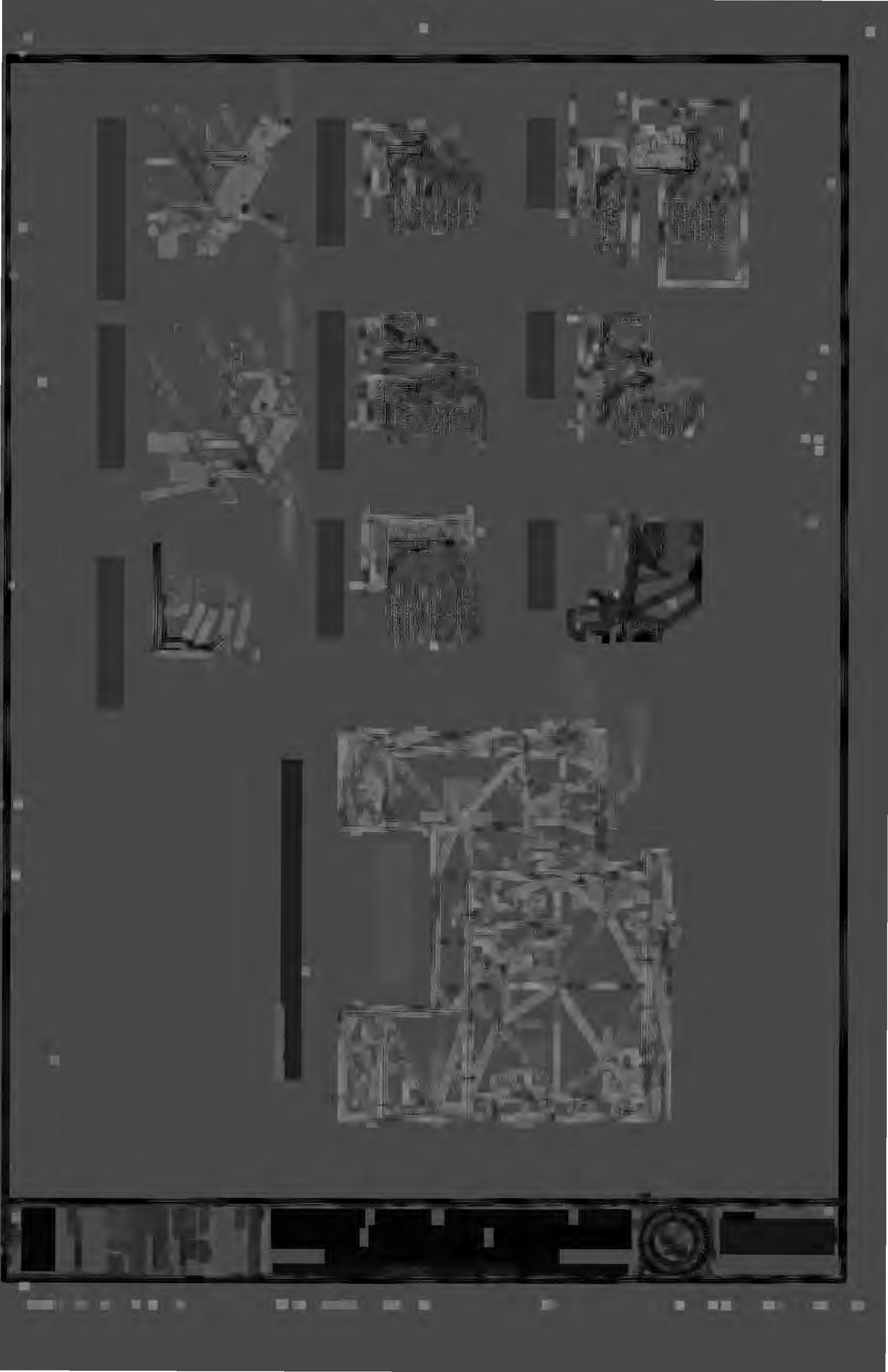


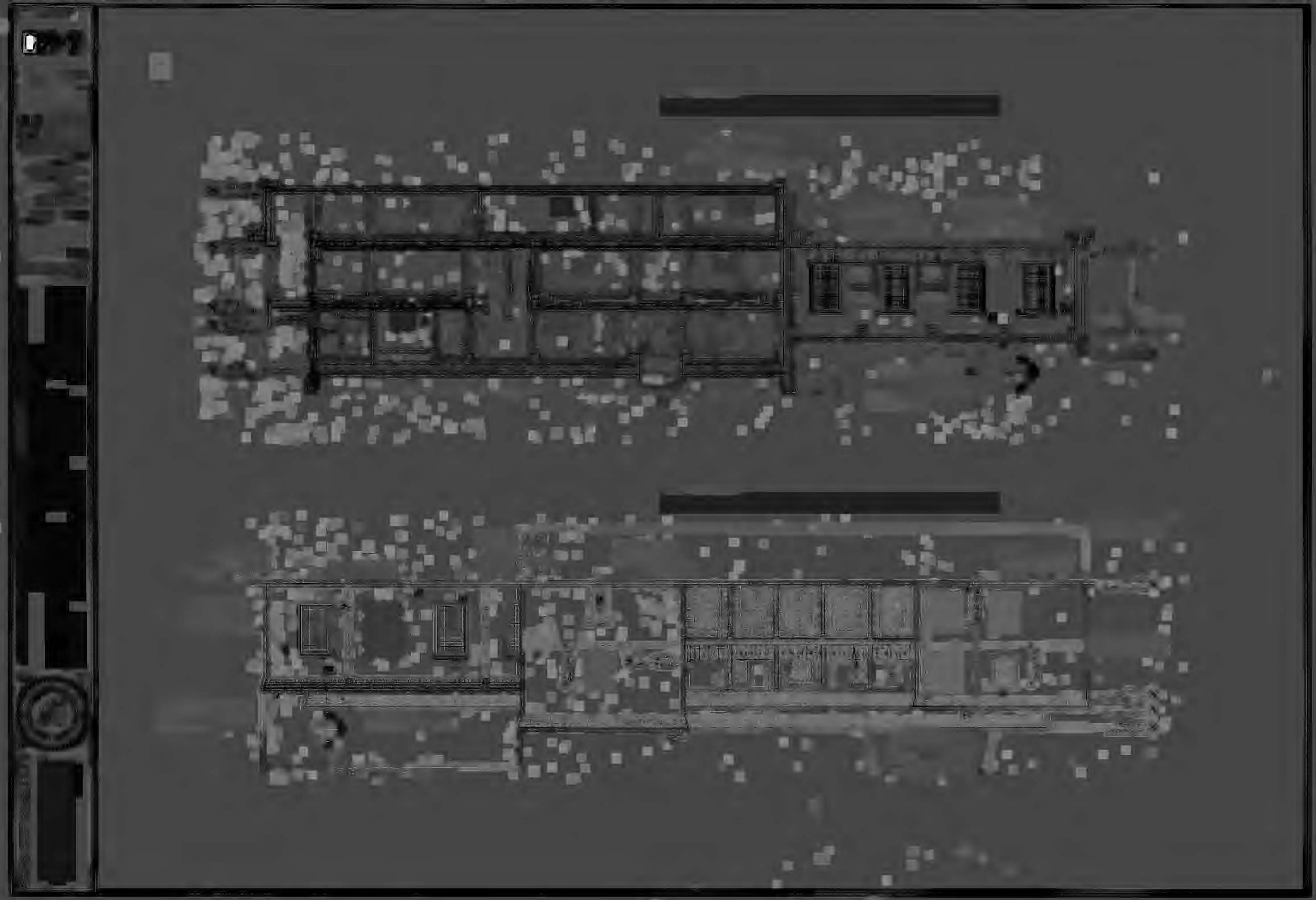


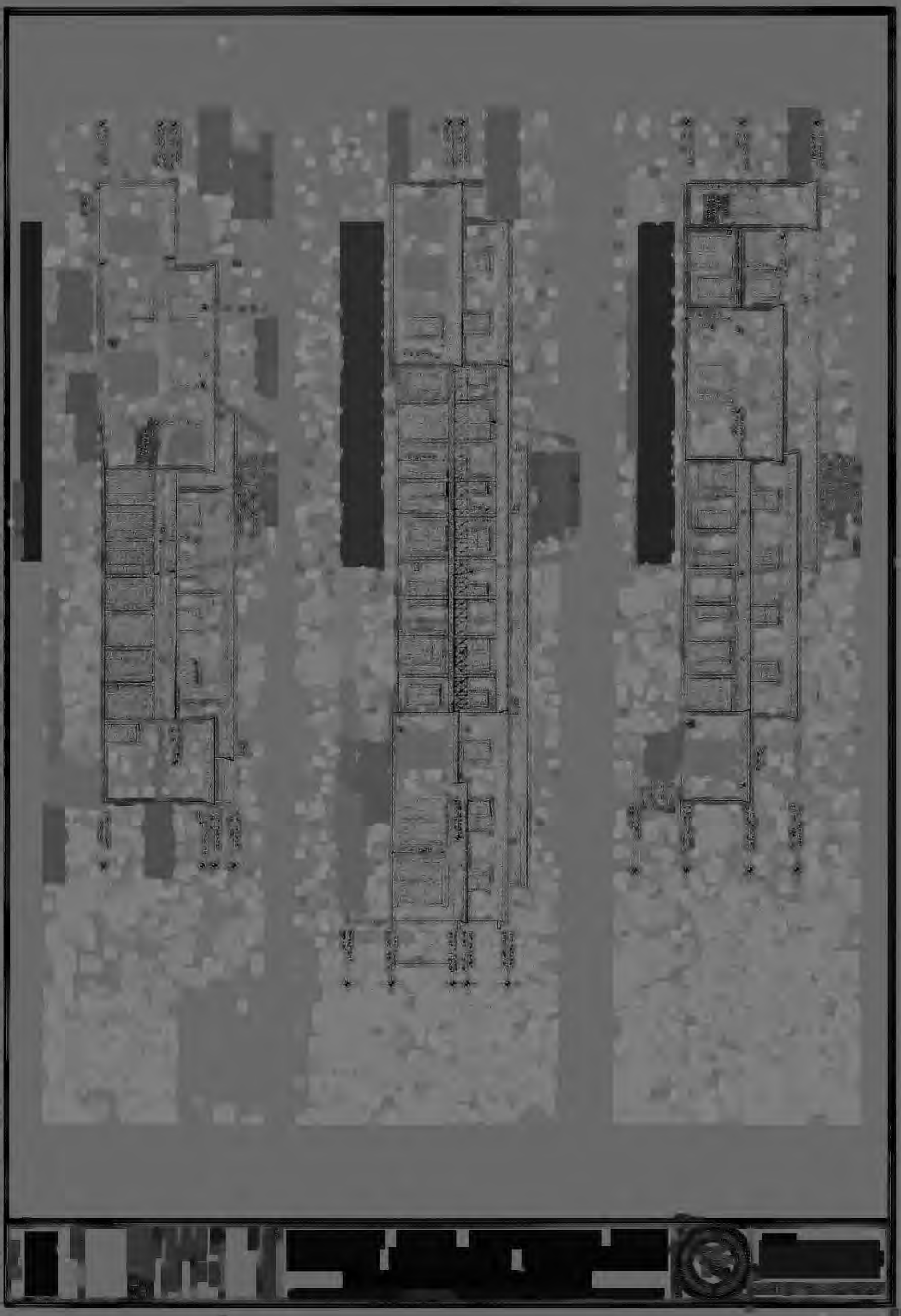






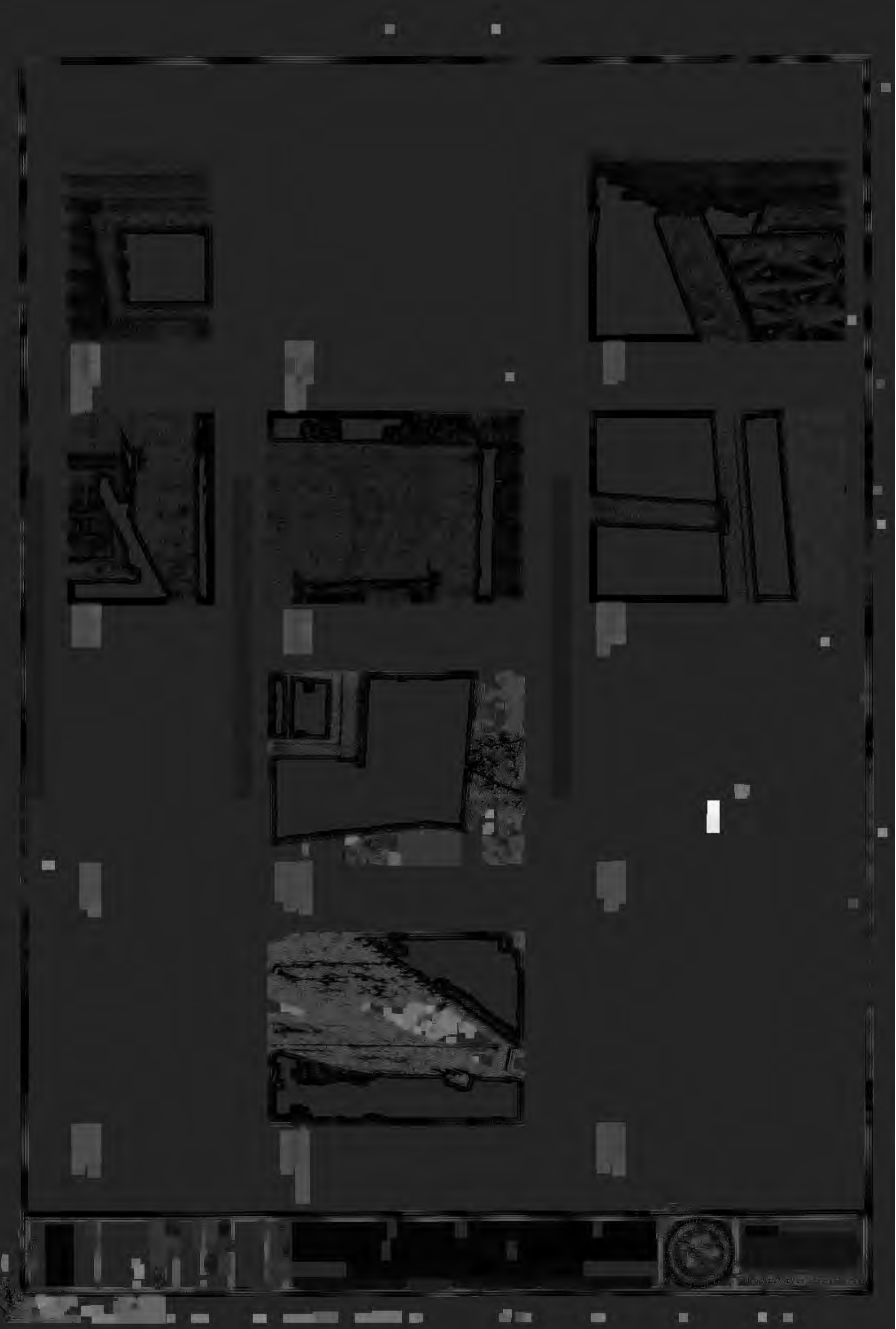


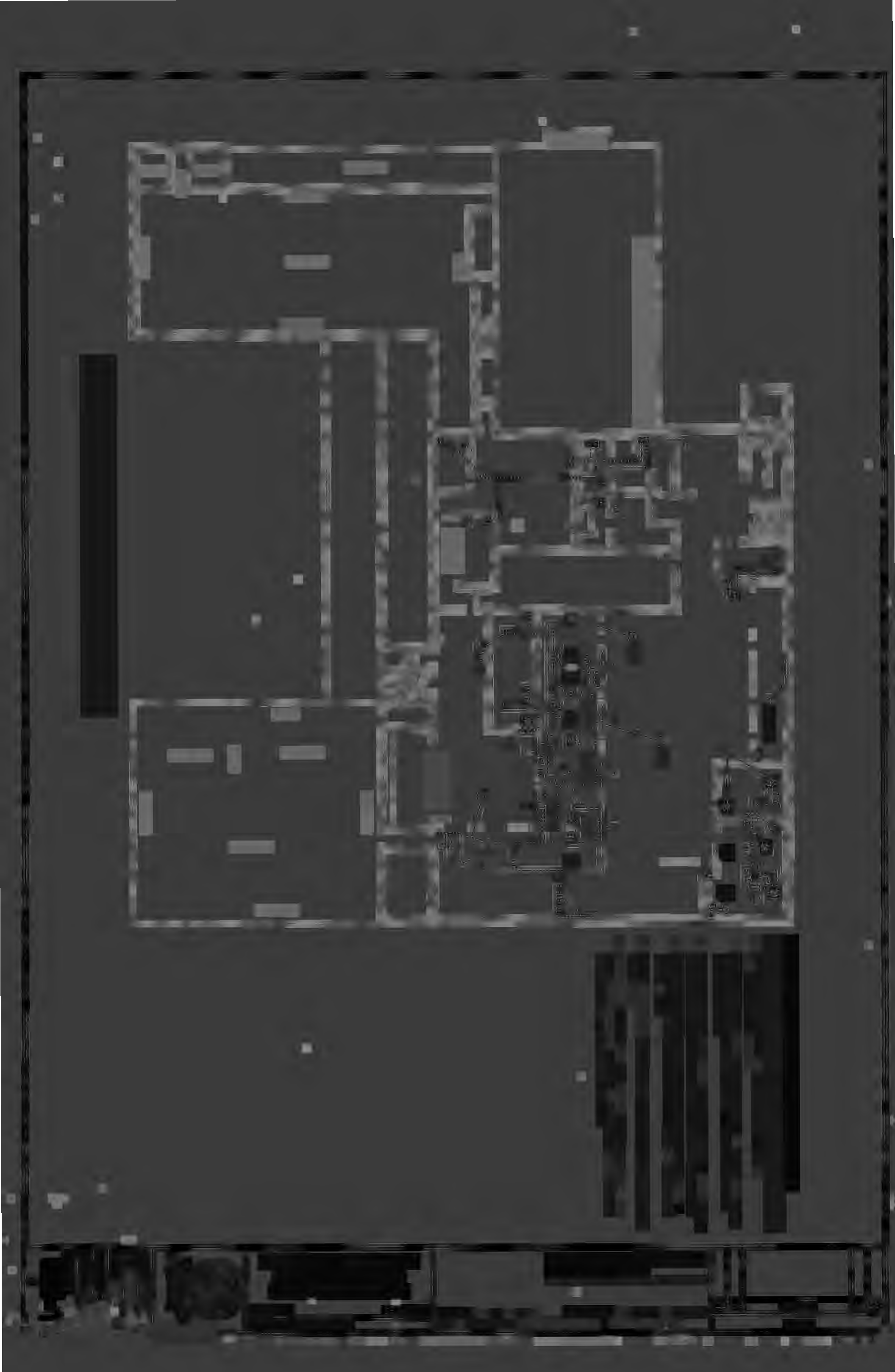










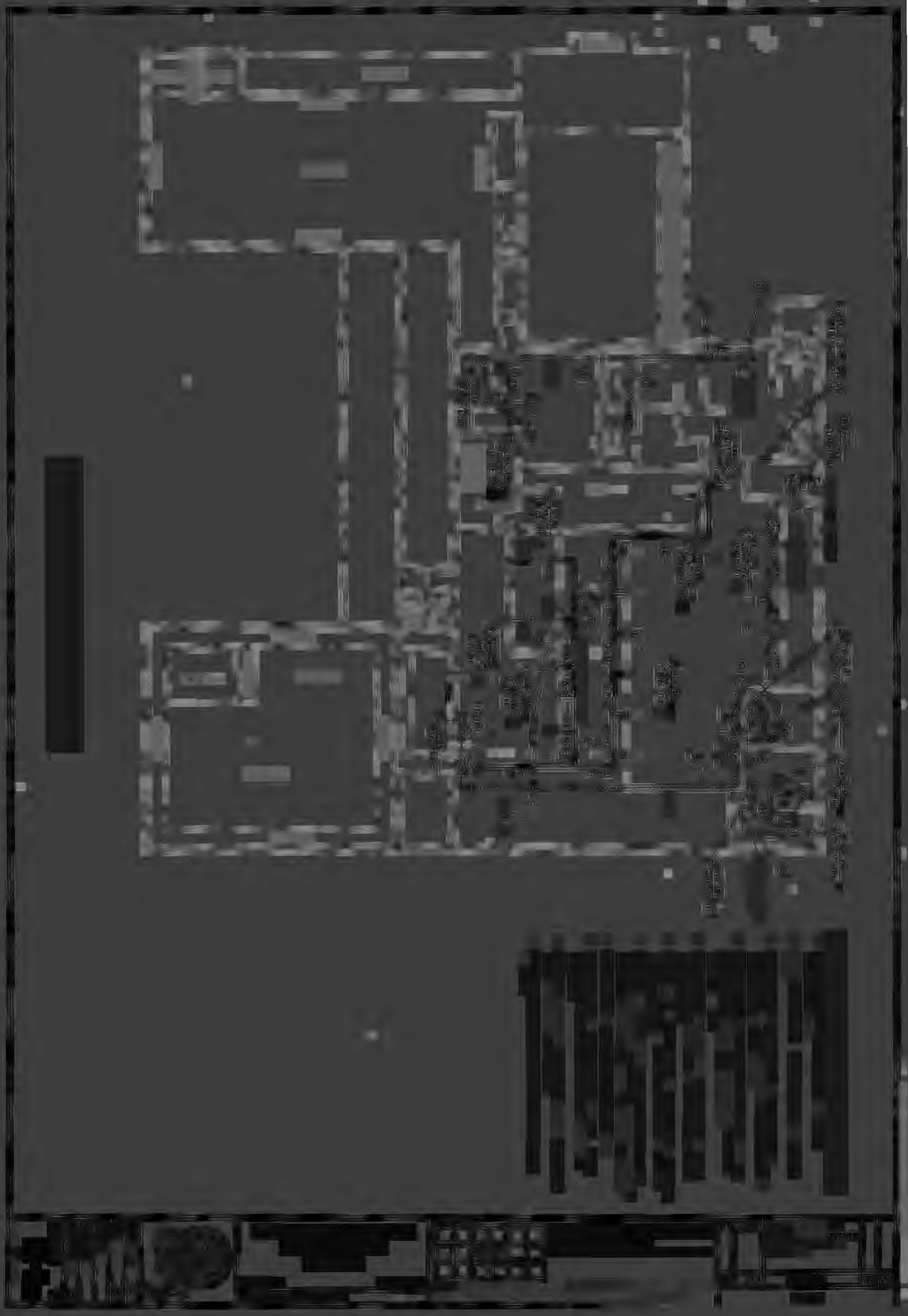


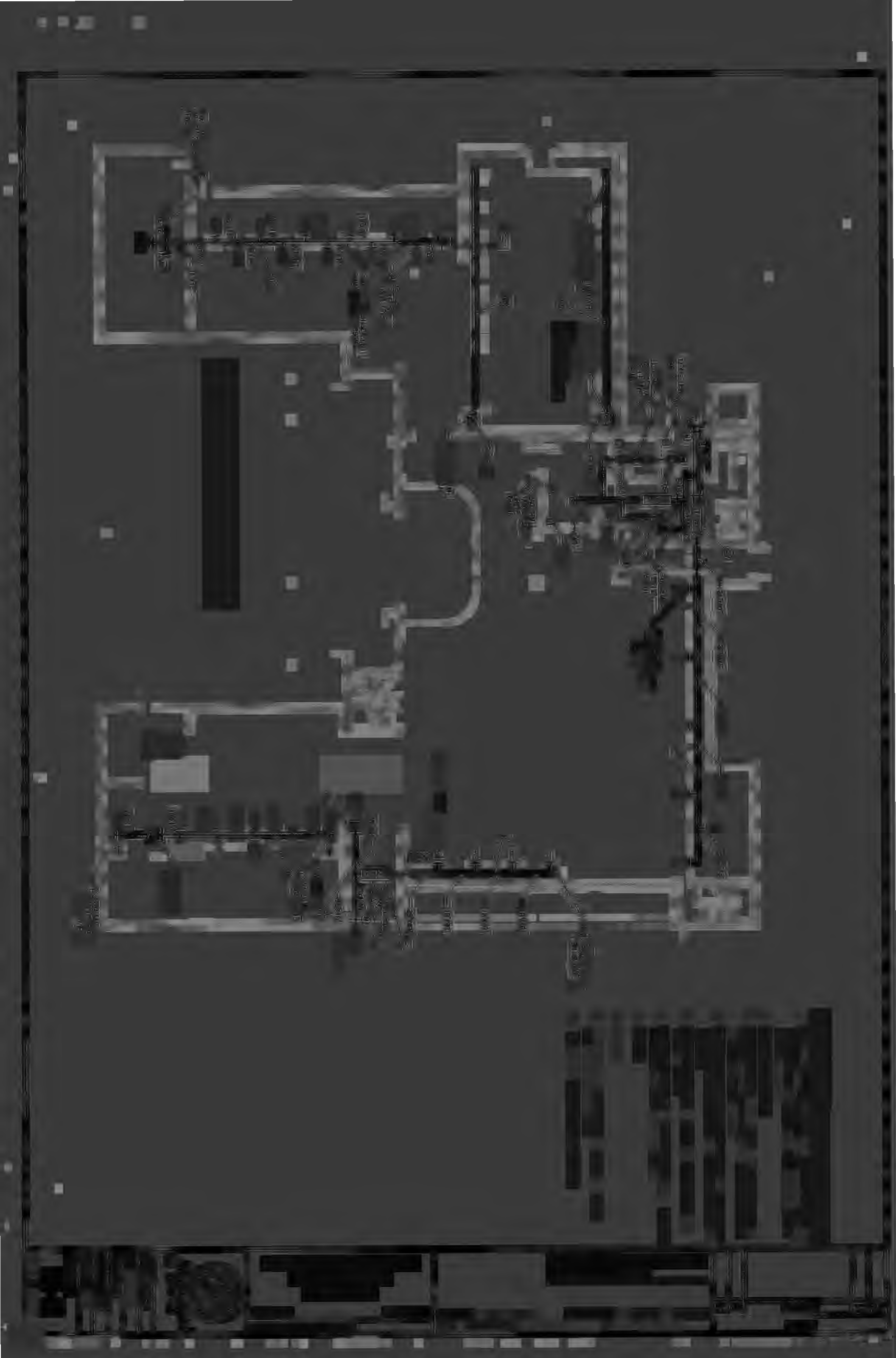




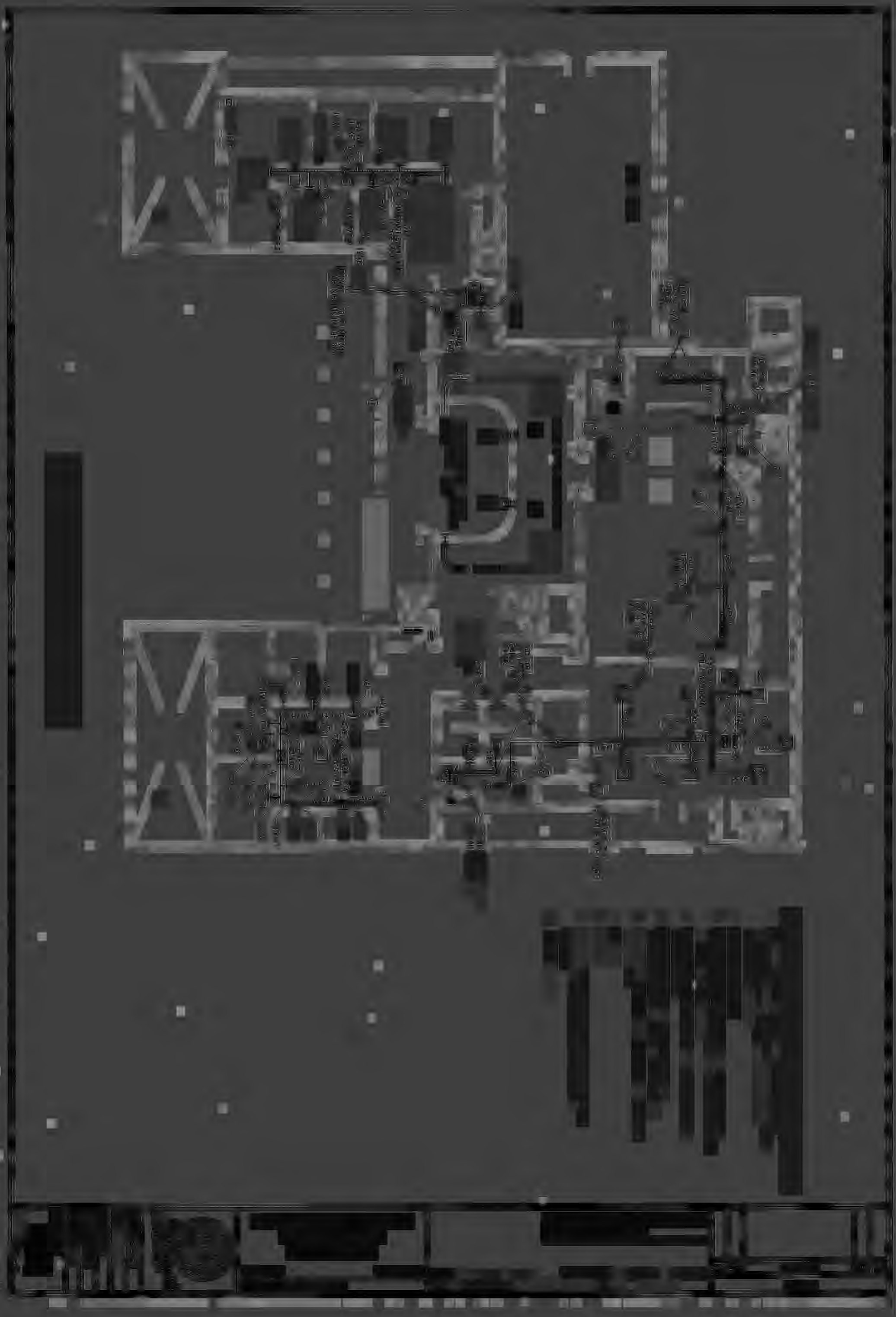


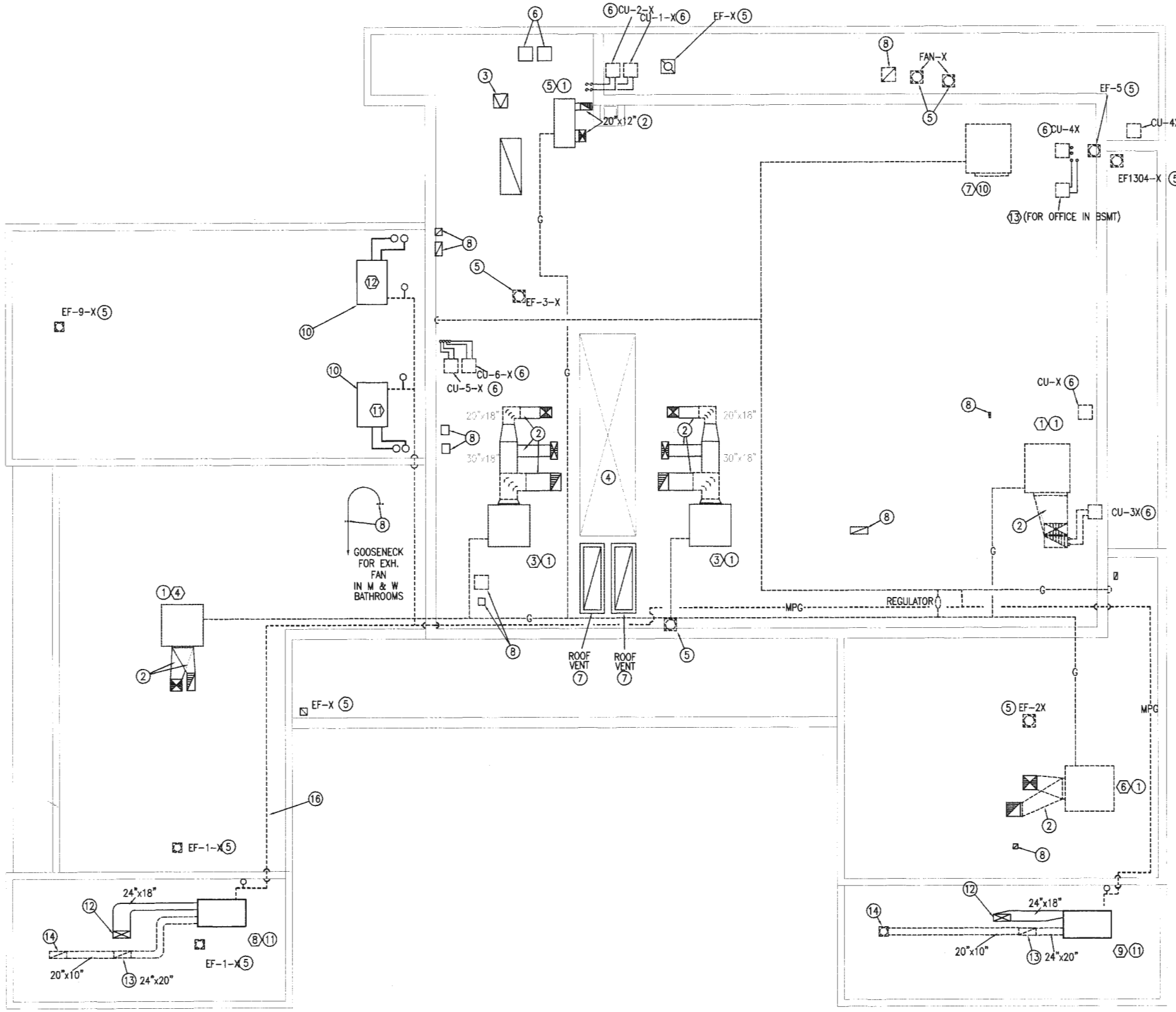












ROOF MECHANICAL PLAN

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

GENERAL NOTES:

REFER TO SHEET MD-4 FOR STORED EQUIPMENT FOR RE-INSTALLATION.
EXTEND ALL CURBS AND RE-FLASH ACCORDING TO DETAILS AND COORDINATE WITH ROOFER TO MAKE SURE ALL WORK IS COMPLETED WITHOUT RE-WORK.

KEYED NOTES: ○

1. INSTALL REPLACEMENT ROOFTOP UNIT THIS LOCATION. RECONNECT TO GAS, ELECTRICAL, AND DRAIN SERVICES. INSTALL REPLACEMENT UNIT ON ELEVATED PLATFORMS AS INDICATED ON DETAILS SHEET.
2. REMOVE TEMPORARY COVER AT ROOF OPENINGS AND INSTALL NEW SUPPLY AND RETURN DUCTWORK BETWEEN REPLACEMENT UNIT AND NEWLY FLASHED DUCT-THROUGH-ROOF PENETRATIONS. SUPPORT DUCT WITH ELEVATED SUPPORT, REFER TO DETAILS SHEET FOR DETAILS.
3. ROOF HATCH FROM SECOND FLOOR STORAGE ROOM.
4. EXISTING BARREL VAULT SKYLIGHT TO REMAIN. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SKYLIGHT.
5. REINSTALL TEMPORARILY REMOVED AND STORED EXHAUST FAN: SEE SHEET MD-4 "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
6. EXISTING REFRIGERANT CONDENSING UNIT: REINSTALL TEMPORARILY STORED UNIT. RECONNECT TO POWER AND INSTALL NEW REFRIGERANT LINES TO TEMPORARILY CAPPED AND SECURE LINES. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
7. EXISTING GRAVITY RELIEF VENTILATOR: REINSTALL TEMPORARILY STORED UNIT. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
8. EXISTING VENTILATION GOOSENECK: REINSTALL TEMPORARILY STORED UNIT ON EXISTING CURB WITH RE-FLASHING. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
9. EXISTING ROOF-MOUNTED GAS PIPING: RE-INSTALL ROOF-MOUNTED GAS PIPING WHICH WAS REMOVED PRIOR TO ROOFING. CAREFULLY REASSEMBLE PIPING AFTER ROOFING. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
10. INSTALL NEW "UNICO" ROOFTOP AIR HANDLER ON ELEVATED STAND PER M-5. EXTEND SUPPLY AND RETURN DUCTS TO CORNER OF ROOF AND DOWN THROUGH ROOF. SEE M-2 "FIRST FLOOR MECHANICAL PLAN" FOR WORK INSIDE BUILDING.
11. INSTALL NEW PACKAGED ROOFTOP UNIT ON FIRST FLOOR ROOF. INSTALL UNIT ON ELEVATED MOUNTING FRAME AS INDICATED ON SHEET M-5, "MECHANICAL DETAILS."
12. 24 IN. X 18 IN. SUPPLY DUCT ON ROOF. TRANSITION TO 30 IN. X 12 IN. THROUGH ROOF. SEE M-2 "FIRST FLOOR MECHANICAL PLAN" FOR CONTINUATION.
13. 24 IN. X 20 IN. RETURN DUCT ON ROOF. TRANSITION TO 30 IN. X 12 IN. THROUGH ROOF. SEE M-2 "FIRST FLOOR MECHANICAL PLAN" FOR CONTINUATION.
14. USE EXISTING EXHAUST FAN HOLE THROUGH ROOF FOR ADDITIONAL RETURN. EXTEND 20 IN. X 10 IN. RETURN DUCT BACK TO MAIN RETURN DUCT.
15. EXTEND NEW GAS LINE AT MEDIUM PRESSURE FROM MEDIUM PRESSURE MAIN ON ROOF. EXTEND APPROXIMATELY AS SHOWN TO NEW ROOFTOP UNIT HEX 9. PROVIDE REGULATOR AT UNIT TO LOWER PRESSURE TO HOUSE PRESSURE.
16. EXTEND NEW GAS LINE AT MEDIUM PRESSURE FROM MEDIUM PRESSURE MAIN ON ROOF. EXTEND APPROXIMATELY AS SHOWN TO NEW ROOFTOP UNIT HEX 8. PROVIDE REGULATOR AT UNIT TO LOWER PRESSURE TO HOUSE PRESSURE.
17. EXTEND NEW MED. PREASURE GAS LINE TO HEX 11 AND HEX 12. PROVIDE REGULATOR TO LOWER PREASURE TO HOUSE PREASURE.

REV. NO.	DATE	DESCRIPTION	DWN. BY	CK'D BY
		REVISIONS		

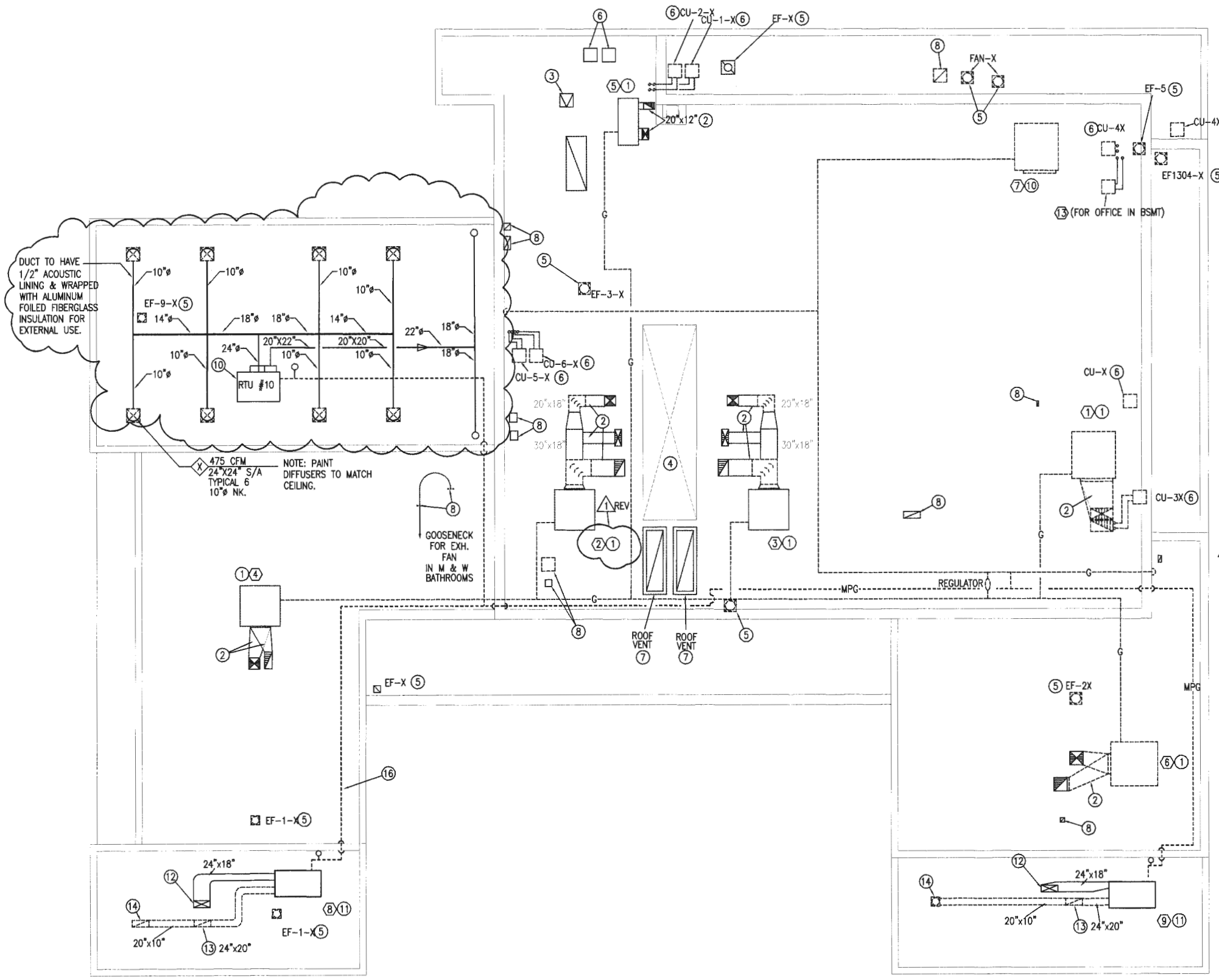
MECHANICAL & ELECTRICAL ENGINEERING, INC.
ALBUQUERQUE: 8417 Washington Pl., NE Suite B
Albuquerque, NM 87113 505/856-1699
SANTA FE: 1210 Luisa St., Suite 12
Santa Fe, New Mexico 87505 505/983-2389

CITY OF SANTA FE LIBRARY
MECHANICAL ROOF PLAN
SANTA FE NEW MEXICO
ENGINEER'S PROJECT NO. 0147

JOHN BAUMGARTEL NEW MEXICO 6530 REGISTERED PROFESSIONAL ENGINEER
10-22-01

SCALE: 1/8"=1'0"
DATE: 10-19-01
DRAWN BY: MR
PROJECT MGR. HJB
CHECKED BY: HJB

SHEET NO.
M-4
33 OF 41



ROOF MECHANICAL PLAN

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

GENERAL NOTES:

REFER TO SHEET MD-4 FOR STORED EQUIPMENT FOR RE-INSTALLATION.
EXTEND ALL CURBS AND RE-FLASH ACCORDING TO DETAILS AND COORDINATE WITH ROOFER TO MAKE SURE ALL WORK IS COMPLETED WITHOUT RE-WORK.

KEYED NOTES: ○

1. INSTALL REPLACEMENT ROOFTOP UNIT THIS LOCATION. RECONNECT TO GAS, ELECTRICAL, AND DRAIN SERVICES. INSTALL REPLACEMENT UNIT ON ELEVATED PLATFORMS AS INDICATED ON DETAILS SHEET.
2. REMOVE TEMPORARY COVER AT ROOF OPENINGS AND INSTALL NEW SUPPLY AND RETURN DUCTWORK BETWEEN REPLACEMENT UNIT AND NEWLY FLASHED DUCT-THROUGH-ROOF PENETRATIONS. SUPPORT DUCT WITH ELEVATED SUPPORT, REFER TO DETAILS SHEET FOR DETAILS.
3. ROOF HATCH FROM SECOND FLOOR STORAGE ROOM.
4. EXISTING BARREL VAULT SKYLIGHT TO REMAIN. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SKYLIGHT.
5. REINSTALL TEMPORARILY REMOVED AND STORED EXHAUST FAN: SEE SHEET MD-4 "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
6. EXISTING REFRIGERANT CONDENSING UNIT: REINSTALL TEMPORARILY STORED UNIT. RECONNECT TO POWER AND INSTALL NEW REFRIGERANT LINES TO TEMPORARILY CAPPED AND SECURE LINES. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
7. EXISTING GRAVITY RELIEF VENTILATOR: REINSTALL TEMPORARILY STORED UNIT. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
8. EXISTING VENTILATION GOOSENECK: REINSTALL TEMPORARILY STORED UNIT ON EXISTING CURB WITH RE-FLASHING. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.
9. EXISTING ROOF-MOUNTED GAS PIPING: RE-INSTALL ROOF-MOUNTED GAS PIPING WHICH WAS REMOVED PRIOR TO ROOFING. CAREFULLY REASSEMBLE PIPING AFTER ROOFING. SEE SHEET "ROOF MECHANICAL DEMOLITION PLAN" FOR REMOVAL AND STORAGE NOTES.

1 REV

10. INSTALL NEW PACKAGE UNIT ON ROOF, ON ELEVATED STAND AS PER M-5. EXTEND RETURN DUCT TO CORNERS OF ROOF AND DOWN THROUGH ROOF AS SHOWN, SEE M-2 "FIRST FLOOR MECHANICAL PLAN" FOR WORK INSIDE DUILDING.
    * EXTEND SUPPLY DUCT TO ROOF PENETRATIONS SHOWN AND DOWN TO AREA BELOW AS SHOWN.
11. INSTALL NEW PACKAGED ROOFTOP UNIT ON FIRST FLOOR ROOF. INSTALL UNIT ON ELEVATED MOUNTING FRAME AS INDICATED ON SHEET M-5, "MECHANICAL DETAILS."
12. 24 IN. X 18 IN. SUPPLY DUCT ON ROOF. TRANSITION TO 30 IN. X 12 IN. THROUGH ROOF. SEE M-2 "FIRST FLOOR MECHANICAL PLAN" FOR CONTINUATION.
13. 24 IN. X 20 IN. RETURN DUCT ON ROOF. TRANSITION TO 30 IN. X 12 IN. THROUGH ROOF. SEE M-2 "FIRST FLOOR MECHANICAL PLAN" FOR CONTINUATION.
14. USE EXISTING EXHAUST FAN HOLE THROUGH ROOF FOR ADDITIONAL RETURN. EXTEND 20 IN. X 10 IN. RETURN DUCT BACK TO MAIN RETURN DUCT.
15. EXTEND NEW GAS LINE AT MEDIUM PRESSURE FROM MEDIUM PRESSURE MAIN ON ROOF. EXTEND APPROXIMATELY AS SHOWN TO NEW ROOFTOP UNIT HEX 9. PROVIDE REGULATOR AT UNIT TO LOWER PRESSURE TO HOUSE PRESSURE.
16. EXTEND NEW GAS LINE AT MEDIUM PRESSURE FROM MEDIUM PRESSURE MAIN ON ROOF. EXTEND APPROXIMATELY AS SHOWN TO NEW ROOFTOP UNIT HEX 8. PROVIDE REGULATOR AT UNIT TO LOWER PRESSURE TO HOUSE PRESSURE.
17. EXTEND NEW MED. PREASURE GAS LINE TO HEX 11 AND HEX 12. PROVIDE REGULATOR TO LOWER PREASURE TO HOUSE PREASURE.

REV. NO.	DATE	DESCRIPTION	DRWN. BY	CK'D BY
1	11/02/01	NEW READING ROOF TOP DUCT SYSTEM, NEW KEYNOTE #10 REVISED RTU IDENTIFICATION FROM (3) TO (2)		

REVISIONS

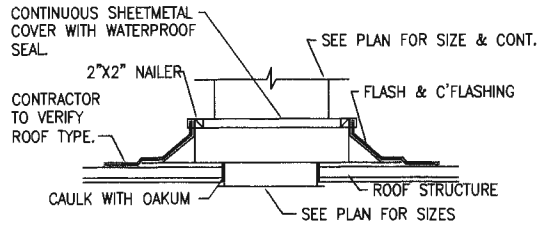
MECHANICAL & ELECTRICAL ENGINEERING, INC.
ALBUQUERQUE: 8417 Washington Pl., NE Suite B Albuquerque, NM 87113 505/856-1699
SANTA FE: 1210 Luisa St., Suite 12 Santa Fe, New Mexico 87505 505/983-2389

CITY OF SANTA FE LIBRARY
MECHANICAL ROOF PLAN
SANTA FE NEW MEXICO
ENGINEER'S PROJECT NO. 01147

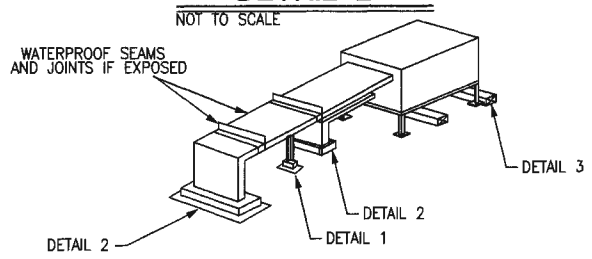
JOHN BAUMGARDT NEW MEXICO 6530 REGISTERED PROFESSIONAL ENGINEER
11-02-01

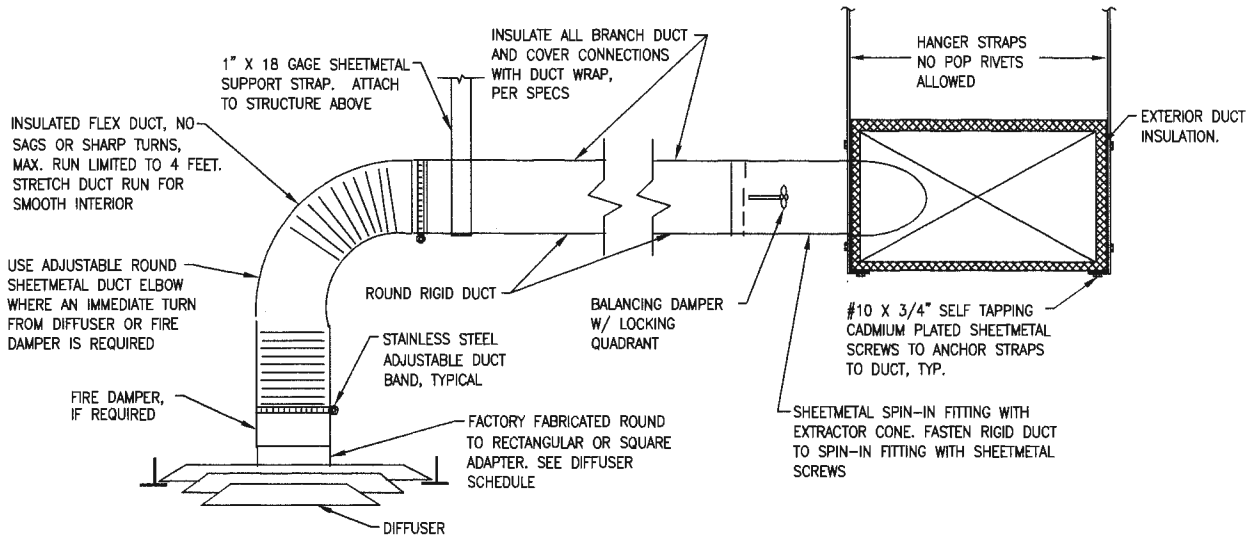
SCALE: 1/8"=1'0"
DATE: 10-19-01
DRAWN BY: MR
PROJECT MGR. HJB
CHECKED BY: HJB

SHEET NO.
M-4R
OF



DETAIL 2
NOT TO SCALE





TYPICAL DIFFUSER CONNECTION DETAIL
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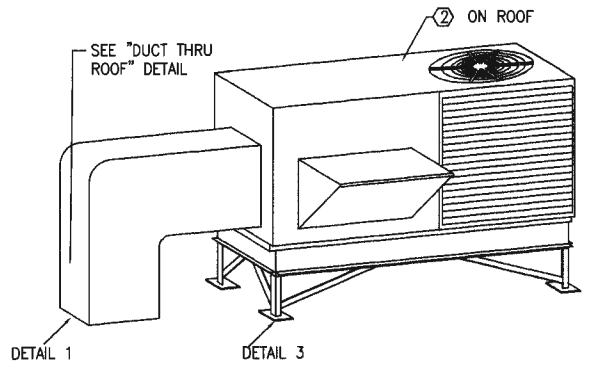
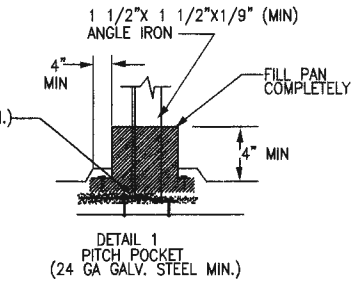
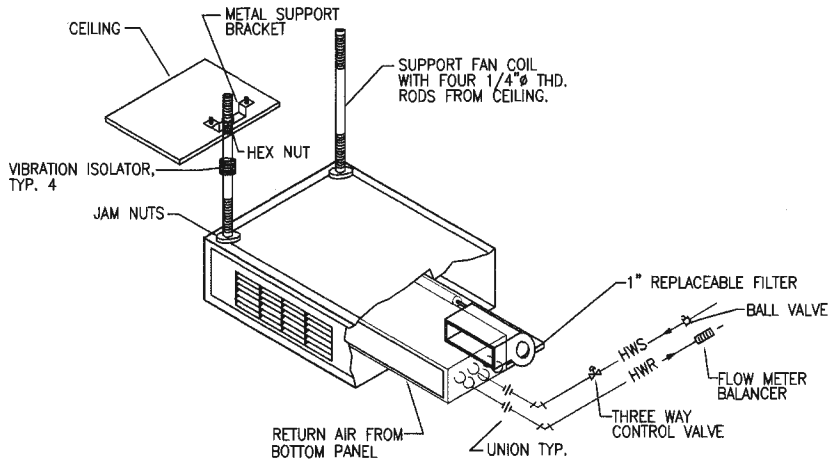
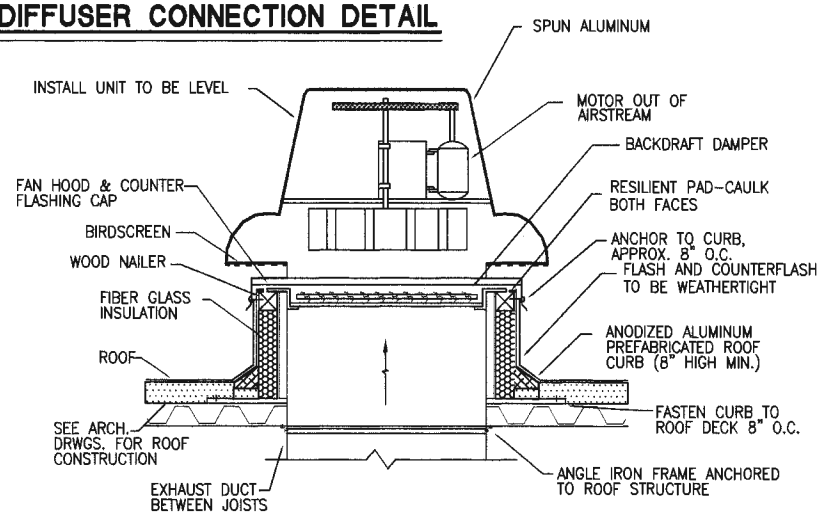


SIDE DISCHARGE ROOFTOP UNIT
NO SCALE

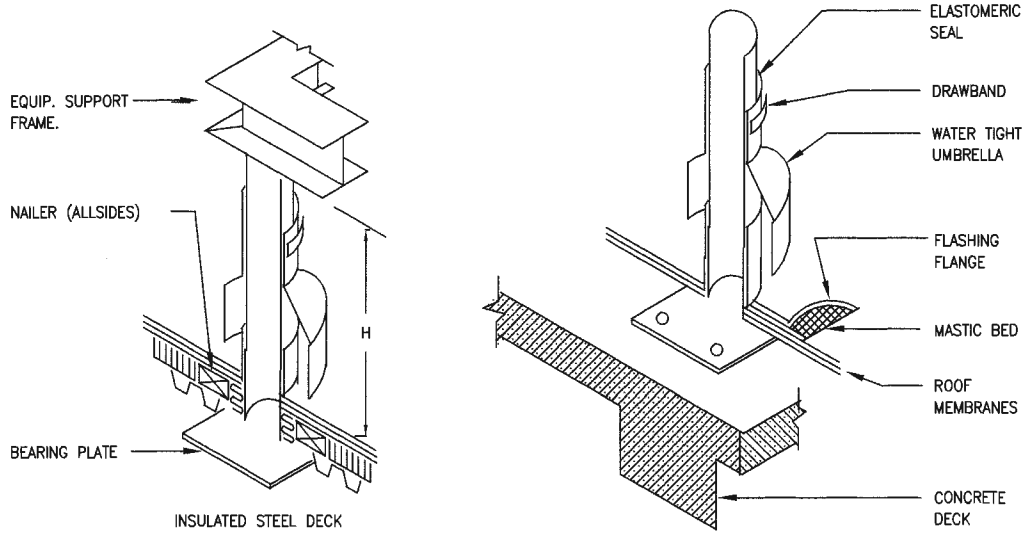




FAN COIL UNIT DETAIL
NOT TO SCALE

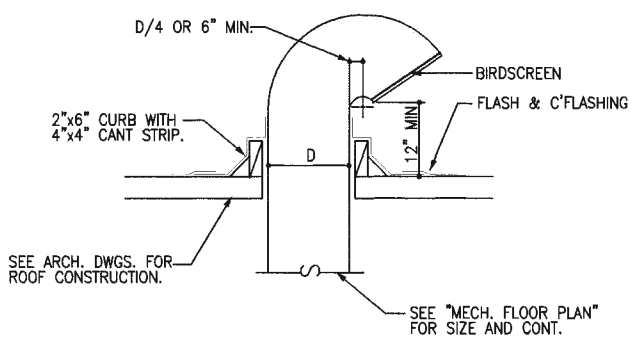


BELT DRIVEN EXHAUST FAN DETAIL
NOT TO SCALE

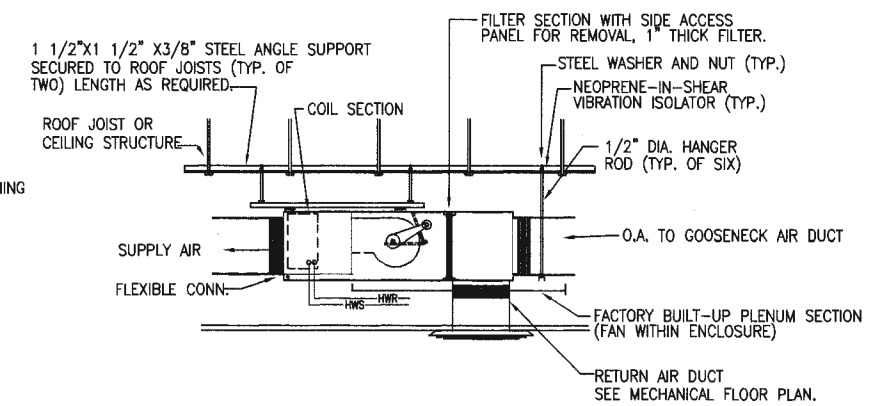


WIDTH OF EQUIPMENT	HEIGHT
UP TO 24"	14"
25" TO 36"	18"
37" TO 48"	24"
49" TO 60"	30"
61" AND WIDER	48"

DETAIL 3
EQUIP. AND DUCT SUPPORT DETAIL
NOT TO SCALE



GOOSENECK DETAIL
NOT TO SCALE



FAN COIL UNIT MOUNTING DETAIL
NO SCALE

MECHANICAL & ELECTRICAL ENGINEERING, INC.
ALBUQUERQUE: 8417 Washington Pl., NE Suite B Albuquerque, NM 87113 505/856-1699
SANTA FE: 1210 Luisa St. Suite 12 Santa Fe, New Mexico 87505 505/983-2389

REV. NO.	DATE	DESCRIPTION	DRN. BY	CK'D BY
		REVISIONS		

CITY OF SANTA FE LIBRARY
MECHANICAL DETAILS
SANTA FE NEW MEXICO
ENGINEER'S PROJECT NO. 0147

JOHN BADMGARUD NEW MEXICO 6530 REGISTERED PROFESSIONAL ENGINEER
10-22-01

SCALE: NONE
DATE: 10-19-01
DRAWN BY: RA
PROJECT MGR.: HJB
CHECKED BY: HJB

SHEET NO.
M-5
35 OF 41

9. PROVIDE AND INSTALL ALL MECHANICAL EQUIPMENT, TRANSFORMERS, RELAYS, AND OTHER ELEMENTS NECESSARY FOR A COMPLETE OPERATING SYSTEM. COMPLETE ALL 24 VOLT CONTROL WIRING AND EQUIPMENT TO THE ABOVE. ALL LINE VOLTAGE WIRING TO THE ABOVE SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR.
10. REVISE DIMENSIONS OF THE DUCTWORK IN THE CEILING SPACE FROM SIZES INDICATED ON THE DRAWINGS ONLY AT SPECIFIC LOCATIONS WHEN NECESSARY TO FIT THE DUCTWORK IN THE SPACE AVAILABLE. REROUTE DUCTWORK IN CEILING SPACE TO AVOID OTHER MECHANICAL EQUIPMENT, LIGHT FIXTURES, ETC. MAINTAIN THE SAME FREE AREA AND SUBMIT PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL. VERIFY SPACE LIMITATIONS BEFORE DUCTWORK FABRICATION AND MAKE CHANGES ACCORDINGLY. PROVIDE ALL NECESSARY TRANSITIONS.
11. VERIFY EQUIPMENT SPECIFIED IS CORRECT FOR FIELD APPLICATION INCLUDING BUT NOT LIMITED TO SIZES, LOCATIONS, CLEARANCES, STRUCTURAL CONSISTENCY, ETC. BEFORE ORDERING OR INSTALLING AND SHALL MAKE CHANGES, DELETIONS, OR ADDITIONS TO ANY AND ALL APPLICATIONS THAT APPLY BEFORE ORDERING EQUIPMENT. SUBMIT CHANGES, ADDITIONS AND/OR MODIFICATIONS REQUIRED TO ENGINEER FOR APPROVAL. NO CHANGE ORDERS OR PASSAGE OF LIABILITY BY THE CONTRACTOR(S) WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY EQUIPMENT.
12. COORDINATE ALL PROPOSED ROOF PENETRATIONS WITH GENERAL CONTRACTOR AND ARCHITECT AND RELOCATE IF NECESSARY. COORDINATE WITH GENERAL CONTRACTOR/ARCHITECT/OWNER.
13. PROVIDE ONE UNION AT ALL VALVES.
14. PROVIDE A WALL SWITCH AT THE MAIN ENTRY DOOR INTO MECHANICAL ROOM INTERCONNECTED TO THE BOILER POWER SUPPLY TO TURN ALL BOILER POWER SUPPLIES OFF IN THE EVENT OF EMERGENCY.
15. COORDINATE WITH GENERAL CONTRACTOR FOR REINSTALLATION OF WALLS AND CEILING REMOVED TO COMPLETE MECHANICAL WORK, REPAIR OF ALL DAMAGE TO WALLS, CEILING, ETC., AND SEALING OF ALL WALL AND CEILING OPENINGS WITH MATCHING MATERIAL.
16. VERIFY SLOPES BEFORE ROUTING ANY AND ALL CONDENSATE DRAIN PIPING. INCLUDE IN PRICE ALL COSTS ASSOCIATED WITH A COMPLETE GRAVITY DRAIN SYSTEM.
17. ALL DRAIN PIPING SHALL BE TYPE PVC ABOVE FLOOR AND TYPE K COPPER BELOW THE FLOOR (FI REQUIRED).
18. NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL ABOVE GRADE AND SHALL BE SCHEDULE 40 BLACK STEEL WRAPPED WITH SCOTCHWRAP OR POLYETHYLENE PIPING WHEN BURIED.
19. PROVIDE LINE ITEM PRICE FOR PAINTING RELOCATED GAS PIPING.
20. ROUTE PIPING AS NEARLY AS POSSIBLE TO THE ROUTING INDICATED ON THE PLANS, BUT MAKE MINOR CHANGES IN ROUTING TO ACCOMMODATE THE CONDITIONS AT THE SITE. DO NOT UNDERTAKE MAJOR REROUTING OF PIPING WITHOUT WRITTEN APPROVAL FROM OWNER OR ENGINEER. BE RESPONSIBLE FOR ALL REQUIRED TRANSITIONS, OFFSETS, MINOR RELOCATIONS, AND ALL ASSOCIATED FITTINGS, PIPING, AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATIONAL SYSTEM.
21. VISIT THE SITE AND MAKE ALL NECESSARY INQUIRIES TO DETERMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO SUBSEQUENT ALLOWANCE WILL BE MADE TO COMPENSATE FOR LACK OF PRE-BID INSPECTIONS. ANY LINES ENCOUNTERED WHICH MAY INTERFERE WITH NEW CONSTRUCTION SHALL BE RELOCATED IF ACTIVE AND ABANDONED IF INACTIVE BY THIS CONTRACTOR UNDER THIS CONTRACT BY FIRST CONTACTING THE ARCHITECT FOR A RULING AS TO THEIR REMOVAL, RELOCATION, ETC.
22. LOCATION OF ROOFTOP EQUIPMENT ON ROOF: DEVELOP FINAL LOCATIONS OF ROOFTOP EQUIPMENT ON ROOF AND MARK UNIT AND DUCT PENETRATION LOCATIONS FOR USE BY GENERAL CONTRACTOR IN FORMING OPENINGS.
23. SMOKE DETECTORS: VERIFY OPERATION OF EXISTING SMOKE DETECTORS. UNIT PROPERLY OPERATIONAL TO BE REMOVED STORED, AND REINSTALLED IN NEW DUCTWORK. NON-OPERATIONAL UNITS TO BE REMOVED AND SIMILAR NEW UNIT S INSTALLED IN NEW DUCTWORK.

T THERMOSTAT: ADAPTIVE INTELLIGENT RECOVERY, ENERGY SAVING, MULTIPLE SETBACK, TEMPORARY OVERRIDE, LCD DISPLAY, BATTERY BACKUP, TRANSFORMER, COOLING SUBBASE, AUTOMATIC CHANGE OVER FROM WINTER TO SUMMER, AND ALL CONTROLS NECESSARY FOR COMPLETE OPERATION. INCLUDE BATTERIES. WITH LOCKING COVERS.

EF-A EXHAUSTER: CEILING EXHAUSTER COMPLETE WITH DISCONNECT, BACKDRAFT DAMPER, WALL OR ROOF CAP, MOUNTING BRACKETS, CEILING GRILLE, AND ALL EQUIPMENT NECESSARY FOR COMPLETE INSTALLATION. WEIGHT IN LBS.
ELEC: 120V/1PH/60HZ. MODEL NUMBER GREENHECK"

SYM	MODEL NO.	CFM	ESP	WATTS	AMPS	WT.	CONTROL
1	SP-9	150	0.25	129	1.7	15	SWITCH

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

A CEILING SUPPLY AIR DIFFUSER: SUPPLY AIR DIFFUSER: 24 IN. X 24 IN. PANEL SIZE, SQUARE/RECTANGULAR CEILING MOUNTED SUPPLY AIR DIFFUSER. INCLUDE FRAME FOR EXISTING CEILING TYPE. DAMPER IN DUCT FOR ACCESSIBLE CEILINGS. STANDARD WHITE FINISH. DUCT SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" SERIES 1400.

B RETURN AIR GRILLE: FABRICATED ALUMINUM GRILLE WITH ½ IN. X 1/2 IN. X 1/2 IN. SQUARES. INCLUDE FRAME FOR CORRECT CEILING INSTALLATION. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR CEILING APPLICATION. COLOR SELECTED BY ARCHITECT. SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" MODEL EGC-5

C CEILING SUPPLY AIR DIFFUSER: SUPPLY AIR DIFFUSER: 12 IN. X 12 IN. PANEL SIZE, SQUARE/RECTANGULAR CEILING MOUNTED SUPPLY AIR DIFFUSER. INCLUDE FRAME FOR EXISTING CEILING TYPE. DAMPER IN DUCT FOR ACCESSIBLE CEILINGS. STANDARD WHITE FINISH. DUCT SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" SERIES 1400.

D SUPPLY AIR REGISTER: RECTANGULAR FACE WITH DOUBLE DEFLECTION BLADES 3/4 IN. SPACING, VERTICAL TO THE FRONT, STANDARD WHITE FINISH, AND OBD. PROVIDE FRAME FOR WALL TYPE INDICATED IN ARCHITECTURAL DRAWINGS. DUCT SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" MODEL 880-H.

E RETURN AIR GRILLE: SINGLE DEFLECTION RETURN ZERO DEFLECTION, VERTICAL DEFLECTION VANES, ALL STEEL CONSTRUCTION RETURN AIR GRILLE. STANDARD WHITE FINISH UNLESS OTHERWISE STATED ON THE ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR SIZE.
"KRUEGER" SERIES S480V

SFD2 SMOKE AND FIRE DAMPER: COMBINATION SMOKE AND FIRE DAMPER WITH AIRFOIL BLADE STYLE, 1-1/2 HOUR RATING, CLASS I LEAKAGE RATING, 350 DEGREE F ELEVATED TEMPERATURE RATING, AND WITH AN OPERATIONAL RATING UP TO 4000 FPM AND 8 IN. W.G. PRESSURE DROP ACROSS THE DAMPER FOR USE IN HIGH VELOCITY DUCT SYSTEMS. PROVIDE WITH A FACTORY FURNISHED SLEEVE COMPLETE WITH INLET AND OUTLET RECTANGULAR-TO-ROUND TRANSITIONS TO MATCH ROUND DUCT SIZE SHOWN ON PLAN, AND A FACTORY FURNISHED ELECTRIC ACTUATOR WITH TWO-POSITION CONTROL, FACTORY MOUNTED EXTERNALLY ON THE SLEEVE. SEE PLAN FOR SIZE.
ELEC: 120V/1PH/60HZ
"GREENHECK" MODEL NO. FSD-33

AD ACCESS DOOR: PROVIDE AND INSTALL CEILING MOUNTED, STEEL ACCESS DOOR, FOR EXISTING CEILING TYPE (FIELD VERIFY), WHERE REQUIRED, FOR ACCESS TO FIRE DAMPERS ABOVE HARD CEILINGS. PROVIDE WITH SCREWDRIVER OPERATED LATCH. PAINT ACCESS DOOR TO MATCH COLOR OF EXISTING CEILING. SIZE: 18 IN. X 18 IN.
"AIR BALANCE INC." ARCHITECTURAL ACCESS DOORS - SELECT MODEL TO MATCH CEILING TYPE.

GENERAL MECHANICAL NOTES

MECHANICAL CONTRACTOR SHALL:

1. PROVIDE AND INSTALL ALL MATERIAL AND EQUIPMENT AS REQUIRED BY UPC, UMC, NFPA, LIFE SAFETY CODE, GAS CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY WHETHER SHOWN ON THE DRAWINGS OR NOT. WHERE THERE IS A DISCREPANCY BETWEEN THE CODES OR ORDINANCES AND THE DRAWINGS, THE MORE STRINGENT APPLICATION SHALL APPLY.
2. LAYOUT AND INSTALL COMPLETE AND FUNCTIONAL MECHANICAL SYSTEMS, INCLUDING TEMPORARY CUTOFF OF EXISTING UTILITIES AND SERVICES.
3. TO ACHIEVE AS QUIET A SYSTEM AS POSSIBLE, ISOLATE FROM THE BUILDING STRUCTURE ALL EQUIPMENT AND PIPING IN THE MECHANICAL ROOM, INCLUDING GAS, AIR INTAKE, EXHAUST, ETC.
4. INSTALL FREE AREA OF THE DUCTWORK AS SHOWN ON THE DRAWINGS.
5. VERIFY THAT DIFFUSERS, REGISTERS, GRILLES, AND ALL EQUIPMENT SPECIFIED OR INDICATED IN SCOPE OF WORK IS CORRECT FOR FIELD INSTALLATION BEFORE ORDERING EQUIPMENT. MAKE CHANGES, DELETIONS, OR ADDITIONS TO THE EQUIPMENT AS REQUIRED. VERIFY SIZE OF ALL EQUIPMENT TO BE INSTALLED AND MAKE ANY REQUIRED CHANGES BEFORE ORDERING FROM MANUFACTURER. NO CHANGE ORDERS WILL BE ALLOWED AS A RESULT OF THE CONTRACTOR(S) FAILURE TO MEASURE ACTUAL DIMENSIONS AND PROVIDE CORRECT EQUIPMENT SIZES AND PROVIDE ALL EQUIPMENT REQUIRED FOR INSTALLATION.
6. PROVIDE ALL DUCTWORK CONNECTIONS AND TRANSITIONS AT GRILLES, DIFFUSERS, REGISTERS, FILTERS, COILS, AND OTHER LOCATIONS WHERE REQUIRED. CONSTRUCT ALL TRANSITIONS AND CONNECTIONS ACCORDING TO SMACNA STANDARDS.
7. PROVIDE A TESTING AND BALANCING (T&B)AGENCY. T&B AGENCY SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING SHEAVES, BALANCING DAMPERS, AND ALL EQUIPMENT NECESSARY TO PROVIDE PLUS OR MINUS 5% OF THE GPM AND/OR 5% OF CFM REQUIRED AT EACH TERMINAL UNIT. NO CHANGE ORDERS WILL BE ALLOWED AS A RESULT OF THE CONTRACTOR'S FAILURE TO PROVIDE EQUIPMENT NECESSARY FOR TEST AND BALANCE WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. COORDINATE WORK WITH THE GENERAL CONTRACTOR TO HAVE THE ROOFTOP EQUIPMENT, DUCTWORK, AND INSULATION JACKETS PAINTED TO THE ARCHITECT'S REQUIREMENTS.

MECHANICAL EQUIPMENT SCHEDULE: ⬡

1 THROUGH 9

PACKAGED ROOFTOP AIR CONDITIONING/HEATING UNIT: NATURAL GAS HEATING, ELECTRIC COOLING, SIDE DISCHARGE/RETURN (EXCEPT UNIT 7 WHICH IS TO BE DOWN DISCHARGE AND RETURN WITH FACTORY CURB), ALUMINIZED STEEL HEAT EXCHANGER, BELT-DRIVEN WITH ADJUSTABLE DRIVE INDOOR FAN, AND DIRECT DRIVE OUTDOOR FAN, SPARK IGNITION PILOT, INDOOR FAN TIME-DELAY RELAY, REDUNDANT GAS VALVE, MODULAR BURNER SECTION, ORIFICE FOR 7000 FT. ASL, INDUCED DRAFT COMBUSTION, COMBUSTION SECTION VIEW PORT, REMOTE SENSING OF PILOT FLAME, HEATING SAFETY CONTROLS LIMIT SWITCHES, CENTRIFUGAL SWITCH, ROLL OUT SWITCH, STAGGERED COPPER TUBE WITH BONDED ALUMINUM FIN COOLING COILS, LOW AMBIENT TEMP. CONTROLS, RECYCLE TIMER TO PREVENT SHORT CYCLING, ECONOMIZER PACKAGE, CONDENSER COIL HAIL GUARD ASSEMBLY, 2 IN. THROW-AWAY FILTERS, FILTER RACK, FLEXIBLE DUCT CONNECTIONS, VIBRATION ISOLATORS FOR MOTOR, FAN CONTROL, MOTOR, MOTOR STARTER, AND STAGED HEATING AND COOLING, AND ALL RELAYS, SWITCHES, TRANSFORMERS, FUSES, UNIT MOUNTED DISCONNECT, AND CONTROL EQUIPMENT REQUIRED FOR COMPLETE AND PROPER OPERATION. SUMMER OUTDOOR AIR TEMPERATURE ENTERING CONDENSER = 95 DEG. F. DB. AND 63 DEG. F. WB. ROOM AIR TEMP.= 80 DEG. F. SUMMER AND 68 DEG. WINTER. COOLING OUTPUTS ARE NOMINAL UNIT SIZES.
PROVIDE ULTRA VIOLET LAMP-TYPE STERILIZER FOR ALL UNITS.
ELEC.:208V/60 HZ/ 3 PH. WITH CONVENIENCE OUTLET.

SYM	"CARRIER" MODEL NO.	CLG OUTPUT TONS	HTG INPUT MBH	CFM	ESP	MIN. OA CFM	OPER. WT. LBS.	COMPRESSOR QUANTITY
1	48HG020	18	200/250	8000	0.5	950	2100	2
2	48HJF009	8.5	180/224	3800	0.5	500	990	2
3	48HJF009	8.5	180/224	3800	0.5	500	990	2
4	48HJF008	7.5	180/224	3350	0.5	550	980	2
5	48HJF005	4.0	120/150	1800	0.5	450	740	1
6	48HJF009	8.5	180/224	3800	0.5	450	990	2
7*	48HJF009	8.5	180/224	3800	0.5	1000	990	2
8	48HJF009	8.5	180/224	3800	0.5	500	990	2
9	48HJF009	8.5	180/224	3800	0.5	500	990	2

* DOWN DISCHARGE, ALL OTHER UNITS ARE SIDE DISCHARGE.
PARAMETERS DESCRIBED ABOVE ARE AT 7000 FT. ABOVE SEA LEVEL.

SYM	ELECTRICAL COMPRESSOR RLA	LRA	DATA UNIT WIRING OUTSIDE FAN, FLA	INDOOR FAN, FLA	POWER SUPPLY MCA	MOCP	DISCONNECT FLA	LRA
1	30.1 28.8	225 195	3 EA. 1.7	15.8	87	110		
2	15.0	99.0	1.4	7.5	50.1	60	52	269
3	15.0	99.0	1.4	7.5	50.1	60	52	269
4	12.4	88.0	1.4	7.5	44.2	50	46	247
5	13.5	99.0	0.7	4.9	28.5	35	27	117
6	15.0	99.0	1.4	7.5	50.1	60	52	269
7	15.0	99.0	1.4	7.5	50.1	60	52	269
8	15.0	99.0	1.4	7.5	50.1	60	52	269
9	15.0	99.0	1.4	7.5	50.1	60	52	269

11 AND 12
PACKAGED AIR HANDLER AND SPACE SAVING DUCTWORK SYSTEM BY "UNICO".
AIR HANDLER: ROOFTOP SIDE DISCHARGE PACKAGED UNIT SAME AS HEX 1 THROUGH 9. PARAMETERS DESCRIBED BELOW ARE AT 7000 FT. ABOVE SEA LEVEL.
ELEC.:208V/60 HZ/ 3 PH. WITH CONVENIENCE OUTLET.

SYM	"CARRIER" MODEL NO.	CLG OUTPUT TONS	HTG INPUT MBH	CFM	ESP	MIN. OA CFM	OPER. WT. LBS.	COMPRESSOR QUANTITY
11	48HJF005	4.0	120/150	1800	0.5	450	740	1
12	48HJF005	4.0	120/150	1800	0.5	450	740	1

ELECTRICAL DATA UNIT WIRING

SYM	COMPRESSOR RLA	LRA	OUTSIDE FAN, FLA	INDOOR FAN, FLA	POWER SUPPLY MCA	MOCP	DISCONNECT FLA	LRA
11	13.5	99.0	0.7	4.9	28.5	35	27	117
12	13.5	99.0	0.7	4.9	28.5	35	27	117

13 FAN COIL UNIT: FAN COIL UNIT FOR USE WITH HEATING WATER AND DX REFRIGERANT COOLING, COMPLETE WITH THREE-SPEED BLOWER SWITCH WITH "OFF" POSITION, CEILING HIDEAWAY WITH RETURN AIR PLENUM WITH FILTER RACK AND DISPOSABLE FILTERS, 1 ROW HEATING COIL AND THREE-WAY VALVE PACKAGE, DX COIL WITH DRAIN PAN, MOTOR STARTER, RELAYS, TRANSFORMER, SWITCHES AND ALL EQUIPMENT FOR COMPLETE OPERATION. RATED FOR 7000 FT. ASL.
ELEC: 115V/3PH/60HZ.
"INTERNATIONAL ENVIRONMENTAL CORP"

SYM	MODEL	CFM	ESP	OA CFM	HTG MBH	GPM	CLG MBH
1	CPY03	170	0.20	40	11	1.0	9.0

CONDENSING UNIT: UNIT CASING CONSTRUCTED OF HEAVY GAUGE, GALVANIZED STEEL PAINTED WITH WEATHER-RESISTANT POWDER PAINT. HIGH AND LOW PRESSURE CONTROLS FOR COMPRESSOR, FACTORY INSTALLED LIQUID LINE DRYER, INTERNAL OVER TEMPERATURE AND PRESSURE PROTECTION AND HERMETIC MOTOR. PROVIDE FREEZE PROTECTION AND LOW AMBIENT KIT FOR OPERATION TO 30 DEG. F. AMBIENT TEMP. ALUMINUM COIL AND ALUMINUM FINS.
MODEL NO.

CONDENSING UNIT NO.	CLG MBH	COMP. LRA	RLA	OUTDOOR FAN FLA	HP	WT. LBS.
	9.0					

SIZE REFRIGERANT LINES FROM THE FAN COIL TO THE CONDENSING UNIT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FIELD INSTALLED ACCESSORIES FOR THE CONDENSERS TO INCLUDE UNIT DISCONNECT. PROVIDE AND INSTALL ALL REFRIGERANT PIPING, VALVES, FITTINGS, AND INSULATION FOR CORRECT OPERATION. FACTORY ASSEMBLED AND TESTED REFRIGERANT COMPRESSOR/CONDENSER UNIT MATCHED WITH FAN COIL UNITS LISTED ABOVE.

REV. NO.	DATE	DESCRIPTION	DRWN BY	CK'D BY
		REVISIONS		

MECHANICAL & ELECTRICAL ENGINEERING, INC.
ALBUQUERQUE: 8417 Washington Pl., NE Suite B Albuquerque, NM 87113 505/856-1699
SANTA FE: 1210 Luisa St., Suite 12 Santa Fe, New Mexico 87505 505/983-2389

CITY OF SANTA FE LIBRARY
MECHANICAL GENERAL NOTES AND SCHEDULES
SANTA FE NEW MEXICO
ENGINEER'S PROJECT NO. 01147

H. JOHN BAUMGARTEL NEW MEXICO 6530 REGISTERED PROFESSIONAL ENGINEER
10-22-01

SCALE: NONE
DATE: 10-19-01
DRAWN BY: RA
PROJECT MGR. HJB
CHECKED BY: HJB

SHEET NO.
M-6
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9. PROVIDE AND INSTALL ALL MECHANICAL EQUIPMENT, TRANSFORMERS, RELAYS, AND OTHER ELEMENTS NECESSARY FOR A COMPLETE OPERATING SYSTEM. COMPLETE ALL 24 VOLT CONTROL WIRING AND EQUIPMENT TO THE ABOVE. ALL LINE VOLTAGE WIRING TO THE ABOVE SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR.

10. REVISE DIMENSIONS OF THE DUCTWORK IN THE CEILING SPACE FROM SIZES INDICATED ON THE DRAWINGS ONLY AT SPECIFIC LOCATIONS WHEN NECESSARY TO FIT THE DUCTWORK IN THE SPACE AVAILABLE. REROUTE DUCTWORK IN CEILING SPACE TO AVOID OTHER MECHANICAL EQUIPMENT, LIGHT FIXTURES, ETC. MAINTAIN THE SAME FREE AREA AND SUBMIT PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL. VERIFY SPACE LIMITATIONS BEFORE DUCTWORK FABRICATION AND MAKE CHANGES ACCORDINGLY. PROVIDE ALL NECESSARY TRANSITIONS.

11. VERIFY EQUIPMENT SPECIFIED IS CORRECT FOR FIELD APPLICATION INCLUDING BUT NOT LIMITED TO SIZES, LOCATIONS, CLEARANCES, STRUCTURAL CONSISTENCY, ETC. BEFORE ORDERING OR INSTALLING AND SHALL MAKE CHANGES, DELETIONS, OR ADDITIONS TO ANY AND ALL APPLICATIONS THAT APPLY BEFORE ORDERING EQUIPMENT. SUBMIT CHANGES, ADDITIONS AND/OR MODIFICATIONS REQUIRED TO ENGINEER FOR APPROVAL. NO CHANGE ORDERS OR PASSAGE OF LIABILITY BY THE CONTRACTOR(S) WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY EQUIPMENT.

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13. PROVIDE ONE UNION AT ALL VALVES.

14. PROVIDE A WALL SWITCH AT THE MAIN ENTRY DOOR INTO MECHANICAL ROOM INTERCONNECTED TO THE BOILER POWER SUPPLY TO TURN ALL BOILER POWER SUPPLIES OFF IN THE EVENT OF EMERGENCY.

15. COORDINATE WITH GENERAL CONTRACTOR FOR REINSTALLATION OF WALLS AND CEILING REMOVED TO COMPLETE MECHANICAL WORK, REPAIR OF ALL DAMAGE TO WALLS, CEILING, ETC., AND SEALING OF ALL WALL AND CEILING OPENINGS WITH MATCHING MATERIAL.

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17. ALL DRAIN PIPING SHALL BE TYPE PVC ABOVE FLOOR AND TYPE K COPPER BELOW THE FLOOR (FI REQUIRED).

18. NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL ABOVE GRADE AND SHALL BE SCHEDULE 40 BLACK STEEL WRAPPED WITH SCOTCHWRAP OR POLYETHYLENE PIPING WHEN BURIED.

19. PROVIDE LINE ITEM PRICE FOR PAINTING RELOCATED GAS PIPING.

20. ROUTE PIPING AS NEARLY AS POSSIBLE TO THE ROUTING INDICATED ON THE PLANS, BUT MAKE MINOR CHANGES IN ROUTING TO ACCOMMODATE THE CONDITIONS AT THE SITE. DO NOT UNDERTAKE MAJOR REROUTING OF PIPING WITHOUT WRITTEN APPROVAL FROM OWNER OR ENGINEER. BE RESPONSIBLE FOR ALL REQUIRED TRANSITIONS, OFFSETS, MINOR RELOCATIONS, AND ALL ASSOCIATED FITTINGS, PIPING, AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATIONAL SYSTEM.

21. VISIT THE SITE AND MAKE ALL NECESSARY INQUIRIES TO DETERMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO SUBSEQUENT ALLOWANCE WILL BE MADE TO COMPENSATE FOR LACK OF PRE-BID INSPECTIONS. ANY LINES ENCOUNTERED WHICH MAY INTERFERE WITH NEW CONSTRUCTION SHALL BE RELOCATED IF ACTIVE AND ABANDONED IF INACTIVE BY THIS CONTRACTOR UNDER THIS CONTRACT BY FIRST CONTACTING THE ARCHITECT FOR A RULING AS TO THEIR REMOVAL, RELOCATION, ETC.

22. LOCATION OF ROOFTOP EQUIPMENT ON ROOF: DEVELOP FINAL LOCATIONS OF ROOFTOP EQUIPMENT ON ROOF AND MARK UNIT AND DUCT PENETRATION LOCATIONS FOR USE BY GENERAL CONTRACTOR IN FORMING OPENINGS.

23. SMOKE DETECTORS: VERIFY OPERATION OF EXISTING SMOKE DETECTORS. UNIT PROPERLY OPERATIONAL TO BE REMOVED STORED, AND REINSTALLED IN NEW DUCTWORK. NON-OPERATIONAL UNITS TO BE REMOVED AND SIMILAR NEW UNIT S INSTALLED IN NEW DUCTWORK.

T THERMOSTAT: ADAPTIVE INTELLIGENT RECOVERY, ENERGY SAVING, MULTIPLE SETBACK, TEMPORARY OVERRIDE, LCD DISPLAY, BATTERY BACKUP, TRANSFORMER, COOLING SUBBASE, AUTOMATIC CHANGE OVER FROM WINTER TO SUMMER, AND ALL CONTROLS NECESSARY FOR COMPLETE OPERATION. INCLUDE BATTERIES. WITH LOCKING COVERS.

EF-A EXHAUSTER: CEILING EXHAUSTER COMPLETE WITH DISCONNECT, BACKDRAFT DAMPER, WALL OR ROOF CAP, MOUNTING BRACKETS, CEILING GRILLE, AND ALL EQUIPMENT NECESSARY FOR COMPLETE INSTALLATION. WEIGHT IN LBS.
ELEC: 120V/1PH/60HZ. MODEL NUMBER GREENHECK"

SYM	MODEL NO.	CFM	ESP	WATTS	AMPS	WT.	CONTROL
1	SP-9	150	0.25	129	1.7	15	SWITCH

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

A CEILING SUPPLY AIR DIFFUSER: SUPPLY AIR DIFFUSER: 24 IN. X 24 IN. PANEL SIZE, SQUARE/RECTANGULAR CEILING MOUNTED SUPPLY AIR DIFFUSER. INCLUDE FRAME FOR EXISTING CEILING TYPE. DAMPER IN DUCT FOR ACCESSIBLE CEILINGS. STANDARD WHITE FINISH. DUCT SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" SERIES 1400.

B RETURN AIR GRILLE: FABRICATED ALUMINUM GRILLE WITH ½ IN. X 1/2 IN. X 1/2 IN. SQUARES. INCLUDE FRAME FOR CORRECT CEILING INSTALLATION. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR CEILING APPLICATION. COLOR SELECTED BY ARCHITECT. SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" MODEL EGC-5

C CEILING SUPPLY AIR DIFFUSER: SUPPLY AIR DIFFUSER: 12 IN. X 12 IN. PANEL SIZE, SQUARE/RECTANGULAR CEILING MOUNTED SUPPLY AIR DIFFUSER. INCLUDE FRAME FOR EXISTING CEILING TYPE. DAMPER IN DUCT FOR ACCESSIBLE CEILINGS. STANDARD WHITE FINISH. DUCT SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" SERIES 1400.

D SUPPLY AIR REGISTER: RECTANGULAR FACE WITH DOUBLE DEFLECTION BLADES 3/4 IN. SPACING, VERTICAL TO THE FRONT, STANDARD WHITE FINISH, AND OBD. PROVIDE FRAME FOR WALL TYPE INDICATED IN ARCHITECTURAL DRAWINGS. DUCT SIZE AS SHOWN ON DRAWINGS.
"KRUEGER" MODEL 880-H.

E RETURN AIR GRILLE: SINGLE DEFLECTION RETURN ZERO DEFLECTION, VERTICAL DEFLECTION VANES, ALL STEEL CONSTRUCTION RETURN AIR GRILLE. STANDARD WHITE FINISH UNLESS OTHERWISE STATED ON THE ARCHITECTURAL DRAWINGS. REFER TO PLAN FOR SIZE.
"KRUEGER" SERIES S480V

SFD2 SMOKE AND FIRE DAMPER: COMBINATION SMOKE AND FIRE DAMPER WITH AIRFOIL BLADE STYLE, 1-1/2 HOUR RATING, CLASS I LEAKAGE RATING, 350 DEGREE F ELEVATED TEMPERATURE RATING, AND WITH AN OPERATIONAL RATING UP TO 4000 FPM AND 8 IN. W.G. PRESSURE DROP ACROSS THE DAMPER FOR USE IN HIGH VELOCITY DUCT SYSTEMS. PROVIDE WITH A FACTORY FURNISHED SLEEVE COMPLETE WITH INLET AND OUTLET RECTANGULAR-TO-ROUND TRANSITIONS TO MATCH ROUND DUCT SIZE SHOWN ON PLAN, AND A FACTORY FURNISHED ELECTRIC ACTUATOR WITH TWO-POSITION CONTROL. FACTORY MOUNTED EXTERNALLY ON THE SLEEVE. SEE PLAN FOR SIZE.
ELEC: 120V/1PH/60HZ
"GREENHECK" MODEL NO. FSD-33

AD ACCESS DOOR: PROVIDE AND INSTALL CEILING MOUNTED, STEEL ACCESS DOOR, FOR EXISTING CEILING TYPE (FIELD VERIFY), WHERE REQUIRED, FOR ACCESS TO FIRE DAMPERS ABOVE HARD CEILINGS. PROVIDE WITH SCREWDRIVER OPERATED LATCH. PAINT ACCESS DOOR TO MATCH COLOR OF EXISTING CEILING. SIZE: 18 IN. X 18 IN.
"AIR BALANCE INC." ARCHITECTURAL ACCESS DOORS - SELECT MODEL TO MATCH CEILING TYPE.

GENERAL MECHANICAL NOTES

MECHANICAL CONTRACTOR SHALL:

1. PROVIDE AND INSTALL ALL MATERIAL AND EQUIPMENT AS REQUIRED BY UPC, UMC, NFPA, LIFE SAFETY CODE, GAS CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY WHETHER SHOWN ON THE DRAWINGS OR NOT. WHERE THERE IS A DISCREPANCY BETWEEN THE CODES OR ORDINANCES AND THE DRAWINGS, THE MORE STRINGENT APPLICATION SHALL APPLY.

2. LAYOUT AND INSTALL COMPLETE AND FUNCTIONAL MECHANICAL SYSTEMS, INCLUDING TEMPORARY CUTOFF OF EXISTING UTILITIES AND SERVICES.

3. TO ACHIEVE AS QUIET A SYSTEM AS POSSIBLE, ISOLATE FROM THE BUILDING STRUCTURE ALL EQUIPMENT AND PIPING IN THE MECHANICAL ROOM, INCLUDING GAS, AIR INTAKE, EXHAUST, ETC.

4. INSTALL FREE AREA OF THE DUCTWORK AS SHOWN ON THE DRAWINGS.

5. VERIFY THAT DIFFUSERS, REGISTERS, GRILLES, AND ALL EQUIPMENT SPECIFIED OR INDICATED IN SCOPE OF WORK IS CORRECT FOR FIELD INSTALLATION BEFORE ORDERING EQUIPMENT. MAKE CHANGES, DELETIONS, OR ADDITIONS TO THE EQUIPMENT AS REQUIRED. VERIFY SIZE OF ALL EQUIPMENT TO BE INSTALLED AND MAKE ANY REQUIRED CHANGES BEFORE ORDERING FROM MANUFACTURER. NO CHANGE ORDERS WILL BE ALLOWED AS A RESULT OF THE CONTRACTOR(S) FAILURE TO MEASURE ACTUAL DIMENSIONS AND PROVIDE CORRECT EQUIPMENT SIZES AND PROVIDE ALL EQUIPMENT REQUIRED FOR INSTALLATION.

6. PROVIDE ALL DUCTWORK CONNECTIONS AND TRANSITIONS AT GRILLES, DIFFUSERS, REGISTERS, FILTERS, COILS, AND OTHER LOCATIONS WHERE REQUIRED. CONSTRUCT ALL TRANSITIONS AND CONNECTIONS ACCORDING TO SMACNA STANDARDS.

7. PROVIDE A TESTING AND BALANCING (T&B)AGENCY. T&B AGENCY SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING SHEAVES, BALANCING DAMPERS, AND ALL EQUIPMENT NECESSARY TO PROVIDE PLUS OR MINUS 5% OF THE GPM AND/OR 5% OF CFM REQUIRED AT EACH TERMINAL UNIT. NO CHANGE ORDERS WILL BE ALLOWED AS A RESULT OF THE CONTRACTOR'S FAILURE TO PROVIDE EQUIPMENT NECESSARY FOR TEST AND BALANCE WHETHER SHOWN ON THE DRAWINGS OR NOT.

8. COORDINATE WORK WITH THE GENERAL CONTRACTOR TO HAVE THE ROOFTOP EQUIPMENT, DUCTWORK, AND INSULATION JACKETS PAINTED TO THE ARCHITECT'S REQUIREMENTS.

MECHANICAL EQUIPMENT SCHEDULE:

1 THROUGH 9

PACKAGED ROOFTOP AIR CONDITIONING/HEATING UNIT: NATURAL GAS HEATING, ELECTRIC COOLING, SIDE DISCHARGE/RETURN (EXCEPT UNIT 7 WHICH IS TO BE DOWN DISCHARGE AND RETURN WITH FACTORY CURB), ALUMINIZED STEEL HEAT EXCHANGER, BELT-DRIVEN WITH ADJUSTABLE DRIVE INDOOR FAN, AND DIRECT DRIVE OUTDOOR FAN, SPARK IGNITION PILOT, INDOOR FAN TIME-DELAY RELAY, REDUNDANT GAS VALVE, MODULAR BURNER SECTION, ORIFICE FOR 7000 FT. ASL, INDUCED DRAFT COMBUSTION, COMBUSTION SECTION VIEW PORT, REMOTE SENSING OF PILOT FLAME, HEATING SAFETY CONTROLS LIMIT SWITCHES, CENTRIFUGAL SWITCH, ROLL OUT SWITCH, STAGGERED COPPER TUBE WITH BONDED ALUMINUM FIN COOLING COILS, LOW AMBIENT TEMP. CONTROLS, RECYCLE TIMER TO PREVENT SHORT CYCLING, ECONOMIZER PACKAGE, CONDENSER COIL HAIL GUARD ASSEMBLY, 2 IN. THROW-AWAY FILTERS, FILTER RACK, FLEXIBLE DUCT CONNECTIONS, VIBRATION ISOLATORS FOR MOTOR, FAN CONTROL, MOTOR, MOTOR STARTER, AND STAGED HEATING AND COOLING, AND ALL RELAYS, SWITCHES, TRANSFORMERS, FUSES, UNIT MOUNTED DISCONNECT, AND CONTROL EQUIPMENT REQUIRED FOR COMPLETE AND PROPER OPERATION. SUMMER OUTDOOR AIR TEMPERATURE ENTERING CONDENSER = 95 DEG. F. DB. AND 63 DEG. F. WB. ROOM AIR TEMP.= 80 DEG. F. SUMMER AND 68 DEG. WINTER. COOLING OUTPUTS ARE NOMINAL UNIT SIZES.
PROVIDE ULTRA VIOLET LAMP-TYPE STERILIZER FOR ALL UNITS.
ELEC.:208V/60 HZ/ 3 PH. WITH CONVENIENCE OUTLET.

SYM	"CARRIER" MODEL NO.	CLG OUTPUT TONS	HTG INPUT MBH	CFM	ESP	MIN. OA CFM	OPER. WT. LBS.	COMPRESSOR QUANTITY
1	48HG020	18	200/250	8000	0.5	950	2100	2
2	48HJF009	8.5	180/224	3800	0.5	500	990	2
3	48HJF009	8.5	180/224	3800	0.5	500	990	2
4	48HJF008	7.5	180/224	3350	0.5	550	980	2
5	48HJF005	4.0	120/150	1800	0.5	450	740	1
6	48HJF009	8.5	180/224	3800	0.5	450	990	2
7*	48HJF009	8.5	180/224	3800	0.5	1000	990	2
8	48HJF009	8.5	180/224	3800	0.5	500	990	2
9	48HJF009	8.5	180/224	3800	0.5	500	990	2
10	48HJF009	8.5	180/224	3800	0.5	500	990	2

* DOWN DISCHARGE, ALL OTHER UNITS ARE SIDE DISCHARGE.
PARAMETERS DESCRIBED ABOVE ARE AT 7000 FT. ABOVE SEA LEVEL.

SYM	ELECTRICAL COMPRESSOR RLA	LRA	DATA UNIT WIRING OUTSIDE FAN, FLA	INDOOR FAN, FLA	POWER SUPPLY MCA	MOCP	DISCONNECT FLA	LRA
1	30.1	225	3 EA. 1.7	15.8	87	110		
	28.8	195						
2	15.0	99.0	1.4	7.5	50.1	60	52	269
3	15.0	99.0	1.4	7.5	50.1	60	52	269
4	12.4	88.0	1.4	7.5	44.2	50	46	247
5	13.5	99.0	0.7	4.9	28.5	35	27	117
6	15.0	99.0	1.4	7.5	50.1	60	52	269
7	15.0	99.0	1.4	7.5	50.1	60	52	269
8	15.0	99.0	1.4	7.5	50.1	60	52	269
9	15.0	99.0	1.4	7.5	50.1	60	52	269
10	15.0	99.0	1.4	7.5	50.1	60	52	269

11 AND 12 NOT USED

13 FAN COIL UNIT: FAN COIL UNIT FOR USE WITH HEATING WATER AND DX REFRIGERANT COOLING, COMPLETE WITH THREE-SPEED BLOWER SWITCH WITH "OFF" POSITION, CEILING HIDEAWAY WITH RETURN AIR PLENUM WITH FILTER RACK AND DISPOSABLE FILTERS, 1 ROW HEATING COIL AND THREE-WAY VALVE PACKAGE, DX COIL WITH DRAIN PAN, MOTOR STARTER, RELAYS, TRANSFORMER, SWITCHES AND ALL EQUIPMENT FOR COMPLETE OPERATION. RATED FOR 7000 FT. ASL.
ELEC: 115V/1PH/60HZ.
"MITSIBISHI CORP"

SYM	MITSIBISHI UNIT MODEL	CFM	ESP	ELECTRIC	WT LBS.
1	MSO9NW2	210	0.20	115/1/60	18

CONDENSING UNIT: UNIT CASING CONSTRUCTED OF HEAVY GAUGE, GALVANIZED STEEL PAINTED WITH WEATHER-RESISTANT POWDER PAINT. HIGH AND LOW PRESSURE CONTROLS FOR COMPRESSOR, FACTORY INSTALLED LIQUID LINE DRYER, INTERNAL OVER TEMPERATURE AND PRESSURE PROTECTION AND HERMETIC MOTOR. PROVIDE FREEZE PROTECTION AND LOW AMBIENT KIT FOR OPERATION TO 30 DEG. F. AMBIENT TEMP. ALUMINUM COIL AND ALUMINUM FINS.
MODEL NO.

CONDENSING UNIT NO.	CLG MBH	COMP. LRA	RLA	OUTDOOR FAN FLA	HP	WT. LBS.	ELECTRIC
MU09NW2	8.5	37	10	0.85	64		115/1/60

SIZE REFRIGERANT LINES FROM THE FAN COIL TO THE CONDENSING UNIT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FIELD INSTALLED ACCESSORIES FOR THE CONDENSERS TO INCLUDE UNIT DISCONNECT. PROVIDE AND INSTALL ALL REFRIGERANT PIPING, VALVES, FITTINGS, AND INSULATION FOR CORRECT OPERATION. FACTORY ASSEMBLED AND TESTED REFRIGERANT COMPRESSOR/CONDENSER UNIT MATCHED WITH FAN COIL UNITS LISTED ABOVE.

REV. NO.	DATE	DESCRIPTION	DWN. BY	CK'D BY
1	11/02/01	REVISED MECHANICAL EQUIPMENT SCHEDULE TO MATCH MECHANICAL CHANGES MADE. ADDITION OF RTU # 10 FOR READING ROOM REPLACEMENT OF FAN COIL UNIT OF OFFICE IN BASEMENT.		

REVISIONS

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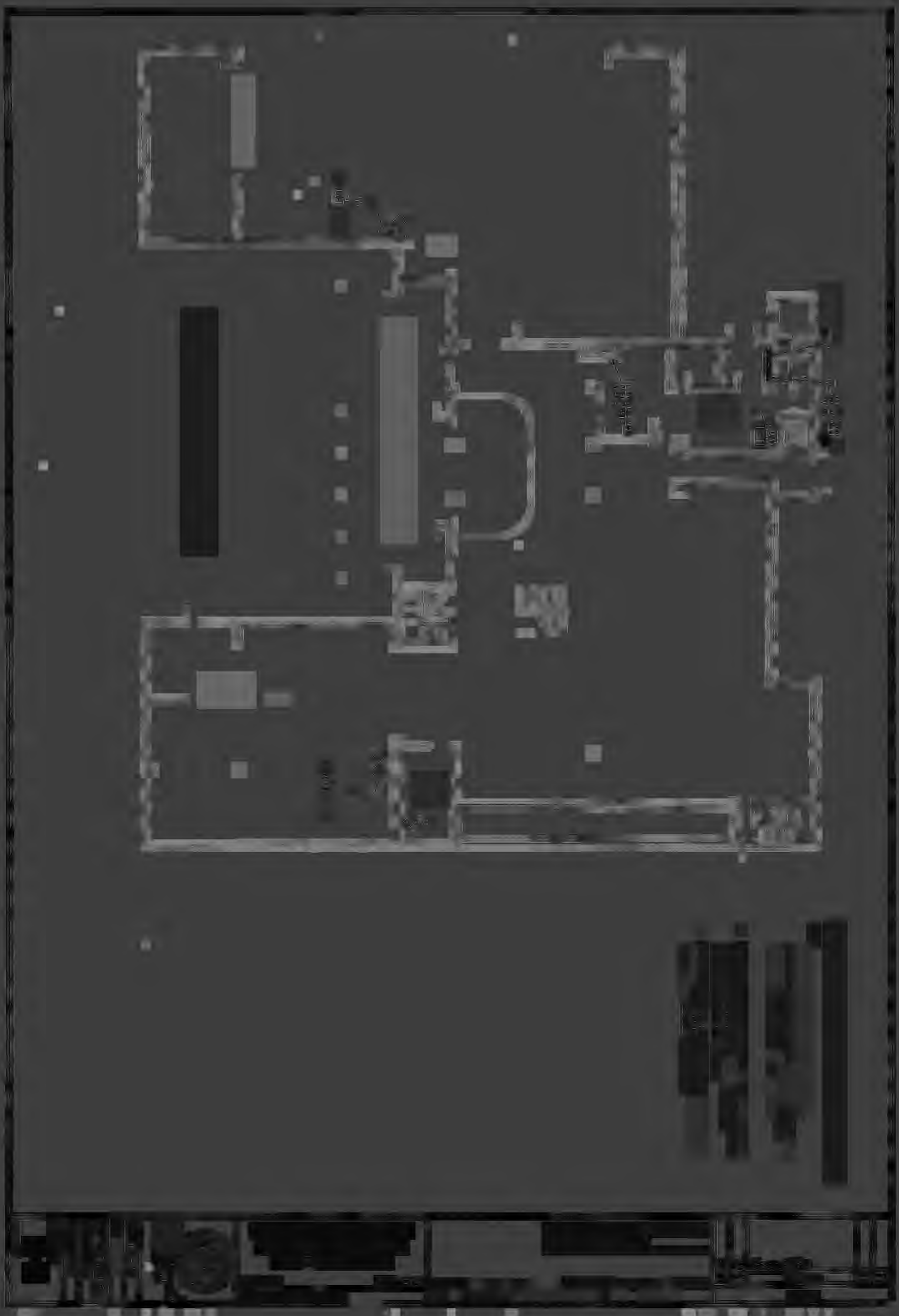
SANTA FE NEW MEXICO
ENGINEER'S PROJECT NO. 01147

H. JOHN BAUMGARTEL NEW MEXICO 6530 REGISTERED PROFESSIONAL ENGINEER
11-02-01

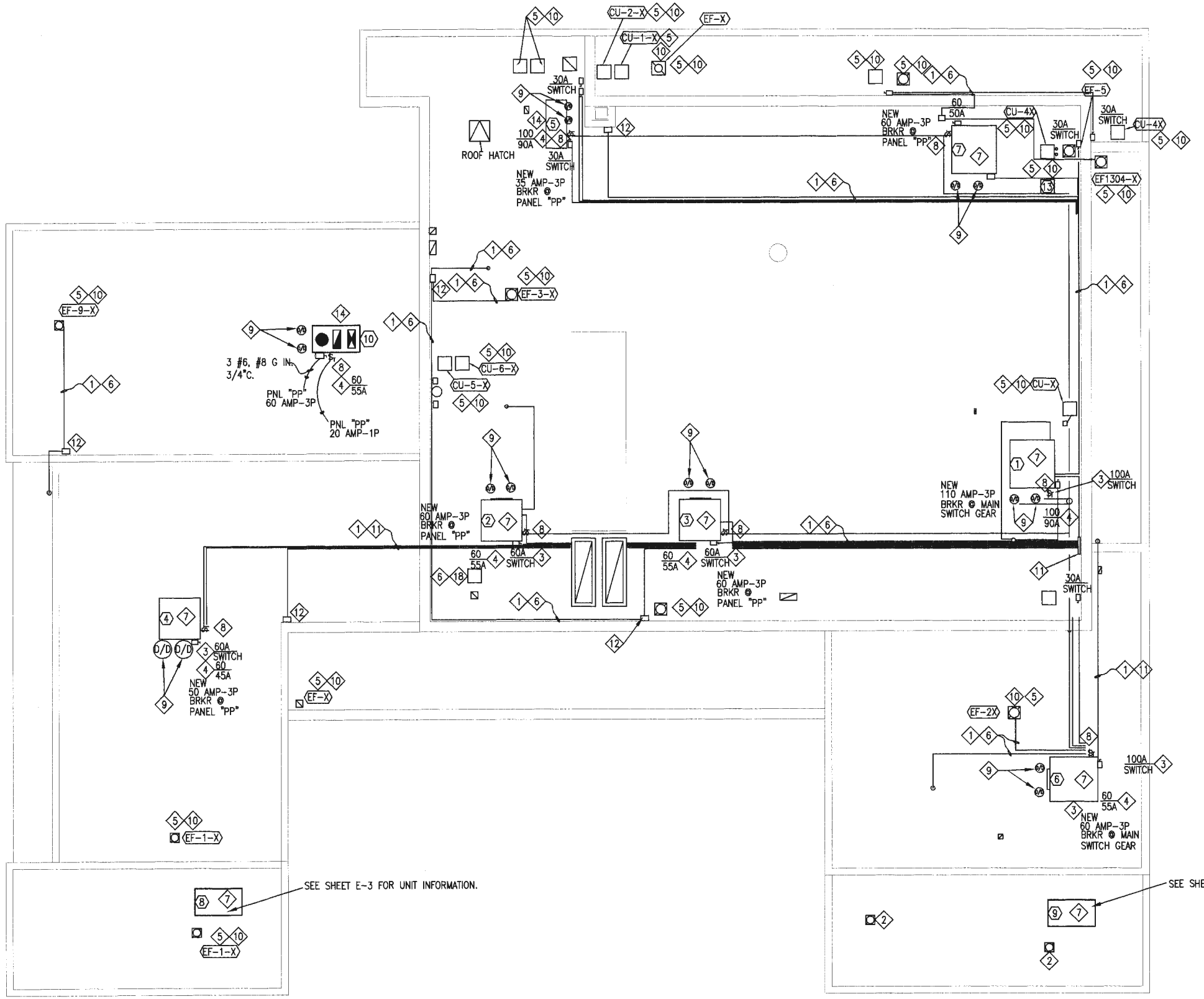
SCALE: NONE
DATE: 10-19-01
DRAWN BY: RA
PROJECT MGR. HJB
CHECKED BY: HJB

SHEET NO.
M-6R
OF









ROOF ELECTRICAL PLAN

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

KEYED NOTES:

NOTE:

*ANY QUESTION CONCERNING ELECTRICAL CONTRACTOR RESPONSIBILITY, SEE RESPONSIBILITY TABLE SHEET E-5.

*ELECTRICAL CONTRACTOR TO PROVIDE J-BOX AT INTERIOR, WP J-BOX AT EXTERIOR, WIRE AND CONDUIT TO ACCOMMODATE REQUIRED EXTENSION OF EXISTING CIRCUITS TO NEW MECH. UNITS.

1. DISCONNECT AND REMOVE EXISTING ROOF MOUNTED CONDUIT. PROVIDE AND INSTALL PULL BOX AT ALL CONDUIT TO ROOF PENETRATIONS FOR RE-CONNECTION AFTER RE-ROOFING IS COMPLETE. COORDINATE WITH NEW CONDUIT ROUTING FOR RE-CONNECTION REQUIREMENTS.

2. EXISTING MECHANICAL UNIT TO BE REMOVE. REMOVE AND DISCONNECT ALL DISCONNECTS, CONDUIT AND WIRE BACK TO POINT OF CONNECTION. MAKE NOTE OF EXISTING SPARE BREAKER AND SIZE AT EXISTING ELECTRICAL PANEL FOR REUSE.

3. DISCONNECT EXISTING MECHANICAL UNIT AND EXISTING UNIT MOUNTED DISCONNECT. CONTRACTOR TO CORRECT ALL FAULTY AND IMPROPER CONNECTIONS AND VERIFY CONTINUITY OF EXISTING CIRCUIT. SEE MECH. NOTES FOR FURTHER ACTION.

4. PROVIDE AND INSTALL NEW CONDUIT AND WIRE IN SIZES AS INDICATED ON PLAN TO UNIT MOUNTED DISCONNECT. PROVIDE FUSES IN SIZES AS INDICATED ON PLAN. COORDINATED WITH UNIT ROUGH-IN REQUIREMENTS FOR EXACT DISCONNECT LOCATION. ROUTE ALL CONDUITS AS INDICATED ON PLAN.

4. MAINTAIN EXISTING EXHAUST FAN & CONDENSER CIRCUIT. DISCONNECT AS REQUIRED FOR REMOVAL OF UNIT FOR RE-ROOFING WORK.

6. REMOVE EXISTING CONDUITS AND WIRE INTACT WHERE POSSIBLE FOR RE-ROOFING WORK. ALL BROKEN CONNECTIONS SHOULD BE REPLACED AND CONDUIT REINSTALLED WHEN RE-ROOFING COMPLETE. MAKE RECORD OF EXISTING CONDUIT SIZE AND ROUTING.

5. RECONNECT EXISTING T-STAT TO NEW OR EXISTING REINSTALLED UNITS. COORDINATE WITH MECHANICAL.

8. PROVIDE WP SWITCH FOR DISCONNECTING MEANS TO U.V. FILTER UNITS. COMBINE CONNECTIONS TO A SINGLE CIRCUIT WHERE POSSIBLE AT ROOF AND DOWN TO SINGLE 20A-1P CIRCUIT AT PANEL "PP".

9. DUCT DETECTORS, PROVIDED AND INSTALLED BY MECH. CONTRACTOR. PROVIDE FIRE ALARM CONNECTION TO EACH UNIT. UTILIZE EXISTING F/A CONDUIT WHERE POSSIBLE. PROVIDE NEW CONDUIT & WIRE WHERE REQUIRED.

10. PROVIDE AND INSTALL NEW DISCONNECT AND FUSES AT REINSTALLED . MECH. UNIT. PROVIDE AND INSTALL NEW CONDUIT AND WIRE FROM DISCONNECT TO EXISTING CIRCUIT AT ROOF PULL BOXES. MAKE ALL REQUIRED CONNECTIONS FOR COMPLETE AND OPERATIONAL SYSTEM.

11. EXISTING GUTTER TO BE REMOVED IF PRACTICAL FOR RE-ROOFING WORK. REINSTALL AFTER RE-ROOFING COMPLETE MAKE REQUIRED ADJUSTMENT FOR RE-CONNECTION OF MECHANICAL UNITS.

12. EXISTING NEMA 3R PULL BOXES WITH WP, GFI RECEPTACLE AND PHOTO CELL CONTROL FOR FARROLITO CONNECTION. DISCONNECT AS REQUIRED FOR RE-ROOFING. REINSTALL AFTER RE-ROOFING BACK TO ORIGINAL CONDITION.

A 10-29 General Rev

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ENGINEER'S PROJECT NO. 01147

R. JOHN BAUMGARTEL NEW MEXICO 6530 REGISTERED PROFESSIONAL ENGINEER
10-29-01

SCALE: 1/8"=1'0"
DATE: 10-29-01
DRAWN BY: RJAR/MR/CA
PROJECT MGR. HJB
CHECKED BY: HJB

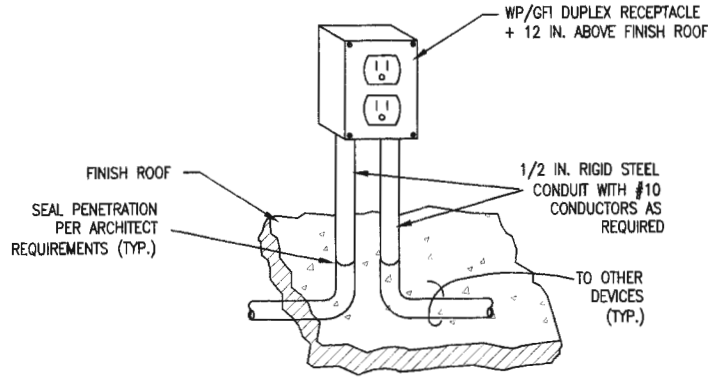
SHEET NO.
E-4
OF

ELECTRICAL SYMBOLS LEGEND

POWER	SPECIAL SYSTEMS
WP GFI — GROUND FAULT INTERRUPTER TYPE DUPLEX RECEPTACLE, 20A, 120V, WEATHER PROOF COVER.	(D/S) — DUCT DETECTOR PROVIDED AND INSTALLED BY MECH. FIRE ALARM CONNECTION BY ELECTRICAL CONTRACTOR.
— SURFACE MOUNT ELECTRICAL WIREWAY	
— DISCONNECT SWITCH. AMPERAGE AND VOLTAGE AS INDICATED ON THE DRAWINGS.	
— COMBINATION DISCONNECT/MOTOR STARTER. AMPERAGE, VOLTAGE AND NEMA SIZE PER DRAWINGS.	
— STARTER OR CONTACTOR, VOLTAGE AND NEMA SIZE PER DRAWINGS.	
— 20A FRACTIONAL HORSEPOWER DISCONNECT SWITCH WITH THERMAL OVERLOAD PROTECTION.	
— MOTOR OR EXHAUST FAN.	
PB — ELECTRICAL PULL BOX.	
T — THERMOSTAT OUTLET BOX; SINGLE GANG BACK BOX, PLASTERING (UNLESS OTHERWISE NOTED) 1/2" CONDUIT AND PULL CORD TO HVAC UNIT, MH = 60" TO TOP	
J P — JUNCTION BOX, CEILING AND WALL MOUNTED RESPECTIVELY.	
— BRANCH CURCUIT PANEL BOARD, SURFACE MOUNTED.	
— BRANCH CURCUIT PANEL BOARD, RECESSED MOUNTED.	
— KEYED ELECTRICAL NOTE.	
— EQUIPMENT SYMBOL.	
— BRANCH CIRCUIT HOMERUN TO PANEL BOARD. GROUND, SWITCH LEG, HOT & NEUTRAL RESPECTIVELY.	

COMMENTS:
"x" DENOTES EXISTING. SEE KEYED NOTES FOR REQUIRED ACTION.

NOTE: THIS SYMBOLS LEGEND IS A GENERAL REPRESENTATION OF DEVICES USED. SOME PROJECTS MAY NOT UTILIZE ALL SYMBOLS REPRESENTED. COORDINATE ALL SYMBOLS FROM PLANS.



ROOF MOUNTED DUPLEX RECEPTACLE DETAIL

N.T.S.

EDTLPR13

ELECTRICAL DEMOLITION GENERAL NOTES

A. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO BID TO ALLOW HIM/HER TO SUBMIT A COMPLETE BID WITHIN THE SCOPE OF THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE EXTENT OF REMOVALS PRIOR TO BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARD TO THE EXTENT OF WORK OR ANY OTHER ISSUE RELATING TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PRIOR WITH THE ENGINEER FOR CLARIFICATION, NOT AFTER THE PROJECT HAS BEEN AWARDED.

B. THE CONTRACTOR SHALL REMOVE ALL EXISTING DEVICES INDICATED AND SHALL SALVAGE TO THE OWNER. THE OWNER SHALL HAVE FIRST RIGHTS TO ALL EQUIPMENT TO BE REMOVED. THE CONTRACTOR SHALL DISPOSE OF ALL REMAINING EQUIPMENT THAT HAS BEEN REMOVED IN AN APPROVED MANNER PER THE LOCAL DICTATING AUTHORITY.

C. THE CONTRACTOR SHALL REMOVE ALL ASSOCIATED WIRE AND EXPOSED CONDUIT TO IT'S SOURCE. THE CONTRACTOR SHALL UTILIZE EXISTING CONDUITS AND OR CONDUCTORS WHERE FEASIBLE PROVIDING THAT THEY ARE IN GOOD CONDITION AND UP TO CURRENT CODES AND STANDARDS.

D. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO WALLS, CEILING, ETC. IN A PROFESSIONAL MANNER. SEAL ALL WALL AND CEILING OPENINGS WITH MATCHING MATERIAL.

E. THE LOCATIONS OF EQUIPMENT SHOWN ON THE DRAWINGS IS BASED ON SITE VISIT AND THE BEST AVAILABLE INFORMATION AT THE TIME AND SOME DISCREPANCIES MAY EXIST. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF EQUIPMENT TO BE REMOVED IN THE FIELD.

F. THE CONTRACTOR SHALL COORDINATE WITH ENVIRONMENTAL PRIOR TO REMOVING IN-FLOOR DEVICES AND PENETRATIONS THROUGH THE ROOF TO AVOID CONTACT WITH ASBESTOS CONTAINING MATERIALS.

G. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CIRCUIT CONTINUITY FOR ALL REMAINING ELECTRICAL DEVICES. COORDINATE IN FIELD.

ELECTRICAL GENERAL NOTES

O MAKE ALL MAIN FEEDER CONNECTIONS WITH SOLDERLESS, BOLTED TYPE CONNECTORS AND MAKE SMALLER WIRE SPLICES WITH PRESSURE TYPE CONNECTORS.

P INSTALL EXTERIOR WIRING AND DEVICES IN CONDUIT WITH WEATHERPROOF FITTINGS AND IN WEATHERPROOF BOXES. EQUIPMENT SHALL BE RATED FOR EXTERIOR USE.

Q METERING AND ELECTRICAL SERVICE ENTRANCE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE NEC AND LOCAL ELECTRIC UTILITY SYSTEM STANDARDS.

R SIZE ALL BOXES AND ENCLOSURES PER THE NEC. PROVIDE WORKING SPACE FOR ELECTRICAL INSTALLATIONS IN ACCORDANCE WITH NEC, ARTICLE 110.

S RATE PANELBOARDS FOR SERVICE ENTRANCE EQUIPMENT WHERE APPLICABLE, SHORT CIRCUIT RATING OF PANELBOARDS AND OVER-CURRENT PROTECTION TO BE COORDINATED WITH EXISTING UPSTREAM OVER-CURRENT PROTECTION PRIOR TO ISSUANCE OF SUBMITTALS. PROPERLY LABEL ALL PANELBOARDS.

T INSTALL PANELBOARDS AS INDICATED ON DRAWINGS AND SCHEDULES. PROVIDE CIRCUIT BREAKERS AS REQUIRED. USE "HACR" BREAKERS FOR HEATING/AIR CONDITIONING LOADS AND "SWD" BREAKERS FOR LIGHTING CIRCUITS. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER BREAKERS AS REQUIRED.

U MAINTAIN A MINIMUM OF 24 INCH SEPARATION BETWEEN POWER CONDUITS AND SIGNAL CONDUITS AS PRACTICAL. ROUTE CONDUITS TO NOT CROSS EACH OTHER.

V PROVIDE A 20 AMP, 120 VOLT, GFCI PROTECTED RECEPTACLE WITH CAST BOX AND WEATHERPROOF COVER PLATE MOUNTED ONTO A THREADED IMC CONDUIT WITHIN TWENTY-FIVE (25) FEET OF EACH ROOFTOP MECHANICAL UNIT.

W PROVIDE MOTOR CONTROLS FOR ALL MOTORS INDICATED ON DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

PROVIDE SUITABLE MOTOR STARTERS AND CONTROLLERS AS REQUIRED BY THE MOTOR MANUFACTURERS AND APPLICABLE CODES.

PROVIDE SWITCHES AND OTHER DEVICES AS REQUIRED FOR THE MANUAL OR AUTOMATIC CONTROL OF THE MOTOR.

FOR MOTORS LESS THAN 1/2 HORSEPOWER, PROVIDE SINGLE POLE, THERMAL OVERLOAD, SWITCH TYPE STARTERS. SIZE OVERLOADS FOR THE PARTICULAR MOTOR CONTROLLED. FURNISH THERMAL OVERLOAD SWITCHES COMPLETE WITH NEMA CLASS 1 ENCLOSURES, PILOT LIGHTS AND OTHER DEVICES AS INDICATED ON DRAWINGS.

FOR MOTORS 1/2 HORSEPOWER OR GREATER, PROVIDE COMBINATIONAL MAGNETIC ACROSS THE LINE TYPE STARTER WITH DISCONNECT SAFETY SWITCH, FUSED OR NON-FUSED, AS INDICATED ON DRAWINGS.

STARTERS SHALL BE INDIVIDUALLY EQUIPPED WITH CONTROL CIRCUIT TRANSFORMERS AND OPERATING COILS TO PERMIT 120 VOLT CONTROL CIRCUIT OPERATION. PROVIDE FUSES ADEQUATELY SIZED TO PROTECT THE CONTROL CIRCUITS.

EACH MAGNETIC STARTER SHALL BE FURNISHED WITH FULL OVERLOAD PROTECTION AND LOW VOLTAGE PROTECTION AS REQUIRED.

PROVIDE TWO SETS OF NORMALLY OPEN AND NORMALLY CLOSED AUXILIARY CONTACTS WITH EACH STARTER.

PROVIDE OVERVOLTAGE/UNDERVOLTAGE AND SINGLE PHASE PROTECTION FOR THREE PHASE MOTORS GREATER THAN 20 HORSEPOWER.

X AFTER COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE THOROUGHLY CLEANED. REMOVE ALL FOREIGN MATTER, PAINT, OIL, DIRT, GREASE, UNNEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.

A THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROVIDING ALL WORK INDICATED BY THESE DRAWINGS. THIS CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES AND MATERIALS IN ADDITION TO PERFORMING ALL OPERATIONS INCLUDING CUTTING, CHANNELING AND UNDERGROUND TRENCHING NECESSARY FOR THE INSTALLATION OF COMPLETE POWER, LIGHTING , OR OTHER SYSTEMS AS SHOWN.

B PERFORM ALL ELECTRICAL WORK IN A NEAT AND WORKMANLIKE MANNER IN FULL COMPLIANCE WITH ALL APPLICABLE CODES AND THE NATIONAL ELECTRICAL CODE (NEC). ALL LOCAL AND STATE REQUIREMENTS WILL BE OBSERVED DURING THE PERFORMANCE OF THIS WORK.

C SHOULD THE CONTRACTOR DETECT ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND LEGAL OR SAFETY REQUIREMENTS FOR THE PROJECT, HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING. ONCE NOTIFIED THE ENGINEER SHALL MODIFY THE CONTRACT DOCUMENTS ACCORDINGLY. IF THE CONTRACTOR PROCEEDS WITH ANY WORK WHICH IS IN VARIANCE OF KNOWN LEGAL OR SAFETY REQUIREMENTS, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THIS WORK AND SHALL PROMPTLY CORRECT THE WORK WHEN NOTIFIED WITHOUT ADDITIONAL COST TO THE OWNER.

D FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH DEMOLITION. NO CLAIM FOR ADDITIONAL COST OR TIME EXTENSION WILL BE ALLOWED WITHOUT PROPER NOTICE PLUS PRIOR DETERMINATION OF TIME AND COST TO THE OWNER.

E THE DEMOLITION PLAN SHALL BE USED AS A SCHEMATIC GUIDE TO DEMOLITION ONLY. ADDITIONAL DEMOLITION MAY BE REQUIRED TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS. DEMOLITION REQUIRED TO COMPLETE THE PROJECT WORK, BUT NOT INDICATED, SHALL BE INCLUDED IN THE CONTRACT SUM.

F DURING THE DEMOLITION OR CONSTRUCTION PHASE, ANY DAMAGE ON THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR A PARTY TO THE CONTRACTOR SHALL BE REPAIRED PRIOR TO CONTRACT DATE OF SUBSTANTIAL COMPLETION AT NO ADDITIONAL EXPENSE TO THE OWNER.

G STOCKPILE ALL REMOVED EQUIPMENT AT THE SITE UNTIL AN INSPECTION BY THE OWNER'S REPRESENTATIVE TO DETERMINE WHAT WILL BE SALVAGED. ALL EQUIPMENT NOT SALVAGED OR RETAINED BY THE CONTRACTOR FOR REUSE WILL BE HAULED OFF THE SITE BY THE CONTRACTOR. STORAGE AREAS WILL BE DETERMINED BY THE OWNER.

H PERFORM ALL DEMOLITION IN ACCORDANCE WITH THESE DRAWINGS AND THE ELECTRICAL SPECIFICATIONS.

I COORDINATE AND PROVIDE ALL POWER NECESSARY FOR MECHANICAL EQUIPMENT AS INDICATED ON THE MECHANICAL AND PLUMBING DRAWINGS.

J EXTEND ALL CONDUIT AND CONDUCTORS, INSTALL ELECTRICAL EQUIPMENT AS NECESSARY, AND MAKE ALL FINAL CONNECTIONS TO MECHANICAL AND OWNER FURNISHED EQUIPMENT. LEAVE ALL EQUIPMENT IN OPERABLE CONDITION WITH APPROPRIATE OVERLOAD AND SERVICE DISCONNECT PROTECTION AS REQUIRED BY THE APPLICABLE CODES. FOLLOW MANUFACTURER INSTALLATION GUIDELINES WHERE APPLICABLE.

K ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS WITH TYPE THHN/THWN, 90 DEGREE INSULATION UNLESS OTHERWISE INDICATED. MINIMUM WIRE SIZE SHALL BE #12 AWG FOR POWER CIRCUITS. CONDUCTORS SHALL BE SOLID FOR #12 AWG AND STRANDED FOR #10 AWG OR LARGER. ALL WIRING SHALL BE RUN IN CONDUIT INCLUDING LOW VOLTAGE CONTROL WIRING. SIGNAL WIRING MAY BE RUN IN PVC CONDUIT OR PVC FLEXIBLE TUBING.

L GENERALLY, CONDUIT SHALL BE EMT, 1/2 INCH MINIMUM. WHERE REQUIRED TO PROTECT FROM PHYSICAL DAMAGE, CONDUIT SHALL BE RIGID OR IMC TYPE. RUN CONDUIT CONCEALED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. USE FLEXIBLE METALLIC CONDUIT OR SURFACE MOUNTED RACEWAY ONLY WHERE INDICATED. PROVIDE EXPANSION FITTINGS FOR CONDUIT CROSSING EXPANSION JOINTS.

M SUPPORT ALL CONDUIT INDEPENDENTLY FROM THE BUILDING STRUCTURE. DO NOT SUPPORT FROM VENTILATION DUCTS, MECHANICAL PIPING, SUSPENDED CEILING GRIDS, OR THEIR HANGERS. USE ACCEPTABLE METHODS OF SUPPORT.

N PROVIDE WIRING DEVICES RATED FOR THE GIVEN APPLICATION AS REQUIRED BY CODE. SPECIAL DEVICES SHALL BE PROVIDED AS INDICATED.

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1 | 4-10-02 | General Rev | |

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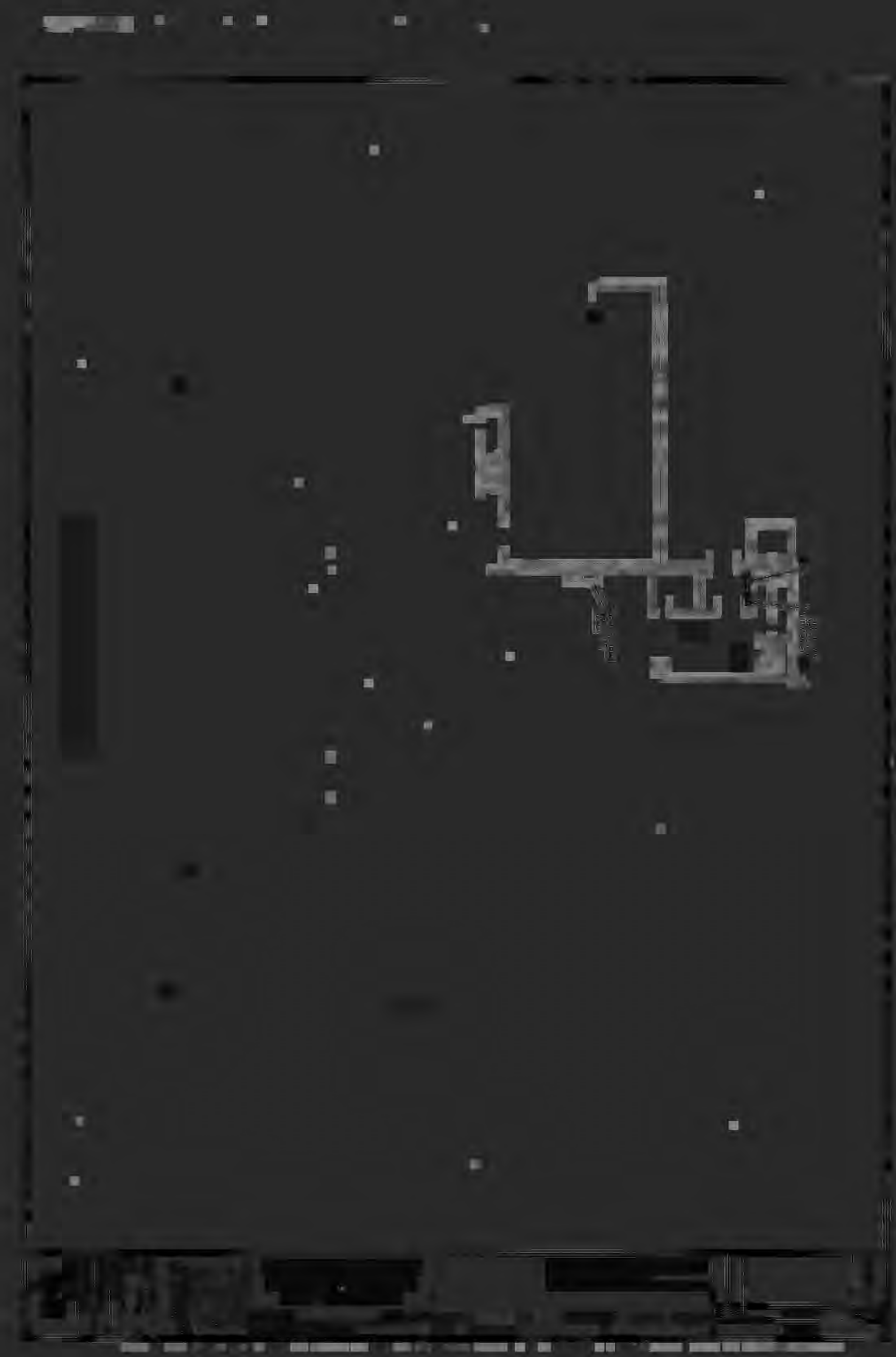
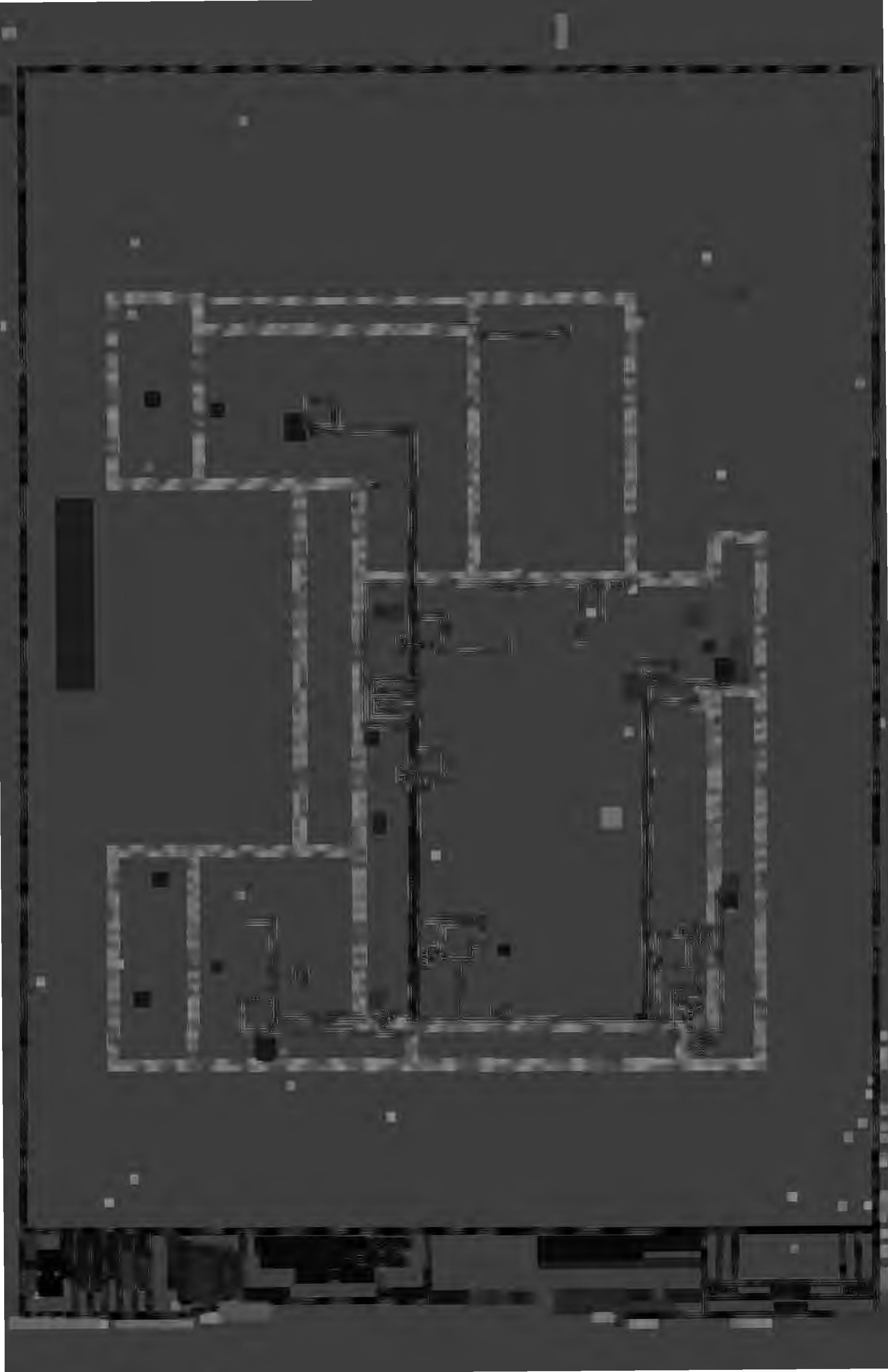
SCALE: NONE
DATE: 10-29-01
DRAWN BY: RJAR/CH
PROJECT MGR. HJB
CHECKED BY: HJB

SHEET NO.
E-5
OF









APPENDIX N

Photographs
(1985-86 Construction)

Date MR & MRS J DANIEL RAY
1059 BISHOP'S LODGE RD.
SANTA FE, NM 87501

Location

Camera

Film

Noritsu

COLOR TEC
ONE HOUR PHOTO SERVICE
1833 Cerrillos Rd.
Santa Fe, New Mexico 87501

L00-1037

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FOR FAST QUALITY PROCESSING
OF YOUR COLOR PRINT-FILM

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Library
News"
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files Alb

APPENDIX N

QSS




AUTHORIZED
CONTRACTOR
PARKING
ONLY


INGERSOLL-RAND

JFKE



Date NOV 11, 1985

Location Berardinelli Beach

Camera NIKON F3

Film Kodak 100

Noritsu

L00-1037

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FIRE STATION NO. 1
CHEVROLET










FIRE STATION NO. 1

FRITH
ACCENT
232





Date 3/30/86

Location

Camera Nikon S

Film 100

Noritsu

COLOR TEC
ONE HOUR PHOTO SERVICE
1833 Cerrillos Rd.
Santa Fe, New Mexico 87501

L00-1037

QSS®

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The Marcy Building

The Marcy Building
RIOS
EXCAVATING

construction king






DIVERS ELECTRIC
ELECTRICAL CONTRACTORS


FIRE STATION NO 1





APPENDIX O

Photographs
(July 2023 Assessment)

APPENDIX O

ASSESSMENT PHOTOS FROM JULY 2023

Overall Assessment Photos ..... Page 2
Assessment Photos (Roof) ..... Page 5
Assessment Photos (Details) ..... Page 12
South Wing Crawl Space (from 2013) ..... Page 41

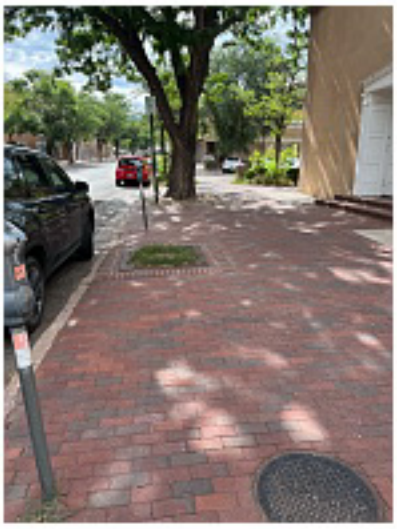
IMG_0468.JPG



IMG_0469.JPG



IMG_0470.JPG



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IMG_0811.jpg



IMG_0812.jpg



IMG_0813.jpg



IMG_0814.jpg



IMG_0815.jpg



IMG_0816.jpg



IMG_0817.jpg



IMG_0818.jpg



IMG_0819.jpg



IMG_0820.jpg



IMG_0821.jpg



IMG_0822.jpg



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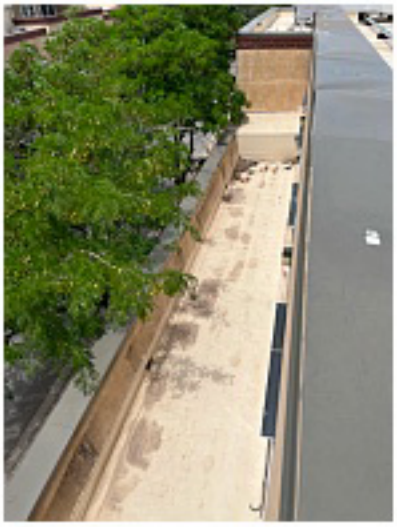

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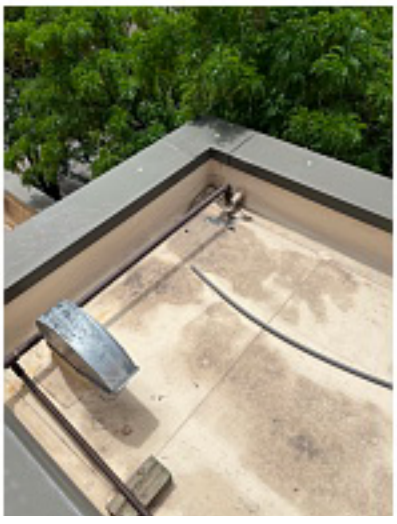

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IMG_0382.jpg



IMG_0383.jpg



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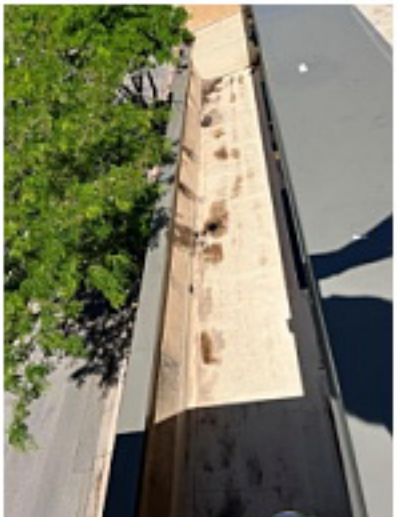

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IMG_0401.jpg



IMG_0402.jpg



IMG_0403.jpg



IMG_0404.jpg



IMG_0405.jpg



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IMG_0407.jpg



IMG_0408.jpg



IMG_0409.jpg



IMG_0410.jpg



IMG_0411.jpg



IMG_0412.jpg



IMG_0413.jpg



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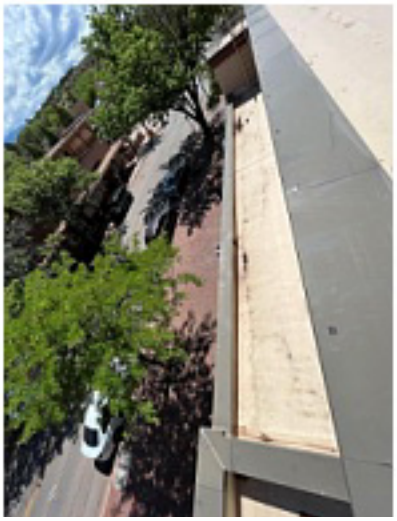

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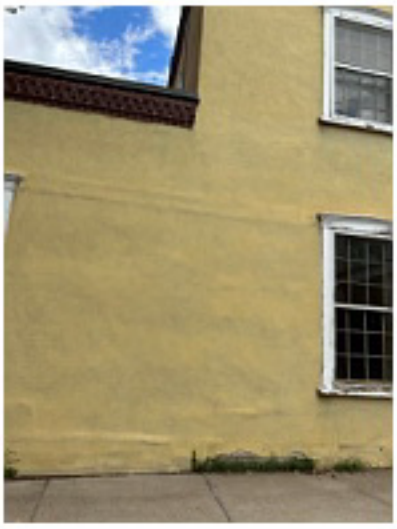

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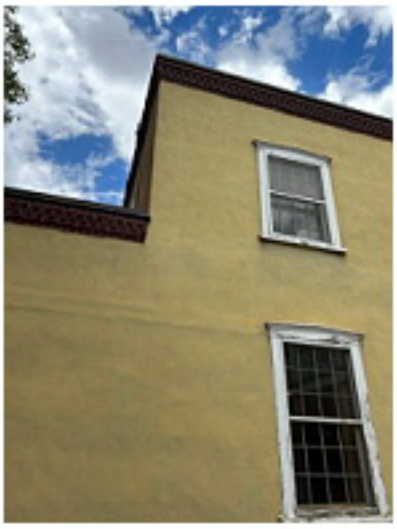

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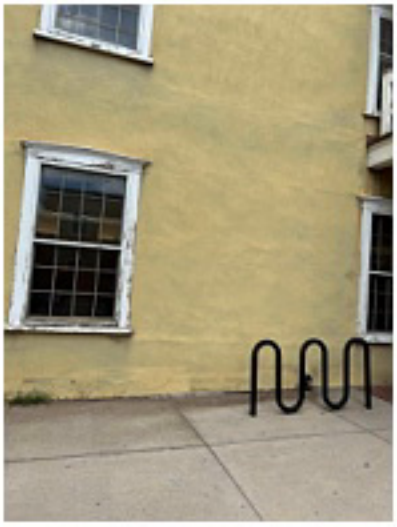
Courtyard N_04.jpg



Courtyard N_05.jpg



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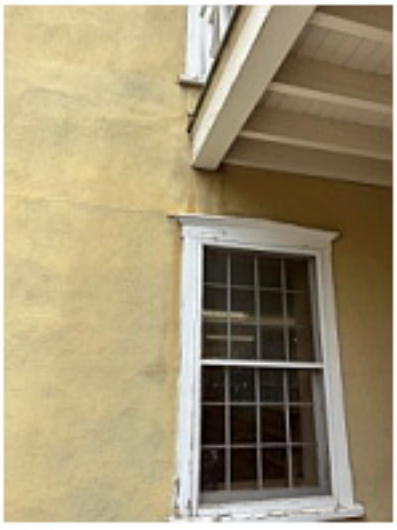

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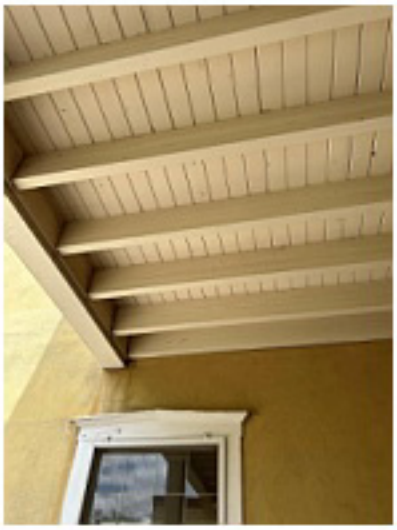

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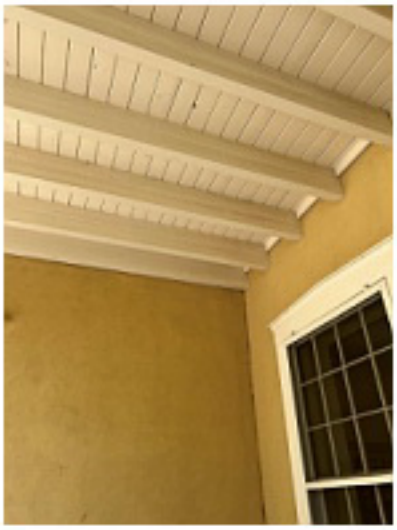

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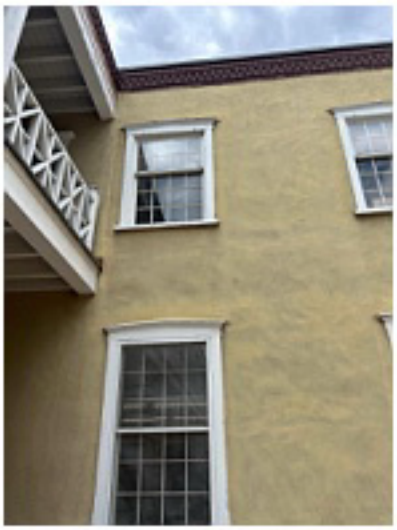
Courtyard S_01.jpg



Courtyard S_02.jpg



Courtyard S_03.jpg



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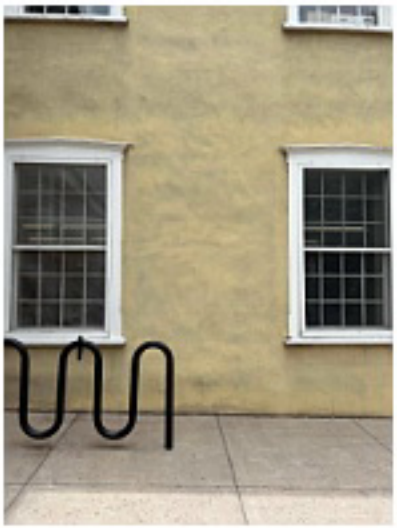

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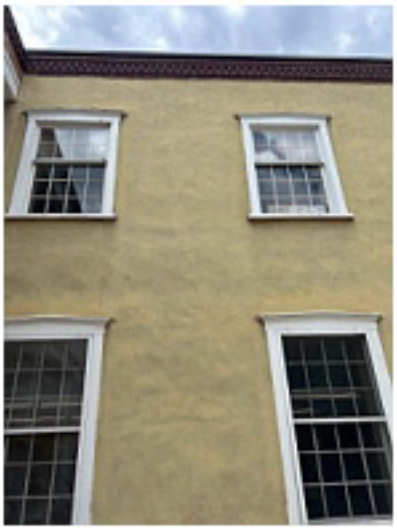

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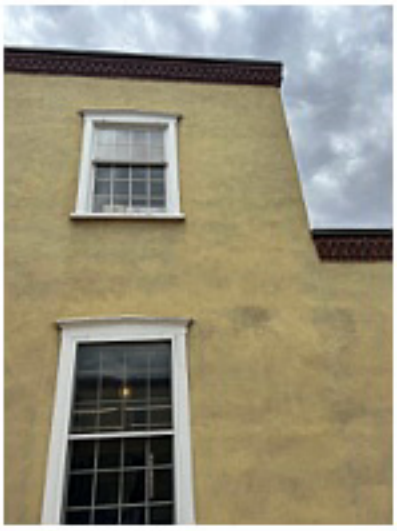

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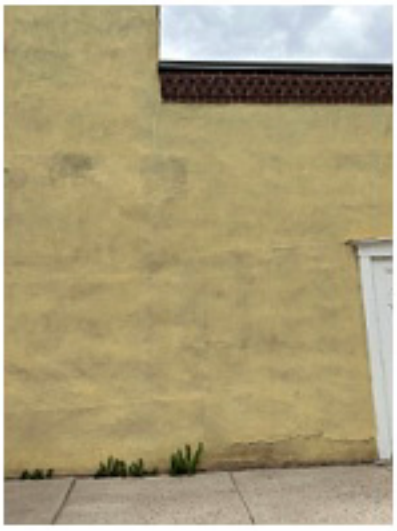

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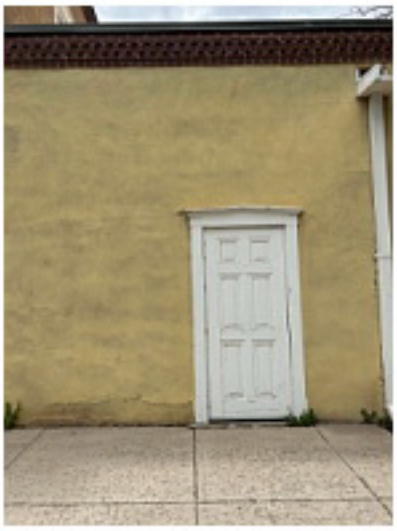

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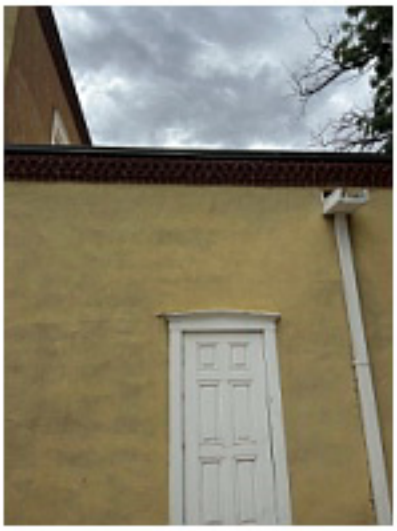


Courtyard S_12.jpg



Courtyard S_13.jpg



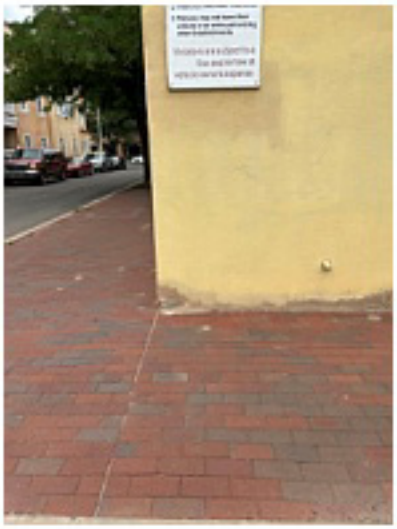
Courtyard_01.jpg



Courtyard_02.jpg



East_01.jpg



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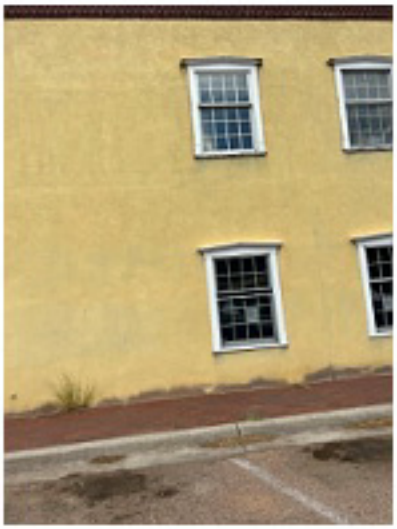

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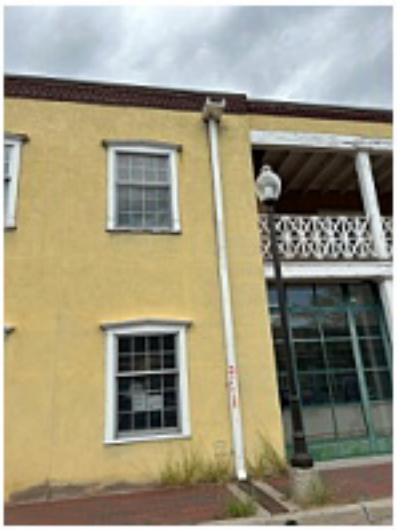

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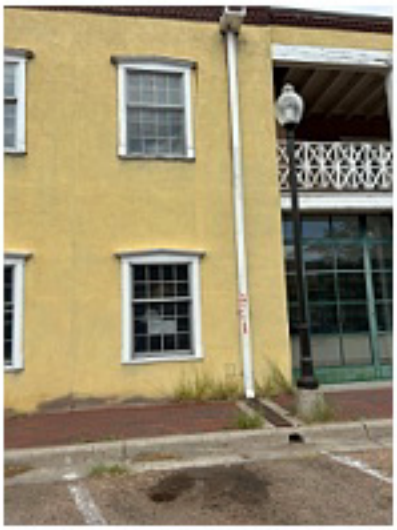

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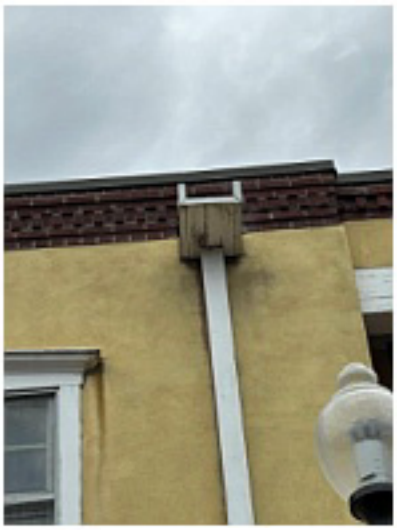

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East_10.jpg



East_11.jpg



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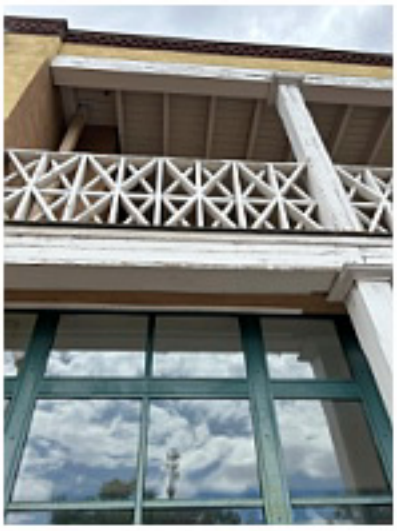

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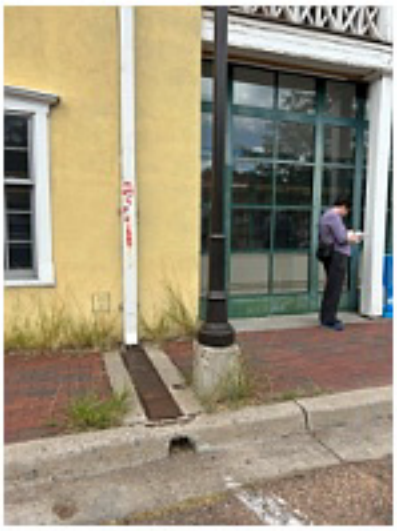

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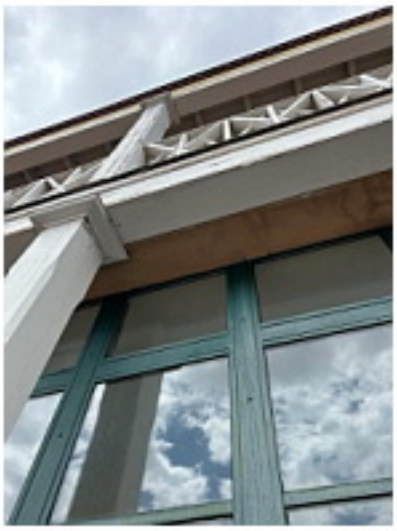

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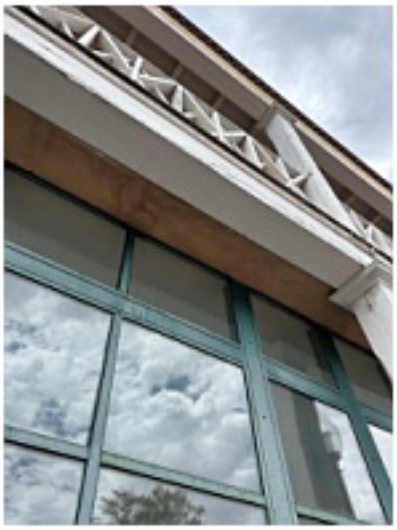

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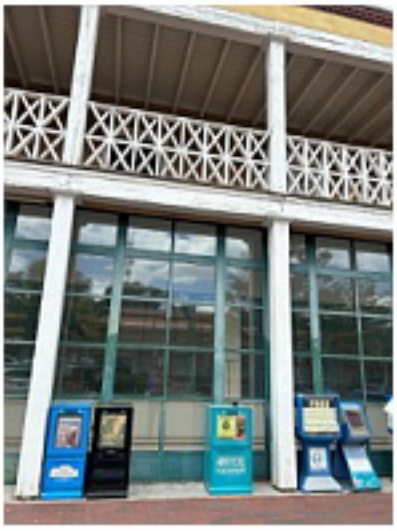

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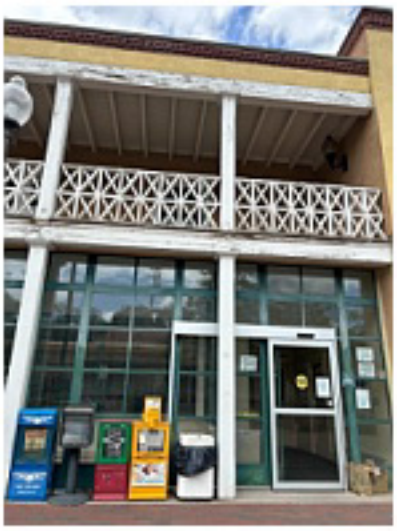

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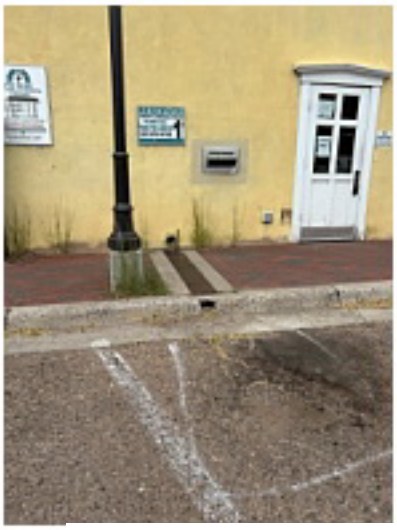

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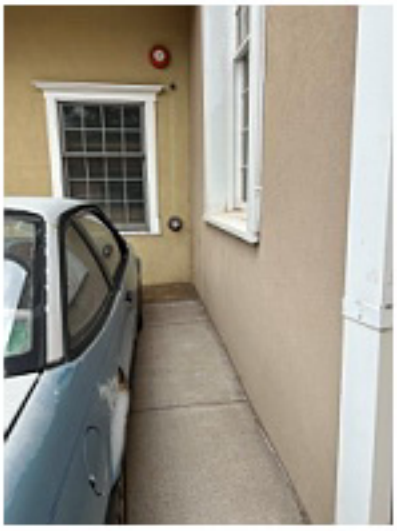

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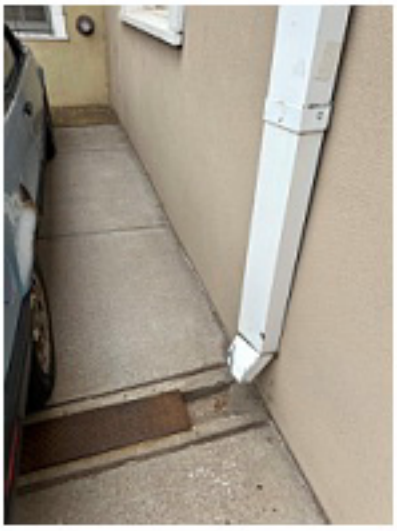

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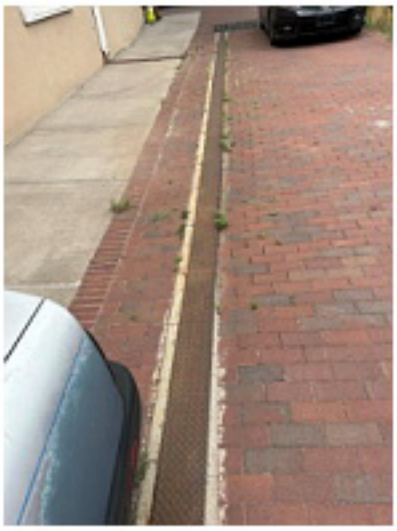

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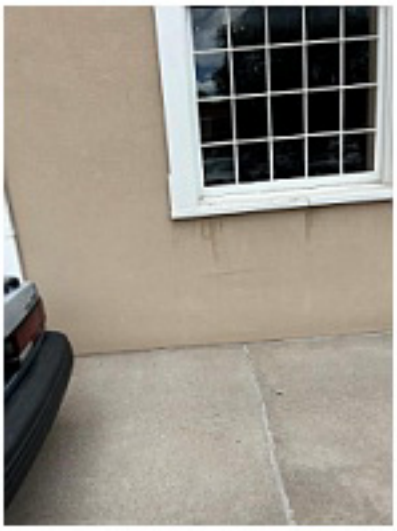

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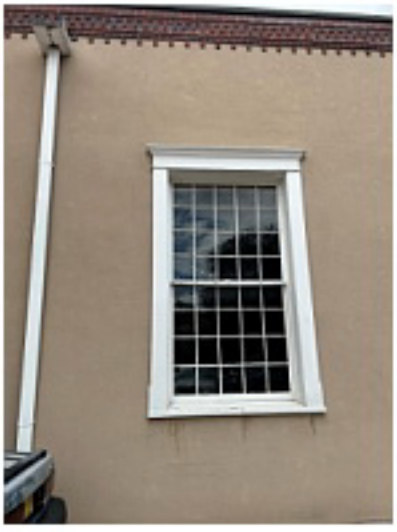

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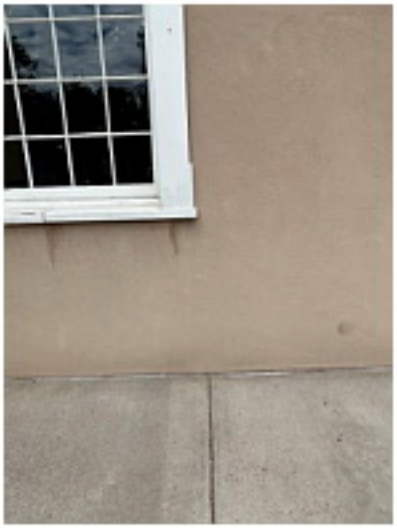

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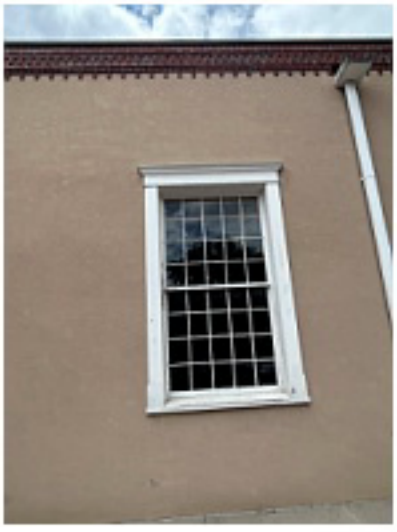

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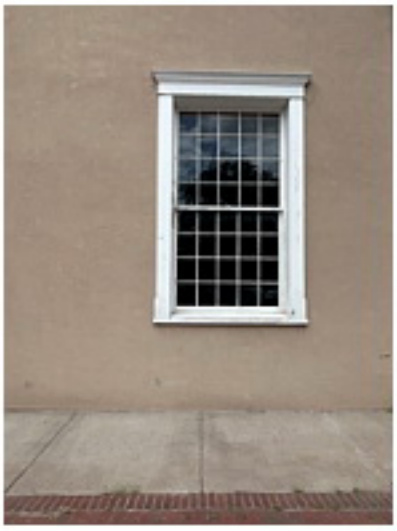

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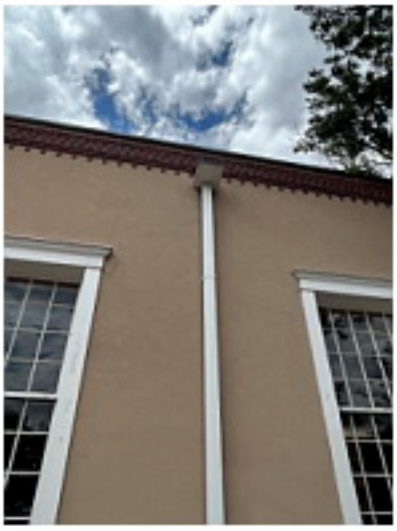

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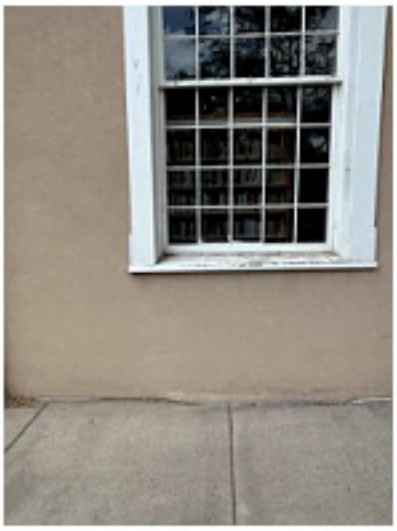

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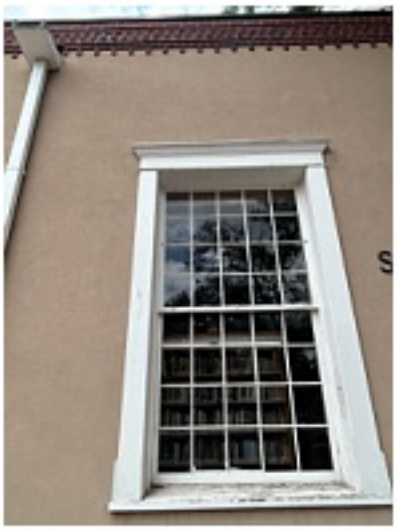

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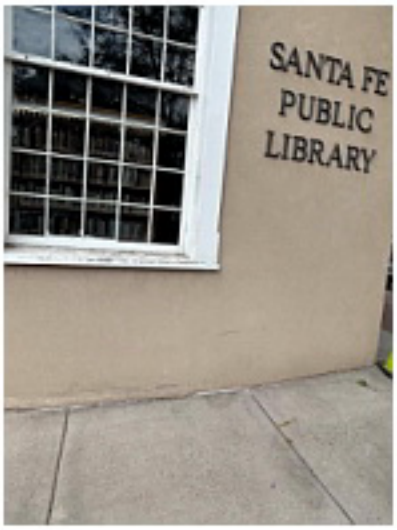
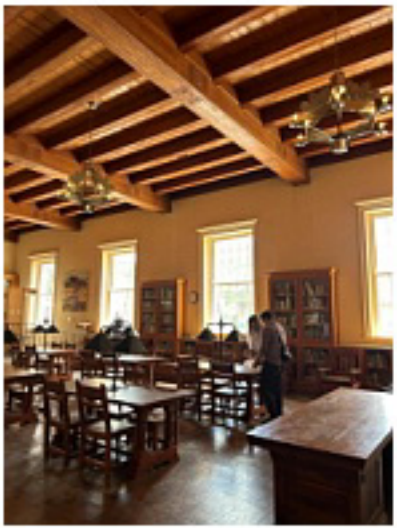


Interior_SW Room_01.jpg



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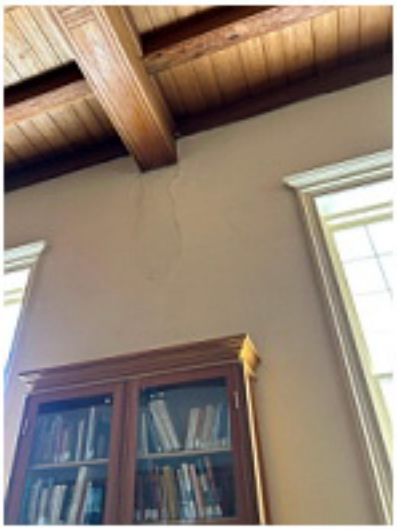

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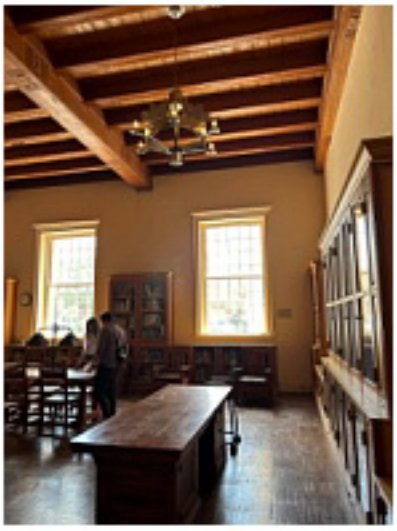
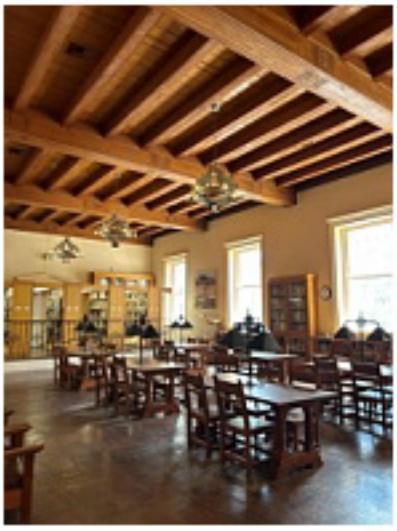


Interior_SW Room_04.jpg



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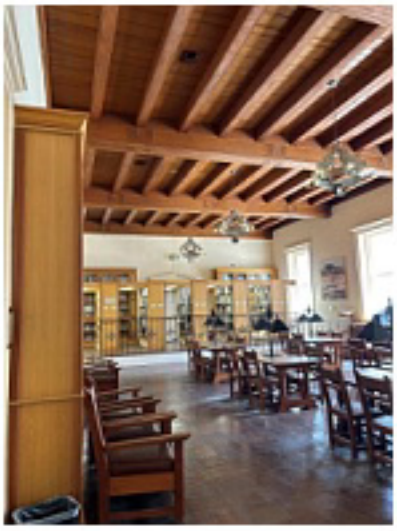

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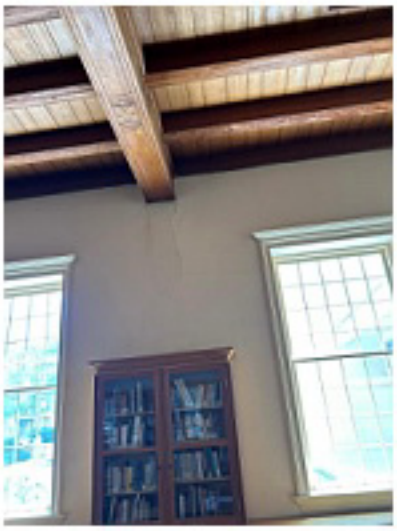

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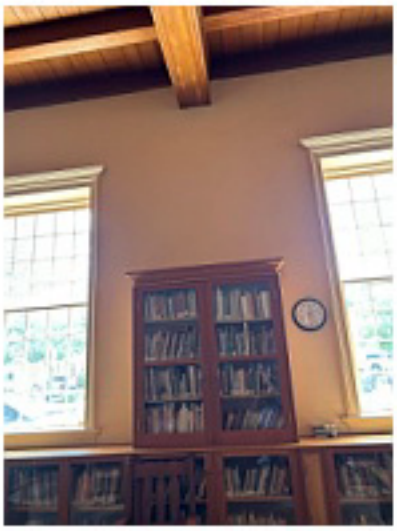
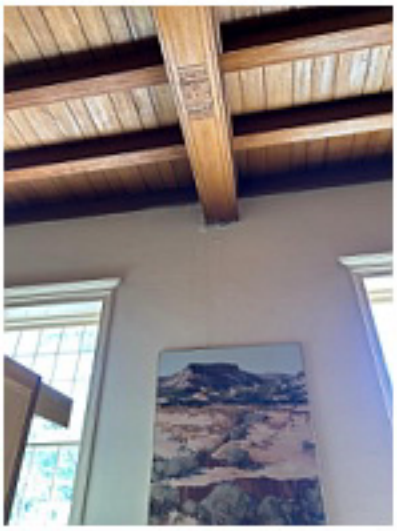


Interior_SW Room_08.jpg



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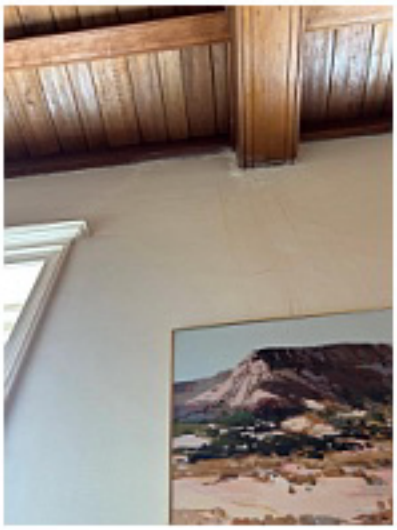
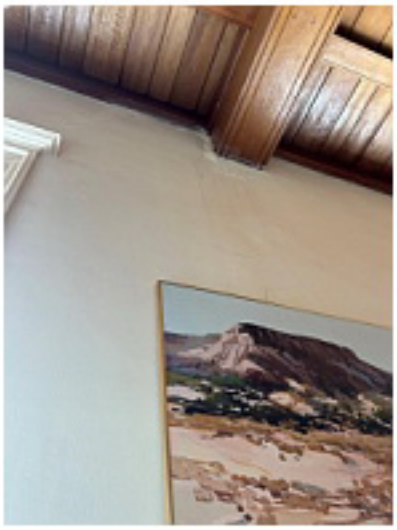


Interior_SW Room_10.jpg



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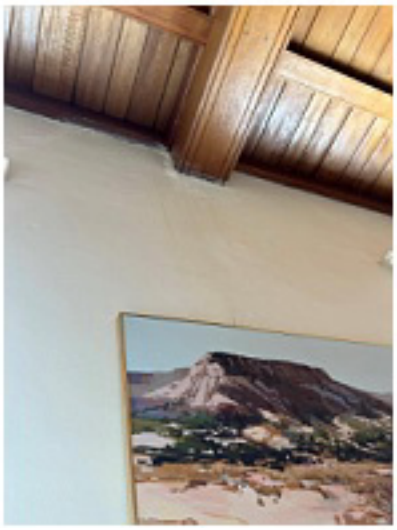

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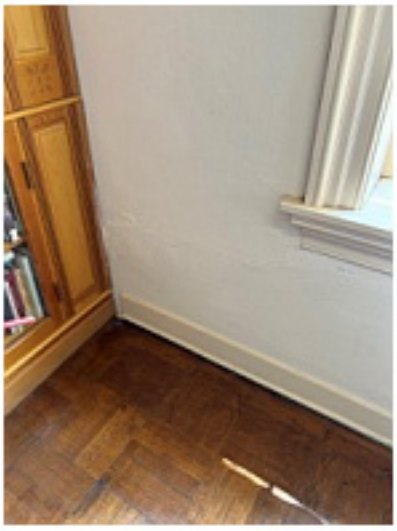
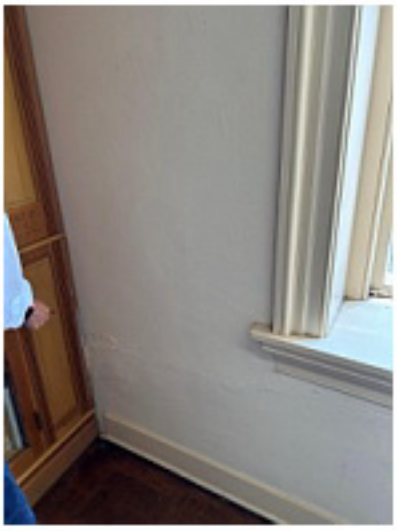


Interior_SW Room_13.jpg



Interior_SW Room_14.jpg



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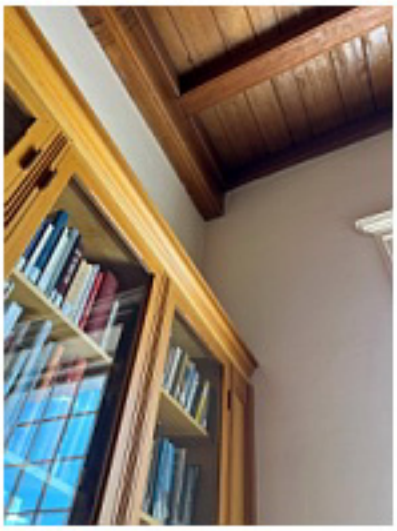
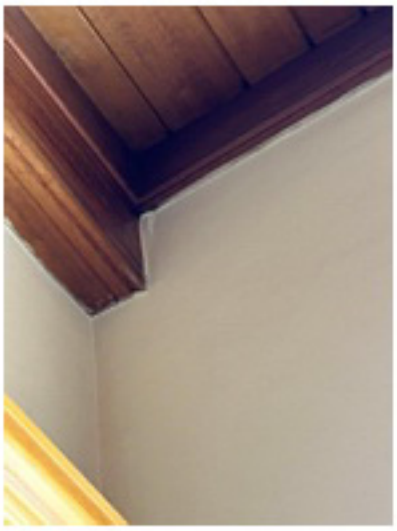


Interior_SW Room_16.jpg



Interior_SW Room_17.jpg



Interior_SW Room_18.jpg



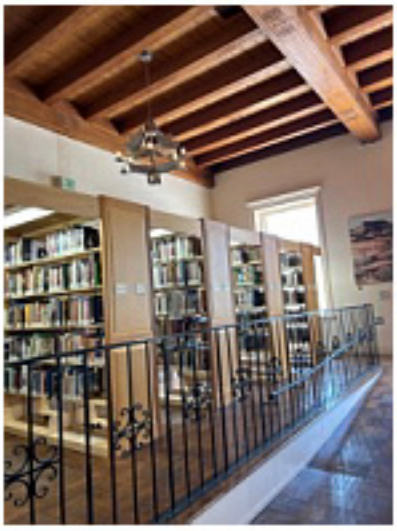
Interior_SW Room_19.jpg



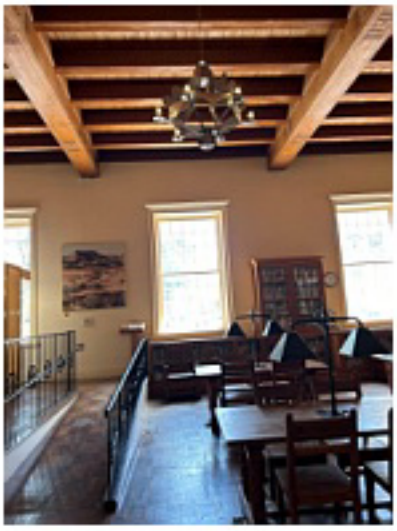
Interior_SW Room_20.jpg



Interior_SW Room_21.jpg



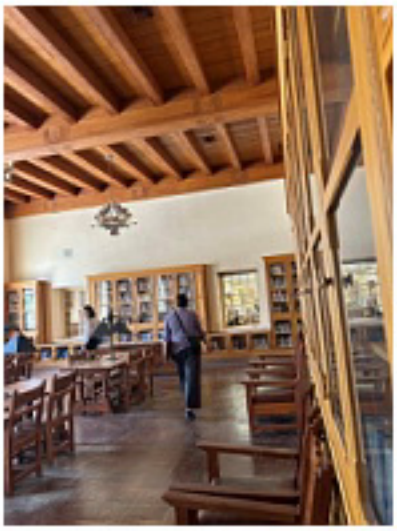
Interior_SW Room_22.jpg



Interior_SW Room_23.jpg



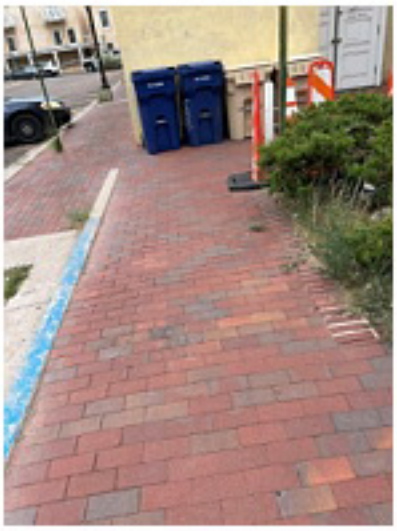
Interior_SW Room_24.jpg



North_01.jpg



North_02.jpg



North_03.jpg



North_04.jpg



North_05.jpg



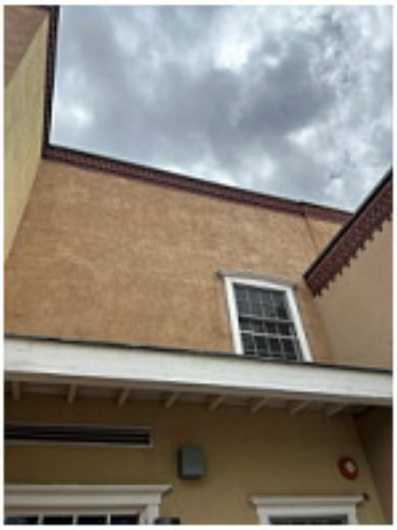
North_06.jpg



North_07.jpg



North_08.jpg



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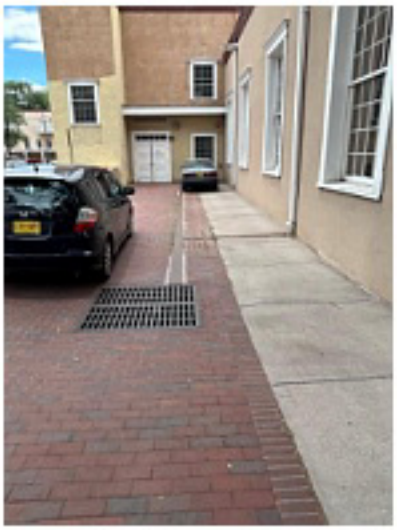
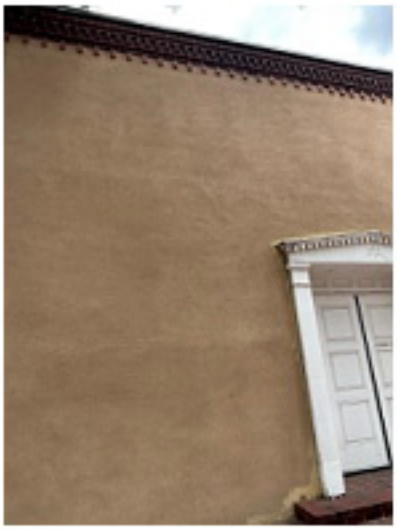
North_10.jpg



North_11.jpg



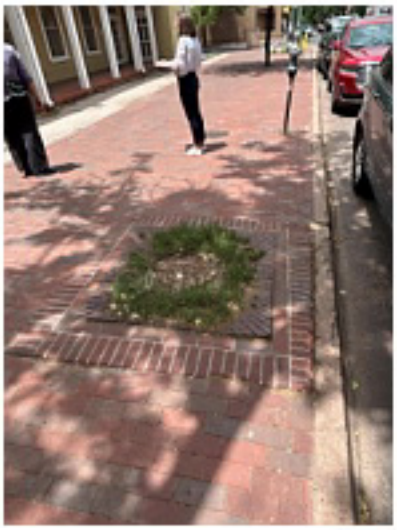
North_12.jpg



North_13.jpg



North_14.jpg



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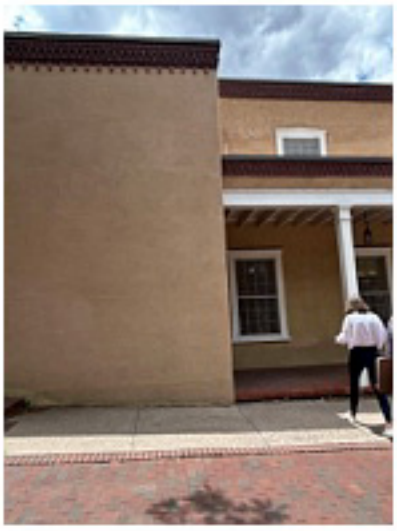
North_16.jpg



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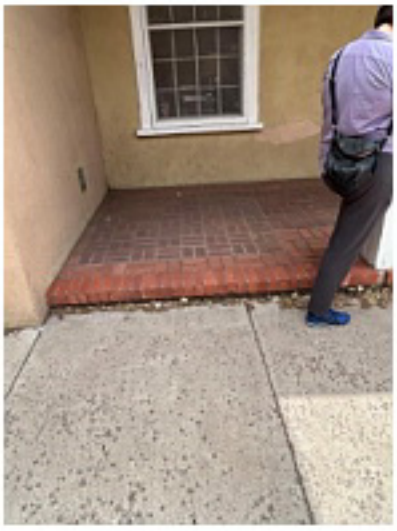

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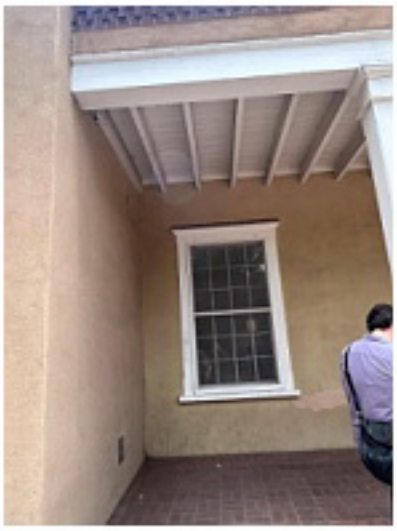

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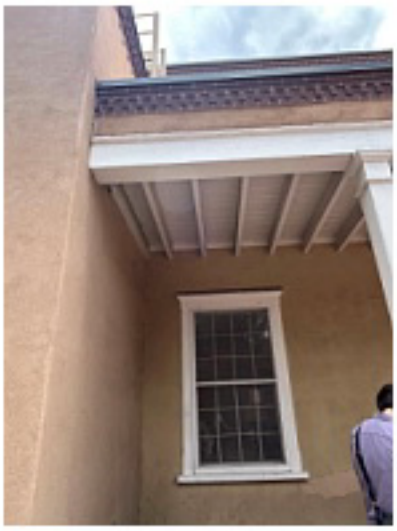

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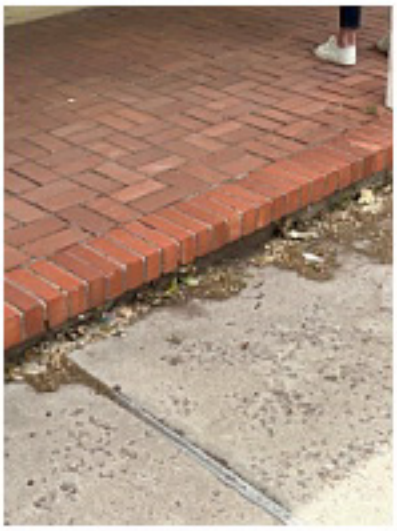

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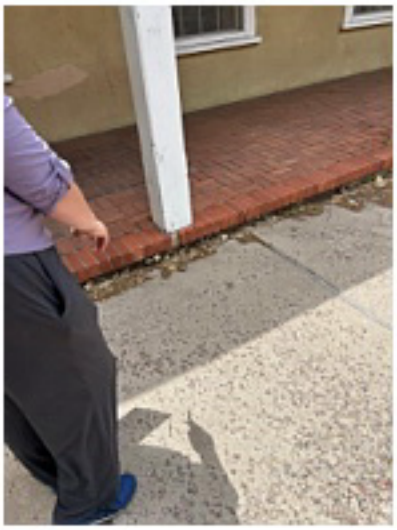


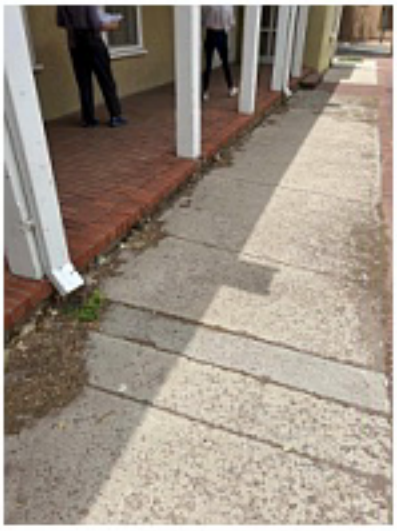
North_22.jpg



North_23.jpg



North_24.jpg



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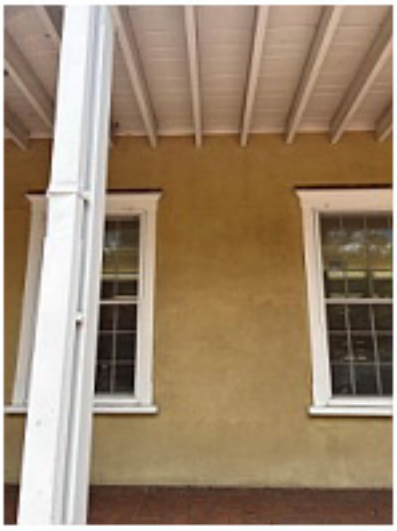

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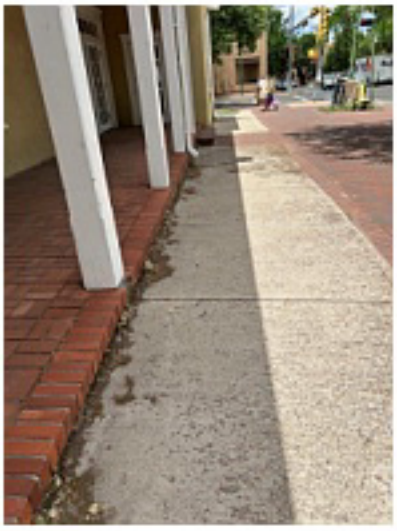


North_27.jpg



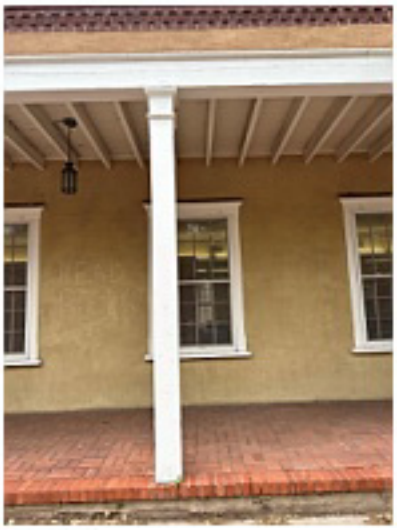
North_28.jpg



North_29.jpg



North_30.jpg



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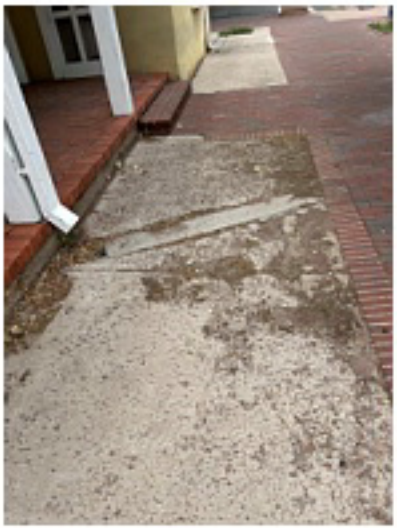

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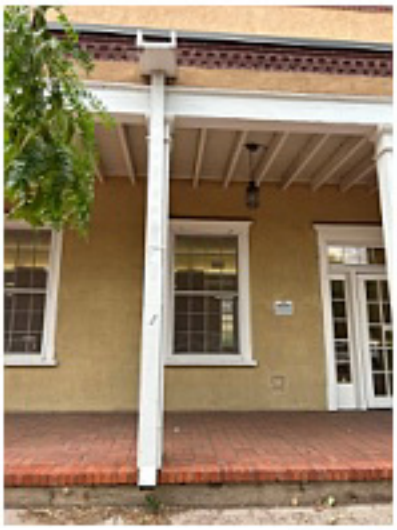
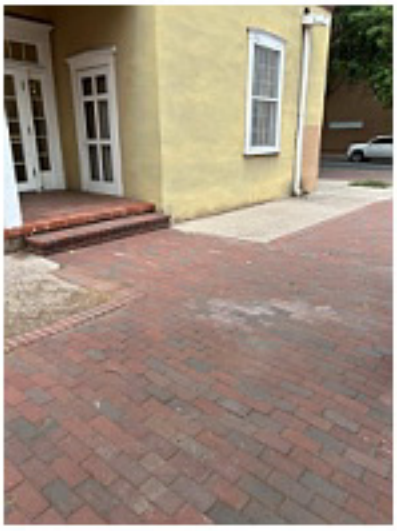


North_33.jpg



North_34.jpg



North_35.jpg



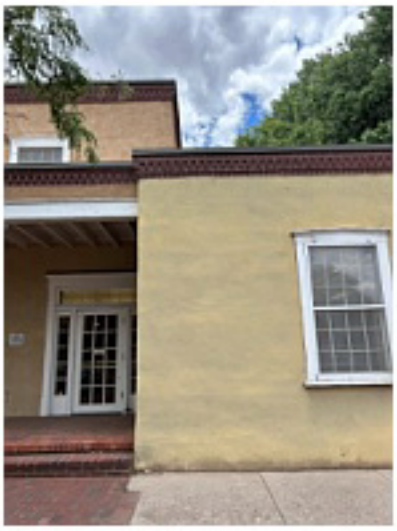
North_36.jpg



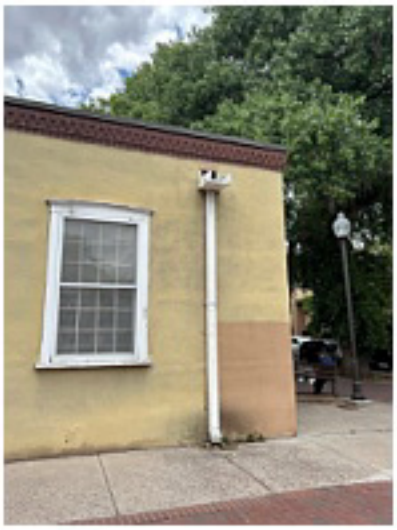
North_37.jpg



North_38.jpg



North_39.jpg



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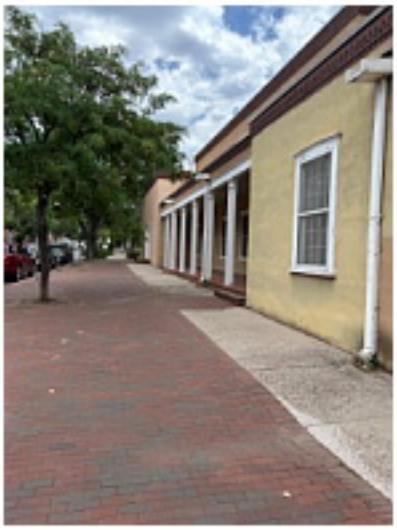
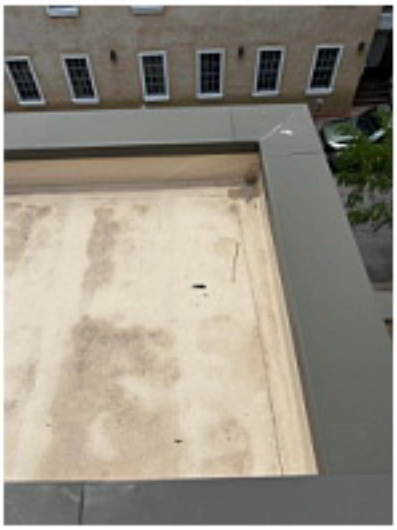
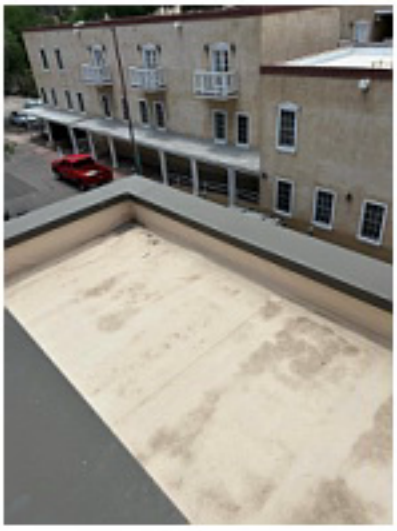


Roof_01.jpg



Roof_02.jpg



Roof_03.jpg



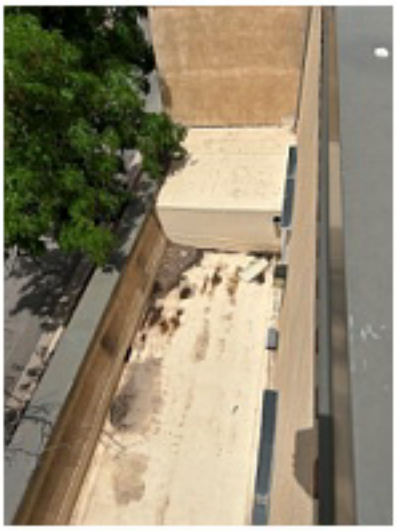
Roof_04.jpg



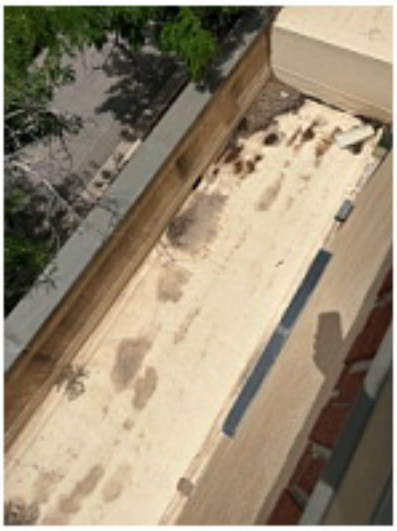
Roof_05.jpg



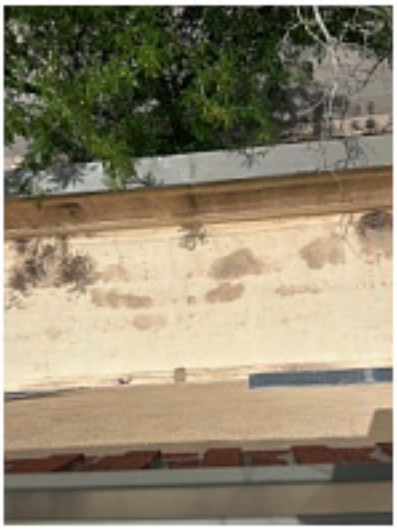
Roof_06.jpg



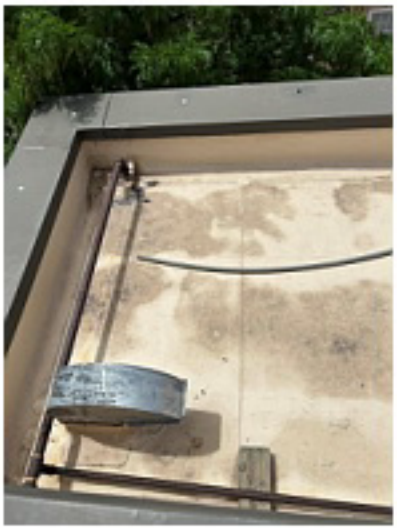
Roof_07.jpg



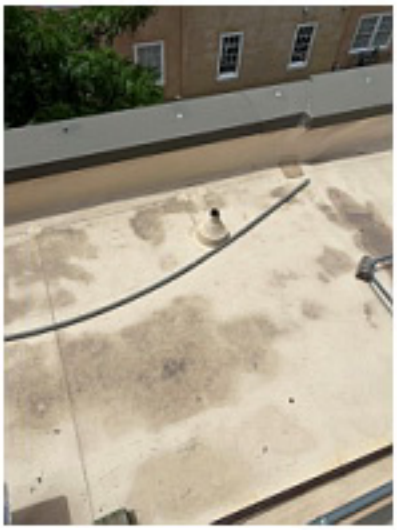
Roof_08.jpg



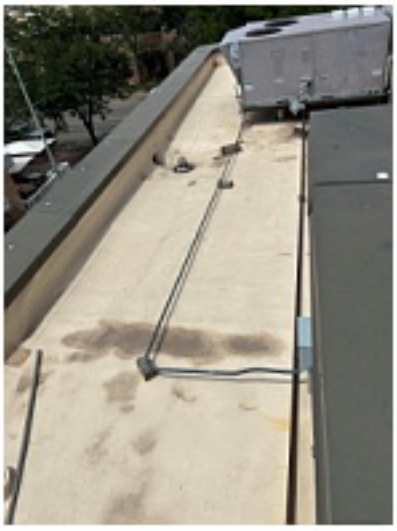
Roof_09.jpg



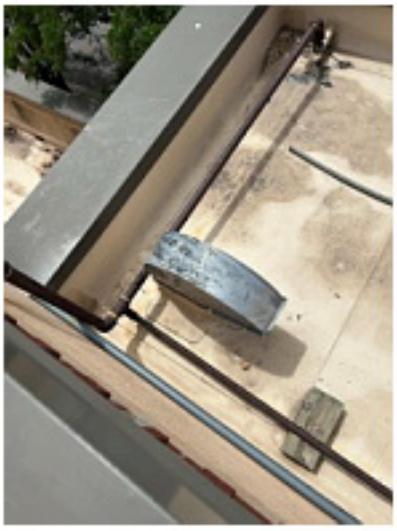
Roof_10.jpg



Roof_11.jpg



Roof_12.jpg



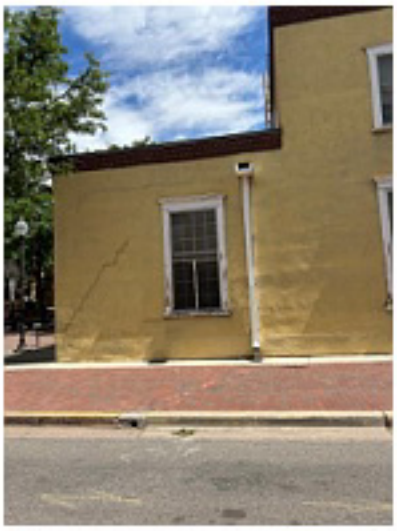
South_01.jpg



South_02.jpg



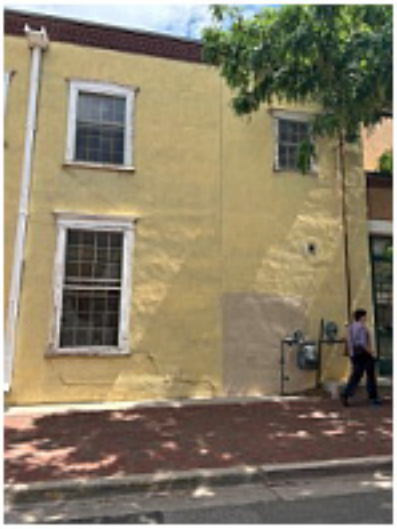
South_03.jpg



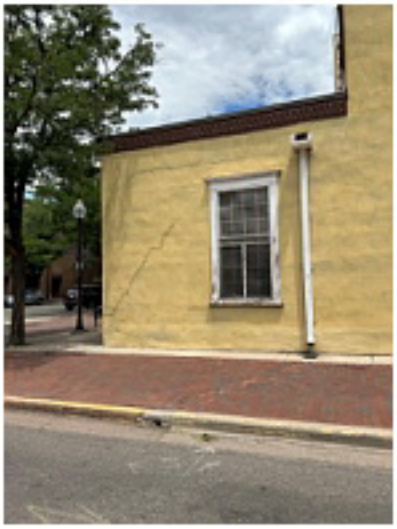
South_04.jpg



South_05.jpg



South_06.jpg



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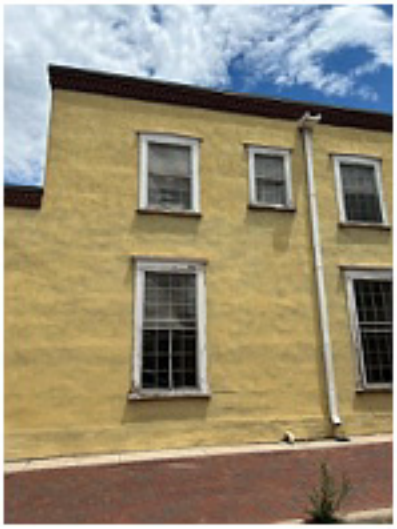
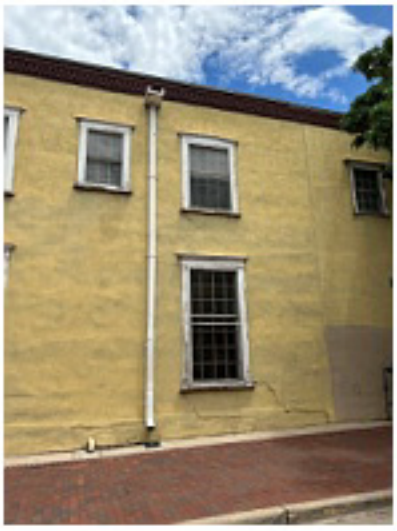


South_08.jpg



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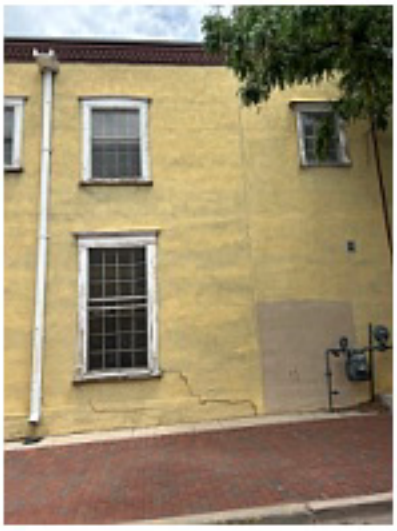

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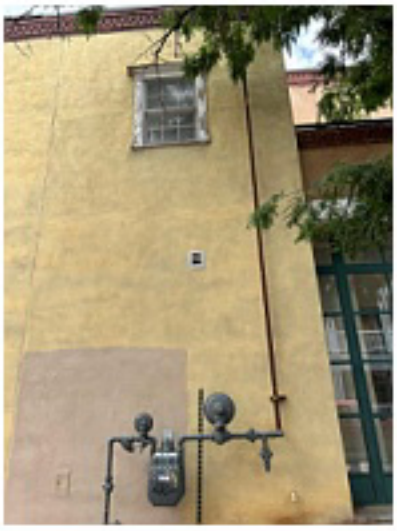

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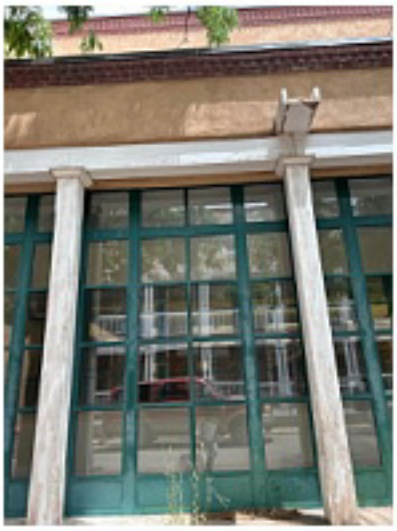

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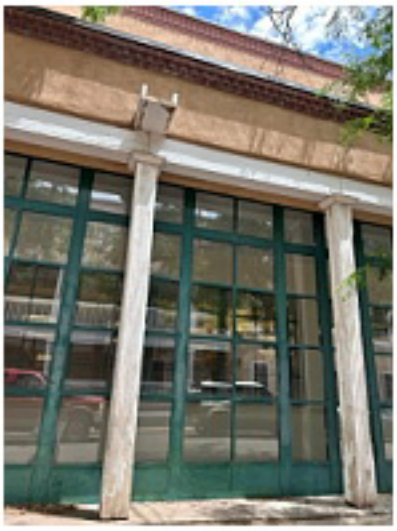

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South_16.jpg



South_17.jpg



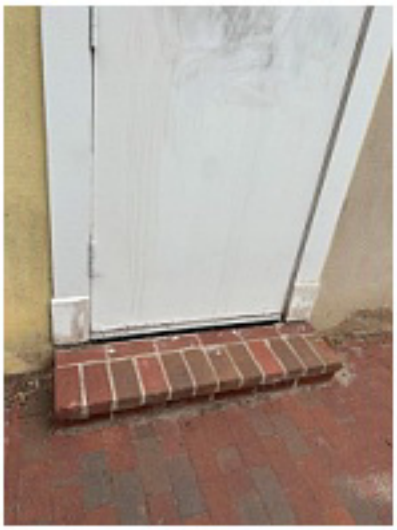
South_18.jpg



South_19.jpg



South_20.jpg



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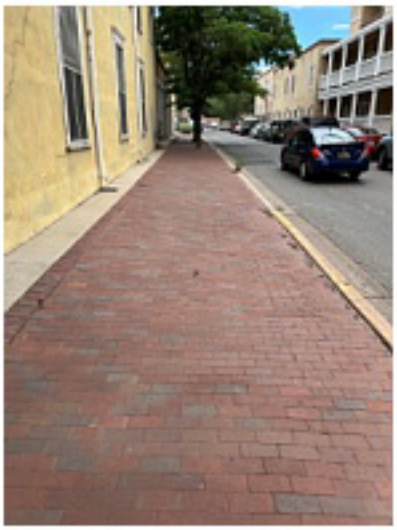

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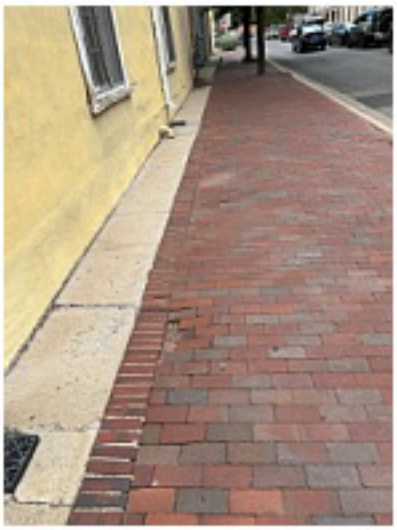

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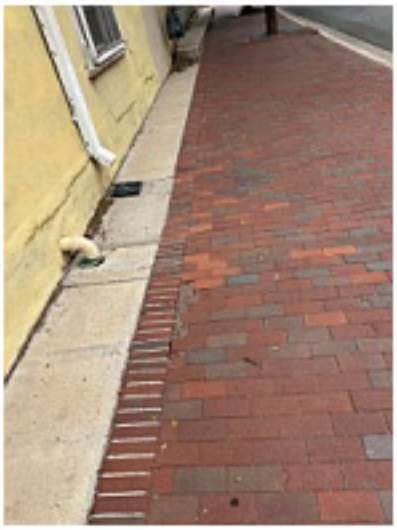

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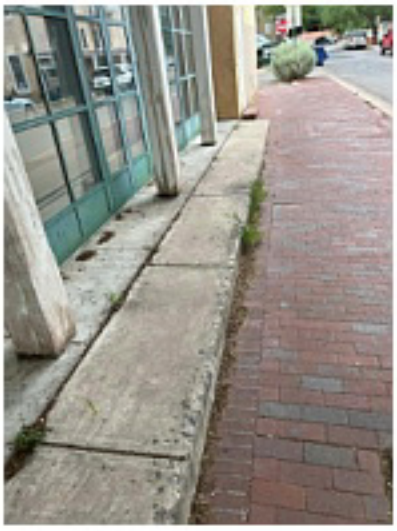
South_26.jpg



South_27.jpg



South_28.jpg



South_29.jpg



West Balcony_01.jpg



West Balcony_02.jpg



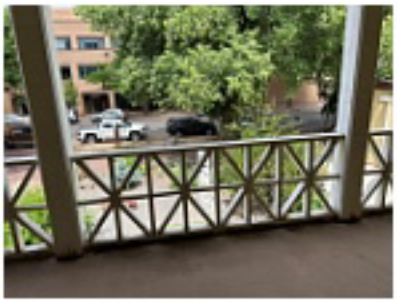
West Balcony_03.jpg



West Balcony_04.jpg



West Balcony_05.jpg



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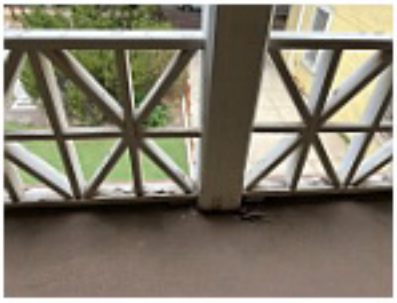

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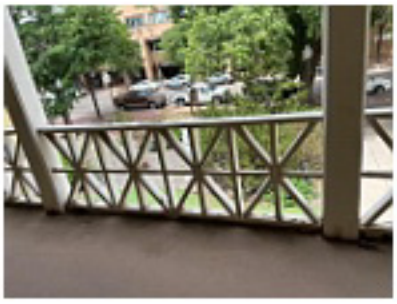

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West Balcony_14.jpg



West Balcony_15.jpg



West Balcony_16.jpg



West Balcony_17.jpg



West Balcony_18.jpg



West Balcony_19.jpg



West Balcony_20.jpg



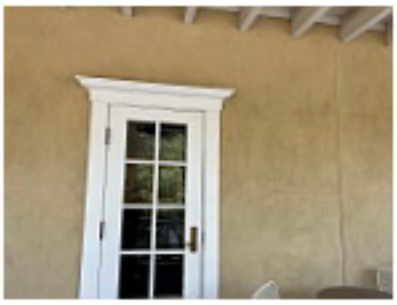
West Balcony_21.jpg



West Balcony_22.jpg



West Balcony_23.jpg



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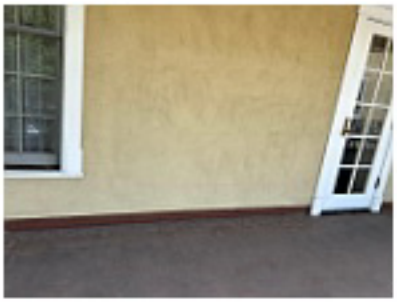

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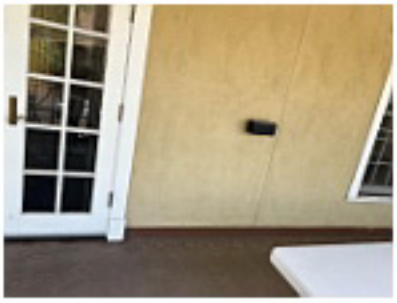

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West Balcony_29.jpg



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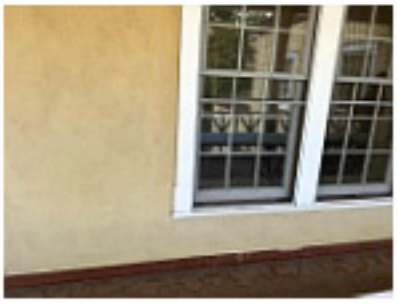

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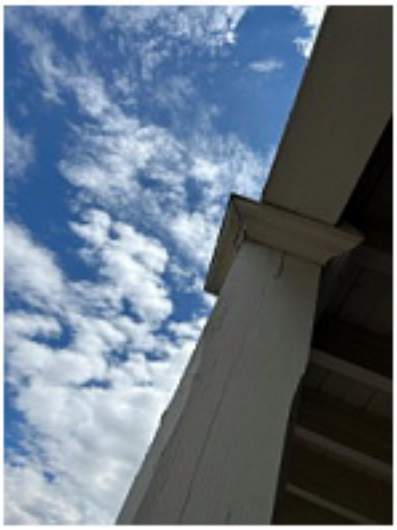

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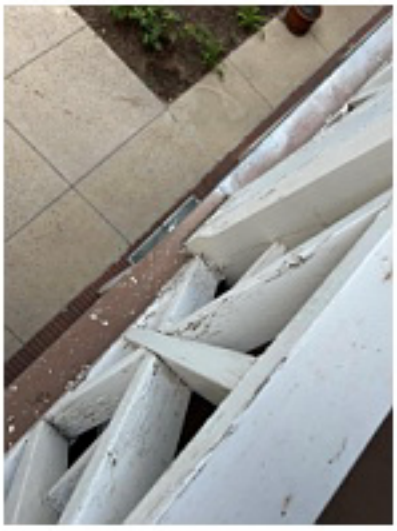
West Balcony_34.jpg



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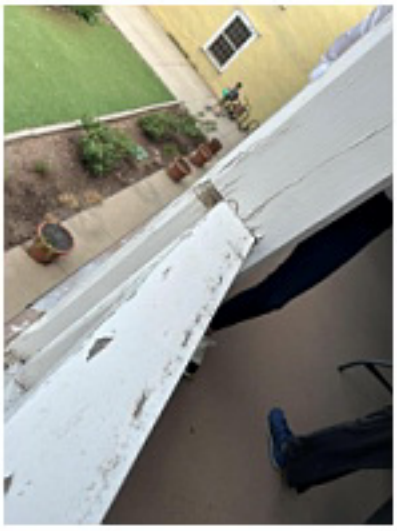

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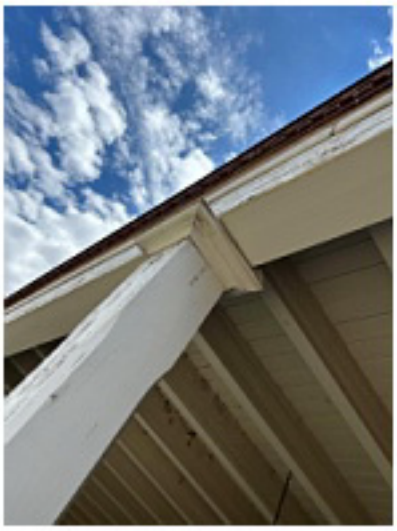

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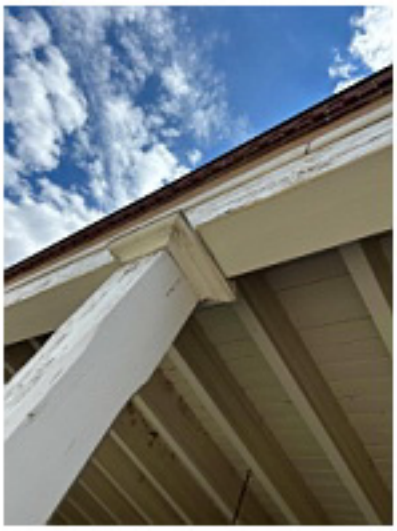

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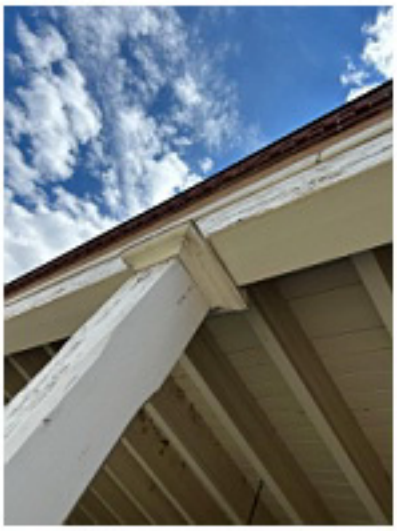

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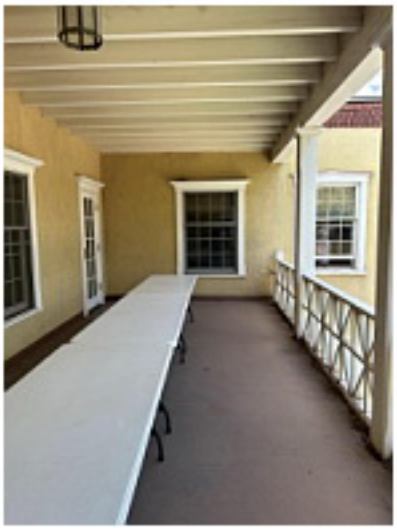
West Balcony_40.jpg



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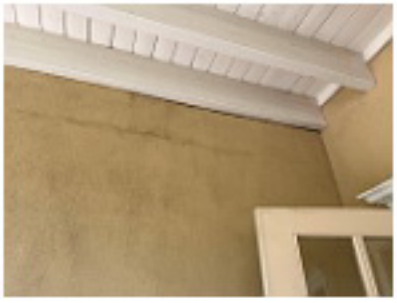
West Balcony_42.jpg



West Balcony_43.jpg



West Balcony_44.jpg



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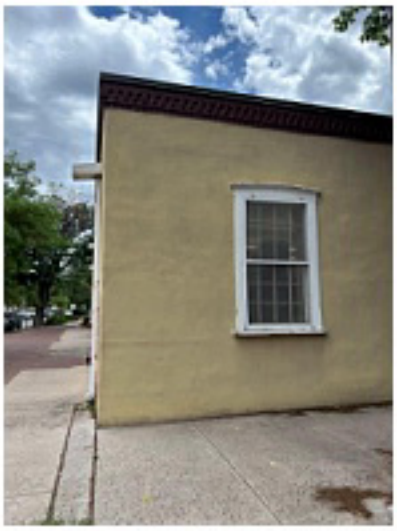

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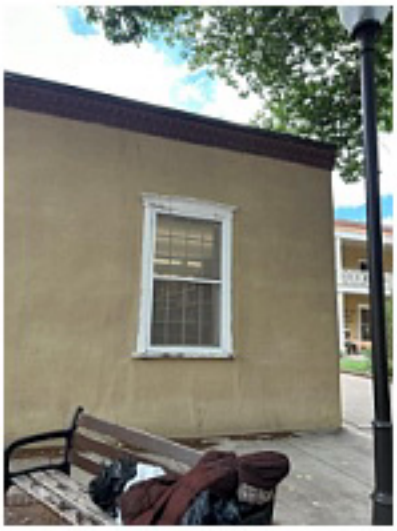

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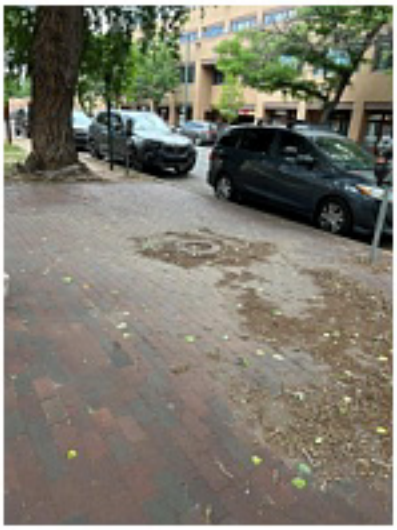

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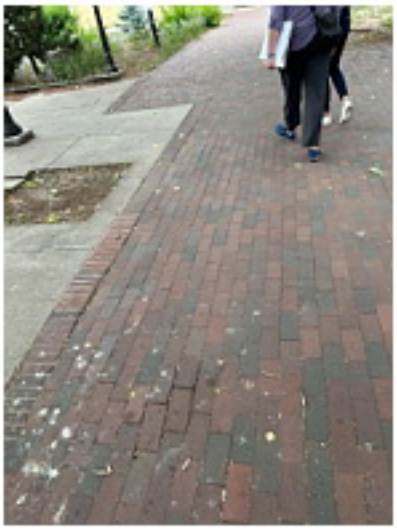


West_06.jpg



West_07.jpg



West_08.jpg



West_09.jpg



West_10.jpg



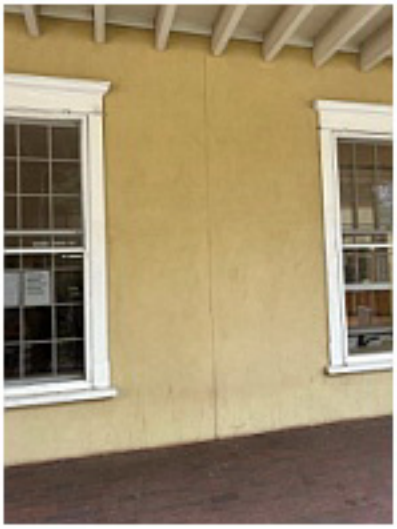
West_11.jpg



West_12.jpg



West_13.jpg



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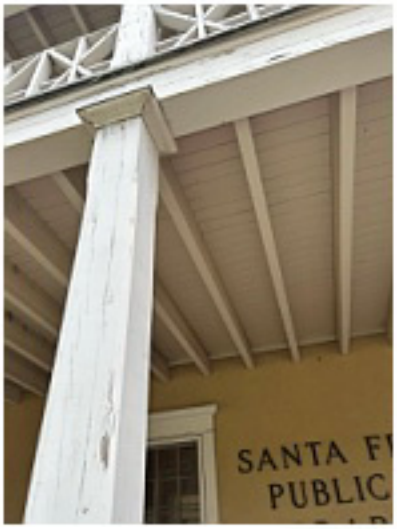
West_15.jpg



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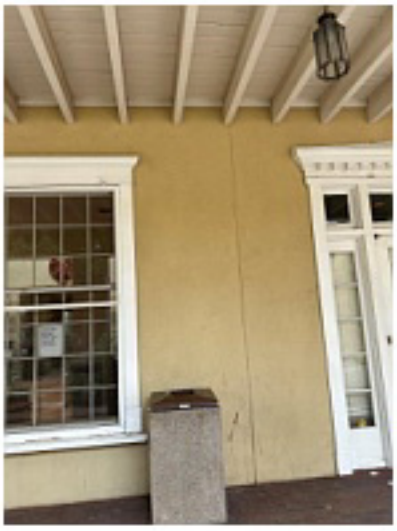

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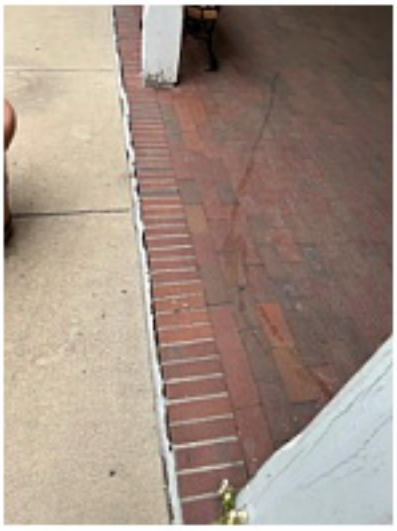

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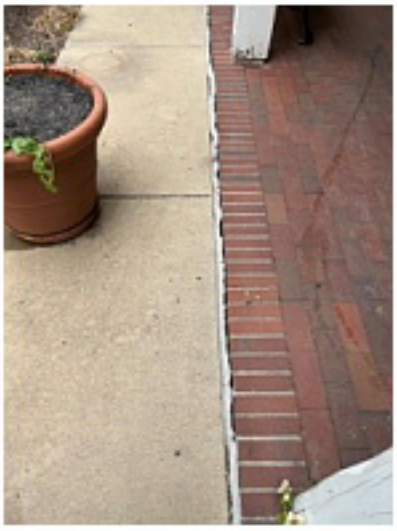

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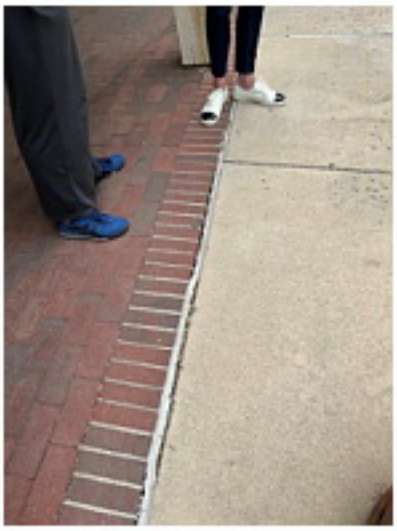

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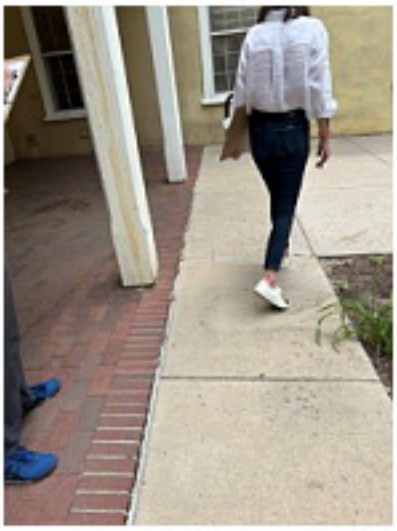


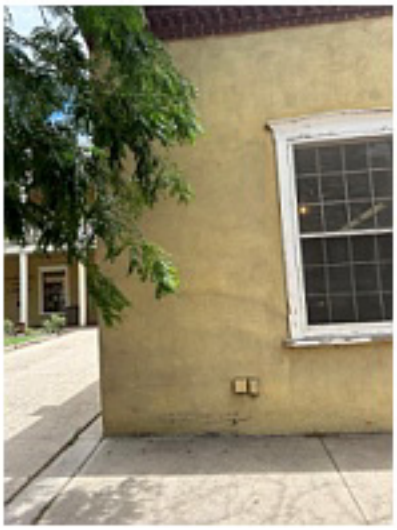
West_21.jpg



West_22.jpg



West_23.jpg



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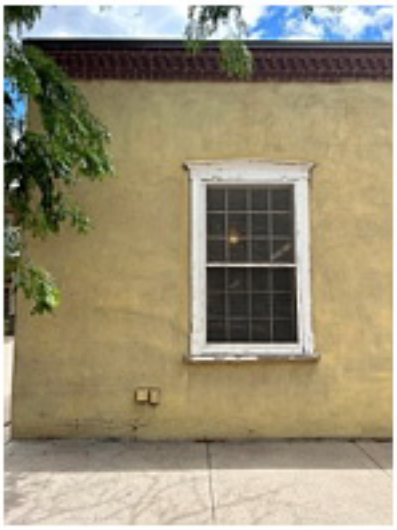

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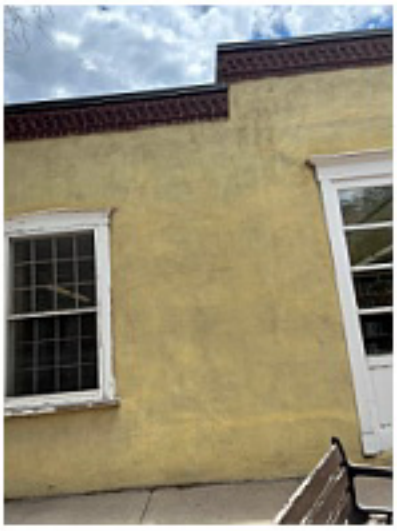

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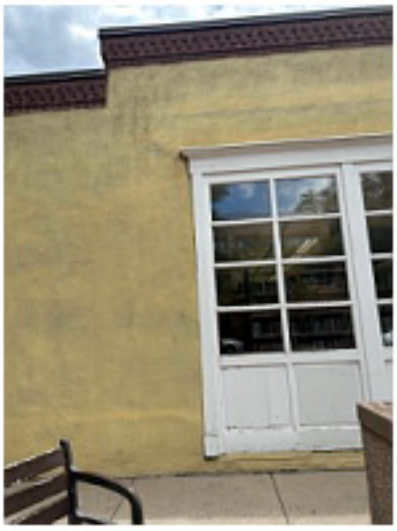

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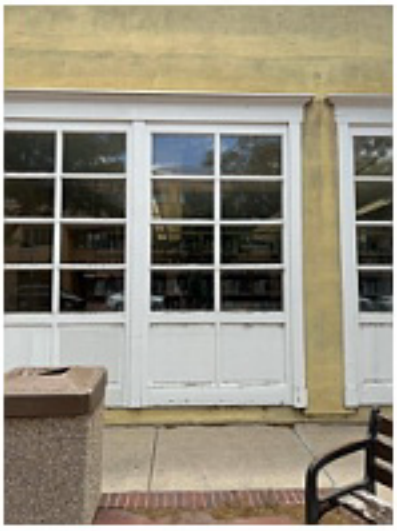

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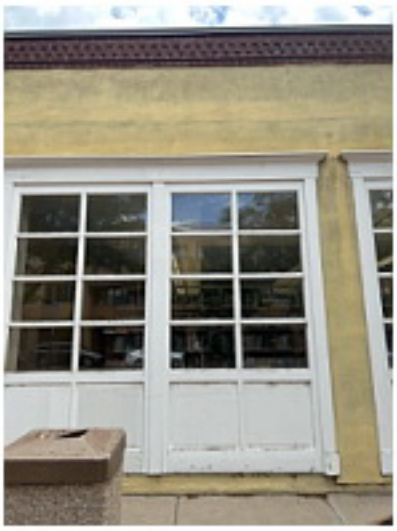

West_29.jpg



West_30.jpg



1.jpg



2.jpg



3.jpg



4.jpg



5.jpg



6.jpg



7.jpg



8.jpg



9.jpg



Santa Fe Main Library - South Wing Crawl Space (from 2013)**

10.jpg



11.jpg



12.jpg



13.jpg



14.jpg



15.jpg



16.jpg



17.jpg



18.jpg





WOVEN ARCHITECTURE LLC

1114 Hickox St., Suite A
Santa Fe, NM 87505
505-820-1555

Woven Architecture™
SANTA FE, NEW MEXICO

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008478--HDRB

Project Description: 2023-008478-HDRB. 636 Garcia Street units 2 and 3. Downtown & Eastside Historic District. Non- statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation if applic

Project Location(s): 636 GARCIA ST 2
Santa Fe, NM 87505

Contacts:

Property Owner: Joan Sawyer mitch@dcmnm.com
636 GARCIA ST 2
Santa Fe, NM 87505

Applicant: RPA & ASSOCIATES, LLC

P.O. BOX 10328 rpahistoric@gmail.com
ALBUQUERQUE, NM 87184

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number:

Year of Construction: 1950s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 9, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-008478-HDRB. 636 Garcia Street units 2 and 3. Downtown & Eastside Historic District. Non- statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation, if applicable, for a multi-family residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
____ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
__x__ Other: façade diagram	__x__ Photographs
	__x__ Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as contributing and the south façade (façade 2) of Unit 2 and the south facades (façades 2 and 4) be designated as the primary facades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The multi-family residence at 636 Garcia Street is a 3-unit compound with no historic status assigned to it. The property is located in the Downtown and Eastside Historic District. The structure was constructed in the early 1950s by adding two dwellings, an apartment and a one-

bedroom rental, to an existing 1940s garage. What was formerly the garage became unit 3. In the 1950s, the three units were associated with the main residence to the south which was split from the lot in 2021 and addressed 640 Garcia Street.

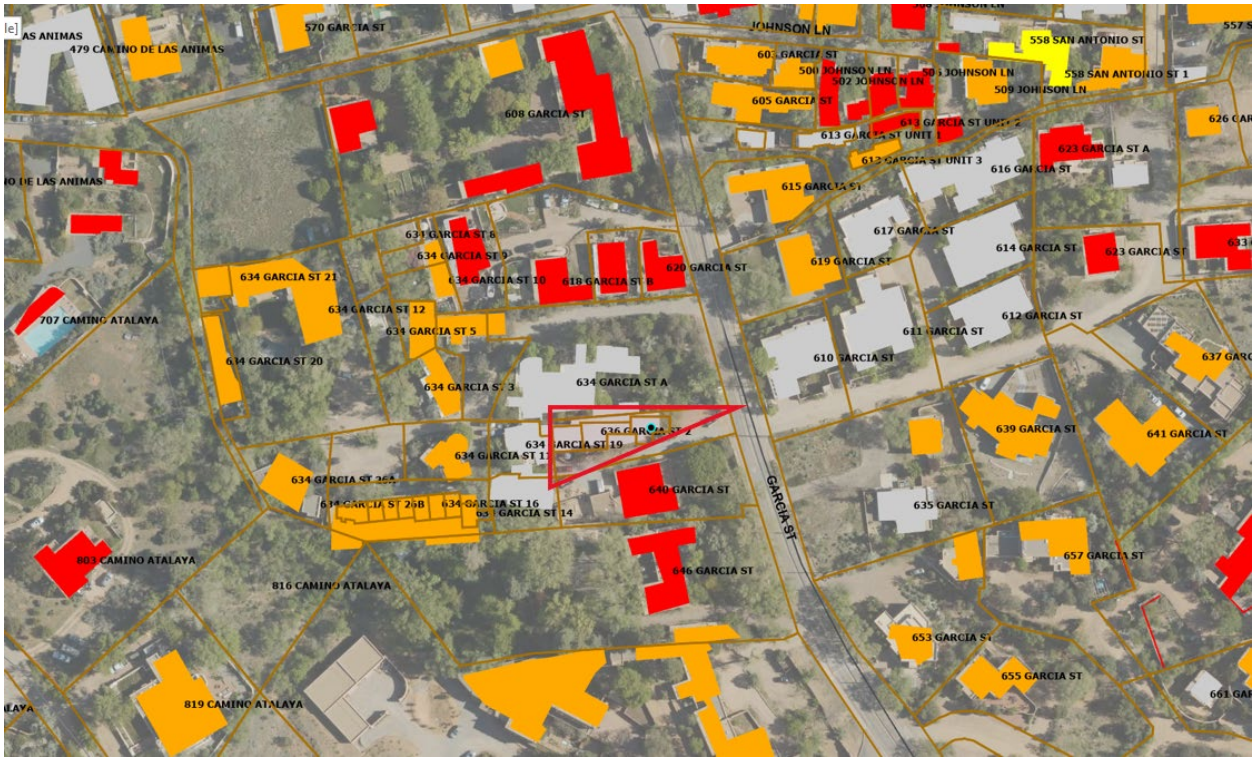


Figure 1: Property location in red.

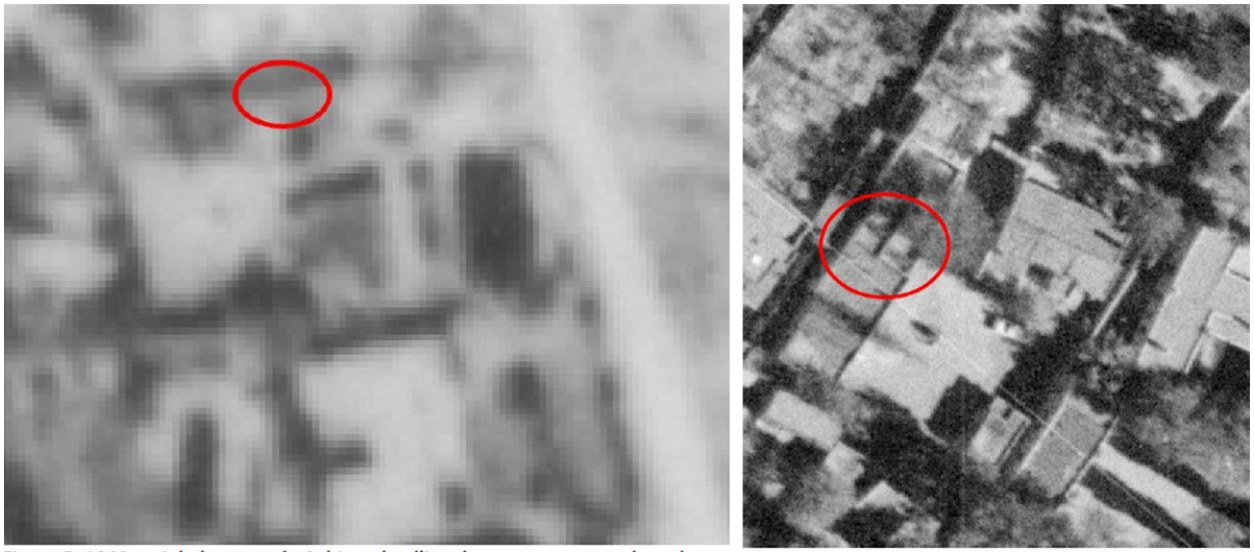


Figure 5: 1948 aerial photograph. Subject dwelling does not appear to have been constructed.

Figure 6: 1958 aerial photograph. Subject dwelling circled.

Figure 2: Aerials from 1948 and 1958

Units 2 and 3 at 636 Garcia Street are constructed of adobe in a vernacular style with stucco walls and concrete foundation and is a single level. The roof consists of a combination of flat, gabled, and shed roofs. Windows throughout the structure are wood with a combination of single-hung, casement, combination picture, sliding, and fixed windows. Doors consist of single-leaf wood and double doors with full-lite, plank half-lite, and divided glass.

Unit 2 is 1,032 sq. ft. and shares a common wall with unit 3 on the west and a common wall with unit 1 on the east. The south elevation is the front of the structure and looks into small courtyards and consists of an entry door and windows in the bedroom, kitchen and living room. Some of the windows have been replaced at an unknown date and it is unclear if the openings are original to the structure. The north elevation includes newer windows, several non-historic openings, including a long combination picture window on the more eastern portion of the unit in the living room, and single lite casements in the bathroom and divided lite casement at the bedroom further to the west.

Unit 3 is 754 sq. ft. and shares a common wall with unit 2 on the east and the neighboring property to the west (Please see figure 3 below). The south elevation looks onto a small brick courtyard. The east end is most likely part of the original small house and has a full-lite door in the living room flanked by modern casement windows. To the west was likely the earlier garage and includes a half-lite door and two windows arranged in a stepped manner. The north has gabled and flat-roof sections. The gabled area on the east has a pair of modern glass doors opening to the living room, while the flat roof portion on the west has a pair of wood sliding windows in the bedroom.



Figure 3: Units of the structure

There are no known previous cases for the condominium structure at 636 Garcia Street. However, it is apparent from the window assessment that the windows and doors are all non-historic with most replacements during 1991 and 1999.

The applicant requests:

1) Status review of the residential structure at Unit 2 and Unit 3 and;
2) Designation of primary facades, if applicable.

Though the property is no longer associated with the primary structure at 640 Garcia Street, 636 Garcia Street Units 2 and 3 have historic integrity of their own. They are constructed of adobe and are representative of how historic buildings were expanded over time. Staff believes the south elevation (façade 2) of Unit 3 is the primary façade due to the historic width of the door and the layout of the fenestrations and the various rooflines. The south side (façades 2 and 4) of Unit 2 are the primary façades due to the inset of the fenestrations and the various roofline of the structure.

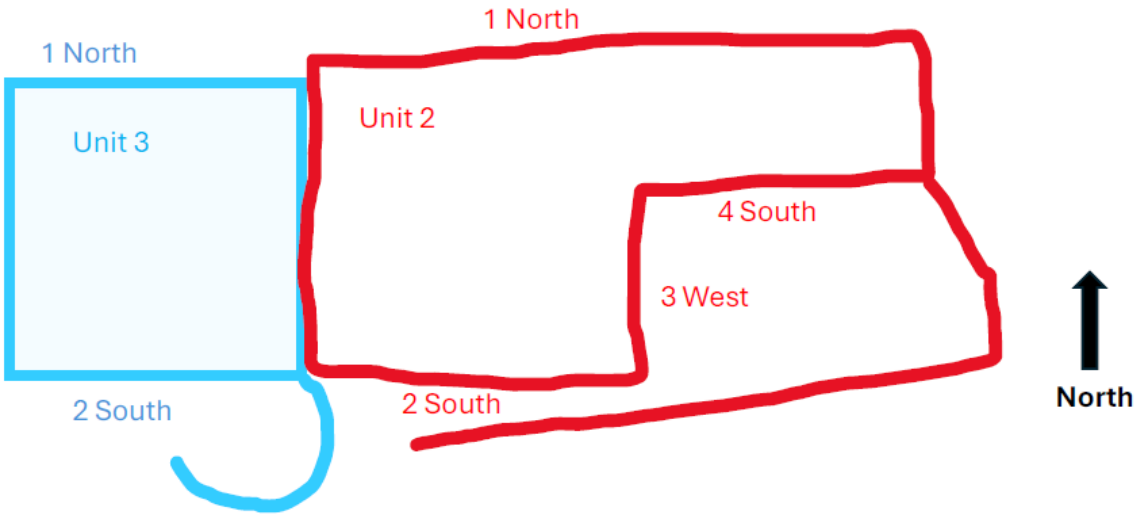


Figure 4: Façade Diagram (unit 3 in blue, unit 2 in red)

RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

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

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

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

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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

14-12 Noncontributing Structure:

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

14-12 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;

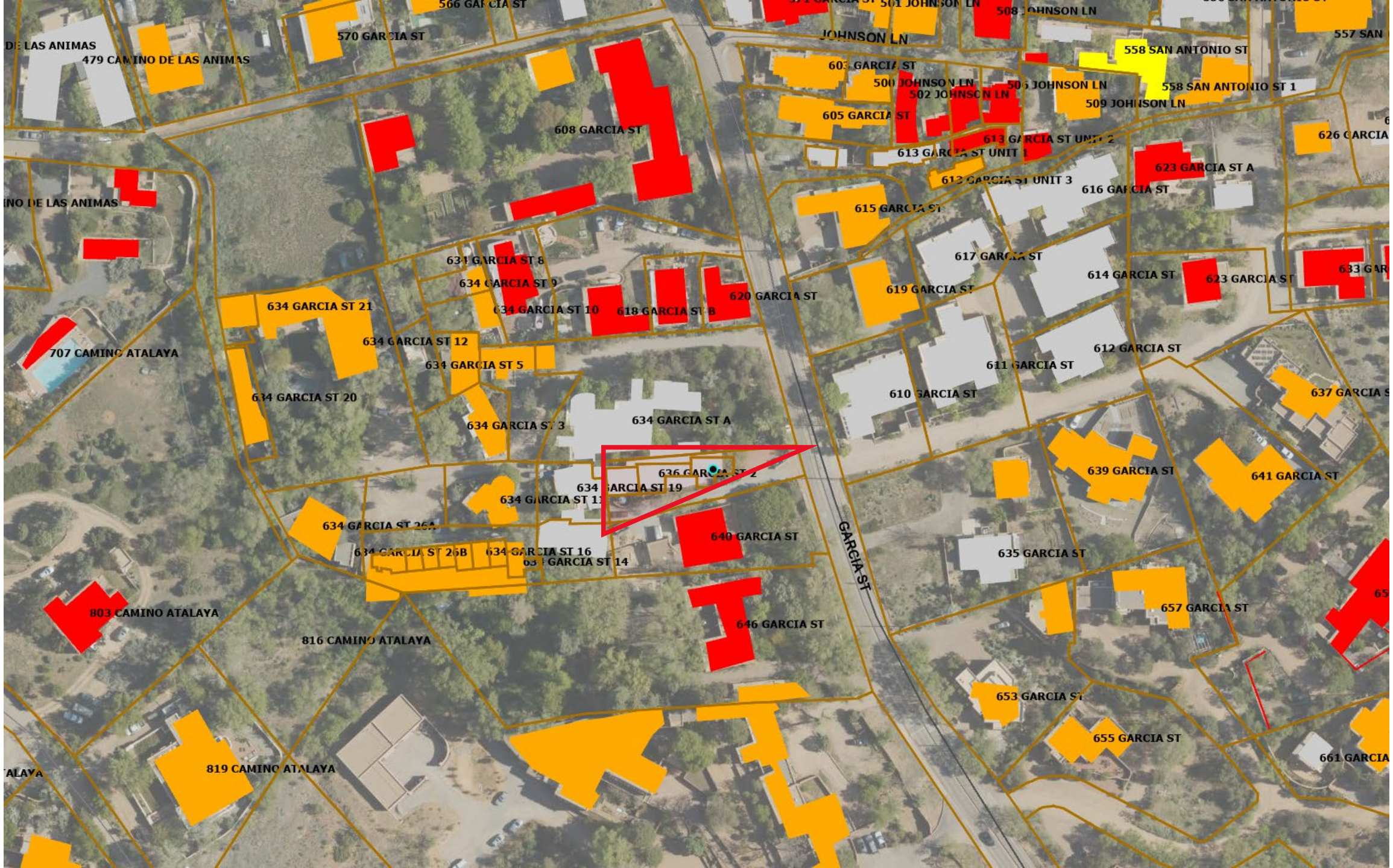
(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(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.


570 GARCIA ST
479 CAMINO DE LAS ANIMAS
608 GARCIA ST
566 GARCIA ST
JOHNSON LN
501 JOHNSON LN
508 JOHNSON LN
558 SAN ANTONIO ST
603 GARCIA ST
500 JOHNSON LN
502 JOHNSON LN
505 JOHNSON LN
509 JOHNSON LN
558 SAN ANTONIO ST 1
605 GARCIA ST
613 GARCIA ST UNIT 2
613 GARCIA ST UNIT 1
612 GARCIA ST UNIT 3
623 GARCIA ST A
616 GARCIA ST
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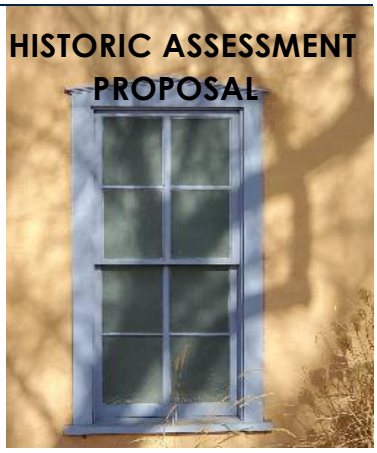
614 GARCIA ST
623 GARCIA ST
619 GARCIA ST
620 GARCIA ST
634 GARCIA ST 8
634 GARCIA ST 9
634 GARCIA ST 21
634 GARCIA ST 10
618 GARCIA ST B
634 GARCIA ST 12
707 CAMINO ATALAYA
634 GARCIA ST 5
612 GARCIA ST
611 GARCIA ST
610 GARCIA ST
634 GARCIA ST 20
634 GARCIA ST A
634 GARCIA ST 3
636 GARCIA ST 2
639 GARCIA ST
641 GARCIA ST
634 GARCIA ST 19
634 GARCIA ST 17
634 GARCIA ST 26A
640 GARCIA ST
634 GARCIA ST 26B
634 GARCIA ST 16
634 GARCIA ST 14
635 GARCIA ST
GARCIA ST
803 CAMINO ATALAYA
646 GARCIA ST
657 GARCIA ST
816 CAMINO ATALAYA
653 GARCIA ST
655 GARCIA ST
819 CAMINO ATALAYA

RPA & Associates, LLC

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Historic Preservation Division
Planning and Land Use Department
P.O Box 909
Santa Fe, NM 87504



JOB	DATE
636 Garcia Street, Unit #2 (C) & #3 (D), Santa Fe, NM 87505	05/02/2024

PROPOSAL
Attention: Lani
This proposal letter is requesting the status and the primaries for the address listed above.
Attached is the Historic Assessment, with the floor plans, elevations, and the plot. Also,
attached is the HCPI form 1 and 2 for your review.
Thank you,
Ra Patterson
RPA & Associates, LLC
508 Ortega Road NW, Los Ranchos de Albuquerque, NM
87114

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 21, 2024

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

1. Name of property:

636 Garcia Street Compound Condominium

2. Location:

636 Garcia Street, Unit 2 and Unit 3
Downtown and Eastside Historic district
Santa Fe

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

4. County: Santa Fe
Parcel # 910009440 & 910009441

5. Property Type:
_x Buildings: 2 condo units
__ Structures:
__ Site __ Object

6. Date of Survey:
April 20, 2024/May 20, 2024

7. Previous Survey Date(s):
__Yes:
__ No: ?

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6764708,-105.9322226



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation. Unit 2, right; Unit 3, left. Camera facing north.

11. Brief Description of the Property:

Located approximately 100’ down a private drive on the west side of Garcia Street are two connected condominium units. They are part of the three-unit 636 Garcia Street Compound. The building came about in the early 1950s when its then-owners added two dwellings (an apartment and a one-bedroom rental) to an existing garage. The garage became Unit 3. At the time, the rental units were subordinate to the large home just to the south (640 Garcia), which is no longer associated with the condominium. Thus, the subject units represent a fragment of their original context.

Continued on Page 5

12. Who uses the property? Residence (vacation house)

13. Construction Date: early 1950s
_ _Known _x_ Estimated Source: plat and city directories

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

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

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

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



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

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

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

For: owner, Joan Hathaway Sawyer 1990 Trust

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

Current owner: Joan Hathaway Sawyer 1990 Trust
N/A

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

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

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

22. National or State Register:

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

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

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

636 Garcia Street Compound Condominium

2. Location:

636 Garcia Street, Unit 2 and Unit 3 Downtown and Eastside Historic district Santa Fe

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

4. County: Santa Fe

5. Date of Survey: April 20, 2024/May 20, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe **__ Brick** **__ Composition** **__ Concrete: Block**

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

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

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

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

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

__ Wood: Tongue and Groove **__ Other:**

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

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

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types * Window operation and/or material not clear
Unit 2 and Unit 3

Operation	Material	Glazing	Number
Single-Hung	Wood	2/2	3
Casement	Wood	6	2
Casement	Wood	8	1
Casement	Wood	1	6
Combination – Picture	Wood	1S-1F-1S	1
Sliding	Wood	1-1	1
Fixed	Wood	1	1
Fixed *	Wood	12	2

11. Door Types
Unit 2 and Unit 3

Type	Style	Material	Number
Single-Leaf	Plank w/ Vision Lite	Wood	1
Single-Leaf	Full-Light	Wood	1
Single-Leaf	1/2 -Light & Panel	Wood	1
Double	Divided Glass	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c. Recent; change of windows and possibly openings; 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

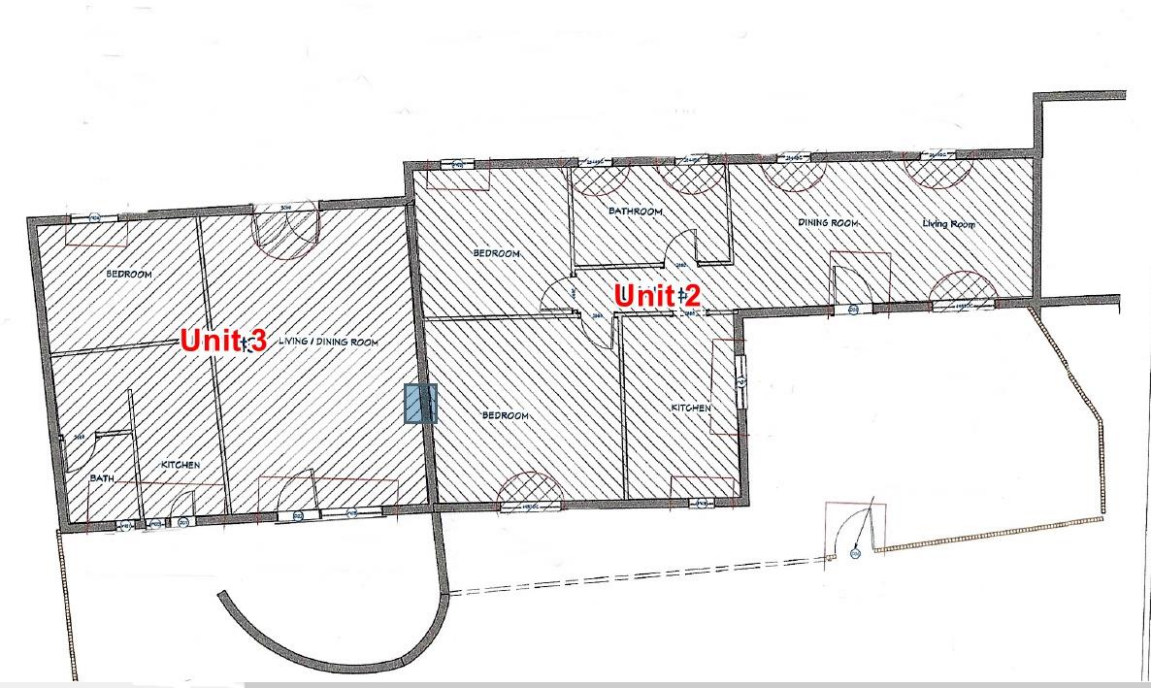
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: N/A. 2024 Footprint floor plan. Courtesy Davenport Construction LLC.



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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2 and Unit 3 Downtown and Eastside Historic district Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024/May 20, 2024**

Architectural Description Continued

The roughly 1,032 square-foot Unit 2 holds two bedrooms and two bathrooms in its L-shaped (almost like a dipper) plan. Unit 3 has one bedroom and one bath within its 754-square-foot enclosure. The two units share a party wall.

Unit 2

South Façade

The south façade, are the unit's public face, looking onto small courtyards (Photo 1).

The fenestration for Unit 2 comprises an entry door and windows in the bedroom (Photo 2), kitchen (Photo 3), and living room (Photo 2). Some of the windows have been replaced, and it is unclear if all the openings are original.

North Elevation

The north elevation of both units looks onto a tall, clay tile property wall and includes newer windows, several of which probably represent non-historic openings.

These include for Unit 2 a long combination picture window at the living room (Photo 4, single-light casements at the bathroom, and a divided light casement at the bedroom (Photo 5).

Unit 3

South Façade

The south façade looks onto a small brick courtyard and is divided into sections (Photo 6). The east section, likely representing part of the original small house, has a full-light door in the living room flanked by modern casement windows (Photo 7). The west section, located in the position of an earlier garage (Fig. 3), includes a half-light door and two windows arranged in a stepped fashion (Photo 8).

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North Elevation

The north is divided into gabled and flat-roof sections (Photo 9). The gabled area has a pair of modern glass doors opening to the living room, while the flat roof portion has a pair of wood sliding windows at the bedroom.

Historical Overview

Remodeling for Profit

In July 1926, Catherine R. Farrelly, a wealthy New Yorker, acquired two acres of land along Garcia Street — a hotly redeveloping area that the *New Mexican* dubbed "American Millionaire's Row."[1] Farrelly, who had appeared in New York social registers and could trace her ancestry to a signer of the Declaration of Independence, worked as Meem & McCormick's office manager.

Although she had been buying Hispanic-owned properties along Garcia Street and selling them at a profit, her efforts paled in the shadow of the White Sisters, who had arrived five years earlier. The King's map shows a line of Hispanic-owned homes on the west side of Garcia Street, several of which Farrelly later acquired (Fig. 1).

The transaction that led to the subject property occurred on May 19, 1926.[2] Farrelly had acquired the property from Benito and Refugio Ronquillo de Chaves. She would make it her home for a few years and worked with Katherine Otero Stinson to remodel it. The Santa Fe *New Mexican* called her home "one of the best examples of a remodeling of an old adobe."[3] This house is now addressed as 640 Garcia Street and is no longer part of the subject property.

[1] "Miss Farrelly Buys Chavez Home, Two Acres, on Garcia," *Santa Fe New Mexican,* July 24, 1926, 6.

[2] Quitclaim Deed, Benito and Refugio Ronquillo de Chavez to Catherine R. Farrelly, recorded July 23, 1926, Book 10/Page 250, Instrument # 31961, Santa Fe County, New Mexico.

[3] "Buys on Garcia Street," *Santa Fe New Mexican*, November 10, 1930, 6.

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In 1928, Farrelly sold the land to the north to Eva Byrne Brandt, a wealthy woman from Grand Rapids, Michigan, who had erected an English Manor-style house in that city (Fig. 2). The *New Mexican* reported that the transaction represented "[h]ow real estate may be bought and sold at a profit in Santa Fe, even without remodelling [sic] the house." [4] The article stated that Brandt would make "extensive improvement to the property," bringing up the value of the property to $20,000 after the houses were remodeled. Brandt bought both parcels for $100.00.[5]

Brandt purchased the subject property, which was the former home of Benito and Refugio Chavez, from Farrelly in 1930. Brandt was a seasonal visitor who appears to have lived on and off at 640 Garcia Street through the early 1940s. In 1940, she was permitted to build a garage, likely Unit 3 of the condominium complex.[6]

In 1943, Brandt sold the property to William L. Hamilton, a physician. City directories suggest that it only consisted of the main house, 640 Garcia, and the garage. (Fig. 3). Hamilton likely later constructed or added onto existing buildings along the north property line to form part of the 636 Garcia Street Compound Condominium. A 1948 aerial image does not show the contiguous line of structures that comprise the present-day condominium complex (Fig. 5).

The Piano People

Dr. Hamilton died in 1954, and his widow, Anna B. Hamilton, gained the property. She sold it two years later to married couple John and Jose Hiersoux.[7] The Hiersoux family would have the property until 2021.

Both John and Jose were of Belgian ancestry and played the piano (Fig. 4). John was born in Belgium in 1909 and grew up in Charleston, West Virginia, where his father was

[4] "Mrs. Brandt Buys Fine Property on Garcia Street; To Improve It," *Santa Fe New Mexican*, June 2, 1928, 2.
[5] Warranty Deed, Catherine R. Farrelly to Eva Brandt, recorded May 22, 1928, Book U/Page 528, Instrument # 35531, Santa Fe County, New Mexico.
[6] "Village Gossip of Old Santa Fe," *Santa Fe New Mexican*, April 11, 1940, 3.
[7] Warranty Deed, Anna B. Hamilton to John A. Hiersoux and Josephine Charlotte Hiersoux, recorded February 1, 1956, Book 113/Page 472, Instrument # 212236, Santa Fe County, New Mexico.

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a glass manufacturer. He studied piano in Europe at the Belgian Royal Conservatory under composer and pianist Arthur De Greef, a friend of Edvard Grieg. Jose Hiersoux was born Josephine Charlotte Bulens. She studied at the same conservatory under pianist Emile Bosquet. The couple married in Belgium and moved to Charleston, where they taught piano.

They first came to New Mexico in 1950, visiting a Charleston acquaintance who had moved to Albuquerque.[8] The husband-and-wife piano duo became obsessed with the Southwest, returning the following summer to perform. They moved to Albuquerque in 1952, shifting to Santa Fe in 1955. The couple used their Garcia Street home as a piano studio for private lessons. John helped form the Rio Grande Symphony in Santa Fe and served as its director for several years.[9]

John and Jose left Santa Fe in the early 1960s, relocating to Berkeley, California, where they opened the Hiersoux Studio of Music. John would go on to direct the Holy Names College Symphony Orchestra. Jose died in 1970, with John following four years later.

A Rental Property

A plat map from 1954 reveals that the north building, erected earlier by the Hamiltons, held a combination dwelling, apartment, and garage – now condominium Unit 3. (Fig. 4). Newspaper advertisements indicated that the dwelling had a large bedroom, living room, kitchen, and bath.

Adjoining it was a one-room apartment with a shower, hot plate, and refrigerator. Living in the apartment in 1958 was Robert Ewing, a teller at First National Bank; in the small house, a retired fire inspector named James Hyslop and his wife, Grace.[10] The ad hoc structure, including the garage, is visible on a 1958 aerial photograph (Fig. 6).

[8] "Duo Piano Team Visiting Here on Way Back to Eastern Home," *Albuquerque Tribune,* July 7, 1950, 10.
[9] "Hiersoux, Holy Names Conductor, Dies at 66," *Oakland Tribune*, June 20, 1964, 36.
[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1958 (El Paso: Hudspeth Directory Company, 1958), 550.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2 and Unit 3 Downtown and Eastside Historic district Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024/May 20, 2024**

The Garcia Street property remained with the Hiersoux family into the twenty-first century. Eventually, the main house was split off and became its own property. In 2003, the one-bedroom dwelling, apartment, and garage were converted into condominiums. Today, the subject property represents a fragment of this history and is separated from the more significant main house.

Evaluation of Historical Status

The dwellings, two units of the 636 Garcia Street Compound Condominium, do not possess sufficient architectural interest and/or integrity to be eligible for Contributing status. In addition, their primary historical association as a dependent structure to the home at 640 Garcia Street has been severed.

The recommendation is to designate 636 Garcia Street, Unit 2 and Unit 3, as Non-Contributing structures to the Downtown and Eastside Historic District.

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Illustrations

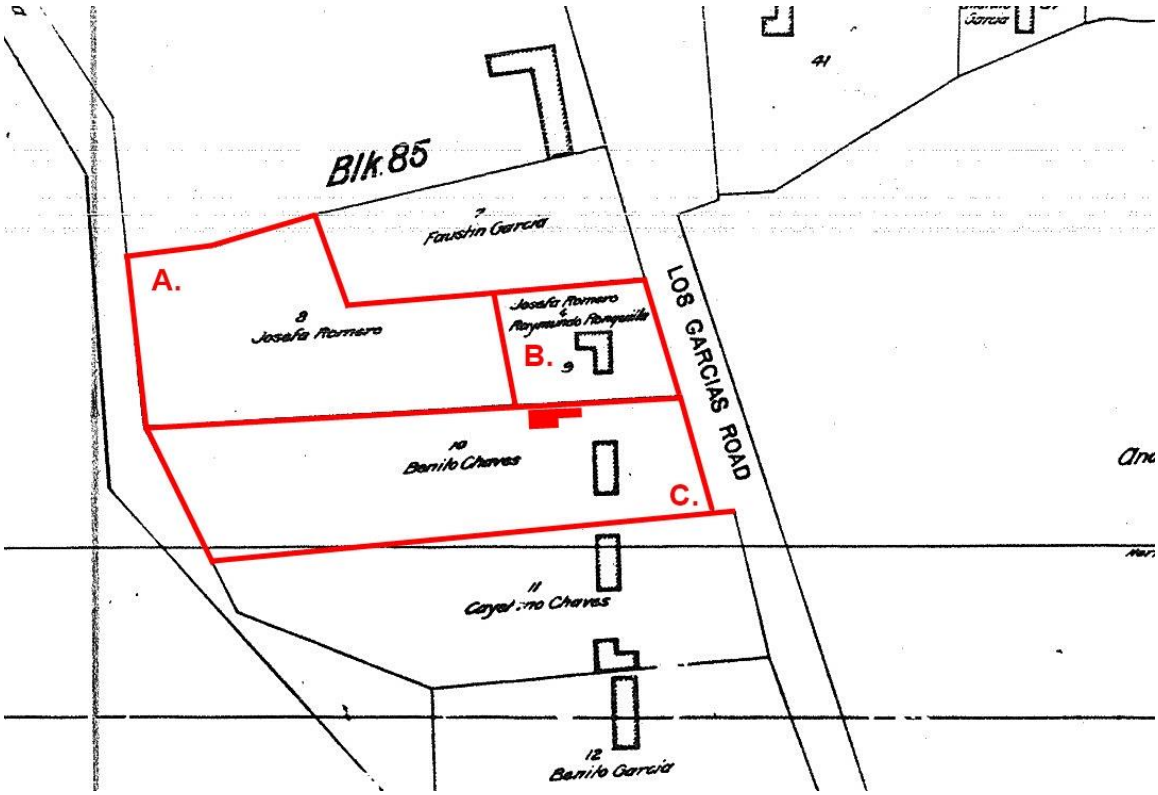

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.

A. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
B. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
C. Acquired by Catherine R. Farrelly in 1926 and sold to Eva B. Brandt in 1930.

Future subject dwelling outlined in red.

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Figure 2: Undated photograph of house constructed by Eva Byrne Brandt in Grand Rapids, Michigan.

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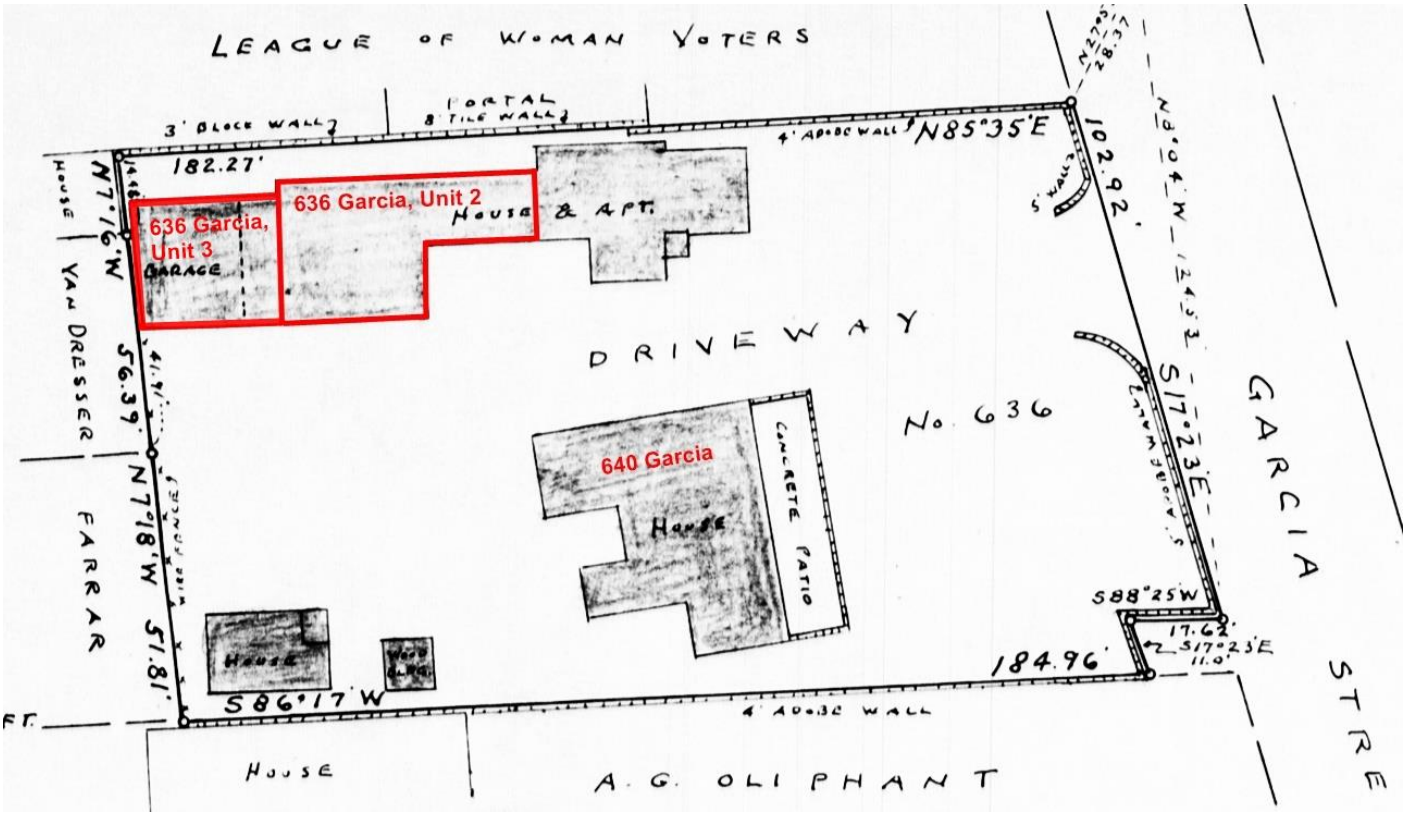

Figure 3: 1954 plat map created during Hamilton ownership of property.

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Jose and John Hiersoux

Figure 4: c.1950 photograph of Jose and John Hiersoux. Courtesy *Albuquerque Tribune*.

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Figure 5: 1948 aerial photograph. Subject dwelling does not appear to have been constructed.

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Figure 6: 1958 aerial photograph. Subject dwelling circled.

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Survey Photographs

(All images taken by Giulia Caporuscio on April 20, 2024 or May 20, 2024, as indicated).

Unit 2



Photo 2: East and south elevation oblique. Camera facing northwest. April 20, 2024.

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Photo 3: South elevation. Window at bedroom. Camera facing northwest. Red line indicates end of subject of condominium and the beginning of Unit 3. April 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: South elevation. Window at kitchen. Camera facing north. April 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: North elevation, oblique. Camera facing southwest. May 20, 2024.

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

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Photo 5: North elevation, oblique. Camera facing east. May 20, 2024.

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

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Unit 3



Photo 6: South elevation, oblique. Camera facing northwest. May 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: South elevation, east section. Camera facing north. May 20, 2024.

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

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Photo 8: South elevation, west section. Camera facing northwest. May 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: North elevation, oblique. Camera facing southwest. May 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 27, 2024

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

1. Name of property:

636 Garcia Street Compound Condominium

2. Location:

636 Garcia Street, Unit 2
Downtown and Eastside Historic district
Santa Fe

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

4. County: Santa Fe
Parcel # 910009440

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

6. Date of Survey:
April 20, 2024

7. Previous Survey Date(s):
__Yes:
__ No: ?

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6764708,-105.9322226



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation. Camera facing north. April 20, 2024.

11. Brief Description of the Property:

Located approximately 100’ down a private drive on the west side of Garcia Street is a small condominium unit. It is part of the three-unit 636 Garcia Street Compound and is bracketed on the east and west by the other two units of the development. The building came about in the early 1950s when its then-owners added two dwellings (an apartment and a one-bedroom rental) to an existing garage. The garage became Unit # 3. At the time, the rental units were subordinate to the large home just to the south (640 Garcia), which is no longer associated with the condominium. Thus, the subject property represents a fragment of its original context.

Continued on Page 5

12. Who uses the property? Residence (vacation house)

13. Construction Date: early 1950s
_ _Known _x_ Estimated Source: plat and city directories

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

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

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

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



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

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

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

For: owner, Joan Hathaway Sawyer 1990 Trust

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

Current owner: Joan Hathaway Sawyer 1990 Trust
N/A

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

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

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

22. National or State Register:

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

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

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

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

636 Garcia Street Compound Condominium

2. Location:

636 Garcia Street, Unit 2
Downtown and Eastside Historic district
Santa Fe

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

4. County: Santa Fe

5. Date of Survey: April 20, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe **__ Brick** **__ Composition** **__ Concrete: Block**

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

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

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

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

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

__ Wood: Tongue and Groove **__ Other:**

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

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

9. Roof: **__ N/A**

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types * Window operation and/or material not clear

Operation	Material	Glazing	Number
Single-Hung	Wood	2/2	3
Casement	Wood	6	2
Casement	Wood	8	1
Casement	Wood	1	3
Combination – Picture	Wood	1S-1F-1S	1
Fixed *	Wood	12	2

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank w/ Vision Lite	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x **__ No known modifications**

#1 Date: c. Recent; change of windows and possibly openings; 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

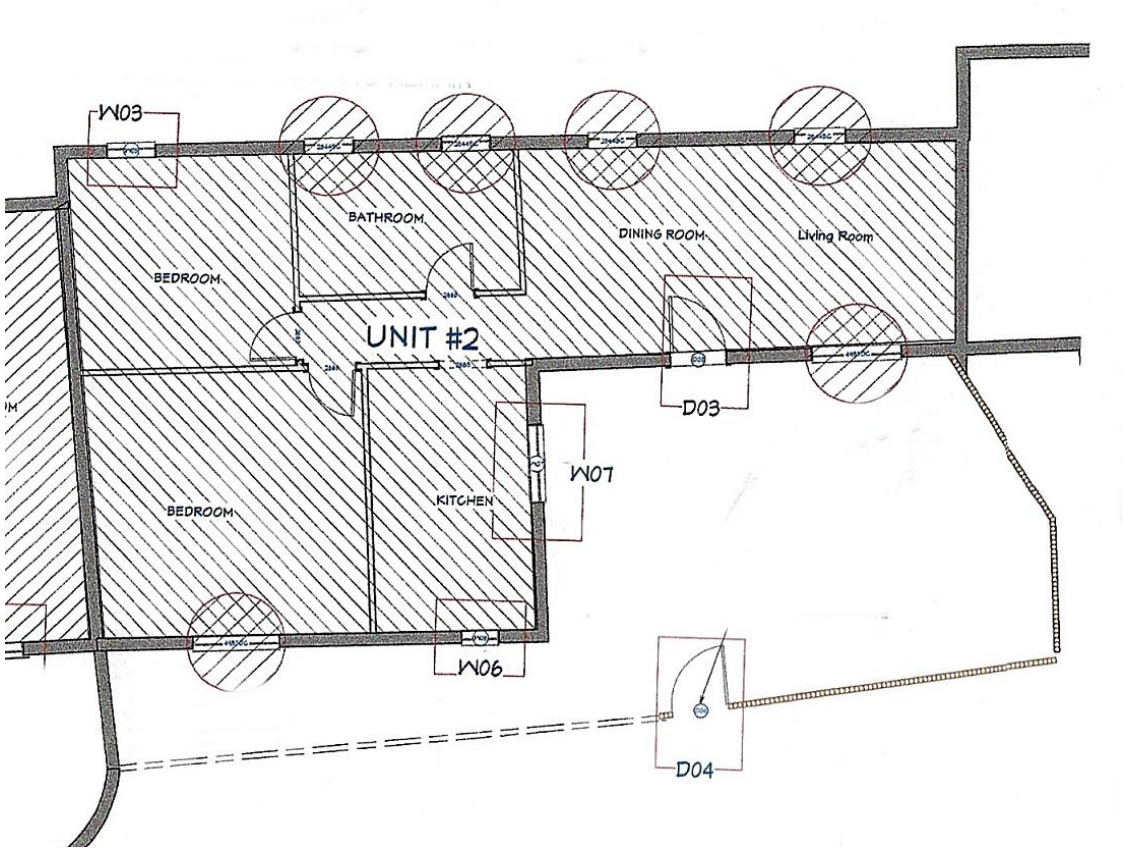
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: N/A. 2024 Footprint floor plan. Courtesy Davenport Construction LLC.



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Architectural Description Continued

The roughly 1,032 square-foot unit holds two bedrooms and two bathrooms in its L-shaped (almost like a dipper) plan. As it is sandwiched by the other units, it only has two façades.

South Façade

The south façade, its public face, looks onto a small courtyard wrapped with coyote fencing (Photo 1). This façade's limited fenestration consists of an entry door and windows in the bedroom (Photo 2), kitchen (Photo 3), and living room (Photo 1). Some of the windows have been replaced, and it is unclear if all the openings are original.

North Elevation

The north elevation looks onto a tall property wall and includes newer windows, several of which probably represent non-historic openings. These include a long combination picture window at the living room (Photo 5), single-light casements at the bathroom (Photos 7 & 8), and a divided light casement at the bedroom (Photo 9).

Historical Overview

Remodeling for Profit

In July 1926, Catherine R. Farrelly, a wealthy New Yorker, acquired two acres of land along Garcia Street — a hotly redeveloping area that the *New Mexican* dubbed "American Millionaire's Row."[1] Farrelly, who had appeared in New York social registers and could trace her ancestry to a signer of the Declaration of Independence, worked as Meem & McCormick's office manager.

Although she had been buying Hispanic-owned properties along Garcia Street and selling them at a profit, her efforts paled in the shadow of the White Sisters, who had

[1] "Miss Farrelly Buys Chavez Home, Two Acres, on Garcia," *Santa Fe New Mexican,* July 24, 1926, 6.

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arrived five years earlier. The King's map shows a line of Hispanic-owned homes on the west side of Garcia Street, several of which Farrelly later acquired (Fig. 1).

The transaction that led to the subject property occurred on May 19, 1926.[2] Farrelly had acquired the property from Benito and Refugio Ronquillo de Chaves. She would make it her home for a few years and worked with Katherine Otero Stinson to remodel it. The Santa Fe *New Mexican* called her home "one of the best examples of a remodeling of an old adobe."[3] This house is now addressed as 640 Garcia Street and is no longer part of the subject property.

In 1928, Farrelly sold the land to the north to Eva Byrne Brandt, a wealthy woman from Grand Rapids, Michigan, who had erected an English Manor-style house in that city (Fig. 2). The *New Mexican* reported that the transaction represented "[h]ow real estate may be bought and sold at a profit in Santa Fe, even without remodelling [sic] the house." [4] The article stated that Brandt would make "extensive improvement to the property," bringing up the value of the property to $20,000 after the houses were remodeled. Brandt bought both parcels for $100.00.[5]

Brandt purchased the subject property, which was the former home of Benito and Refugio Chavez, from Farrelly in 1930. Brandt was a seasonal visitor who appears to have lived on and off at 640 Garcia Street through the early 1940s. In 1940, she was permitted to build a garage, likely Unit 3 of the condominium complex.[6]

In 1943, Brandt sold the property to William L. Hamilton, a physician. City directories suggest that it only consisted of the main house, 640 Garcia, and the garage. (Fig. 3). Hamilton likely later constructed or added onto existing buildings along the north property line to form part of the 636 Garcia Street Compound Condominium. A 1948

[2] Quitclaim Deed, Benito and Refugio Ronquillo de Chavez to Catherine R. Farrelly, recorded July 23, 1926, Book 10/Page 250, Instrument # 31961, Santa Fe County, New Mexico.
[3] "Buys on Garcia Street," *Santa Fe New Mexican*, November 10, 1930, 6.
[4] "Mrs. Brandt Buys Fine Property on Garcia Street; To Improve It," *Santa Fe New Mexican*, June 2, 1928, 2.
[5] Warranty Deed, Catherine R. Farrelly to Eva Brandt, recorded May 22, 1928, Book U/Page 528, Instrument # 35531, Santa Fe County, New Mexico.
[6] "Village Gossip of Old Santa Fe," *Santa Fe New Mexican*, April 11, 1940, 3.

aerial image does not show the contiguous line of structures that comprise the present-day condominium complex (Fig. 5).

The Piano People

Dr. Hamilton died in 1954, and his widow, Anna B. Hamilton, gained the property. She sold it two years later to married couple John and Jose Hiersoux.[7] The Hiersoux family would have the property until 2021.

Both John and Jose were of Belgian ancestry and played the piano (Fig. 4). John was born in Belgium in 1909 and grew up in Charleston, West Virginia, where his father was a glass manufacturer. He studied piano in Europe at the Belgian Royal Conservatory under composer and pianist Arthur De Greef, a friend of Edvard Grieg. Jose Hiersoux was born Josephine Charlotte Bulens. She studied at the same conservatory under pianist Emile Bosquet. The couple married in Belgium and moved to Charleston, where they taught piano.

They first came to New Mexico in 1950, visiting a Charleston acquaintance who had moved to Albuquerque.[8] The husband-and-wife piano duo became obsessed with the Southwest, returning the following summer to perform. They moved to Albuquerque in 1952, shifting to Santa Fe in 1955. The couple used their Garcia Street home as a piano studio for private lessons. John helped form the Rio Grande Symphony in Santa Fe and served as its director for several years.[9]

John and Jose left Santa Fe in the early 1960s, relocating to Berkeley, California, where they opened the Hiersoux Studio of Music. John would go on to direct the Holy Names College Symphony Orchestra. Jose died in 1970, with John following four years later.

[7] Warranty Deed, Anna B. Hamilton to John A. Hiersoux and Josephine Charlotte Hiersoux, recorded February 1, 1956, Book 113/Page 472, Instrument # 212236, Santa Fe County, New Mexico.

[8] "Duo Piano Team Visiting Here on Way Back to Eastern Home," *Albuquerque Tribune,* July 7, 1950, 10.

[9] "Hiersoux, Holy Names Conductor, Dies at 66," *Oakland Tribune*, June 20, 1964, 36.

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A Rental Property

A plat map from 1954 reveals that the north building, erected earlier by the Hamiltons, held a combination dwelling, apartment, and garage (Fig. 4). Newspaper advertisements indicated that the dwelling had a large bedroom, living room, kitchen, and bath.

Adjoining it was a one-room apartment with a shower, hot plate, and refrigerator. Living in the apartment in 1958 was Robert Ewing, a teller at First National Bank; in the small house, a retired fire inspector named James Hyslop and his wife, Grace.[10] The ad hoc structure, including the garage, is visible on a 1958 aerial photograph (Fig. 6).

The Garcia Street property remained with the Hiersoux family into the twenty-first century. Eventually, the main house was split off and became its own property. In 2003, the one-bedroom dwelling and apartment were converted into condominiums. Today, the subject property represents a fragment of this history and is separated from the more significant main house.

Evaluation of Historical Status

The dwelling, as an individual condominium unit, does not possess sufficient architectural interest and or integrity to be eligible for Contributing status. Its primary historical association as a dependent structure to the home at 640 Garcia Street has been severed.

The recommendation is to designate 636 Garcia Street, Unit 2, a Non-Contributing structure to the Downtown and Eastside Historic District.

[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1958 (El Paso: Hudspeth Directory Company, 1958), 550.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**

Illustrations

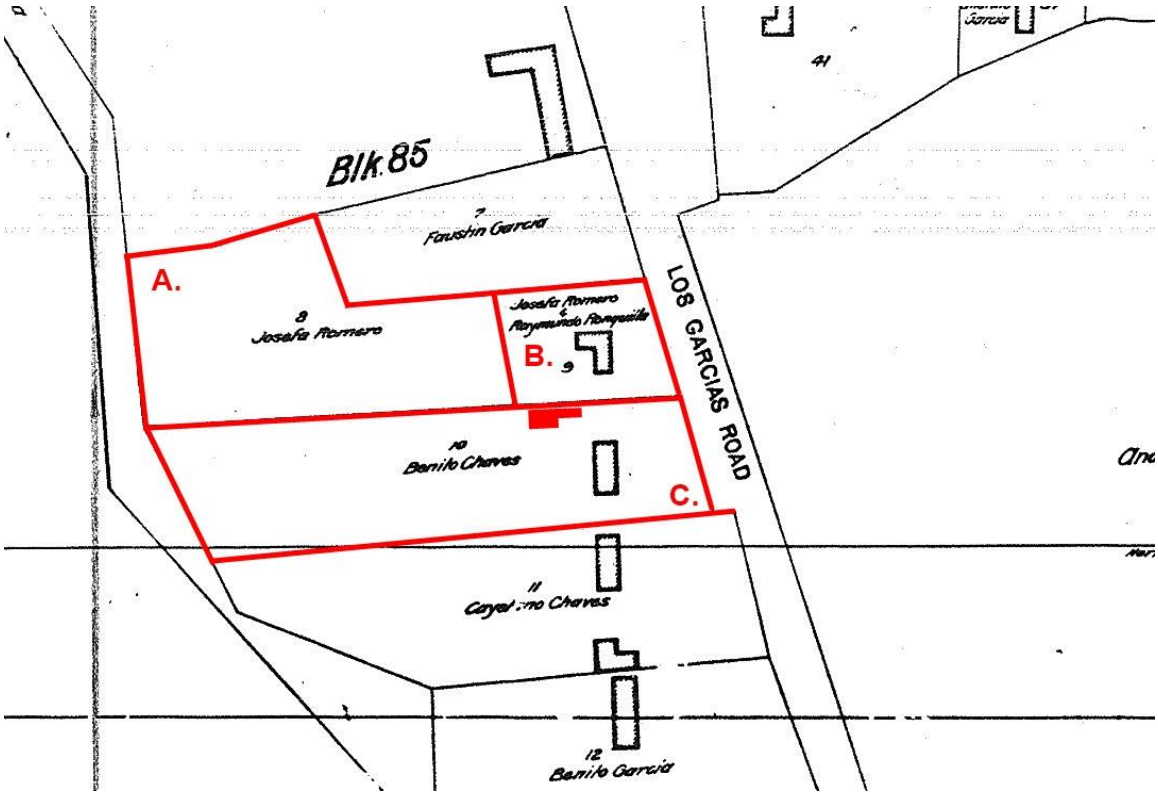

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.

A. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
B. Acquired by Catherine R. Farrelly in 1928 and sold to Eva B. Brandt the same year.
C. Acquired by Catherine R. Farrelly in 1926 and sold to Eva B. Brandt in 1930.

Future subject dwelling outlined in red.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Figure 2: Undated photograph of house constructed by Eva Byrne Brandt in Grand Rapids, Michigan.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**

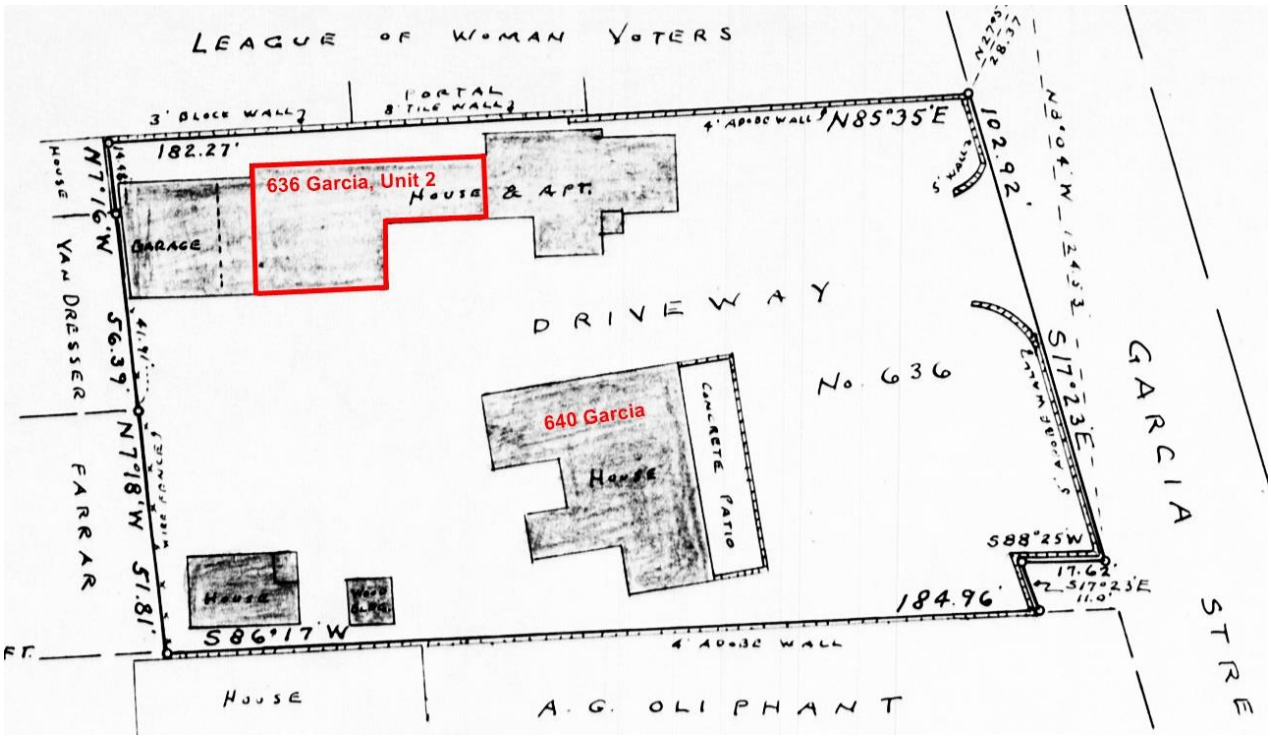

Figure 3: 1954 plat map created during Hamilton ownership of property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Jose and John Hiersoux

Figure 4: c.1950 photograph of Jose and John Hiersoux. Courtesy *Albuquerque Tribune*.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Figure 5: 1948 aerial photograph. Subject dwelling does not appear to have been constructed.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Figure 6: 1958 aerial photograph. Subject dwelling circled.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**

Survey Photographs

(All images taken by Giulia Caporuscio on April 20, 2024, unless otherwise noted)



Photo 2: East and south elevation oblique. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Photo 3: South elevation. Window at bedroom. Camera facing northwest. Red line indicates end of subject of condominium.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Photo 4: South elevation. Window at kitchen. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Photo 5: North elevation. Window at living room. Camera facing southeast. Ra Patterson, January 29, 2024.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**



Photo 6: North elevation. Window at dining room. Camera facing southeast. Ra Patterson, January 29, 2024.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**

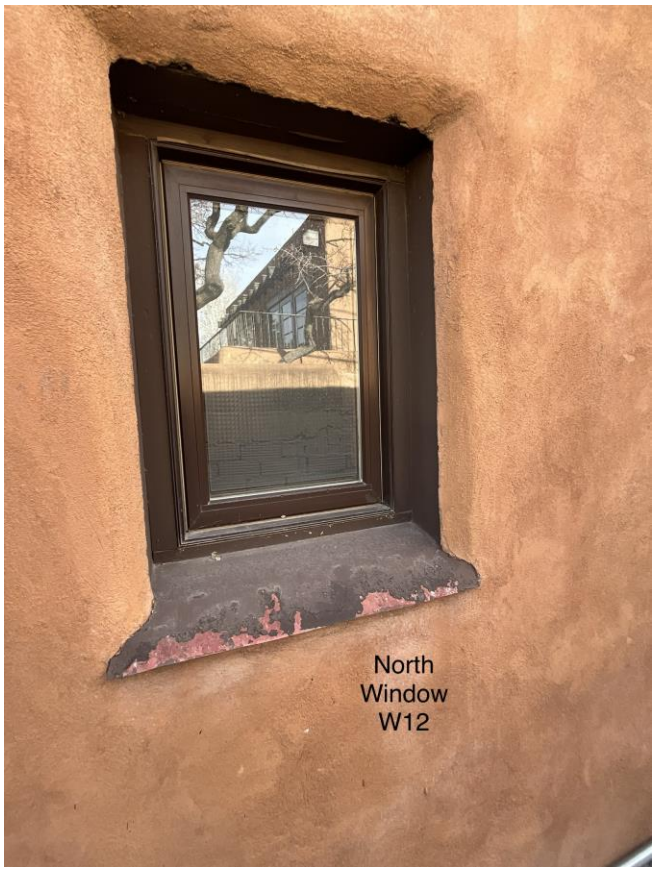

Photo 7: North elevation. Window at bathroom. Camera facing southeast. Ra Patterson, January 29, 2024.

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: **636 Garcia Street Compound Condominium**	**2. Location:** **636 Garcia Street, Unit 2** **Downtown and Eastside Historic district** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: April 20, 2024**

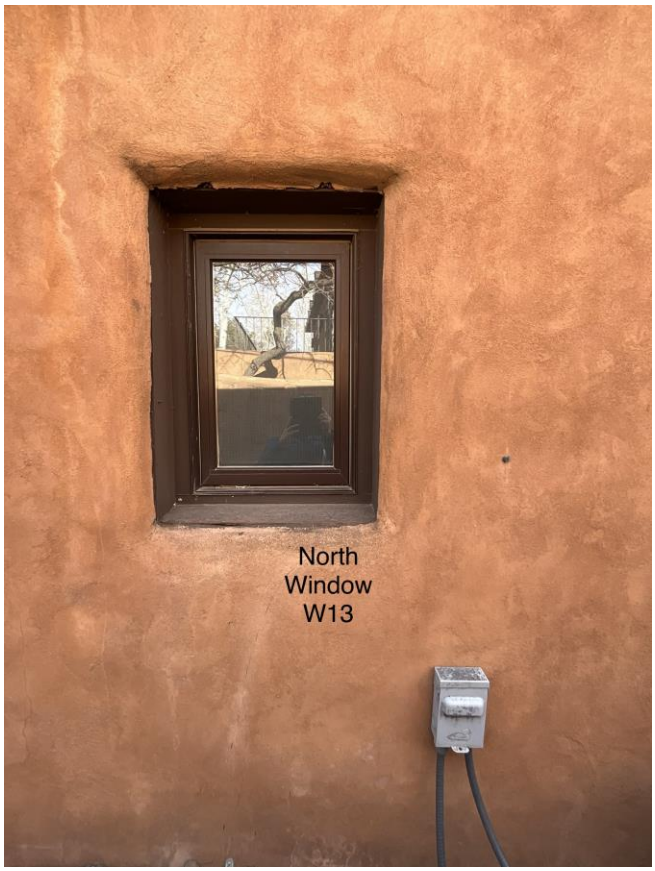

Photo 8: North elevation. Window at bathroom. Camera facing south. Ra Patterson, January 29, 2024.

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	
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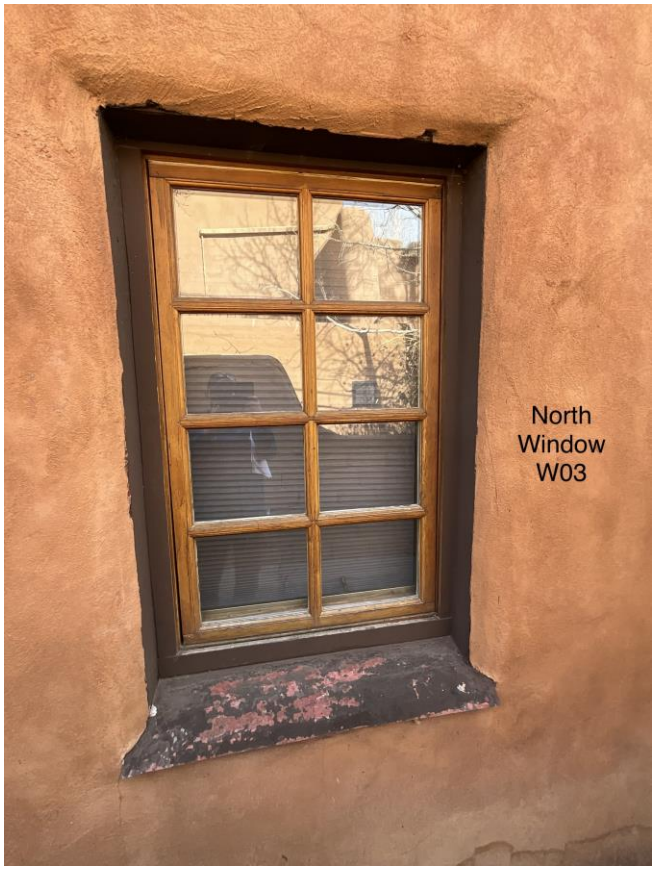
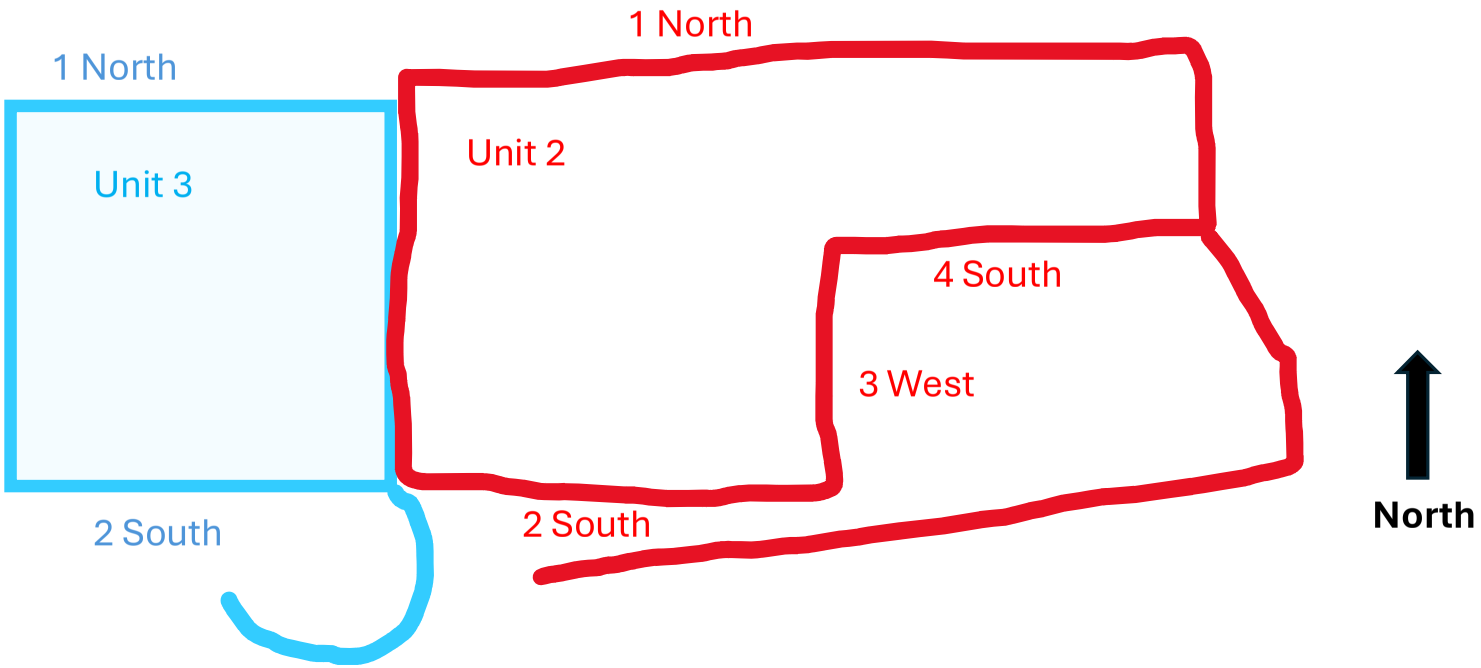


Photo 9: South elevation. Window at bedroom. Camera facing southeast. Ra Patterson, January 29, 2024.



Facade Diagram Unit 3 and Unit 2

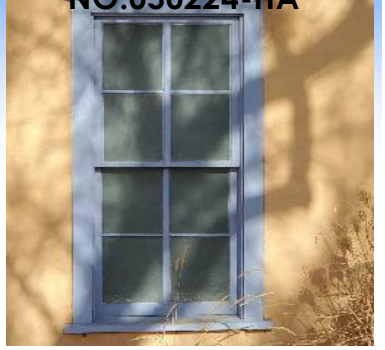
RPA & Associates, LLC

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Davenport Construction Management, LLC
141 Camino De Las Crucitas
Santa Fe, NM 87501
mitch@dcmnm.com

HISTORIC ASSESSMENT NO.050224-HA



JOB	DATE
636 GARCIA STREET UNIT C & D	02/05/2024

LOCATION	DESCRIPTION
W01	18 x 16 FIXED STOP GLASS 1-LT
W02	18 x 45 R CASEMENT 1-LT
W03	34 x 54 R CASEMENT 2W4H
W04	46 x 21 HORIZONTAL SLIDER 1-LT
W05	57 x 61 LR 1-LT CASEMENT
W06	26 x 34 DH 2W1H/2W1H
W07	52 x 42 DH TWIN 2W1H/2W1H
W08	70 x 54 LR 3W4H CASEMENT
W09	40 x 46 LR 2W3H CASEMENT
W10	96 x 38 PICTURE SLIDER 1-LT
W11	38 x 24 AWNING 1-LT
W12	24 x 38 L CASEMENT 1-LT
W13	24 x 38 R CASEMENT 1-LT
D01	25 x 80 RH INSWING ½ FIBER GLASS 2-PANEL DOOR
D02	25 x 80 LH INSWING DOOR 1-LT
D03	33 x 81 LH INSWING PLANKED DOOR WITH A VIEW LITE
D04	43 x 67 COYOTE FENCE GATE
D05	60 x 80 FRENCH DOOR INSWING LH 1-LT

In closing, my professional opinion is as follows:

All windows and doors on these two units (Unit C & D) are non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
W01	18 x 16 FIXED STOPPED GLASS 1-LT	U	**NON-HISTORIC** – 1991
W02	18 x 45 R CASEMENT ALL WOOD 1-LT	S	**NON-HISTORIC** – 1991
W03	34 x 54 R CASEMENT ALL WOOD 1-LT	S	**NON-HISTORIC** – 1991
W04	46 x 21 HORIZONTAL SLIDER ALL WOOD 2W4H SDL	S	**NON-HISTORIC** – 1991
W05	57 x 61 LR CASEMENT 1-LT	S	**NON-HISTORIC** – 1991
W06	26 x 34 DH 2W1H/2W1H BRZ/CLAD WOOD SDC	P	**NON-HISTORIC** – 1999 JELD-WEN
W07	52 x 42 (2-26) DH 2W1H/2W1H BRZ/CLAD WOOD SDL	P	**NON-HISTORIC** – 1999 JELD-WEN
W08	70 x 54 (2-35) CASEMENT LR 3W4H BRZ/CLAD WOOD SDL	P	**NON-HISTORIC** – 1999 JELD-WEN
W09	40 x 46 (2-20) CASEMENT LR 2W3H BRZ/CLAD WOOD SDL	P	**NON-HISTORIC** – 1999 JELD-WEN
W10	96 x 38 PICTURE SLIDER BRZ/CLAD WOOD 1-LT	P	**NON-HISTORIC** – 1999 JELD-WEN
W11	38 x 24 AWNING BRZ/CLAD WOOD 1-LT	P	**NON-HISTORIC** – 1999 JELD-WEN
W12	24 x 38 L CASEMENT BRZ/CLAD WOOD 1-LT	P	**NON-HISTORIC** – 1999 JELD-WEN
W13	34 x 38 L CASEMENT BRZ/CLAD WOOD 1-LT	P	**NON-HISTORIC** – 1999 JELD-WEN
D01	25 x 80 RH INSWING DOOR ½ GLASS/2-PANEL BOTTOM	S	**NON-HISTORIC** – 1991 THERMATRU
D02	38 x 80 LH INSWING FULL LITE FIBER GLASS DOOR	S	**NON-HISTORIC** – 1991 SIMPSON DOOR
D03	33 x 81 LH INSWING PLANKED DOOR 1-LT	S	**NON-HISTORIC** – 1984 MANUFACTURED PNEUMATIC NAILED GLAZING STOP
D04	43 x 67 GATE COYOTE FENCE STEEL WELDED FRAME	S	**NON-HISTORIC** – 1999
D05	60 x 80 FRENCH DOOR W/WOOD FRAME SCREEN ALL WOOD	S	**NON-HISTORIC** – 1991 SIMPSON DOOR

NOTES:

South
Window
W01


South
Window
W02

North
Window
W03



North
Window
W04

South
Window
W05

South
Window
W06

East
Window
W07

South
Window
W08

South
Window
W09

North
Window
W10

North
Window
W11

North
Window
W12

North
Window
W13

South
Door
D01

South
Door
D02

South
Door
D03

South
Gate
D-04

North
Door
D05

South Elevation

South East
Elevation

South East
Elevation

South West
Elevation

South West
Elevation

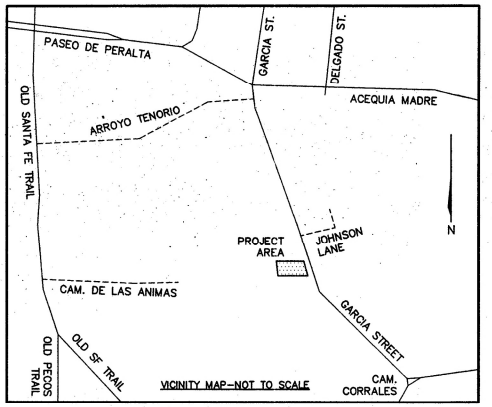
South West
Elevation

SFC CLERK PLAT BK./PG. NO.

First Amendment to Plat of Survey Prepared for The Hiersoux Living Trust and 636 Garcia Street Compound

1450620

RESURVEY OF TRACT B, AS LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK PLAT BOOK 631, PAGE 039, AS DOCUMENT NO. 1445,438 BEING A PORTION OF LOT 10, BLOCK 85, 1924 OFFICIAL MAP–BLOCK 85 KING'S MAP LYING WITHIN THE SANTA FE GRANT–PROJECTED S25, T17N, R9E, NMPM LOCATED AT 636–B GARCIA STREET, IN THE CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO, U.S.A.



CITY OF SANTA FE PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

SUPPLEMENTAL CERTIFICATION

I FURTHER CERTIFY AS TO THE EXISTENCE OF THE FOLLOWING ON THE DATE OF THIS FIELD SURVEY:

1. EVIDENCE OF RIGHTS OF WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES, TRAILS OR DRIVEWAYS, SEWER DRAINS, WATER, GAS OR OIL PIPELINES ON OR CROSSING SUBJECT PREMISES:
   DIRT DRIVEWAY CROSSES SOUTHERLY PORTION OF TRACT B WITHIN DRIVEWAY EASEMENT. (SEE SHEET 2).
2. SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR THROUGH SUBJECT PREMISES:
   NONE VISIBLE.
3. EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON SUBJECT PREMISES:
   NONE VISIBLE.
4. OVERHEAD UTLILITY POLES, ANCHORS, PEDESTALS, WIRES OR LINES OVERHANGING OR CROSSING SUBJECT PREMISES AND SERVING OTHER PROPERTIES:
   OVERHEAD UTILITY LINES AND POLE LOCATED ON AND CROSSING TRACT B. ELECTRIC METERS, GAS METERS & WATER METER SERVE SUBJECT RESIDENCES. (SEE SHEET NO. 2).
5. JOINT DRIVEWAYS OR WALKWAYS, JOINT GARAGES, PARTY WALLS OR RIGHTS OF SUPPORT, STEPS OR ROOFS IN COMMON OR JOINTS GARAGES:
   SUBJECT RESIDENCES HAVE WALLS IN COMMON. JOINT USE DRIVEWAY SERVES TRACT A AND B. (SEE SHEET 2).
6. APPARENT ENCROACHMENTS OF BUILDINGS, PROJECTIONS, CORNICES OR SIGNS AFFIXED THERETO, FENCES OR OTHERS INDICATIONS OF OCCUPANCY APPEAR TO ENCROACH UPON OR OVERHANG SUBJECT PROPERTY:
   NONE VISIBLE.
7. SPECIFIC PHYSICAL EVIDENCE OF BOUNDARY LINES ON ALL SIDES:
   PROPERTY CORNER MONUMENTS FOUND AS NOTED ON ATTACHED SHEET NO. 2.
8. IS THE PROPERTY IMPROVED ? IF STRUCTURE APPEARS TO ENCROACH OR APPEARS TO VIOLATE SETBACK LINES:
   PROPERTY IS IMPROVED; DOES NOT VIOLATE SETBACKS.
9. INDICATIONS OF RECENT BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS:
   NONE VISIBLE.
10. APPROXIMATE DISTANCES OF STRUCTURES FROM AT LEAST TWO LOT LINES MUST BE SHOWN:
    PLEASE SEE ATTACHED SHEET NO. 2.

SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN SEPTEMBER 2006 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND CONTAINS ALL INFORMATION REQUIRED BY SECTION 47–7B–9 OF THE NEW MEXICO CONDOMINIUM ACT.

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 13604 PAUL A. ARMIJO

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Paul A. Armijo SEPT. 13, 2006

PAUL A. ARMIJO, N.M.P.S. NO. 13604

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO OFFICE OF SANTA FE COUNTY CLERK

1. SURVEY ENTITLED "PLAT SHOWING SURVEY OF PROPERTY AND LOCATION OF IMPROVEMENTS THEREON FOR ANNA B. HAMILTON PORTION LOT 10, BLOCK 85, KING'S MAP, SANTA FE, NEW MEXICO" BY SAMUEL DAVALOS, DATED JANUARY 9, 1956, FILED ON JANUARY 26, 1956, AS DOCUMENT NO. 212,030.
2. WARRANTY DEED: G.R. HIERSOUX AND M.L. HIERSOUX TO THE HIERSOUX LIVING TRUST, FILED ON DECEMBER 4, 2002, IN MISC. BOOK 2280, PAGE 221, AS DOCUMENT NO. 1237,020
3. SURVEY ENTITLED "LAND DIVISION SURVEY PLAT PREPARED FOR THE HIERSOUX LIVING TRUST...636 GARCIA STREET...", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., DATED AUGUST 2006, AS SURVEY NO. 2604171, FILED ON AUGUST 7, 2006, IN PLAT BOOK 631, PAGE 276.
4. SURVEY ENTITLED "PLAT OF SURVEY PREPARED FOR THE HIERSOUX LIVING TRUST AND 636 GARCIA STREET COMPOUND", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., DATED DECEMBER 18, 2003, AS SURVEY NO. 2308485, FILED ON DECEMBER 18, 2003, AS INSTRUMENT NO. 1306,214.
5. DECLARATION OF CONDOMINIUM AND OF RESTRICTIONS AND COVENANTS FOR 636 GARCIA STREET COMPOUND, A CONDOMINIUM, AS FILED ON DECEMBER 22, 2003, AS DOCUMENT NO. 1306,535.

NOTES–SHEET 1

1. THIS AMENDMENT REMOVES UNIT A AND ALL LIMITED COMMON ELEMENTS APPURTENANT TO UNIT A; REDESIGNATES UNITS B, C AND D AS UNITS 1, 2 AND 3; REMOVES A PORTION OF THE COMMON ELEMENT DRIVEWAY; REMOVES A PARKING SPACE FOR UNIT 2 (FORMERLY UNIT C) ON THE WEST SIDE OF THE CONDOMINIUM; AND REDESIGNATES A PORTION OF THE COMMON ELEMENT (GUEST PARKING) NEAR THE NORTHEAST CORNER OF THE CONDOMINIUM AS PARKING FOR UNIT 2.
2. SEE SHEET NO. 2 FOR PLAT MAP.
3. SFC ASSESSOR UPC NO. FOR THIS PROPERTY: 1–054–098–455–321.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR OWNERSHIP TITLE HISTORY, EASEMENTS, RESTRICTIONS ENCUMBRANCES OR RESERVATIONS OR OTHER DOCUMENTS THAT MAY IMPACT THIS PROPERTY.
5. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.
6. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 350070 0006 B, DATED JULY 2, 1980.
7. DATE OF FIELD SURVEY: SEPTEMBER 5, 2006.
8. ELEVATION DATUM SCALED FROM U.S.G.S. 7.5 MINUTE QUADRANGLE MAP ENTITLED "SANTA FE, N. MEX", DATED 1953, REVISED 1993.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: THE HIERSOUX LIVING TRUST DEED–MISC. BOOK 2280, PAGE 221
LOCATION: PORTION OF LOT 10, BLOCK 85 1924 OFFICIAL MAP–BLOCK 85 KING'S MAP SF GRANT–PROJECTED S25, T17N, R9E 636 GARCIA STREET, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO, U.S.A.

Document No. 1450614

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 14 day of Sept A.D. 2006 at 9:33 o'clock A m, and was duly recorded in Book 635, Page 021 of the Records of 019-020

Santa Fe County
Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL
COUNTY CLERK VALERIE ESPINOZA SANTA FE COUNTY NEW MEXICO

SHEET 1 OF 3

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
PMB 258 1704–B LLANO ST. STE. B, SANTA FE NM 87505
PH. (505) 471–1955 FAX. (505) 471–1925

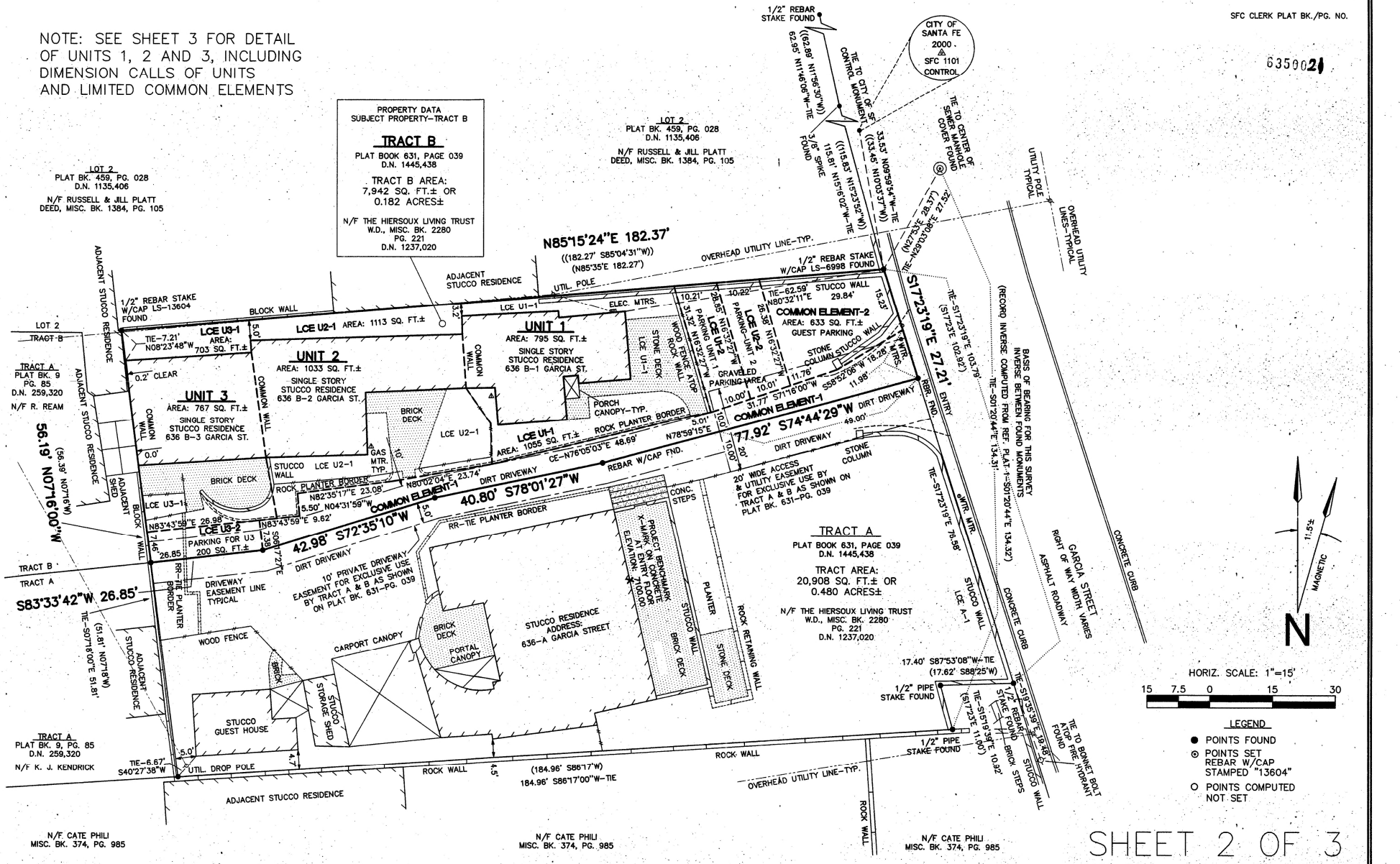
FIRST AMENDMENT TO PLAT OF SURVEY PREPARED FOR THE HIERSOUX LIVING TRUST AND 636 GARCIA STREET COMPOUND

DRAWN BY P.A.A. DATE SEPT. 2006
JOB No. 2609360 SHEET No. 1 OF 3

NOTE: SEE SHEET 3 FOR DETAIL OF UNITS 1, 2 AND 3, INCLUDING DIMENSION CALLS OF UNITS AND LIMITED COMMON ELEMENTS

SFC CLERK PLAT BK./PG. NO.

635002



SHEET 2 OF 3

NOTES–SHEET 2

1. SEE SHEET NO. 1 FOR REFERENCE DOCUMENTS AND CERTIFICATION.
2. DATA IN 1–PARENTHESIS "( )" TAKEN FROM REFERENCE DOCUMENT NO 1.
3. DATA IN 2–PARENTHESIS "(( ))" TAKEN FROM REFERENCE DOCUMENT NO 2.

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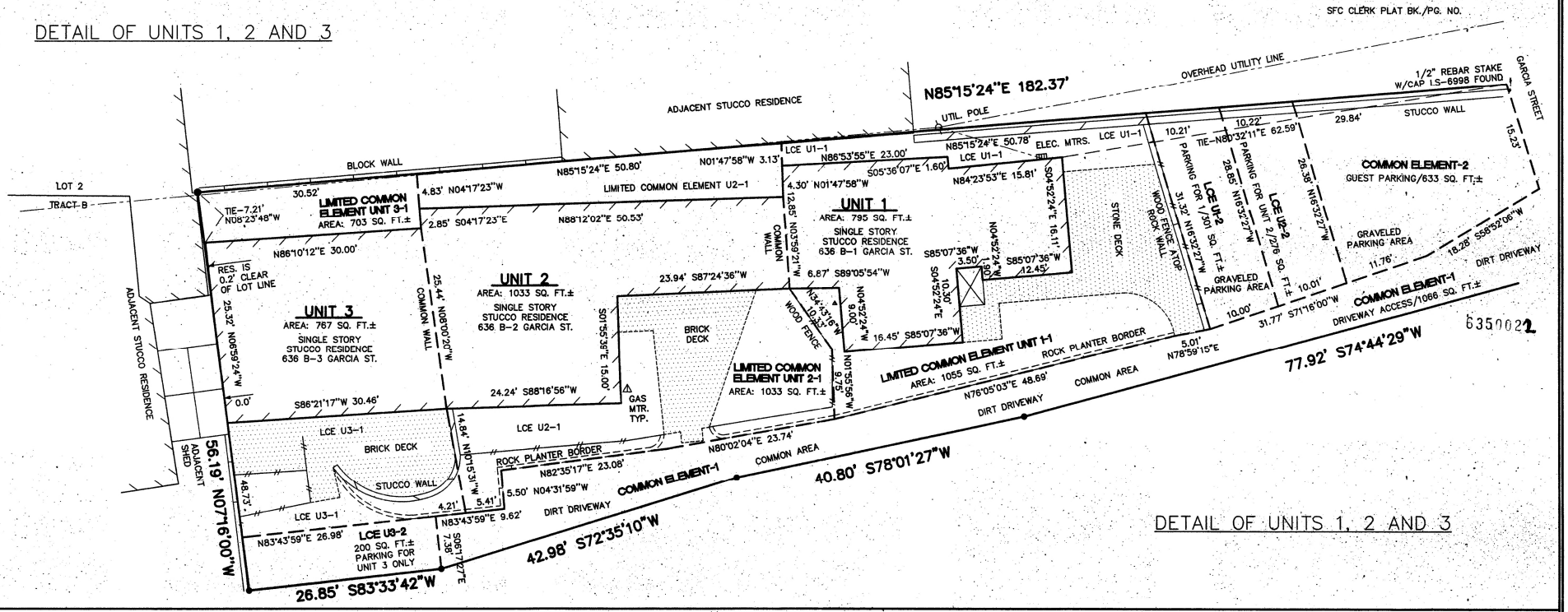
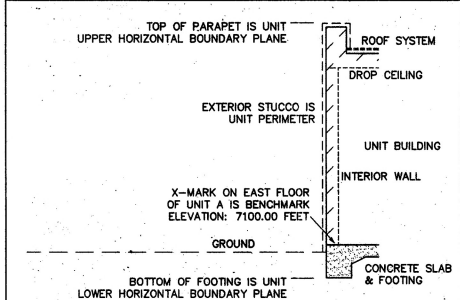
DRAWN BY P.A.A. DATE SEPT. 2006
JOB No. 2609360 SHEET No. 2 OF 3

DETAIL OF UNITS 1, 2 AND 3



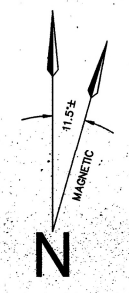
DETAIL OF UNITS 1, 2 AND 3

TABLE OF ELEVATIONS OF HORIZONTAL BOUNDARY PLANES
BUILDING COMMON ELEMENT LOWER HORIZONTAL BOUNDARY PLANE: 7097.00
UNIT 1, LOWER HORIZONTAL BOUNDARY PLANE: 7097.80 UNIT 2, LOWER HORIZONTAL BOUNDARY PLANE: 7098.00 UNIT 2, LOWER HORIZONTAL BOUNDARY PLANE: 7098.40
UNIT 1, UPPER HORIZONTAL BOUNDARY PLANE: 7111.10 UNIT 2, UPPER HORIZONTAL BOUNDARY PLANE: 7110.90 UNIT 3, UPPER HORIZONTAL BOUNDARY PLANE: 7110.90
BUILDING COMMON ELEMENT UPPER HORIZONTAL BOUNDARY PLANE: 7113.00



DETAIL NOT TO SCALE

TABLE OF AREAS
TOTAL AREA OF CONDOMINIUM: 7,942 SQ. FT.±
UNIT 1: 795 SQ. FT.± LIMITED COMMON ELEMENT UNIT 1-1: 1055 SQ. FT.± LIMITED COMMON ELEMENT UNIT 1-2 / PARKING: 301 SQ. FT.±
UNIT 2: 1033 SQ. FT.± LIMITED COMMON ELEMENT UNIT 2-1: 1113 SQ. FT.± LIMITED COMMON ELEMENT UNIT 2-2 / PARKING: 276 SQ. FT.±
UNIT 3: 767 SQ. FT.± LIMITED COMMON ELEMENT UNIT 3-1: 703 SQ. FT.± LIMITED COMMON ELEMENT UNIT 3-2 / PARKING: 200 SQ. FT.±
COMMON ELEMENT-1 / DRIVEWAY: 1066 SQ. FT.± COMMON ELEMENT-2 / GUEST PARKING: 633 SQ. FT.±
TRACT B AREA: 7,942 SQ. FT.± OR 0.182 ACRES±



HORIZ. SCALE: 1"=10'

10 5 0 10 20

SHEET 3 OF 3

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FIRST AMENDEMENT TO PLAT OF SURVEY PREPARED FOR THE HIERSOUX LIVING TRUST AND 636 GARCIA STREET COMPOUND

DRAWN BY P.A.A. DATE SEPT. 2006

JOB No. 2609360 SHEET No. 3 OF 3

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008336--HDRB

Project Description: 2024-008336-HDRB. 1666 Cerro Gordo Rd. Downtown & Eastside Historic District. Significant, Stone House, Non-Contributing, Main Residence. Architectural Alliance, agent for Carla Brown, owner, proposes to replace the door on a significant accessory structure; construct a 1,500 sq. ft. casita to a height of 12'-10" where the maximum allowable height is 16'-6"; expand a portal by 100 sq. ft., enclose a portal on a non-contributing residential structure; construct a 383 sq. ft. accessory structure and pergola, and a free-standing 95 sq. ft. pergola.

Project Location(s): 1666 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Applicant:	Hunter Redman	hunter@archallinc.com
Property Owner:	Carla Brown	carlabrown@yahoo.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South:

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2023, 1983

Year of Construction: 1940s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: **July 9, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-007813-HDRB. 1666 Cerro Gordo Rd. Downtown & Eastside Historic District. Significant, Stone House, Non-Contributing, Main Residence. Architectural Alliance, agent for Carla Brown, owner, proposes to replace the door on a significant accessory structure; construct a 1,500 sq. ft. casita to a height of 12'-10" where the maximum allowable height is 16"-6"; expand a portal by 100 sq. ft., enclose a portal on a non-contributing residential structure; construct a 383 sq. ft. accessory structure and pergola, and a free-standing 95 sq. ft. pergola.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

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

BACKGROUND & SUMMARY:

The property at 1666 Cerro Gordo Road is located at the top of Cerro Gordo Road, at the head of a private driveway. It and all the other homes on the dirt lane sit below grade on a terraced bench

dating from the area's agricultural use. The *Acequia Cerro Gordo, which* allowed this agriculture, courses along the back side of the house.



Figure 1: Property at 1666 Cerro Gordo

A tall, stone retaining wall holds back the earth underneath Cerro Gordo and butting against the wall is a small stone building which was once a garage. South of this is a screen of junipers with the land stepping down to another terrace, where the house is located.

The 420 sq. ft. stone garage unit is listed as significant to the historic district. The stone garage was constructed prior to 1948 with inset vigas, a large buttress on the southeast and a smaller buttress on the southwest. The door in the garage was replaced after the 1983 survey.

The single-family residence with garage at 1666 Cerro Gordo is a 3,345 sq. ft. structure listed as non-contributing to the Downtown and Eastside Historic District. The main residence has had

numerous additions and reached its current compound footprint by the late 1960s. After 1978, portales were added across the north façade and a sunroom was constructed on the east elevation. The house went through a major renovation in 2000, during which the windows were refurbished and replaced windows, the rear portal was reconstructed, and new doors were added.

Now, the applicant proposes the following exterior alterations:

Stone Building:

1. Replace as needed the glazing, flashing and weatherproof the existing skylight while retaining the skylight opening and height.
2. Install a mini-split condenser to the west of the structure along the retaining wall with line sets penetrating the existing small opening in the building wall. The condenser unit and lines will not be publicly visible.
3. Replace the French doors on the south elevation of the Stone Building with two new solid wood Zaguan style doors. The doors will be stained Minwax - Honeymeade ME 453.

Main Residence:

4. Replace all existing posts in existing north and south portals with new 10" diameter posts.
5. Paint all posts and beams in portals with Sherwin Williams Coastal Plain SW 6192.
6. Paint the door and window trims and shutters throughout with Sherwin Williams Coastal Plain SW 6192.
7. Re-stucco existing house with El Rey color "Adobe" cementitious stucco.

North Elevation:

8. Remove the existing window on the north elevation (in the new pantry location) and infill it to create an exterior nicho.
9. Replace the kitchen window on the north elevation with a 10'-0" x 3'-6" divided lite window.

East Elevation:

10. Remove the exterior door at the kitchen under the portal with a 1'-6" x 3'-2" divided lite window.
11. Replace both windows, adjacent to the stove looking out to the courtyard, with 3'-0" x 3'-6" divided lite windows. Adding exterior shutters to these two new windows.
12. Intall a 2'-0 x 2'-8" window in the new Primary Bath on the east elevation where one does not currently exist.
13. Replace the windows and door in the sunroom with a 5'-0" x 3'-10" window and infill the remaining area.

South Elevation:

14. Extend the south portal by 100 sq. ft. and install two (2) new posts.
15. Install a skylight in the Project/Library/Laundry Room.
16. Replace the windows in the sunroom with a 5'-0" x 3'-10" window on the south elevation and infill the remaining area.

Guest House & Garage:

17. Construct a 1,500 SF guest house with garage to a height of 12'-0" where the maximum allowable height is 16'-6" on the north of the property.
    a. Posts and beams in the portals on the east elevation will be stained Minwax - Honeymeade ME 453 with decorative painted traditional motifs, design to be determined, color Sherwin Williams Coastal Plain SW 6192.
    b. A stone fireplace and chimney will be located on the east elevation.
    c. A pergola on the west elevation will be constructed with 8"x 8" wood beams will be stained Minwax - Honeymeade ME 453. The beams will have decorative painted traditional motifs, to be determined, color Sherwin Williams Coastal Plain SW 6192. The roofing will consist of 4½"maximum diameter latillas.
    d. Door and window trims will be painted Sherwin Williams Coastal Plain SW 6192.
    e. Stucco with El Rey color "Adobe" cementitious stucco.

Accessory Structure:

18. Construct a 383 sq. ft. outdoor living room with a stone fireplace and chimney to a height of 11'-7" where the maximum allowable height is 16"-6".
    a. Stucco will be El Rey color "Adobe" cementitious stucco.
    b. All posts and beams will be painted Sherwin Williams Coastal Plain SW 6192.

Site Changes:

19. Construct a 48" tall coyote fence screen southeast of driveway.
20. Install two condenser units with a 48" tall coyote fence screen.
21. Construct a 36" tall stone wall at new guest parking space on the east side of the property similar to existing stone terrace across from the main house entry.
22. Construct a bridge over the acequia. The bridge will have a wrought iron railing and a wood pergola above. The pergola will be stained Minwax - Honeymeade ME 453. The posts will be 10" in diameter. The bearing beams will be 8"x 10". The roofing will consist of latillas that vary in size with a 4½" maximum diameter.
23. Construct a 95 sq. ft. wood pergola located on the south of the property. The pergola will be stained Minwax - Honeymeade ME 453. The posts will be 10" in diameter to match the rest of the house. The bearing beams will be 8"x 8". The roofing will consist of latillas that vary in size with a 4½" maximum diameter.
24. Install a hot tub.
25. Replace fence at the hot tub location with a 48" tall wrought iron fence with self-closing gate.

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.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(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.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the

existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(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.

(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*.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(i) Specific Areas

A. The authority to limit the height of any *structure*, as provided in this section, shall apply within the downtown and eastside, Don Gaspar, historic transition, and westside-guadalupe historic districts.

D. This limitation of applicability shall not affect the authority of the Board with respect to significant or contributing *structures* as provided in Subsections 14-5.2(F), (G), and (H).

(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.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade*, whichever is more restrictive, at the midpoint of the *street* facing facade, excluding *rooftop appurtenances*, the increased height of *walls* or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For *structures* which do not have *street* frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a *structure* and the existing *grade* or finished *grade*, whichever is more restrictive. The height of *walls* and fences is measured from the *street* -facing side of the *wall* or fence. (Ord. No. 2002-37 § 27)

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

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: November 15, 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: Santa Fe ID: N/A
Rodriguez/Scott/Fisher/Ellis-Hawley/ LaRoche House	1666 Cerro Gordo Road Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 10681472

5. Property Type:
_x Buildings: 2
_x Structures: acequia, retaining wall
_x Site: relict farm/orchard __ Object

6. Date of Survey:
October 6 and 13, 2023

7. Previous Survey Date(s):
__Yes:
_x_No: per City HPD

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.686243, -105.899572



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south elevation, facing northeast.

11. Brief Description of the Property:

Comprising 3,345 square feet of heated space, 1666 Cerro Gordo Road started as a much smaller adobe farmhouse, a piece of which still stands at the southwest corner. This portion is associated with Benito Rodriguez, a descendant of the original landowner. The house grew in the 1940s and '50s when Lester F. Scott, the former head of the Camp Fire Girls, acquired the home and additional properties along the dirt lane.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: pre-1914 with multiple additions
__Known _x_ Estimated Source: maps, deeds, and aerial photographs

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

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

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



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

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

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

For: Architectural Alliance LLC

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

Current owner: Carla and Thomas Brown

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: house __ Non-contributing _x_ No Status: garage
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:
Rodriguez/Scott/Fisher/Ellis-Hawley/ LaRoche House	1666 Cerro Gordo Road Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 6 and 13, 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 _x_Stone: Rusticated __ Stone: Tabular

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x 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 _x_ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Sash	Wood	3/3	1
Sash	Wood	4/4	2
Sash	Wood	6/6	3
Casement	Wood	2	7
Casement	Wood	6	16
Casement	Wood	Diamond	2
Combination	Wood	2C-4F-2C	1
Fixed	Wood	1	7
Hopper	Wood	4	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	5-light	Wood	1
Single-Leaf	10-light w/side lights	Wood	1
Single-Leaf	10-light, grouped	Wood	4
Single-Leaf	3-light/4-panel	Wood	1
Single-Leaf	9-light/1-panel	Metal	1
Single-Leaf	8-panel	Wood	1
Double	French	Wood	1, at garage

12. Chimneys _x_ 1

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap Multiple

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1940s-1960s: multiple additions to original adobe core; maps and aerials.
#2 Date: 1978; creation of portales across north façade; introduction of sunroom on south elevation; aerials and visual and material evidence
#3 Date: Unknown, recent; replacement of majority of windows; visual and material evidence
#4 Date: 2000; reconstruction of south portal and introduction of new doors; HDRB case and visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _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

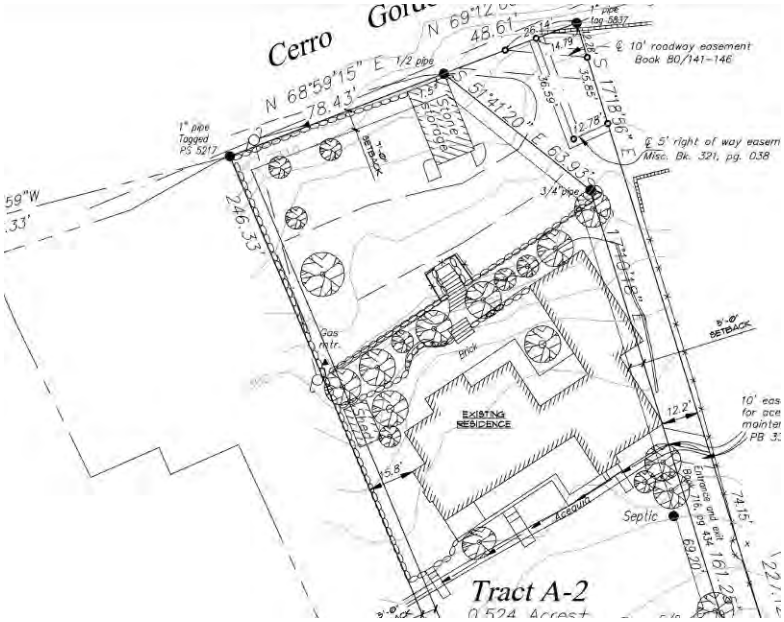
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2023 site plan. Courtesy Architectural Alliance, Inc.


Cerro
N 68°59'15" E
78.43'
1/2 pipe
1" pipe Tagged PS 5217
246.33'
59"W
.33'
Gas mtr.
Brick
Step
EXISTING RESIDENCE
Portal
Portal
Portal

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Architectural Description Continued

It reached its current compound footprint by the late 1960s when it was owned by historian Bruce Ellis and his wife, anthropologist Florence Hawley Ellis. After 1978, *portales* were added across the north façade and a sunroom was constructed on the east elevation. The house went through a major renovation in 2000, during which parts of the interior were demolished and the ceiling was raised and topped with skylights to create a light-filled studio for artist Carole LaRoche. The project additionally refurbished and replaced windows, reconstructed the rear portal, and added new doors along the portal's façade.

Setting

The house is located at the top of Cerro Gordo Road, at the head of a private driveway created by its second owner, Lester F. Scott. It and all the other homes on the dirt lane sit below grade on a terraced bench dating from the area's agricultural use. The *Acequia Cerro Gordo, which* allowed this agriculture, courses along the back side of the house (Photo 2).

A tall, stone retaining wall holds back the earth underneath Cerro Gordo (Photo 3). Butting against the wall is a small stone building which was once a garage (Photo 4). South of this is a screen of junipers with the land stepping down to another terrace, where the house hunkers (Photos 5 & 6).

The closed-in feeling of the front of home disappears at the back. Here, it is graced with a long portal with sweeping views over the Santa Fe River, across to Picacho Peak and the Sun and Moon mountains in the distance. Beyond the portal, the land slopes toward the river, enclosing the remnant of a historic orchard once maintained by the Rodriguez family.

<u>North Elevation</u>

The north (front) façade sits at the base of a stone-covered slope, almost in a bowl (Photo 7). The façade reveals the changes to the house, with its different roof heights, wall planes, and new and old windows. The area immediately to the west, holding the kitchen and media room, is not original but appears on a 1969 aerial (Photos 8 & 9). This

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elevation has wood windows with wide muntins and insulated glass. These types of windows are of more recent vintage. A stuccoed parapet portal spans the front of the kitchen (Photo 10). The age of this structure is unclear.

Courtyard

Moving beyond the kitchen and into the courtyard, one encounters a rustic shed-roof porch (Photo 11). Despite its old look, this feature, based on aerial photographs, postdates 1978. Heading south, the flagstone patio steps down to greet the home's front door (Photo 12). The door, a glass unit flanked by sidelights, is not original. It opens to a dining room, which, along with the connecting living room, was added by artist Carole LaRoche in 2000. Turning left is a wall enclosing the primary bath (Photo 13). It has wood windows, which, like others across the house, appear to be recent. Another post-1978 portal protects this elevation.

Guest Wing

A rectangular volume holding the guest wing creates the east side of the courtyard. This space is not original but was in place by 1969. Its west wall has a band of narrow wood windows (Photo 14). Its northwest corner holds a diamond-pane window, giving light to the kitchen.

East Elevation

The east elevation faces a faint path that historically was right-of-way access to one of the Rodriguez homes and farm fields. Its north portion represents the back side of the guest suite, a windowless wall cut with two *canales* (Photo 15). A sunroom was added to bring light into the space. The odd little room has floor-to-ceiling glazing and a ½-light door (Photo 16).

The remainder of the elevation comprises the primary bedroom, a space that was likely in existence by the early 1960s. Like other areas of the house, it has wood windows, but in this case consisting of a 3/3 sash unit (Photo 17).

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South Elevation

The south side of the house is the most architecturally coherent elevation and features a long, gracious portal (Photo 1). It starts at the east with a continuation of the primary bedroom. This space incorporates a bump-out, which works as the portal's east terminus. Tall windows penetrate the small extension. What was probably historically casements have been replaced with paired 4/4 insulated sash units (Photo 18).

The remainder of the elevation is given over to the portal (Photos 19). Its recent vigas, decking, posts, and plates reflect the 2000 renovation project. The wall is fenestrated with refurbished and replacement windows along with new windows and what appears to be new openings. The quad-grouped glazed doors near its center are not original (Photo 20).

West Elevation

Shaded by an ancient apple tree and facing a shed, the west elevation is perhaps the most authentic piece of the house. The south end, with its centered chimney, is likely the oldest portion of the home (Photo 21). It is without windows but — given its wall thickness and placement above the basement — it may date to the Rodriguez period.[1] The remainder of the elevation dips back from the older portion and holds the media room (Photo 22).

Garage

Looking quite ancient is the aforementioned garage. Constructed completely of stone, the rectangular building faces south with recent French doors (Photo 4). The 420-square-foot structure has a roof that slopes north to shed rain and snow. At the center of the roof is a recent skylight. It has stone buttresses on its east and west elevations and a heavy wood lintel above its opening (Photos 4 & 24). Its north wall ties into the retaining structure of the same material. The interior is a single room, daylit by the skylight (Photo 25). Its rubble construction is exposed and includes a section of lateral

[1] Mark Little claims there are carvings on a beam in the basement with the Rodriguez name, going back to the 19th century. Mark Little, telephone conversation with John W. Murphey, November 9, 2023. Little, a designer, lived in the house before its recent sale and worked on most houses on the private lane.

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beam on the east and walls. Large vigas span its ceiling; its floor is poured concrete. The building's origin is unclear. It may have worked as a barn or for food storage. It appears on a 1948 aerial, but it is most definitely much older.

Historical Overview

Summary

As the head of the Camp Fire Girls, Lester F. Scott knew instinctively where to set up a camp: a sheltered place, out of the way, with a good source of water. A resident of Sleepy Hollow, New York, Scott and his wife began visiting Santa Fe in the 1930s and found an area at the top of Cerro Gordo Road that was graced by irrigated fields and orchards and romantic little adobe homes. Starting in 1940, Scott began buying up property and homes from the Rodriguez family, old-line Hispanics who had farmed the area for years. There, Lester and his second wife, Florence, established an Anglo enclave of four residences overlooking the Santa Fe River. They would enjoy this view for only ten years before dying in an automobile crash in 1954. Thence began a flow of new owners to the old adobe house at 1666 Cerro Gordo, each making a change — some quite significant — so that the first dwelling is no longer discernable.

Cerro Gordo

Cerro Gordo (*the fat hill)* falls within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora who was the governor and captain-general of New Mexico. Lucero petitioned for land outside of the official pueblo (city) grant to be "sufficiently large to permit the planting of two *fanegas* (an unspecified unit of land) of corn."[2] Taking possession in October 1732, Lucero found the grant much smaller than he had petitioned.

Despite this, he and his descendants worked the grant and it remained in their possession after the American conquest in 1846. In the 1880s, Juan Lucero, who claimed to be a descendant of José Antonio, petitioned for confirmation of the grant. At its initial

[2] Quoted in J. J. Bowden, "Antonio Lucero Grant," (New Mexico History, New Mexico State Records and Archives Center), https://newmexicohistory.org/2015/07/17/jose-antonio-lucero-grant, accessed November 10, 2023.

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survey in 1885, it was at 700 acres and took in much of the Cerro Gordo area. But after a private court claims hearing, it was reduced to nine acres.[3]

Starting in the late 19th century, the land was divided into smaller tracts, primarily as farmland (Fig. 1). By the turn of the 20th century, most of the area near the top of future Cerro Gordo Road, including the subject property, was owned by Perfecto Rodriguez. His brother, Benito Rodriguez, owned considerable acreage below Perfecto's land, moving south into the Santa Fe River and beyond.

Perfecto and his wife, Catarina, are captured in the 1880 census as residing in the "Upper Santa Fe" area that included future Cerro Gordo Road.[4] While the date of his death is unclear, it appears from later deeds that his brother Benito gained the land north of the river, moving up the slope to Cerro Gordo.

The Originals – Benito and Dolores Rodriguez

Benito, a sheep rancher and farmer, was born around 1845. Like his brother, the census places him in the Upper Santa Fe tract but does not give an address until 1920.[5] Their father, José Anastacio Rodriguez, was a sheepherder.

The hydrographic surveys of the 1910s and their meticulous maps showing homes, property boundaries, and irrigation ditches fill in some of the missing information. These show Benito owning the subject property, including an orchard and bottomland planted in corn (Fig. 2). The map also reveals a home — assumed from a later aerial to be the historic core of the now much larger residence.

Benito irrigated his land with water provided by *Acequia Cerro Gordo*, an approximately two-mile-long ditch that diverted water off the mother ditch near the old reservoir. Known as Ditch No. 2, the acequia moved in a snake-like fashion on the north side of the

[3] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://econtent.unm.edu/digital/collection/catron/id/21041, accessed November 10, 2023.
[4] U.S. Census Bureau, Year: 1880; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 804; Family History Film: 1254804; Page: 17A; Enumeration District: 040; Image: 0036.
[5] U.S. Census Bureau, Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 9A; Enumeration District: 131; Image: 216.

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Santa Fe River, following the contours of the land. Its alignment would influence the course of Cerro Gordo Road and passes in front of the subject home's rear porch.

The aforementioned census recorded Benito, now 61, with his wife Dolores Mares (Maria Doloritas), 49, living in the home with no children or other family.[6] They are, however, surrounded by families with the Rodriguez surname, including Benito's son, Juan Rodriguez, and widowed sister-in-law Catarina.

Benito died at home in 1928 at the age of 73.[7] His funeral took place at the cathedral, and he was buried in the family plot at Rosario Cemetery. Dolores would hold onto the property for another 12 years but moved off the land to live with a niece on Palace Avenue.[8]

Dolores Maria Mares de Rodriguez died around 1939. Even before her probate was settled, a person from New York bought her Cerro Gordo property from the estate.

Creating a Southwest Encampment – Lester F. Scott

Margot Scott first discovered Santa Fe in 1935. She had already wintered in Arizona with her husband Lester F. Scott, but this time she arrived in the Southwest in the summer, accompanying a violist who was setting up residence in the mountain town.[9] Like many of their background, they rented one of the Cassidy casitas on Canyon Road. Scott liked what she saw and returned with her husband, starting a phase of summering in Santa Fe.

Her husband, Lester F. Scott, was in a unique position as the head of the Camp Fire Girls organization. Born in 1883 in Monroe, Michigan, Lester Francis Scott wanted to be a writer. He attended Hamilton College in Clinton, New York, where he penned a literary

[6] Ibid.
[7] "Benito Rodriguez [obituary]," *Santa Fe New Mexican*, September 29, 1928, 8.
[8] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 1399; Page: 5B; Enumeration District: 0014; Image: 777.0; FHL microfilm: 2341134.
[9] "Noted Musician, Mme. Maruchess Will Make Her Headquarters Here," *Santa Fe New Mexican*, February 23, 1935, 3.

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column for the college's newspaper. Upon graduation, he worked as a writer for *McClure's* magazine.[10]

In New York, he came across a settlement house in the Lower East Side that changed the course of his career. Seeing the rough life of the primarily Eastern European immigrant youth, he quit his job at the magazine and devoted his time to overseeing the building's athletic program. Like cohort John Collier, Scott represented a strain of Anglo reformers who looked askance at working-class immigrant children, feeling their unsupervised street play led to petty crime.[11]

From there, he took an executive position with New York's People Institute, a Cooper Union initiative that taught workers and immigrants government and social philosophy. Scott started the People's Music League at the institute, which brought free concerts to the city.

Through these connections, he befriended Luther Gulick, a founder of the Camp Fire Girls. Scott started his association with the organization as an advisor and later became their secretary. Following Gulick's death in 1919, he was elevated to national executive, holding that position for 24 years. As the president, he lectured widely and wrote about recreation and social issues.

During this period, Lester and Margot lived a pleasant life, settling in an apartment in the Philipse Manor section of Sleepy Hollow, New York. Their apartment looked over the Hudson River and sat close to Washington Irving's famous home and even closer (900') to the Philipse Manor Club, where he served as vice commodore of the yachting club and kept his sloop, "Aqua Marine," moored.

[10] "Executive has Repetition as Social Worker, Writer and Open Forum Promoter," *Pasadena Post*, June 6, 1929, 14.
This article provided extensive biographical background on Scott, which was enhanced by further research using public records, census data, newspaper accounts, and contemporary maps.
[11] Jessica Fletcher, "How Children's Play Shaped New York City, Part 1: Where Crime is Play," New York Public Library, May 1, 2023, https://www.nypl.org/blog/2023/05/11/how-childrens-play-shaped-new-york-city-part-1-where-crime-play. Scott reportedly helped Collier gather facts for his inquiry into child street crime.

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Likely during one of their summer stays in Santa Fe, the Scotts learned of Dolores Rodriguez's land at the top of Cerro Gordo Road. Even before her estate went to probate, Scott approached its representative to buy the land. The property consisted of five acres of irrigated sloped land on the road's south side. Scott acquired the acreage for $1,500, with a deed made on August 26, 1940.[12]

Newspaper announcements heralded the Scotts as they arrived and departed from their "summer home" on Cerro Gordo. The articles infer that a renovation had been completed to the old Rodriguez home in 1942 (Fig. 3). But Margot would only enjoy it for a year, dying in 1943 of a heart ailment.[13] She and Lester had planned to make Santa Fe their permanent home that year.

A White Enclave

Lester remarried the following year to Florence Bimson, a divorced Phoenix socialite. Florence would greatly impact the Cerro Gordo home, installing a prized rose garden and likely overseeing an addition. Following their marriage, Lester bought additional acreage from the Rodgriguez family and others along Cerro Gordo. These additions are tracked through a series of deeds, starting in 1944.[14] He then parceled the land along the dirt lane, selling it to Anglo people.

The old adobe once holding the Perfecto and Catarina Rodriguez home went to Ben Elliott, a Missouri-born retail grocer; the former home of Simona Rodriguez went to Robert B. Wistrand, a Washington State-born oilman; and the house owned by Augustin Mora went to Sven Gustafson, a Swedish-born artist and brother of actress Greta Garbo (who is known to have visited). Scott formalized his little development on May 18, 1953, granting the three residents along the dirt lane a formal right of way to access their homes (Fig. 4).[15]

[12] Administrators Deed, Dolores Mares de Rodriguez, deceased, Anastacio Gonzales, administrator, to Lester F. Scott, recorded August 27, 1940, Book 21/Page 17, 1940062772.
[13] "Mrs. Lester Scott Dies in West Va.," *Santa Fe New Mexican*, February 27, 1941, 1.
[14] Warranty Deed, Genoveva de Rodriguez and Francisco Eloy Rodriguez, to Lester F. Scott, recorded June 30, 1944, Book 35/Page 443, 1944074151. This represents one of several deeds made to Scott during this period.
[15] Right of Way, Lester F. Scott, to Lester F. Scott et. al, recorded May 25, 1953, Book 80/Page 141, 1953113382.

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On April 16, 1954, Lester and Florence were killed in an automobile accident near Apache Junction, Arizona. The driver causing their deaths was charged with manslaughter.[16]Two months later, Florence's herbaceous double peonies won second place at the annual Santa Fe Garden Club flower show.[17]

The Museum Men and Anthropologist: Fisher, Ellis, and Hawley Ellis

After their death, Reginald Fisher, a director at the Museum of New Mexico, acquired the property.[18] Fisher — followed by Bruce T. Ellis, a later museum director — would make changes to the home, significantly increasing its footprint. Based on a 1961 survey plat, the house had grown eastward by the early 1960s, likely expanding to the area now holding the primary bedroom (Fig. 5).

Born in 1907 in Lawton, Oklahoma, Reginald's father, William Gilbert Fisher, brought the family to the family to Albuquerque a few years later. A civil engineer, Reginald worked in his line of training but later moved into museum administration, becoming the assistant director of the Museum of New Mexico in the late 1930s and serving for a time with the School for American Research. He wrote widely on historical and scientific subjects, including an early article on climate change.

Newspaper accounts show that Reginald and his wife Grace used the house for entertaining. The couple also had two children — William and Diana — which probably resulted in additional bedrooms. But their time at Cerro Gordo was short.

In 1963, Fisher sold the house to Bruce T. Ellis, a colleague who directed the museum's history section, and his wife, Florence Hawley Ellis, a noted anthropologist.

Born in Rahway, New Jersey, Ellis was a New England blueblood whose great-grandfather sailed tall ships along the Atlantic.[19] He attended Colgate University, graduating in 1926 with a degree in history. He later moved to New York to attend art

[16] "Manslaughter Charges Filed," *Arizona Republic*, April 21, 1954, 13.
[17]"Winners Listed in Flower Show," *Santa Fe New Mexican*, June 6, 1954, 3B.
[18] Warranty Deed, Earl L. Bimson, et. al, to Reginald Fisher and Grace R. Fisher, husband and wife, recorded May 23, 1955, Book 103/Page 199, 207302.
[19] "Bruce T. Ellis, Historian and Author Dies at Home," *Santa Fe New Mexican*, November 21, 1985, 20.

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school. FN During the war, he served in the Army Air Corps, stationed in Deming. After the war, like the first Anglo owner of the home, Lester F. Scott, Ellis tried to become a writer, buying a farm in Vermont to serve as his workshop. He failed and moved into the world of museum management.

In 1950, he married anthropologist Florence May Hawley. She was born in 1906 in Mexico, where her father worked as a chemist for a copper mining company.[20] Hawley attended the University of Arizona, receiving an A.B. degree in English in 1927, and began teaching at the university two years later. She later completed her Ph.D. in anthropology at the University of Chicago and began teaching in the Anthropology Department of the University of New Mexico, where she instructed from 1934 to 1971.

Ellis took an interest in water issues outside his door, becoming a Cerro Gordo Acequia Association member and taking on the Corps of Engineers plan to replace the Two-Mile Reservoir. He also researched the construction of St. Francis Cathedral, publishing a book on the subject in 1985. A few months after its release, he died at his home on Cerro Gordo. Florence Hawley Ellis continued to live in the house, writing several books recounting her pioneering work at Gabriel Del Yungue (the site of the first Spanish capital) in the 1950s. Florence Hawley Ellis died in 1991, with the house reverting to a family trust.

Two aerials from Ellis' ownership of the property show how it had evolved since 1961 when captured in the survey. A flyover image from 1969 shows how the house had grown from its original footprint, taking on almost a courtyard plan (Fig. 5). The house moved northward with an addition, now holding the media room and kitchen, and eastward with a perpendicular guest wing. The same expanded figuration is repeated on a 1978 aerial (Fig. 7).

[20] University of New Mexico, "Biographical Sketch," Florence Hawley Ellis Papers, June 17, 2015, https://www.unm.edu/~toh/fhe/bio.html.

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Carole LaRoche — the Painter of Wolves

The house experienced its last significant change in 2000 after Fe artist Carole LaRoche acquired the home and turned it into her residence-cum-studio.[21] LaRoche, a Boston real estate agent, arrived in 1983 at 44, wanting to reinvent — or rediscover — herself.[22] Recently divorced; she had given up art in the 1950s when she married and raised a family. She picked up her paintbrushes again in Santa Fe, painting stylized wolves and other animals in bold primary colors. Her totemistic, vaguely New Age paintings struck a chord amid the Santa Fe Chic period. Within a year, she had opened a gallery on Canyon Road.

Working with California architect Ken Payson, LaRoche renovated the entire home. The project went to the Board in 2000 as a rehabilitation, proposing to restore a portal, re-stucco the building, raise a portion of the roof to 11', and install new skylights.[23] LaRoche tore down old walls in the interior, creating a light-filled studio. Work continued along the exterior, in what appears to have been a replacement of windows and introduction of new doors. At some point between 1978 and the present, new portals were added across the front façade, and a sunroom was installed at the southeast corner of the guest wing.

The house underwent a hiatus during COVID-19 after LaRoche left the property. It was acquired by the owner of Driscoll's, a California-based fruit packing company, who visited the home only once to buy it.[24] He sold it in 2022 to the current owners.

[21] Warranty Deed, Andrea Dodge Ellis, Trustee, to Carole Lee LaRoche, Trust, recorded June 23, 2000, Book 1179/Page 556, 1120670.
[22] Dianna Delling, "Running with the Wolves," *Santa Fe Magazine*, February/March 2010, 31.
[23] Ibid, 32. Historic Districts Review Board, Case #H-00-137, October 34, 2000.
[24] Little, telephone conversation with Murphey.

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Evaluation of Historical Status

Currently designated as Contributing to the Downtown and Eastside Historic District, the house has an overly antique feel. It is lovely, but perhaps best represents the 2000 Carole LaRoche renovation. There are very few original windows left, and new openings have been created and rustic portales placed across the front façade. The most authentic elevation is the plain west façade of the older building.

The recommendation is to maintain the Contributing status for the house and to give the same to the stone building, called the garage.

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Illustrations

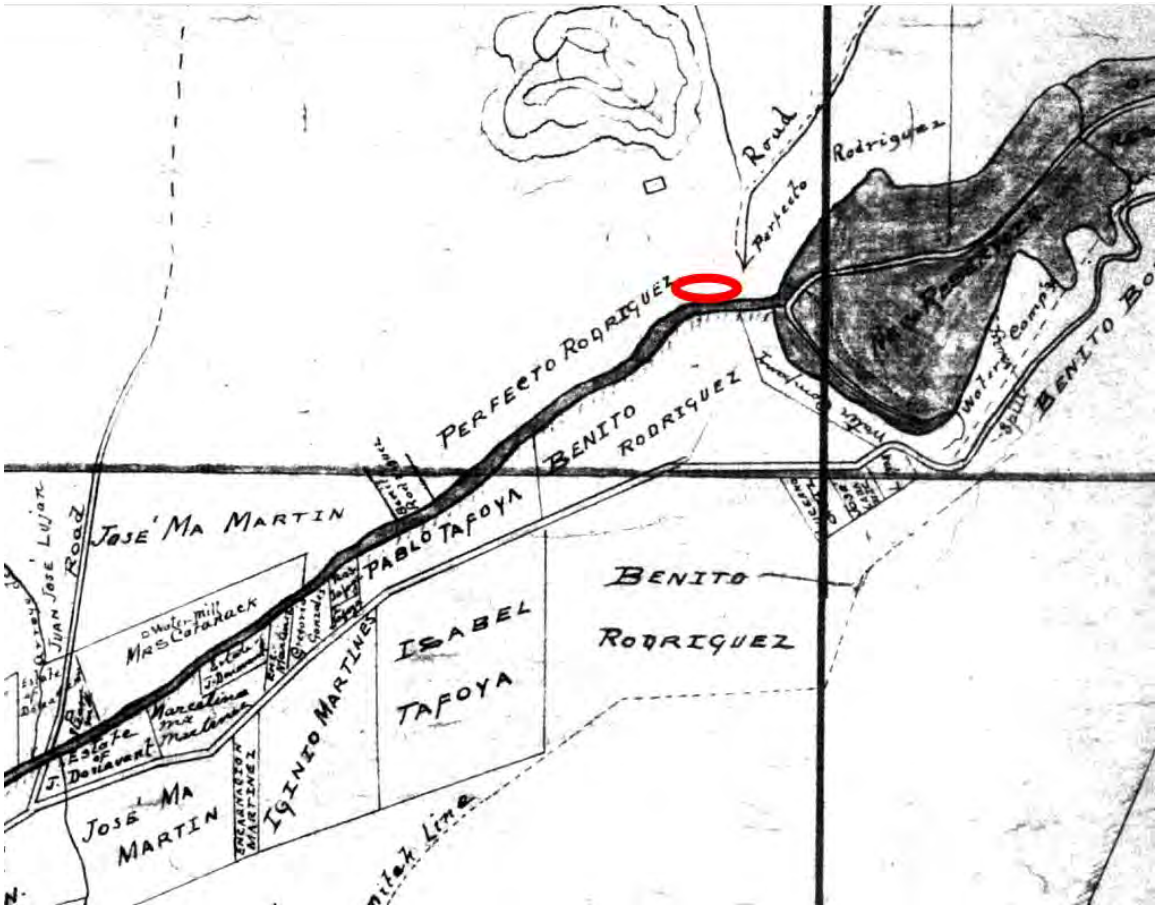

Figure 1: Approximate location of house and associated land.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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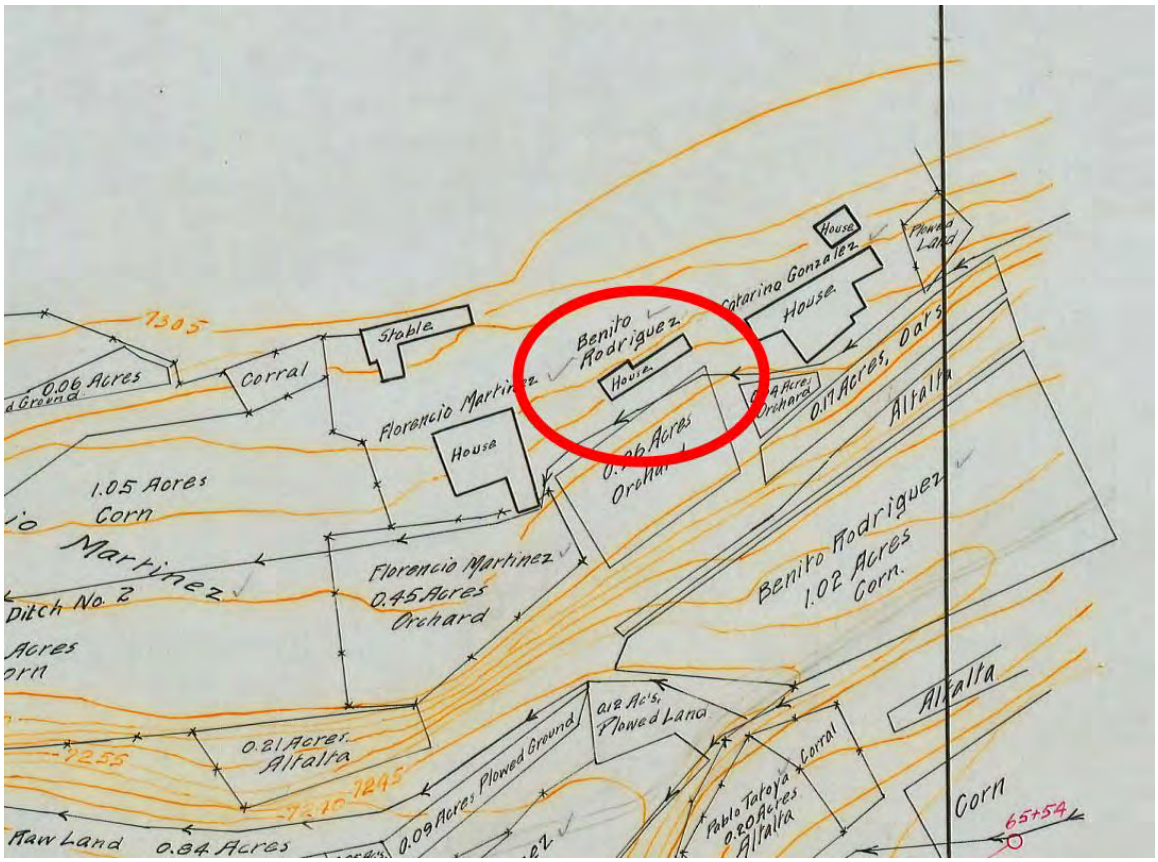

Figure 2: Assumed original house circled.
State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 6.

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Figure 3: October 25, 1948, aerial photograph.
House appearing on 1914 map circled.

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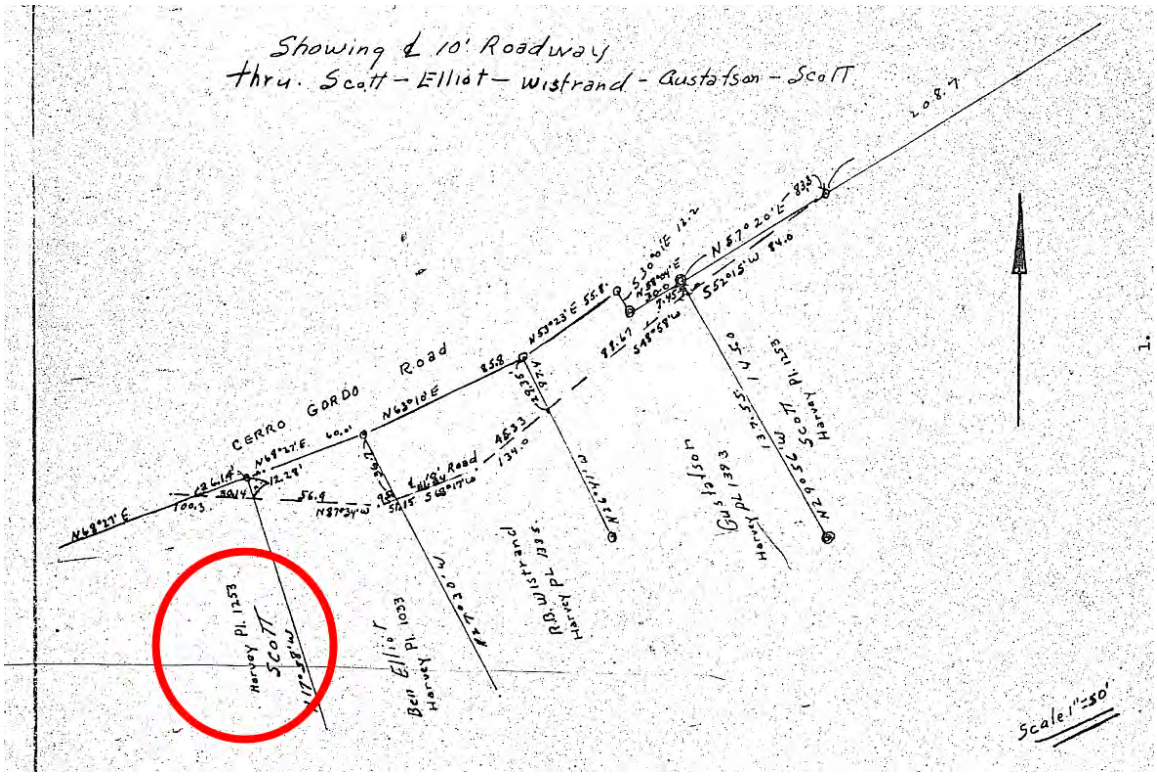

Figure 4: 1953 right-of-way map.
Subject property highlighted.

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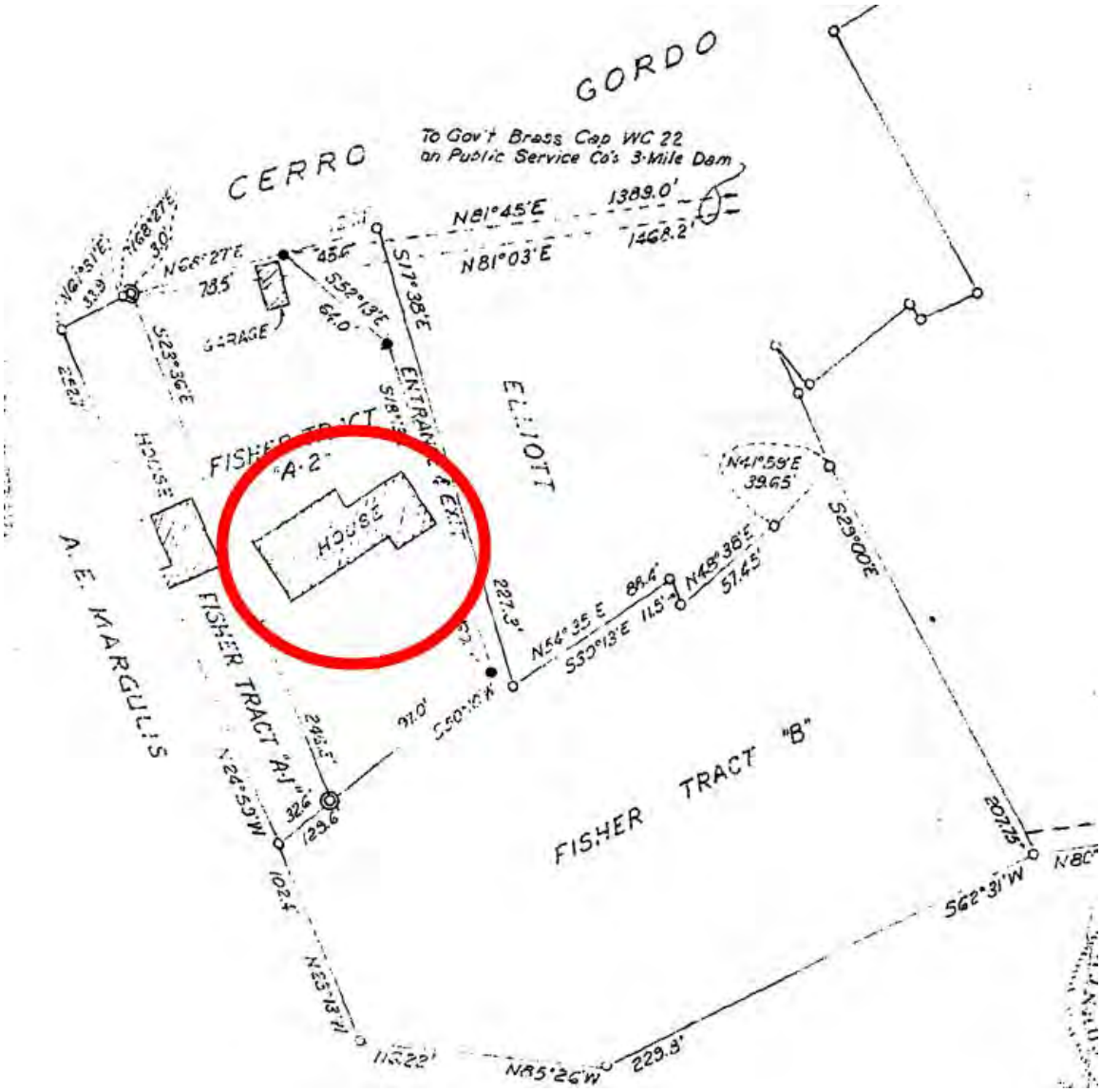

Figure 5: 1961 survey.
Subject house circled.

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Figure 6: February 27, 1969, aerial photograph.
Subject house circled.

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Figure 7: September 11, 1978, aerial photograph.
Note absence of north façade portales and east elevation sunroom.

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Figure 8: Red areas indicate post-1978 construction.

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Survey Photographs

(All images taken by John W. Murphey, on October 6 or 13, 2023,unless otherwise noted)



Photo 2: *Acequia Cerro Gordo*. Camera facing west.

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Photo 3: Stone retaining wall at Cerro Gordo Road. Camera facing north.

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Photo 4: Garage. South and east elevations. Camera facing northwest.

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Photo 5: Juniper screen and house below. Camera facing southeast.

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Photo 6: Stone terrace and brick patio. Camera facing northeast.

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Photo 7: North façade. Kitchen area at center. Camera facing southeast.

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Photo 8: North façade. Media room (right), kitchen (left). Camera facing southeast.

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Photo 9: North façade. Kitchen. Camera facing southeast.

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Photo 10: North façade. Portal at kitchen. Camera facing southeast.

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Photo 11: West side of courtyard. Portal at left postdates 1978. Camera facing southwest.

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Photo 12: South side of courtyard and entry. Camera facing south.

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Photo 13: South and west sides of courtyard. Camera facing east.

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Photo 14: Guest wing. Camera facing southeast.

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Photo 15: East elevation. Camera facing southwest.

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Photo 16: East elevation. Sunroom. Camera facing northwest.

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Photo 17. East elevation. Primary bedroom. Camera facing southwest.

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Photo 18: South elevation. Primary bedroom bump-out at right. Camera facing northwest.

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Photo 19: South elevation. Portal. Camera facing west.

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Photo 20. South elevation. North historic doors. Camera facing northwest.

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Photo 21: West elevation. Assumed oldest section of house. Camera facing northeast.

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Photo 22: West elevation. Media room at left. Camera facing east.

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Photo 23: Garage. West elevation. Camera facing northeast.

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Photo 25: Garage. Interior. Camera facing north.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1433 X

building threatened?	surveyed	county	ID no.
yes	date 1-7-83 by mb	Santa Fe	051600522

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 1666 C Cardo

city/town: Santa Fe

~~land grant/reservation~~

building name: Ellis

legal description: tnsp 17 N range 10 E sec 20 SE ¼ NW ¼

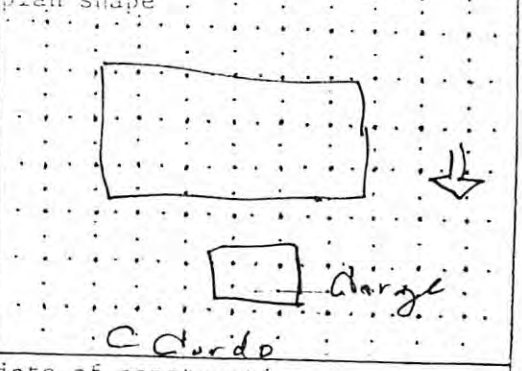
film roll by mb no. 24

negative nos. 17,18*

loc. of neg. HPB



plan shape



date of construction: Postwar** estimate ____ actual

source: Directory

use: present residential; other ____

historic residential; other ____

condition: ___excellent ___good ___fair ___deteriorating ?

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___minor ___moderate ___major ?

describe:

architectural features: Not visible

Garage - stone w vigas, inset large buttress SE
overhead door metal clad
smaller buttress SW

surroundings: Res

relationship to surroundings: x similar ___not similar

district potential: ___yes ___no ?

significance: ___eligible ___of ___none

if eligible, interest

comments: wall, hedge, wire fence, [illegible], landscape, street trees, stone curb, 0 setback, acequia

Streetscape

*house concealed by vegetation. No photo poss. Photo is of stone garage.

** Garage est. 1930s or earlier

Setback

why?

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1433 X

building threatened? yes	surveyed date 1-7-83 by mb	county Santa Fe	ID no. 051600522
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1666 C Cordo

city/town: Santa Fe

~~land grant/reservation~~

building name: Ellis

legal description: tnsp 17 N range 10 E sec 20 SE ¼ NW ¼

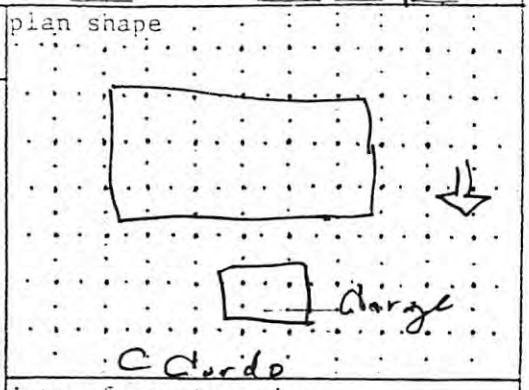
film roll by mb no. 24

negative nos. 17,18*

loc. of neg. HPB



plan shape



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source: Directory

use: present residential; other ____; historic residential; other ____

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style: Pueblo Revival

foundation material: Not vis

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Garage - stone w vigas, inset large buttress SE
overhead door metal clad
smaller buttress SW

surroundings: Res

relationship to surroundings: x similar ___not similar

district potential: ___yes ___no ?

significance: ___eligible ___of ___none interest

if eligible, why?

comments: wall, hedge, wire fence, [illegible], landscape, street trees, stone curb, o setback, acequia

Streetscape

*house concealed by vegetation. No photo poss. Photo is of stone garage.

** Garage est. 1930s or earlier

Set back

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/4/24

Property Owner of Record: CARLA & THOMAS BROWN

Applicant/Agent Name: Hunter Redman

Contact Person Phone Number: 505) 988-5269

Site Address: 1666 CERRO GORDO SANTA FE, NM 87501

Proposed Construction Description: Remodel Existing House, New Accessory Dwelling Unit (new garage), new outdoor living room & new hot tub & pergola

TOTAL ROOF AREA: 6,210 SF

Zoning District: R2

Overlay:
- ☐ Escarpment
- ☑ Flood Zone* new Building & additions are not in the flood zone
- ☐ Other:

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

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

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

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

Terrain: ☐ 30% slopes —

Lot Coverage: 27 %
☐ Open Space Required: none

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? —
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed
Maximum Height: 13'-4" or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District ↓ 15'

Parking Spaces:
Proposed 4 Accessible —
Minimum: 4

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.

HUNTER REDMAN AIA [☐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 04/04/2024 DATE

To Be Completed By City Staff: 2024-008171-PAR

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

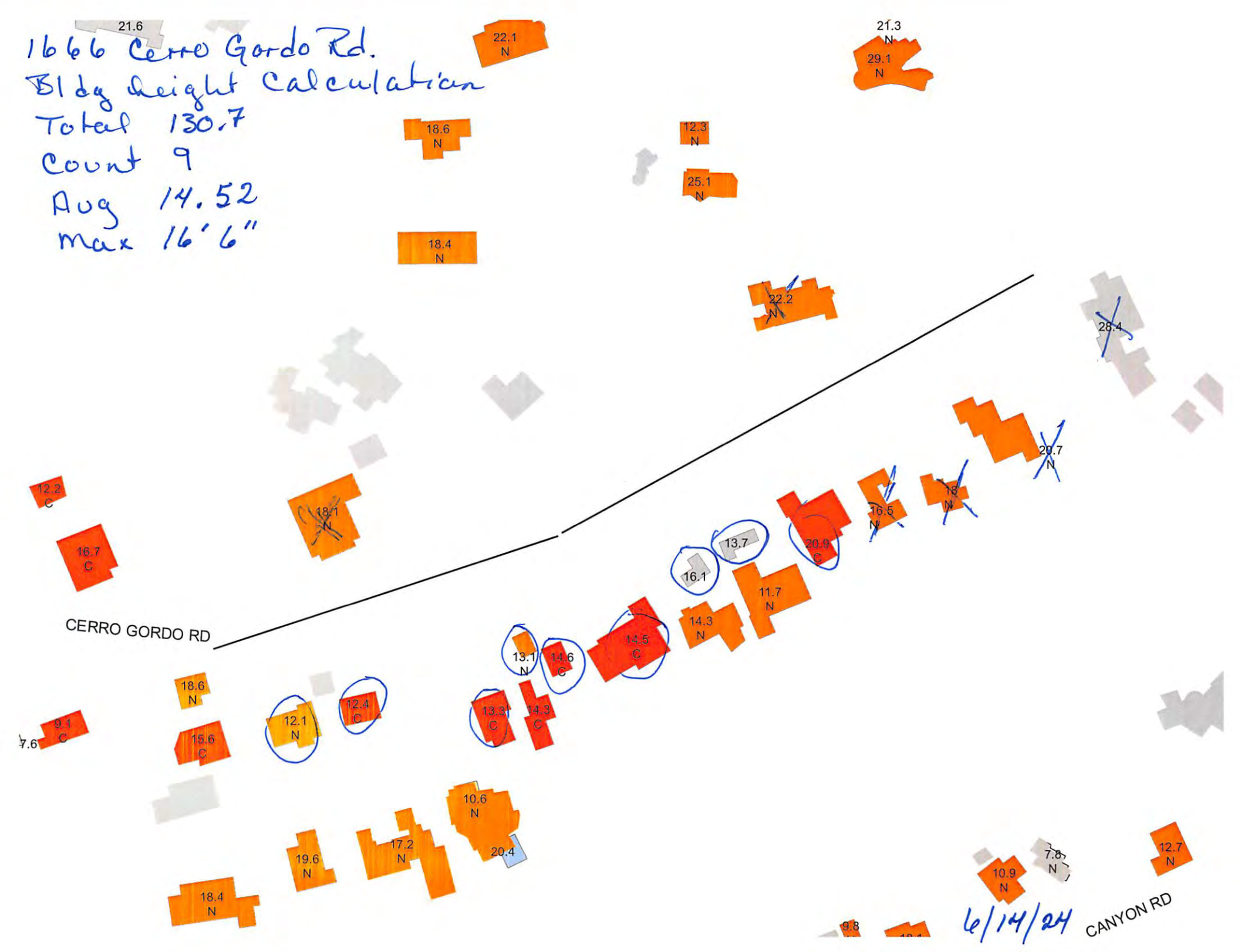
Notes:

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

REVIEWER: Stephanie Pirsa **DATE:** 4/10/24

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

Revised 20 November 2020


1666 Cerro Gordo Rd.
Bldg Height Calculation
Total 130.7
Count 9
Avg 14.52
Max 16'6"
CERRO GORDO RD
CANYON RD
6/14/24
21.6
22.1 N
21.3 N
29.1 N
18.6 N
12.3 N
25.1 N
18.4 N
22.2 N
28.4
20.7 N
12.2 C
16.7 C
18.1 N
16.5 N
18 N
13.7
20.9 C
16.1
11.7 N
14.3 N
14.5 C
13.1 N
14.6 C
18.6 N
12.4 C
12.1 N
13.3 C
14.3 C
9.1 C
7.6
15.6 C
10.6 N
20.4
19.6 N
17.2 N
18.4 N
7.8 N
10.9 N
12.7 N
9.8

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case 2024-007813-HDRB Status Review

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

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

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

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

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

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

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

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

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

BACKGROUND & SUMMARY

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

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

STAFF RECOMMENDATION

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

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

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

APPLICANT PRESENTATION

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

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

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

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

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

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

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

PUBLIC HEARING

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

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

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

BOARD DISCUSSION/ACTION:

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

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (2:58:17 – 3:15:15)

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

BACKGROUND & SUMMARY

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

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

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

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

City of Santa Fe, New Mexico

memo

DATE: February 13, 2024

TO: Historic Districts Review Board Members

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

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Case # 2024-007813-HDRB

Address: 1666 Cerro Gordo Rd.
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** HDRB case #H-00-137 (partial), Façade diagram

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

1666 Cerro Gordo is a single-family residence and garage listed as contributing to the Downtown and Eastside Historic District. The main residence has had numerous additions, but

perhaps best represents the 2000 Carole LaRoche renovation. There are very few original windows left, and new openings have been created and rustic portales placed across the front façade. The most authentic elevation is the plain west façade of the older building.

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

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(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

H1433 X

building threatened?	surveyed	county	ID no.
yes	date 1-7-83 by mb	Santa Fe	051600522

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 1666 C Cardo

city/town: Santa Fe

~~land grant/reservation~~

building name: Ellis

legal description: tnsp 17 N range 10 E sec 20 SE ¼ NW ¼

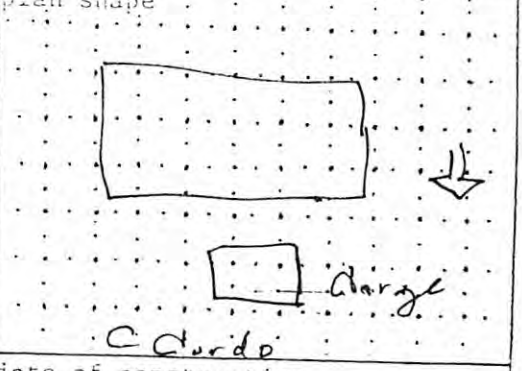
film roll by mb no. 24

negative nos. 17,18*

loc. of neg. HPB



plan shape



date of construction: Postwar** estimate ____ actual

source: Directory

use: present residential; other ____

historic residential; other ____

condition: ___excellent ___good ___fair ___deteriorating ?

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___minor ___moderate ___major ?

describe:

architectural features: Not visible

Garage - stone w vigas, inset large buttress SE
overhead door metal clad
smaller buttress SW

surroundings: Res

relationship to surroundings: x similar ___not similar

district potential: ___yes ___no ?

significance: ___eligible ___of ___none

if eligible, interest

comments: wall, hedge, wire fence, [illegible], landscape, street trees, stone curb, 0 setback, acequia

Streetscape

*house concealed by vegetation. No photo poss. Photo is of stone garage.

** Garage est. 1930s or earlier

Setback

why?

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: November 15, 2023

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Rodriguez/Scott/Fisher/Ellis-Hawley/ LaRoche House	1666 Cerro Gordo Road Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 10681472

5. Property Type:
_x Buildings: 2
_x Structures: acequia, retaining wall
_x Site: relict farm/orchard __ Object

6. Date of Survey:
October 6 and 13, 2023

7. Previous Survey Date(s):
__Yes:
_x_No: per City HPD

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.686243, -105.899572



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south elevation, facing northeast.

11. Brief Description of the Property:

Comprising 3,345 square feet of heated space, 1666 Cerro Gordo Road started as a much smaller adobe farmhouse, a piece of which still stands at the southwest corner. This portion is associated with Benito Rodriguez, a descendant of the original landowner. The house grew in the 1940s and '50s when Lester F. Scott, the former head of the Camp Fire Girls, acquired the home and additional properties along the dirt lane.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: pre-1914 with multiple additions
__Known _x_ Estimated Source: maps, deeds, and aerial photographs

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

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

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



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

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

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

For: Architectural Alliance LLC

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

Current owner: Carla and Thomas Brown

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: house __ Non-contributing _x_ No Status: garage
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:
Rodriguez/Scott/Fisher/Ellis-Hawley/ LaRoche House	1666 Cerro Gordo Road Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 6 and 13, 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 _x_Stone: Rusticated __ Stone: Tabular

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x 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 _x_ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Sash	Wood	3/3	1
Sash	Wood	4/4	2
Sash	Wood	6/6	3
Casement	Wood	2	7
Casement	Wood	6	16
Casement	Wood	Diamond	2
Combination	Wood	2C-4F-2C	1
Fixed	Wood	1	7
Hopper	Wood	4	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	5-light	Wood	1
Single-Leaf	10-light w/side lights	Wood	1
Single-Leaf	10-light, grouped	Wood	4
Single-Leaf	3-light/4-panel	Wood	1
Single-Leaf	9-light/1-panel	Metal	1
Single-Leaf	8-panel	Wood	1
Double	French	Wood	1, at garage

12. Chimneys _x_ 1

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap Multiple

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1940s-1960s: multiple additions to original adobe core; maps and aerials.
#2 Date: 1978; creation of portales across north façade; introduction of sunroom on south elevation; aerials and visual and material evidence
#3 Date: Unknown, recent; replacement of majority of windows; visual and material evidence
#4 Date: 2000; reconstruction of south portal and introduction of new doors; HDRB case and visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _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

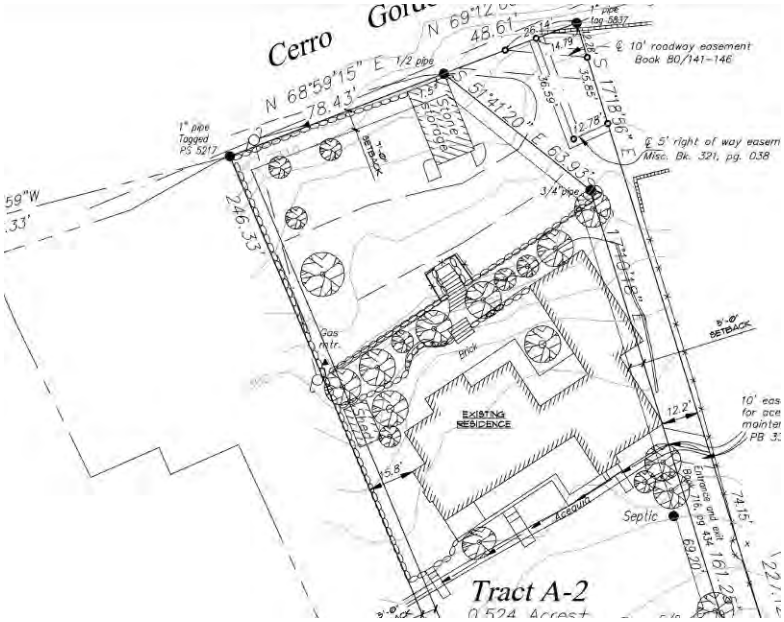
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2023 site plan. Courtesy Architectural Alliance, Inc.


Cerro
N 68°59'15" E
78.43'
1/2 pipe
1" pipe Tagged PS 5217
246.33'
59"W
.33'
Gas mtr.
Brick
Step
EXISTING RESIDENCE
Portal
Portal
Portal

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Architectural Description Continued

It reached its current compound footprint by the late 1960s when it was owned by historian Bruce Ellis and his wife, anthropologist Florence Hawley Ellis. After 1978, *portales* were added across the north façade and a sunroom was constructed on the east elevation. The house went through a major renovation in 2000, during which parts of the interior were demolished and the ceiling was raised and topped with skylights to create a light-filled studio for artist Carole LaRoche. The project additionally refurbished and replaced windows, reconstructed the rear portal, and added new doors along the portal's façade.

Setting

The house is located at the top of Cerro Gordo Road, at the head of a private driveway created by its second owner, Lester F. Scott. It and all the other homes on the dirt lane sit below grade on a terraced bench dating from the area's agricultural use. The *Acequia Cerro Gordo, which* allowed this agriculture, courses along the back side of the house (Photo 2).

A tall, stone retaining wall holds back the earth underneath Cerro Gordo (Photo 3). Butting against the wall is a small stone building which was once a garage (Photo 4). South of this is a screen of junipers with the land stepping down to another terrace, where the house hunkers (Photos 5 & 6).

The closed-in feeling of the front of home disappears at the back. Here, it is graced with a long portal with sweeping views over the Santa Fe River, across to Picacho Peak and the Sun and Moon mountains in the distance. Beyond the portal, the land slopes toward the river, enclosing the remnant of a historic orchard once maintained by the Rodriguez family.

<u>North Elevation</u>

The north (front) façade sits at the base of a stone-covered slope, almost in a bowl (Photo 7). The façade reveals the changes to the house, with its different roof heights, wall planes, and new and old windows. The area immediately to the west, holding the kitchen and media room, is not original but appears on a 1969 aerial (Photos 8 & 9). This

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elevation has wood windows with wide muntins and insulated glass. These types of windows are of more recent vintage. A stuccoed parapet portal spans the front of the kitchen (Photo 10). The age of this structure is unclear.

Courtyard

Moving beyond the kitchen and into the courtyard, one encounters a rustic shed-roof porch (Photo 11). Despite its old look, this feature, based on aerial photographs, postdates 1978. Heading south, the flagstone patio steps down to greet the home's front door (Photo 12). The door, a glass unit flanked by sidelights, is not original. It opens to a dining room, which, along with the connecting living room, was added by artist Carole LaRoche in 2000. Turning left is a wall enclosing the primary bath (Photo 13). It has wood windows, which, like others across the house, appear to be recent. Another post-1978 portal protects this elevation.

Guest Wing

A rectangular volume holding the guest wing creates the east side of the courtyard. This space is not original but was in place by 1969. Its west wall has a band of narrow wood windows (Photo 14). Its northwest corner holds a diamond-pane window, giving light to the kitchen.

East Elevation

The east elevation faces a faint path that historically was right-of-way access to one of the Rodriguez homes and farm fields. Its north portion represents the back side of the guest suite, a windowless wall cut with two *canales* (Photo 15). A sunroom was added to bring light into the space. The odd little room has floor-to-ceiling glazing and a ½-light door (Photo 16).

The remainder of the elevation comprises the primary bedroom, a space that was likely in existence by the early 1960s. Like other areas of the house, it has wood windows, but in this case consisting of a 3/3 sash unit (Photo 17).

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South Elevation

The south side of the house is the most architecturally coherent elevation and features a long, gracious portal (Photo 1). It starts at the east with a continuation of the primary bedroom. This space incorporates a bump-out, which works as the portal's east terminus. Tall windows penetrate the small extension. What was probably historically casements have been replaced with paired 4/4 insulated sash units (Photo 18).

The remainder of the elevation is given over to the portal (Photos 19). Its recent vigas, decking, posts, and plates reflect the 2000 renovation project. The wall is fenestrated with refurbished and replacement windows along with new windows and what appears to be new openings. The quad-grouped glazed doors near its center are not original (Photo 20).

West Elevation

Shaded by an ancient apple tree and facing a shed, the west elevation is perhaps the most authentic piece of the house. The south end, with its centered chimney, is likely the oldest portion of the home (Photo 21). It is without windows but — given its wall thickness and placement above the basement — it may date to the Rodriguez period.[1] The remainder of the elevation dips back from the older portion and holds the media room (Photo 22).

Garage

Looking quite ancient is the aforementioned garage. Constructed completely of stone, the rectangular building faces south with recent French doors (Photo 4). The 420-square-foot structure has a roof that slopes north to shed rain and snow. At the center of the roof is a recent skylight. It has stone buttresses on its east and west elevations and a heavy wood lintel above its opening (Photos 4 & 24). Its north wall ties into the retaining structure of the same material. The interior is a single room, daylit by the skylight (Photo 25). Its rubble construction is exposed and includes a section of lateral

[1] Mark Little claims there are carvings on a beam in the basement with the Rodriguez name, going back to the 19th century. Mark Little, telephone conversation with John W. Murphey, November 9, 2023. Little, a designer, lived in the house before its recent sale and worked on most houses on the private lane.

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beam on the east and walls. Large vigas span its ceiling; its floor is poured concrete. The building's origin is unclear. It may have worked as a barn or for food storage. It appears on a 1948 aerial, but it is most definitely much older.

Historical Overview

Summary

As the head of the Camp Fire Girls, Lester F. Scott knew instinctively where to set up a camp: a sheltered place, out of the way, with a good source of water. A resident of Sleepy Hollow, New York, Scott and his wife began visiting Santa Fe in the 1930s and found an area at the top of Cerro Gordo Road that was graced by irrigated fields and orchards and romantic little adobe homes. Starting in 1940, Scott began buying up property and homes from the Rodriguez family, old-line Hispanics who had farmed the area for years. There, Lester and his second wife, Florence, established an Anglo enclave of four residences overlooking the Santa Fe River. They would enjoy this view for only ten years before dying in an automobile crash in 1954. Thence began a flow of new owners to the old adobe house at 1666 Cerro Gordo, each making a change — some quite significant — so that the first dwelling is no longer discernable.

Cerro Gordo

Cerro Gordo (*the fat hill)* falls within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora who was the governor and captain-general of New Mexico. Lucero petitioned for land outside of the official pueblo (city) grant to be "sufficiently large to permit the planting of two *fanegas* (an unspecified unit of land) of corn."[2] Taking possession in October 1732, Lucero found the grant much smaller than he had petitioned.

Despite this, he and his descendants worked the grant and it remained in their possession after the American conquest in 1846. In the 1880s, Juan Lucero, who claimed to be a descendant of José Antonio, petitioned for confirmation of the grant. At its initial

[2] Quoted in J. J. Bowden, "Antonio Lucero Grant," (New Mexico History, New Mexico State Records and Archives Center), https://newmexicohistory.org/2015/07/17/jose-antonio-lucero-grant, accessed November 10, 2023.

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survey in 1885, it was at 700 acres and took in much of the Cerro Gordo area. But after a private court claims hearing, it was reduced to nine acres.[3]

Starting in the late 19th century, the land was divided into smaller tracts, primarily as farmland (Fig. 1). By the turn of the 20th century, most of the area near the top of future Cerro Gordo Road, including the subject property, was owned by Perfecto Rodriguez. His brother, Benito Rodriguez, owned considerable acreage below Perfecto's land, moving south into the Santa Fe River and beyond.

Perfecto and his wife, Catarina, are captured in the 1880 census as residing in the "Upper Santa Fe" area that included future Cerro Gordo Road.[4] While the date of his death is unclear, it appears from later deeds that his brother Benito gained the land north of the river, moving up the slope to Cerro Gordo.

The Originals – Benito and Dolores Rodriguez

Benito, a sheep rancher and farmer, was born around 1845. Like his brother, the census places him in the Upper Santa Fe tract but does not give an address until 1920.[5] Their father, José Anastacio Rodriguez, was a sheepherder.

The hydrographic surveys of the 1910s and their meticulous maps showing homes, property boundaries, and irrigation ditches fill in some of the missing information. These show Benito owning the subject property, including an orchard and bottomland planted in corn (Fig. 2). The map also reveals a home — assumed from a later aerial to be the historic core of the now much larger residence.

Benito irrigated his land with water provided by *Acequia Cerro Gordo*, an approximately two-mile-long ditch that diverted water off the mother ditch near the old reservoir. Known as Ditch No. 2, the acequia moved in a snake-like fashion on the north side of the

[3] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://econtent.unm.edu/digital/collection/catron/id/21041, accessed November 10, 2023.
[4] U.S. Census Bureau, Year: 1880; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 804; Family History Film: 1254804; Page: 17A; Enumeration District: 040; Image: 0036.
[5] U.S. Census Bureau, Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 9A; Enumeration District: 131; Image: 216.

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Santa Fe River, following the contours of the land. Its alignment would influence the course of Cerro Gordo Road and passes in front of the subject home's rear porch.

The aforementioned census recorded Benito, now 61, with his wife Dolores Mares (Maria Doloritas), 49, living in the home with no children or other family.[6] They are, however, surrounded by families with the Rodriguez surname, including Benito's son, Juan Rodriguez, and widowed sister-in-law Catarina.

Benito died at home in 1928 at the age of 73.[7] His funeral took place at the cathedral, and he was buried in the family plot at Rosario Cemetery. Dolores would hold onto the property for another 12 years but moved off the land to live with a niece on Palace Avenue.[8]

Dolores Maria Mares de Rodriguez died around 1939. Even before her probate was settled, a person from New York bought her Cerro Gordo property from the estate.

Creating a Southwest Encampment – Lester F. Scott

Margot Scott first discovered Santa Fe in 1935. She had already wintered in Arizona with her husband Lester F. Scott, but this time she arrived in the Southwest in the summer, accompanying a violist who was setting up residence in the mountain town.[9] Like many of their background, they rented one of the Cassidy casitas on Canyon Road. Scott liked what she saw and returned with her husband, starting a phase of summering in Santa Fe.

Her husband, Lester F. Scott, was in a unique position as the head of the Camp Fire Girls organization. Born in 1883 in Monroe, Michigan, Lester Francis Scott wanted to be a writer. He attended Hamilton College in Clinton, New York, where he penned a literary

[6] Ibid.
[7] "Benito Rodriguez [obituary]," *Santa Fe New Mexican*, September 29, 1928, 8.
[8] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 1399; Page: 5B; Enumeration District: 0014; Image: 777.0; FHL microfilm: 2341134.
[9] "Noted Musician, Mme. Maruchess Will Make Her Headquarters Here," *Santa Fe New Mexican*, February 23, 1935, 3.

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column for the college's newspaper. Upon graduation, he worked as a writer for *McClure's* magazine.[10]

In New York, he came across a settlement house in the Lower East Side that changed the course of his career. Seeing the rough life of the primarily Eastern European immigrant youth, he quit his job at the magazine and devoted his time to overseeing the building's athletic program. Like cohort John Collier, Scott represented a strain of Anglo reformers who looked askance at working-class immigrant children, feeling their unsupervised street play led to petty crime.[11]

From there, he took an executive position with New York's People Institute, a Cooper Union initiative that taught workers and immigrants government and social philosophy. Scott started the People's Music League at the institute, which brought free concerts to the city.

Through these connections, he befriended Luther Gulick, a founder of the Camp Fire Girls. Scott started his association with the organization as an advisor and later became their secretary. Following Gulick's death in 1919, he was elevated to national executive, holding that position for 24 years. As the president, he lectured widely and wrote about recreation and social issues.

During this period, Lester and Margot lived a pleasant life, settling in an apartment in the Philipse Manor section of Sleepy Hollow, New York. Their apartment looked over the Hudson River and sat close to Washington Irving's famous home and even closer (900') to the Philipse Manor Club, where he served as vice commodore of the yachting club and kept his sloop, "Aqua Marine," moored.

[10] "Executive has Repetition as Social Worker, Writer and Open Forum Promoter," *Pasadena Post*, June 6, 1929, 14.
This article provided extensive biographical background on Scott, which was enhanced by further research using public records, census data, newspaper accounts, and contemporary maps.
[11] Jessica Fletcher, "How Children's Play Shaped New York City, Part 1: Where Crime is Play," New York Public Library, May 1, 2023, https://www.nypl.org/blog/2023/05/11/how-childrens-play-shaped-new-york-city-part-1-where-crime-play. Scott reportedly helped Collier gather facts for his inquiry into child street crime.

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Likely during one of their summer stays in Santa Fe, the Scotts learned of Dolores Rodriguez's land at the top of Cerro Gordo Road. Even before her estate went to probate, Scott approached its representative to buy the land. The property consisted of five acres of irrigated sloped land on the road's south side. Scott acquired the acreage for $1,500, with a deed made on August 26, 1940.[12]

Newspaper announcements heralded the Scotts as they arrived and departed from their "summer home" on Cerro Gordo. The articles infer that a renovation had been completed to the old Rodriguez home in 1942 (Fig. 3). But Margot would only enjoy it for a year, dying in 1943 of a heart ailment.[13] She and Lester had planned to make Santa Fe their permanent home that year.

A White Enclave

Lester remarried the following year to Florence Bimson, a divorced Phoenix socialite. Florence would greatly impact the Cerro Gordo home, installing a prized rose garden and likely overseeing an addition. Following their marriage, Lester bought additional acreage from the Rodgriguez family and others along Cerro Gordo. These additions are tracked through a series of deeds, starting in 1944.[14] He then parceled the land along the dirt lane, selling it to Anglo people.

The old adobe once holding the Perfecto and Catarina Rodriguez home went to Ben Elliott, a Missouri-born retail grocer; the former home of Simona Rodriguez went to Robert B. Wistrand, a Washington State-born oilman; and the house owned by Augustin Mora went to Sven Gustafson, a Swedish-born artist and brother of actress Greta Garbo (who is known to have visited). Scott formalized his little development on May 18, 1953, granting the three residents along the dirt lane a formal right of way to access their homes (Fig. 4).[15]

[12] Administrators Deed, Dolores Mares de Rodriguez, deceased, Anastacio Gonzales, administrator, to Lester F. Scott, recorded August 27, 1940, Book 21/Page 17, 1940062772.
[13] "Mrs. Lester Scott Dies in West Va.," *Santa Fe New Mexican*, February 27, 1941, 1.
[14] Warranty Deed, Genoveva de Rodriguez and Francisco Eloy Rodriguez, to Lester F. Scott, recorded June 30, 1944, Book 35/Page 443, 1944074151. This represents one of several deeds made to Scott during this period.
[15] Right of Way, Lester F. Scott, to Lester F. Scott et. al, recorded May 25, 1953, Book 80/Page 141, 1953113382.

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On April 16, 1954, Lester and Florence were killed in an automobile accident near Apache Junction, Arizona. The driver causing their deaths was charged with manslaughter.[16]Two months later, Florence's herbaceous double peonies won second place at the annual Santa Fe Garden Club flower show.[17]

The Museum Men and Anthropologist: Fisher, Ellis, and Hawley Ellis

After their death, Reginald Fisher, a director at the Museum of New Mexico, acquired the property.[18] Fisher — followed by Bruce T. Ellis, a later museum director — would make changes to the home, significantly increasing its footprint. Based on a 1961 survey plat, the house had grown eastward by the early 1960s, likely expanding to the area now holding the primary bedroom (Fig. 5).

Born in 1907 in Lawton, Oklahoma, Reginald's father, William Gilbert Fisher, brought the family to the family to Albuquerque a few years later. A civil engineer, Reginald worked in his line of training but later moved into museum administration, becoming the assistant director of the Museum of New Mexico in the late 1930s and serving for a time with the School for American Research. He wrote widely on historical and scientific subjects, including an early article on climate change.

Newspaper accounts show that Reginald and his wife Grace used the house for entertaining. The couple also had two children — William and Diana — which probably resulted in additional bedrooms. But their time at Cerro Gordo was short.

In 1963, Fisher sold the house to Bruce T. Ellis, a colleague who directed the museum's history section, and his wife, Florence Hawley Ellis, a noted anthropologist.

Born in Rahway, New Jersey, Ellis was a New England blueblood whose great-grandfather sailed tall ships along the Atlantic.[19] He attended Colgate University, graduating in 1926 with a degree in history. He later moved to New York to attend art

[16] "Manslaughter Charges Filed," *Arizona Republic*, April 21, 1954, 13.
[17]"Winners Listed in Flower Show," *Santa Fe New Mexican*, June 6, 1954, 3B.
[18] Warranty Deed, Earl L. Bimson, et. al, to Reginald Fisher and Grace R. Fisher, husband and wife, recorded May 23, 1955, Book 103/Page 199, 207302.
[19] "Bruce T. Ellis, Historian and Author Dies at Home," *Santa Fe New Mexican*, November 21, 1985, 20.

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school. FN During the war, he served in the Army Air Corps, stationed in Deming. After the war, like the first Anglo owner of the home, Lester F. Scott, Ellis tried to become a writer, buying a farm in Vermont to serve as his workshop. He failed and moved into the world of museum management.

In 1950, he married anthropologist Florence May Hawley. She was born in 1906 in Mexico, where her father worked as a chemist for a copper mining company.[20] Hawley attended the University of Arizona, receiving an A.B. degree in English in 1927, and began teaching at the university two years later. She later completed her Ph.D. in anthropology at the University of Chicago and began teaching in the Anthropology Department of the University of New Mexico, where she instructed from 1934 to 1971.

Ellis took an interest in water issues outside his door, becoming a Cerro Gordo Acequia Association member and taking on the Corps of Engineers plan to replace the Two-Mile Reservoir. He also researched the construction of St. Francis Cathedral, publishing a book on the subject in 1985. A few months after its release, he died at his home on Cerro Gordo. Florence Hawley Ellis continued to live in the house, writing several books recounting her pioneering work at Gabriel Del Yungue (the site of the first Spanish capital) in the 1950s. Florence Hawley Ellis died in 1991, with the house reverting to a family trust.

Two aerials from Ellis' ownership of the property show how it had evolved since 1961 when captured in the survey. A flyover image from 1969 shows how the house had grown from its original footprint, taking on almost a courtyard plan (Fig. 5). The house moved northward with an addition, now holding the media room and kitchen, and eastward with a perpendicular guest wing. The same expanded figuration is repeated on a 1978 aerial (Fig. 7).

[20] University of New Mexico, "Biographical Sketch," Florence Hawley Ellis Papers, June 17, 2015, https://www.unm.edu/~toh/fhe/bio.html.

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Carole LaRoche — the Painter of Wolves

The house experienced its last significant change in 2000 after Fe artist Carole LaRoche acquired the home and turned it into her residence-cum-studio.[21] LaRoche, a Boston real estate agent, arrived in 1983 at 44, wanting to reinvent — or rediscover — herself.[22] Recently divorced; she had given up art in the 1950s when she married and raised a family. She picked up her paintbrushes again in Santa Fe, painting stylized wolves and other animals in bold primary colors. Her totemistic, vaguely New Age paintings struck a chord amid the Santa Fe Chic period. Within a year, she had opened a gallery on Canyon Road.

Working with California architect Ken Payson, LaRoche renovated the entire home. The project went to the Board in 2000 as a rehabilitation, proposing to restore a portal, re-stucco the building, raise a portion of the roof to 11', and install new skylights.[23] LaRoche tore down old walls in the interior, creating a light-filled studio. Work continued along the exterior, in what appears to have been a replacement of windows and introduction of new doors. At some point between 1978 and the present, new portals were added across the front façade, and a sunroom was installed at the southeast corner of the guest wing.

The house underwent a hiatus during COVID-19 after LaRoche left the property. It was acquired by the owner of Driscoll's, a California-based fruit packing company, who visited the home only once to buy it.[24] He sold it in 2022 to the current owners.

[21] Warranty Deed, Andrea Dodge Ellis, Trustee, to Carole Lee LaRoche, Trust, recorded June 23, 2000, Book 1179/Page 556, 1120670.
[22] Dianna Delling, "Running with the Wolves," *Santa Fe Magazine*, February/March 2010, 31.
[23] Ibid, 32. Historic Districts Review Board, Case #H-00-137, October 34, 2000.
[24] Little, telephone conversation with Murphey.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

Currently designated as Contributing to the Downtown and Eastside Historic District, the house has an overly antique feel. It is lovely, but perhaps best represents the 2000 Carole LaRoche renovation. There are very few original windows left, and new openings have been created and rustic portales placed across the front façade. The most authentic elevation is the plain west façade of the older building.

The recommendation is to maintain the Contributing status for the house and to give the same to the stone building, called the garage.

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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		4. County: Santa Fe
		5. Date of Survey: October 6 and 13, 2023

Illustrations

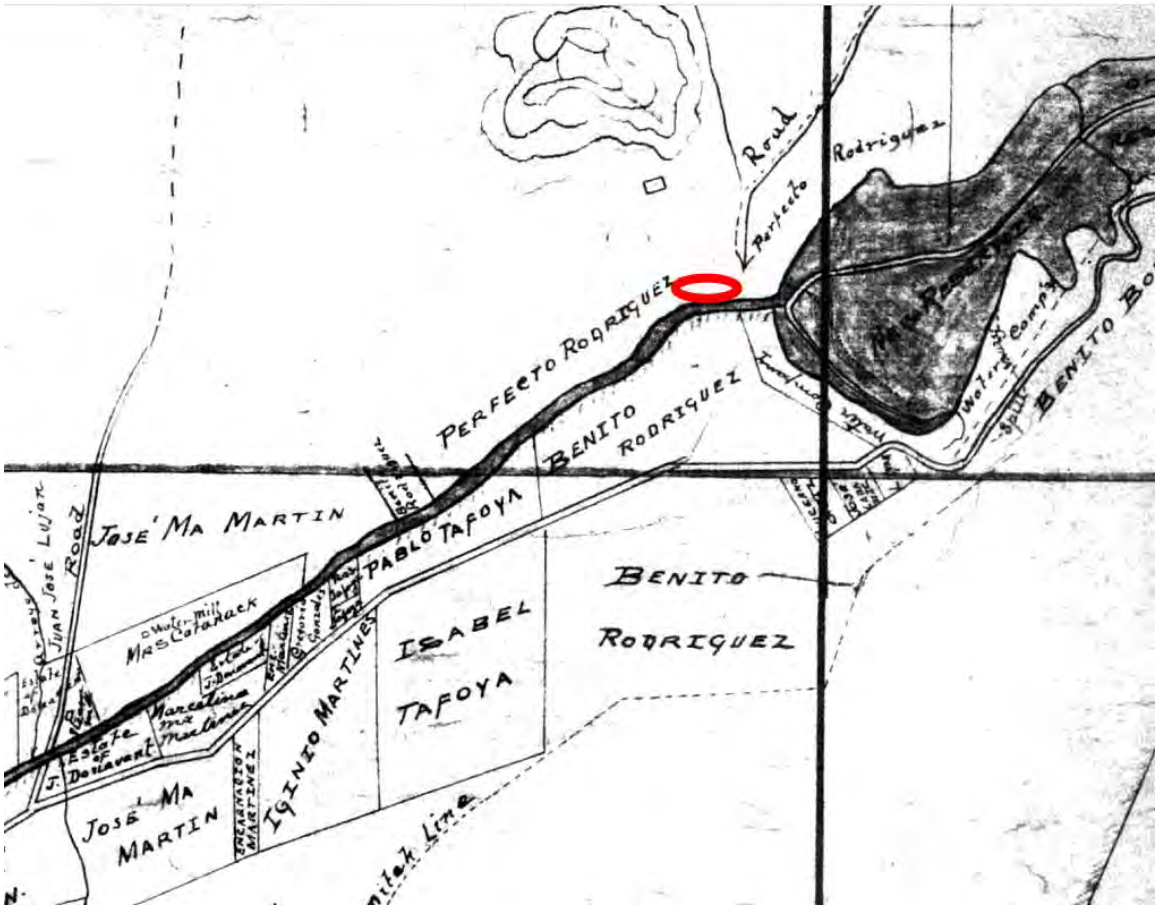

Figure 1: Approximate location of house and associated land.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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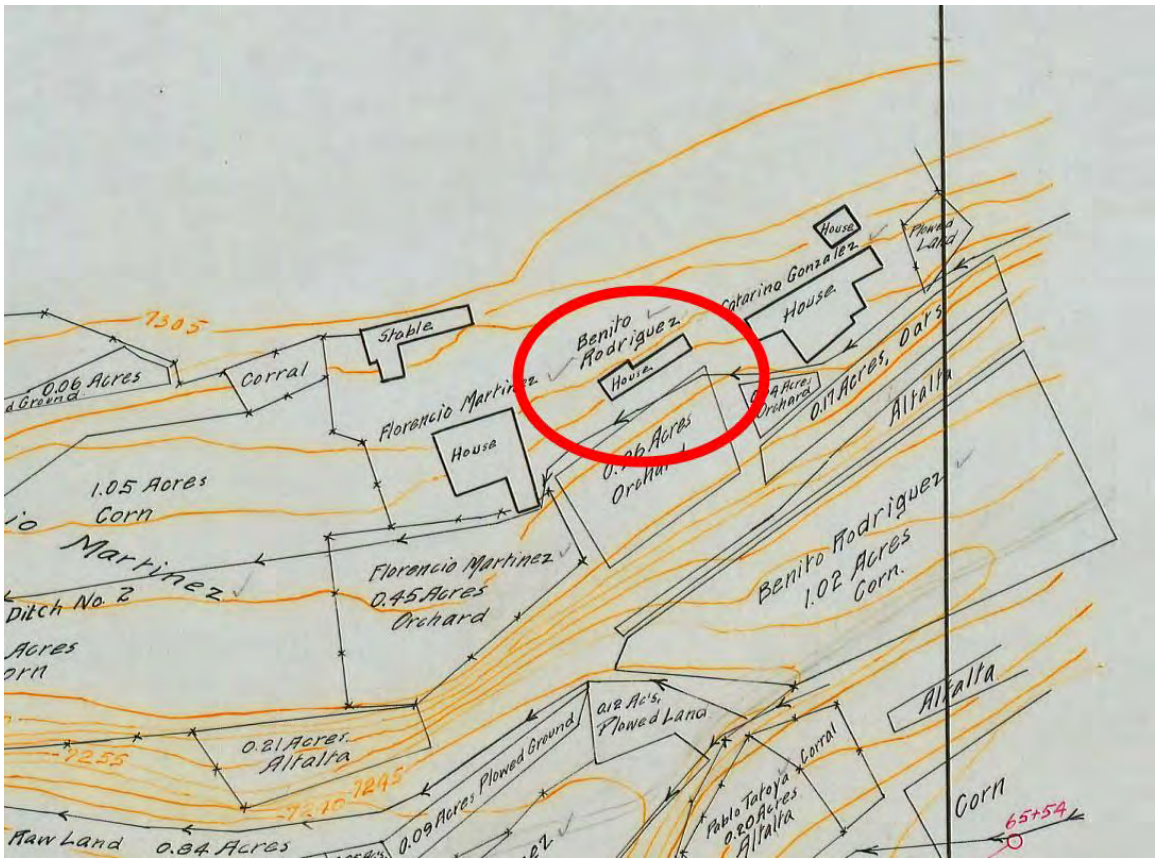

Figure 2: Assumed original house circled.
State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (1919), Sheet 6.

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Figure 3: October 25, 1948, aerial photograph.
House appearing on 1914 map circled.

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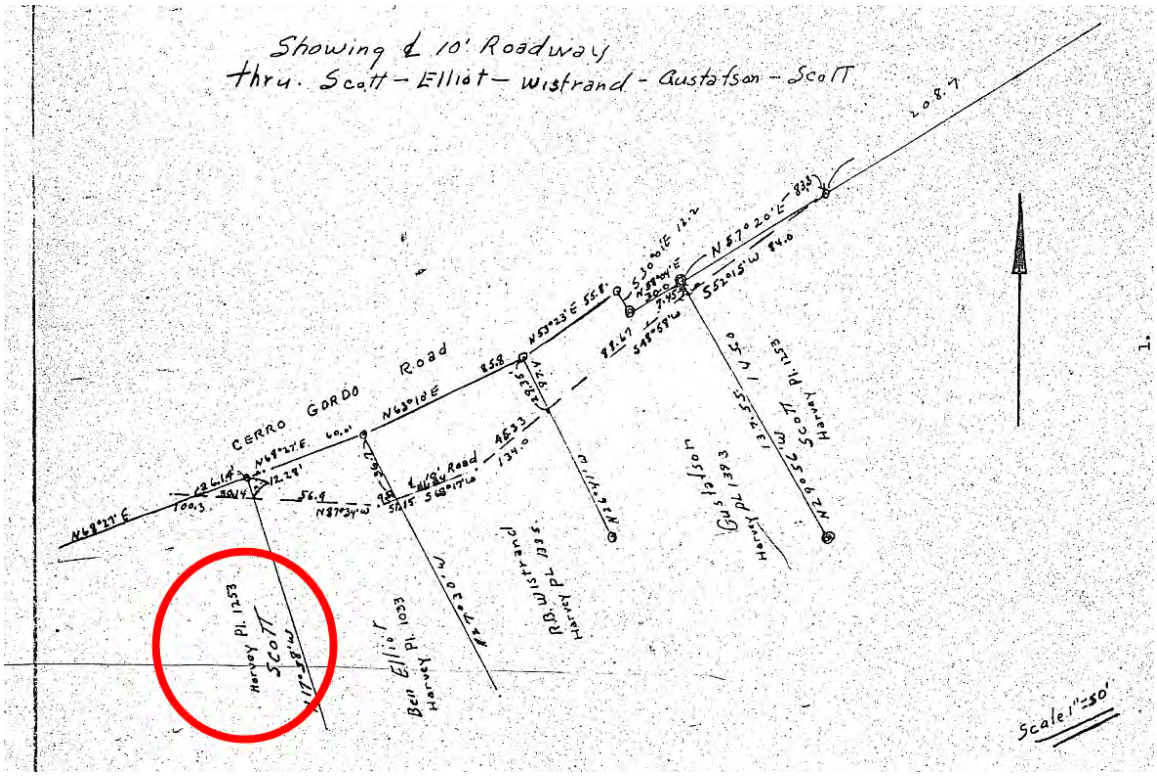

Figure 4: 1953 right-of-way map.
Subject property highlighted.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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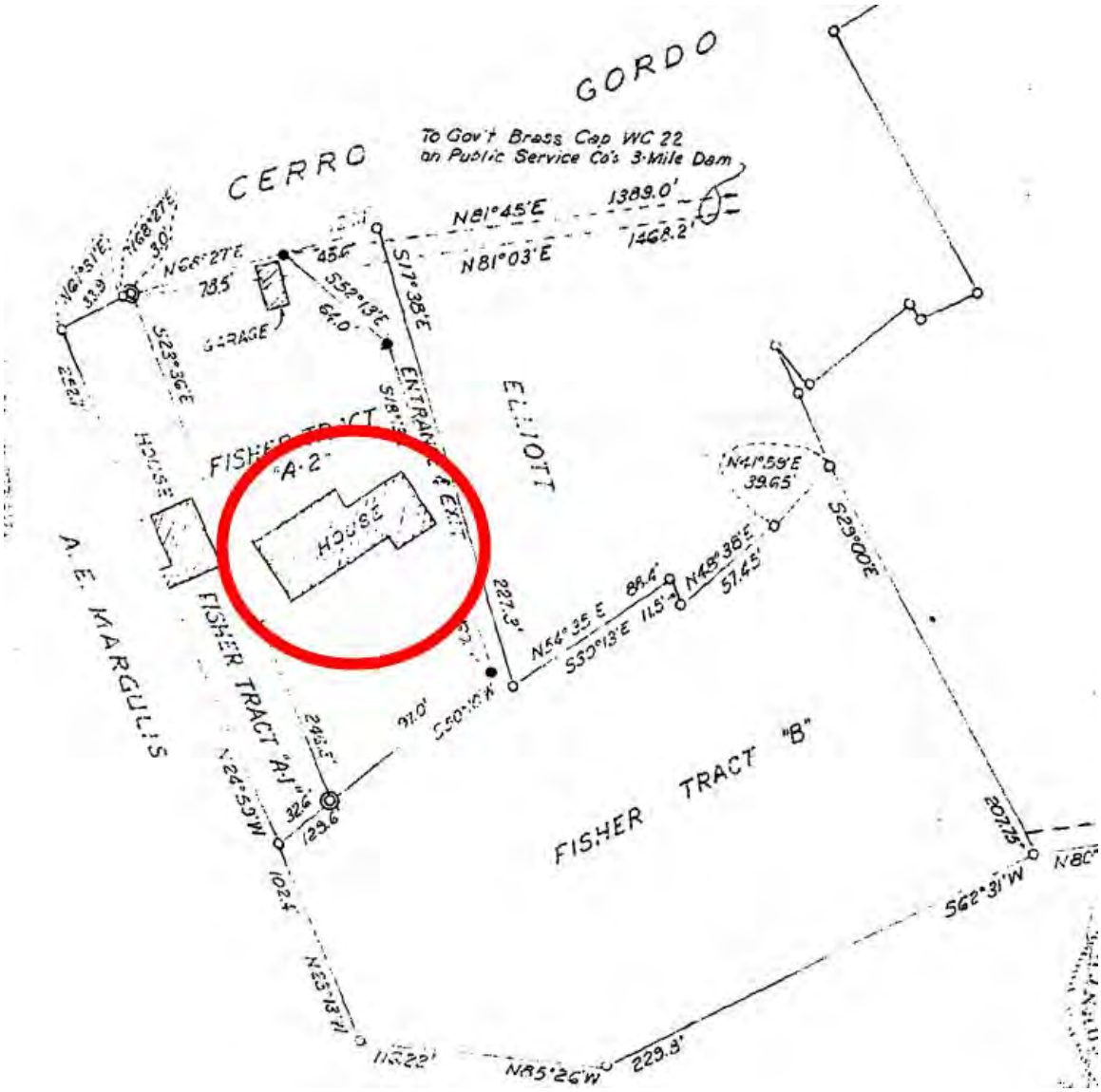

Figure 5: 1961 survey.
Subject house circled.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: February 27, 1969, aerial photograph.
Subject house circled.

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Figure 7: September 11, 1978, aerial photograph.
Note absence of north façade portales and east elevation sunroom.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 8: Red areas indicate post-1978 construction.

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Survey Photographs

(All images taken by John W. Murphey, on October 6 or 13, 2023,unless otherwise noted)



Photo 2: *Acequia Cerro Gordo*. Camera facing west.

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Photo 3: Stone retaining wall at Cerro Gordo Road. Camera facing north.

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Photo 4: Garage. South and east elevations. Camera facing northwest.

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Photo 5: Juniper screen and house below. Camera facing southeast.

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Photo 6: Stone terrace and brick patio. Camera facing northeast.

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Photo 7: North façade. Kitchen area at center. Camera facing southeast.

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

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Photo 8: North façade. Media room (right), kitchen (left). Camera facing southeast.

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Photo 9: North façade. Kitchen. Camera facing southeast.

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Photo 10: North façade. Portal at kitchen. Camera facing southeast.

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Photo 11: West side of courtyard. Portal at left postdates 1978. Camera facing southwest.

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Photo 12: South side of courtyard and entry. Camera facing south.

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Photo 13: South and west sides of courtyard. Camera facing east.

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Photo 14: Guest wing. Camera facing southeast.

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Photo 15: East elevation. Camera facing southwest.

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Photo 16: East elevation. Sunroom. Camera facing northwest.

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Photo 17. East elevation. Primary bedroom. Camera facing southwest.

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Photo 18: South elevation. Primary bedroom bump-out at right. Camera facing northwest.

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Photo 19: South elevation. Portal. Camera facing west.

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Photo 20. South elevation. North historic doors. Camera facing northwest.

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

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Photo 21: West elevation. Assumed oldest section of house. Camera facing northeast.

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

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Photo 22: West elevation. Media room at left. Camera facing east.

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Photo 23: Garage. West elevation. Camera facing northeast.

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Photo 25: Garage. Interior. Camera facing north.

December 5th, 2023

Ramón Sarason

Re: 1666 Cerro Gordo
Santa Fe, NM 87501
Permit Number: 2023-29282-BLDC

Mr. Sarason:

As the owner's representative, we are requesting board review status and primary facade designations for the existing residence and stone building located at 1666 Cerro Gordo.

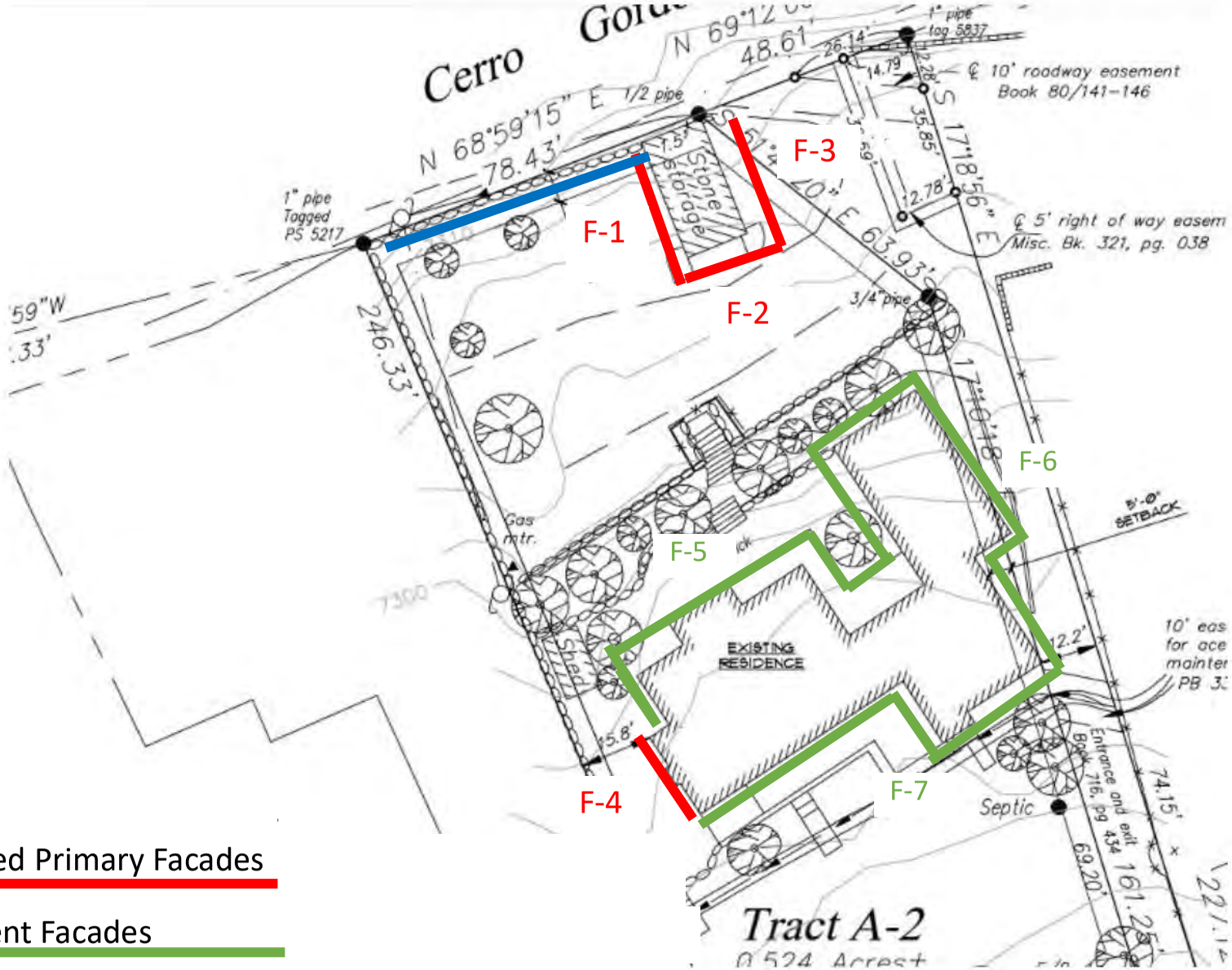
Thank you,



Hunter Redman, AIA
Architectural Alliance LLC

Cc: Carla Brown
File

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



Proposed Primary Facades

Adjacent Facades

Proposed Contributing Site Wall

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Frank Di Luzio, City Manager

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

Project description : RSTR PRTL, RAISE ROOF SKYLTS, WNDWS, DR, STC
Project number : 00-10100149
Case number : H-00-137
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 1666 Cerro Gordo Rd.

PROJECT NAMES:

OW-Carole La Roche
Santa Fe, NM 87501
1666 Cerro Gordo Rd.
(505) 986-1436

AP-Ken Payson
Santa Fe, NM 87501
755 Acequia Madre
(505) 820-1126

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on October 24, 2000, acted on the above referenced case. The decision of the board was to approve your request.

For further information please call 955-6808.

Sincerely,

James M. Hewat
Historic Preservation Planner

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

City of Santa Fe, New Mexico

Project description : RSTR PRTL, RAISE ROOF SKYLTS, WNDWS, DR, STC
Project number : 00-10100149
Case number : H-00-137
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 1666 Cerro Gordo Rd.

PROJECT NAMES:

OW-Carole La Roche Santa Fe, NM 87501	1666 Cerro Gordo Rd. (505) 986-1436
AP-Ken Payson Santa Fe, NM 87501	755 Acequia Madre (505) 820-1126

PROJECT DATA:

HISTORIC DISTRICT	Downtown and Eastside
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FAÇADE-EAST	N
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	N
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	14340
YEAR OF CONSTRUCTION	C.1930
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: October 24th, 2000

TO: Historic Design Review Board Members

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

FROM: James Hewat, Historic Preservation Planner JMH

ITEM & ISSUE:

CASE # H-00-137

ADDRESS 1666 Cerro Gordo Road
Historic Status Contributing
Historic District Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards

_x_ State Historic Survey Sheet

_X_ Other: Height Calculation
Complaint Form

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___ Other

STAFF RECOMMENDATION:

While work to 1666 Cerro Gordo commenced without a Building Permit and subsequent review by the Board, little damage to the exterior fabric of the house occurred. Plans to raise the building's parapet to 11' is well below the maximum allowable height of 16', 3" calculated for the immediate streetscape. The submitted proposal represents an acceptable rehabilitation of a contributing building and does meet the Design Guidelines for the Downtown-Eastside Historic District. Staff recommends approval of the project.

2.

BACKGROUND & SUMMARY:

The applicant was red tagged in August of this year for starting the rehabilitation of this contributing c. 1930 residence located in the Downtown and Eastside Historic District without a building permit. Some demolition has occurred. A historic survey form for this particular house could not be located. However, the City's Historic Building Inventory list the building as contributing and this status was borne out by a site visit by Planning staff in September of this year.

The proposal calls for the restoration (based on physical evidence) of a small recently enclosed portal on the north (primary) elevation of the house. The restored portal will be 10',8" in height to the top of the parapet, will be similar in appearance to the portal immediately to the east, and will be supported by a wood post and an existing stone pier. Under this portal, three six-light wood casement windows are proposed. The two existing c.1950 steel casement windows on this elevation will be rehabilitated as will a 12 light/panel door. Two, six light wood casement windows located on the east end of the north elevation will also be rehabilitated. The existing door on the east wing of the north elevation has been removed. Plans are to install a nine-light/panel wood door in this existing opening.

The proposal calls for the kitchen section of the building's parapet to be raised from raised from 10',6" to 11',0 in height. On the west-side of this parapet is proposed five, 1'x1' "clerestory" awning windows. Access to the kitchen is to be provided through the (non-primary) west portal through a nine-light/panel wood door. A small six light wood casement window is proposed just south of this door. Existing doors and windows on the east (non-primary) elevation will be repaired. On the west (non-primary) elevation, windows and doors will be rehabilitated, with the exception of the centrally located wood casement windows which will be replaced in-kind. The portal, doors, and all windows on the south elevation will be repaired with the exception of the six over six, double hung window which will be replaced in kind. 1' x 1' clerestory windows are proposed for installation in the existing parapet to provide additional light into the library. Two 48" square, low profile skylights are proposed for the ceiling of the studio room. The entire building will be re-stuccoed with an El Rey "Buckskin" finish.

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 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 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)

PaysonDenney
Architects

755 Acequia Madre Santa Fe, NM 87501 505.820.1126 / 505.982.1796 fx
1330 Olympic Bl. Santa Monica, CA 90404 310.452.5533 / 310.450.4742 fx
800.927.8551

September 19, 2000

City of Santa Fe
Historic Design Review Board
200 Lincoln Ave.
Santa Fe, NM 87504

To whom it may concern,

Please find enclosed a proposal for minor modifications to 1666 Cerro Gordo Road.

I am the architect representing Carole LaRoche, the owner. She purchased the home earlier this year. It is currently not in habitable condition. In the process of restoring the home, Ms. Laroche would like to change a few of the existing features of the building.

We met with Mr. James Hewat at the site earlier this month. He helped us determine what alterations would be appropriate for the home.

The records at the city are not very specific, but Mr. Hewat felt that the house had been constructed probably in the 1920's and added to at various times, including one addition in the 1940's or 50's.

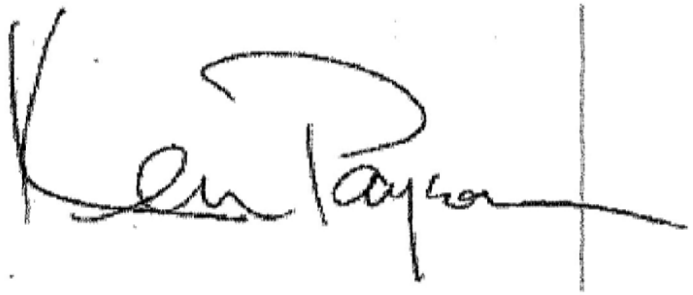
The main changes we are proposing are reflected in the enclosed plans, and are as follows.:

1. Restore the original Portal along the North (Street) facade.
2. Raise a portion of the roof/ceiling and parapet over the kitchen.
3. Raise a portion of the North and West parapets to help screen from view the pipes and vents on the existing roof.
4. Enlarge the existing 1'x4' living room and library room skylights to 4' square skylights. Add one additional skylight in the library and one in the kitchen
5. Add an additional glass and wood door along the south (rear) facade under the existing portal.
6. Restucco the house.

9.

The new stucco will be El Rey Buckskin. The windows and doors will match the various existing ones. Some are steel casement, some are wood casement.
We thank you for your assistance in reviewing this proposal. Please contact me or Carole LaRoche if you have any questions.

Sincerely,



Ken Payson

PaysonDenney
Architects

755 Acequia Madre Santa Fe, NM 87501 505.820.1126 / 505.982.1796 fx
1330 Olympic Bl. Santa Monica, CA 90404 310.452.5533 / 310.450.4742 fx
800.927.8551

September 28, 2000

City of Santa Fe
Historic Design Review Board
200 Lincoln Ave.
Santa Fe, NM 87504

Attn: Mr. James Hewat

Dear Mr. Hewat,

Please find enclosed a substitute set of plans for the proposed remodel/restoration at 1666 Cerro Gordo. This project is on the agenda for the October 10, 2000 Historic Design Review Board meeting.

The changes from the original set submitted to you last week are as follows:

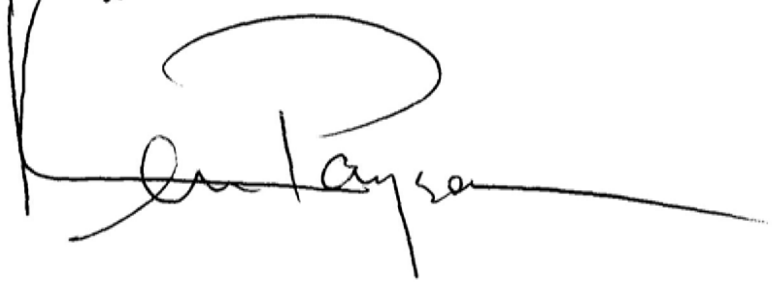
1. New windows will not be steel casement, but wood casement or double hung true-divided lite windows.

2. The two steel casement windows in the master bedroom will be replaced with new wood windows in the existing openings.

3. The trim has been redrawn to reflect the actual as built trim (mixture of territorial style and pueblo style.)

We thank you for your assistance in reviewing this proposal. Please contact me or Carole LaRoche if you have any questions.

Sincerely,



Ken Payson

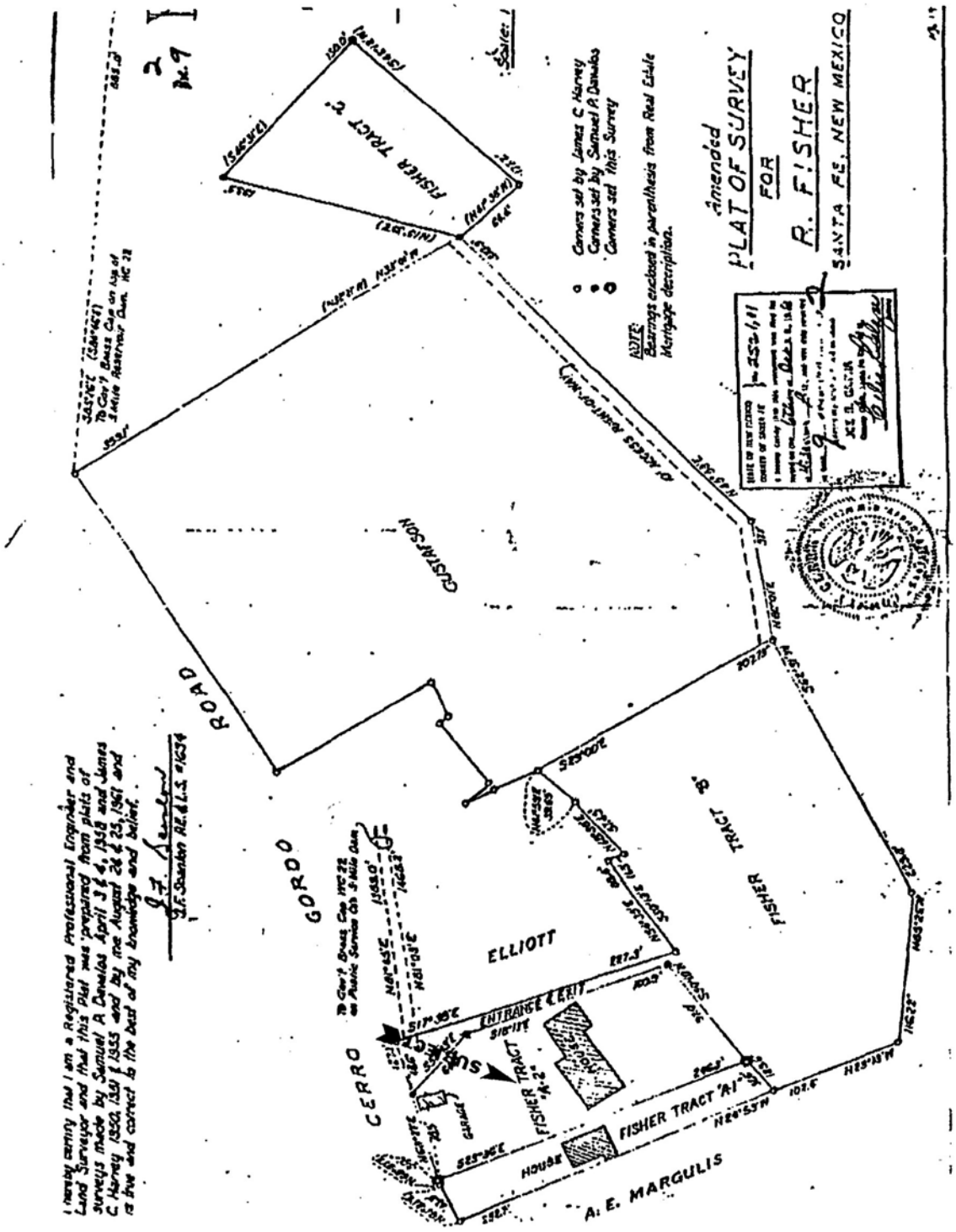
12.

MAP ADDENDUM

File No. MNE-3220.BH

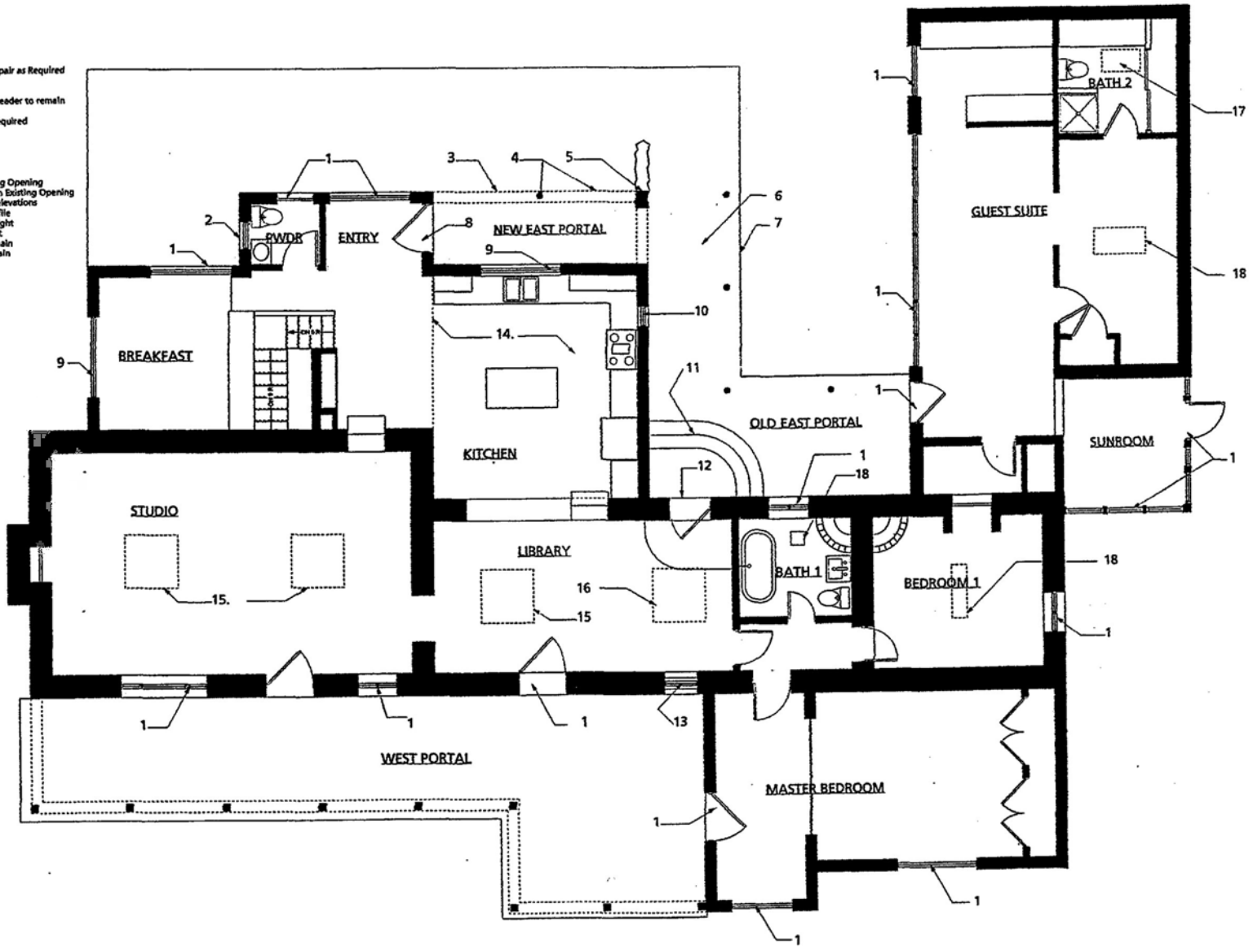
Borrower/Client	Carole L. Aroche
Property Address	1666 Cerro Gordo Road
City	Santa Fe
County	Santa Fe
State	NM
Zip	87501
Lender	The Amercian Mortgage Team

PLAT MAP



15

1. Existing Window/Door to Remain. Repair as Required
2. New Wood Casement window
3. Restore Existing Portal
4. Existing 6" dia. Post and 6x8 Portal Header to remain
5. Existing stone pillar to remain
6. Repair existing flagstone paving as required
7. Repair existing portal as required
8. New Wood and glass door
9. New Wood Casement Windows
10. New Wood Casement window
11. Existing Steps to Remain
12. New Wood and glass door in Existing Opening
13. New Wood Double Hung Window in Existing Opening
14. Raise ceiling/Roof and parapet per elevations
15. Replace existing 14" x 48" High Profile w/ new 48" square Low Profile Skylight
16. New 48" square Low Profile Skylight
17. Existing High Profile Skylight to remain
18. Existing Low Profile Skylight to remain



Floor Plan

1/4" = 1'-0"

PaysonDenney Architects

Project: Carole LaRoche, Cerro Gordo House

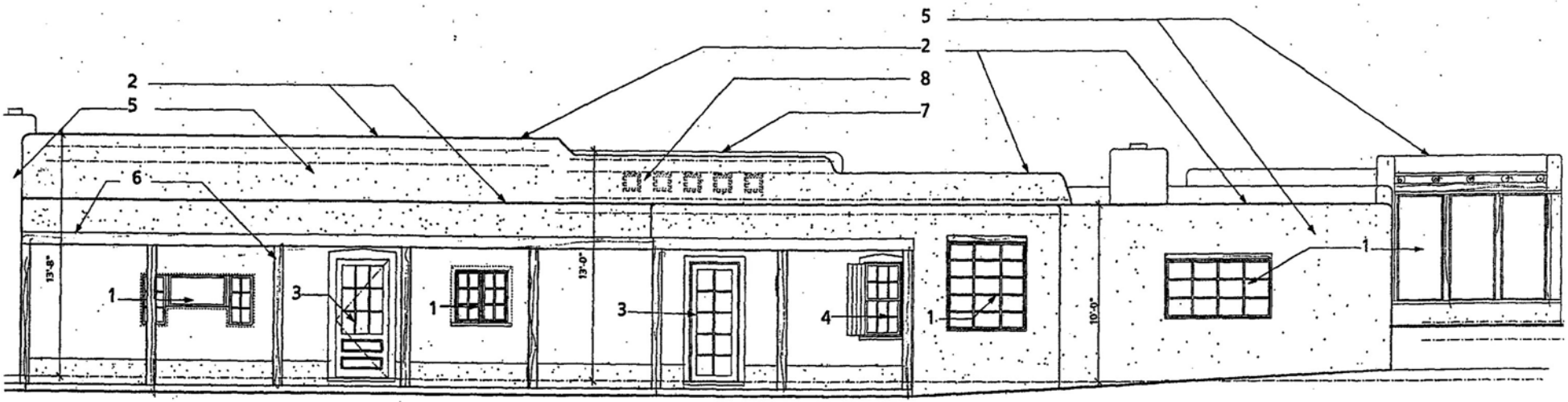
Sheet Title: Schematic Floor Plan

Project No.

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

Date: 10/10/00

Sheet No.



SOUTH ELEVATION W/ PROPOSED ALTERATIONS

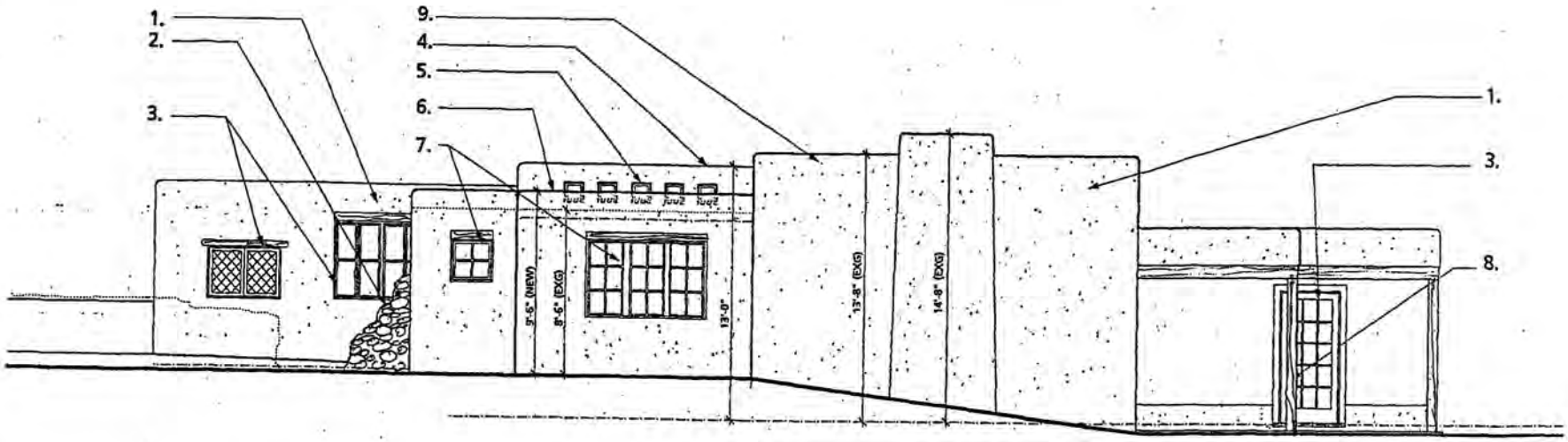
0 1' 4' 8' 12'

1. Existing Window To Remain. Repair As Required.
2. Existing Parapet - New Stucco
3. Existing Wood/Glass Door To Remain - Repair As Required.
4. New Wood Double Hung Window In Existing Opening
5. Re-stucco With El Rey 'Buckskin' - Typical
6. Repair Existing Wood Portal Structure As Required.
7. New Parapet Above Kitchen Beyond
8. (5) New 12" Sq. Awning Clerestory Windows @ New Kitchen Parapet

PaysonDenney Architects
755 Acequia Madre Santa Fe, NM 87501
505.820.1126 / 505.982.1796 fx
1330 Olympic Bl. Santa Monica, CA 90404
310.452.3533 / 310.452.4742 fx
800.927.8551

Project: Carole LaRoche, Cerro Gordo House		Project No.	
Sheet Title: Schematic Plans, Proposed South Elevation		Scale: 1/4" = 1'-0"	
		Date: 10/13/00	Sheet No.

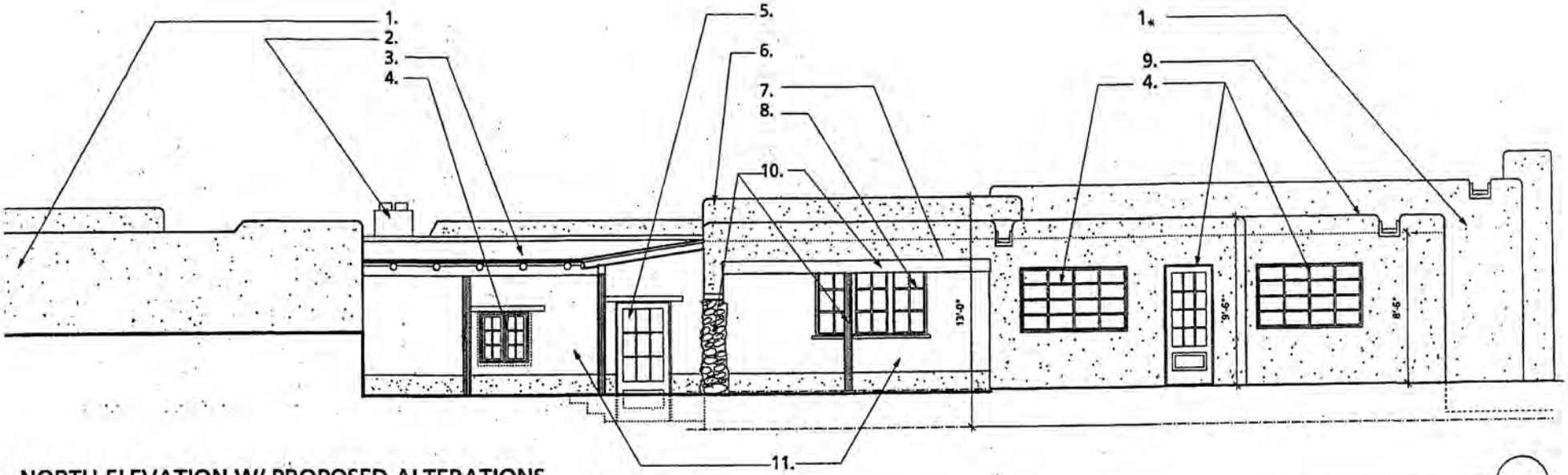
1. New El Rey Buckskin Stucco - Typical.
2. Existing Stone Pier To Remain
3. Existing Windows/Doors To Remain - Repair As Required.
4. Raise Ceiling/Roof/Parapet @ Kitchen To 13'-0"
5. New Wood Awning Clerestory Windows @ New Parapet
6. Raise Existing Parapet To 9'-6"
7. New Wood Casement Windows To Match Existing.
8. Repair Existing Portal As Required
9. Existing Parapet To Remain



WEST ELEVATION W/ PROPOSED ALTERATIONS

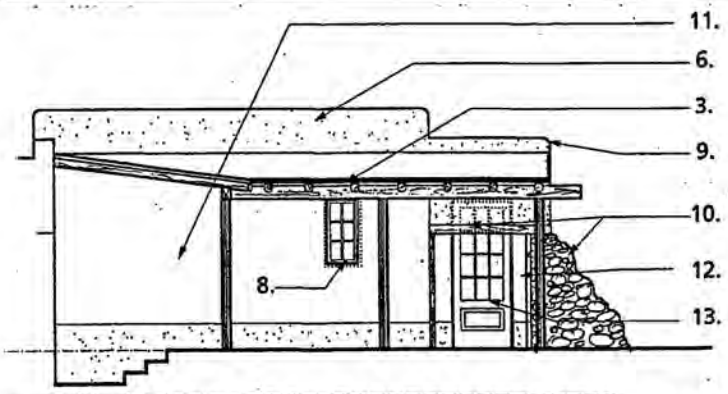
0 1' 4' 8' 12'

PaysonDenney Architects 795 Acequia Madre Santa Fe, NM 87501 505.820.1126 / 505.983.1784 fx 1320 Olympic St. Santa Monica, CA 90404 310.452.3333 / 310.450.4742 fx 800.927.8531	Project Carole LaRoche Cerro Gordo House	Project No.	
	Sheet Title Schematic Plans Proposed West Elevation	Scale 1/4" = 1'-0" Date 10/13/00	Sheet No.



NORTH ELEVATION W/ PROPOSED ALTERATIONS

0 1' 4' 8' 12'



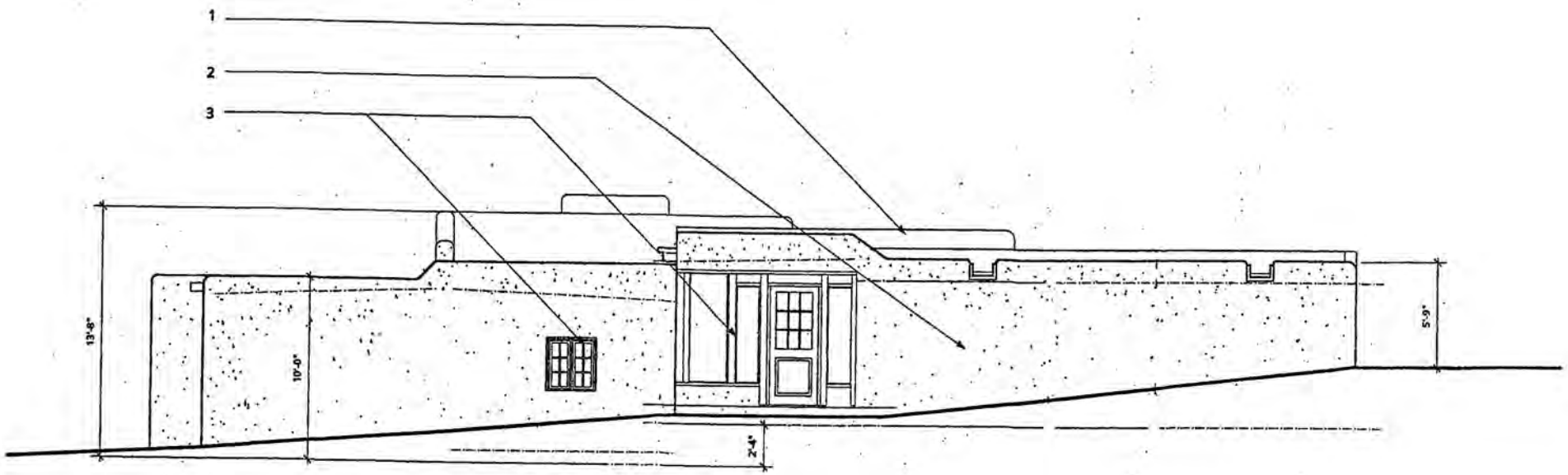
WEST PORTAL ELEVATION W/ PROPOSED ALTERATIONS

0 1' 4' 8' 12'

1. New El Rey Buckskin Stucco Over Existing And New Stucco Walls And Parapets.
2. Existing Chimneys - Repair As Required.
3. Existing Portal - Repair As Required.
4. Existing Windows And Doors - Repair As Required.
5. New Entry Door In Existing Opening.
6. Raise Ceiling/Roof /Parapet Over Kitchen.
7. Restore Original Portal. Repair As Required.
8. New Wood Casement Windows To Match Existing.
9. Raise Existing Parapet From 8'-6" To 9'-6" Above Adjacent Grade
10. Existing Post, Header And Stone Pier To Remain
11. Paint Interior Portal Walls White To Match Existing
12. Remove Existing 'Infill' Door And Window
13. New Entry Door To Match Existing

PaysonDenney Architects 755 Acequia Madre Santa Fe, NM 87501 505.820.1129 / 505.982.1784 fx 1330 Olympic Bl. Santa Monica, CA 90404 310.452.5333 / 310.450.4742 fx 800.927.8551	Project Carole LaRoche Cerro Gordo House	Project No.	
	Sheet Title Schematic Plans Proposed North Elevation Proposed West Portal Elevation	Scale: 1/4" = 1'-0" Date: 10/13/00	Sheet No.

23.



EAST ELEVATION W/ PROPOSED ALTERATIONS

1. Raise Ceiling/Roof/Parapet @ Kitchen
2. Recoat w/ El Rey Buckskin stucco @ New and Existing Walls and Parapets
3. Repair existing windows/doors as required

0 1' 4' 8' 12'

PaysonDenney Architects 755 Acequia Madre Santa Fe, NM 87501 505.820.1126 / 505.982.1796 fx 1330 Olympic Bl. Santa Monica, CA 90404 310.452.5533 / 310.450.4742 fx 800.927.8551	Project Carole LaRoche *Cerro Gordo House*	Project No.	
	Sheet Title Schematic Plans Proposed East Elevation	Scale 1/4" = 1'-0" Date 10/13/00	Sheet No.





SOUTH ELEVATION



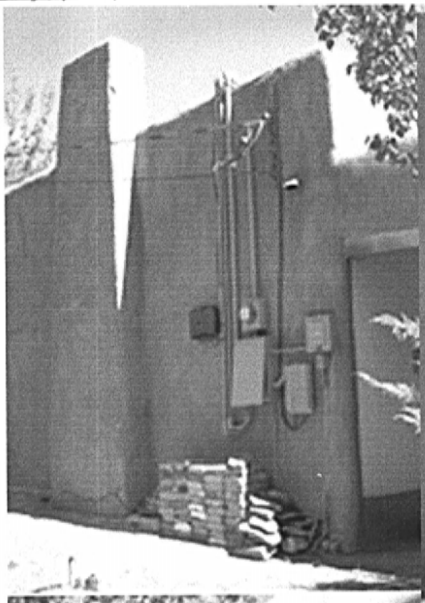


1 of 3

1666 Cerro Gordo Rd.

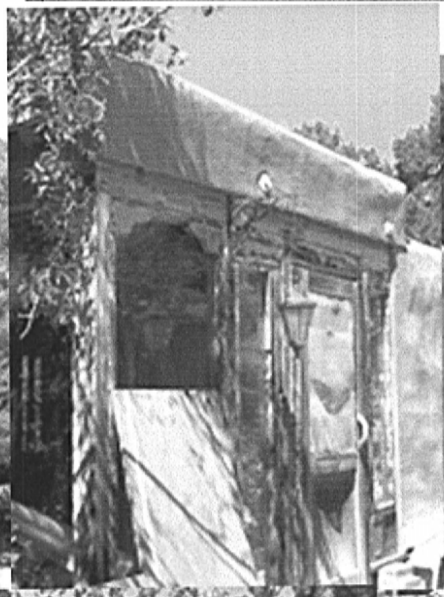
Carole's House
8/13/00

WEST ELEVATION





EAST ELEVATION





16606 Cerro Gordo







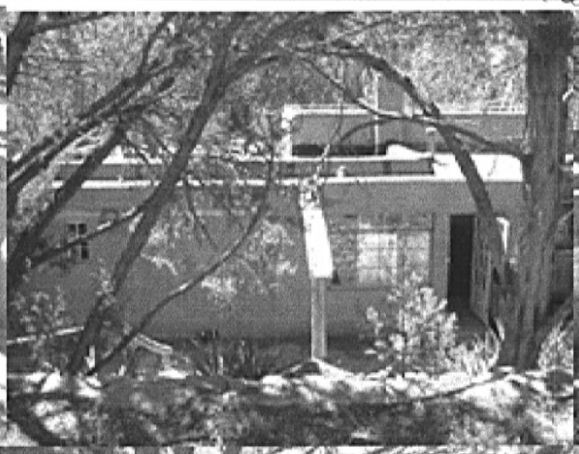




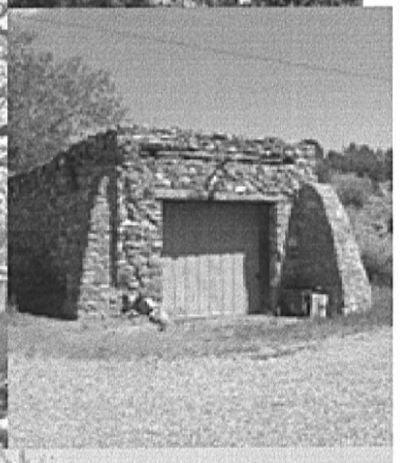
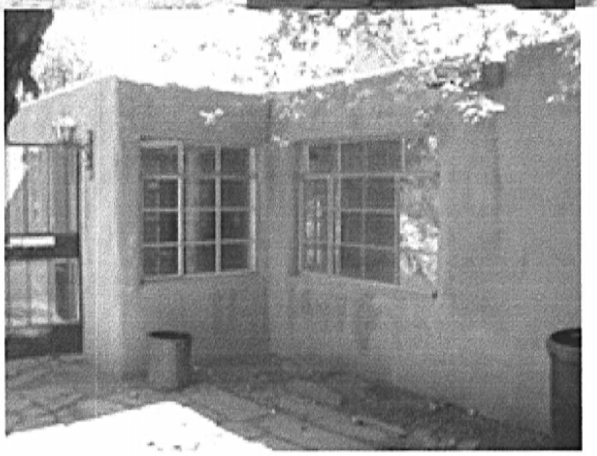
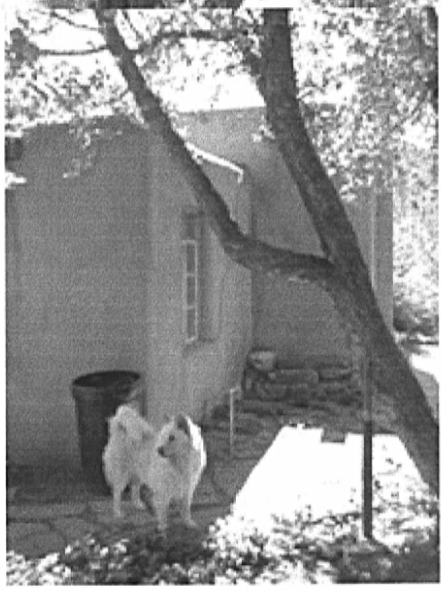
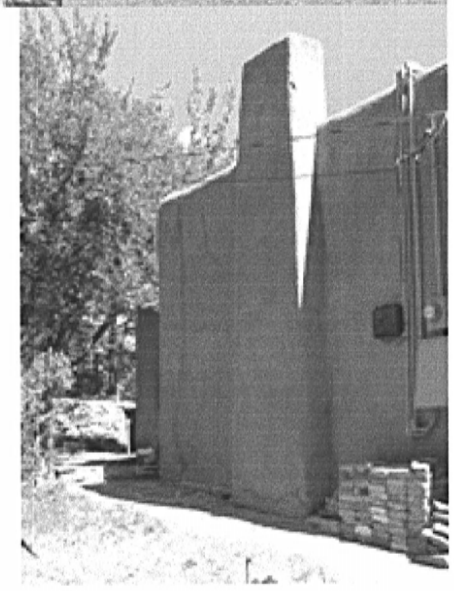
LaRoche Exterior2
8/13/00

NORTH (STREET) ELEVATION

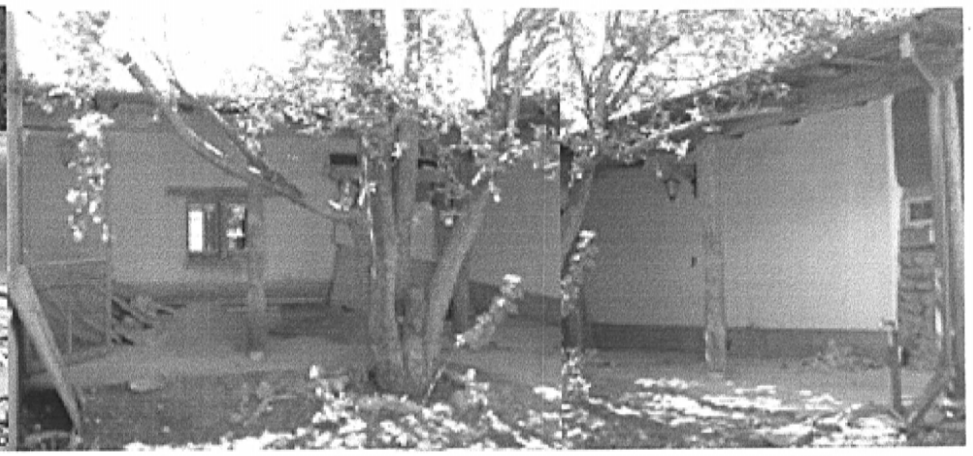
1666 Cerro Gordo



LaRoche Exterior1
8/13/00

RECEIVED
SEP 20 2000
10:15 a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: 1666 CERRO GORDO RD

Owner: CAROLE LA ROCHE Phone: 986 1436

Address: 1666 CERRO GORDO RD. City, State, Zip Code: SANTA FE 87501

Applicant: KEN PAYSON Phone: 820 1126

Address: 755 ACEQUIA MADRE City, State, Zip Code: SANTA FE 87501

Project Proposal: RAISE PORTION OF ROOF, RESTORE PORTAL, NEW DOORS, WINDOWS, SKYLITES, RE STUCCO - NO ADDITION.

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel (X) Addition ( ) Residential (X)
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes (X) No ( )

If yes, who? JAMES HOWARTH Date? 9/6/00 (±)

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (X) ± - THE RAISED PORTION WILL BE BELOW THE HIGHEST EXISTING PORTION OF THE BUILDING

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

What is the proposed height as illustrated in your project? ±13' (EXG)

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ( ) No (X) N/A

If yes, who? _____ Date? _____

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet 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.

Signature of Applicant or Owner — Date: 9/19/00

City of Santa Fe, New Mexico

Historic Districts Review Board

July 9, 2024
2024-008336-HDRB
Applicant Submittal
Remodel

June 21st, 2024

Lani McCulley
VIA EMAIL
ljmcculley@santafenm.gov

Re: 1666 Cerro Gordo
Santa Fe, NM 87501

Dear Lani:

Attached are the documents and drawings for submittal for the Historic Districts Review Board hearing on July 9th for the existing residence located at 1666 Cerro Gordo in the downtown and east side historic district. We are providing photos and the following list of proposed work on the property.

List of changes include:

Main Residence:

- Re-stucco existing house with El Rey color "Adobe" cementitious stucco.
- Replacing all existing posts in existing north and south portals with new 10" diameter posts.
- All posts and beams in portals will be painted Sherwin Williams Coastal Plain SW 6192.
- The door and window trims and shutters throughout will be painted Sherwin Williams Coastal Plain SW 6192.

North Elevation:

- Removing the existing window on the north elevation (in the new pantry location) and patching it over to create a new exterior nicho.
- Replacing existing kitchen window on the north elevation with a new 10'-0" x 3'-6" window.

East Elevation:

- Removing the exterior door from the portal to the kitchen and replacing it with a new 1'-6" x 3'-2" window.
- Replacing both existing windows, adjacent to the stove looking out to the courtyard, with new 3'-0" x 3'-6" windows. Adding exterior shutters to these two new windows.
- Adding a new 2'-0 x 2'-8" window in the new Primary Bath on the east elevation.

- The existing Sun Room is already enclosed. The large windows and door will be removed and replaced with a new 5'-0" x 3'-10" window on the east elevation and stucco wall. The stucco color will be El Rey color "Adobe" cementitious stucco to match the rest of the house.

South Elevation:

- Extending the south portal and adding (2) new posts.
- Adding a new skylight in the new Project/Library/Laundry Room.
- The existing Sun Room is already enclosed. The existing windows will be replaced with a new 5'-0" x 3'-10" window on the south elevation and stucco wall. The stucco color will be El Rey color "Adobe" cementitious stucco to match the rest of the house.

ADU & Garage:

- New 1,500 SF accessory dwelling unit and garage on the north of the property.
- Stucco the new proposed 1,500 SF accessory dwelling unit with El Rey color "Adobe" cementitious stucco.
- All posts and beams in the portals will be stained Minwax - Honeymeade ME 453 with decorative painted traditional motifs, design to be determined, color Sherwin Williams Coastal Plain SW 6192.
- The door and window trims will be painted Sherwin Williams Coastal Plain SW 6192.

East Elevation:

- New stone fireplace and chimney on east elevation.

West Elevation:

- New wood pergola. The bearing beam will be 8"x 8", and it will be stained Minwax - Honeymeade ME 453 with decorative painted traditional motifs, design to be determined, color Sherwin Williams Coastal Plain SW 6192. The roofing will consist of latillas that vary in size (4½" max. diameter).

Stone Building:

- Existing skylight opening and height to remain; glazing, flashing and weatherproofing to be replaced as needed.
- New mini-split over new solid wood doors in the interior of the Stone Building. There is a small opening in the existing stone wall next to the proposed condenser location that will be used for the piping; it will not be publicly visible. (Noted on plan – Sheet A-3).

South Elevation:

- Replacing the existing French doors of the Stone Building with two new solid wood doors (zaguan style doors – inspiration image attached). The doors will be stained Minwax - Honeymeade ME 453.

Outdoor Living Room:

- Adding a new Outdoor Living Room with a stone fireplace and chimney.
- Stucco the new outdoor living room with El Rey color "Adobe" cementitious stucco.
- All posts and beams will be painted Sherwin Williams Coastal Plain SW 6192.

Site Changes:

- New trash location with a 48" tall coyote fence screen southeast of driveway.
- Two new condenser units with a 48" tall coyote fence screen.
- New 36" maximum tall stone wall at new guest parking space on the east side of the property similar to existing stone terrace across from the main house entry (page 5 in Photos).
- New septic adjacent to new ADU (north of property).
- Adding a new bridge with a wrought iron railing over the acequia and a new wood pergola above. The pergola will be stained Minwax - Honeymeade ME 453. The posts will be 10" in diameter to match the rest of the house. The bearing beams will be 8"x 10". The roofing will consist of latillas that vary in size (4½" max. diameter).
- New cedar hot tub and wood pergola located on the south of the property. The pergola will be stained Minwax - Honeymeade ME 453. The posts will be 10" in diameter to match the rest of the house. The bearing beams will be 8"x 8". The roofing will consist of latillas that vary in size (4½" max. diameter).
- The existing fence at the new hot tub location will be replaced so this area is fenced all around with a new wrought iron fence and self-closing gate that will be 48" tall.

Thank you for your time and review. Please contact us if you have any questions.

Sincerely,



Hunter Redman, AIA
Architectural Alliance LLC

Cc: Carla Brown
File

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

COLORS:

- **Stucco color at Main House and ADU:**



El Rey Adobe - #116

- **Doors and windows wood trim color at Main House and ADU**:



Sherwin Williams Coastal Plain SW 6192

- **Portal beams and posts color at Main House:**



Sherwin Williams Coastal Plain SW 6192

- **Wood stain at ADU Building with green paint color accents:**



Minwax - Honeymeade ME 453



Sherwin Williams Coastal Plain SW 6192

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

- **Wood header stain at Stone Building:**



Minwax - Honeymeade ME 453

STONE BUILDING PROPOSED DOORS:



Zaguan style doors – stained to be Minwax - Honeymeade ME 453 (not painted)



Minwax - Honeymeade ME 453

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

CERRO GORDO DITCH ASSOCIATION

To: Hunter Redman and Lorraine Ziegler
Date: June 21, 2024

Re: 1666 Cerro Gordo response as requested for Architectural Alliance LLC
Approval of the bridge and pergola going over the acequia:

We grant permission to Carla and Tom Brown, the owners of 1666 Cerro Gordo, the approval to build a bridge and a pergola to cross the acequia that runs through their property from east to west. The existing acequia and all land for 5' on either side is to be protected at all times during construction. Any electrical conduit that crosses the acequia will be coordinated by the architect, contractor and acequia committee to comply with all requirements for the acequia association.

Giving our support for this project as Cerro Gordo Ditch Association does require the owners to remain diligent in their responsibilities.

1. The maintenance and upkeep of debris (leaves, bricks, and growth).
2. The culvert to the east side of the property might be an 8-inch pipe. This could be a problem during heavy rain or hail.
3. The Acequia has several narrow points seemingly under the railroad tie crossings that are likely to slow the normal flow and can contribute to ponding of water.
4. The walking bridge should not be overly wide so that it can be easily maintained for normal cleanout.
5. Regular maintenance of the acequia is a requirement of anyone having an acequia running through their property.

We don't think we're asking a lot of owners.

Thank you for your consideration,

Priscilla Martinez Romero
Mayordoma, Acequia Cerro Gordo
1654 Cerro Gordo Road
Santa Fe, NM 87501
505-310-9941

Michael Gonzales
Commissioner, Acequia Cerro Gordo
1592 Cerro Gordo Road
Santa Fe, New Mexico
505-983-1823

Don Sharhag
Commissioner, Acequia Cerro Gordo
1662 Cerro Gordo Road
Santa Fe, New Mexico
505-983-5248

1666 Cerro Gordo

Historic Design Review Board Photographs



STONE BUILDING SOUTH ELEVATION

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
www.archallinc.com

1666 Cerro Gordo

Historic Design Review Board Photographs



STONE BUILDING SOUTH & EAST ELEVATIONS

ARCHITECTURAL ALLIANCE LLC
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1666 Cerro Gordo

Historic Design Review Board Photographs



STONE BUILDING - WEST ELEVATION

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1666 Cerro Gordo

Historic Design Review Board Photographs



NORTH ELEVATION -
JUNIPER SCREEN AND HOUSE BELOW

ARCHITECTURAL ALLIANCE LLC
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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
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1666 Cerro Gordo

Historic Design Review Board Photographs



STONE TERRRACE -
CAMERA FACING NORTHEAST

ARCHITECTURAL ALLIANCE LLC
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FAX 505-986-1270
www.archallinc.com

1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - NORTH ELEVATION

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1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - NORTH ELEVATION

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SANTA FE NEW MEXICO 87505
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1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - NORTH ELEVATION

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1666 Cerro Gordo

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MAIN HOUSE - NORTH AND EAST ELEVATIONS

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MAIN HOUSE - NORTH ELEVATION
MAIN ENTRY

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MAIN HOUSE - NORTH AND WEST ELEVATIONS

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1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - WEST ELEVATION
GUEST WING

ARCHITECTURAL ALLIANCE LLC
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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
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1666 Cerro Gordo

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EAST ELEVATION -
EXISTING GUEST WING

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
www.archallinc.com

1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - EAST ELEVATION
EXISTING SUNROOM

ARCHITECTURAL ALLIANCE LLC
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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
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1666 Cerro Gordo

Historic Design Review Board Photographs



EAST ELEVATION -
EXISTING PRIMARY BEDROOM

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
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1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - SOUTH ELEVATION

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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
www.archallinc.com

1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - SOUTH ELEVATION
PRIMARY BEDROOM BUMP-OUT
TO THE RIGHT

ARCHITECTURAL ALLIANCE LLC
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SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
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www.archallinc.com

1666 Cerro Gordo

Historic Design Review Board Photographs



MAIN HOUSE - SOUTH ELEVATION
PORTAL

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SANTA FE NEW MEXICO 87505
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1666 Cerro Gordo

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MAIN HOUSE - SOUTH ELEVATION
PORTAL

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MAIN HOUSE -WEST ELEVATION

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1666 Cerro Gordo

Historic Design Review Board Photographs



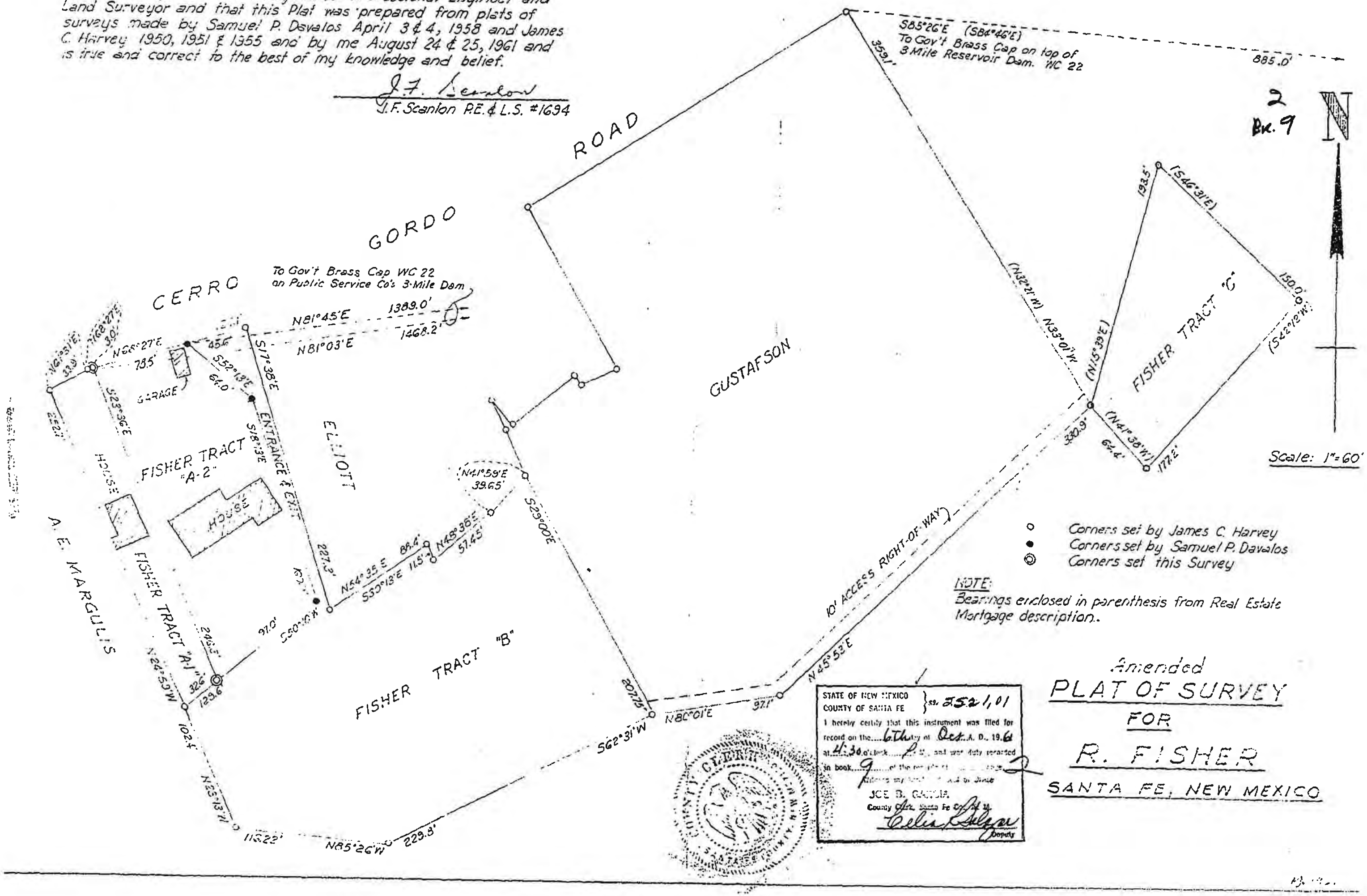
MAIN HOUSE -
WEST ELEVATION

ARCHITECTURAL ALLIANCE LLC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
www.archallinc.com

I hereby certify that I am a Registered Professional Engineer and Land Surveyor and that this Plat was prepared from plats of surveys made by Samuel P. Davalos April 3 & 4, 1958 and James C. Harvey 1950, 1951 & 1955 and by me August 24 & 25, 1961 and is true and correct to the best of my knowledge and belief.

J.F. Scanlon

J.F. Scanlon P.E. & L.S. #1694



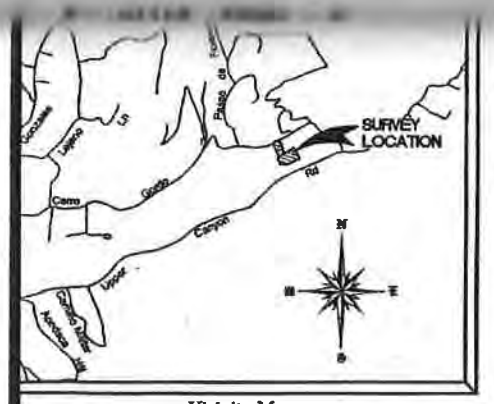
STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss. 2521,01

I hereby certify that this instrument was filed for record on the 6th day of Oct. A. D., 1961 at 4:30 o'clock P. M., and was duly recorded in book 9 of the records of [illegible] Witness my hand and seal of office

JOE B. GARCIA
County Clerk, Santa Fe Co., N. M.

Celia Salazar
Deputy

Amended
PLAT OF SURVEY
FOR
R. FISHER
SANTA FE, NEW MEXICO



Vicinity Map

SCALE: 1" = 40'
FEET: 0 40 80
SCALE:

NORTH

LEGEND

- Sanitary sewer manhole.
- Points found and used as noted.
- 1/2" C.I.P. P.S. 9052
- Utility poles, lines and anchors.
- Utility boxes.
- Stone walls.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis for this survey was taken from a plat entitled, "Boundary Survey Plat for Thomas Driscoll, Trustee of Thomas P. Driscoll on the Fisher Tract A-2 and Fisher Tract B 1666 Cerro Gordo Road", prepared by Sierra Land Surveying, Inc. lying within projected Section 20, T.17N., R.10E., N.M.P.M., recorded in the office of the County Clerk, Santa Fe County, New Mexico on July 18, 2019 in Plat Book 651 at page 43 as Instrument No. 1891,545. All bearings and distances are from said plat.

2.) Refer to:
- a.) Amended plat of survey for R. Fisher, recorded in Plat Book 9, page 02. Legal Lot of Record Plat.
- b.) Plat for waterline easement "Boundary and easement survey requested by Sangre de Cristo Water Company recorded in Plat Book: 331, page 044.
- c.) Easement in favor of New Mexico Power Company recorded in Book X, page 97.
- d.) Easement in favor of Santa Fe Water and Improvement Company, recorded in Book B-1, page 214.
- e.) Easement in favor of Southern Union Gas Company, recorded in Book 28, Page 617.
- f.) Easement as provided for in Right of Way Easement, recorded in Book 80, page 141.
- g.) Easements as provided for in Warranty Deeds, recorded in Book 69, Page 299, and in Book 69, Page 361.
- h.) Easement in favor of the Southern Union Gas Company, recorded in Book 321 page 38.
- i.) Easement as provided for in Personal Representative's Deed, recorded in Book 715, Page 434.
- j.) Waterline easements, acequia maintenance easement, as shown on plat recorded in Plat book 331 at page 44
- k.) Terms and conditions of Pipeline Easement Agreement and Vacation of Prior Easement by and between Carole L. Aroche, Trustee, and Sangre de Cristo Water Company, recorded in Book 1988 at page 825.

CERTIFICATE

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

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

October 14, 2021

David E. Cooper — P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 PROFESSIONAL SURVEYOR

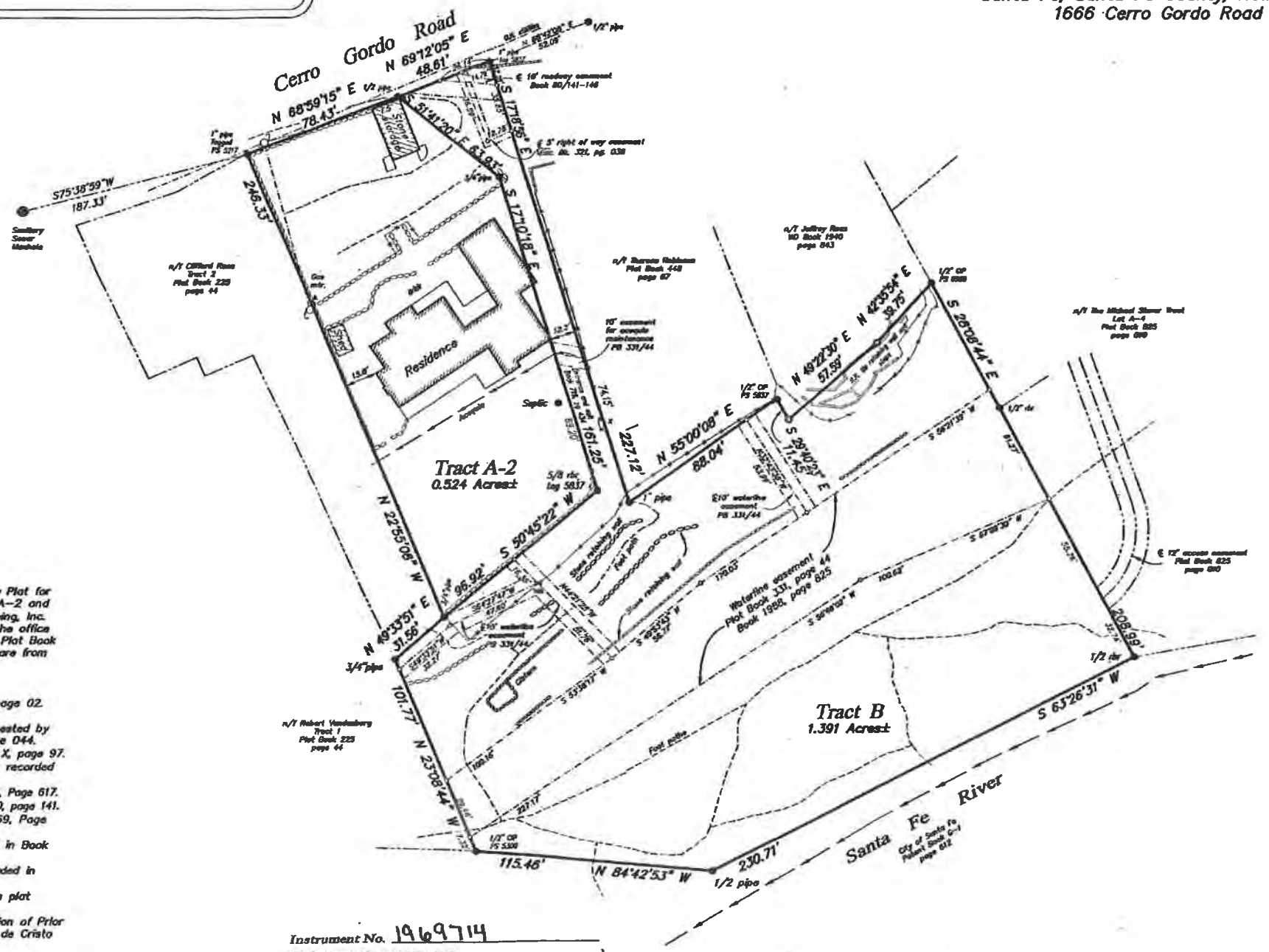
PUBLIC NOTICE

The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.

for

Carla Brown and Tom Brown

On the Fisher, Tract A-2 and Fisher, Tract B
Santa Fe, Santa Fe County, New Mexico
1666 Cerro Gordo Road



Instrument No. 1969714

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the 21st day of October A.D. 2021, at 1:49 o'clock p.m., and was duly recorded in Book 364, Page 005 of the records of Santa Fe County.

Witness my Hand and Seal of Office
County Clerk, Santa Fe County, New Mexico
Katharine E. Clark

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

SIERRA LAND SURVEYING, INC.		
1452 St. Francis Drive	Santa Fe, New Mexico	505-983-5932
Project No. C-054-1021	Dwg. DEC	Ck. DTC
	File:	Bk. 100

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Strawberry Valley Properties, LLC	Proj. Sec. 20, T17N., R10E. Santa Fe Grant	n/a

UPC No. Tract A-2 1-056-099-363-143
UPC No. Tract B 1-056-099-377-130

Addition To & Remodel of Existing Residence

1666 Cerro Gordo
Santa Fe, NM 87501

Building Criteria

OWNER:	Tom and Carla Brown
SITE:	1666 Cerro Gordo, Santa Fe New Mexico
CONSTRUCTION STYLE:	Pueblo Style, flat roofs
UTILTIES:	Sewer: City Sewer / Water: City Water / Gas: Natural Gas of NM Electrical: PNM
SOILS:	Owner and contractor to confirm all soils conditions prior to starting construction. Contact architect immediately if suspicious or possible expansive soils are encountered.

Building Area

Existing Main House:

(EX) Heated	3,345 SF
(EX) Portals:	867 SF
Total:	4,212 SF

Existing & Proposed Main House:

(EX) Heated	3,345 SF
(EX) Portals:	867 SF
Proposed Portal:	68 SF
Total:	4,280 SF

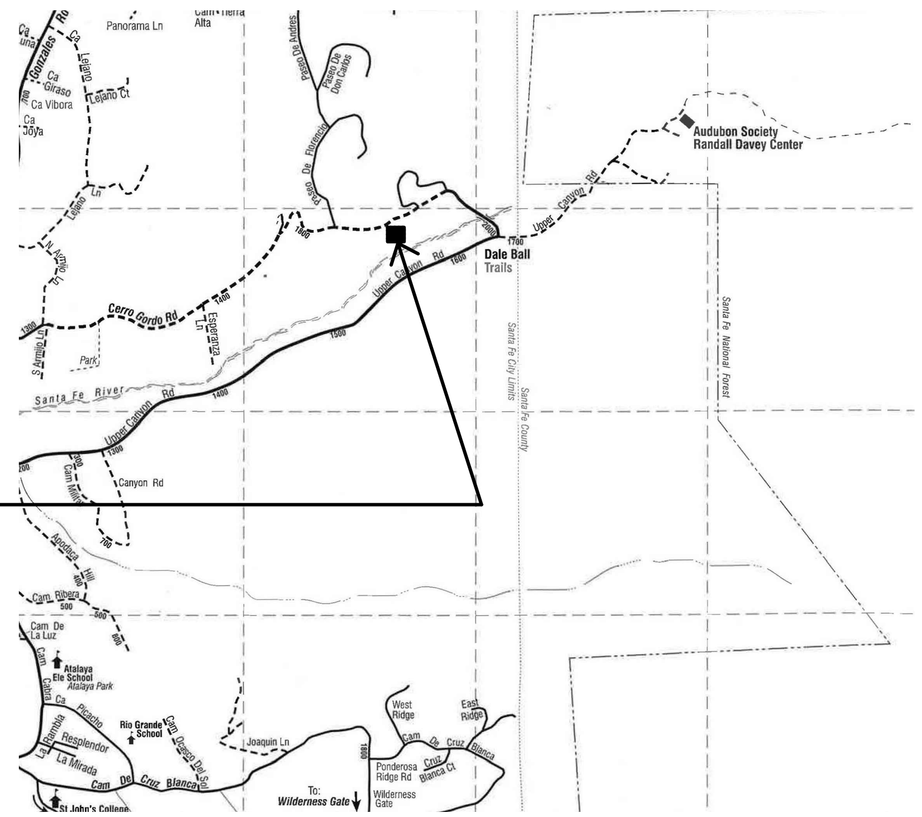
Proposed Accessory Dwelling Unit & Garage:

Heated:	1,032 SF
Portals:	37 SF
Garage:	430 SF
Total:	1,499 SF

Proposed Outdoor Living Room:

Outdoor Living Room:	431 SF
Total:	431 SF

SITE


Panorama Ln
Cerro Gordo Rd
Santa Fe River
Canyon Rd
Dale Ball Trails
Audubon Society Randall Davey Center
Upper Canyon Rd
Camino Cabra
Camino Rincon
Camino Cerrito
Camino Cerrito Plata
Camino Cerrito Colorado
Camino Cerrito Gordo
Camino Cerrito Blanco



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE LLC. ©2024

NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

Addition to & Remodel of Existing Residence

1666 Cerro Gordo
Santa Fe, NM 87501

PROJECT NO. 22-10

CHECKED BY HR | DATE 06/20/24

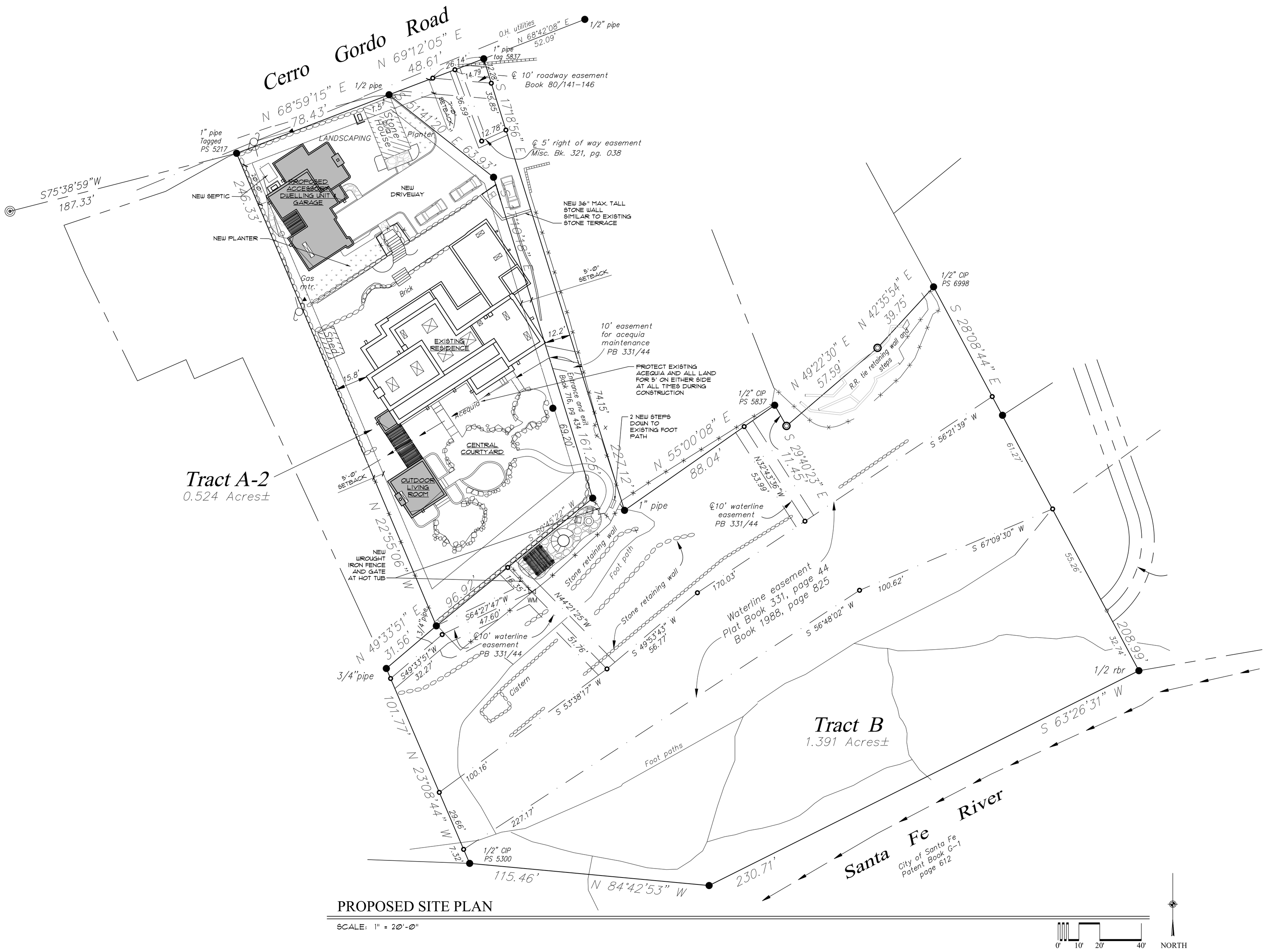
DRAWN BY HR/LZ | DATE 06/20/24

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

NORTH

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

Addition to & Remodel of Existing Residence

1666 Cerro Gordo
Santa Fe, NM 87501

PROJECT NO. 22-10

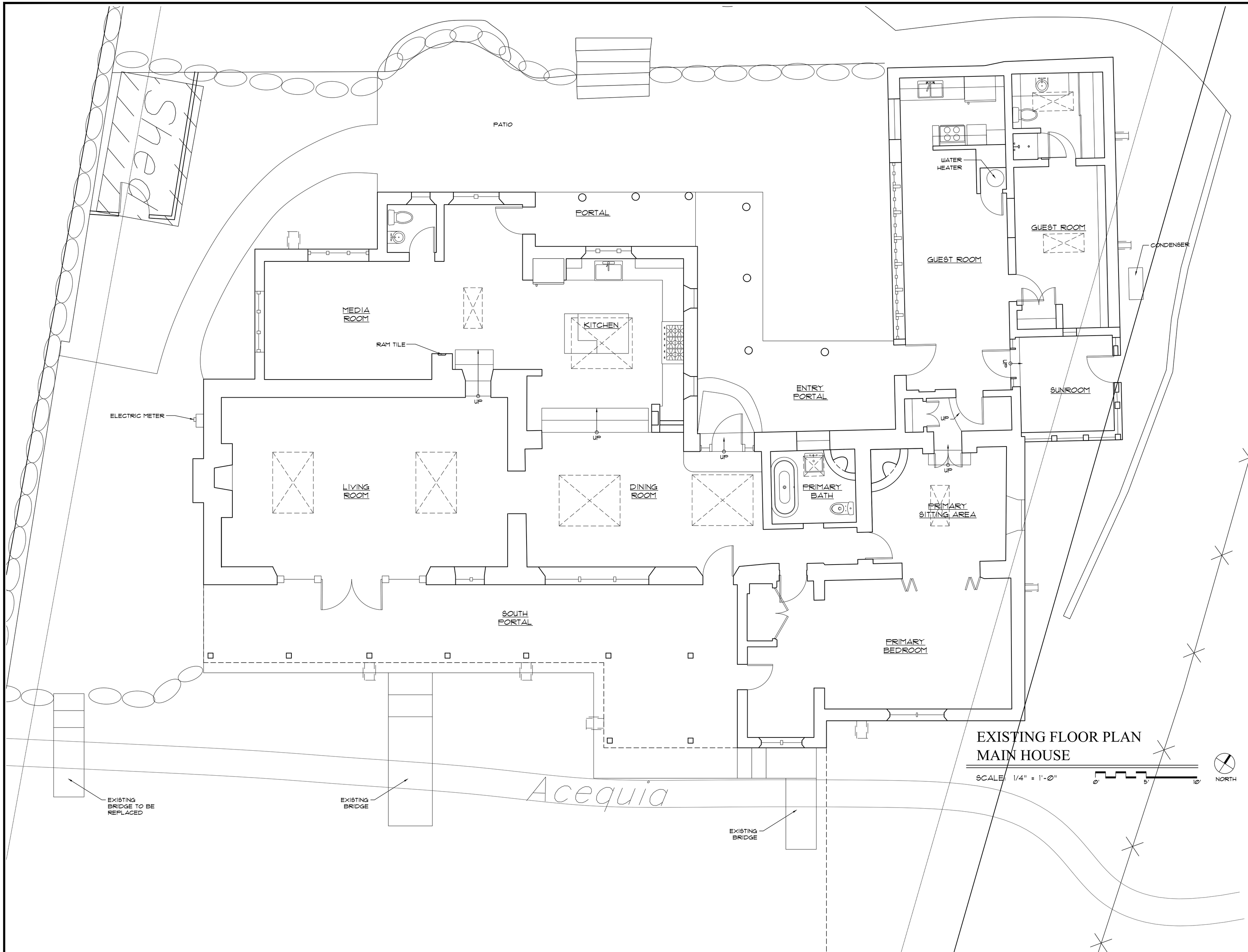
CHECKED BY	HR	DATE	06/20/24
DRAWN BY	LZ	DATE	06/20/24

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-2



EXISTING FLOOR PLAN
MAIN HOUSE

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

0' 5' 10'

NORTH

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

Addition to & Remodel of Existing Residence

1666 Cerro Gordo
Santa Fe, NM 87501

PROJECT NO. 22-10

CHECKED BY HR	DATE 05/13/24
DRAWN BY HR/LZ	DATE 05/13/24

SHEET TITLE

EXISTING FLOOR PLAN MAIN HOUSE

SHEET NO.

A-1

EXISTING SHED

PATIO

REPLACE FACIA

NEW EXTERIOR NICHO

NEW WINDOW

3'-6 3/4"

REPLACE ALL EXISTING POSTS IN FRONT PORTAL TO MATCH NEW

PORTAL NEEDS REPAIR

MAIN HOUSE GUEST BATH
8'-6" x 4'-8"

PANTRY
4'-4" x 4'-8"

PORTAL

NEW LARGER WINDOW

10'-0"

3'-9 1/2"

MAIN HOUSE GUEST BEDROOM
16'-6" x 11'-7"

DW

DW

KITCHEN

NEW WINDOWS WITH EXTERIOR SHUTTERS

ELECTRIC METER

UP

ENTRY

FIREPLACE ROOM

KEEPING ROOM

POWDER ROOM

REPLACE ALL EXISTING POSTS IN BACK PORTAL TO MATCH NEW

EXTEND PORTAL AND ADD (2) NEW POSTS

MAIN HOUSE SOUTH PORTAL

PRIMARY BATH
20'-0" x 7'-0"

PRIMARY BEDROOM
11'-6" x 23'-0"

PRIMARY CLOSET
7'-8" x 14'-8"

ARCH

OFFICE

CLO.

SITTING ROOM
13'-0" x 11'-3"

DOG WASH

PROJECT/ LIBRARY/ LAUNDRY ROOM
18'-6" x 12'-10"

NEW SKYLIGHT

GUEST PARKING

NEW 36" MAX. TALL STONE WALL

NEW WINDOW WITH CUSTOM ANTIQUE WOOD OR METAL GRILLS

CONDENSER

NEW WINDOWS

EXISTING BRIDGE

Acequia

5'-0" MIN. FROM EDGE OF ACEQUIA

NEW BRIDGE AND STEPS WITH PERGOLA ABOVE

PLANTER

PROTECT EXISTING ACEQUIA AND ALL LAND FOR 5' ON EITHER SIDE AT ALL TIMES DURING CONSTRUCTION

EXISTING BRIDGE

STONE PLANTER

RAISED PLANTER

OUTDOOR

OUTDOOR BREAKFAST NOOK

PROPOSED FLOOR PLAN MAIN HOUSE

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

0' 5' 10'

NORTH

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

Addition to & Remodel of Existing Residence

1666 Cerro Gordo
Santa Fe, NM 87501

PROJECT NO. 22-10

CHECKED BY HR	DATE 06/18/24
DRAWN BY HR/LZ	DATE 06/18/24

SHEET TITLE

PROPOSED FLOOR PLAN MAIN HOUSE

SHEET NO.

A-2

Cerro Gordo Road

7'-0" SETBACK

24'-7"

SEPTIC LOCATION

3'-0"

3'-0"

ADU BATH 1
15'-0" x 10'-8"

3'-8"

NEW MINI-SPLIT CONDENSER SCREENED BY 48" TALL COYOTE FENCE

NEW MINI-SPLIT CONDENSER SCREENED BY 48" TALL COYOTE FENCE

CONDENSER LINE CONCEALED IN FURRED OUT WALL

STONE FIREPLACE AND CHIMNEY

ADU BEDROOM 2
12'-0" x 11'-8"

ADU BATH 2
6'-4" x 9'-2"

ADU BEDROOM 1
14'-4" x 16'-0"

5'-0" SETBACK

4'-6"

4'-6"

NICHO

BEAM

3'-8"

LANDSCAPING

STONE HOUSE

EXISTING STONE WALL

EXISTING SKYLIGHT TO REMAIN

LANDSCAPING

NEW PERGOLA ABOVE

3'-0"

BACK PATIO
8'-0" x 8'-8"

ADU ENTRY/SITTING
17'-0" x 7'-6"

ADU PORTAL
5'-0" x 7'-4"

17'-8 1/2"

UC/ RA

linen closet

W/D

LANDSCAPING

NEW SOLID WOOD DOORS

BIKE AREA

7'-2"

GARAGE
22'-0" x 16'-6"

15'-0"

15'-4"

NEW DRIVEWAY

COMPACTED "SF" BROWN GRAVEL

5'-8"

9'-2"

PLANTER

4'-0"

NEW TRASH LOCATION W/ 48" TALL COYOTE FENCE SCREEN AND GATE

GUEST PARKING

GUEST PARKING

PROPOSED FLOOR PLAN
ACCESSORY DWELLING UNIT & GARAGE

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

0' 5' 10'

NORTH

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

Addition to & Remodel of Existing Residence

1666 Cerro Gordo
Santa Fe, NM 87501

PROJECT NO. 22-10

CHECKED BY HR DATE 06/18/24

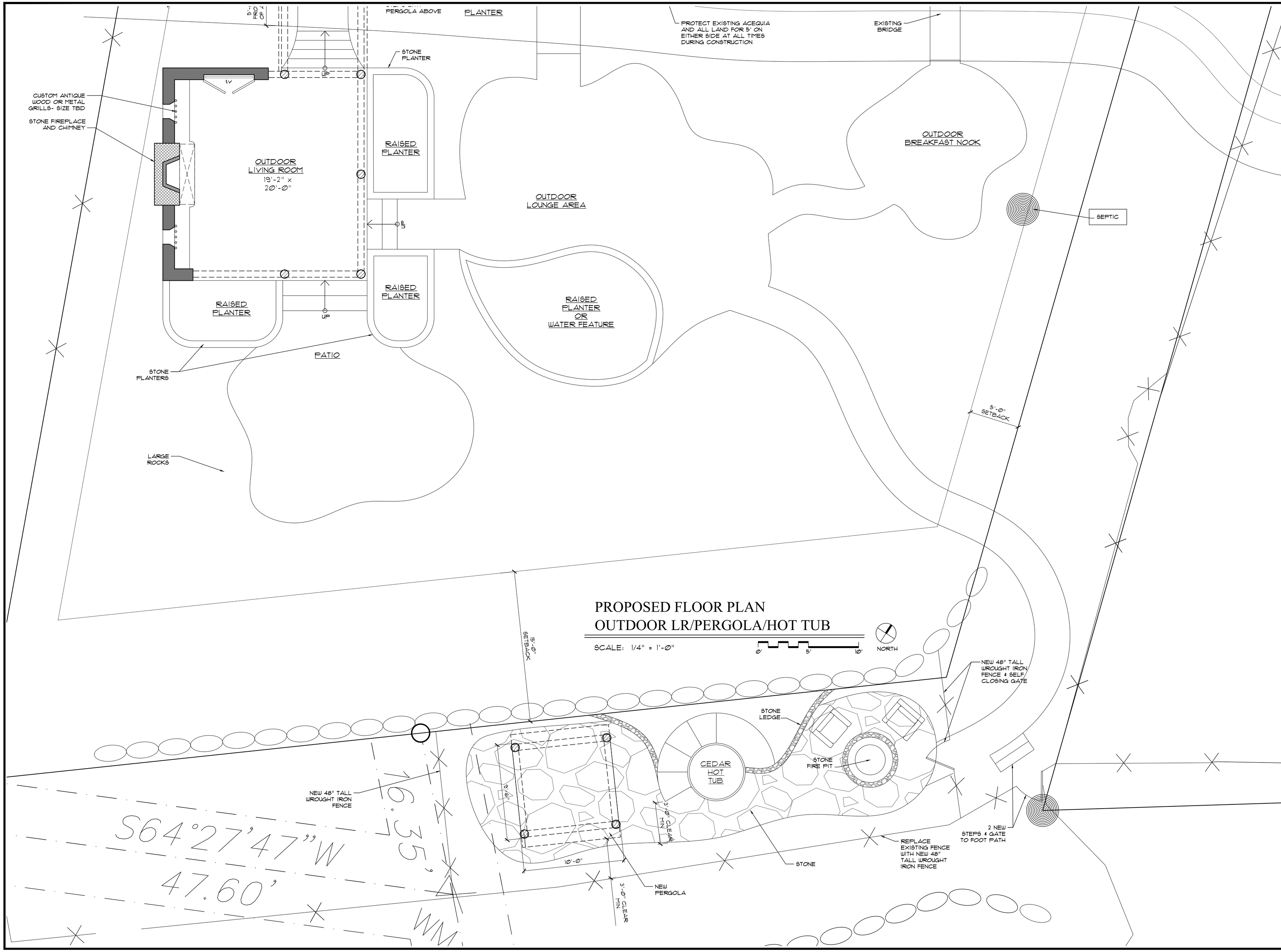
DRAWN BY HR/LZ DATE 06/18/24

SHEET TITLE

PROPOSED FLOOR PLAN ACCESSORY DWELLING UNIT & GARAGE

SHEET NO.

A-3



PROPOSED FLOOR PLAN
OUTDOOR LR/PERGOLA/HOT TUB

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

0' 5' 10'

NORTH

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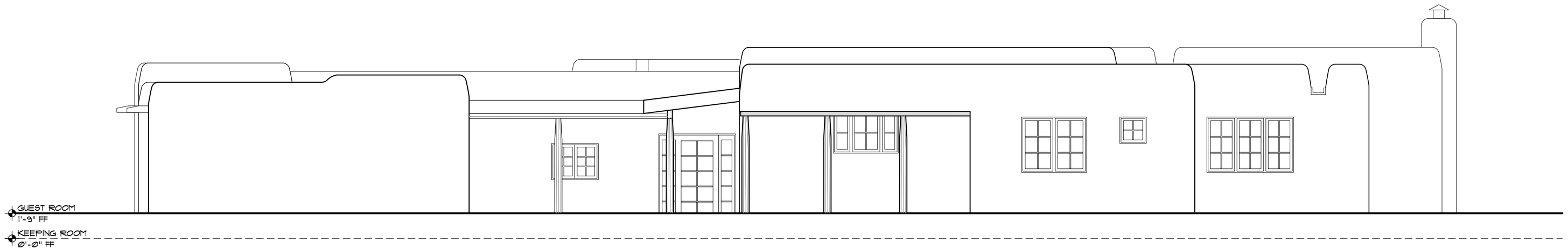
SHEET TITLE

PROPOSED FLOOR PLAN OUTDOOR LR/ PERGOLA/ HOT TUB

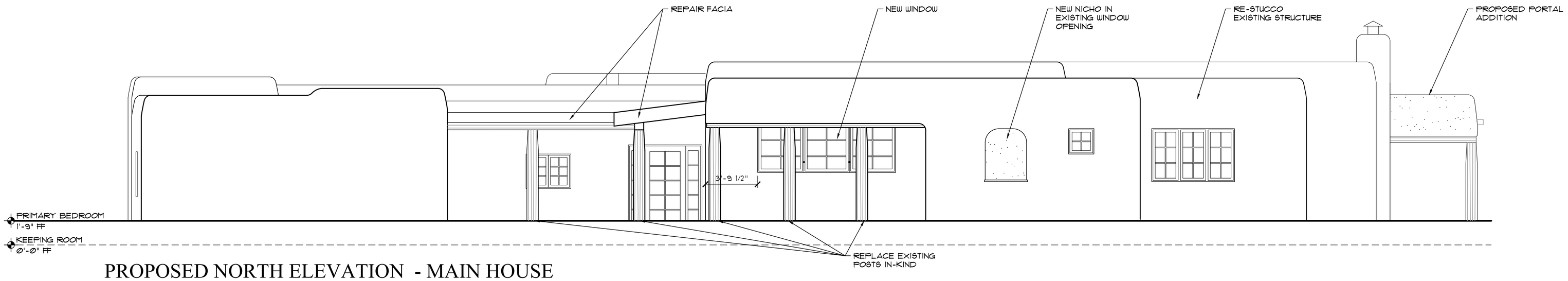
SHEET NO.

A-4



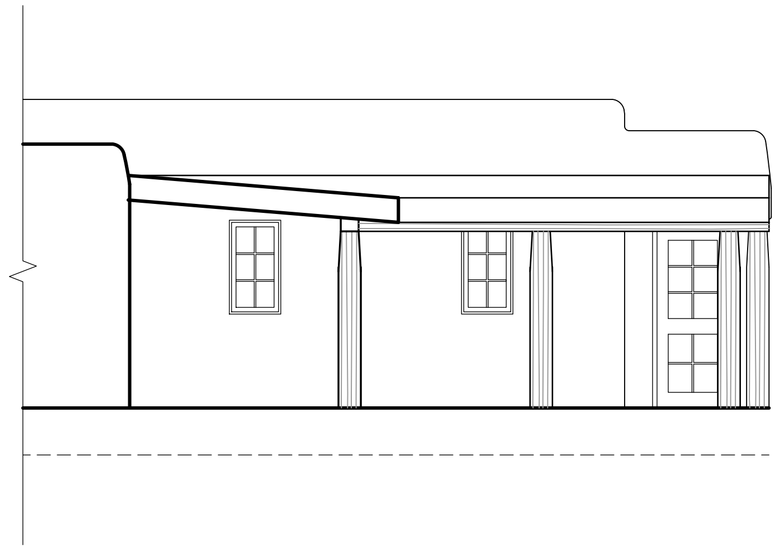
EXISTING NORTH ELEVATION - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"



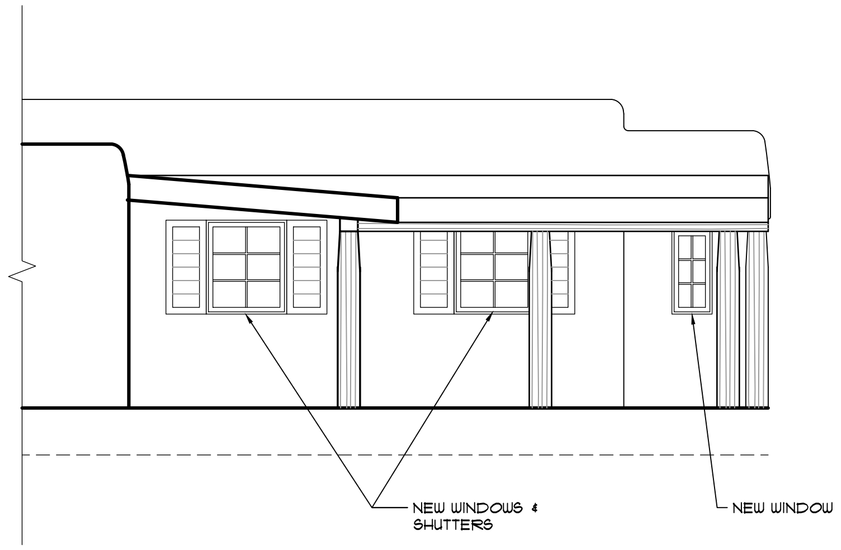
PROPOSED NORTH ELEVATION - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"



EXISTING EAST ELEVATION - FRONT COURTYARD - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"



PROPOSED EAST ELEVATION - FRONT COURTYARD - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"

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1666 Cerro Gordo
Santa Fe, NM 87501

PROJECT NO. 22-10

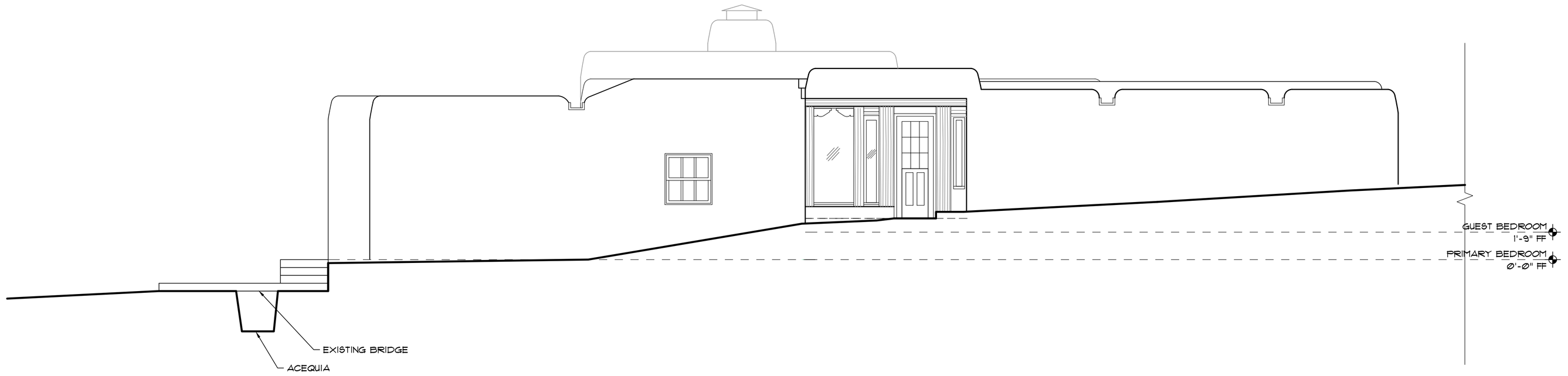
CHECKED BY	HR	DATE	06/20/24
DRAWN BY	LZ	DATE	06/20/24

SHEET TITLE

EXISTING & PROPOSED MAIN HOUSE ELEVATIONS

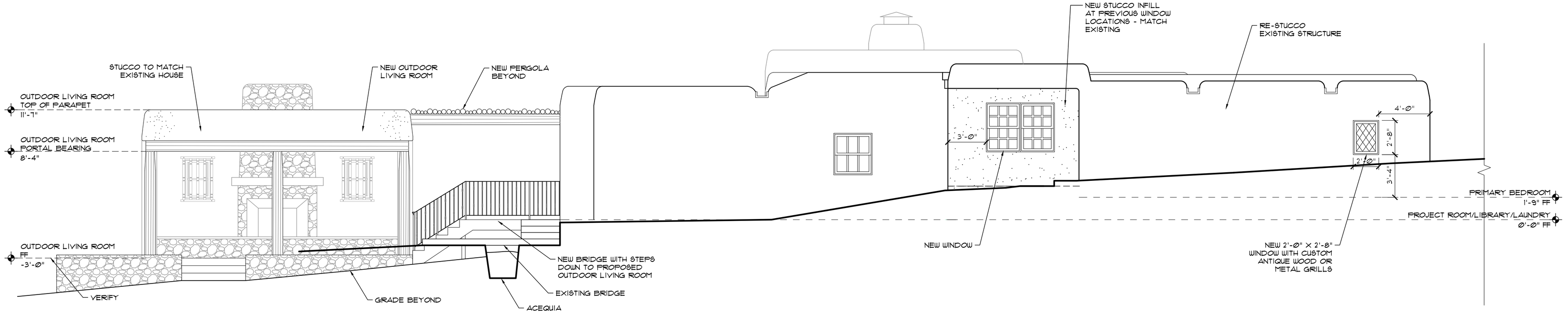
SHEET NO.

A-5



EXISTING EAST ELEVATION - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"



PROPOSED EAST ELEVATION - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"

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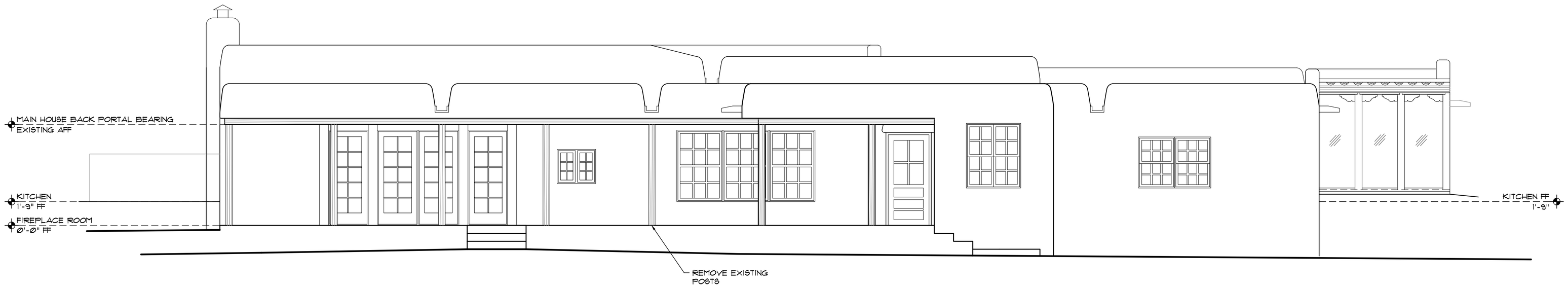
SHEET TITLE

EXISTING & PROPOSED MAIN HOUSE ELEVATIONS

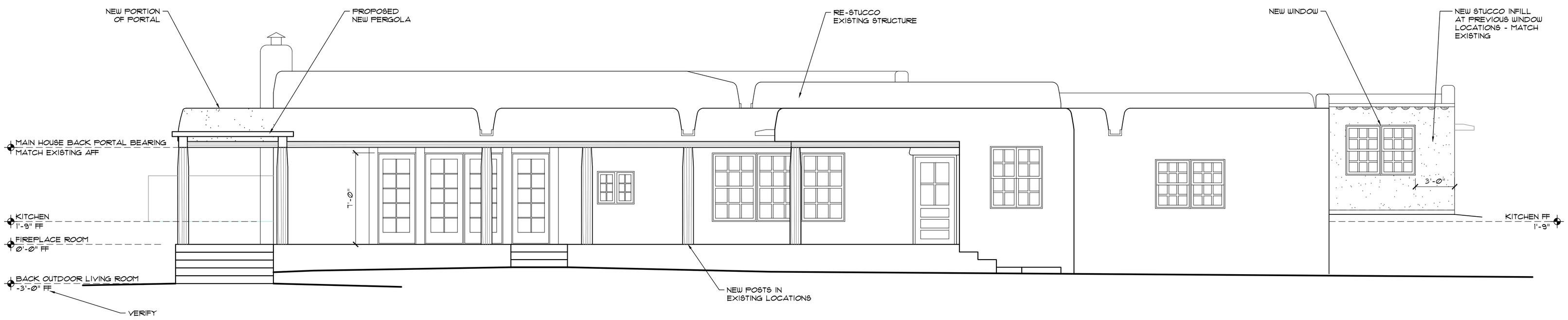
SHEET NO.

A-6



EXISTING SOUTH ELEVATION - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"



PROPOSED SOUTH ELEVATION - MAIN HOUSE

SCALE: 1/4" = 1'-Ø"

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Santa Fe, NM 87501

PROJECT NO. 22-10

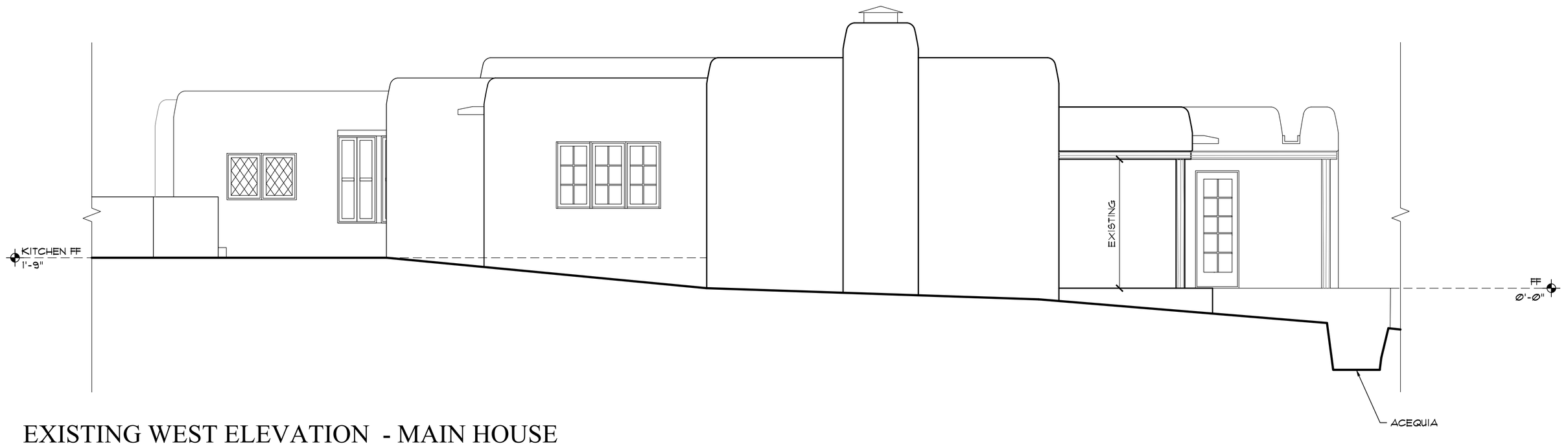
CHECKED BY	HR	DATE	05/13/24
DRAWN BY	LZ	DATE	05/13/24

SHEET TITLE

EXISTING & PROPOSED MAIN HOUSE ELEVATIONS

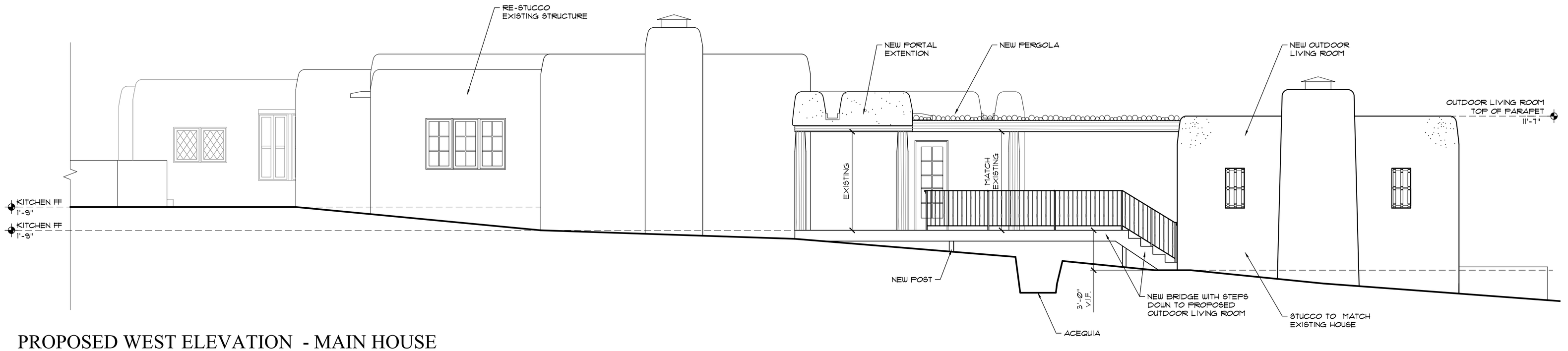
SHEET NO.

A-7



EXISTING WEST ELEVATION - MAIN HOUSE

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



PROPOSED WEST ELEVATION - MAIN HOUSE

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

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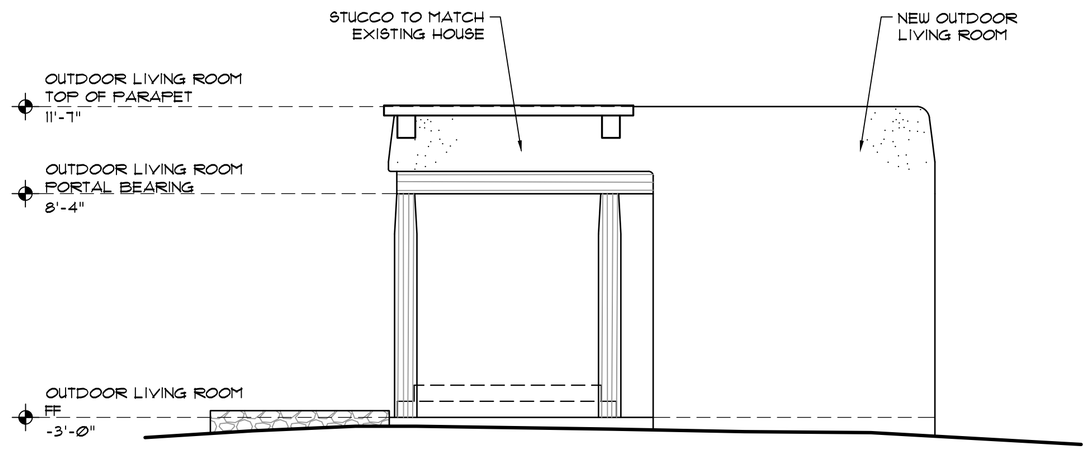
SHEET TITLE

EXISTING & PROPOSED MAIN HOUSE ELEVATIONS

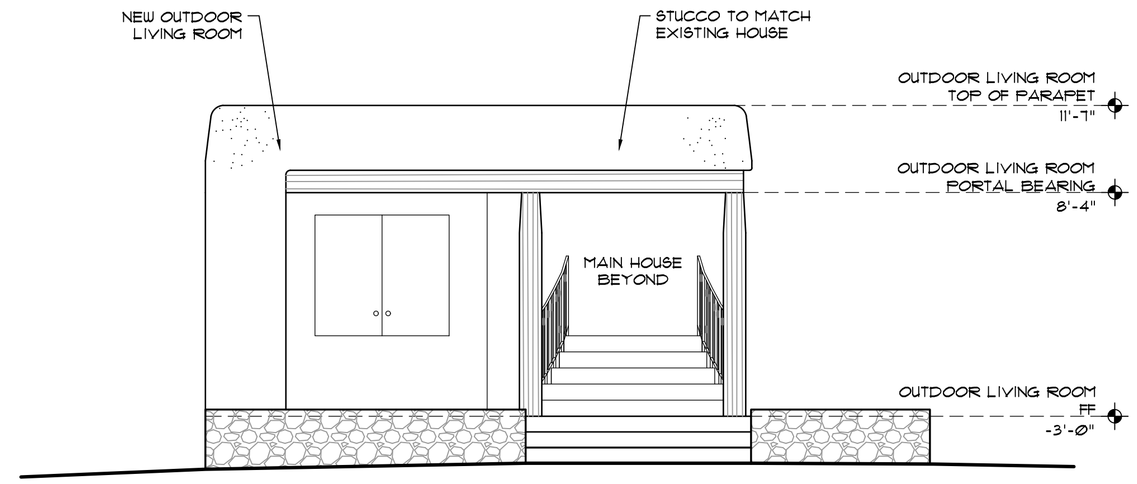
SHEET NO.

A-8



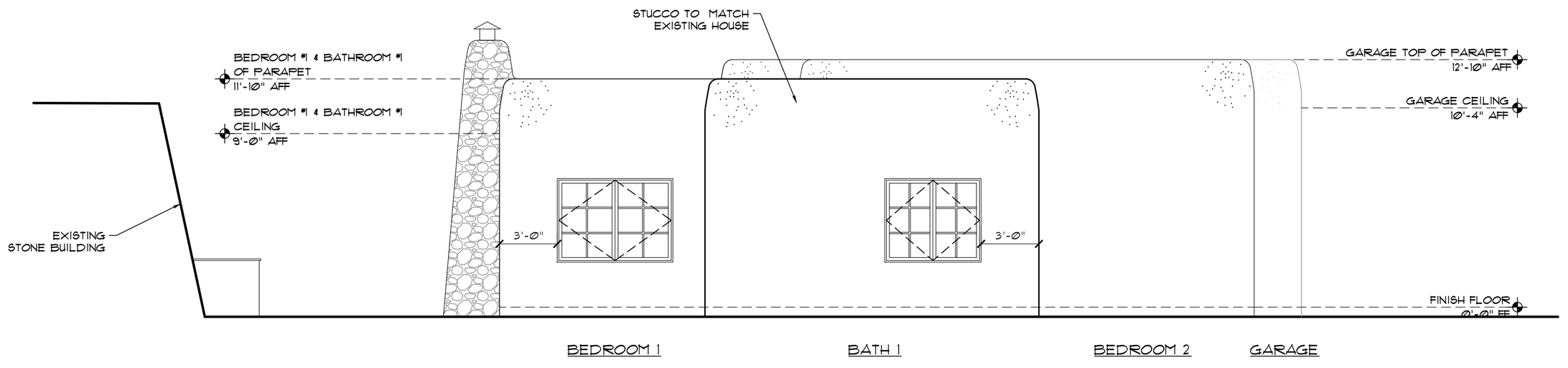
PROPOSED NORTH ELEVATION - OUTDOOR LIVING ROOM

SCALE: 1/4" = 1'-Ø"



PROPOSED SOUTH ELEVATION - OUTDOOR LIVING ROOM

SCALE: 1/4" = 1'-Ø"



PROPOSED NORTH ELEVATION - ACCESSORY DWELLING UNIT & GARAGE

SCALE: 1/4" = 1'-Ø"

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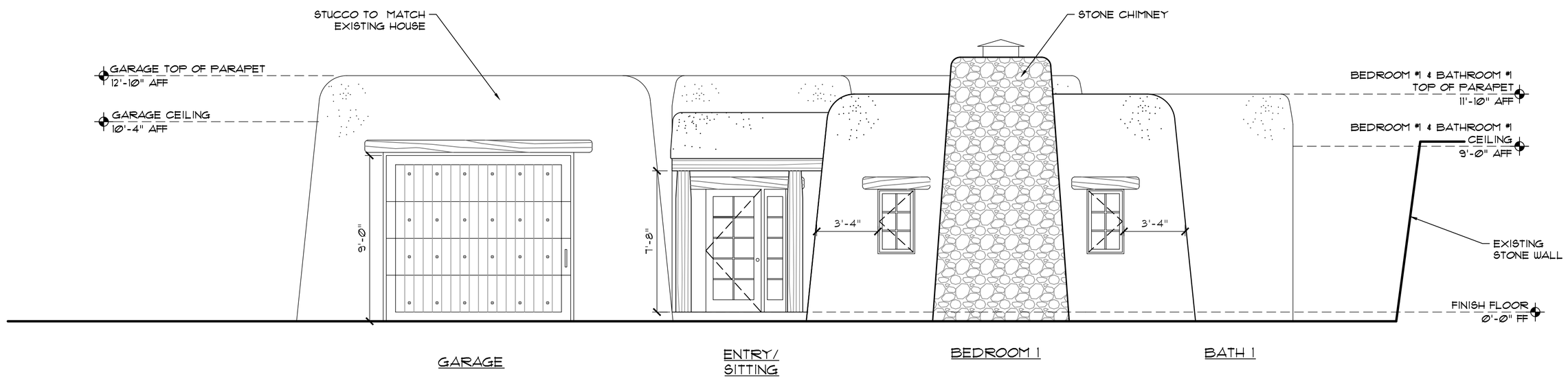
SHEET TITLE

PROPOSED OUTDOOR LR & ACCESSORY DWELLING UNIT & GARAGE ELEVATIONS

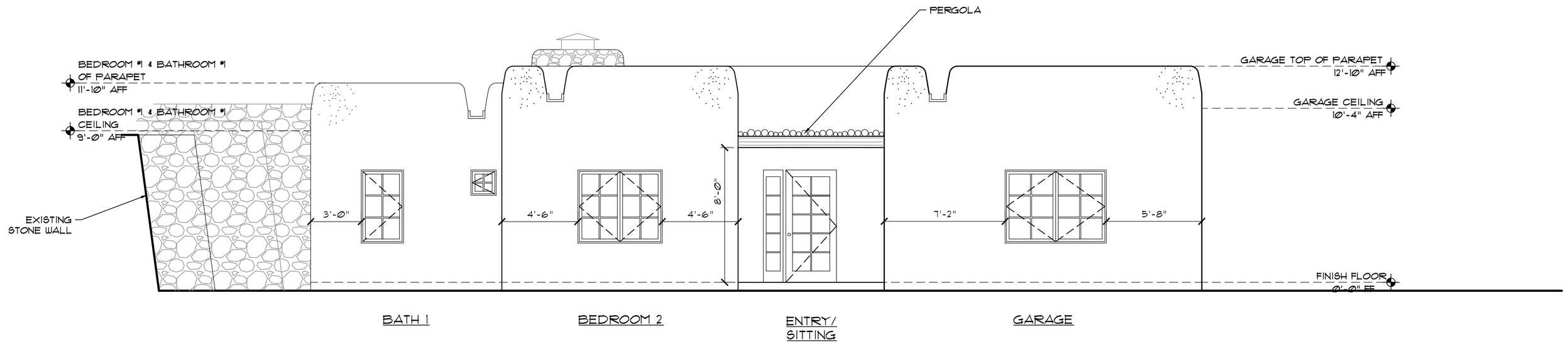
SHEET NO.

A-9



PROPOSED EAST ELEVATION - ACCESSORY DWELLING UNIT & GARAGE

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



PROPOSED WEST ELEVATION - ACCESSORY DWELLING UNIT & GARAGE

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

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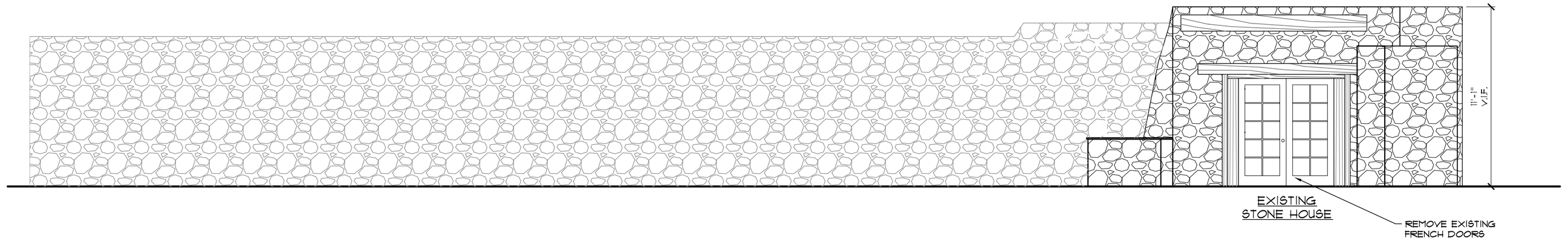
PROPOSED ACCESSORY DWELLING UNIT & GARAGE ELEVATIONS

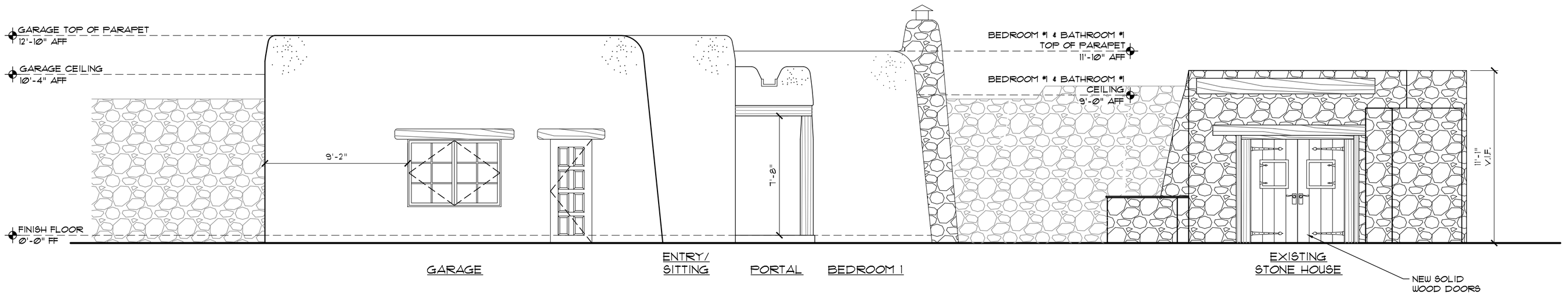
SHEET NO.

A-10



EXISTING SOUTH ELEVATION - STONE BUILDING

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



PROPOSED SOUTH ELEVATION - ACCESSORY DWELLING UNIT & GARAGE & STONE BUILDING

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

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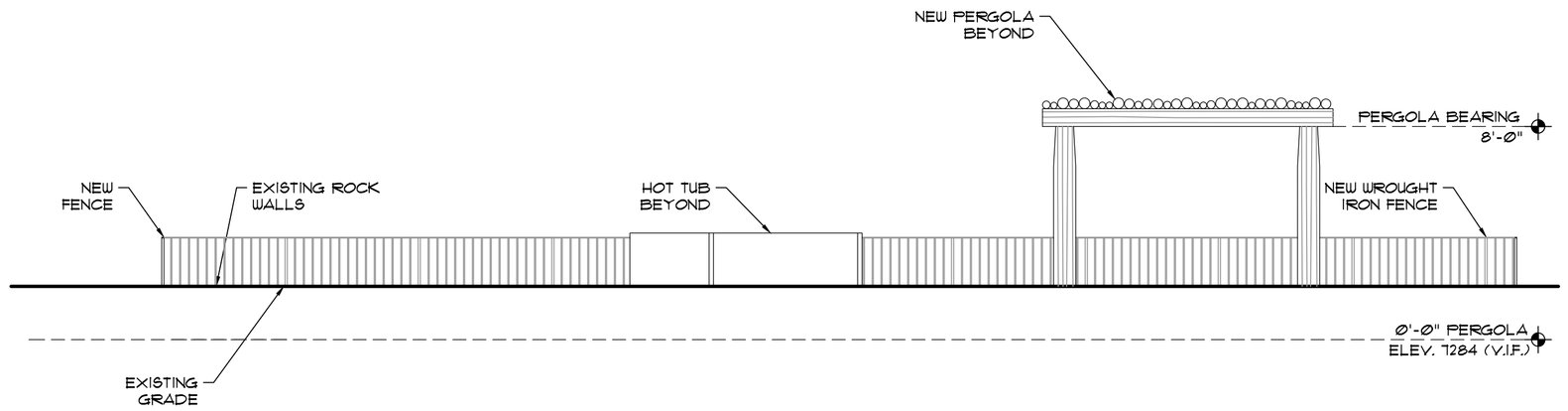
SHEET TITLE

EXISTING & PROPOSED ACCESSORY DWELLING UNIT & GARAGE & STONE BLDG ELEVATIONS

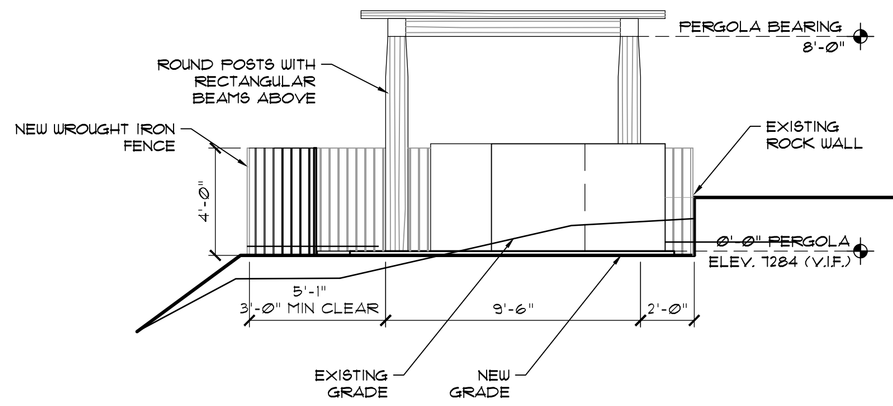
SHEET NO.

A-11



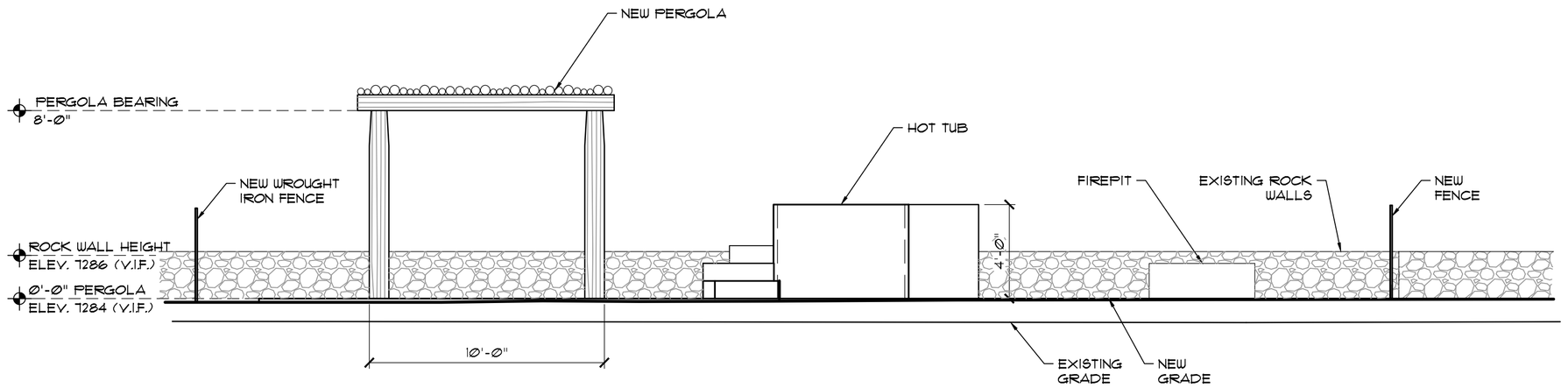
PROPOSED NORTH ELEVATION - PERGOLA/HOT TUB AREA

SCALE: 1/4" = 1'-Ø"



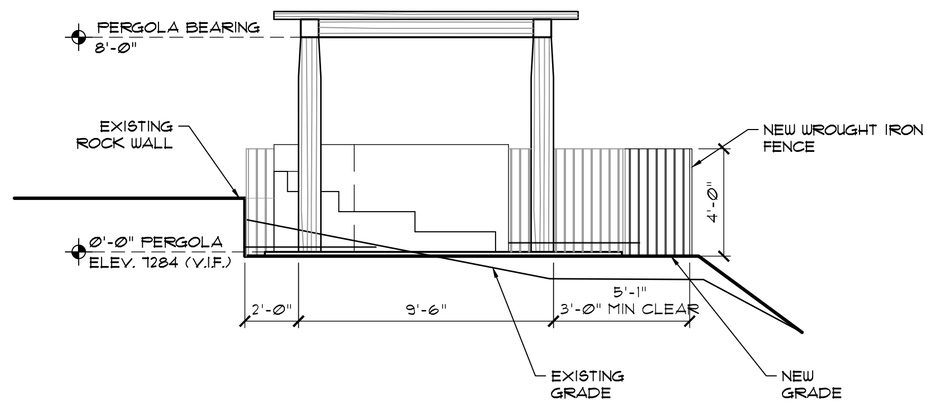
PROPOSED EAST ELEVATION - PERGOLA/HOT TUB AREA

SCALE: 1/4" = 1'-Ø"



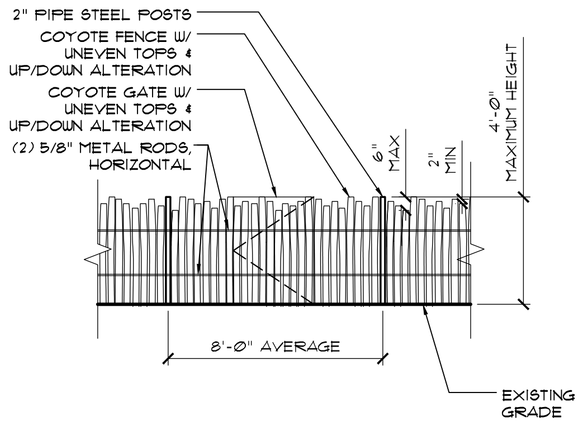
PROPOSED SOUTH ELEVATION - PERGOLA/HOT TUB AREA

SCALE: 1/4" = 1'-Ø"



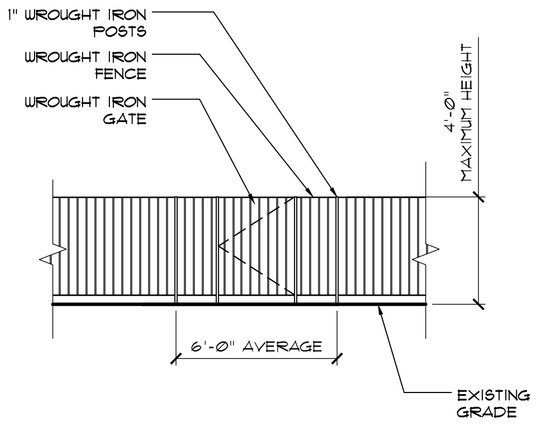
PROPOSED WEST ELEVATION - PERGOLA/HOT TUB AREA

SCALE: 1/4" = 1'-Ø"



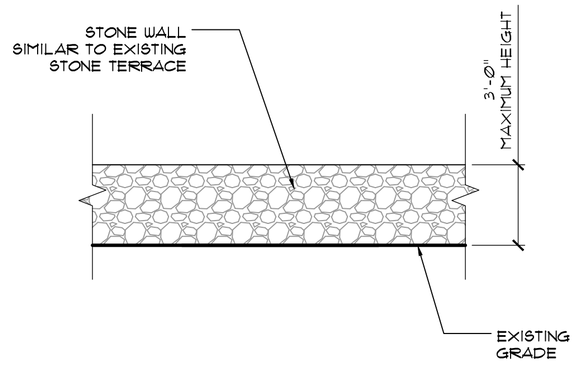
TYP. ELEVATION FOR COYOTE FENCES & GATES

SCALE: 1/4" = 1'-Ø"



TYP. ELEVATION FOR WROUGHT IRON FENCES & GATES

SCALE: 1/4" = 1'-Ø"



TYP. ELEVATION FOR STONE WALL

SCALE: 1/4" = 1'-Ø"

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Santa Fe, NM 87501

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SHEET TITLE

PROPOSED PERGOLA/ HOT TUB & TYPICAL FENCE & GATE ELEVATIONS

SHEET NO.

A-12

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008514--HDRB

Project Description: 2024-008514-HDRB. 626 Gomez Road. Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure.

Project Location(s): 626 GOMEZ RD
Santa Fe, NM 87505

Contacts:

Property Owner: Andrej Davidson

Applicant: Andrej Davidson

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: 1995

Year of Construction: by 1942

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: July 9, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-008514-HDRB. 626 Gomez Road. Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: Letter from previous case

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

__x__ **Other:** letter from previous resident

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing with the original east (façade 2) elevation as the primary façade excluding the non-historic porch, the yardwall be designated non-contributing and the historic status of the shed be designated as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family Pueblo Revival style residence at 626 Gomez is listed as contributing to the Downtown and Eastside Historic District though primary facades have not yet been designated.



Figure 1: Location of 626 Gomez Road

Two historical surveys exist for the property, one completed in 1982, and another in 1995. Both list the property as contributing to the district.

The original construction date is listed as 1935 in the 1982 historic survey and as “by 1942”, in the 1995 historic survey. Evident in the historic survey site plans, an addition was constructed on the west elevation between 1982 and 1995. The 1995 historic survey states that the addition at the rear has little effect on the historic character of the original building since it is not noticeable from the street and is clearly different from the original portion of the structure.

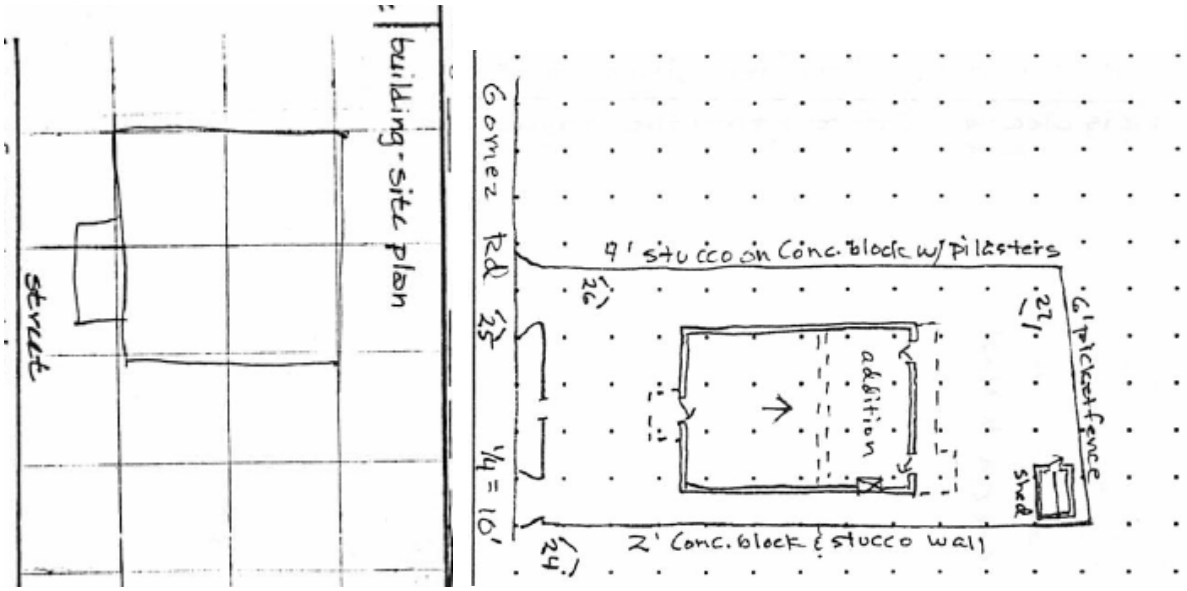


Figure 2: Site Plans from 1982 and the 1995 Historic Surveys.

In 1998, the 2' yard wall was removed and replaced with a stucco finished block yard wall with a height that varies from 6'-0" to 7'-6" high. Additionally in 1998, a glass block replaced a window but the opening and dimensions of the opening remain the same.

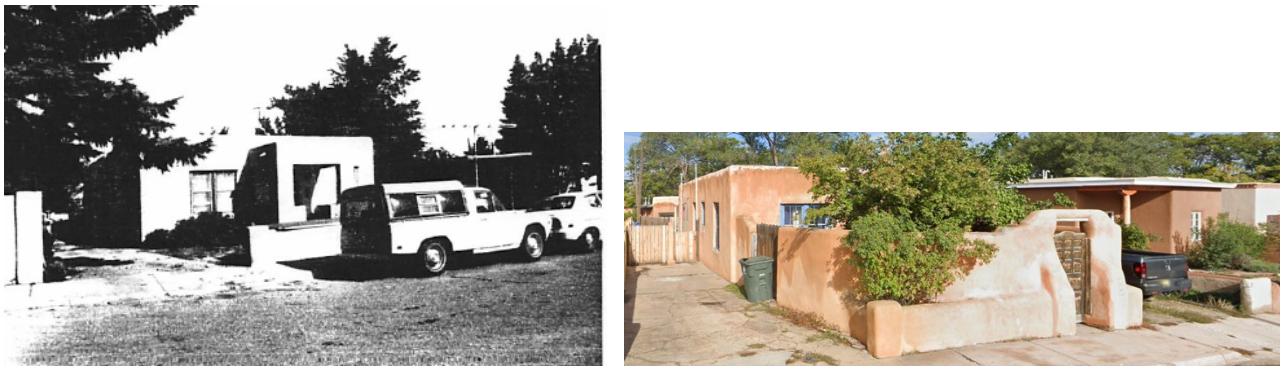


Figure 3: The 2' yardwall in 1982 and the existing yardwall as constructed in 1998.

The windows are not the original windows as they were replaced in the 1980's and 2000s. The aluminum clad windows on the north elevation of the western addition were replaced in the 1980s and the rest of windows were replaced in the early 2000's with metal clad wood windows on the north and south elevations. Around the same time, the original porch was removed and a roof awning that ran the entire west elevation of the addition was replaced with a modern galvanized metal drip edge.

The west façade was altered with additions without a permit in 2023.The work was in progress when a stop work order was issued by City HPD.

In addition to the residence, there is a shed located on the property. The shed is mentioned in the 1982 historic inventory and may well be eligible for status though the exact date of installation is not known. The shed is a simple pitched roof frame structure with wood shingles and stucco. The door is wood with a single diamond shaped lite.


Figure 4: The shed structure.

The homeowners applied for a downgrade to the status of the residence in 2022, but the case was never heard. No other cases were located in the Historic Preservation office files.

Today, the applicant requests status confirmation and primary façade designation of the residential building, yardwall, and status designation of the rear shed structure.

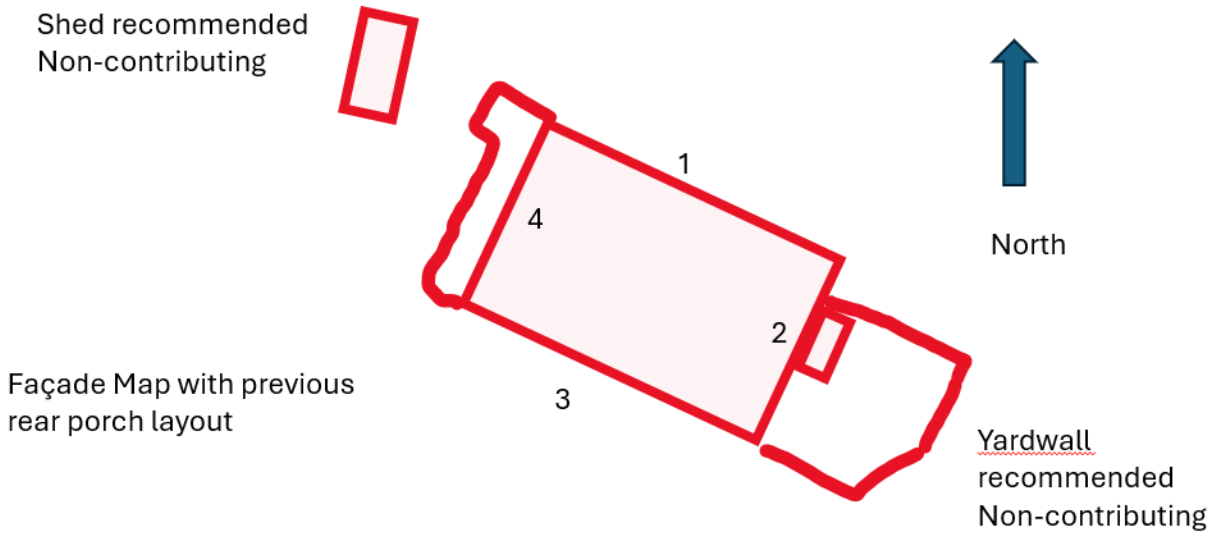


Figure 5: Façade Map

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

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

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-12 Noncontributing Structure:

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

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

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

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes

is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

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

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

(e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

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

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 626 Gomez

ID NUMBER: 0516 00556

BUILDING NAME:

SANTA FE ID NUMBER: H 2198.0

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW1/4 NW 1/4

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

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1942 ACTUAL

SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? shed

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: addition across rear w/alum sliding windows

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

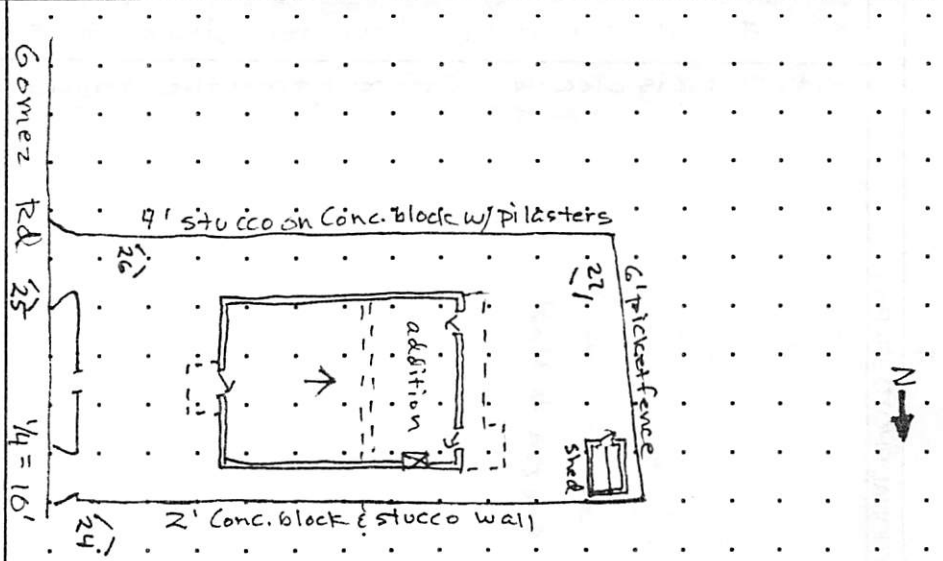
____ YES X NO

PHOTO



#25 East Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE * Now more than 50 years old, maintains integrity

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES ____ NO X ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

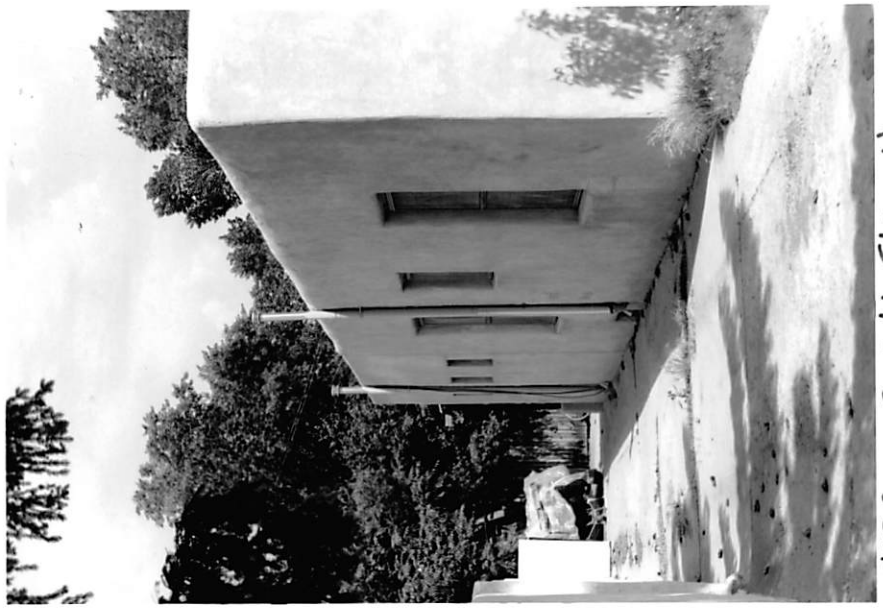
SURVEYED 6/95 BY MJH

NEGATIVES WITH NMHPD ROLL # MJH2 NEG # 24 TO 27

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Shed w/parapet drains at rear, metal canal on front porch, alum. gutters & spouts
BUILDING WALLS	orange stucco
FOUNDATIONS	
DOORS	wood  wood  Colonial style wood screen doors
WINDOWS	 wood d.h.w. paired & single; original wood screens; Fixed wood frame picture window; Addition: Aluminum sliding units
PORCHES OR PORTALES	Front: Stuccoed 3' wall & pilasters w/parapet Across rear: 4x4 posts, 2x6 beams, 2x4 rafters, corrugated fiberglass roof
BALCONIES	
COURTYARDS	
FENCES/WALLS	N. side: stucco over conc. block E & S side: stucco over conc. block with pilasters. W. side: 6' cedar picket fence
ARCH. DETAILS	recessed windows painted med. blue
OTHER	Basement under old & new parts of house
COMMENTS	This area is not on Sanborn maps. The addition at rear has little effect on the historic character since it is hardly noticeable from the street & is clearly different from the original portion

ADDITIONAL PHOTOGRAPHS



#26 South Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

626 Gomez

ID NUMBER: 0516 0556

SANTA FE ID NUMBER: H 2198.0

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#22 West Elevation



#24 North Elevation

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2198

building threatened? yes

surveyed date 5-82 by E.T.

county Santa Fe

ID no. 051600

field map Don Gaspar Neighborhood number 556

UTM reference zone 12 (13) easting 4[illegible] northing 3[illegible]

location description

626 Don Gaspar

city/town Santa Fe

land grant/reservation

building name

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

film roll by E.T. no. 15 negative nos. 16 15

loc. of neg. City of Santa Fe



building-site plan



date of construction 1935 estimate ___ actual

source

use present residential other ___ historic residential other ___

condition ___ excellent X good ___ fair ___ deteriorating

style Pueblo Revival

foundation material N/V

wall material/surface stucco

degree of remodeling X minor ___ moderate ___ major describe:

architectural features parapet porch canales wood/fr 3-1

surroundings Res

relationship to surroundings X similar ___ not similar

district potential X yes ___ no

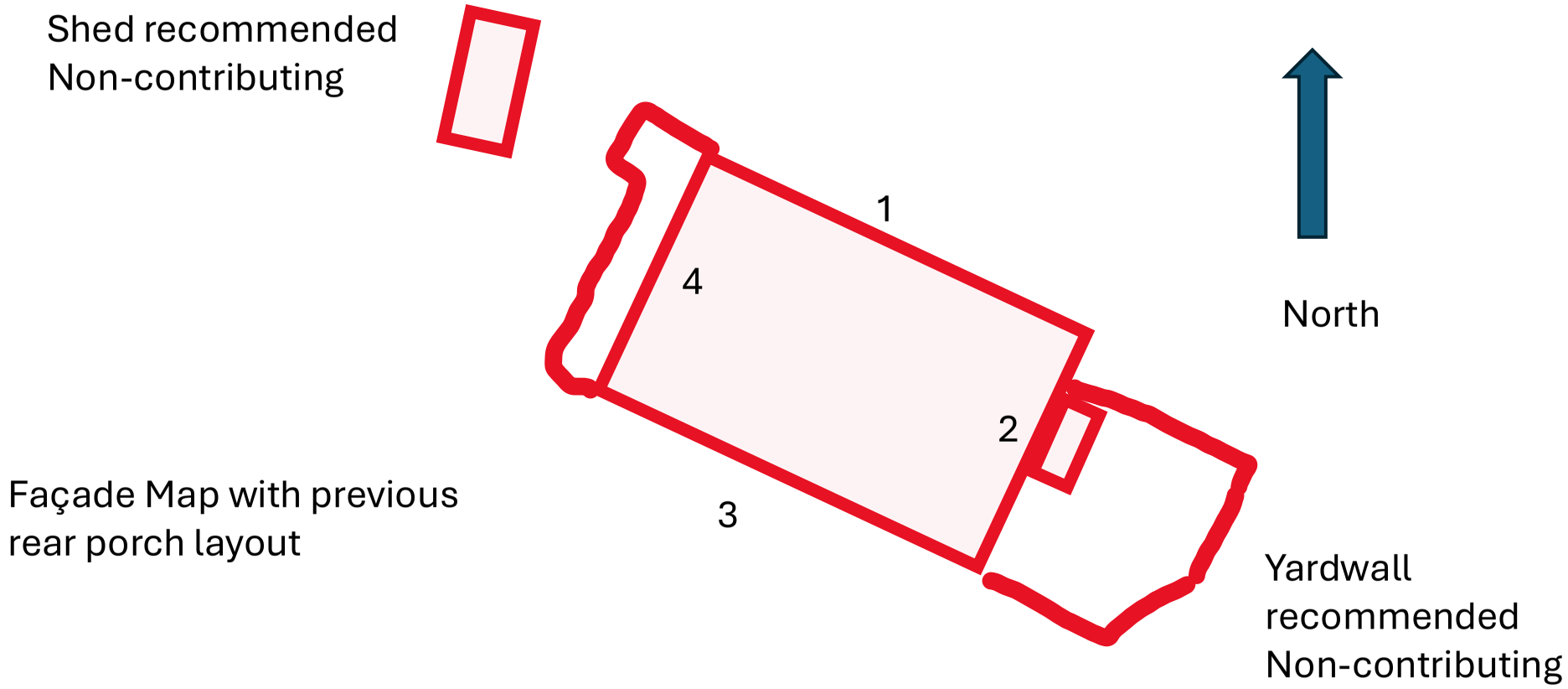
significance ___ significant ___ contributing X supporting ___ intrusive date?

comments 3' stucco wall

associated buildings? X yes what type? shed

if inventoried, list ID nos.

see back? ___ yes


Shed recommended
Non-contributing
1
4
2
3
North
Façade Map with previous
rear porch layout
Yardwall
recommended
Non-contributing

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case WITHDRAWN 2022-004716-HDRB Status Review

Lloyd & Associates
ARCHITECTS

January 10, 2022

Historic Board Staff
Planner Supervisory
City of Santa Fe Historic Preservation Div.
P. O. Box 909
Santa Fe, NM 87501

Re: **Requested Status Review of 626 Gomez Road, Santa Fe NM**

Dear Historic Board Staff,

On behalf of the owners, we are requesting a status review of the existing residence at 626 Gomez Steet. The residence is currently listed as contributing to the district. The owners feel that the property could warrant being downgraded to non-contributing because of a number of changes that have been permitted by the city over the last 40 years.

Two historic surveys exist for the property, one completed in 1982, and another in 1995. Both list the property as contributing to the district. Sometime between the two surveys an addition was constructed on the west side of the property.

We have found no information to contradict the original construction date of 1935, as stated in the 1982 historic survey or "by 1942", as stated in the 1995 historic survey.

The property had a permitted addition that was construction sometime between 1982, and 1995. Although the permit documentation have not been located for this work a timeframe can be established because the addition was not seen in the 1982 historic survey and was seen in the 1995 historic survey.

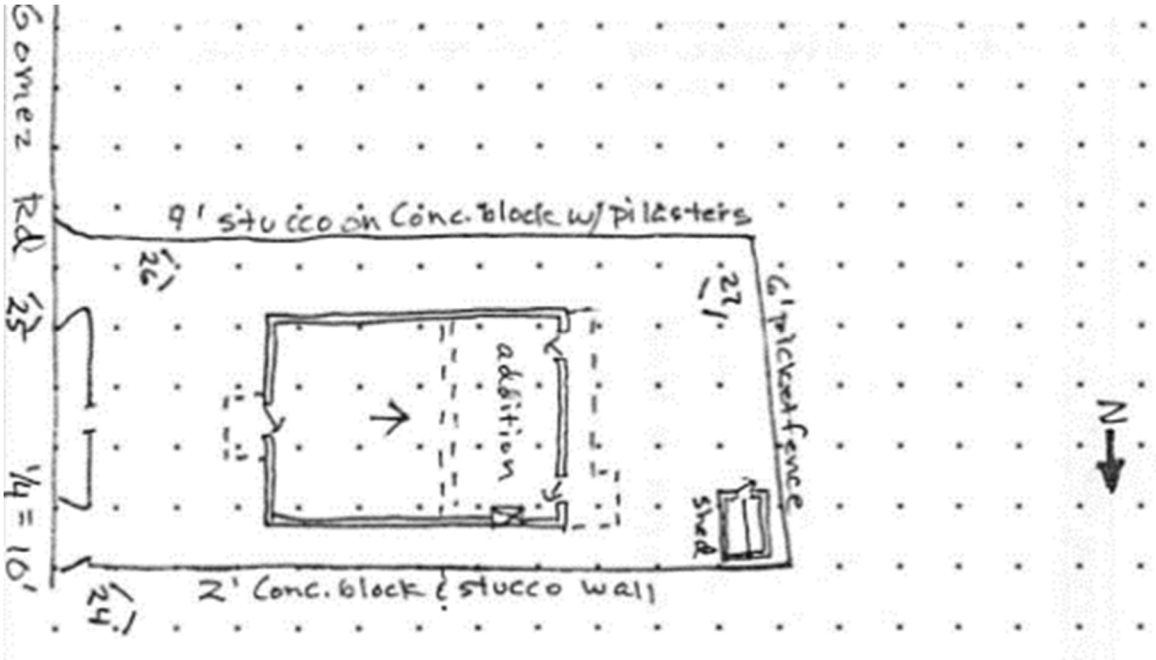


Image 1- Site plan above taken from 1995 Historic Survey.

Permitted changes occurred in 1998 when the existing 2' yard-wall was removed and replaced with a stucco finished block yard-wall with a height that varies from 6'-0" to 7'-6" high. In this same permitted work, a glass block opening was added to the east elevation which faces Gomez Road. The glass block opening is 32" wide and 3'-11" high and is located 32" from the north-east corner of the residence. See original smaller yard0wall in photo below.



Image 2- Property scene from Gomez Road, taken from 1982 Historic Survey

Some of the original metal windows seem to have been replaced with wood metal clad openings, the owners no longer have the permit documents for this work but believe it happened in the early 2000's. In the same time period a porch original to the edition was removed and a roof awning that ran the entire west elevation of the addition was replaced with a modern galvanized metal drip edge.

<u>Chronology of Changes:</u>

1935 - 1942 – Original Construction.
1982 – 1995- Stucco finished addition in rear yard of property
1998 – Historic 2' high front yard-wall demolished and changed to 6' – 7'-6" height. Glass block opening added, 32" from north-east corner of building.
2000s - Aluminum Clad openings replace circa 1980's metal openings at north elevation of addition.
2000s - West elevation of addition was changed to remove porch and awning changed to have drip edge.

Our application consists of the following items:

- This letter
- Existing photographs

Please contact me if you have any questions or require additional information.

Best Regards,

Sheb Mirando, Lloyd & Associates Staff,
Wayne S. Lloyd, AIA

City of Santa Fe, New Mexico

Historic Districts Review Board

July 9, 2024
2024-008514-HDRB
Applicant Submittal Status Review

To Whom It May Concern,

I am requesting the primary facades of the structure at 626 Gomez Road, Santa Fe, NM be assigned.

Andrej Davidson (owner)

Andrej Davidson 5-13-2024

SCALE 1"=20'

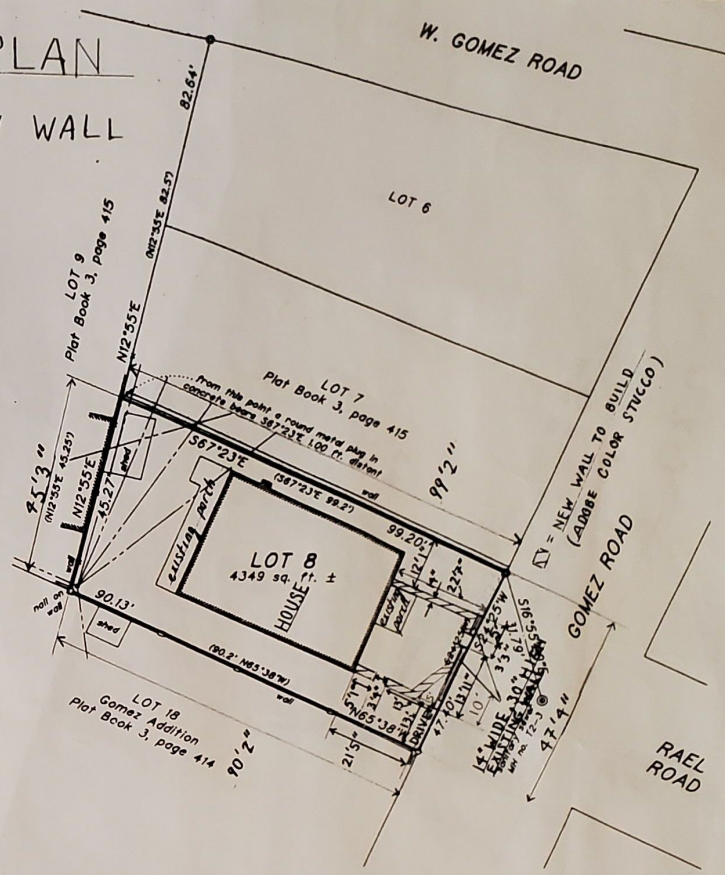
0 10 25 50 100

- ● indicates rebar found in place
- ○ indicates corner set this survey (round metal plug in concrete unless noted)
- ◦ indicates corner not set (inaccessible)
- ——×—— indicates fence
- ——--●—— indicates overhead utility lines and utility pole

Meridian is referred to corners found in J.E. Gomez Subdivision.

SITE PLAN

FOR NEW WALL



PLAT REFERENCES

"PLAT OF GOMEZ ADDITION" (filed in Plat Book 3 on page 414 in the Santa Fe County Clerk's Office.

"PLAT OF J.E. GOMEZ SUBDIVISION" (filed in Plat Book 3 on page 415 in the Santa Fe County Clerk's Office). Data in parenthesis is from said plat.

DESCRIPTION

Tract shown is Lot 8 of "PLAT OF J.E. GOMEZ SUBDIVISION" (filed in Plat Book 3 on page 415 in the Santa Fe County Clerk's Office) and is more particularly described as follows, to wit:

Begin at a rebar on the west line of Gomez Road, from which the center of the cover for sanitary sewer manhole no. T2-3 bears S16°55'20"E 37.19 ft. distant; thence S24°25'W, along said west line, 47.40 ft. to a round metal plug in concrete; thence N65°38'W 90.13 ft. to a nail on top of a wall; thence N12°55'E 45.27 ft. to a point, from which a round metal plug in concrete bears S67°23'E 1.00 ft. distant; thence S67°23'E 99.20 ft. to the point and place of beginning, all as shown hereon.

The above described tract is subject to all easements, restrictions and reservations of record which pertain.

REVISIONS 4-24-96

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 28 July 1993 and that it meets the minimum standards for surveys in New Mexico as clarified by public acknowledgment of the Board of Registration for Professional Engineers and Surveyors on 31 Jan. 1992.

Guy D. Hayden
NMPS # 4070
PO BOX 5801
SANTA FE, NM

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 4070 GUY D. HAYDEN

COUNTY OF SANTA FE
STATE OF NEW MEXICO ss 823 962

I hereby certify that this instrument was filed for record on the 30 day of July A.D. 1993 at 11:32 o'clock A.M. and was duly recorded in Book 251, page 026 of the records of Santa Fe County.
Witness my hand and Seal of Office
JONA G. ARMIJO
County Clerk, Santa Fe County, N.M.

Christina Garcia
Deputy

LANDS SURVEYED AT
626 GOMEZ ROAD
SANTA FE N.M.

95/93


MAVERICK
HYBRID
581 XCJ
New Mexico USA
Land of Enchantment










0607197




PULL











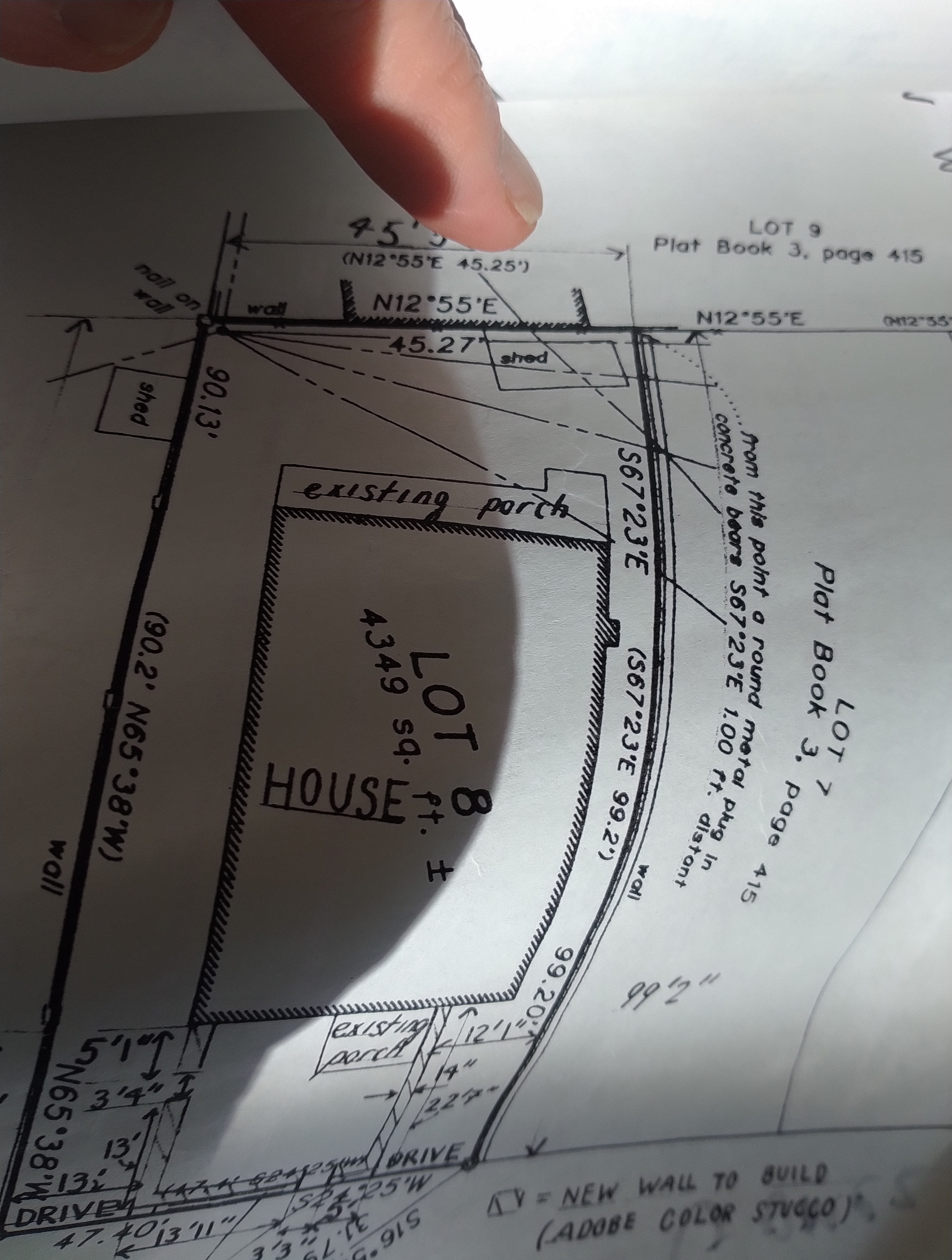

dishHD








9
6
9


LOT 9
Plat Book 3, page 415
45.5'
(N12°55'E 45.25')
nail on wall
wall
N12°55'E
N12°55'E
45.27'
shed
pous
90.13'
S67°23'E
existing porch
from this point a round concrete base S67°23'E 1.00 ft. plug in plastront
LOT 7
Plat Book 3, page 415
(S67°23'E 99.2')
wall
99.2'
LOT 8
4349 sq. ft.
HOUSE
(90.2', N65°38'W)
wall
existing porch
12'1"
20.66'
14"
22"
5'1"
3'4"
13'
13'
N65°38'W
DRIVE
DRIVE
47.40'
13'11"
3'3"
31.79'
S65°38'E
ΔY = NEW WALL TO BUILD
(ADOBE COLOR STUCCO)

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

TECHNICAL REVIEW LOT-OF-RECORD CREATED

626 Gomez Rd

N/A

N/A

N/A

Zone C

Leg 4.5.96

LANDS SURVEYED AT
626 GOMEZ ROAD
SANTA FE N.M.

95/9



City of Santa Fe, New Mexico

memo

DATE: **July 9, 2024**

TO: **Historic Districts Review Board Members**

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

2024-008515-HDRB. 544 Canyon Road. Contributing. Downtown and Eastside Historic District. Jon Dick, applicant, requests a status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	___ Proposal Letter
_x_ Historic Inventory Form	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
_x_ **Other**: Façade Diagram and Previous HDRB Case Documents	___ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing and the guest house, garage, and addition as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures and recommends the designation of the north and south facades as primary as indicated in the façade diagram numbers one and three.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The property is located on a 0.5-acre lot and comprises of the main residence, garage, and guest house. The main residence was originally constructed in the mid-1930s in an L-shape Spanish Pueblo Revival architectural design style as seen by the flat roof, rounded parapets, adobe block and wooden viga construction material, and the recessed divided

lite doors and windows. The main residence has undergone minor alterations throughout time but still maintains the original core construction footprint.

Previous Historic Districts Review Board (HDRB) cases include:

Case No. H-93-007. Remodel of existing detached garage for use as a guesthouse, add partial second story. The case was heard on March 8, 1993, and the Historic Design Review Board rejected the proposed remodel of the existing garage for use as a guest house including the addition of a partial second story. The case was appealed on March 12, 1993. The case was tabled by City Council on April 14, 1993. On May 12, 1993, the City Council moved to approve the project and overturn the HDRB's decision with a 4-3 vote.

Case No. H-11-000138. Proposed remodel to a contributing residence by constructing approximately 4,550 sq. ft. of additions that are lower than the existing height, constructing a garden shed/studio, and making other exterior alterations. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). The case was heard on December 13, 2011, and the decision of the Board to designate the north and south elevations as primary and to deny the request to remodel the property.

Case No. H-12-0031A. Request historic status review for this contributing residential structure. The case was heard on April 24, 2012, and the decision of the Board was to downgrade the historic status of the guest house from contributing to non-contributing.

Case No. H-12-0031B. Proposed remodel to a non-contributing guest house including the construction of a 108 sq. ft. addition to a height of 11'6" and to replace windows and doors. This case was heard on May 8, 2012, and the decision of the Board was to approve the request with the amended west window design as submitted.

Case No. H-12-031. Proposed to replace historic materials on a contributing residential structure, replace a vehicle gate, and construct a 4' high yard wall. An exception was requested to replace historic material, Section 14.5-2©(1)(c)) and Section 14-5.2(D)(1)(a)). This case was heard on March 26, 2013, and the decision of the Board was to approve the exception request to remove historic material with the conditions that there shall be no publicly visible rooftop appurtenances, that the vehicle gate is approved as redesigned with fenestration, and that the pilaster light fixtures shall be approved by staff before construction permit application is submitted.

Case No. H-18-002. Proposed to construct a 202 sq. ft. addition on a contributing residential structure and a 708 sq. ft. addition on a non-historic garage. An exception is requested to place an addition less than 10' from a primary façade per Section (14-5.2(D)(2)(d)). This case was heard on January 9, 2018, and the decision of the Board was to approve the application with finding the exception criteria for a setback less than 10' are met and with a condition that the two windows on the north elevation be proportioned with the vertical orientation and new drawings as resized for that change should be submitted to staff before obtaining a building permit. Chair Rios added a condition that no rooftop appurtenances be allowed. Member Biedscheid accepted the amendment as friendly and the motion passed by unanimous vote.

RELEVANT CODE CITATIONS:

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.

14-5.2(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.

DEFINITIONS

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.



544 Canyon Road: Façade Diagram

H1020

building threatened? yes	surveyed date 2-9-10-84 by mb	county Santa Fe	ID no. 051611283
field map number SFHD - 6 - 1283		UTM reference zone 12 13 easting	northing

location description: 544 Canyon

city/town: SANTA FE

land grant/reservation:

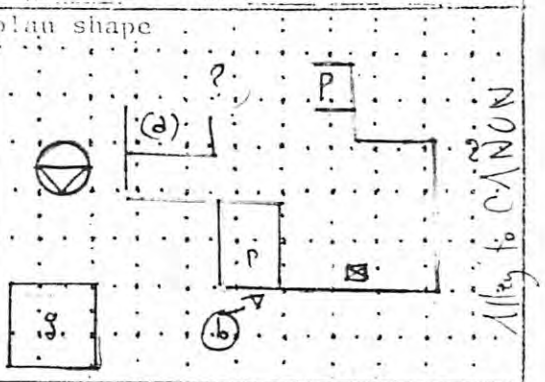
building name:

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

film roll by mb no. 11	negative nos. 25	loc. of neg. HPB



plan shape



date of construction: 1935-45 estimate _____ actual

source: Bus. Directory

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

condition
___ excellent ___ X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why? Contrib. marginal case

associated buildings? X yes
what type? Garage
if inventoried, list ID nos.

see back? ___ yes

Pueblo Revival

NV

wall material/surface: Adobe ? Stucco

architectural features
Roof - Flat w 2nd story at (a), 1 chimney vis, 1 mtl lined wd canal has arched opening in parapet
Windows - 6/6, 4/4 w spindle grill, 6/6 has wd sill, 4/4 have bullnosed sill & small, recessed lintel
Door - NV
Portal (b) has heavy round posts tapered at top, ball zapatas, parapet over lintel

comments: Garage has (2) folding 3 leaf Tag doors
Center panel has 4 lites.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 27, 2024

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:
Col. Thomas B. Catron Residence	544 Canyon Road Downtown and Eastside Historic District Santa Fe	Santa Fe ID: H-1020 4. County: Santa Fe Parcel # 99304941

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

6. Date of Survey:
April 20, 2024

7. Previous Survey Date(s):
_x_Yes: October 29, 1984, Michael Belshaw – house only
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6813342,-105.9324257



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: South elevation. Original core of house. Camera facing north.

11. Brief Description of the Property:

Erected in 1936 as an estate home for Colonel Thomas Benton Catron, the building's core consists of a one-story L-plan with a second-story bedroom wing. The attached additions have expanded the house's footprint (Fig. 1). The property includes a one-bedroom guesthouse, a new combination garage, and a studio. The house has recently been updated. Its window frames resemble white wedding cake icing, and its shutters glisten like fine chocolate.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
1936, main house, with additions in 2013 and 2018; guesthouse, formally a garage with a second story added in 1994, with addition made in 20212; garage/studio, 2012 and 2018
_x nown __ Estimated Source: newspaper accounts, aerial photographs, and HDRB cases and associated drawings

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

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

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



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

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

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

For: Jeffrey R. Serra and Kirsten Tollefson, via Jon Dick, Archaeo Architects

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

Current owner: Jeffrey R. Serra and Kirsten Tollefson
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: house and guesthouse* __ Non-contributing _x_ No Status: garage
Per City of Santa Fe official designation map *per 2012 HDRB ruling, garage should be Non Contributing (H-12-031A)

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-1020
Col. Thomas B. Catron Residence	544 Canyon Road Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: April 20, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ 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: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types - Main House

Operation	Material	Glazing	Number
Single-Hung*	Wood	4/4	1
Single-Hung*	Wood	6/6	13
Single-Hung*	Wood	8/8	3
Casement	Wood	4 (old)	2
Casement	Wood	4 (new)	4
Fixed	Wood	4	1
Fixed	Wood	24	1
Fixed	Wood	30	1
* assumed operation			

11. Door Types - Main House

Type	Style	Material	Number
Single-Leaf	4-light	Wood	1
Single-Leaf	6-light	Wood	1
Double	6-light	Wood	1
Double	French w/sidelights	Wood	1

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry _x_Partial-Width: 2, portales __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications
Multiple (see Table 1)
#1 Date: 1994: conversion of one-story garage to two-story guesthouse; additional changes made in 2012
#2 Date: 2012-2018; two additions made to house, and change of fenestration including removal and replacement of doors and windows
#3 Date: 2012-201; construction of new garage/studio
HDRB records and associated drawings and aerial photographs

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

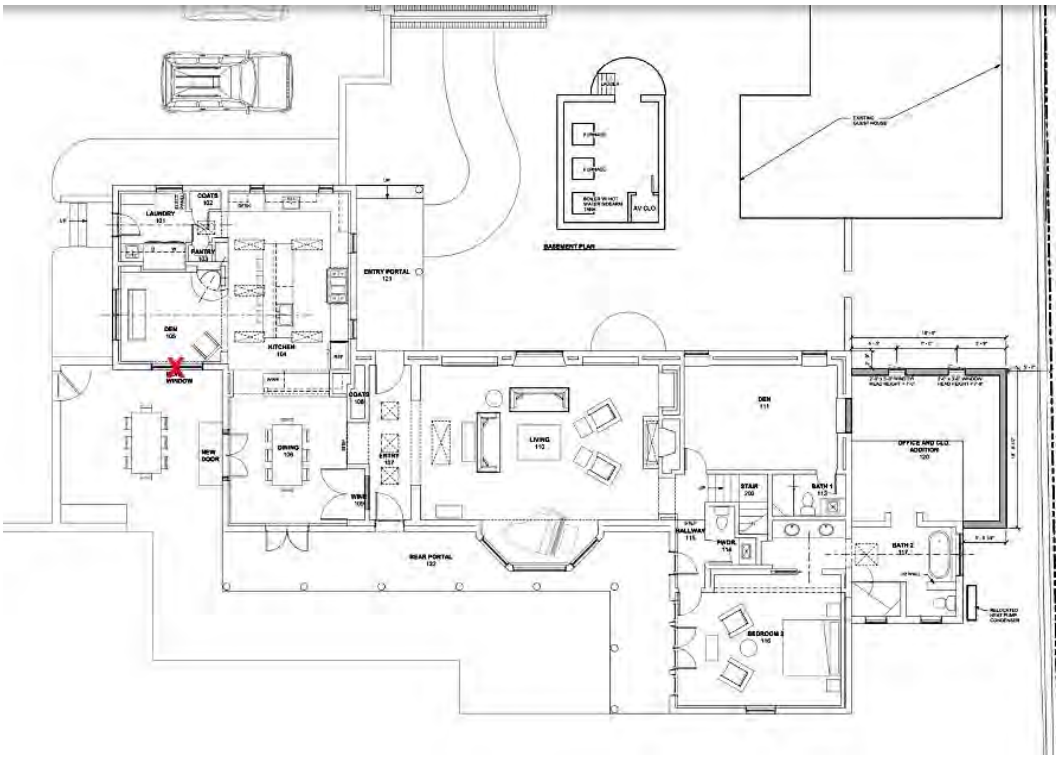
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: N/A. 2018 ground floor plan. Courtesy Lorn Tryk Architects



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: Col. Thomas B. Catron Residence	2. Location: 544 Canyon Road Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-1020
		4. County: Santa Fe
		5. Date of Survey: April 20, 2024

Architectural Description Continued

The buildings are located about 230' south of Canyon Road at the end of a private lane (Photo 2). The house is not visible from the public street. The 0.5-acre lot is landscaped with lawns and recent hardscaping, including brick paver paths, patios, and a pool area.

North Façade

The north elevation, holding the main entry, is approached by a curving paver path (Photo 3). The principal organization of the building is evident in the approach. It compromises an east-west one-story wing. The living area is attached to a two-story, bulky bedroom suite, and takes up the southeast corner. The front entry is protected by a short portal, showing typical construction of its period with stout posts, squared beams, and intersecting vigas (Photo 4).

Two windows along the *portal* represent the operation and appearance of other windows of the house. They are 4/4 single-hung wood units painted white (Photo 5) and, along with most of the windows, do not appear historic. Windows of this type, in solo or grouped arrangement and 4/4/, 6/6, and 8/8 light patterns, are found throughout the home. They are bracketed by rustic plank shutters, some of which have been replaced. The house is entered through a non-historic door (Photo 6).

South of the entry, the living area wing carries as an unbroken façade for about 75". It includes an office addition created after 2018. A large, 30-light window flanked by huge shutters stands near its west end (Photo 7). The window is an in-kind replacement. At ceiling height, there is a stitching of short viga ends. A den with conventional 6/6 sash windows sits east of the living room (Photo 7). The second story of the bedroom suite rises behind the den and is fenestrated with small casement windows. The addition, with its tiny square casement windows, completes the ground level of the north façade (Photo 8). The HDRB-approved addition involved removing a window on the east elevation.

South Façade

The south façade looks over a lawn and was designed for outdoor living (Photo 1). The façade begins modestly with a small, offset volume holding a den and laundry (Photo 9).

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The former is a blank wall that, up until 2018, had a door and, before that, a window. A long portal traces the living area of the house (Photo 10). Of interest is a bay window in the living room (Photo 11). The three-angle projection holds a center fixed 20-light panel bookended by an 8/8 sash.

The portal turns south to reach the bedroom suite. French doors with sidelights open to the portal from the downstairs bedroom. The doors are not original.

The façade continues eastward with the bedroom suite (Photo 12). The first floor has a single, 6/6 window with shutters; the upper floor has smaller grouped windows of the same light configuration but without shutters. The façade ends with two additions: a bathroom and 5' of the blank wall of the office addition (Photo 14).

Secondary Elevations

Both the east and west elevations have experienced alterations. Following HDRB approval, the door and window of the laundry/den area on the west elevation were replaced (Photo 13). The window opening was enlarged to hold two units. Decorative vigas on the west elevation along the living area and the second floor of the bedroom suite have been removed. The east elevation has received two additions since 2012, altering 3/4ths of its original design (Photo 14).

Guesthouse

Standing north of the main house is a two-story guest quarter (Photo 15). The origin of the building is unknown, but its original one-story, square footprint appears in mid-twentieth-century aerial photographs (Fig. 3). Historically a garage, the HDRB approved a second-story addition to the building in 1993. This building was again altered with an addition and a change of windows and doors in 2012.

Garage/Studio

The garage was constructed in 2012, following a Board approval. An addition was added to it in 2018 (Photo 16).

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Historical Overview

Starting as Thomas Benton Catron II's retirement home, the estate-sized house has evolved over the years, growing with additions and amenities such as a pool, spa, and fire pit. Each addition and renovation has goosed up the old house — made it prettier but not more authentic.

The Colonel: 1936-1943

In late December 1935, Lieutenant Colonel Thomas B. Catron arrived with his family from Hawaii to visit his brother, attorney Fletcher Arthur Catron, at his home on Canyon Road.[1] Both men were the sons of the notorious Confederate attorney and land grabber, Senator Thomas Benton Catron.

While born in New Mexico, Thomas Catron II spent much of his career in the military, in the educational wing of the army. At various times, he lived in Fort Leavenworth, Kansas; West Point, New York, and Washington, D.C., where his household included a Black servant.[2] He was last attached to the Army's G-3 Operations, Hawaiian Division, in Honolulu. He expected to retire from the military the following March and return to Santa Fe to build a house next to his brother, who had recently completed his own home (540 Canyon Road).

The colonel's $20,000 home was completed in June 1936 and immediately became the center of social life. Thomas and his wife, Marjorie, were avid equestrians and used the completion of the house to host a horse ride.[3]

News accounts show the house as the starting point of rides and organizational meetings for horse shows, of which the colonel served as ringmaster. Lectures and teas were advertised, and at one point, Jens Jensen, the now famous landscape architect, gave a lecture.

[1] "Lieut. Colonel and Mrs. T. B. Catron," *Santa Fe New Mexican*, December 1935, 2.
[2] U.S. Census Bureau, Year: 1930; Census Place: Washington, District of Columbia; Page: 7B; Enumeration District: 0381; FHL microfilm: 2340039.
[3] "Twilight Ride and Steak Fry Enjoyed by 25 Equestrians," *Santa Fe New Mexican*, June 15, 1936, 3; "Riders Assemble at Catrons, 3:15*," Santa Fe New Mexican*, June 19, 1936, 2.

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The 1940 federal census documented the home and all its occupants. Thomas, 51, who was now involved in industry and local civic affairs, headed the household, along with Marjorie, 49, who managed home affairs. The household included daughters D.K., 19, Marjorie F., 17, and son Thomas Benton Catron IV.[4] There were no servants or live-in help.

Colonel T.B. Catron didn't retire for long. The war brought him back on duty, sending him and the family to Washington, D.C., where he served as an adviser to Oveta Culp Hobby, the first director of the Women's Auxiliary Army Corps.

Catron would not return to the Canyon Road house. He sold a portion of the land in 1944 and began renting out the home to Mary T. Whitmer, to whom he would later sell it.[5] Colonel T.B. Catron eventually relocated to Amherst County, Viriginia, where he died in 1973.

The Sad Widow: 1946-1950

On the night of August 1, 1950, Mary T. Whitmer, a 64-year-old widow, took a garden hose and affixed it to the exhaust pipe of her car, parked in the garage of the former Catron estate. She ran the hose through a back window and sealed the gap with newspaper and tape. She took upholstery fabric, spread it across the backseat, weighed it down with bricks, and created a cocoon. She took off her house slippers, got in the back of the car, and was found dead the following day.[6]

Based on social notices before her death, Mary appeared to be living a charmed life. She moved into the Catron house around 1946 and soon hosted events for the Santa Fe Garden Club and the Guild of the Church of the Holy Faith. Every year, she appeared to host a tea or garden party — and only two months before she had a group of college girls stay over. But the census shows she lived alone.

Mary came to New Mexico in the early 1920s, following her husband, a lumber operator from Cleveland. They moved to Albuquerque so that he could establish a sash and door

[4] Thomas Benton Catron III was the son of Fletcher Arthur Catron.
[5] Quitclaim Deed, Marjorie K. and T. B. Catron to Mary T. Whitmer, recorded July 18, 1950, Book 50/Page 238, Instrument # 99214, Santa Fe County, New Mexico.
[6] "Inquest Set in Death of Mary Whitmer," *Santa Fe New Mexican*, August 20, 1950, 2.

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factory for his Ohio and New York-based Whitmer-Jackson Company. In Albuquerque, Mary got involved with the League of Women Voters, organizing voting events; they lived in a Pueblo Revival home on Luna Boulevard. In 1930, she lost her husband and, eight years later, her only son, who died during a hiking trip in the Sandia Mountains while she was vacationing in Europe.

An inquest ruled that her death was "self-inflicted." She had left notes and letters around the house, specifying funeral arrangements and care of the home. The property would only stay under her name for six months before it was deeded to a woman who had gone gung-ho on Santa Fe architecture.

She Had it Her Way: 1951-1958

In 1935, Philena W. Hubbard — one of the wealthiest women of Redlands, California — brought a New Mexico builder to her Riverside County orange grove to erect an authentic adobe, Santa Fe-style house.[7] The builder, Ignacio Ronquillo, had helped her restore and improve an old adobe home in Tesuque, where she and her husband bought a ranch in the late 1920s.

They had discovered New Mexico, much like Georgia O'Keeffe, through a camping trip at Ghost Ranch. Smitten with the New Mexico, they acquired the ranch in 1929 and worked with Kenneth Chapman to redesign its house.

The house built in the orange grove in California — still standing — was made of adobe and conformed to the plan of a portal-fronted residence, with rounded parapets, battered walls, and vigas, made not with traditional ponderosa but with telephone poles. The interior included exposed lintels and a beehive fireplace. It was furnished with Spanish folk furniture and had ristras made by Santa Fe resident Timoteo Griego.

Phileena could have it her way. She was born in 1895 in Oakland, California, to parents Clarence Jesse Wetmore and Mary Electra Camden, both children of the 49er Gold

[7] "How Santa Fe Was Transplanted to a California Orange Grove," *Santa Fe New Mexican*, July 6, 1935, 4.

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Rush. Her father had the distinction of being the first student to enroll at the University of California, Berkeley, and was a founder of Cresta Blanca Winery in Livermore.[8] Her husband, Herbert Lincoln Hubbard, a Stanford graduate also of California pioneer stock, had hundreds of acres of orange groves. In addition to Tesuque, the couple had a real ranch in La Veta, Colorado, where they eventually settled and raised cattle. But Philena's life would change in 1947 when Herbert died at 57.

Philena acquired the former Colonel T. B. Catron residence on Canyon Road from the estate of Mary Whitmer in early 1951.[9] She moved into the house soon after, and it is assumed that — given her penchant for authenticity — she made changes. She doesn't appear in newspaper accounts, but artist friends, including Alice Dickinson who lived at the house for a time, do.

Philena sold the home in 1958 and moved to Northern California.

In a letter to the *Santa Fe New Mexican* a year later, she explained the reason for her move: "I sold my home on Canyon Road principally because I felt it was no longer safe for me to live there alone [. . . .] I intended to make it my permanent residence, but was unable to do so, due to the so-called 'juvenile delinquents,'" referencing a wave of youth crime that swept across Santa Fe — and the entire nation — in the 1950s.[10]

Philena Wetmore Hubbard died in 1984. Her house in Northern California later burned to the ground in the 2018 Camp Fire.

Other Owners: 1959-2024

Subsequent owners, starting with John G. Coughlin, a real estate man who was part-owner in such developments as the Kaune's shopping center on Old Santa Fe Trail, made most of the changes that are visible today. These intensified in the 2010s, with several

[8] "Clarence Wetmore," Oakland [California] Wiki Page, https://en.wikipedia.org/wiki/Cresta_Blanca_Winery, accessed April 24, 2024.
[9] Deed Without Warranty, Arthur Hannett, executor, Mary Whitmer Dickson, executrix, Mary T. Whitmer, deceased estate, to Philena W. Hubbard, recorded March 16, 1951, Book 57/Page 317, Instrument # 102662, Santa Fe County, New Mexico.
[10] "Ex-Resident Glad She Left the City," *Santa Fe New Mexican*, March 10, 1959, 11.

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Board-approved additions and alterations, including changes in fenestration (see Table 1).

Evaluation of Historical Status

The house is lovely and at an estate level of quality, but it is hardly original.

The main house has undergone several renovations, some quite significant regarding interior spaces. The exterior has experienced less alteration, but several additions have affected its overall massing and footprint. The most impactful are the two recent additions appended to the east elevation. This side of the house has lost all historic integrity.

Other alterations have involved removing and/or adding new windows and doors. These interventions are concentrated on the west and east elevations.

In a 2011 review, staff indicated the north elevation "may be considered as primary." However, the HDRB, in their motion, designated both the north and south elevations as the primary façades without any discussion of what that included. After reviewing past projects and existing conditions, these designations seem too broad.

Following the current survey, the recommendation is to designate primary the north elevation, starting at the west corner, and including the east wall of the entry portal, to the east end of the living area before the 2018 office addition begins (Figs. 4 & 5). It would include the second story of the bedroom suite. The primary designation for the south elevation would start at the west end of the portal and continue eastward until it reaches the bedroom suite (Fig. 6). The south elevation of the bedroom wing at both levels would be included.

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Table 1: Summary of HDRB Reviews

Case #	Hearing Date	Project	Board Action
93-007	01/20/1993	Add second story to free-standing garage (created guesthouse)	Approved
11-138	12/12/2011	Remodel and multiple additions	Denied
12-031A	04/24/2012	Review status of guesthouse	Downgrade to Noncontributing
12-031B	05/08/2012	Create 104 SF addition to guesthouse and change windows and doors	Approved with revisions
12-031	08/14/2012	Change window to doors, reconstruct window, replace windows, install three new windows, etc. Create 275 SF bathroom addition and 342 SF garage	Approved
12-031B	03/26/2013	Replace vehicular gate and construct 4’ yard wall	Approved
11-138	01/09/2018	Create 202 SF office addition and 708 SF studio addition to garage	Approved

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Illustrations



Figure 1: Additions and massing changes, 1994-2018.

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Figure 2: N. L. King, "Map of the City of Santa Fe," 1912. Approximate location of future subject property.

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Figure 3: 1966 aerial photograph aerial photograph.
Hatched areas represent the sites of future additions.
Note flat roof and parapets.

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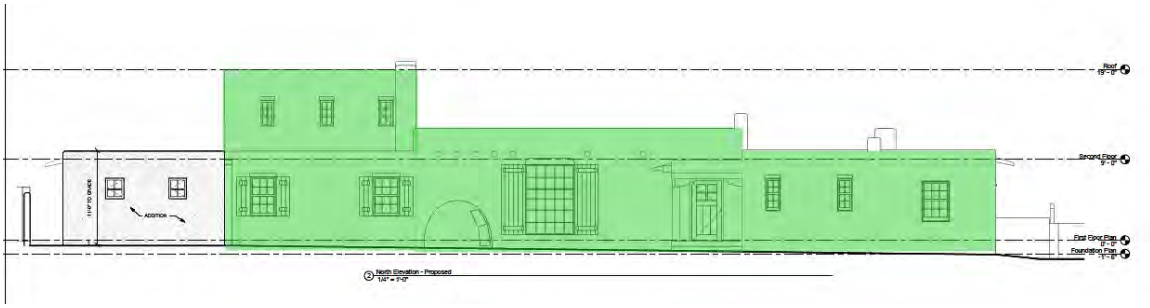

Figure 4: Recommended primary façade, north elevation.

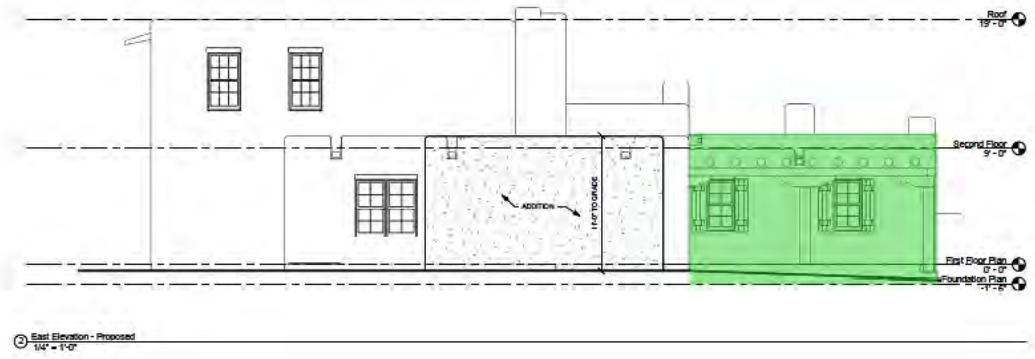

Figure 5: Recommended primary façade, east elevation.

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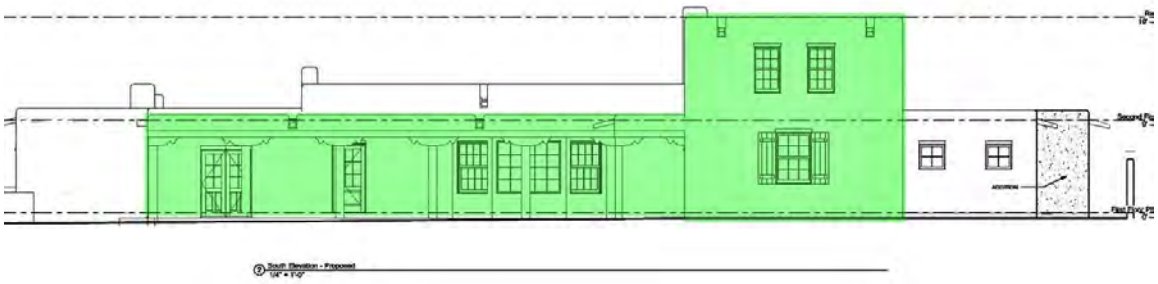

Figure 6: Recommended primary façade, south elevation.

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Survey Photographs

(All images taken by Giulia Caporuscio on April 20, 2024)



Photo 2: Entry. Camera facing southeast.

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Photo 3: Guesthouse, left; main house, right. Camera facing southeast.

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Main House



Photo 4: East elevation – entry portal. Camera facing southwest.

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Photo 5: East elevation – window at portal. Camera facing west.

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Photo 6: North elevation – entry door. Camera facing south.

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Photo 7: North elevation – 30-light window at living room. Camera facing south.

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Photo 8: North elevation – 2018 office addition. Camera facing south.

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Photo 9: South elevation. Circled area indicates removal of fenestration. Camera facing northeast.

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Photo 10: South elevation – portal. Camera facing east.

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Photo 11: South elevation – bay window. Camera facing northwest.

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Photo 12: South elevation – bedroom suite. Camera facing north.

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Photo 13: West elevation – enlarged window opening. Camera facing east.

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Photo 14: South elevation – 2012 bathroom addition. Camera facing northwest.

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Guesthouse



Photo 15: West elevation. Camera facing east.

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Garage/Studio



Photo 16: East elevation. Camera facing west.



544 Canyon Road: Façade Diagram

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

NOTICE OF PUBLIC HEARING

(For Official Use Only)

Case # AH 1993-7

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue on April 14, 1993, at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin, Milton Sanchez, agent.

regarding the Historic Design Review Board's decision at their meeting of March 8, 1993 on Case No. H 1993-7

Remodel of an existing garage for use as a guesthouse, including the addition of a partial second story.

in the Downtown and Eastside Historic District.

This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit:

544 Canyon Road.

DATED AT SANTA FE, NEW MEXICO, THIS 22 **DAY OF** March, **19** 93.

Frances C Romero

CITY CLERK

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.

DATE TO BE PUBLISHED: March 30, 1993.

NEW MEXICAN TO MAIL AFFIDAVIT OF PUBLICATION TO CITY PLANNING DIVISION, P.O. BOX 909, SANTA FE, NEW MEXICO 87504 - PRIOR TO MEETING DATE.

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:36:17

1.

Location ID . . . . . : 10535808
Location address . . . . : 544 CANYON RD
City, state, zip . . . : SANTA FE NM 875011474
Carrier route . . . . : OWNER

Location type . . . . . : PARCEL
Owner name . . . . . : COUGHLIN, BERT MRS
Owner address . . . . . : P O BOX 1474
SANTA FE NM 875011474

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 37
Parcel Code (Map Code) . : 1-054-098-512-50031-23-063

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:37:36

2.

Location ID . . . . . : 13032576
Location address . . . . : 520 CALLE CORVO
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : WILSON, G RUSSELL & ELIZABETH
Owner address . . . . . : 520 CALLE CORVO
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 12
Parcel Code (Map Code) . : 1-054-098-486-51231-22-093

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:37:51

3.

Location ID . . . . . : 10237568
Location address . . . . : 524 CALLE CORVO
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

```
Location type . . . . . :
Owner name  . . . . . : BELLO, GEORGE J & MARY OR
Owner address . . . . . : GEORGE JOSEPH BELLO
                          524 CALLE CORVO
                          SANTA FE              NM 87501
Owner carrier route . . . :
Phone number  . . . . . :
Owner type  . . . . . : PERSON
Alternate Location ID . . : LOT  14
Parcel Code (Map Code)  . : 1-054-098-492-49131-22-073

Press Enter to continue.

F3=Exit   F5=Property desc. inquiry   F6=Valuations inquiry
F7=Misc. information inquiry          F12=Cancel                  F24=More keys

      01-01     SA        MW        KS        IM        II      S1    KB
```

```
LM102I01                        SANTA FE COUNTY                      3/18/93
                          Location Master File Inquiry               8:38:08
4
Location ID . . . . . :   11106944
Location address  . . . . : 522 CALLE CORVO
  City, state, zip  . . . : SANTA FE              NM 87501
  Carrier route   . . . . :

Location type . . . . . : PARCEL
Owner name  . . . . . : ROTH, ROBERT S & CHRISTINE C
Owner address . . . . . : 522 CALLE CORVO
                          SANTA FE              NM 87505

Owner carrier route . . . :
Phone number  . . . . . :
Owner type  . . . . . : PERSON
Alternate Location ID . . : LOT  13
Parcel Code (Map Code)  . : 1-054-098-492-50831-22-083

Press Enter to continue.

F3=Exit   F5=Property desc. inquiry   F6=Valuations inquiry
F7=Misc. information inquiry          F12=Cancel                  F24=More keys

      01-01     SA        MW        KS        IM        II      S1    KB
```

```
LM102I01                        SANTA FE COUNTY                      3/18/93
                          Location Master File Inquiry               8:39:33
5
Location ID . . . . . :   10974080
Location address  . . . . : 526 CALLE CORVO
  City, state, zip  . . . : SANTA FE              NM 87501
  Carrier route   . . . . :

Location type . . . . . : PARCEL
Owner name  . . . . . : GONZALES, OTILA E
Owner address . . . . . : 526 CALLE CORVO
                          SANTA FE              NM 87501

Owner carrier route . . . :
Phone number  . . . . . :
Owner type  . . . . . : PERSON
Alternate Location ID . . : LOT  15 HUGHES 2ND ADDN
Parcel Code (Map Code)  . : 1-054-098-485-49531-22-063

Press Enter to continue.
```

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:45:33

6

Location ID . . . . . : 13018752
Location address . . . . : 521 CALLE CORVO
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : WICKS, VIRGINIA MAINZ
Owner address . . . . . : 521 CALLE CORVO
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 5 HUGHES 2ND S/D
Parcel Code (Map Code) . : 1-054-098-499-52131-23-023

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:45:46

7

Location ID . . . . . : 11605888
Location address . . . . : *UNASSIGNED*
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : MARTINEZ, VICTOR M
Owner address . . . . . : 523 CALLE CORVO
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 21 BLK 8
Parcel Code (Map Code) . : 1-054-098-505-49131-23-093

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:45:58

8

Location ID . . . . . : 12594816
Location address . . . . : 540 CANYON RD

City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : BURDINE, RODDEY B
Owner address . . . . . : 540 CANYON RD
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : BLK 5
Parcel Code (Map Code) . : 1-054-098-508-51731-23-033

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:46:10

9

Location ID . . . . . : 12199160
Location address . . . . : 546 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : SMITH, EUGENE & BONNIE K.
Owner address . . . . . : 5721 POTOMAC AVE NW
WASHINGTON DC 20016

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 39A BLK 8
Parcel Code (Map Code) . : 1-054-098-518-50831-23-053

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:46:29

10

Location ID . . . . . : 12199164
Location address . . . . : 552 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : SMITH, EUGENE A & LOUISE B
Owner address . . . . . : 5721 POTOMAC AVE NW
WASHINGTON DC 20016

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 39 BLK 8
Parcel Code (Map Code) . : 1-054-098-521-51731-23-043

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:46:40

11.

Location ID . . . . . : 12584320
Location address . . . . : 600 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : ATWILL, DOUGLAS E.
Owner address . . . . . : 602 CANYON RD
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : LOT 35
Parcel Code (Map Code) . : 1-054-098-528-49631-23-073

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
Location Master File Inquiry 8:49:00

12

Location ID . . . . . : 12584620
Location address . . . . : 558 CANYON RD
City, state, zip . . . : SANTA FE NM 87501
Carrier route . . . . :

Location type . . . . . : PARCEL
Owner name . . . . . : CLAIBORNE, OMER V & JEANETTE L
Owner address . . . . . : 558 CANYON RD
SANTA FE NM 87501

Owner carrier route . . . :
Phone number . . . . . :
Owner type . . . . . : PERSON
Alternate Location ID . . : T17N R10E S30 NW4
Parcel Code (Map Code) . : 1-055-098-001-51132-08-353

Press Enter to continue.

F3=Exit F5=Property desc. inquiry F6=Valuations inquiry
F7=Misc. information inquiry F12=Cancel F24=More keys

01-01 SA MW KS IM II S1 KB

LM102I01 SANTA FE COUNTY 3/18/93
13 Location Master File Inquiry 8:49:11

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Location ID . . . . . . . . :   11081600
Location address  . . . . . :  602 CANYON RD & 602 1/2
  City, state, zip  . . . . :  SANTA FE              NM 87501
  Carrier route   . . . . . :

Location type . . . . . . . :  PARCEL
Owner name  . . . . . . . . :  ATWILL, DOUGLAS E.
Owner address . . . . . . . :  602 CANYON RD
                               SANTA FE              NM 87501

Owner carrier route . . . . :
Phone number  . . . . . . . :
Owner type  . . . . . . . . :  PERSON
Alternate Location ID . . . :  T17N R10E S30      NW4
Parcel Code (Map Code)  . . :  1-055-098-015-50132-08-333

Press Enter to continue.

F3=Exit   F5=Property desc. inquiry   F6=Valuations inquiry
F7=Misc. information inquiry          F12=Cancel                  F24=More keys

      01-01     SA        MW        KS        IM        II     S1    KB
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LM102I01                          SANTA FE COUNTY                          3/18/93
                          Location Master File Inquiry                     8:55:50
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14

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Location ID . . . . . . . . :   18402750
Location address  . . . . . :  PLAZA BALENTINE COMMON AR
  City, state, zip  . . . . :  SANTA FE              NM 875040908
  Carrier route   . . . . . :

Location type . . . . . . . :  PARCEL
Owner name  . . . . . . . . :  PLAZA BALENTINE HOMEOWNERS
Owner address . . . . . . . :  PO BOX 908
                               SANTA FE              NM 875040908

Owner carrier route . . . . :
Phone number  . . . . . . . :
Owner type  . . . . . . . . :  PERSON
Alternate Location ID . . . :  COMMON AREA
Parcel Code (Map Code)  . . :  1-054-098-482-49730-00-003

Press Enter to continue.

F3=Exit   F5=Property desc. inquiry   F6=Valuations inquiry
F7=Misc. information inquiry          F12=Cancel                  F24=More keys

      01-01     SA        MW        KS        IM        II     S1    KB
```

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue, on April 14, 1993 at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin, Milton Sanchez, agent regarding the Historic Design Review Board's decision at their meeting of March 8, 1993 on Case #H 1993-7, remodel of an existing garage for use as a guesthouse, including the addition of a partial second story in the Downtown and Eastside Historic District.

This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit: 544 Canyon Road.

LEGALS

DATED AT SANTA FE, NEW MEXICO THIS 22ND DAY OF MARCH, 1993.

Frances C. Romero,
CITY CLERK

NOTE:
New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.
Legal #52859
Pub. March 29, 1993

March 29, 1993

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

PROCEDURE FOR APPEALING HISTORIC BOARD DECISIONS

FOR CITY COUNCIL PUBLIC HEARING

Case # AH 93-7

Once an H-Board decision has been rendered, the appellant must complete the following:

1. Publish notice one time in legal advertisements (Section 14-5.4 (B) (2). SFCC 1987). Publication date at least 15 days prior to City Council hearing on March 30, 1993.
   * legal ad to New Mexican by March 23.
2. Post notice on property, visible from street (Section 14-5.4 (B) (2), SFCC 1987. Date at least 15 days prior to City Council hearing on March 30, 1993.
3. Mail notice certified mail/return receipt requested to property owners within 100 feet radius, streets excluded (14-5.4 (B) (2), SFCC 1987). Date at least 15 days prior to City Council hearing on March 30, 1993.
4. Return mailing receipts and affidavit of mailing and posting to city staff prior to City Council hearing (Section 14-5.4 (B) (2), SFCC 1987). Return receipts to staff by April 13.
5. Attend City Council hearing on April 14, 1993.

I hereby certify that the above instructions have been explained to me and I understand the requirements. Failure to complete the above requirements will result in the renotification and rescheduling of the public hearing.

Melissa Lonburn 3/9/93
APPLICANT'S SIGNATURE / DATE

Mary Lyckowiak 3/9/93
STAFF'S SIGNATURE / DATE

Change to:

"annual rate [~~of six percent (6%) per year~~] as specified in the Sanitary Sewer Rate, Fee and Penalty Schedule, hereby adopted by reference and incorporated as part of this ordinance as Exhibit A, from completion of the work until paid."

There were no persons wishing to address the council from the floor.

Councilor Jaramillo moved approval of the ordinance. The motion was seconded by Councilor Griego and carried on the following Roll Call vote:

For: Councilor Farber; Councilor Griego; Councilor Jaramillo; Councilor Sanchez; Councilor Chavez; Councilor Delgado.

Against: None.

Abstaining: Councilor Montaño.

[A ten-minute break was taken.]

Case #AH 1993-7. 544 Canyon Road. An Appeal Filed by Milton Sanchez, Agent for Bert L. Coughlin, Regarding the March 8, 1993 Decision of the Historic Design Review Board to Reject a Proposal to Remodel an Existing Garage for Use as a Guesthouse, Including the Addition of a Partial Second Story

[Note: Mr. Sanchez's first name is Milner, not Milton.]

Councilor Sanchez moved to take this item off the table. The motion was seconded by Councilor Griego and carried by a 6-0 voice vote (Councilor Chavez was not present).

Urban Design Review Specialist Mary Grzeskowiak presented the following report, which was in the packet with the referenced exhibits:

Background & Summary: Accessed by an approximately 200-foot-long easement which runs south off Canyon Road, the subject property is located in the Downtown Eastside Historic District (Exhibit A). Situated on the property is a partial two-story residence and a 550 square foot former two-car garage structure. For purposes of the Historic Districts Ordinance, the garage, which is the focus of this appeal, is considered to be "non contributing" (Exhibit B). The property backs up to the rear yards of

following conditions:

1) A note be placed on the plat, "No further subdivision of these lots is permitted."

2) A note be placed on the plat, "Development is restricted to one dwelling unit per lot and permitted accessory uses."

These conditions are included in the bill.

Recommendation: Staff recommends the council conduct the public hearing and consider the bill.

There were no speakers from the floor.

The motion then carried on the following Roll Call vote:

For: Councilor Delgado; Councilor Farber; Councilor Griego; Councilor MacGregor; Councilor Montaño; Councilor Sanchez; Councilor Chavez.

Against: Councilor Jaramillo.

[Councilor MacGregor left the meeting.]

CONSIDERATION OF BILL NO. 1993-5: ADOPTION OF ORDINANCE NO. 1993-9.
An Ordinance Amending Sections 22-1 through 22-5 SFCC 1987, Repealing and Adding Section 22-7 SFCC 1987 Relating to Industrial Pretreatment, and Adding New Section 22-8 SFCC 1987 Relating to the Establishment of Administrative Policies Pertaining to the Implementation of a "Surcharge Program" and 22-9 SFCC 1987 Pertaining to Grease Traps, and Adopting the Sanitary Sewer Rate, Fee and Penalty Schedule, as Shown in Exhibit "A."

Water Quality Control Director Patricio Guerrerortiz stated that two amendments proposed would clarify the issues raised at the last meeting:

On page 4, lines 1, 2 and 3:

Change from:

"annual rate [~~of six percent (6%) per year~~] as specified in the Sanitary Sewer Rate, Fee and Penalty Schedule from completion of the work until paid."

one-story residences on Calle Corvo. With the exception of the main residence on the property and a large two-story building on the adjacent property to the northwest of this site, the area is largely composed of one-story residential buildings (Exhibit C).

As illustrated in the submitted architectural drawings, the proposed treatment of the former garage (currently utilized as a studio) included its conversion to a guesthouse through the insertion of a full kitchen and a second floor bedroom loft (Exhibit D). While essentially utilitarian in style, the proposed structure includes Spanish Pueblo Revival details including rounded parapets and *canales.* The partial second floor placement occurred at the building's southwest corner. Finishes, as indicated in the applicant's proposal letter, were proposed to match the existing main residence on the site and included adobe colored stucco and white painted windows. The design met the architectural standards for the Downtown and Eastside Historic District (Exhibit E).

The Historic Design Review Board's (HDRB) initial opportunity to review the proposal occurred 1/20/93. As the proposal was not represented at that evening's meeting, it was tabled. (Exhibit F.)

At the HDRB's 2/8/93 meeting, the owner's contractor was present to represent the project. As the minutes from that meeting reflect, the discussion of the work focused on the size of the subject property and the potential for adding the needed space in the form of a one-story addition (Exhibit G). The owner's representative agreed to be tabled in order that the possibility of this type of addition be investigated. There were no speakers from the floor.

The project was not again represented until the 3/8/93 HDRB meeting (Exhibit H). There were no revisions provided. The project representative expressed to the HDRB the owner's desire to construct the building as previously proposed. The HDRB again voiced concern for the proposed second story in the context of the amount of available open space on the property. In addition, while noting the proposed stair and open loft space, the HDRB suggested that the proposed occupiable second floor space could be accommodated on the existing first floor. There were no speakers from the floor. In a unanimous decision, the HDRB rejected the proposal at this meeting. As a basis for their action,

the HDRB cited SFCC 14-70.20 (Exhibit I).

An appeal has been filed on this HDRB decision (Exhibit J). The appeal paperwork, which suggests that the HDRB's decision did not include an assessment of the existing two-story buildings in the neighborhood as a basis for approval, is in order.

Recommendation: Staff recommends the governing body hold a public hearing to determine whether or not to uphold the decision of the HDRB.

Present and sworn was Milner Sanchez of Mora, New Mexico, representing the appellant, Bert Coughlin.

Mr. Sanchez pointed out that, contrary to what was stated in staff's report, "it's going to be an office, not a guesthouse."

Mr. Milner stated that he is employed by Betty Stewart.

Councilor Griego stated that he has known Bert Coughlin nearly his entire life, "and she is one of the oldest local natives living in that area of Canyon Road." He said that Mrs. Coughlin is attempting to refurbish her husband's old office, which already exists, and then construct a loft for herself above that.

Councilor Farber observed that the concern of the Historic Design Review Board was that there was a lot of land around the property which could easily accommodate space for an addition, so there was no hardship in that respect. Mr. Sanchez concurred, but pointed out that Mrs. Coughlin has a beautifully-landscaped yard that she does not wish to destroy in order to accommodate any addition.

Councilor Farber observed that Calle Corvo, the street this house backs up to, has predominantly one story structures, which was another reason why the H-Board voted as it did. Mr. Sanchez said that was correct.

Councilor Farber moved to uphold the decision of the Historic Design Review Board. The motion was seconded by Councilor Delgado.

Councilor Griego pointed out that there are two story houses "all around Mrs. Coughlin's house." Mr. Sanchez concurred, adding that Mrs. Coughlin's main residence has a second story.

Ms. Grzeskowiak said the council should understand that the project, as it was reviewed by the Board, was proposed as a guesthouse and the loft was labeled "bedroom loft" and also included a full kitchen. She said she was not sure whether an office would be allowed at this location with the existing zoning, adding, "and I've got concern for time being spent on this project here if,

in fact, the use has changed." Mayor Pick said this would have to be a concern of zoning staff.

Mayor Pick asked why this project was denied. Responding was H-Board member Bernabe Romero: "Our denial speaks not against the construction itself—we realize that people need in some cases to expand their properties—but it is basically to the proliferation of two stories in the Core District area. Within a short distance of that particular property, there are several—I would say eight of the twelve contributing—historic buildings."

Mr. Romero continued, "The addition in question I believe was 280 square feet. Now, when you add a second story, about 100 square feet of that can be attributed to the stair itself. And that's where we said that anywhere between 160 and 180 square feet is given to occupiable space. The property itself is approximately 80,000 square feet. The building footprint, along with the garage, is about 4,000 square feet and represents about 5% of the total area of the property. The addition itself...is only 2/10ths of a percent addition, and the impact of that to the lay of the land is very minimal. But the impact to the verticality is quite heavy."

Mr. Romero said the stance of the H-Board was that "we don't want to continue the erosion of the neighborhood, and I think this is a statement that the Board has been making." He noted that the City Council has supported the H-Board's decisions, particularly when it adopted the two-story ordinance.

Mr. Romero noted that Section 14-70.20 (to which the Board referred when it denied this request) states that the shape and size of the lot on which the proposed structure is to be located, as well as the location of the proposed structure within the boundary line, are both considerations in the Board's deliberations of second story requests.

Councilor Sanchez pointed out that the residence already has a second story. Mr. Romero explained that the Board does not judge on the merits of what is in and around a proposed structure on a piece of property, but rather on the merits of the proposed structure. He asked the council to project into the future should the second story addition be permitted: "There's a good piece of property there....that could be given over to another second story building....If we're going to say that the domino effect is going to take place, and we're going to accept it, then the issue of a second story is no longer an issue."

Mr. Romero additionally clarified for Councilor Sanchez that the proposal was for an addition to a garage, which is a separate building.

Addressing the council and duly sworn was an unidentified individual who stated, "The bottom line is that Mrs. Coughlin is requesting just to add a simple loft on top of an existing building...where there are already two story buildings. Her desire is not to expand to the sides on her property."

Addressing the council and duly sworn was Scott Hall, president of the Canyon Association. He stated that the Canyon Association was in support of the H-Board's decision.

Councilor Griego stated, "We...know that if there was an erosion or an adverse effect on the neighborhood, especially on Canyon Road, the neighborhood would have turned out in droves. And there is no one, not one neighbor, that is here to oppose this project."

Councilor Farber pointed out that the Historic Design Review Board "has been given a charge by this council to follow and faithfully enforce ordinances of this community," and has allowed second stories where they have felt it appropriate. He reminded his fellow councilors, "The fact that there is no neighbor here does not mean that we should not give credit to the collective decision of the Historic Design Review Board, which was unanimous."

The motion to uphold the H-Board decision was then defeated on the following Roll Call vote:

For: Councilor Montaño; Councilor Jaramillo; Councilor Farber.

Against: Councilor Griego; Councilor Jaramillo; Councilor Sanchez; Councilor Chavez.

In voting, Councilor Chavez stated that he had read Section 14-70.20, but did not feel that this project "would affect that particular area." He agreed that, while the H-Board "does do a very good job...it's just this time I feel that it doesn't reach that level that the rules and regulations were meant to reach."

Councilor Griego moved approval of this project and to overturn the H-Board's decision. The motion was seconded by Councilor Chavez and carried on the following Roll Call vote:

For: Councilor Jaramillo; Councilor Sanchez; Councilor Chavez; Councilor Griego.

Against: Councilor Montaño; Councilor Delgado; Councilor Farber.

Mary

City of Santa Fe, New Mexico

memo

DATE: 27 April 1993 for 12 May 1993 City Council Hearing

TO: Mayor Pick and Members of City Council

VIA: Diana Lucero, Planning & Land Use Director DL
Dennis Thompson, Planning Director DT

FROM: Mary Grzeskowiak, Urban Design Review Specialist MG

ITEM & ISSUE

Case #AH 1993-7. 544 Canyon Road. An Appeal Filed By ~~Milton~~ Milner Sanchez, Agent For Bert L. Coughlin, Regarding The 8 March 1993 Decision Of The Historic Design Review Board To Reject A Proposal To Remodel An Existing Garage For Use As A Guesthouse, Including The Addition Of A Partial Second Story. **(Tabled by City Council at Applicant's Request, 4/14/93.)**

BACKGROUND & SUMMARY

Accessed by an approximately 200 ft. long easement which runs south off Canyon Road, the subject property is located in the Downtown Eastside Historic District (Exhibit A). Situated on the property is a partial two story residence and a 550 sq. ft. former two-car garage structure. For purposes of the Historic Districts Ordinance, the garage, which is the focus of this appeal, is considered to be "non-contributing" (Exhibit B). The property backs up to the rear yards of one-story residences on Calle Corvo. With the exception of the main residence on the property and a large two story building on the adjacent property to the northwest of this site, the area is largely composed of one story residential buildings (Exhibit C).

As illustrated in the submitted architectural drawings, the proposed treatment of the former garage (currently utilized as a studio) included its conversion to a guesthouse through the insertion of a full kitchen and a second floor bedroom loft (Exhibit D). While essentially utilitarian in style, the proposed structure includes Spanish-Pueblo Revival details including rounded parapets and canales. The partial second floor placement occurred at the building's southwest corner. Finishes, as indicated in the applicant's proposal letter, were proposed to match the existing main residence on the site and included adobe colored stucco and

white painted windows. The design met the architectural standards for the Downtown and Eastside Historic District (Exhibit E).

The Historic Design Review Board's (HDRB) initial opportunity to review the proposal occurred 1/20/93. As the proposal was not represented at that evening's meeting, it was tabled (Exhibit F).

At the HDRB's 2/8/93 meeting, the owner's contractor was present to represent the project. As the minutes from that meeting reflect, the discussion of the work focused on the size of the subject property and the potential for adding the needed space in the form of a one story addition (Exhibit G). The owner's representative agreed to be tabled in order that the possibility of this type of addition be investigated. There were no speakers from the floor.

The project was not again represented until the 3/8/93 HDRB meeting (Exhibit H). There were no revisions provided. The project representative expressed to the HDRB the owner's desire to construct the building as previously proposed. The HDRB again voiced concern for the proposed second story in the context of the amount of available open space on the property. In addition, while noting the proposed stair and open loft space, the HDRB suggested that the proposed occupiable second-floor space could be accommodated on the existing first floor. There were no speakers from the floor. In a unanimous decision, the HDRB rejected the proposal at this meeting. As a basis for their action, the HDRB cited SFCC 14-70.20 (Exhibit I).

An appeal has been filed on this HDRB decision (Exhibit J). The appeal paperwork, which suggests that the HDRB's decision did not include an assessment of the existing two-story buildings in the neighborhood as a basis for approval, is in order.

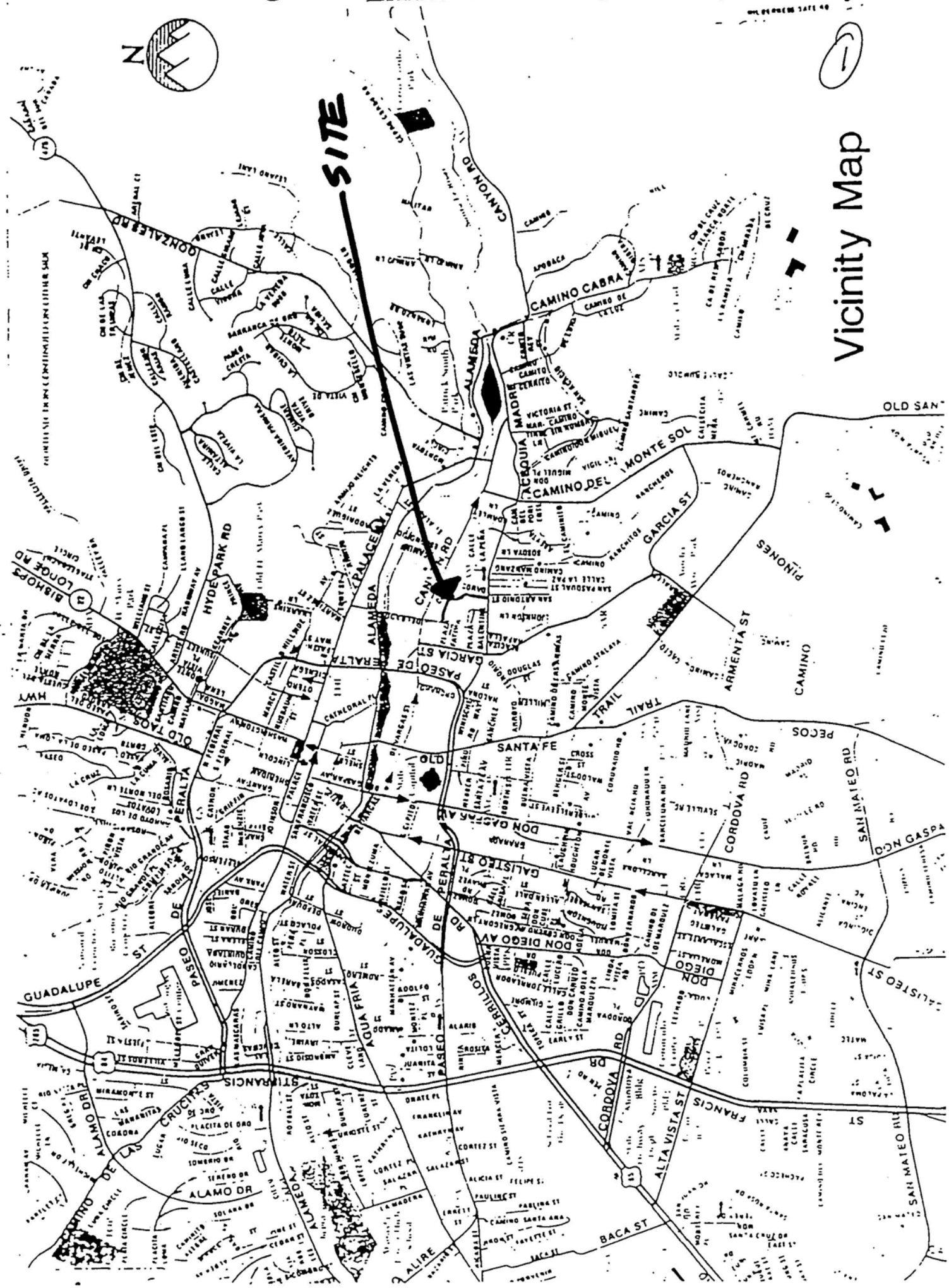
RECOMMENDATION

Staff recommends the Governing Body hold a public hearing to determine whether or not to uphold the decision of the HDRB.

Attachments

Exhibit A:	p. 1	Vicinity Map
Exhibit B:	p. 2	NM Historic Building Inventory Form
Exhibit C:	p. 3	Site Plan
Exhibit D:	p. 4-7	Proposed Design
Exhibit E:	pp 8	SFCC 14-70.9
Exhibit F:	p. 9	1/20/93 HDRB minutes
Exhibit G:	p. 10	2/8/93 HDRB minutes
Exhibit H:	p. 11	3/8/93 HDRB minutes
Exhibit I:	pp 12-13	SFCC 14-70.20
Exhibit J:	pp 14-15	Applicant Appeal Paperwork

EXHIBIT D



Vicinity Map
SITE
N
CAMINO CABRA
CAMINO DEL MONTE SOL
ACEQUIA MADRE
ALAMEDA
CANYON RD
GARCIA ST
PINONES
ARMENTA ST
CAMINO
TRAIL
PECOS
SANTA FE
OLD
DON GASPAR AV
GALISTEO ST
DON DIEGO AV
CORDOVA RD
SAN MATEO RD
DON GASPA
GUADALUPE ST
PASEO DE PERALTA
HYDE PARK RD
PALACE
OLD TAOS
BISHOPS LODGE RD
GONZALES RD
AQUA FRIA
CERRILLOS RD
ALTA VISTA ST
FRANCIS ST
ALAMO DR
CAMINO DE LAS CRUCITAS
BACA ST
ALIRE

ding threatened? yes	survey date 7-10-84 by mb	county Santa Fe	ID no. 051611283 (2)
field map number SFHD-6-1283		UTM reference zone 12 13 easting	northing

location description: 544 Canyon (main house)

city/town: SANTA FE

land grant/reservation:

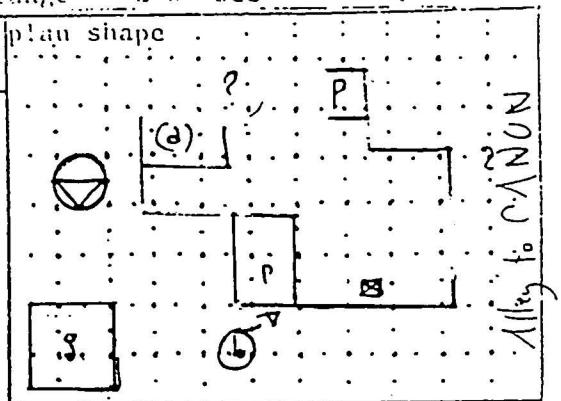
building name:

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

film roll: by mb no. 11	negative nos. 25	loc. of neg. HPB



plan shape



date of construction: 1935-45 estimate _____ actual

source: Bus. Directory

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

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

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

associated buildings? X yes
what type? Garage
if inventoried, list ID nos.
non-contrib-alter.

see back? ___ yes

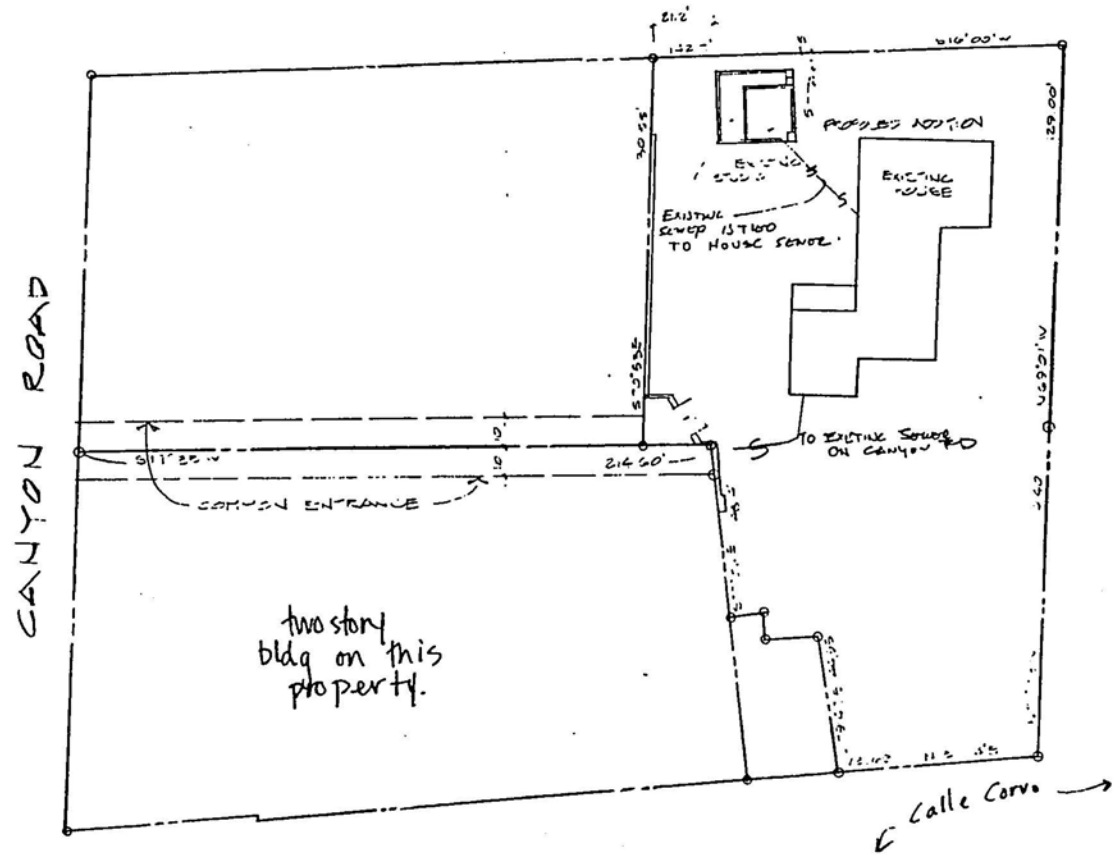
Pueblo Revival

NV

wall material/surface: Adobe? Stucco

architectural features
Roof - Flat w 2nd story at (a), 1 chimney vis, 1 mtl lined wd canal has arched opening in parapet
Windows - 6/6, 4/4 w spindle grill, 6/6 has wd sill, 4/4 has bullnosed sill & small, recessed lintel
Door - NV
Portal (b) has heavy round posts tapered at top, ball zapatas, parapet over lintel

comments: Garage has (2) folding 3 leaf Tag doors
Center panel has 4 lites.



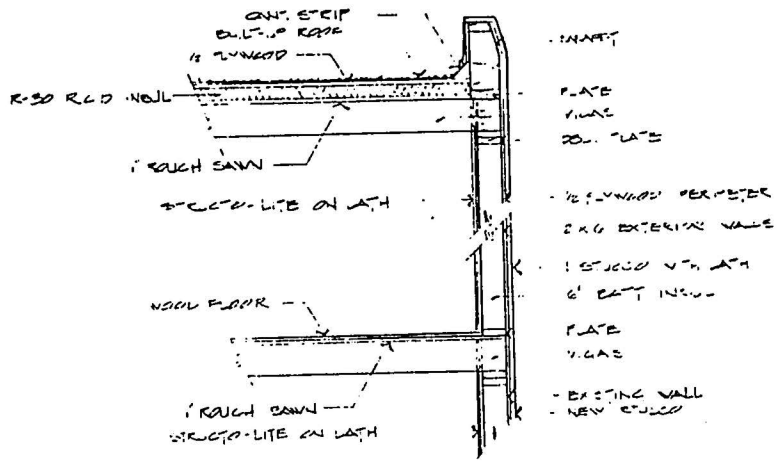
SURVEY INFORMATION
TAKEN FROM A MAP APPROVED BY THE CITY PLANNING COMM AND FILED BY THE COUNTY CLERK DEC 2, 1930 ORIGINAL SURVEY BY W.G TURLEY DEC. 2, 1930 PLANNING SURVEY OF LOT 4 BLOCK 3 KINGSLAND 324 OFFICAL MAPS

SITE PLAN
1" - 30' SCALE

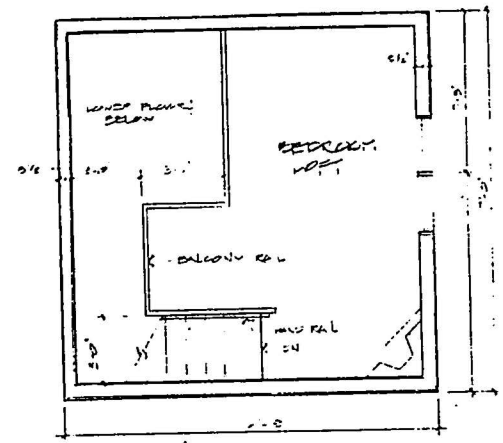
STEWART CONST.

(3)

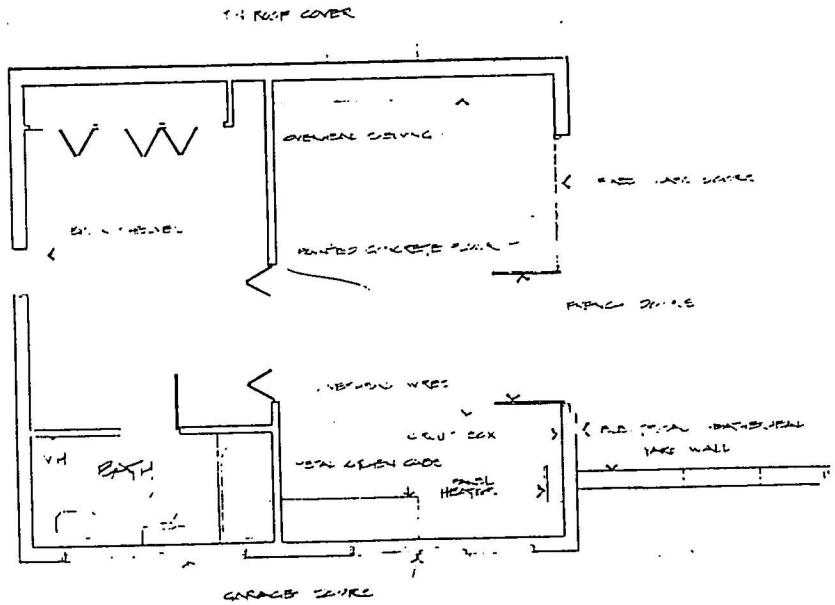
FOR: BERT COUGHLIN



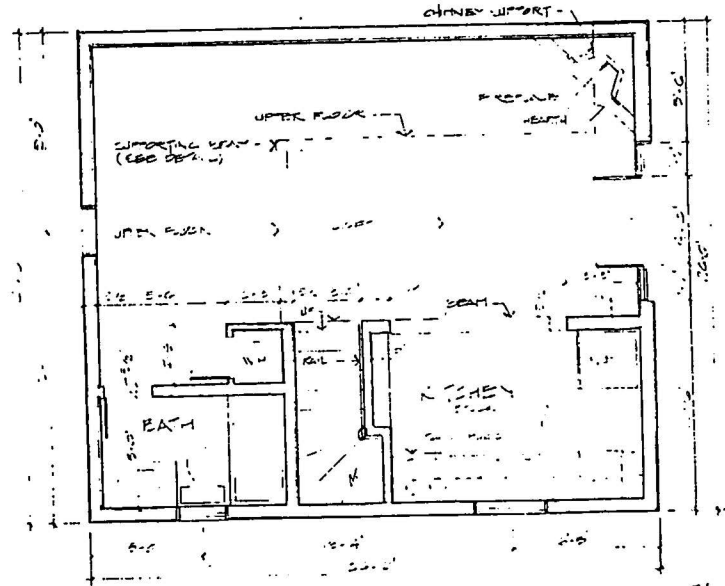
DETAIL
NO SCALE



Proposed
FLOOR PLAN SECOND FLOOR
1/4" = 1'-0" SCALE



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

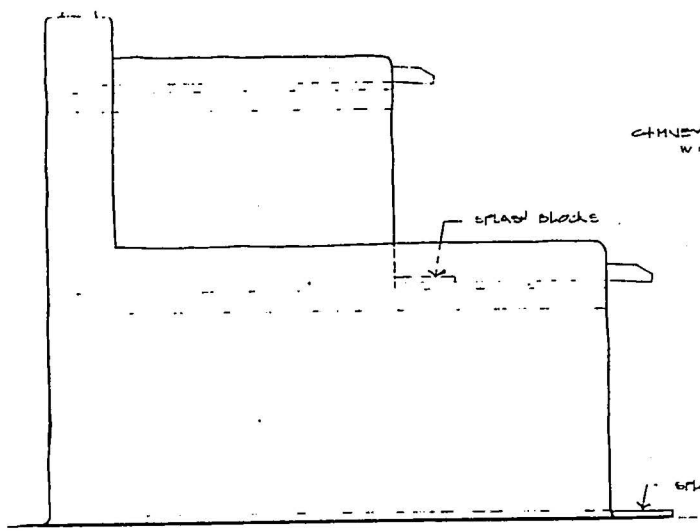


Proposed
FLOOR PLAN FIRST FLOOR
1/4" = 1'-0" SCALE

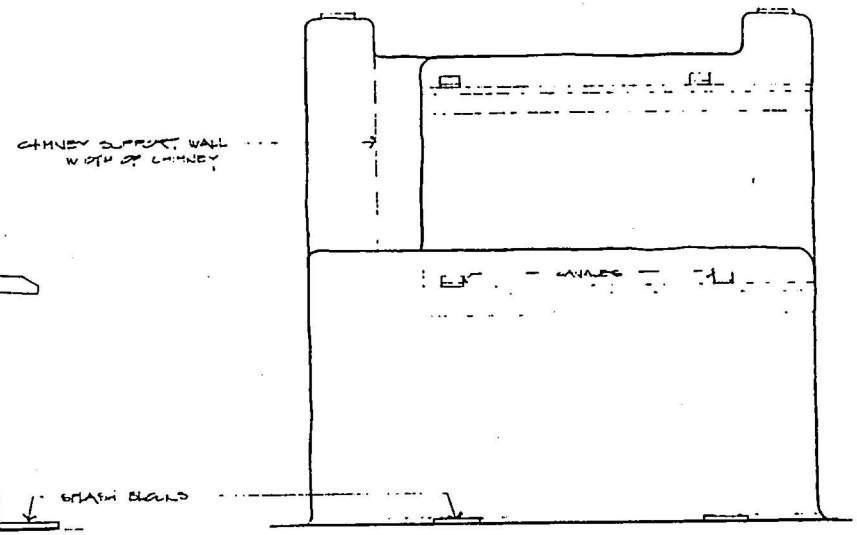
STEWART CANST.

4

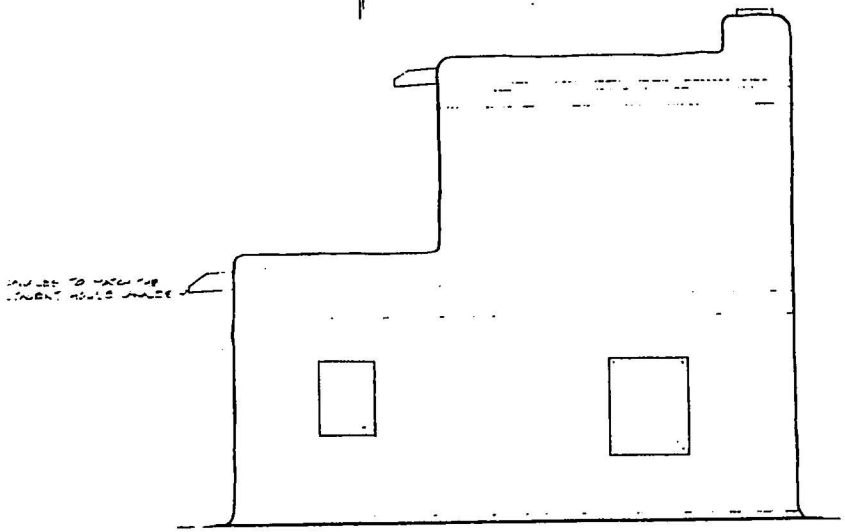
FOR: BERT COUGHLIN
SHEET 2 OF 5



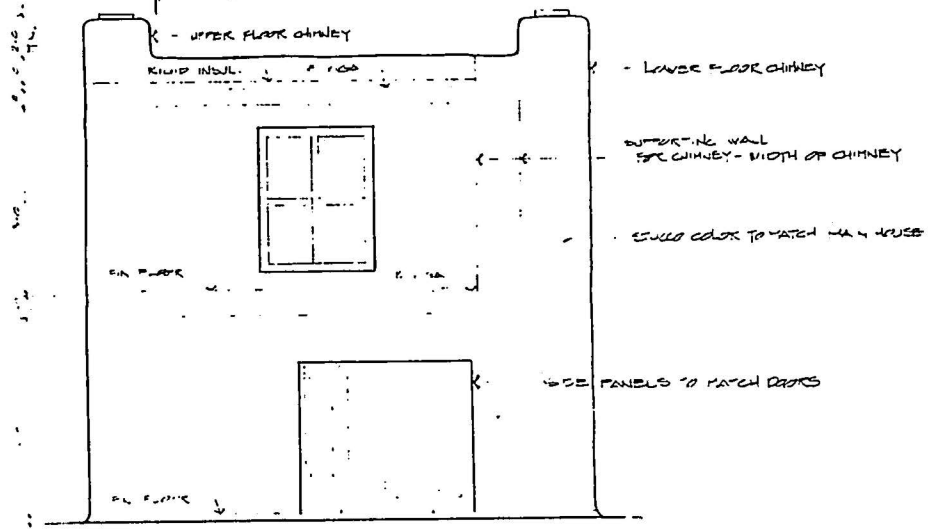
EAST ELEVATION
1/4" = 1'-0" SCALE



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



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



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

STEWART CONST.

5

FOR: BERT COUGHLIN
514 CANYON ROAD

SHEET 3 OF 5

- - - -

1993

(7)

November 18, 1992

City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, New Mexico
87505-0909

Historic Design Review

The project is a remodel of an existing Studio which is in poor condition and needs attention.

Mrs. Coughlin is willing to renovate keeping in mind Santa Fe and the area other than risk further deterioration creating an eye sore.

All stucco and paint colors are to match existing residence which is adobe/stucco with white painted windows.

Thank you for your consideration.

John P. Glenzinski

(JP Contraction)

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 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 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 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)

(9)

There were no further speakers on this request.

Mr. Romero moved approval of **Case #H-93-5**, with the conditions that:

1) the west facade be stepped back by at least 4'; and

2) the applicant is to study the issue of the stairs and return to the Board.

The motion died for lack of a second.

Mr. Drew then moved to table **Case #H-93-5.** The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Chair Woods reminded the applicant that he needs to submit a lighting plan. She appointed a subcommittee to work with the applicant, consisting of herself and Mr. Cohen.

Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coughlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story.

It was noted that the applicant for this request was not present.

Mr. Cohen moved to table **Case #H-93-7.** The motion was seconded by Mr. Drew and passed by unanimous voice vote.

COMMUNICATIONS:

Ms. Grzeskowiak called the Board's attention to a letter from the company developing the El Paseo Theater (see attached as Exhibit "P"). She stated that one of the specific conditions for approval was that the gooseneck lamps proposed on the front of the building be reconsidered and an alternative solution be developed. Ms. Grzeskowiak said that the applicant is now requesting reconsideration and have presented documentation indicating the use of the fixtures on other historic buildings. She requested direction from the Board on this matter.

Chair Woods stated that she thought the Board had made its decision. The balance of the Board declined to reconsider its decision.

Ms. Grzeskowiak then called the Board's attention to a policy for its consideration on approval of awnings within the district (see attached as Exhibit "Q"). She recommended adoption by the Board. Ms. Grzeskowiak stated that there is a project at the corner of Old Santa Fe Trail and Alameda, which she and Gilbert Catanach are working on to bring into conformance with the code.

Ms. Grzeskowiak said that she had been informed that there was a policy on the review of awnings, but there is no existing documentation, so she would request that the Board adopt such policy.

(10)

Case #H-93-4. 352 E. DeVargas Street (at Paseo de Peralta). Core Historic District. Steven Robinson, architect, agent for The Peters Corp., proposes exterior finish rehabilitation (existing building) and gallery addition attached to the south elevation. (Will remain tabled for 2/8/93 meeting).

This case remains on the table.

★ Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coghlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB 1/20/93).

Mr. Martinez moved to take this case off the table. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "A").

Present for the applicant and sworn was Mr. John Glenzinski, who presented elevations for the Board's review.

Mr. Martinez asked what the size of the lot was and Mr. Glenzinski stated that, while the entrance was 218' back from Canyon Road, he was not sure of the size. Mr. Martinez then inquired if the neighbors to the east would be obstructed and Mr. Glenzinski responded that he did not know.

Chair Woods asked if the applicants would still be using the garage and Mr. Glenzins replied in the affirmative. The Chair then asked if it would be possible to place the addition on the side and Mr. Glenzinski said that this would involve moving the electric service.

Mr. Martinez asked if Mr. Glenzinski would be willing to work with a subcommittee of the Board and Mr. Glenzinski replied in the affirmative.

There were no speakers from the floor on this item.

Mr. Martinez moved to table **Case #H-93-7**, for appointment of a subcommittee to work with the applicant. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Chair Woods requested that Mr. Glenzinski see if the owners were willing to have a single story addition and then call her and she would then appoint a subcommittee.

Case #H-93-3. 147 Gonzales Road - Unit 12. Core Historic District. William Ware proposes revisions to a partial two story, single-family residence (Tabled by HDRB 1/20/93.)

Mr. Bennett moved to take this case off the table. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coughlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story (tabled by HDRB 2/8/93).

Mr. Romero moved to take this case off the table. The motion was seconded by Mr. Drew and passed by unanimous voice vote.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "C").

Present for the applicant was Mr. Milner Sanchez, Mora.

Chair Woods asked what the square footage was of this lot. Mr. Sanchez said that he did not know.

Mr. Drew inquired if there was an absolute necessity to place a second story, when it appears that there is a lot of land available to put on an addition. Mr. Sanchez said that the applicant wishes to remodel the old garage and noted that the second story would be only a loft. He added that the house already has a partial second story. Mr. Drew said that the second story was of concern to the Board and asked if there was a way to remodel on the first floor, without the second story. Mr. Sanchez said that this was what the applicant wants.

Regarding the plans, Mr. Romero observed that 2/3 of the entire second story was given to occupiable space and the rest was unoccupiable, such as for a staircase. He asked what the dimensions were of the upper portion. Mr. Sanchez said that it was 16' x 16'. Mr. Romero noted that this means that only 10' x 16' was occupiable space and he thought this could easily take place on the first floor.

There were no speakers from the floor on this request.

Mr. Romero moved denial of **Case #H-93-7**, based on Section 14-70.20. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

Chair Woods informed Mr. Sanchez that the applicant has the right to appeal the Board's decision to the city council.

Case #H-93-14. 950 Santander Lane. Core Historic District. Courtenay Mathey, agent for David and Diana Curtiss, proposes partial demolition of existing residence, remodel remainder for use as a guesthouse; construct detached partial two-story main residence (tabled by HDRB 3/8/93).

This request remains on the table.

Case #H-93-21. 617 Acequia Madre and 349 Plaza Ballentine. Core Historic District. Valerie and Allen McNown, propose revisions to initial proposal which was to replace flat roofs with sloped roofs; raise parapet to conceal slope (tabled by HDRB 2/22/93).

Mr. Drew moved to take this case off the table. The motion was seconded by Mr. Romero and passed by unanimous voice vote.

14-70.20 Zoning District Regulations. The property in an H district shall be subject to the requirements, uses, height and other regulations of the zoning district of which the property is a part, except as specified in this section. The board may limit the height of any structure to a lesser height than that allowed by the underlying zoning, and may require that different floor levels be set back, to carry out the intent of this subsection; provided that the board in making such determinations shall take into account whether the height of the proposed structure, or proposed setback of different floor levels, are in harmony with applicable streetscape and the preservation of the historical or characteristic visual qualities of the streetscape. The board may also require that the publicly visible facade of the structure be in conformance with subsections 14-70.9, 14-72.6, 14-73.3, and 14-74.3 of this section, and in meeting those requirements, may require that different floor levels be set back.

A. Applicability. The authority to limit the height of any building to a lesser height than that allowed by the underlying zoning and to require that different floor levels be set back, as provided in this section, shall not apply within the Historic Review District. This limitation of applicability shall not affect the authority of the board with respect to significant or contributing structures as provided in subsections 14-70.71, 14-70.72 and 14-70.73 of this section.

B. General Standards.

(1) In exercising its authority under this section, the board may consider the height of other structures within the streetscape in which the proposed structure fronts. For the purpose of this subsection, the streetscape includes structures on both sides of the street on which the proposed structure is located, up to a distance of three hundred (300') feet from the proposed structure, measured from the center of the front lot line in both directions parallel to the street centerline. If a lot has more than one (1) lot line with street frontage, the streetscape on each street frontage may be considered. The streetscape area described above shall be the minimum area to be included for consideration. The board may designate additional area to be included. In exercising its authority under this section, the board may consider structures within the entire streetscape or, if the difference in proportions of structure heights between the two (2) sides of the streetscape is significant, only structures on the same side of the streetscape as the proposed structure.

(2) In addition to the height of buildings within the streetscape, the board may consider other relevant factors, including but not limited to:

(a) Changes in the number of structures by height and type of roof pitch as a proportion of all structures within the streetscape since the adoption of this subsection,

(b) The similarity of the pitch of the roof of the proposed structure to the roof pitch of the majority of other two (2) story structures within the streetscape,

(c) The footprint of a proposed second story addition as a percentage of the footprint of the existing structure and its setback in relation to the existing structure,

(d) The total height and width of any plane on a facade, and depth of setbacks on a facade of the proposed structure,

(e) The size and shape of the lot on which the proposed structure is located, and the location of the proposed structure within the lot boundaries,

(f) The slope of the lot on which the proposed structure is located in relation to street level and the level of adjacent lots, the location of the proposed structure on the lot, and the height of the proposed structure in relation to street level and adjacent structures,

(g) The historical status, height and setback of the buildings on adjacent lots, and the height of all historically significant and contributing structures in the streetscape.

(Ord. #1957-18, §9; Ord. #1959-17; Code 1973, §36-319; Ord. #1982-63, §21; SFCC 1981, §3-29-8; Ord. #51-1992, §1)

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

(14)

HISTORIC DESIGN REVIEW

APPEAL APPLICATION

Date 3-16-93 Case AH 1993-7

Appellant's Name Bert T. Coughlin Phone 982-1045

Address 544 Canyon Rd

Agent's Name _____

Subject Property Address 544 Canyon Rd

Appeal Summary (use additional paper if necessary)

Appeal is set forth because said building in H district is being remodeled with addition of a loft only for sentimental reasons. Other dwellings in the district are of complete 2 story heights. We feel our structure will not disrupt any of the characteristic values of the area.

SUBMITTAL CERTIFICATION

I hereby certify that the documentation submitted for review and consideration by the City Council has been prepared in accordance with the attached verified appeal. I understand that failure to complete the minimum submittals may delay in the scheduling of my application.

Bert T. Coughlin 3-16-93 Milne Darling 3-16-93

Appellant's Signature / Date Agent's Signature / Date

FOR OFFICIAL USE ONLY

Date Received 3.16.93 ~~Zone~~ H- District Core Historic

Comments HDRB rejection based on 14-70.20 (as amended)

Date of Public Hearing April 14, 1993

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

(15)

VERIFIED PETITION

I/we, Bert Coughlin, the undersigned first being sworn on our oath depose and hereby submit to the governing body this petition duly verified pursuant to Section 14-70.26, Santa Fe City Code 1987 setting forth the following:

1. How such petition constitutes an appeal.

The reason being that other residential and business dwellings in said H district are made up of 2 story structures.

2. How such decision is illegal in whole or in part.

We feel decision is illegal in part due to the fact that we were denied building permit in a district that already consists of 3 story dwellings

3. The specific grounds of the illegality.

Because building will be remodeled and part that will constitute a second story will only be a loft. Said building will not house anyone, it is being remodeled on for sentimental value

(Please use additional paper if necessary).

VERIFICATION

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

I,we Bert Coughlin / Melissa Salazar being duly sworn, deposes and says: That he or she has read the foregoing appeal and knows the contents thereof, and that the same are true of his/her own knowledge.

Bert Coughlin Melissa Salazar
PETITIONER

Subscribed and sworn to me before this 16 day of March, 1993.

Armida Vella
NOTARY PUBLIC

My Commission Expires: 9-16-96

THE SANTA FE NEW MEXICAN

LEGAL NO.: "PUB.NOT." ACCOUNT : 387-5210

AD NUMBER: 126395

P.O. NO.:

77 LINES once at $ 261.80

Affidavits: 5.00

TAX: 16.34

TOTAL: $ 283.14

City of Santa Fe
Planning Division
P.O. Box 909
Santa Fe, NM 87504-0909

220-PUBLIC NOTICES

NOTICE OF PUBLIC HEARING

Case #AH 1993-7

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue, on May 12, 1993 at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin; Milner Sanchez, agent, regarding the Historic Design Review Board's decision at their meeting of March 8, 1993 on Case No. H 1993-7, remodel of and existing garage for use as a guesthouse, including the addition of a partial second story (tabled by City Council on 4/14/93) in the Downtown and Eastside Historic District. This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit: 544 Canyon Road. DATED AT SANTA FE, NEW MEXICO THIS 16TH DAY OF APRIL, 1993.

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings. Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.

AFFIDAVIT OF PUBLICATION

State of New Mexico
County of Santa Fe

I, Michael James Kott being first duly sworn, declare and say that I am Legal Advertising Representative of THE NEW MEXICAN, a daily newspaper published in the English Language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico, and being a newspaper duly qualified to publish legal notices, and advertisements under the provisions of Chapter 167 on the Session Laws of 1937; that the publication #"PUB.NOT." a copy of which is hereto attached was published in said newspaper once each week for one (consecutive) week(s) and that the notice was published in the newspaper proper and not in any supplement; the first publication on the 27th day of April 1993; and that the undersigned has personal knowledge of the matters and things set forth in this affidavit.

/S/.....
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 28th day of April A.D., 1993.

OFFICIAL SEAL
LAURA E. HARDING
NOTARY PUBLIC -- STATE OF NEW MEXICO
Laura E. Harding
MY COMMISSION EXPIRES 11/20/95

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

PROCEDURE FOR APPEALING HISTORIC BOARD DECISIONS

FOR CITY COUNCIL PUBLIC HEARING

Case # AH-93-7

Once an H-Board decision has been rendered, the appellant must complete the following:

1. Publish notice one time in legal advertisements (Section 14-5.4 (B) (2). SFCC 1987). Publication date at least 15 days prior to City Council hearing on April 27, 19 93.
*due to New Mexican by April 20, 1993.

2. Post notice on property, visible from street (Section 14-5.4 (B) (2), SFCC 1987. Date at least 15 days prior to City Council hearing on April 27, 19 93.

3. Mail notice certified mail/return receipt requested to property owners within 100 feet radius, streets excluded (14-5.4 (B) (2), SFCC 1987). Date at least 15 days prior to City Council hearing on April 27, 19 93.

4. Return mailing receipts and affidavit of mailing and posting to city staff prior to City Council hearing (Section 14-5.4 (B) (2), SFCC 1987).

5. Attend City Council hearing on MAY 12, 19 93.

I hereby certify that the above instructions have been explained to me and I understand the requirements. Failure to complete the above requirements will result in the renotification and rescheduling of the public hearing.

Melissa Sanchez 4/16/93
APPLICANT'S SIGNATURE / DATE

Mary Greenawalt 4/16/93
STAFF'S SIGNATURE / DATE

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., [illegible]4-0909

NOTICE OF PUBLIC HEARING

(For Official Use Only)

Case # AH 1993-7

Notice is hereby given that the City Council of the City of Santa Fe, New Mexico will hold a public hearing in the City Hall Council Chambers, 200 Lincoln Avenue on May 12, 19 93, at 7:30 p.m. for the purpose of acting on an appeal filed by Bert L. Coughlin, Milner Sanchez, agent.

regarding the Historic Design Review Board's decision at their meeting of March 8, 19 93 on Case No. H 1993-7

Remodel of an existing garage for use as a guesthouse, including the addition of a partial second story. (TABLED BY CITY COUNCIL 4/14/93.)

in the Downtown and Eastside Historic District.

This request is as set forth in the Santa Fe City Code 1987 Historic District Ordinance for the City of Santa Fe, New Mexico, as they apply for the following described location in the City of Santa Fe, New Mexico, to wit:

544 Canyon Road.

DATED AT SANTA FE, NEW MEXICO, THIS 16th **DAY OF** April, **19** 93.

Asst. **CITY CLERK** Yolanda Y. Vigil

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

Since room location may be subject to change, it is recommended that interested parties contact the Planning Division prior to public hearing date at 984-6657.

DATE TO BE PUBLISHED: April 27, 19 93.

NEW MEXICAN TO MAIL AFFIDAVIT OF PUBLICATION TO CITY PLANNING DIVISION, P.O. BOX 909, SANTA FE, NEW MEXICO 87504 - PRIOR TO MEETING DATE.

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

Case # AH 1993-7

DEAR INTERESTED PARTY:

Notice is hereby given that the Governing Body of the City of Santa Fe will hold a public hearing in the City Council Chambers, City Hall, 200 Lincoln Avenue, on May 12, 19 93, at 7:30 PM to act on an appeal from Bert L. Coughlin, Milner Sanchez, agent.

regarding Remodel of an existing garage for use as a guesthouse, including the addition of a partial second story. This proposed remodel was rejected by the Historic Design Review Board at their meeting of March 8, 1993.

The subject property is located within the Downtown and Eastside Historic District.

Property located at 544 Canyon Road.

APPLICANT'S SIGNATURE _____ DATE _____

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦

Questions may be directed to the Santa Fe Planning Division at 984-6657. Any and all interested parties are invited to attend the public hearing and will be heard prior to the Governing Body taking action. Formal objections may be submitted in writing to the Planning Division, City Hall.

NOTE: New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-7 Meeting Date March 8, 1993

Project Address 544 Canyon Road District Core

Agent JP Construction Address POB 5772-SFe 87502 Phone 982-6328

Owner Bert Coughlin Address 1544 Canyon Road Phone 982-1045

PUBLICLY VISIBLE FACADES: ( ) NORTH ( ) SOUTH ( ) EAST (X) WEST

HISTORICAL SIGNIFICANCE: MAIN HOUSE NUMBER 1283 AREA NO. 6 AGE c.1940

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Remodel existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB at 1/20/93 meeting.)

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: BUILDING PERMITS FOR HDRB APROVALS 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 DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

memo

DATE: March 8, 1993

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 93-7 ADDRESS 544 CANYON ROAD

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS		APPLICANT SUBMITTALS	
X	Case Synopsis	X	Proposal Letter
X	District Guidelines	X	Vicinity Map
X	State Historical Survey Sheet	X	Site Plan/Floor Plan
X	Minutes of 2/8/93 HDRB	X	Photographs
___	Other ___	X	Elevations
		___	Other ___

STAFF RECOMMENDATIONS:

The applicant has submitted illustrations depicting the placement of a partial second story on an existing garage in an effort to convert the building into a guesthouse.

Earthtone stucco and multi-lite windows and doors are proposed to detail the facades.

The design standards in the SFCC appear to have been met.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 93-7 PROJECT LOCATION 544 Canyon Rd.

PUBLICLY VISIBLE: N ( ) S ( ) E ( ) W (✓ from end of driveway easement.

1. MASSING: Applicable ( ) Not Applicable ( )

   a. Building Height 21'

   b. Roof Type slope behind parapet

   c. Facade Features canales, multi lite windows, rounded parapets

Complies (✓) Does Not Comply ( )

Staff Comments: _____

2. OPENINGS: Applicable (X) Not Applicable ( )

   a. Percentage of Opening per Facade ow (N) ow (S) ow (E) ow (W)

   b. May Exceed 40%-Under Portal —

   c. 30" Maximum Glass Size (larger under portal) —

   d. 3 ft. Minimum Distance from Corners —

Complies (X) Does Not Comply ( )

Staff Comments: _____

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (X)

   a. Cantilevered Elements _____

   b. 30" Maximum Roof Overhang _____

Complies ( ) Does Not Comply ( )

Staff Comments: _____

4. MATERIALS: Applicable ( ) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish ~~paint~~

Complies ( ) Does Not Comply ( )

Staff Comments: _____

5. COLORS: Applicable (✓) Not Applicable ( )

a. Exterior adobe

b. Accents white windows

c. Maximum Glass Area _____

Complies (✓) Does Not Comply ( )

Staff Comments: _____

6. ROOFS: Applicable (✓) Not Applicable ( )

a. Roof Type and Slope slope behind parapet

b. 30 Maximum Roof Overhang —

c. Parapets Concealed Equipment —

Complies (✓) Does Not Comply ( )

Staff Comments: _____

****

HISTORIC DESIGN REVIEW BOARD ACTION

Approved ( ) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

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 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 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 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)

building threatened? yes	surveyed date 1-10-84 by mb	county Santa Fe	ID no. 051611283
field map number SFHD-6-1283		UTM reference easting zone 12 13	northing

location description: 544 Canyon

city/town: SANTA FE

land grant/reservation:

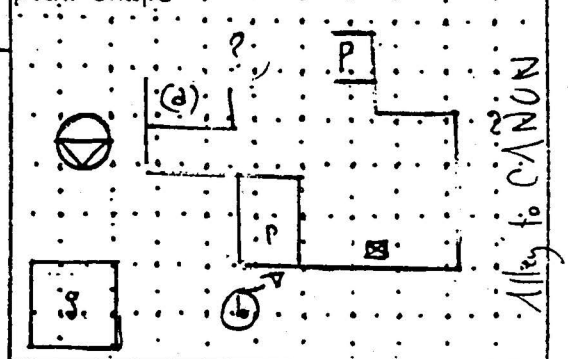
building name:

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

film roll by mb no. 11 | negative nos. 25 | loc. of neg. HPB



plan shape



date of construction: 1935-45 estimate ___ actual

source: Bus. Directory

use: present residential other ___ historic residential other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: X minor ___ moderate ___ major

describe:

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? contrib. marginal date

associated buildings? X yes

what type? Garage

if inventoried, list ID nos.

see back? ___ yes

Pueblo Revival

NV

wall material/surface: Adobe? Stucco

architectural features:
Roof - Flat w 2nd story at (a), 1 chimney vis, 1 mtl lined wd canal has arched opening in parapet
Windows - 6/6, 4/4 w spindle grill, 6/6 has wd sill, 4/4 have bullnosed sill + small, recessed lintel
Door - NV
Portal (b) has heavy round posts tapered at top, ball zapatas, parapet over lintel

comments: Garage has (2) folding 3 leaf T&G doors Center panel has 4 lites.

Case #H-93-4. 352 E. DeVargas Street (at Paseo de Peralta). Core Historic District. Steven Robinson, architect, agent for The Peters Corp., proposes exterior finish rehabilitation (existing building) and gallery addition attached to the south elevation. (Will remain tabled for 2/8/93 meeting).

This case remains on the table.

Case #H-93-7. 544 Canyon Road. Core Historic District. J. P. Construction, agents for Bert Coghlin, proposes remodel of existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB 1/20/93).

Mr. Martinez moved to take this case off the table. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

Ms. Grzeskowiak presented the staff report (see attached as Exhibit "A").

Present for the applicant and sworn was Mr. John Glenzinski, who presented elevations for the Board's review.

Mr. Martinez asked what the size of the lot was and Mr. Glenzinski stated that, while the entrance was 218' back from Canyon Road, he was not sure of the size. Mr. Martinez then inquired if the neighbors to the east would be obstructed and Mr. Glenzinski responded that he did not know.

Chair Woods asked if the applicants would still be using the garage and Mr. Glenzins replied in the affirmative. The Chair then asked if it would be possible to place the addition on the side and Mr. Glenzinski said that this would involve moving the electric service.

Mr. Martinez asked if Mr. Glenzinski would be willing to work with a subcommittee of the Board and Mr. Glenzinski replied in the affirmative.

There were no speakers from the floor on this item.

Mr. Martinez moved to table **Case #H-93-7**, for appointment of a subcommittee to work with the applicant. The motion was seconded by Mr. Bennett and passed by unanimous voice vote.

Chair Woods requested that Mr. Glenzinski see if the owners were willing to have a single story addition and then call her and she would then appoint a subcommittee.

Case #H-93-3. 147 Gonzales Road - Unit 12. Core Historic District. William Ware proposes revisions to a partial two story, single-family residence (Tabled by HDRB 1/20/93.)

Mr. Bennett moved to take this case off the table. The motion was seconded by Mr. Cohen and passed by unanimous voice vote.

November 18, 1992

City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, New Mexico
87505-0909

Historic Design Review

The project is a remodel of an existing Studio which is in poor condition and needs attention.

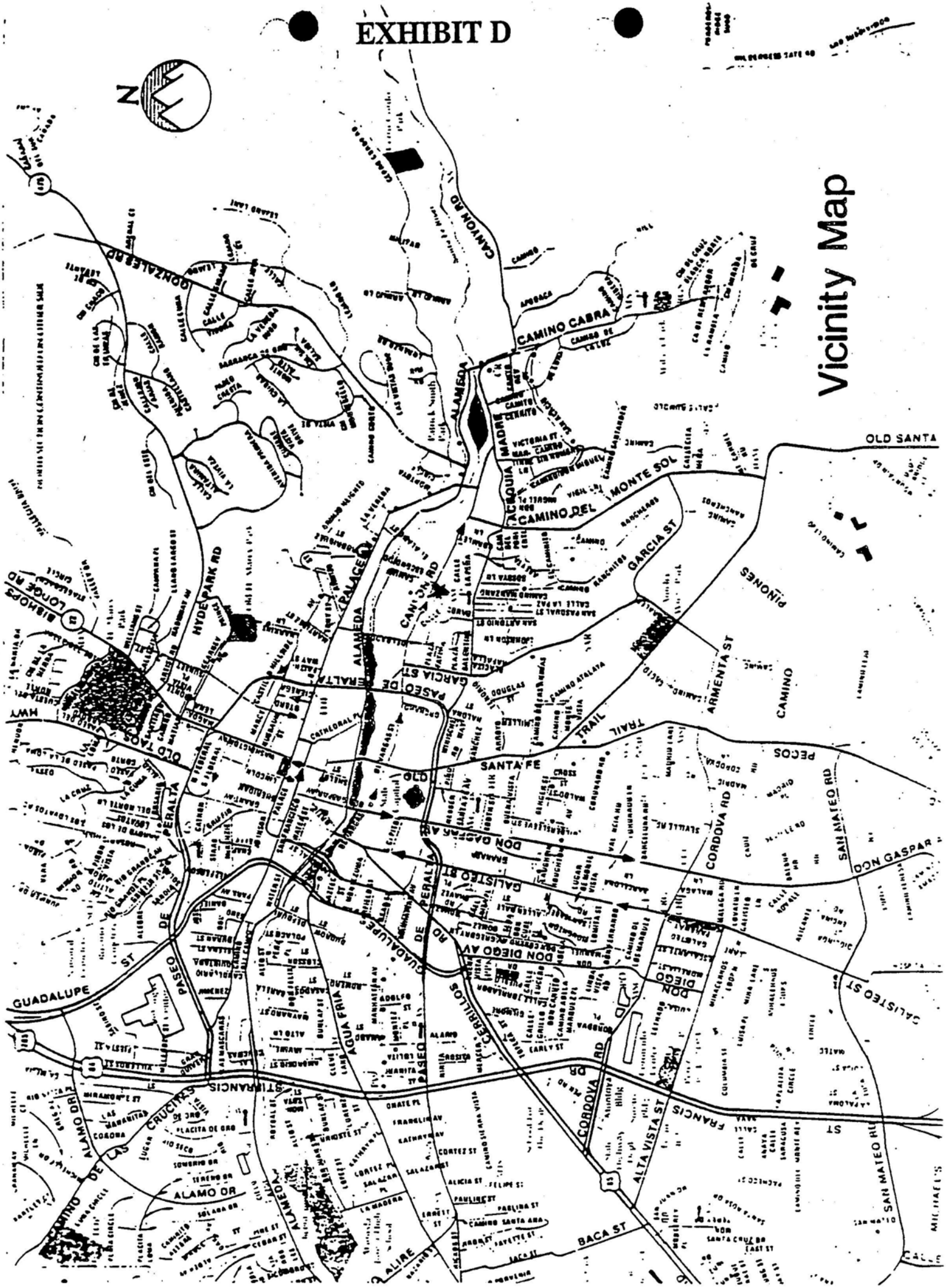
Mrs. Coughlin is willing to renovate keeping in mind Santa Fe and the area other than risk further deterioration creating an eye sore.

All stucco and paint colors are to match existing residence which is adobe/stucco with white painted windows.

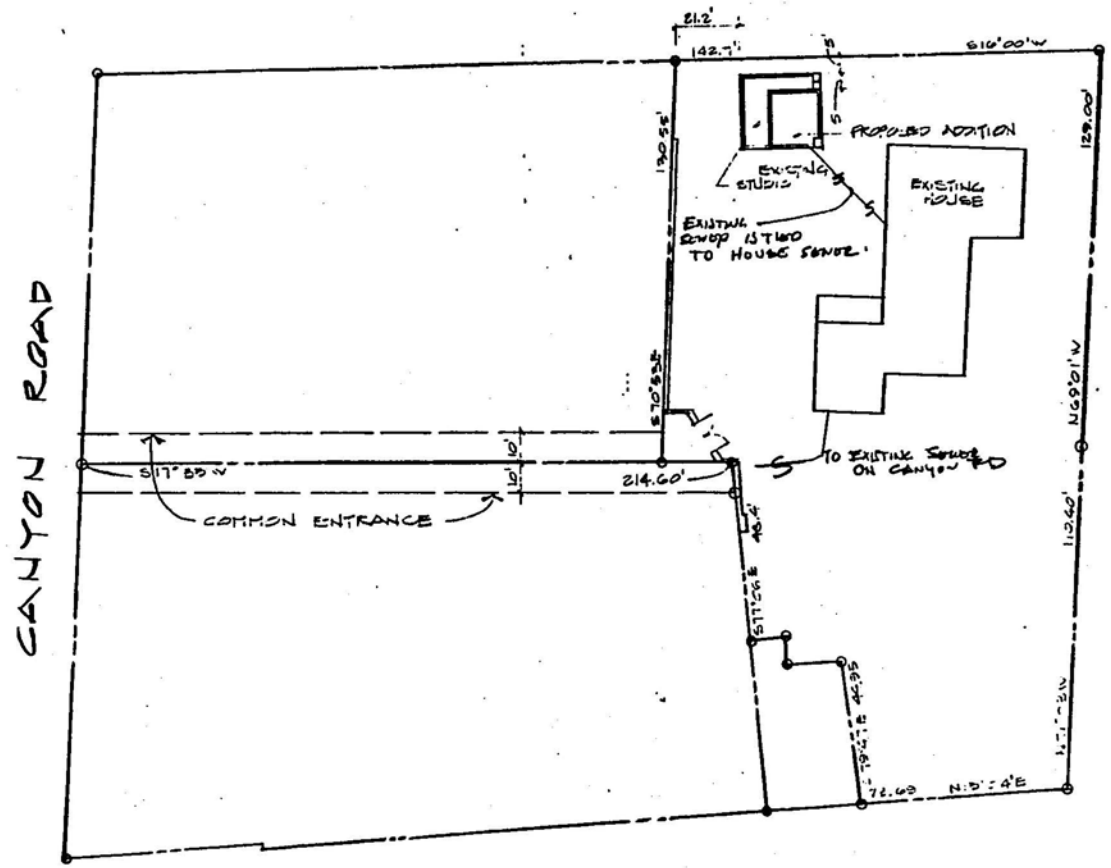
Thank you for your consideration.

John P. Glenzinski

EXHIBIT D



Vicinity Map
N
CAMINO CABRA
CANYON RD
GONZALES RD
ALAMEDA
ACEQUIA MADRE
CAMINO DEL MONTE SOL
OLD SANTA
GARCIA ST
PINONES
ARMENTA ST
CAMINO
TRAIL
PECOS
SAN MATEO RD
CORDOVA RD
DON GASPAR
GALISTEO ST
DON DIEGO AV
DON DIEGO
CERRILLOS RD
PASEO DE PERALTA
GUADALUPE ST
AGUA FRIA
PALACE AV
HYDE PARK RD
BISHOPS LODGE RD
OLD TAOS HWY
PERALTA
SANTA FE
OLD
STIFRANCIS
FRANCIS ST
ALTA VISTA ST
BACA ST
ALAMO DR
CAMINO DE LAS CRUCITAS



SITE PLAN

1" - 30' SCALE

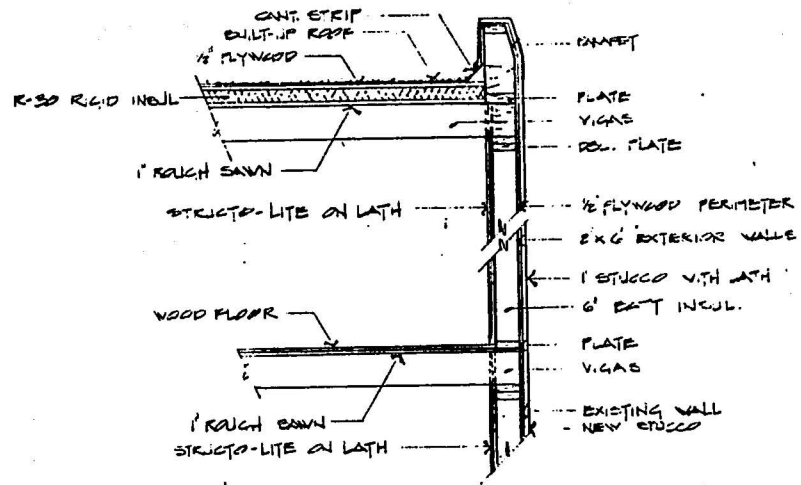
SURVEY INFORMATION

TAKEN FROM A PLAT APPROVED BY THE CITY PLANNING COMM. AND FILED BY THE COUNTY CLERK DEC. 2, 1930
ORIGINAL SURVEY BY W.G TURLEY DEC. 2, 1930
DURING SURVEY OF LOT 14 BLOCK 53 RINCELAND 1924 OFFICIAL MAPS.

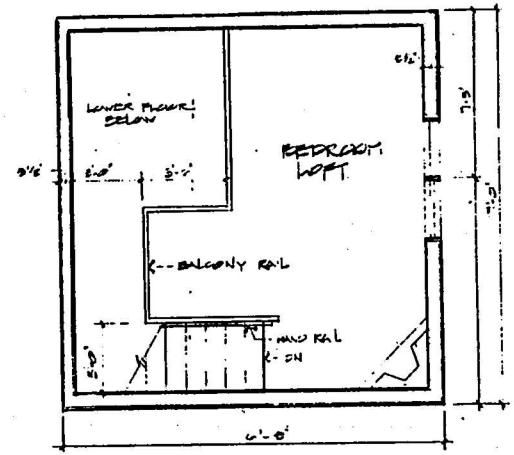
STEWART CONST.

FOR: BERT COUGHLIN
544 CANYON ROAD

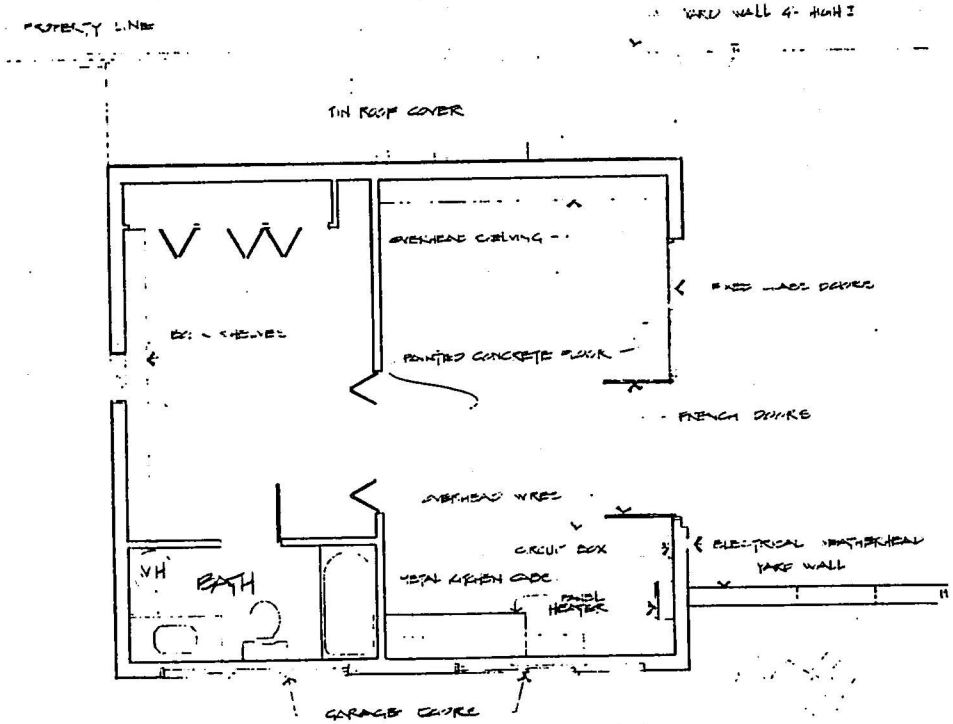
SHEET 1 OF 5



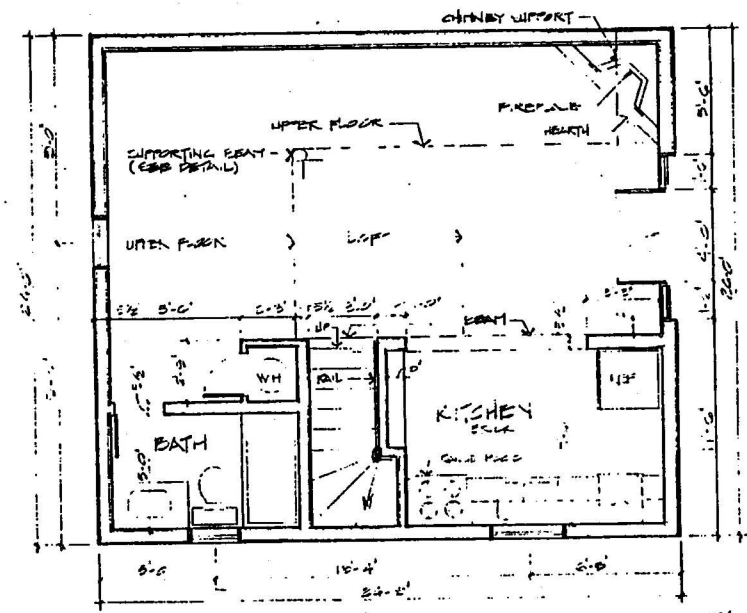
DETAIL
NO SCALE



FLOOR PLAN SECOND FLOOR
1/4"-1'-0" SCALE



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



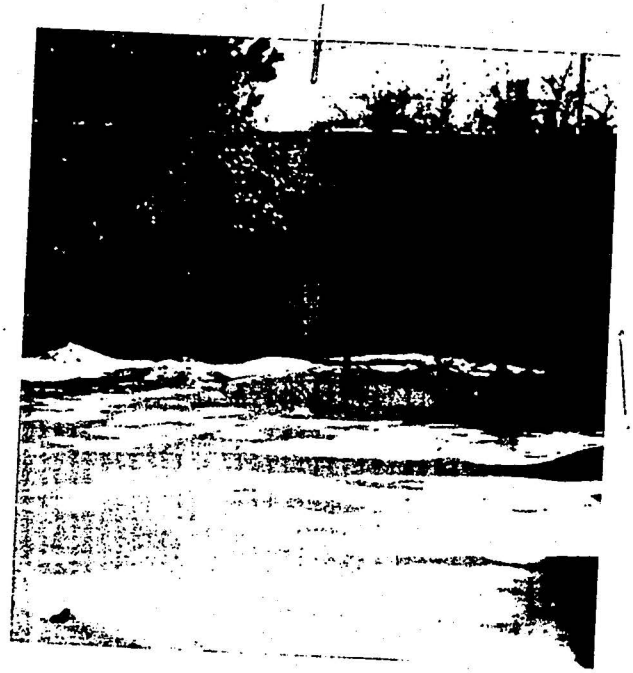
FLOOR PLAN FIRST FLOOR
1/4" = 1'-0" SCALE

STEWART CONST.

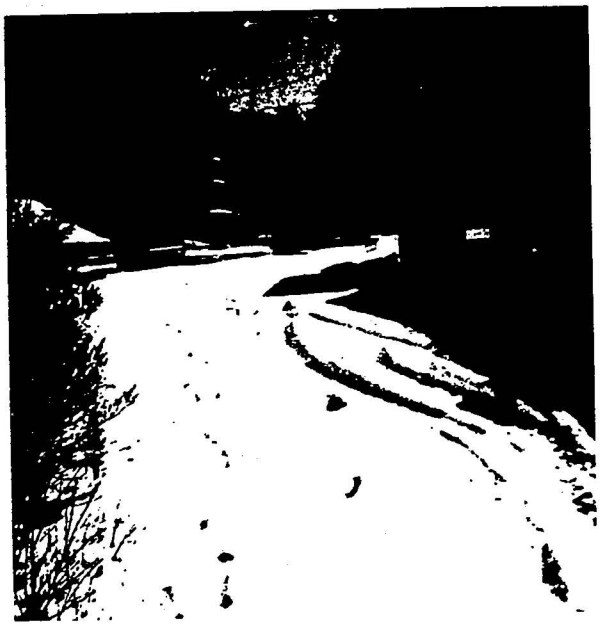
FOR: BERT COUGHLIN
842 CANYON ROAD.

SHEET 2 OF 5

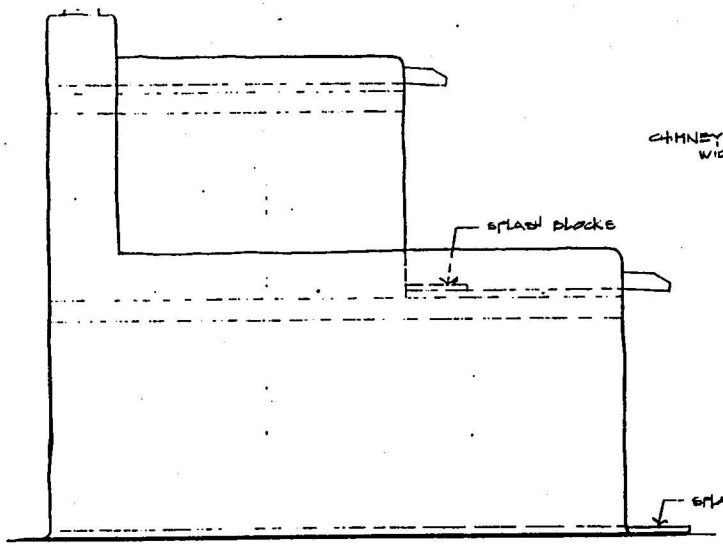
West Elevation 2



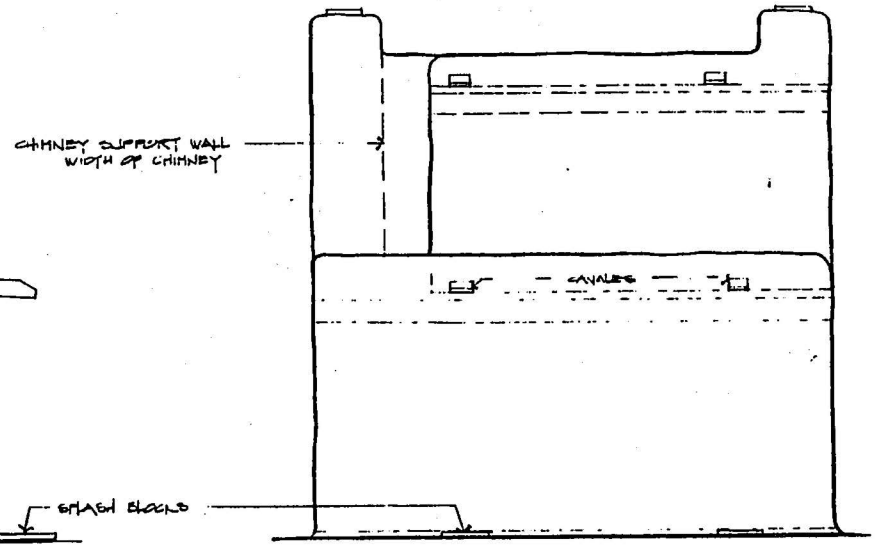




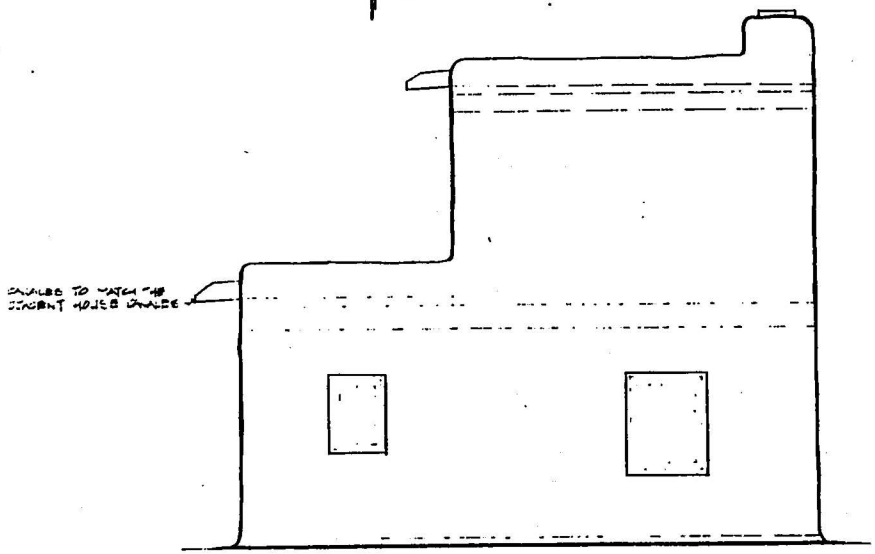
South



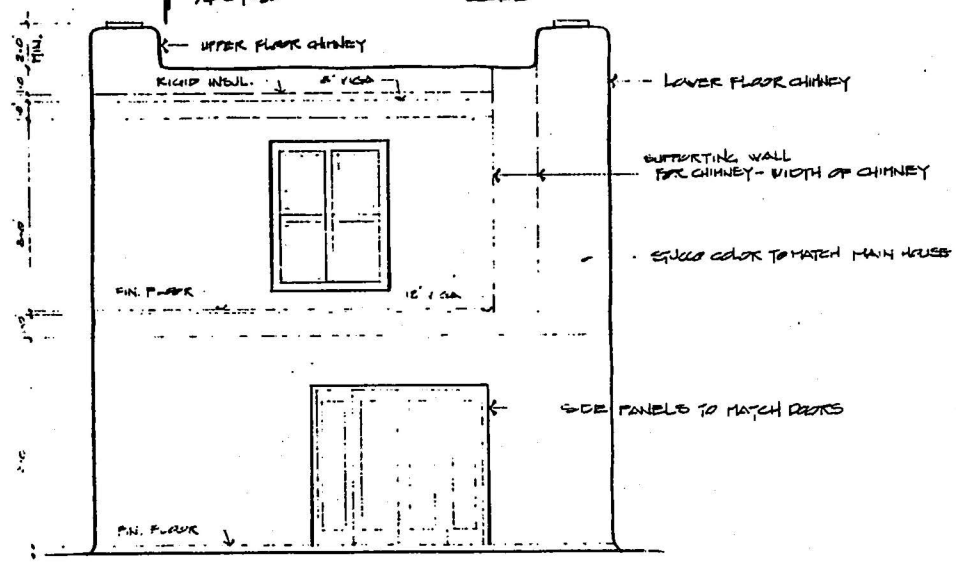
EAST ELEVATION
1/4" = 1'-0" SCALE



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



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



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

STEWART CONST.

FOR: BERT COUGHLIN
564 CANYON ROAD

SHEET
3 OF 5

West Elevation 2





South



Looking East from entry

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-7 Meeting Date February 8, 1993

Project Address 544 Canyon Road District Core

Agent JP Construction Address POB 5772-SFe 87502 Phone 982-6328

Owner Bert Coughlin Address 1544 Canyon Road Phone 982-1045

PUBLICLY VISIBLE FACADES: ( ) NORTH ( ) SOUTH ( ) EAST (X) WEST

HISTORICAL SIGNIFICANCE: MAIN HOUSE NUMBER 1283 AREA NO. 6 AGE c.1940

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: Remodel existing detached garage for use as a guesthouse, add partial second story. (Tabled by HDRB at 1/20/93 meeting.)

BOARD ACTION

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For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

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City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

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Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 93-7 Meeting Date March 8, 1993

Project Address 544 Canyon Road District Core

Agent JP Construction Address POB 5772-SFe 87502 Phone 982-6328

Owner Bert Coughlin Address 1544 Canyon Road Phone 982-1045

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For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

Mary Grzeskowiak
Urban Design Review Specialist

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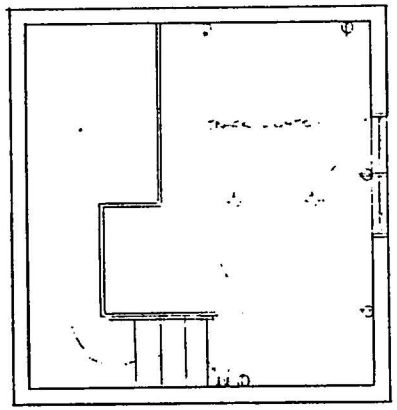
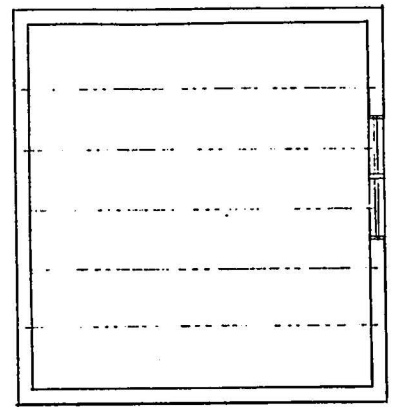


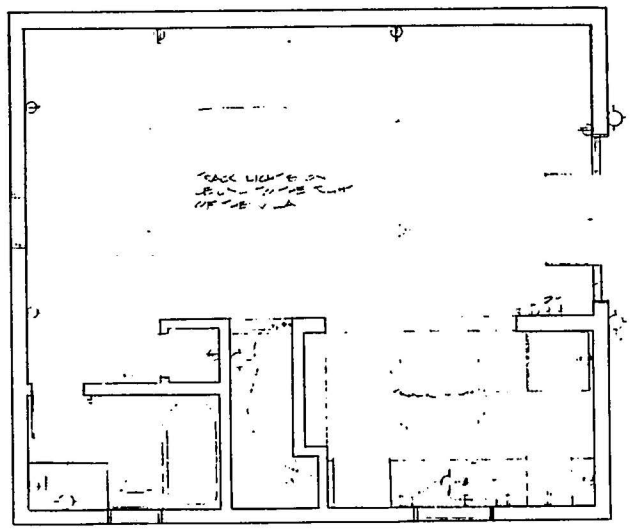
ELECTRICAL PLAN SECOND FLOOR

1/4" = 1'-0" SCALE



ROOF PLAN SECOND FLOOR

1/4" = 1'-0" SCALE



ELECTRICAL PLAN FIRST FLOOR

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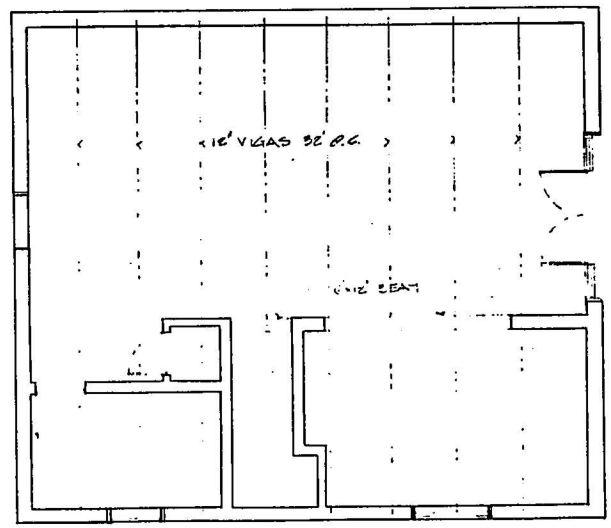
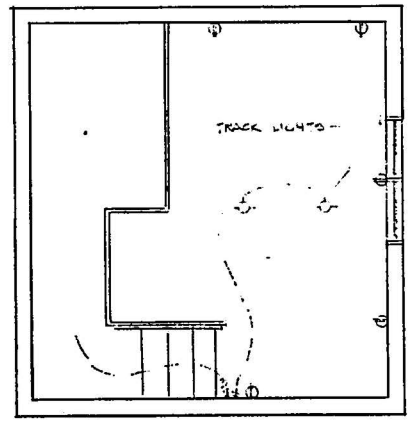


ROOF PLAN FIRST FLOOR

1/4" = 1'-0" SCALE

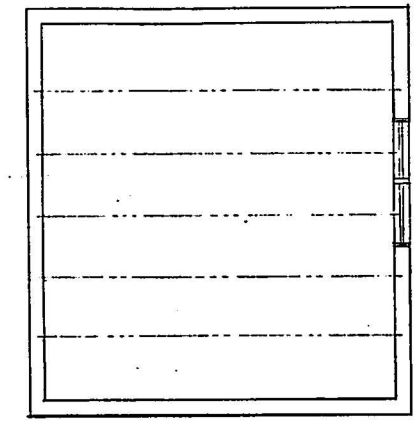
STEWART CONST.

FOR: BERT COUGHLIN SHEET #



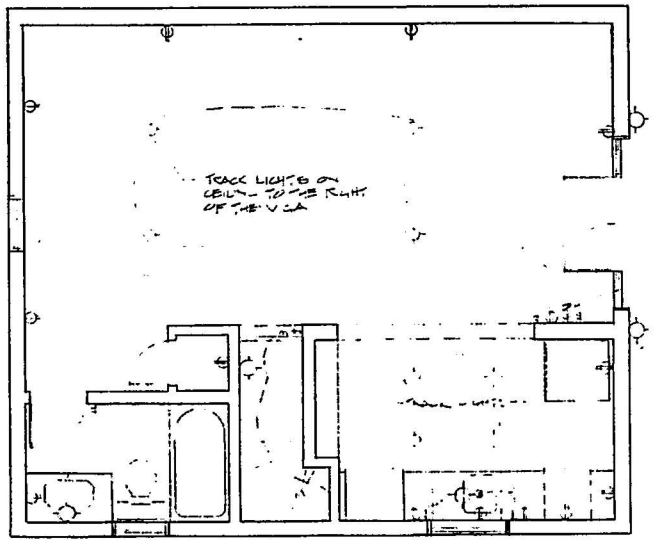
ELECTRICAL PLAN SECOND FLOOR

1/4" = 1'-0" SCALE



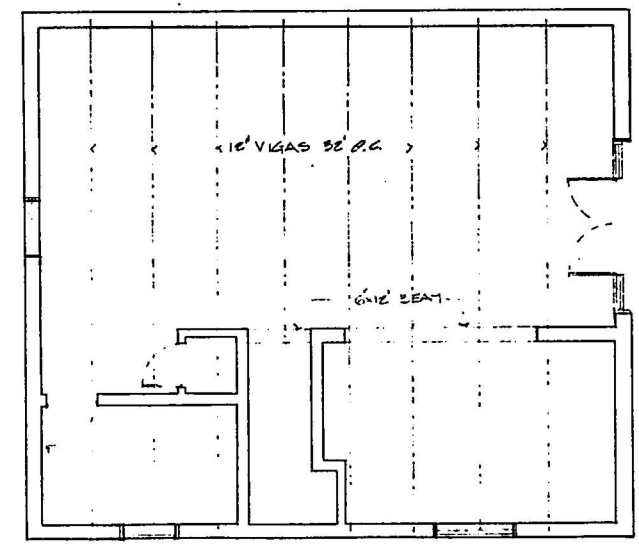
ROOF PLAN SECOND FLOOR

1/4" = 1'-0" SCALE



ELECTRICAL PLAN FIRST FLOOR

1/4" = 1'-0" SCALE



ROOF PLAN FIRST FLOOR

1/4" = 1'-0" SCALE

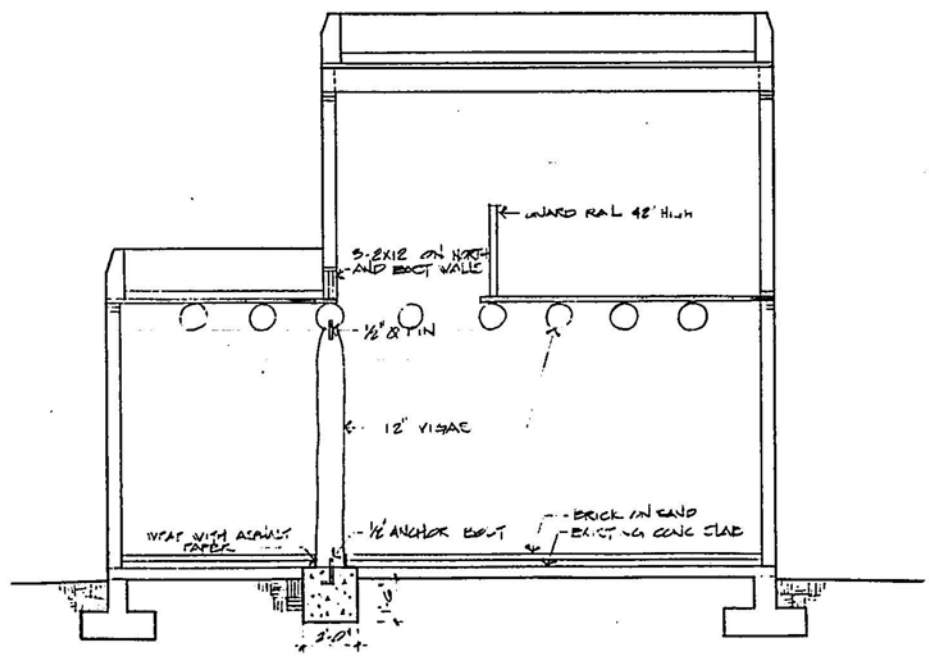
STEWART CONST.

FOR: BERT COUGHLIN
544 CANYON ROAD

SHEET 4 OF 5

TING ROOF TO BE REMOVED COMPLETELY.
-TING WALLS TO EXTEND TO ACCOMODATE NEW HEIGHT.
CTRICAL SERVICE TO BE RELOCATED TO THE NORTH OF THE FIRST FLOOR.
'OVE EXISTING GARAGE DOORS, RE-LATH EXISTING LOWER LEVEL AND STUCCO COMPLETE UNIT.
'OVE EXISTING DOORS AND WINDOWS AND FRAME TO PROVIDE NEW DOORS AND WINDOWS AS SHOWN.
2X12 WEST COAST FIR TO BE PROVIDED BELOW THE SECOND FLOOR WALLS FOR STABILIZING.
AND SIZE OF DOORS AND WINDOWS TO BE DETERMINED BY OWNER AND CONTRACTOR.
-TING ELECTRICAL TO BE REMOVED AND REPLACED AS SHOWN.
'ING TO BE ROUTED AS NECESSARY AND PATCH CONCRETE FLOOR AS NEEDED.

NORTH



SECTION DETAIL
1/4" = 1'-0" SCALE

STEWART CONST.

FOR: BERT COUGHLIN
544 CANYON ROAD

SHEET 5 OF 5

Milner Sanchez
387 52 10

Betty Stuart, Gen Contractor
983-2354 *
988-1543

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 544 Canyon Road

Owner: Bert Coughlin Address: 544 Canyon Road Phone: 9821045

Applicant: J.P. Construction Address: P.O. Box 5172 Santa Fe, N.M. 87502 Phone: 982-6328

Project Proposal: Remodel Existing Garage to a Studio

Public Visibility: North ( ) South ( ) East ( ) West ( )

New Construction: Single-Family Residence ( ) Multi-family Residence ( ) Commercial ( )
HOME

Other Construction: Demolition ( ) Remodel (X) Addition ( ) Restucco (X) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

STUDIO Remodel

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

John P. Gonzales
Signature of Applicant or Owner

11/14/92
Date

FOR OFFICIAL USE ONLY

Date Received: 12/15/92 Case Number: H-92-194 Meeting Date 1/11/92

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION	COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.9	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.13	Demolition	( )	( )
14-70.14	Minimum Maintenance Requirements	( )	( )
14-70.15	Signs	( )	( )
	Applicable District Standards	( )	( )

Remarks:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to remodel a contributing residence by constructing approximately 4,550 sq. ft. of additions that are lower than the existing height, constructing a garden shed/studio, and making other exterior alterations. An exception is requested to place an addition on a primary elevation (Section 14-5.2 (D)(2)(c)).

Project number: 11-101000138
Case number: H-11-000138
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Christopher Purvis
Santa Fe, NM 87501

200 W. Marcy #147
505-982-5461

AP –

BOARD ACTION

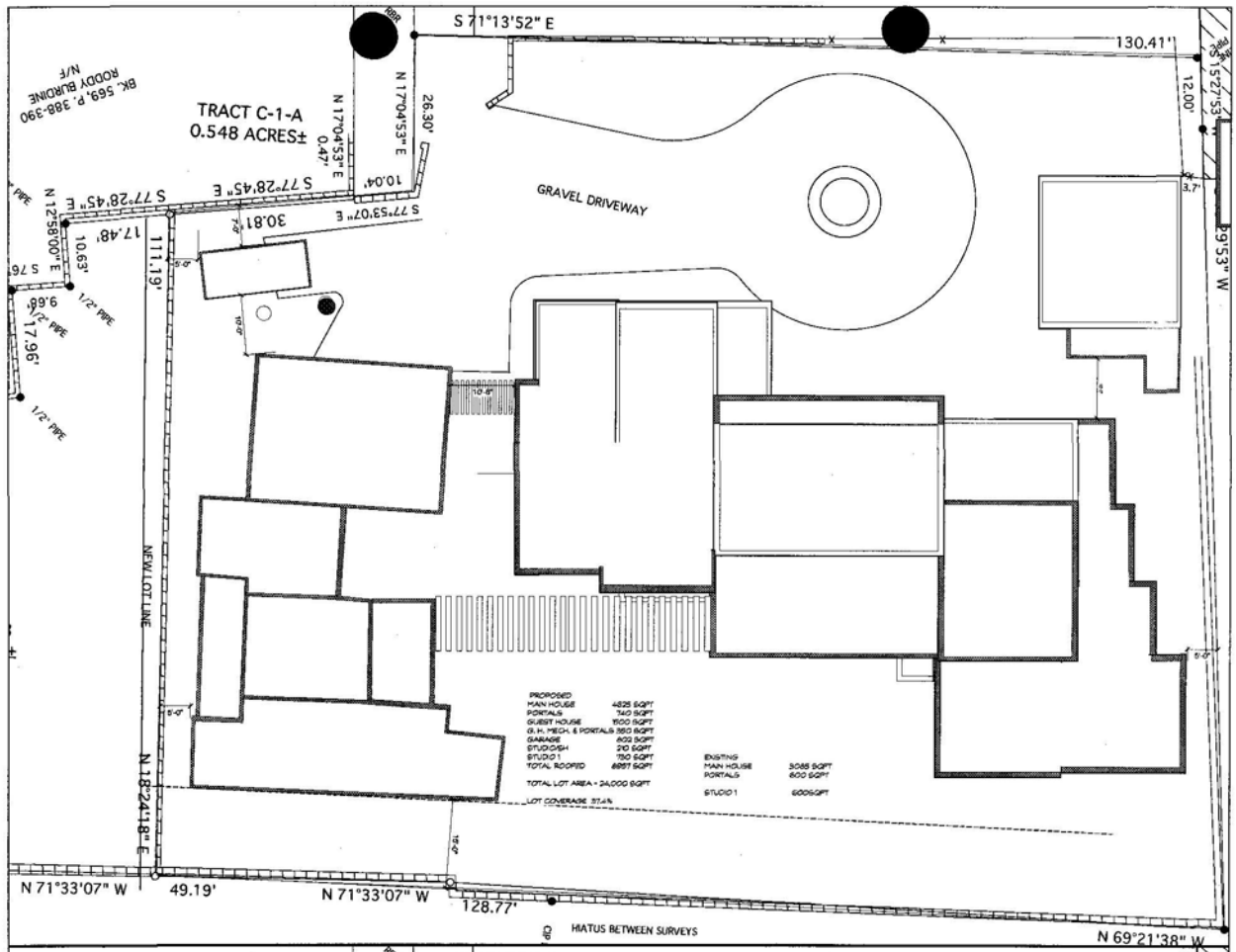
This is to certify that the Historic Design Review Board (HDRB) at their hearing on, December 13, 2011, acted on the above referenced case. The decision of the board was to designate the north and south elevations as primary and to deny your request to remodel the property. For further information please call 955-6605.

Sincerely,

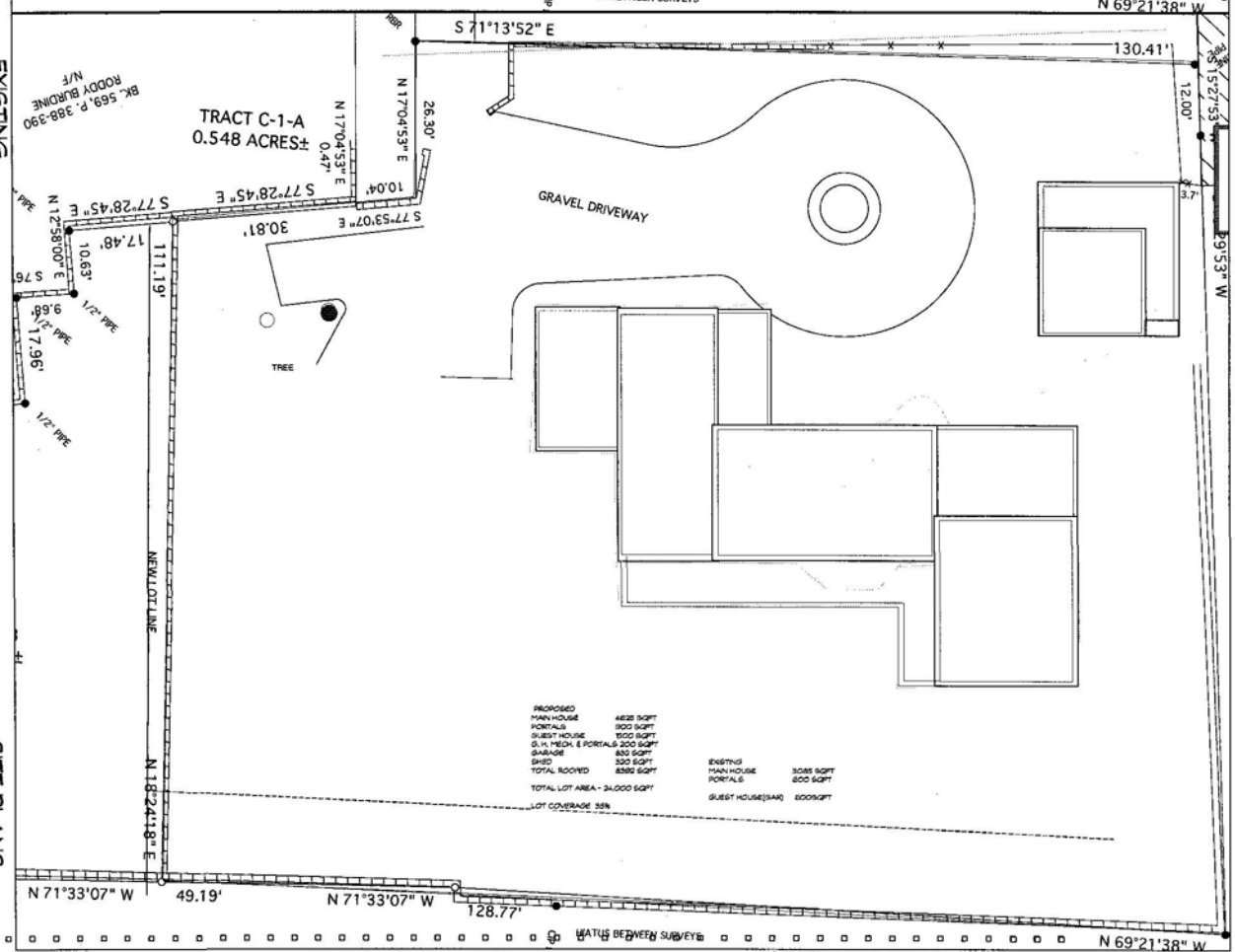
David A. Rasch
Planning Supervisor Historic Preservation Division

NOTE: Applicant can use this action letter to apply for building permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit..**

PROPOSED



EXISTING



SITE PLANS

SCALE 1"=1'-0"

JOB NO. 3112

A-1

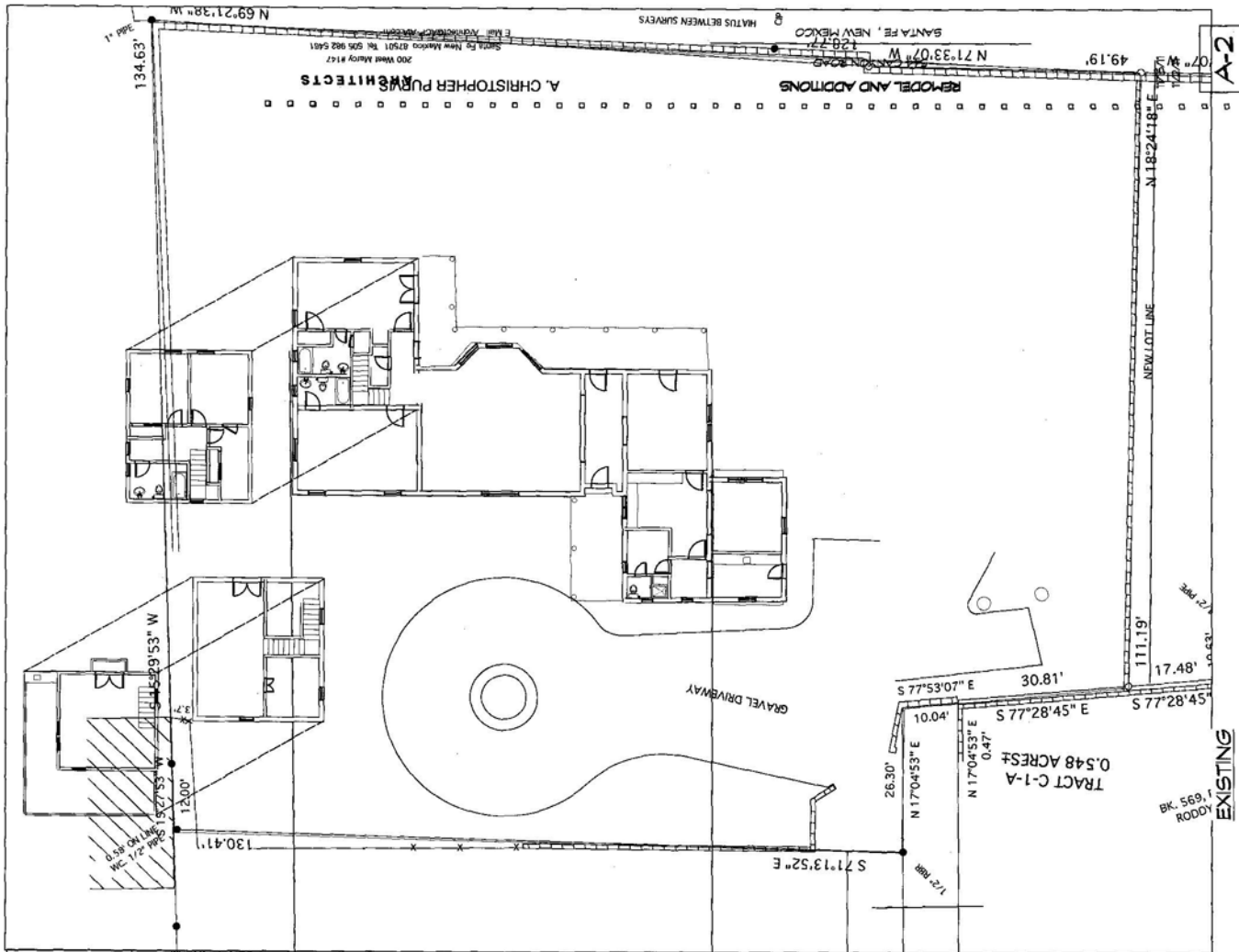
11/15/11
11/2/11

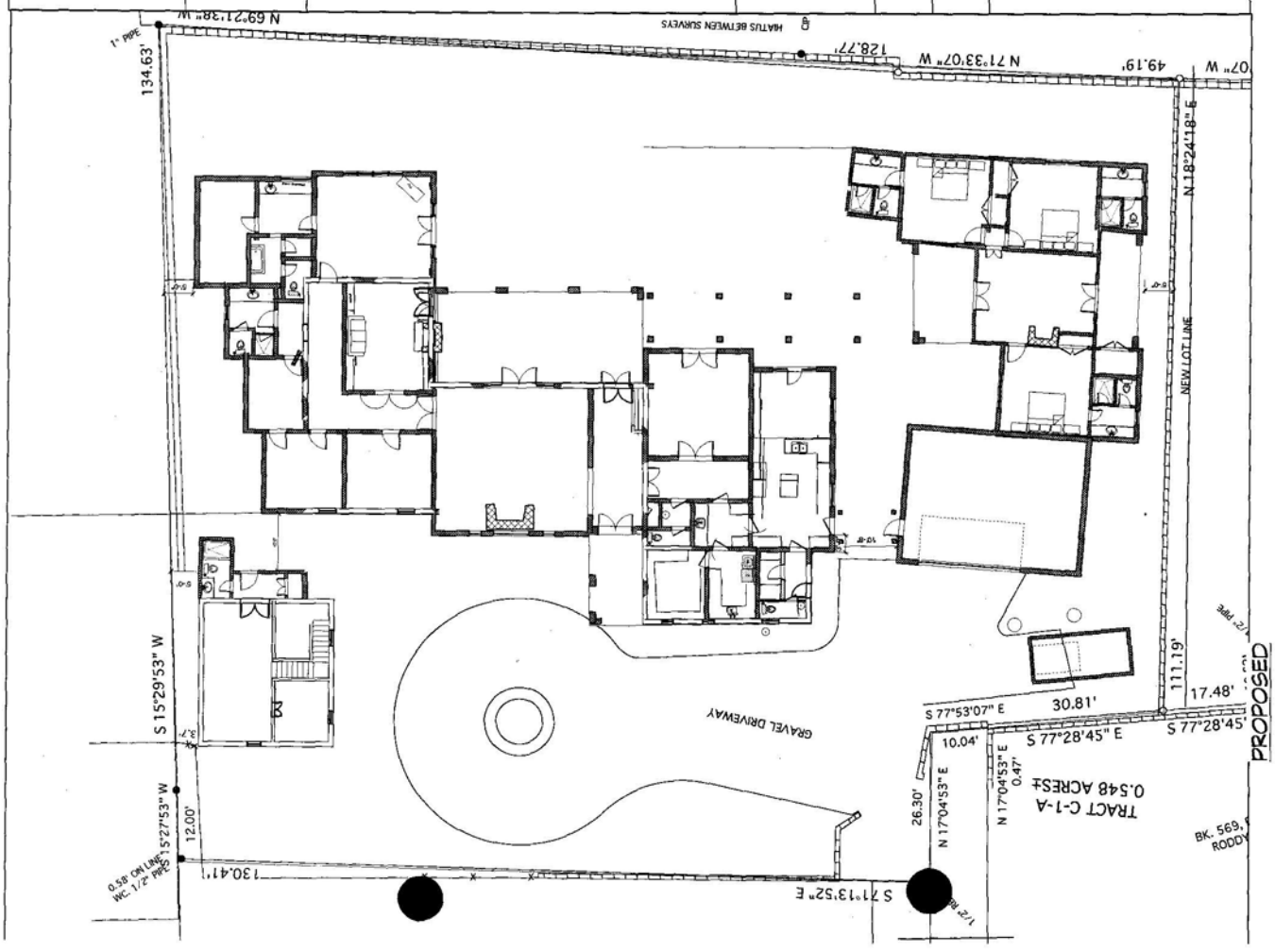
REMODEL AND ADDITIONS

544 CANYON ROAD

SANTA FE, NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com


A-2
FLOOR PLANS
JOB NO. 3112
REMODEL AND ADDITIONS
A. CHRISTOPHER PURVIS ARCHITECTS
SANTA FE, NEW MEXICO
HIATUS BETWEEN SURVEYS
N 69°21'38" W
134.63'
1" PIPE
N 71°33'07" W
128.77'
49.19'
N 18°24'18" E
NEW LOT LINE
111.19'
17.48'
S 77°53'07" E
30.81'
S 77°28'45" E
10.04'
26.30'
N 17°04'53" E
0.47'
TRACT C-1-A
0.548 ACRES±
BK. 569,
RODDY
1/2" PIPE
GRAVEL DRIVEWAY
S 15°29'53" W
3.7'
12.00'
0.58' ON LINE
WC. 1/2" PIPE
130.41'
S 71°13'52" E
EXISTING


HIATUS BETWEEN SURVEYS
N 69°21'38" W
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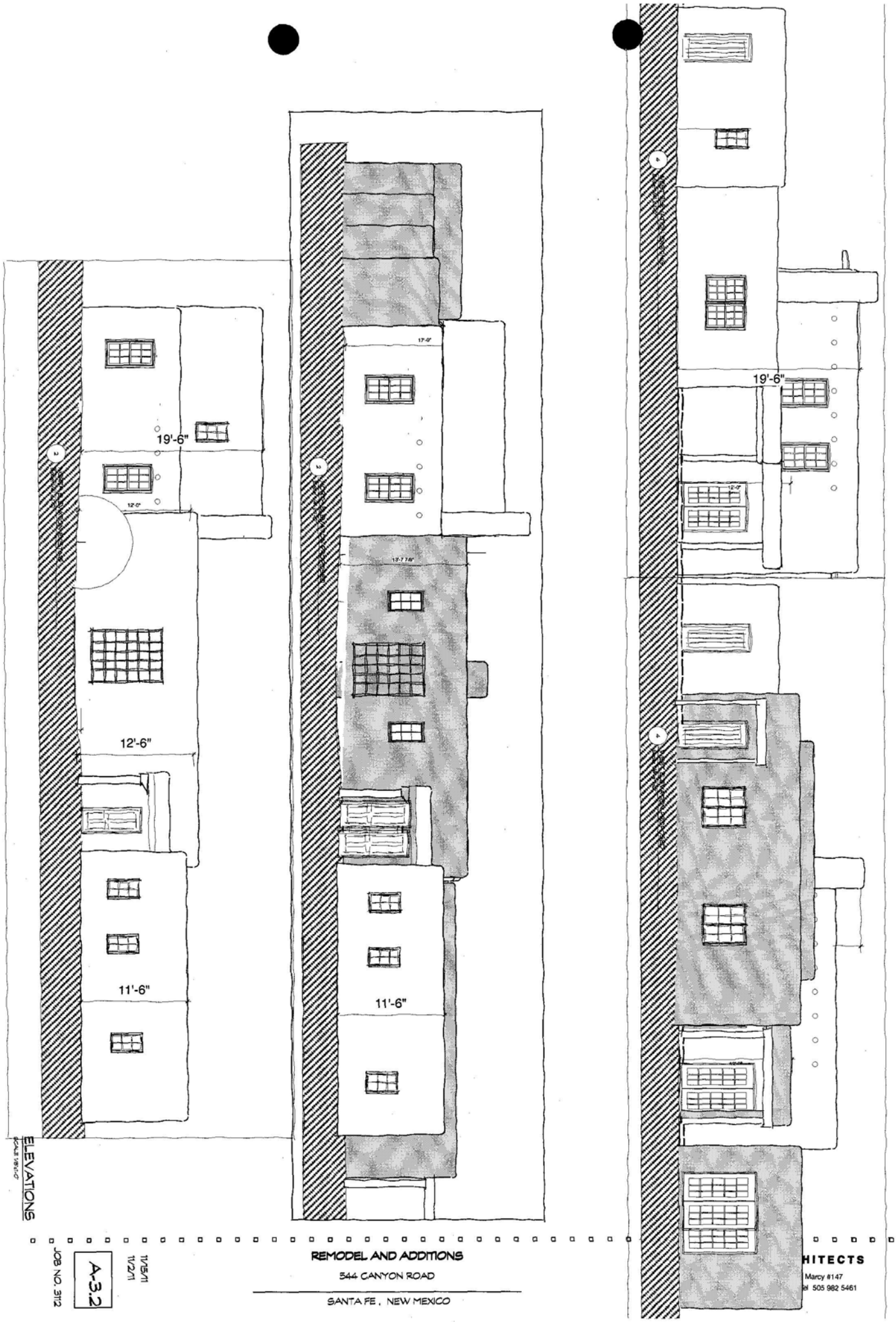
PROPOSED



ELEVATIONS

SCALE 1/8"=1'-0"

JOB NO. 3112

A-3.2

11/15/11
11/2/11

REMODEL AND ADDITIONS

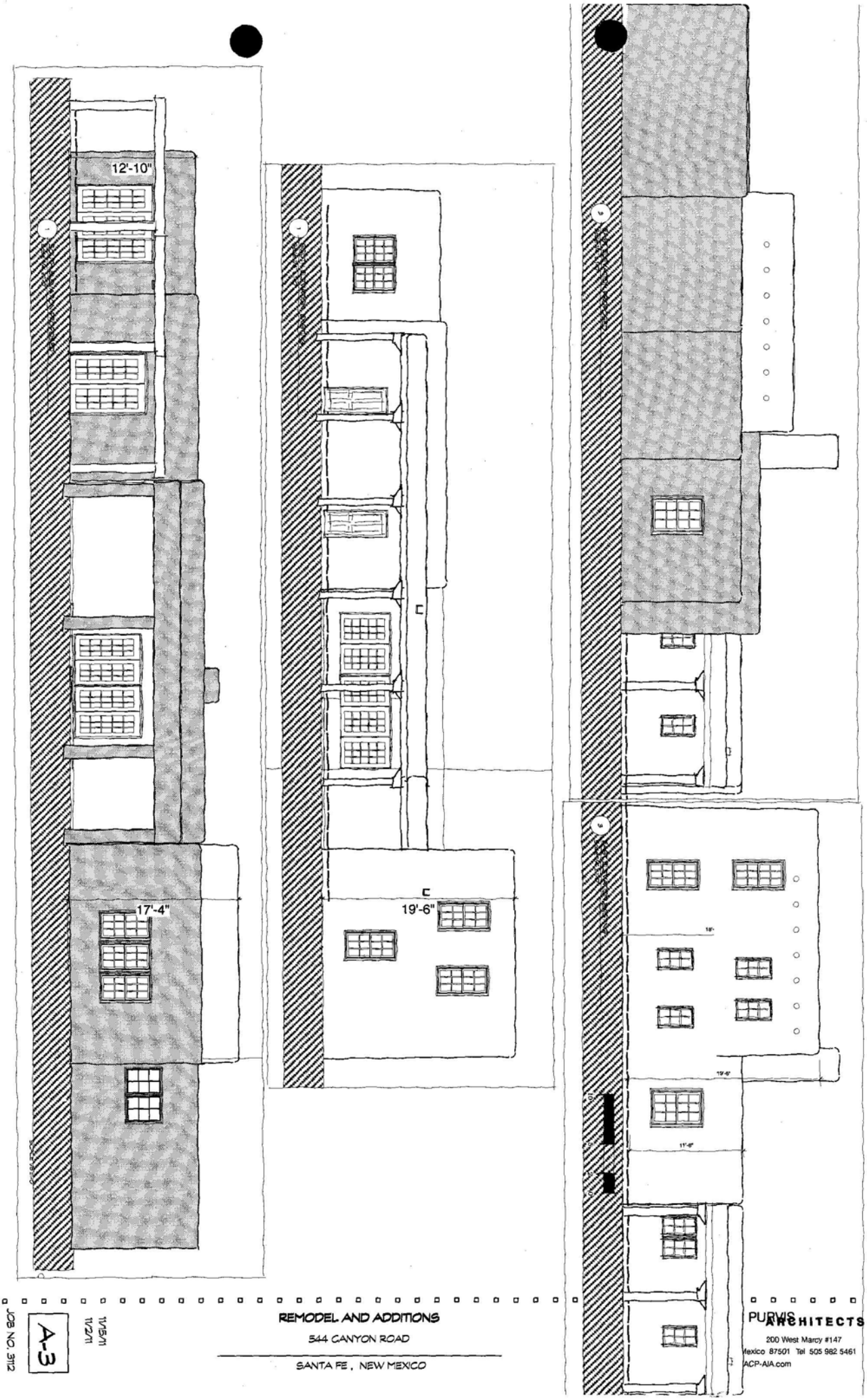
544 CANYON ROAD

SANTA FE, NEW MEXICO

HITECTS

Marcy #147

el 505 982 5461



JOB NO. 3112

A-3

11/5/11
11/21/11

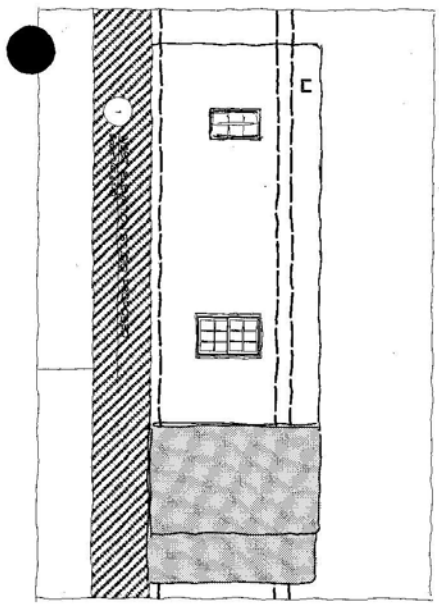
REMODEL AND ADDITIONS

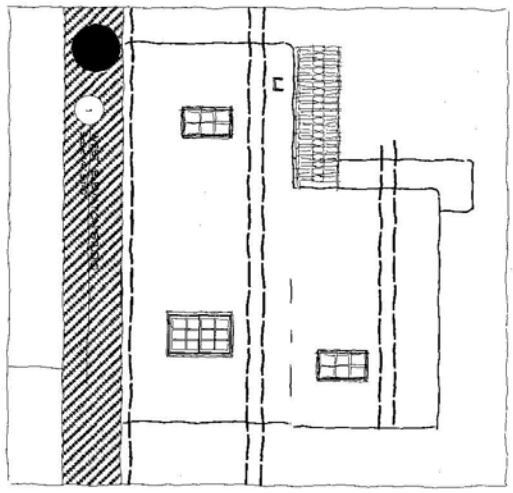
544 CANYON ROAD

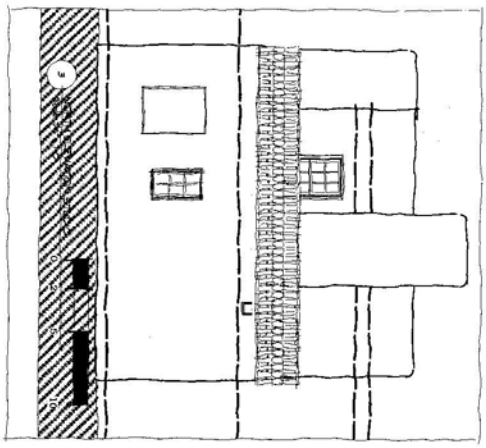
SANTA FE, NEW MEXICO

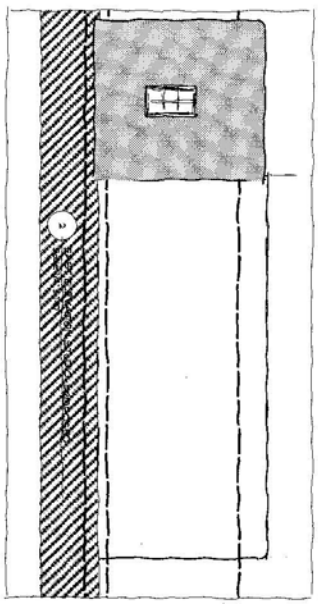
PURVIS ARCHITECTS

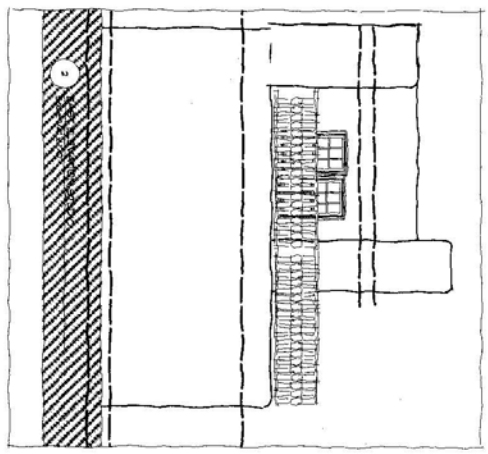
200 West Marcy #147
Mexico 87501 Tel 505 982 5461
ACP-AIA.com

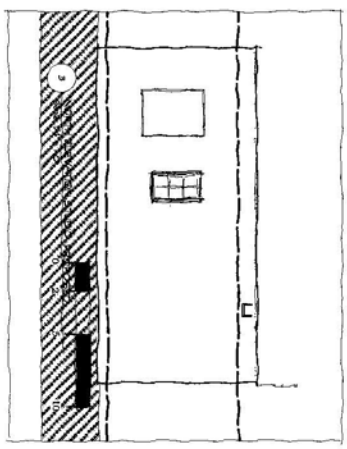


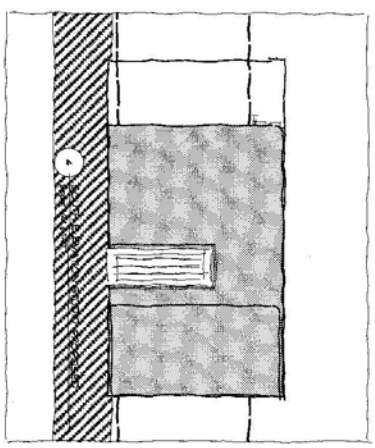


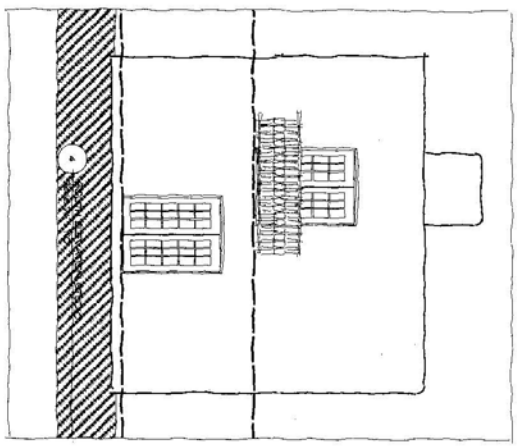












STUDIO ELEVATIONS

SCALE 1/4"=1'-0"

JOB NO. 3112

A-3.4

11/15/11
11/2/11

REMODEL AND ADDITIONS

544 CANYON ROAD

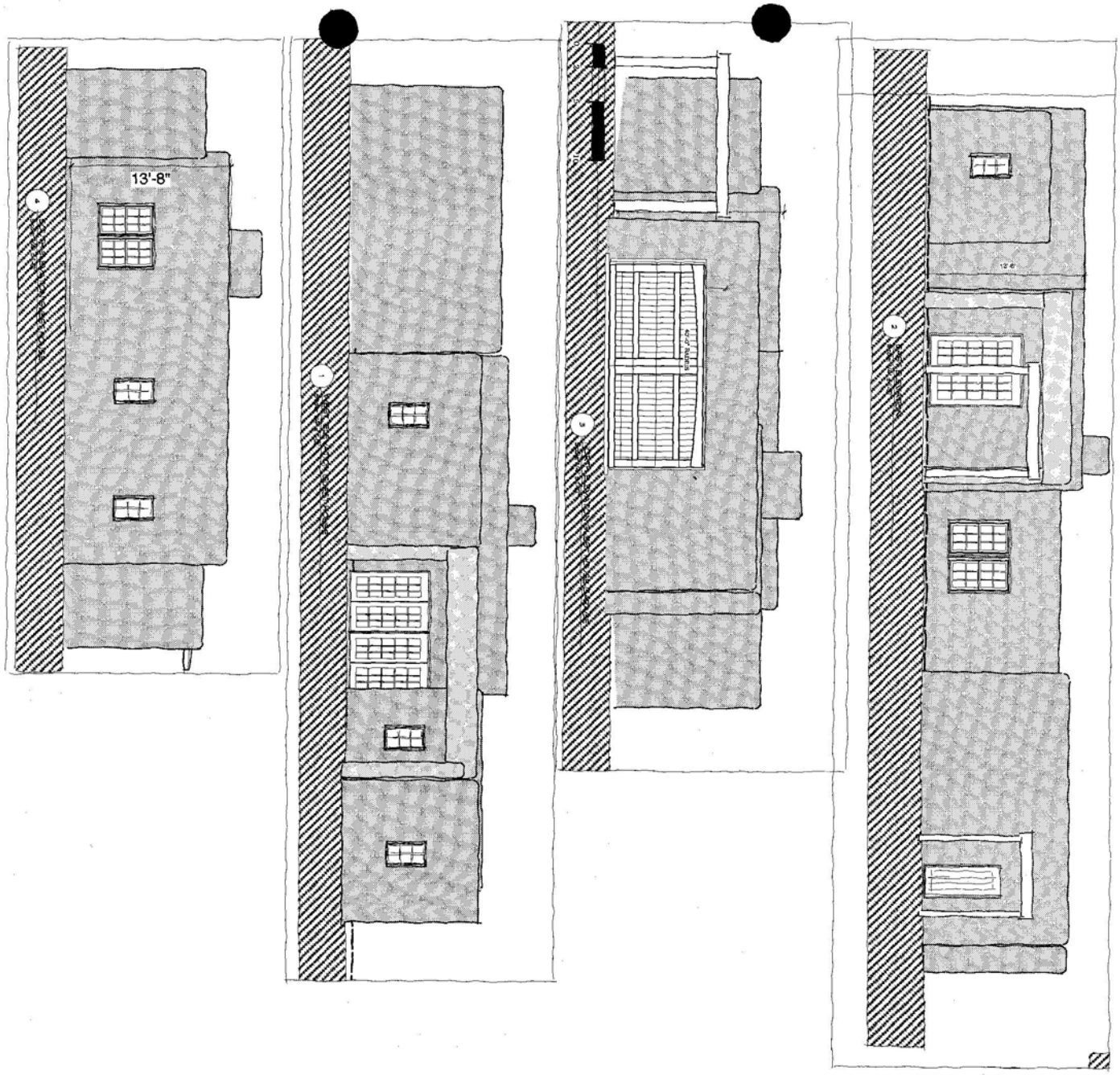
SANTA FE, NEW MEXICO

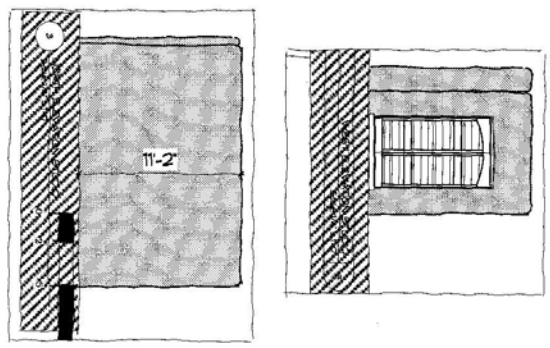
A. CHRISTOPHER PURVIS ARCHITECTS

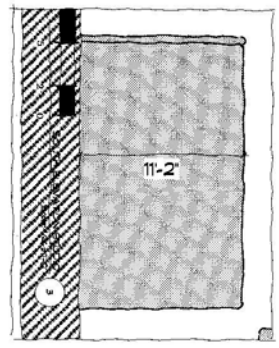
200 West Marcy #147

Santa Fe New Mexico 87501 Tel 505 982 5461

E Mail Architect@ACP-AIA.com







GUEST HOUSE ELEVATIONS

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

JOB NO. 3112

A-3.5

11/15/11
11/22/11

REMODEL AND ADDITIONS

544 CANYON ROAD

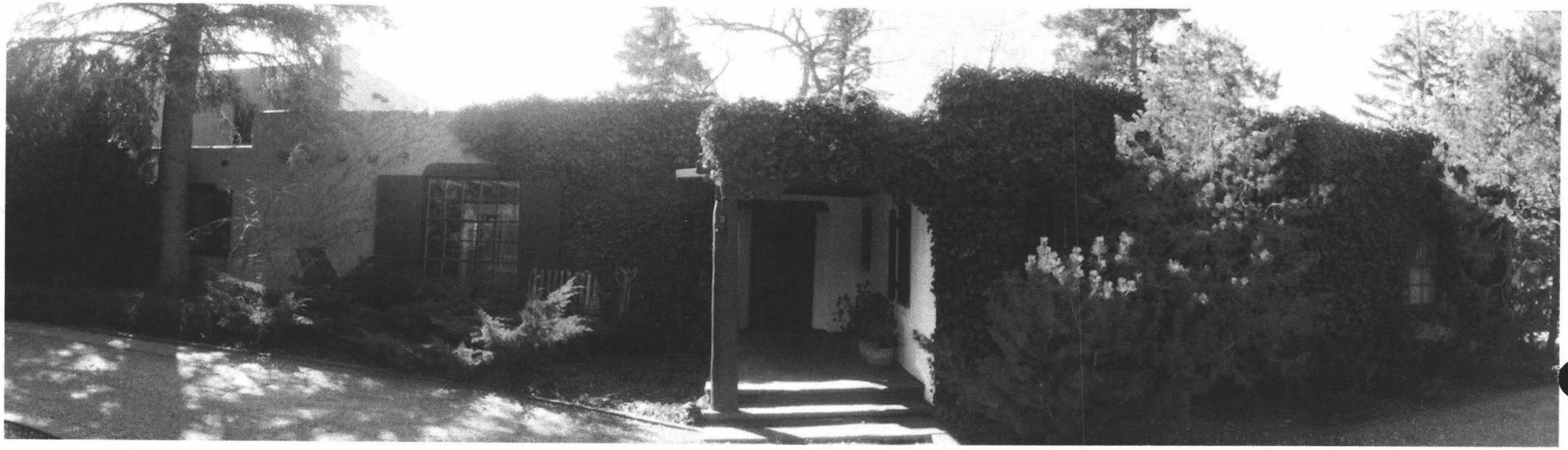
SANTA FE, NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS

200 West Marcy #147

Santa Fe New Mexico 87501 Tel 505 982 5461

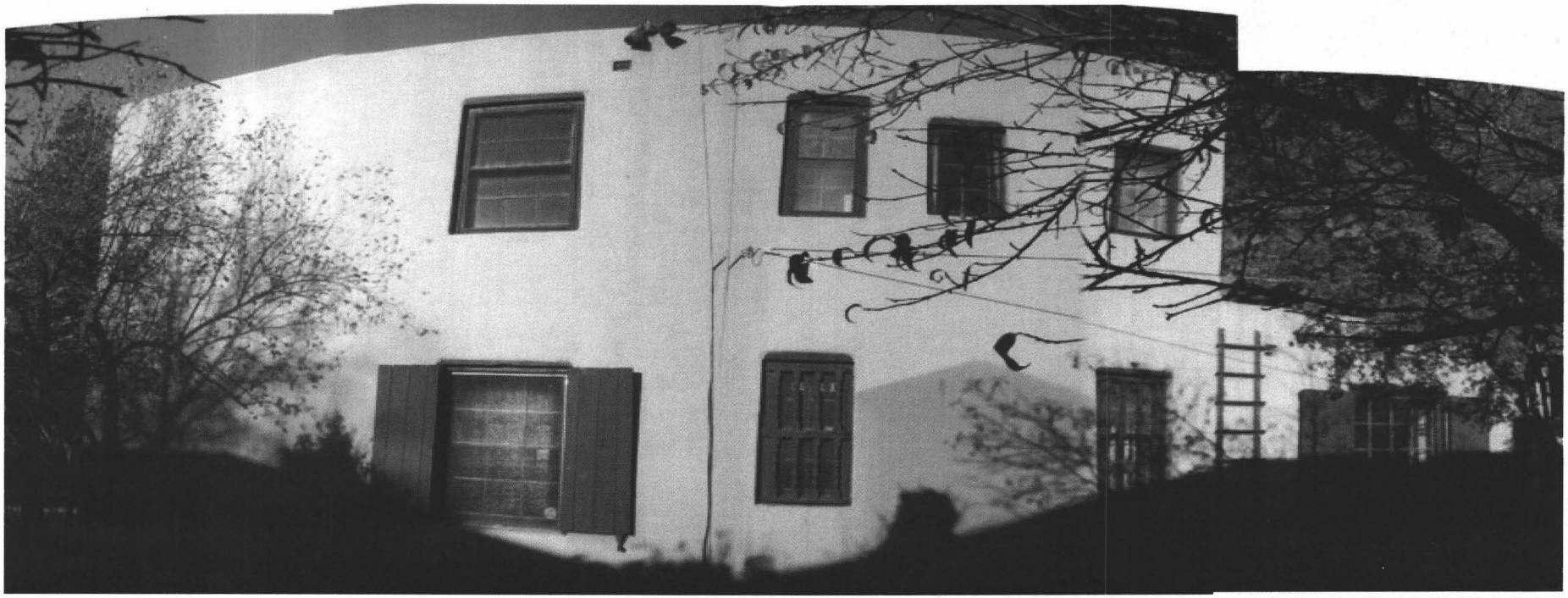
E Mail Architect@ACP-AIA.com



NORTH ELEVATION MAIN



SOUTH ELEVATION MAIN



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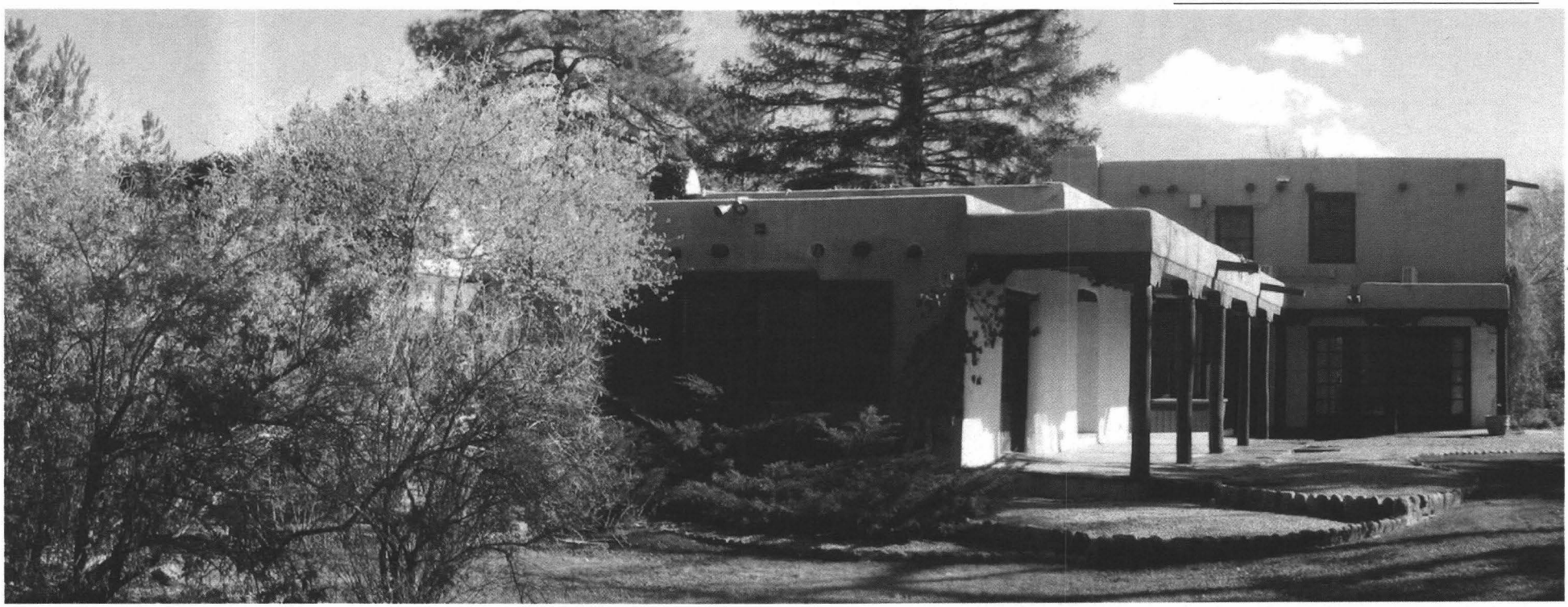


WEST ELEVATION MAIN



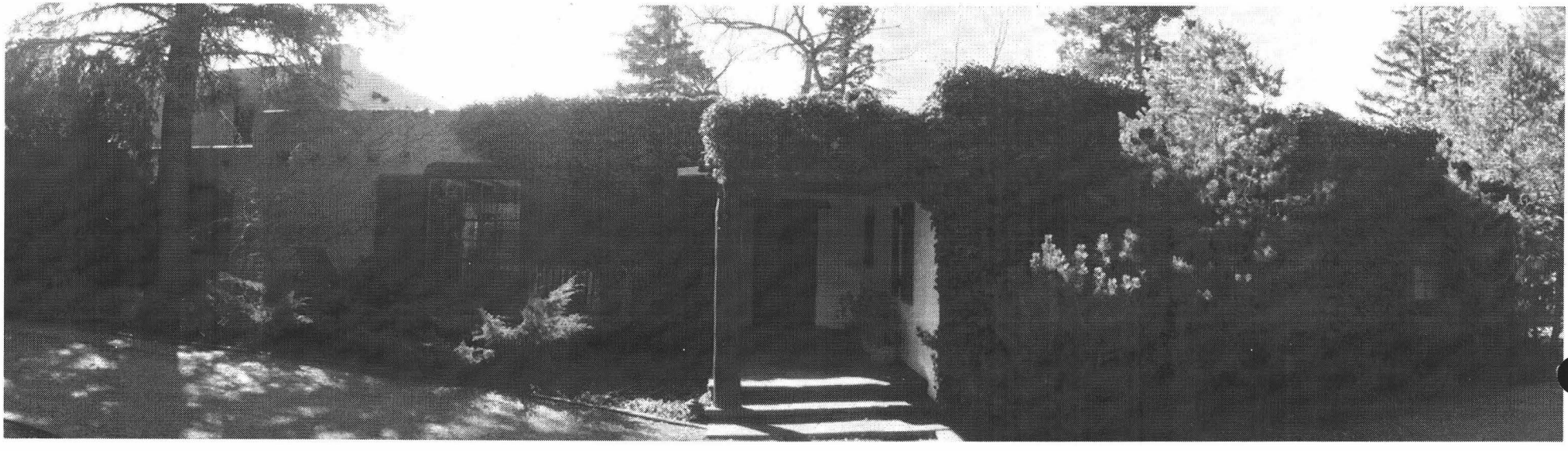
WEST ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST



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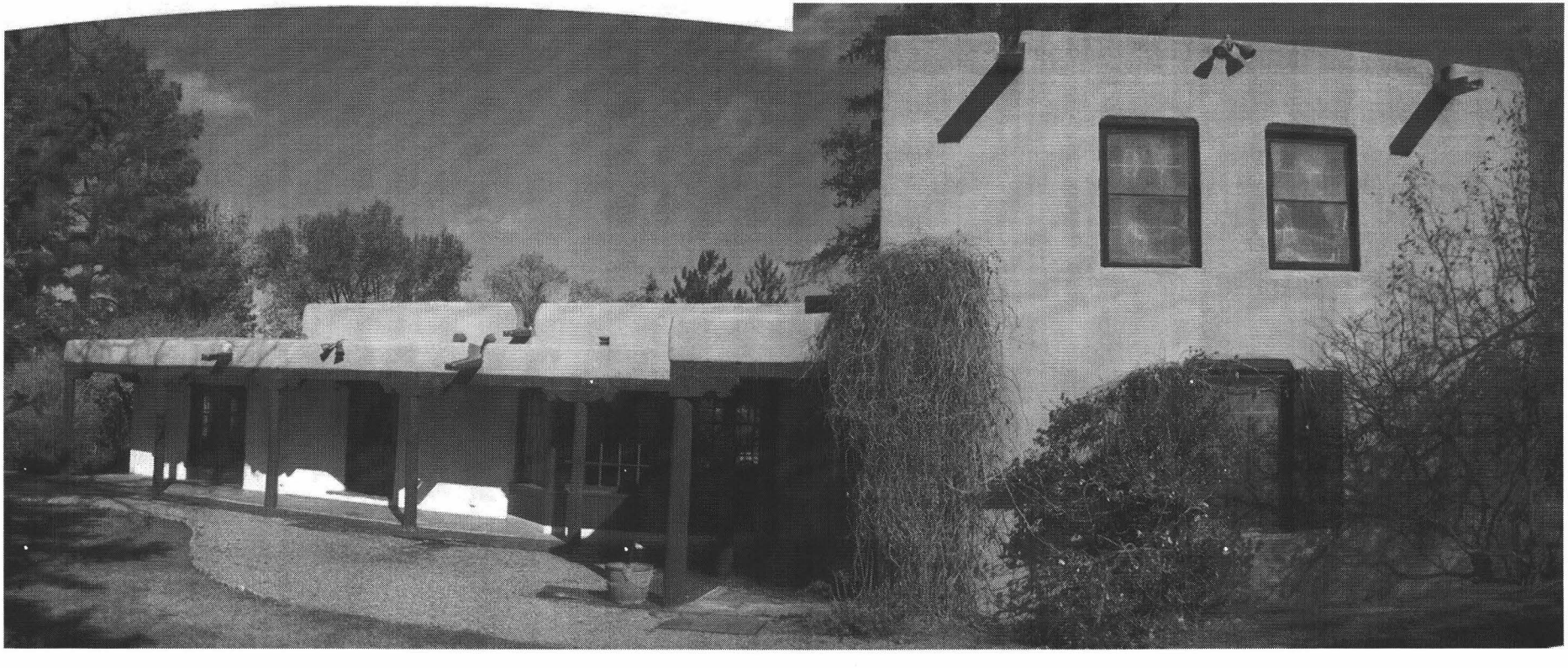

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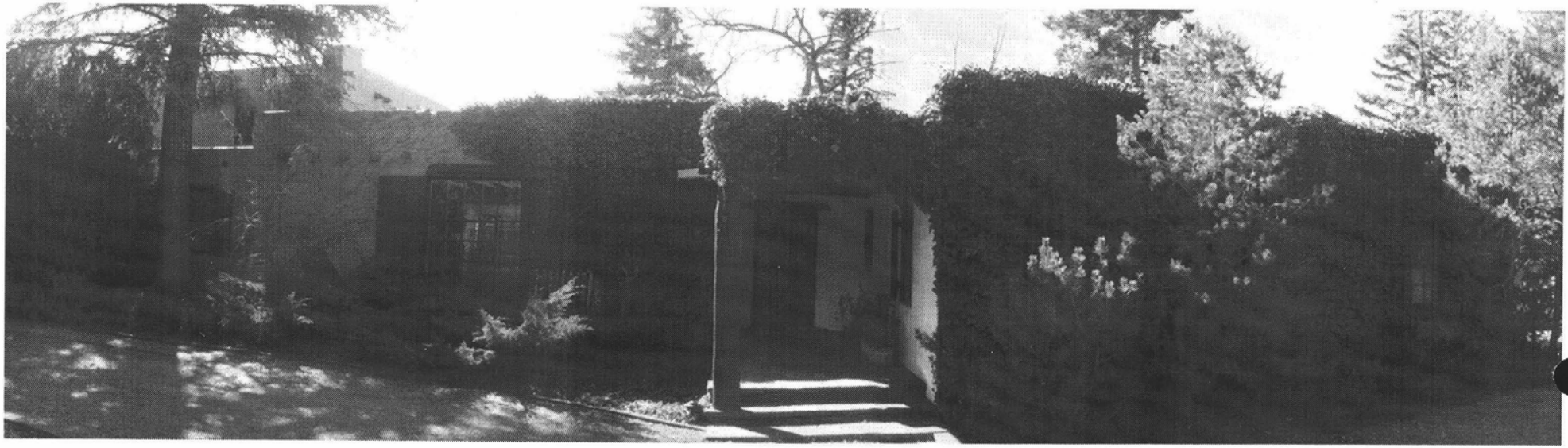

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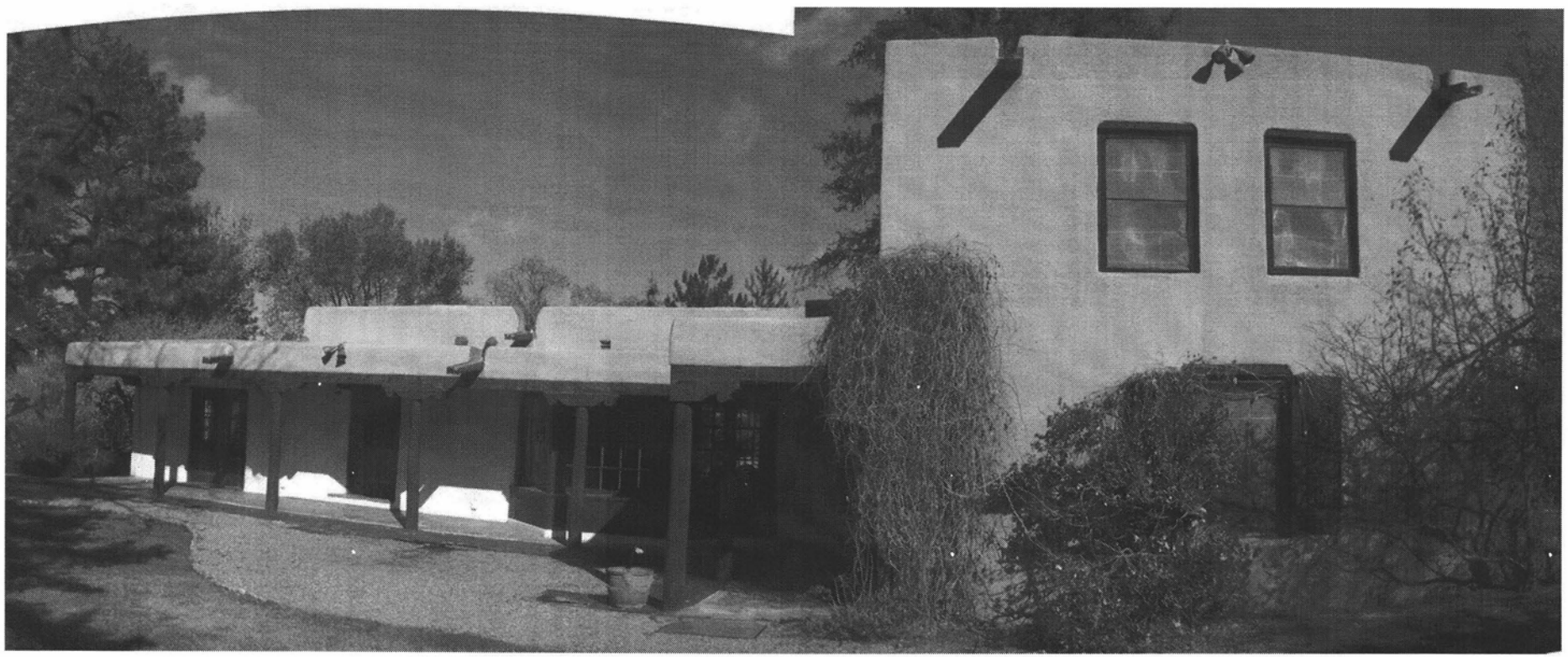

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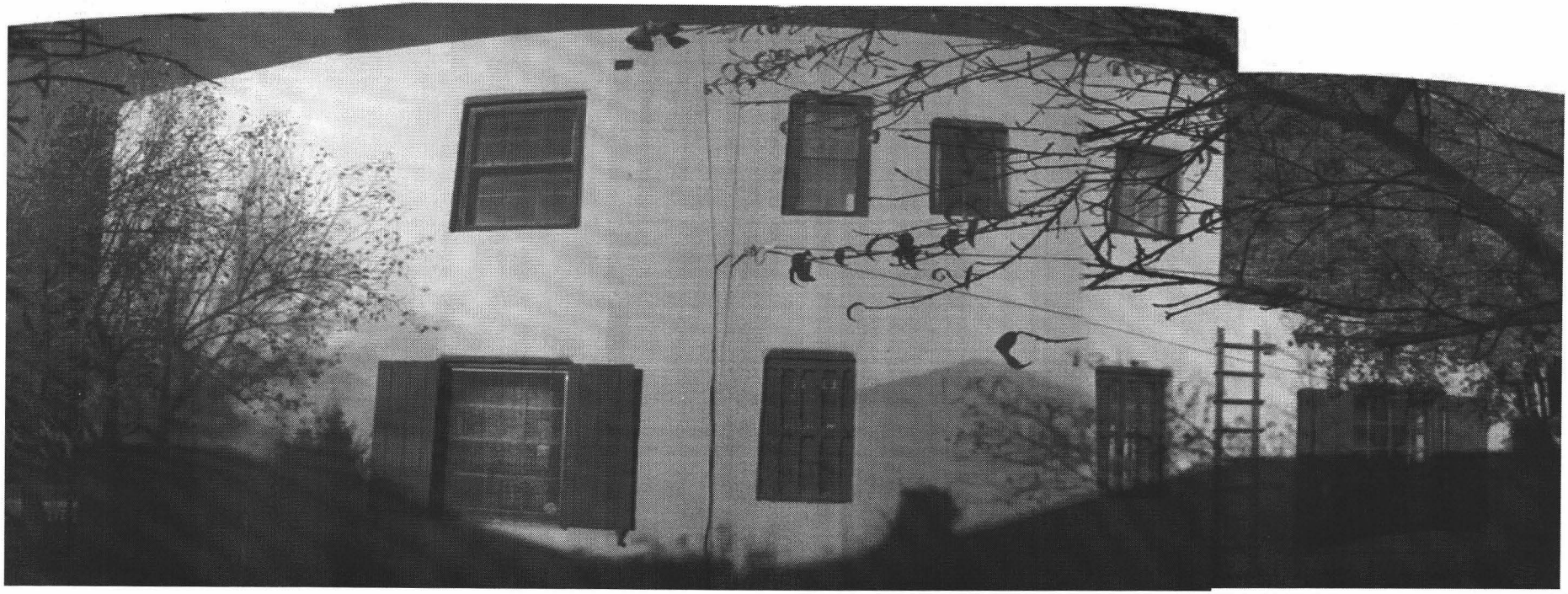

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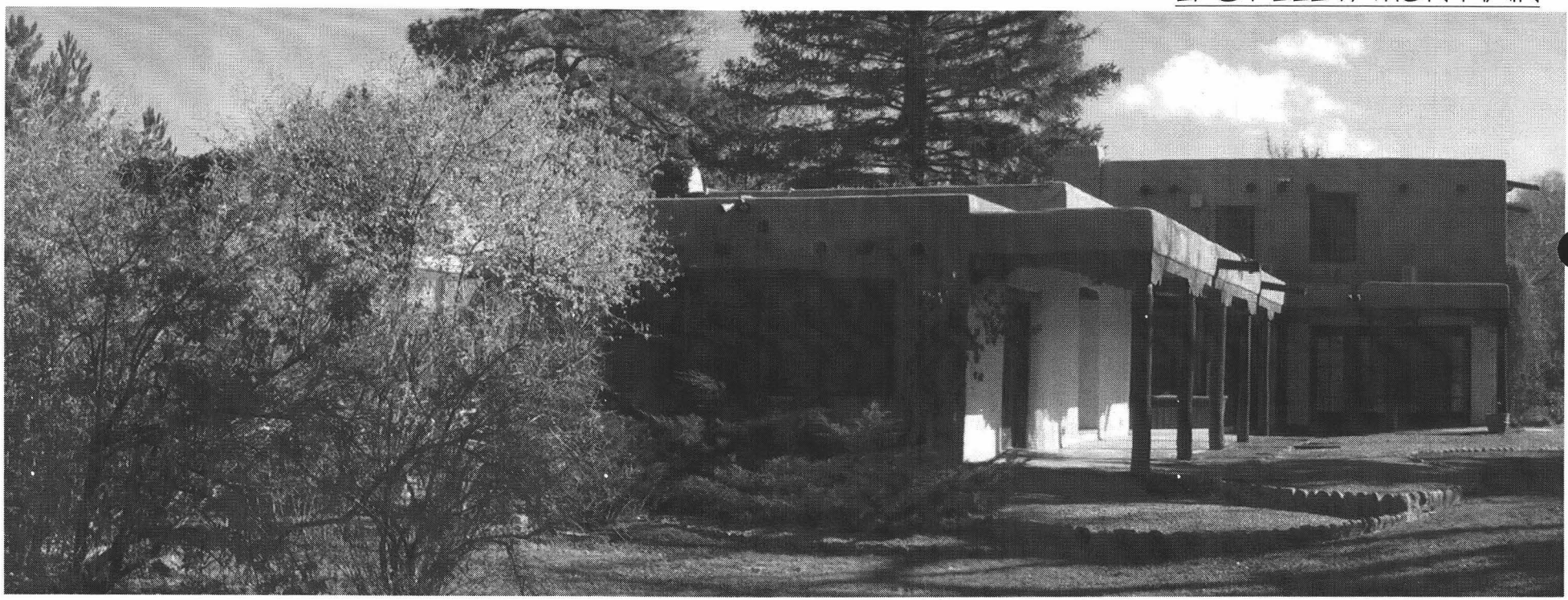

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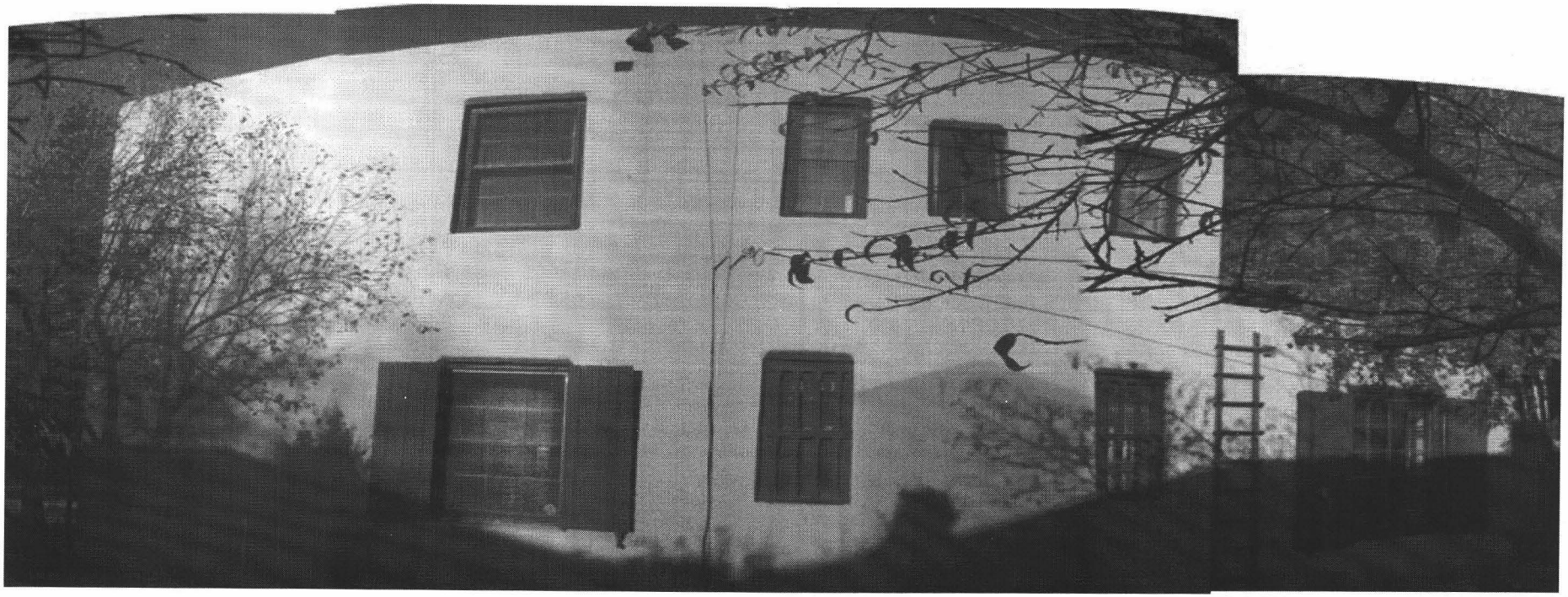

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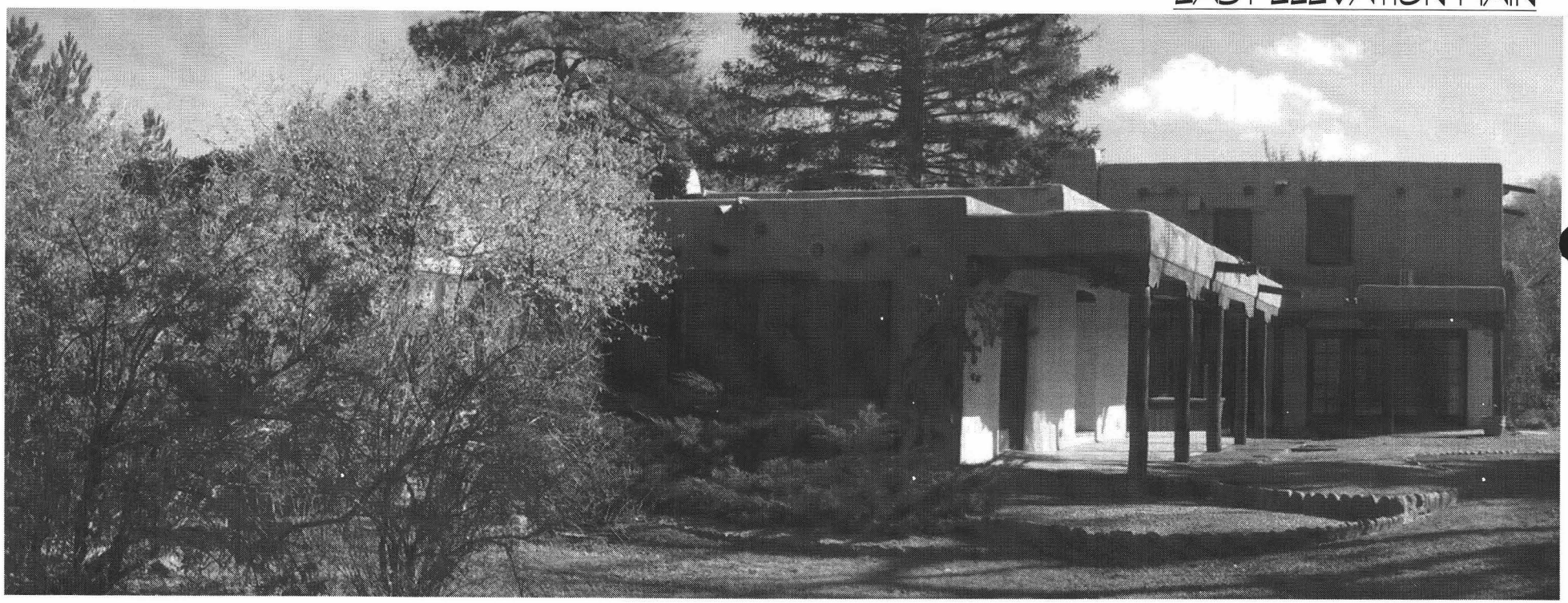

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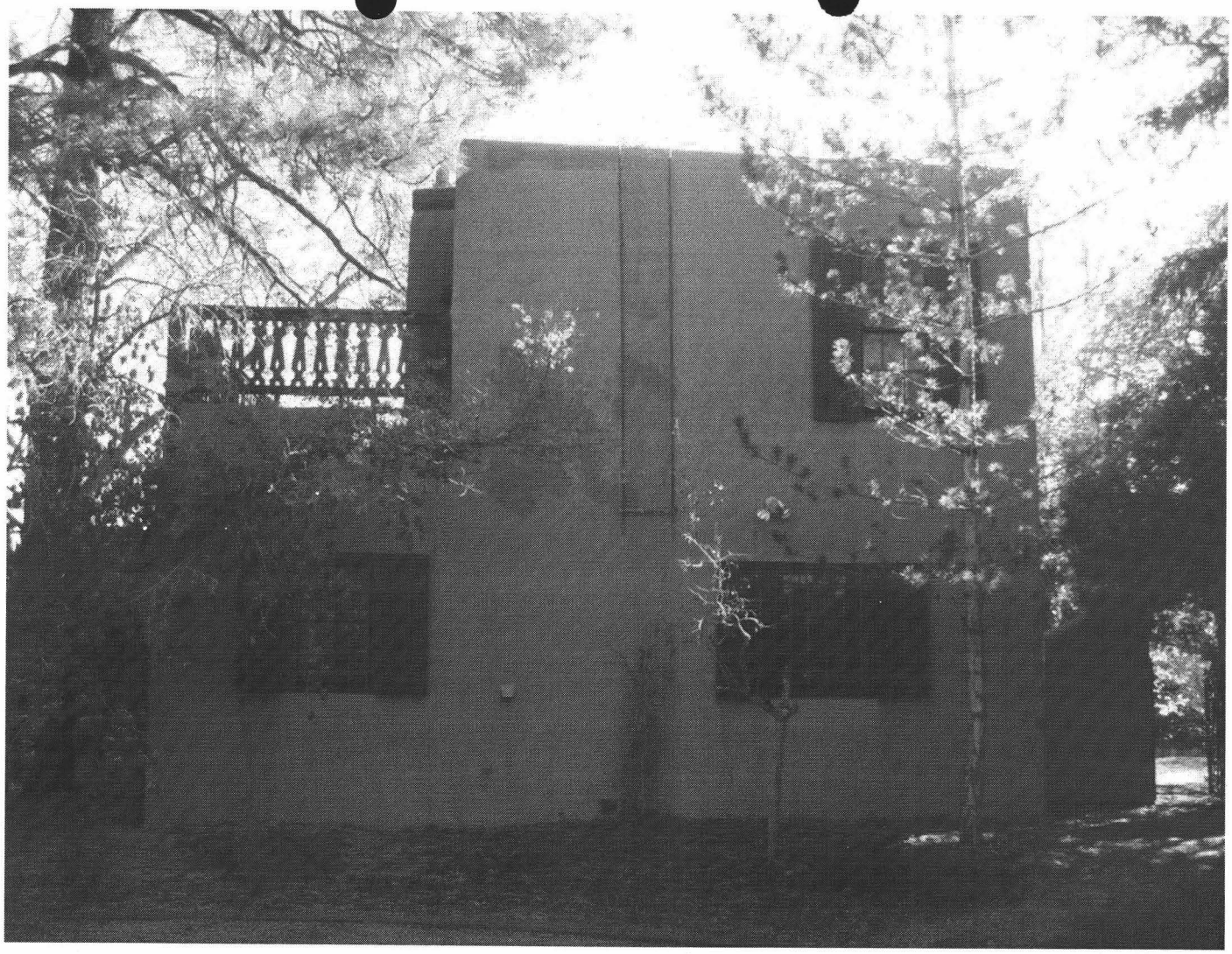


WEST ELEVATION GUEST



WEST ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted:	**Site Address:** 544 Canyon Rd
Property Owner of Record:	**Proposed Construction Description:** Remodle, Guest addition, Studio Addition -
Applicant/Agent Name:	
Contact Person Phone Number: ( ) -	**TOTAL ROOF AREA:** 8957 ∅

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

☐OWNER ☐APPLICANT ☐AGENT / / DATE

PLEASE PROVIDE A COPY OF PROPOSED SITE PLAN INCLUDING ALL EASMENTS AND STRUCTURES THAT ARE LOCATED ON THE PROPERTY

To Be Completed By City Staff: ☒ Historic PZR ☐ ~~Building Permit PZR~~

Zoning District: RC8AC Downtown & East

Overlay: ☒ Historic
- ☐ ~~Escarpment*~~
- ☐ ~~Flood Zone*~~
- ☐ ~~Business Capitol District~~
- ☐ ~~Cerrillos Road Corridor~~

Archaeological
- ☒ Historic Downtown- (2,500 sq ft of ground disturbance)
- ☐ River and Trails-(2 acres)
- ☐ Suburban-(10 acres)

Zoning Submittal Requirements:
- ☒ Legal Lot of Record ☐ ~~Development Plan~~ ☐ Easements
- ☒ Existing Site Plan ☒ Proposed Site Plan

Supplemental Zoning Submittals:
- ☒ Accessory Structure Affidavit
- ☒ Approval Letters (☐Tech Review, ☒Historic, ☐Other_____)
- ☐ ~~Zero Lot Line Affidavit~~

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

Lot Coverage : ~~34~~ 37.4% OK
☐ ~~Open Space Required:~~ _____

Setbacks:
Proposed Front: 12 Minimum: 7
~~2nd Front?~~ _____
Proposed Rear: 15 Minimum: 5 for Accessory
Proposed Sides: L 5 R 5 Minimum: 5
☒ 10 ft Building Separation

Height: Proposed See Below
Maximum Height: 24 in R distr or
☒ Regulated by Historic Division
☐ ~~Regulated by Escarpment District~~

Parking Spaces:
Proposed 5 Accessible** ∅
Minimum: 3

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

* Requires an additional review conducted by Technical Review Division to ensure compliance.

Additional Agency Review if Applicable:
☐ Escarpment Approval by N/A Date: / /
☐ Flood Plain Approval by N/A Date: / /
Notes: _____

Zoning Approval:
☐**Preliminary Approval** ☒**with conditions** ☐ **Rejected**
Driveway Reviews: ☒Driveway Access ☐Driveway Visibility
Comments/Conditions: Meets minimal zoning requirements, new lot split plat required at BP Submittal, Accessory Affidavit required to be submitted

REVIEWER: [signature] **DATE:** 11/14/11

Rev 10.11

City of Santa Fe, New Mexico

memo

DATE: December 13, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-138

ADDRESS: 544 Canyon Road
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- x Case Synopsis
- ___ District Standards & Yard wall & fence standards.
- x Historic Inventory Form
- x Zoning Review Sheet
- X Other: lt. calculation

APPLICANT SUBMITTALS

- x Proposal Letter
- ___ Vicinity Map
- x Site Plan/Floor Plan
- x Elevations
- x Photographs
- x Other: exception criteria responses

STAFF RECOMMENDATION:

Staff recommends denial of the two exception requests to construct an addition on a primary elevation and to remove historic massing because the fourth criteria have not been met with the condition that the southeast addition shall be set back 10' from the primary north elevation or an exception is requested. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

544 Canyon Road was a single-family residence and free-standing garage that was constructed between 1935 and 1945 in the Spanish-Pueblo Revival style. At an unknown non-historic date the garage was converted into a two-story studio. The buildings are listed as contributing to the Downtown & Eastside Historic District and the north elevation of the residence may be considered as primary. The significant non-historic alterations to the garage may indicate eligibility for an historic status downgrade, but for the time being, the west elevation may be considered as primary.

The applicant proposes to remodel the property with the following seven items.

1. A 140 square foot addition will be constructed on the north elevation of the primary residence. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required criteria responses are at the end of this report.

2. The historic second story massing of the primary residence will be removed but a parapet will retain the visual character of taller massing is this area. An exception is requested to remove historic massing (Section 14-5.2(D)(1)(a)) and the required criteria responses are at the end of this report.

3. A 1,500 square foot addition will be constructed on the south and east elevations of the primary residence. An exception has not been requested to place an addition at less than 10' back from a primary elevation.

4. The non-historic second story massing on the existing studio will be removed.

5. A 131 square foot addition will be constructed on the south elevation of the studio. The addition will be 4' 6" back from the west elevation which may be considered as primary although the studio should probably be downgraded to non-contributing.

6. A 1,500 square foot guest house with an 800 square foot garage will be constructed on the west side of the primary residence. This structure will be connected to the primary residence without a solid roof so a 50% footprint rule is not applicable. The structure will be 14' 6" high where the maximum allowable height is 15' 8".

7. A 198 square foot accessory building will be constructed at the northwest corner of the property to a height of 11' 2".

8. Other minor alterations to non-primary elevations and all finishes will match existing finishes.

EXCEPTION TO CONSTRUCT ADDITION ON PRIMARY ELEVATION:

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

This proposed Addition does not damage the streetscape because it is set back from the street down a lane and is not visible from the street.

Staff response: Staff is in agreement with this statement.

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

The proposed Addition allows the owner to have a more clearly defined entryway.

Staff response: Staff is in agreement with this statement.

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

The proposed Addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability modify them to meet their needs.

Staff response: Staff is in agreement with this statement.

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

This proposed addition is proposed because that portion of the building is not visible from a public way and therefore is not part of Santa Fe's streetscape.

Staff response: Staff is not in agreement with this statement. The related streetscape is a 300 foot radius and the applicant has not demonstrated how this structure has special conditions that other structures in the streetscape do not have.

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

This proposed Addition is proposed to solve a problem created by a previous design and is not a result of actions of the applicant.

Staff response: Staff is in agreement with this statement.

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

This proposed 4 foot addition preserves the look of the building including the historic window while not significantly changing the massing.

Staff response: Staff is in agreement with this statement.

EXCEPTION TO REMOVE HISTORIC MASSING:

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

This proposed extra 30" inches less of height does not damage the streetscape because it is well set back from the street and only minimally decreases the height.

Staff response: Staff is in agreement with this statement.

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

The subtraction of the 30 inches of height allows the owner to have a building that is on one level facilitating their movements as they age.

Staff response: Staff is in agreement with this statement.

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

The proposed reduction in height is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to manage their space.

Staff response: Staff is in agreement with this statement.

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

This proposed Subtraction is proposed in order to allow the existing building to become one level. This building is set so far back there is no existing streetscape that is affected.

Staff response: Staff is not in agreement with this statement. The related streetscape is a 300 foot radius and the applicant has not demonstrated how this structure has special conditions that other structures in the streetscape do not have.

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

This proposed subtraction is proposed to solve a problem created by the fact that the applicant wishes to be able to grow older in this structure is not a result of actions of the applicant.

Staff response: Staff is in agreement with this statement.

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

This proposed subtraction is mitigated by the parapet that restores all but 30" of the original height in order that the building will keep its current overall feeling of height.

Staff response: Staff is in agreement with this statement.

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Wednesday, November 16, 2011

RE: 544 Canyon Road
Enclosed (1) 24"x36" and (2) 8.5"x11" copies

A-1 Site Plans Existing and Proposed	11/15/11,
A-2 Floor Plans Existing and Proposed	11/15/11
A-3 Elevation Main Existing and Proposed	11/15/11
A-3.2 Elevation Main Existing and Proposed	11/15/11
A-3.4 Elevations Studio Existing and Proposed	11/15/11
A-3.5 Elevations Guest/GarExisting and Proposed	11/15/11

In addition the following supporting materials
Application
Site Vicinity map
Zoning worksheet
signed zoning site plan, floor plan, elevations
Photographs, North and South Main House,East and West Main House, Guest (Studio) House South and North , Guest (Studio) House West
Note: Re Exception 1,2
Affidavit Restricting Accessory Structure Use

Dear David Rasch and
Members of the Historic Design Review Board

We hereby request your review and approval of the Renovation and Additions proposed at 544 Canyon Road.

The existing buildings on this lot was built in the 1930's For Colonel T.B. Catron. It was then added on to and changed The last addition on the house was 1951 . However at a later date maybe the 1980's some glass panels were added to glaze in the rear portal. They were removed last year . The Guest Studio was remodeled in the early 90's adding a second story and converting it from a garage

The existing house consists of a 3085 square foot footprint main house with a 770 square foot second floor and 600 square feet of portals and a 600 square foot footprint Guest House/Studio 1 with a 300 square foot second floor . We propose to add a 1540 square foot addition on the main floor for a Master bedroom closets, Kitchen and Dining room and a 140 square foot addition to the front of the main house to expand the

200 West Marcy #147 Santa Fe New Mexico 87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

living room. Moving out that wall with the window feature . We propose to eliminate the second level preserving the essential massing in a parapet.

The Guest house has changed function over time so that it no longer is a garage. We propose to add a bathroom to the side of the existing building for a total of 730 sqft. This building is currently shown as contributing and we believe since a second floor was added in the 90's (according to discussions with the neighbor) that removing this second story is acceptable. We have added a Ramadas to connect the two buildings. We also propose to Add a 1500 square foot Guaest House with and attached 800 square foot garage to the west of the main house. Finally We propose to add a garden shed /studio to the north of that guest house.

The exterior stucco shall be cementitious to match existing as manufactured by El Rey. The windows are wood and have failing Wooden grills Bars added . We propose to remove the bars and replace them with TDL push out aluminum clad wood casement and double hung windows, The Stain on the exposed woodwork shall be a medium brown, and the exterior doors shall match this stain.

The overall height shall only be decreased by 24" on the upper level . The current height of the building is 19'6" high..

Please call if you have any questions on the project 982-5461

Sincerely,

Christopher Purvis.

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Wednesday, November 16, 2011

RE: 544 canyon Road

Dear David Rasch and
Members of the Historic Design Review Board

The existing Contributing structure is 3085 sq.ft. The current proposal is for a 140 sq.ft. Addition on the front of the structure to reinforce the entry nature of the portal and allow additional space within the living room and entry.

I provide the following responses to the criteria for exception for the proposed portal addition

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

This proposed Addition does not damage the streetscape because it is set back from the street down a lane and is not visible from the street.

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

The proposed Addition allows the owner to have a more clearly defined entryway

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

The proposed Addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability modify them to meet their needs.

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

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

This proposed addition is proposed because that portion the building is not visible from a public way and therefore not part of Santa fe's streetscape

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

This proposed Addition is proposed to solve a problem created by a previous design and is not a result of actions of the applicant

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

This proposed 4 foot addition preserves the look of the building including the historic window while not significantly changing the massing

Sincerely

Christopher Purvis

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Wednesday, November 16, 2011

RE: 544 Canyon Road

Dear David Rasch and
Members of the Historic Design Review Board

The existing contributing structure which is 19' 6" feet high. The current proposal is To remove the second floor and replace with a taller parapet to 17' 4" height to accommodate roof top equipment.

I provide the following responses to the criteria for exception for the proposed change in massing

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

This proposed extra 30" inches less of height does not damage the streetscape because it is well set back from the street and only minimally Decreases the height.

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

The subtraction of the 30 inches of height allows the owner to have a building that Is on one level facilitating their movements as they age.

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

The proposed reduction in height is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to manage their space.

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

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

This proposed Subtraction is proposed in order to allow the existing building to become one level. This building is set so far back there is no existing streetscape that is effected

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

This proposed subtraction is proposed to solve a problem created by the fact that the applicant is wishes to be able to grow older in this structure is not a result of actions of the applicant

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

This proposed subtraction Is mitigated by the parapet that restores all but 30" of the original height in order that the building will keep its current overall feeling of height

Sincerely

Christopher Purvis

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

FORM I

AFFIDAVIT

RESTRICTING USE ON A PROPOSED ACCESSORY STRUCTURE

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

I/We ANNE B. WINDFOHR, and _____ own
Type or print name Type or print name

property located at 544 CANYON ROAD, Santa Fe, New Mexico and am/are making application for construction of an accessory structure (labeled on the attached site plan as the "proposed accessory structure") pursuant to Section 14-6.3 Accessory Uses or Structures, SFCC 2003. I/We understand the proposed accessory structure falls partially within the parameters of the City definition of Accessory Dwelling Units (ADUs), and the City requires this recorded affidavit and site plan to review the proposal as a non-dwelling accessory structure.

I/We, hereby state under oath that I/we have read and understand the criteria of Section 14-6.3, including subsection (C)(1) regarding accessory dwelling units, and I/we state that the proposed accessory structure shall not be used as a dwelling unit without obtaining prior City approval for a conversion to a dwelling unit.

It is the responsibility of the property owner to inform future landowners of the limitations on use of the accessory structure.

Anne B. Windfohr
PROPERTY OWNER'S SIGNATURE DATE

_____
PROPERTY OWNER'S SIGNATURE DATE

Subscribed and sworn to before me this 15th day of November 2011

Dawn Bowen
NOTARY PUBLIC

My commission expires: 12-10-2013

NOTARY PUBLIC STATE OF TEXAS
DAWN BOWEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/10/2013

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon Road

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [ ] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Addition, Remodel Non Guest House + Studio Garage

CONSTRUCTION COST: $ ~~$50,000~~ FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: _____ **PHONE#:** _____

OWNER ADDRESS: _____

CITY, STATE, ZIP CODE: _____

APPLICANT: Christopher Purvis **PHONE #:** 982 5461

ADDRESS: 200 West Marcy # 147

CITY, STATE, ZIP CODE: Santa Fe NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [X] Remodel [X] Addition [X] Residential [X] Signs [ ] Wall/Fence [ ]
Antenna [ ]

PREAPPLICATION MEETING: Date: 10.3.11 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 11/13/11 Planner: _____
(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO [X]**
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? _____

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (14) 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 thirty (30) days of the adoption of Findings and Conclusions.

_____ 11/16/11
Signature of Applicant/Owner Date

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon Road

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [ ] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: ~~Addition~~, Remodel work Guest House + Studio Casita

CONSTRUCTION COST: $ $50,000.00 FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: SANTA FE ANIMAL SHELTER PHONE#: 9840043

OWNER ADDRESS: 100 Caja del Rio Rd - SF

CITY, STATE, ZIP CODE: Santa Fe NM

APPLICANT: Christopher Purvis PHONE #: 92.25461

ADDRESS: 200 West Marcy # 147

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [X] Remodel [X] Addition [X] Residential [X] Signs [ ] Wall/Fence [ ] Antenna [ ]

PREAPPLICATION MEETING: Date: 10.3.11 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 11/13/11 Planner: _____

(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] NO [X]
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? _____

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am/We are the owner(s) and record title holder(s) of the property located at: 544 Canyon Rd.

I/We authorize ~~[illegible]~~ Christopher Purvis to act as my/our agent to execute this application.

Signed: Robert Martinez for SFAS Date: 11-15-11

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (14) 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 thirty (30) days of the adoption of Findings and Conclusions.

Signature of Applicant/Owner

11/16/11
Date

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Request historic status review for this contributing residential structure.

Project number: 12-1200031A
Case number: H-12-0031A
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon Road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

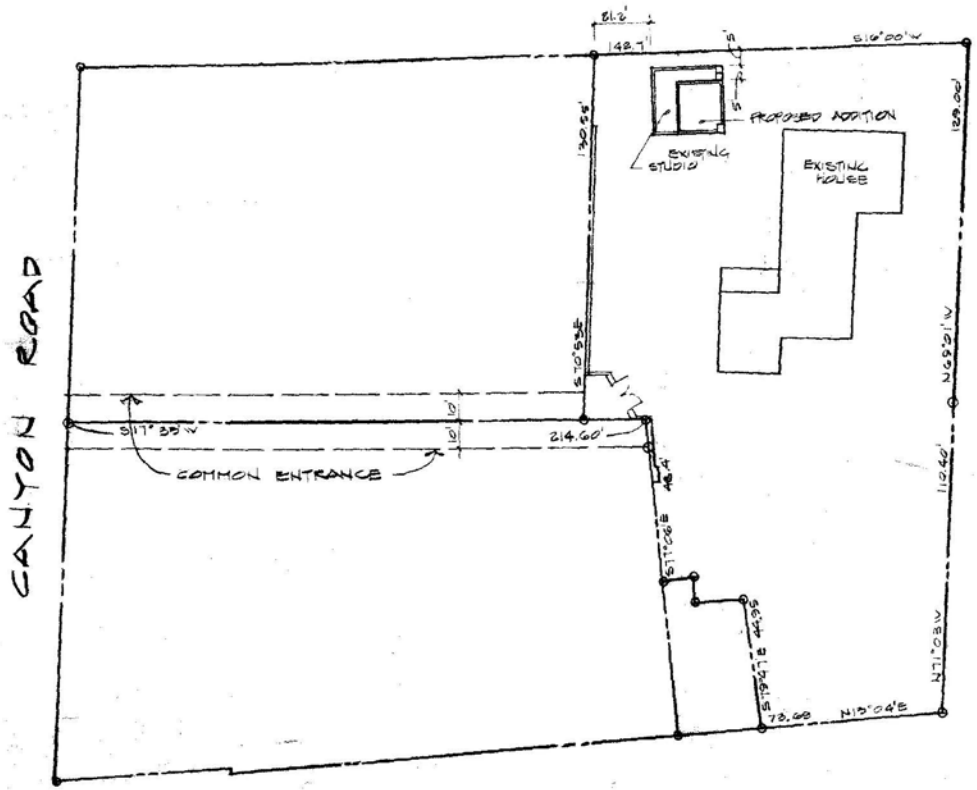
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on April 24, 2012, acted on the above referenced case. The decision of the board was to downgrade the historic status of the guest house from contributing to non-contributing. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**



SITE PLAN

1" - 30' SCALE

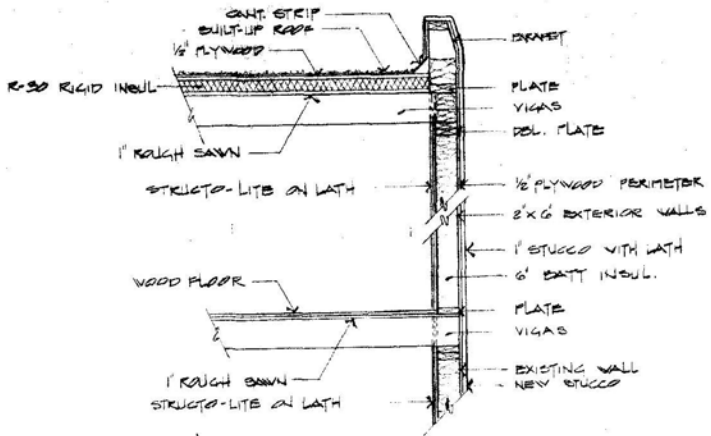
SURVEY INFORMATION

TAKEN FROM A PLAT APPROVED BY THE CITY PLANNING COMM. AND FILED BY THE COUNTY CLERK DEC. 8, 1950. ORIGINAL SURVEY BY W.G. TURLEY DEC. 18, 1936 DURING SURVEY OF LOT 14 BLOCK 53 KINGSLAND 1924 OFFICIAL MAPS.

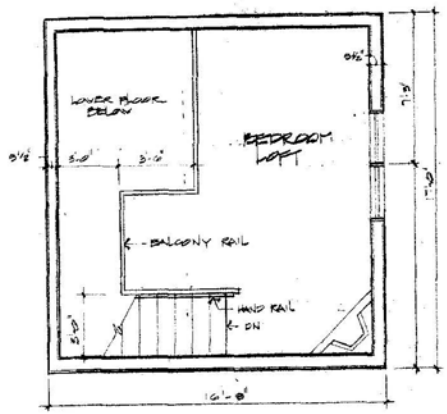
STEWART CONST.

FOR: BERT COUGHLIN
944 CANYON ROAD

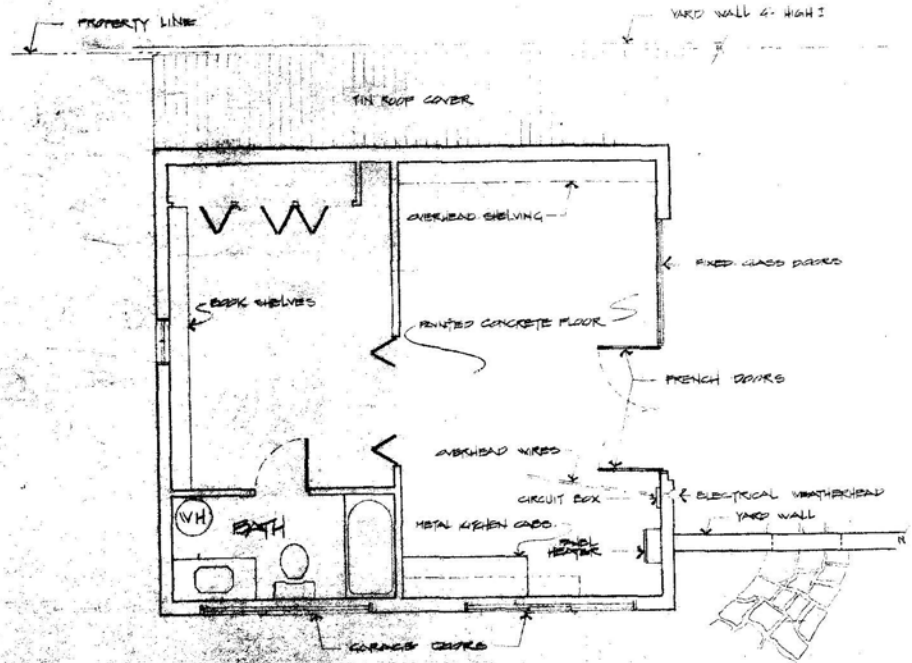
SHEET 1 OF 5



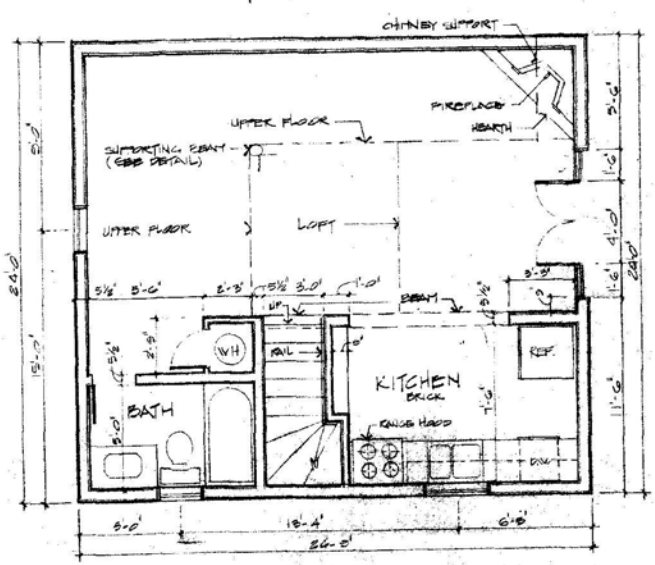
DETAIL
NO SCALE



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



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

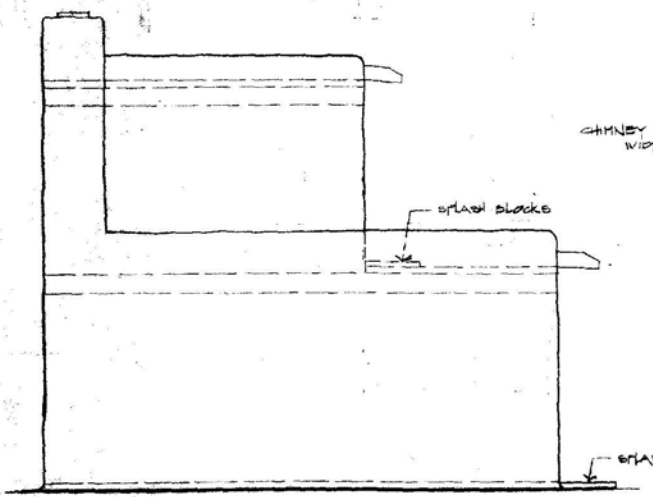


FLOOR PLAN FIRST FLOOR
1/4" = 1'-0" SCALE

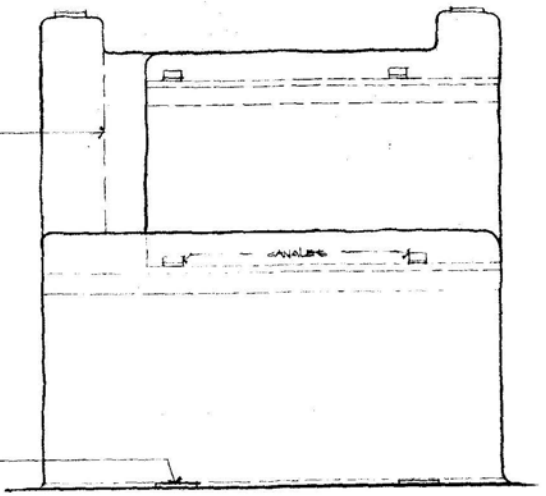
FOR: BERT COUGHLIN
344 CANYON ROAD

SHEET 2 OF 5

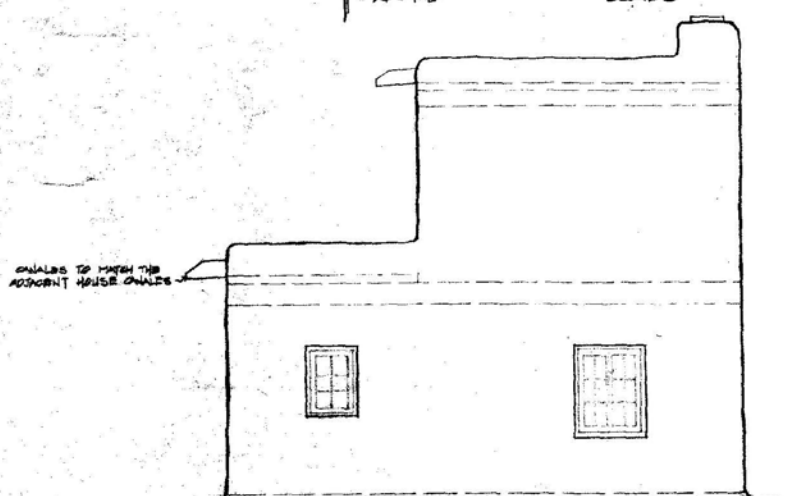
STEWART CONST.



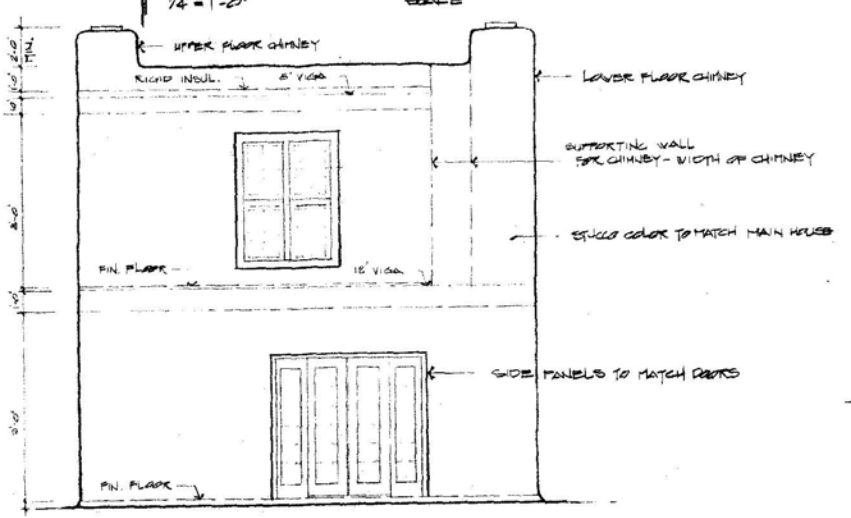
EAST ELEVATION
1/4" = 1'-0" SCALE



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



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

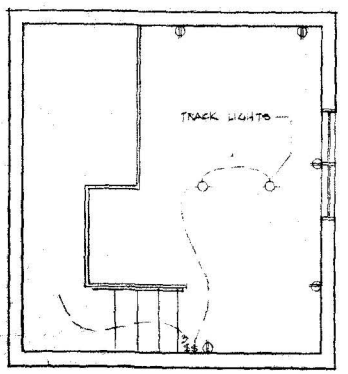


SOUTH ELEVATION
1/4" = 1'-0" SCALE

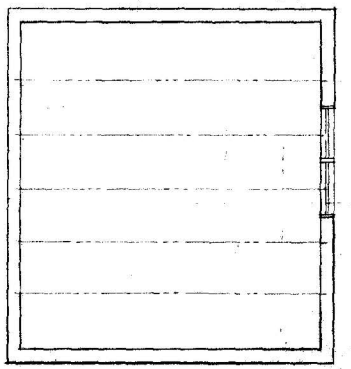
STEWART CONST.

FOR: BERT COUGHLIN
844 CANYON ROAD

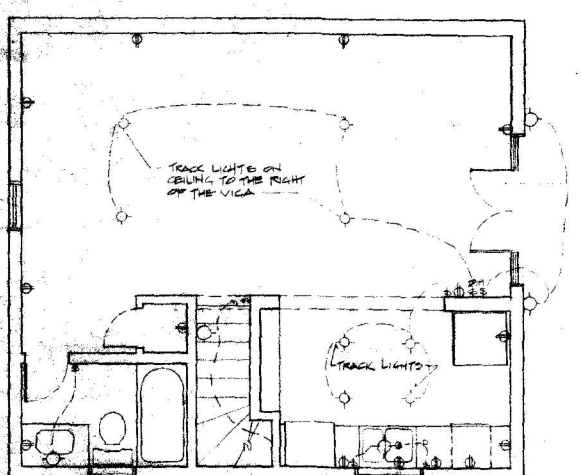
SHEET
3 OF 5



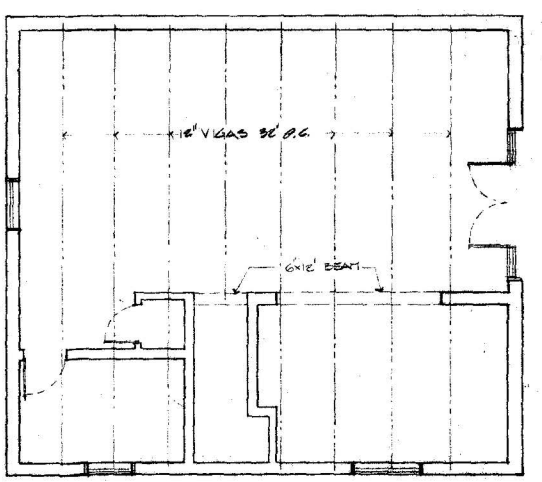
ELECTRICAL PLAN SECOND FLOOR
1/4" = 1'-0" SCALE



ROOF PLAN SECOND FLOOR
1/4" = 1'-0" SCALE



ELECTRICAL PLAN FIRST FLOOR
1/4" = 1'-0" SCALE



ROOF PLAN FIRST FLOOR
1/4" = 1'-0" SCALE

STEWART CONST.

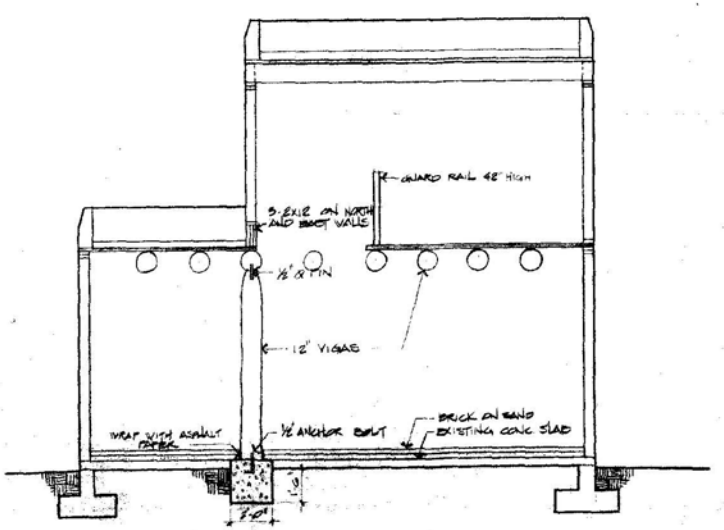
FOR: BERT COUGHLIN
544 CANYON ROAD

SHEET 4 OF 5

NOTE:

- EXISTING ROOF TO BE REMOVED COMPLETELY.
- EXISTING WALLS TO EXTEND TO ACCOMODATE NEW HEIGHT.
- ELECTRICAL SERVICE TO BE RELOCATED TO THE NORTH OF THE FIRST FLOOR.
- REMOVE EXISTING GARAGE DOORS, RE-LATH EXISTING LOWER LEVEL AND STUCCO COMPLETE UNIT.
- REMOVE EXISTING DOORS AND WINDOWS AND FRAME TO PROVIDE NEW DOORS AND WINDOWS AS SHOWN.
- 3-2X12 WEST COAST FIR TO BE PROVIDED BELOW THE SECOND FLOOR WALLS FOR STABILIZING.
- TYPE AND SIZE OF DOORS AND WINDOWS TO BE DETERMINED BY OWNER AND CONTRACTOR.
- EXISTING ELECTRICAL TO BE REMOVED AND REPLACED AS SHOWN.
- PLUMBING TO BE ROUTED AS NECESSARY AND PATCH CONCRETE FLOOR AS NEEDED.

NORTH



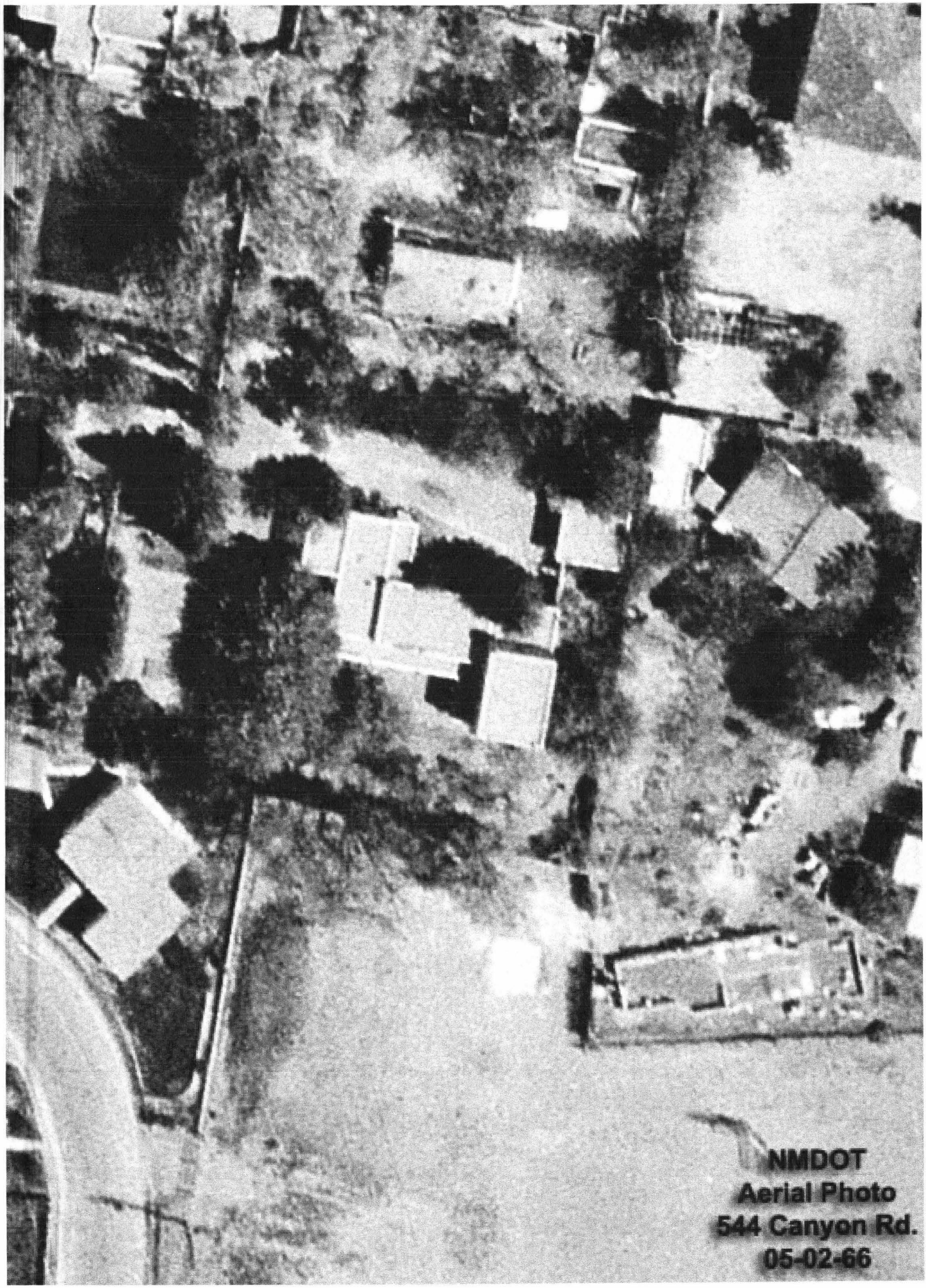
SECTION DETAIL
1/4" = 1'-0" SCALE

STEWART CONST.

FOR: BERT COUGHLIN
644 CANYON ROAD

SHEET 5 OF 5


NMDOT
Aerial Photo
544 Canyon Rd.
11-10-58


NMDOT
Aerial Photo
544 Canyon Rd.
05-02-66


NMDOT
Aerial Photo
544 Canyon Rd.
11-10-58

NMDOT
Aerial Photo
544 Canyon Rd.
05-02-66

City of Santa Fe, New Mexico

memo

DATE: April 24, 2012

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031A

ADDRESS: 544 Canyon Road
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
____ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	_x_ Other: aerial photographs

STAFF RECOMMENDATION:

Staff recommends that the historic status of the guest house shall be downgraded from contributing to non-contributing dues to substantial non-historic alterations in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. Both structures are listed as contributing to the Downtown & Eastside Historic District.

In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added.

LORN TRYK ARCHITECTS, P.C.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

March 27, 2012

Re: 544 Canyon Road
Request for Change in Status to Guest House

Dear David,

We are submitting application for a change in status of the guest house at 544 Canyon Road from Contributing to Non-Contributing.

Here is a brief chronology of the structure:

- The guest house was originally constructed as a garage for the main house in the mid 1940's.
- In the late 1980's the garage was converted to studio.
- In the early 1990's the studio was turned into a guest house and expanded with a second story. At this time all doors and windows were replaced and the building was restuccoed with synthetic stucco

As it stands today, it has little of its original historic character-defining massing, features or materials.

We have enclosed for reference, the following documents:

1. HDRB application form
2. HCPI form, dated October 29 1984, listing the structure as a garage.
3. Aerial photo from NM DOT, dated 11-10-58, showing the structure to be a one story garage.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

4. Aerial photo from NM DOT, dated 5-2-66, showing the structure to be a one story garage.

5. Drawings from Stewart Construction showing the conversion from a one story studio to a two story guest house.

Thank you for your consideration.

Sincerely,

Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [X] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: STATUS CHANGE ON GUEST HOUSE

CONSTRUCTION COST: $ _____ FEE: $ _____ + $25 Poster Cost = $ _____

OWNER: ANDREW HOPWOOD **PHONE#:** _____

OWNER ADDRESS: 544 CANYON RD

CITY, STATE, ZIP CODE: SANTA FE NM 87501

APPLICANT: LORN TRYK **PHONE #:** 505 982 5340

ADDRESS: 206 McKENZIE ST, F2

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ] X Status change on guest house, going from contributing to non-contributing

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [ ] Antenna [ ]

PREAPPLICATION MEETING: Date: 03/26/12 Case Planner: [signature]

PRELIMINARY ZONING REVIEW: Date: N/A Planner: _____

(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO [✓]**
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? _____

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 544 Canyon Road

I/We authorize LORN TRYK to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (14) 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 thirty (30) days of the adoption of Findings and Conclusions.

[signature] 3/26/12

Signature of Applicant/Owner Date

ITEM # 12-0361

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

Case #H-12-031B
Address – 544 Canyon Road
Owner/Applicant's Name – Andrew Hopwood
Agent's Name – Lorn Tryk

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on May 8, 2012 upon the application (Application) of Lorn Tryk, as agent for Andrew Hopwood, owner.

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District.

The Applicant requested a remodeling project (Project) that includes constructing a 104 square foot addition on the west elevation to a height of 12' where the adjacent parapet height is 20' 6", replacing all doors and windows with aluminum clad units, adding windows to the west and south elevations, removing the iron security grille and stone chimney cap, relocating a canale from the south elevation to the west elevation, replacing the wooden railing on the south elevation, painting the railings white, and restuccoing the building with elastomeric stucco to match existing conditions..

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards; and
3. Board staff recommended that the Board approve the Application as complying with Section 14-5.2(D)(9) and Section 14-5.2(E).
4. The Property is located in the Downtown & Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing;
   Section 14-5.2(E), Downtown & Eastside Historic District.
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board finds that the proposed remodel is harmonious to the streetscape.

CONCLUSIONS OF LAW

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

The Board concludes that the Project is in compliance with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and Section 14-5.2(E) Downtown & Eastside Historic District as submitted with the amended west elevation window design that was presented to the Board at the hearing.

IT IS SO ORDERED ON THIS 22 DAY OF MAY 2012 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

Date: 5/22/12

FILED

Yolanda Y. Vigil
City Clerk sme

Date: 5/23/12

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 5/22/12

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to remodel a non-contributing guest house including the construction of a 108 sq. ft. addition to a height of 11'6" and to replace windows and doors.

Project number: 12-1200031B
Case number: H-12-0031B
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

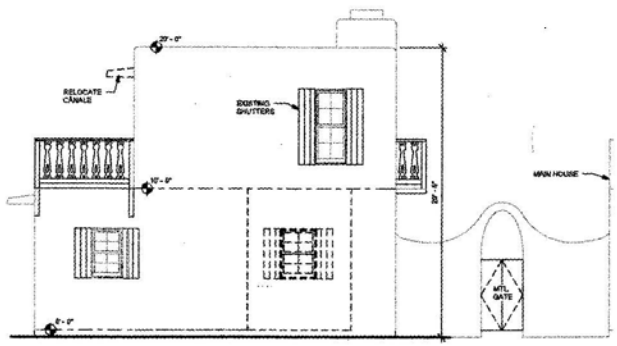
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on May 8, 2012, acted on the above referenced case. The decision of the board was to approve your request with the amended west window design as submitted at the hearing. For further information please call 955-6605.

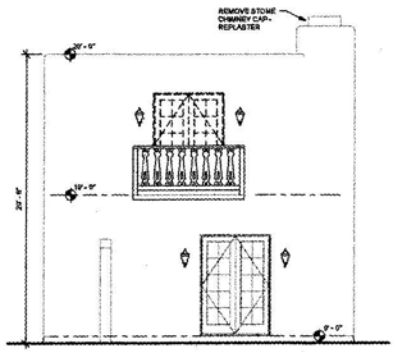
Sincerely,

David Rasch
Planner Supervisor Historic Preservation Division

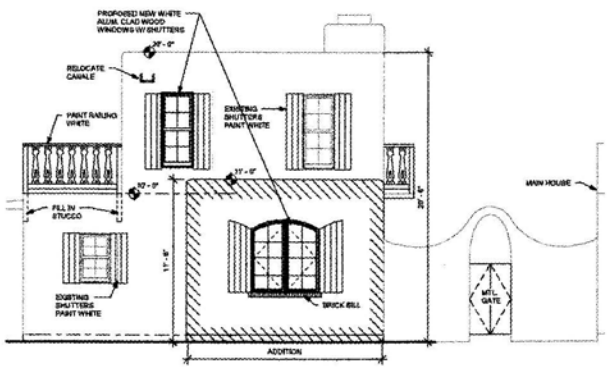
NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**



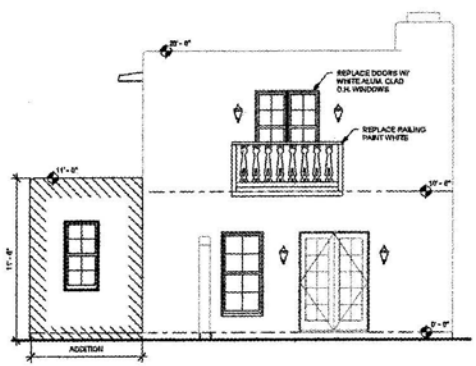
2 Existing Guest West
1/4" = 1'-0"



1 Existing Guest South
1/4" = 1'-0"



4 Proposed Guest West
1/4" = 1'-0"



3 Proposed Guest South
1/4" = 1'-0"

Revision Schedule

Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

Date: Issue Date
Project Number: Project Number

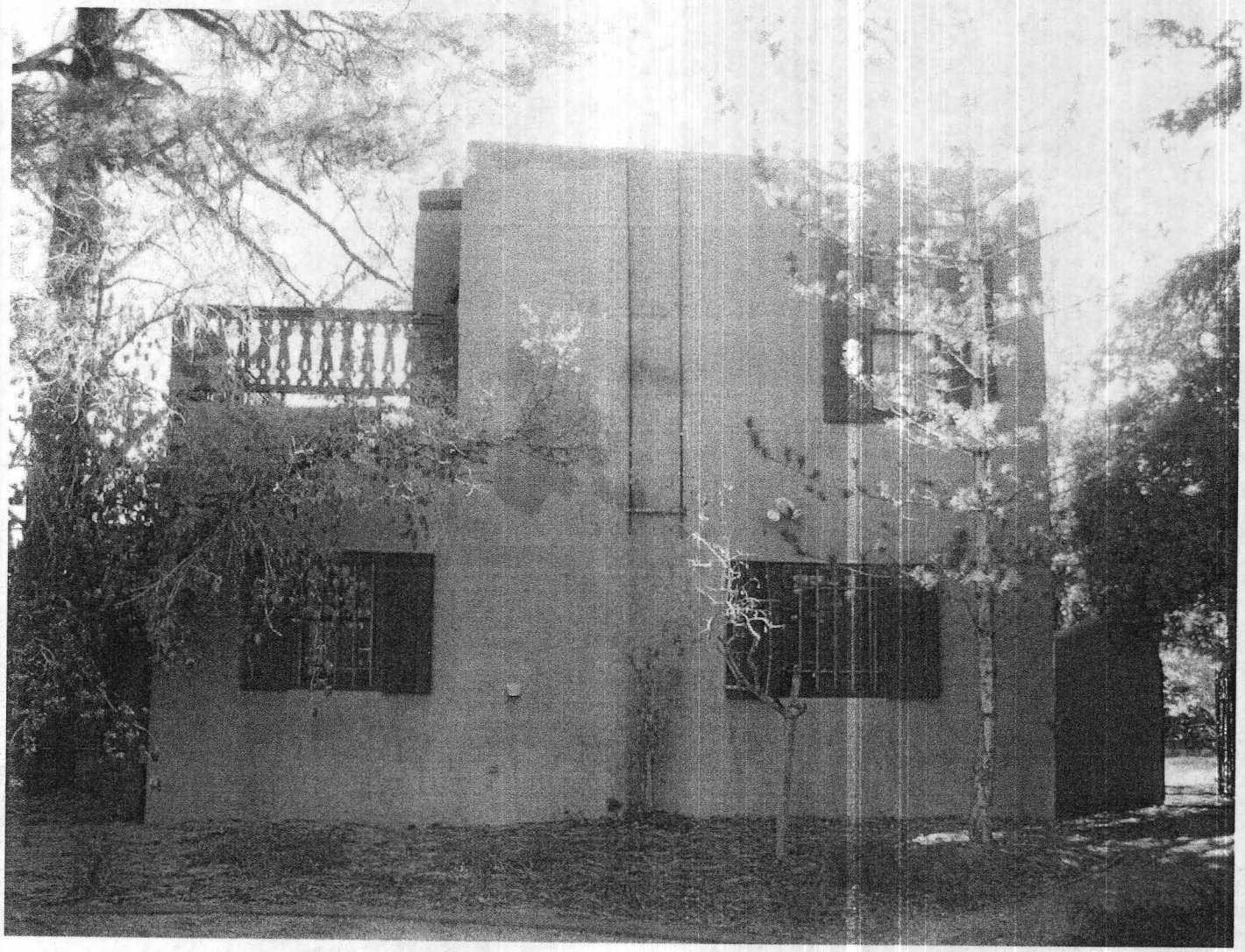
Guest Elevations

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

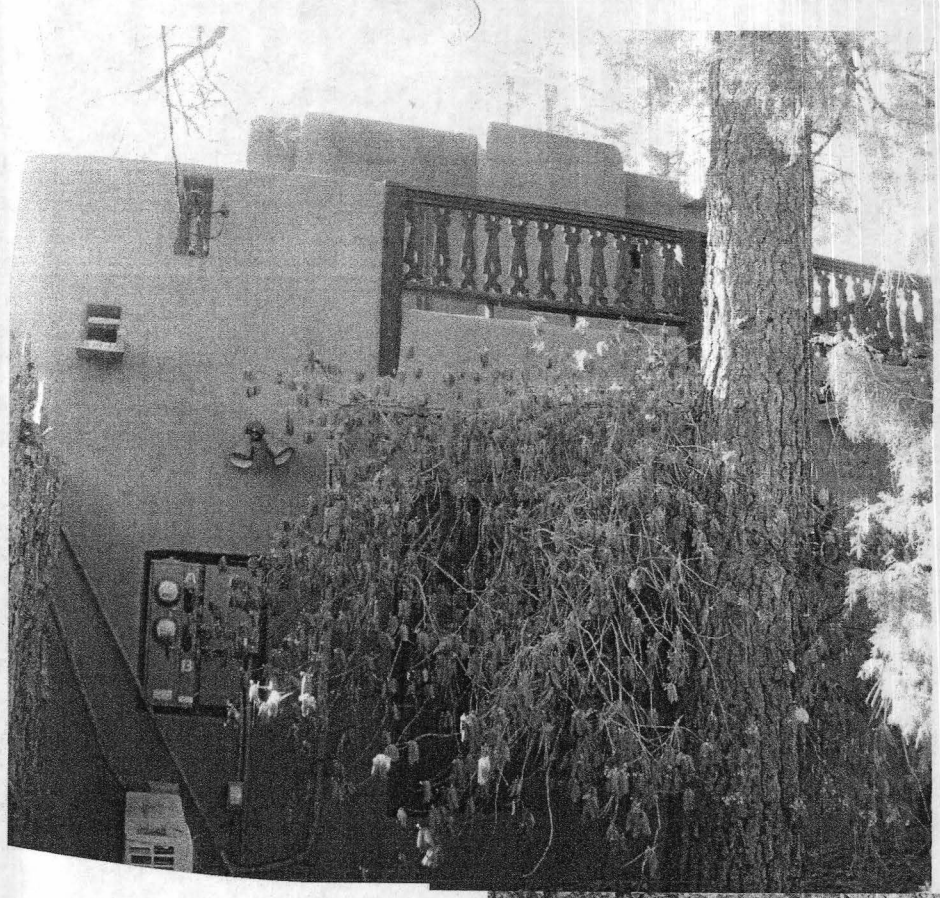
A3

Z:\Hopwood\Hopwood Guest.rvt

- PLANNING & LAND USE -
Planning Design Review
Landscape Review
Planning Design Review
Approval
Conditional Approval
Reject
Name: Sharon Woods
Date: 5.8.12
Processed:
see action letter



WEST ELEVATION GUEST



NORTH ELEVATION GUEST



SOUTH ELEVATION GUEST

PRELIMINARY ZONING REVIEW

Staff Reviewer: Dominic
Date: 4/9/12

To Be Completed by Applicant:

Your Name: LORN TRYK ARCHITECTS - ANDY Phone Number: 982-5340

Property Address: 544 CANYON ROAD

Property Owner Name, if different: ANDREW HOPWOOD

Proposed Construction (describe): ADDITION - Guest house (total = 689 ft²)

Documents Reviewed:

☑ Legal Lot of Record ☑ Site Plan ☒ Building Elevations

☑ Other: FLOOR PLANS

Project Data:		Existing	Proposed	
Setbacks:	Front:	7	NO CHANGE	ok
	Side:	5	NO CHANGE	ok
	Rear:	15	NO CHANGE	ok
	Other:	—	NO CHANGE	—
Lot Coverage:		16.09	16.54	ok - 50% max Regulated by Historic.
Building Height:		20-0	20-0	
Number of Parking Spaces:		4	4	

Signature

NOTE: *Preliminary Zoning Reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to review applicable zoning ordinances (including historic preservation ordinances) to determine whether the permitting process may be affected. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water, wastewater, and other development codes which may affect permitting. This review does not constitute approval of a building permit.*

Signature: Andy Tryk Date: 4-10-12

To Be Completed by Staff:

Zoning District: RAC8- Overlay(s): Historic DT + DT East

Preliminary Zoning Approval: ☒ Approved ☐ Denied

Staff Comments: Meets minimal zoning requirements

Staff Signature

Additional Agency Review Recommended:

☑ Escarpment ☐ Floodplain ☐ Other:

City of Santa Fe, New Mexico

memo

DATE: May 8, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031B

ADDRESS: 544 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building with the following seven items.

1. A 104 square foot addition will be constructed o the west elevation to a height of 12' where the adjacent parapet height is 20' 6". The addition will feature one 4-over-4 aluminum clad window on each elevation. The front, west elevation will also have wooden shutters that will match other shutters on the building.

2. All doors and windows will be removed and replaced with aluminum clad units. Windows will be added to the west and south elevations.

3. The iron security grille and stone chimney cap will be removed.

4. A canale will be relocated from the south elevation to the west elevation.

5. The wooden railing on the south elevation will be replaced.

6. The railings will be painted white.

7. The building will be restuccoed with elastomeric stucco to match existing conditions.

LORN TRYK ARCHITECTS, P.C.

H-12-031B

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

April 10, 2012

Re: 544 Canyon Road
Request for Approval of Renovations and Addition to Guest House

Dear David,

We are submitting application for renovations and an addition to the existing guest house at 544 Canyon Road.

We are proposing the following:

1. A 108 sf addition to the west façade of the first story of the structure
2. Replacement of the existing doors and windows to new white aluminum clad wood windows and doors.
3. Repainting of exterior railings, proposed to be white in color
4. Restuccoing of exterior façade with synthetic stucco, color to match the existing synthetic stucco
5. Replace deteriorated railing on the south façade second story
6. Relocate an existing canale from the north façade to the west façade
7. Removal of existing iron security grille on north window
8. Removal of deteriorated stone chimney cap, replacement with stucco
9. Covering of railing post extensions on second story

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

Thank you for your consideration.

Sincerely,



Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [X] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: STATUS CHANGE ON GUEST HOUSE

CONSTRUCTION COST: $ _____ **FEE:** $ _____ + $25 Poster Cost = $ _____

OWNER: ANDREW HOPWOOD **PHONE#:** _____

OWNER ADDRESS: 544 CANYON RD

CITY, STATE, ZIP CODE: SANTA FE NM 87501

APPLICANT: LORN TRYK **PHONE #:** 505 982 5340

ADDRESS: 206 McKENZIE ST, F2

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ] X Status Change on Guest House, going from commercial to non-commercial

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [ ] Antenna [ ]

PREAPPLICATION MEETING: Date: 3/26/12 Case Planner: John Lamy

PRELIMINARY ZONING REVIEW: Date: N/A Planner: _____
(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO** [X]
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? _____

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 544 Canyon Road

I/We authorize LORN TRYK to act as my/our agent to execute this application.

Signed: _____ Date: 3/27/12

Signed: _____ Date: 3/27/12

I agree to post notice of the proposed project on the site fourteen (14) 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 thirty (30) days of the adoption of Findings and Conclusions.

_____ 3/26/12

Signature of Applicant/Owner Date

ITEM # 13-0265

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

Case #H-12-031B
Address – 544 Canyon Road
Owner/Applicant's Name – Andrew Hopwood
Agent's Name – Lorn Tryk

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on March 26, 2013 upon the application (Application) of Lorn Tryk, as agent for Andrew Hopwood, owner.

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. The residence is listed as contributing to the Downtown & Eastside Historic District with the north and south elevations designated as primary. On August 14, 2012, the Board granted approval to remodel the main residence.

The Applicant requested an amendment to a remodeling project (Project) including replacement in-kind of the north and south elevation historic portals, replacement of the front vehicle gate and alteration of the pilasters, and construction of a 4' high yardwall between the garage and residence to separate the driveway from the rear yard with an arched wooden pedestrian gate that mimics the design of the vehicle gate. An exception is requested to remove historic material that is not beyond repair (Section 14-5.2(C)(1)(c), (D)(1)(a), and (D)(5)(b)).

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards.
3. Board staff recommended that the Board approve the Application as having met the exception criteria to remove historic materials (Section 14-5.2(C)(1)(c) , Section14-5.2(D)(1)(a), and Section 14-5.2(D)(5)(b)) and that otherwise, the Application complies with Section 14-5.2(C), Section 14-5.2(D), and Section 14-5.2(E) with the conditions that the vehicle gates shall have some form of visual access to the contributing resources beyond and that the sconce design shall be approved by staff before a construction permit application is submitted.
4. The Property is located in the Downtown & Eastside Historic District and the Project is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   Section 14-5.2(C); Regulation of Contributing Structures;
   Section 14-5.2(D), General Design Standards;
   Section 14-5.2(E), Downtown & Eastside Historic District.
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board concurs with the Board staff recommended condition so that the Project will comply with all applicable design standards.

CONCLUSIONS OF LAW

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

The Board concludes that the Project has met the exception criteria as submitted to remove historic materials that are not beyond repair. The Project is approved with the conditions that the vehicular gate shall be fenestrated above four feet from the ground and stained to match the front and back doors of the main residence, that there shall be no publicly-visible rooftop appurtenances, and that staff shall approve the sconce design before a construction permit application is submitted.

IT IS SO ORDERED ON THIS 23rd DAY OF APRIL 2013 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Sharon Woods
Chair

4.23.13
Date:

FILED

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

4-25-13
Date:

APPROVED AS TO FORM

Kelley A. Brennan
Kelley Brennan
Assistant City Attorney

4/23/13
Date:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to replace historic materials on a contributing residential structure, replace a vehicle gate, and construct a 4' high yardwall. An exception requested to replace historic material, Section 154-5.2(C)(1)(c)) and Section 14-5.2(D)(1)(a)).

Project Number: 12-120031
Case number: H-12-031
Project Type: HDRB

PROJECT LOCATION (S): **544 Canyon Road**

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon Road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

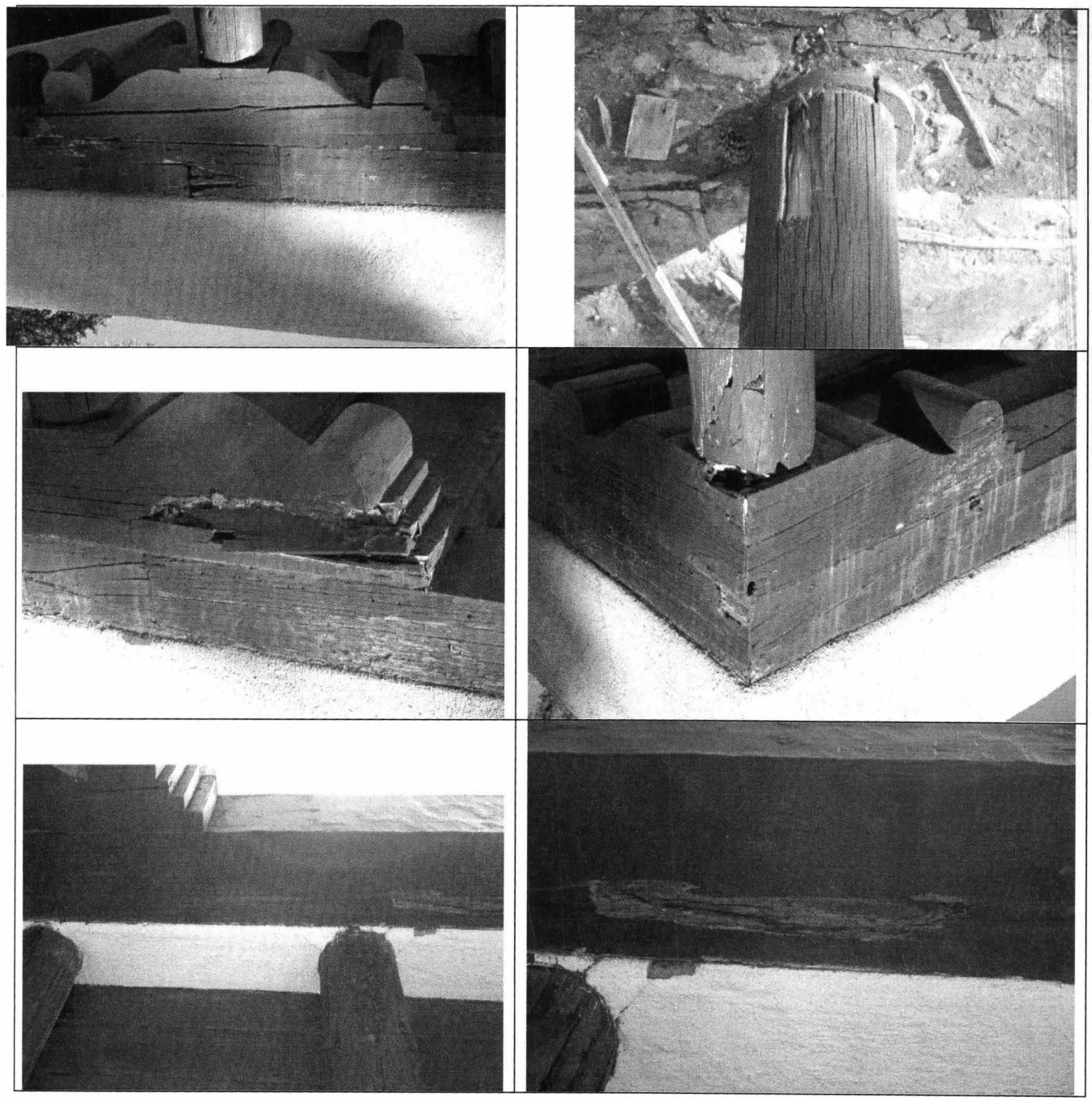
BOARD ACTION

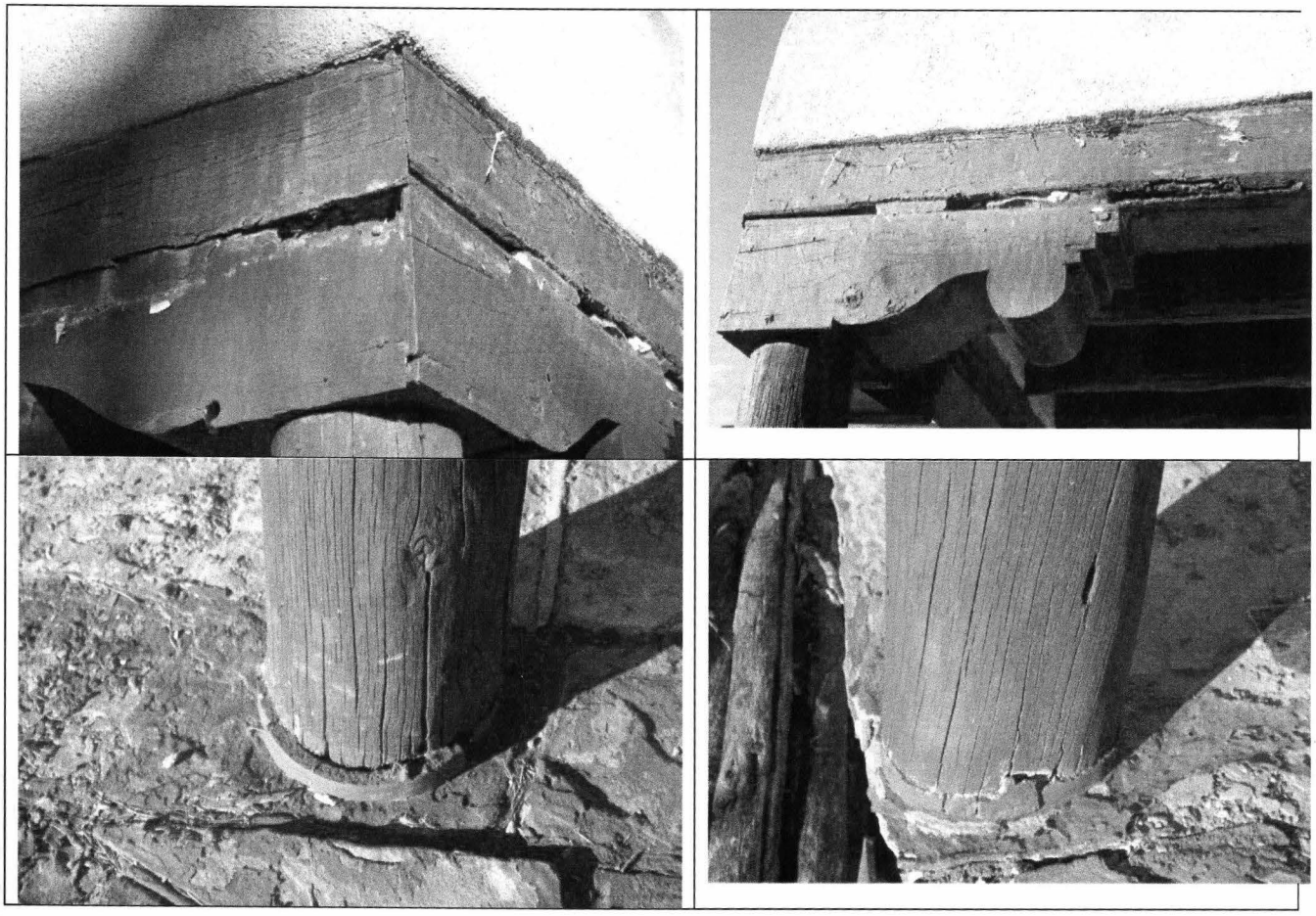
This is to certify that the Historic Districts Review Board (HDRB) at their hearing on March 26, 2013, acted on the above referenced case. The decision of the Board was approve your exception request to remove historic material with the conditions that there shall be no publicly-visible rooftop appurtenances, that the vehicle gate is approved as redesigned with fenestration, and that the pilaster light fixtures shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

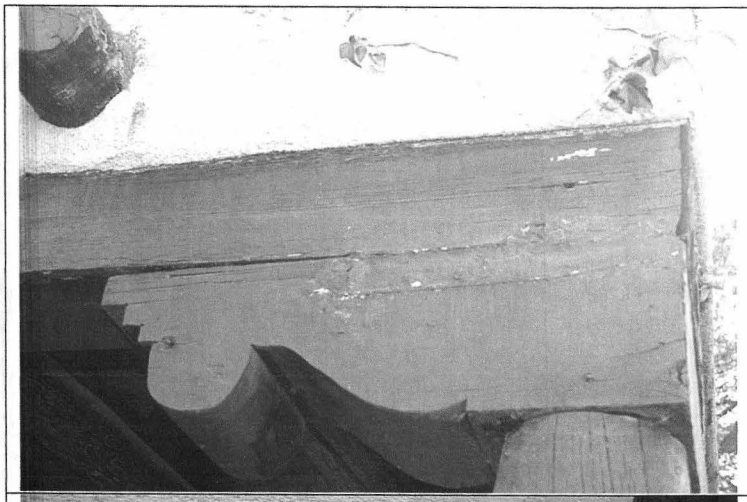
David Rasch
Planner Supervisor, Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**





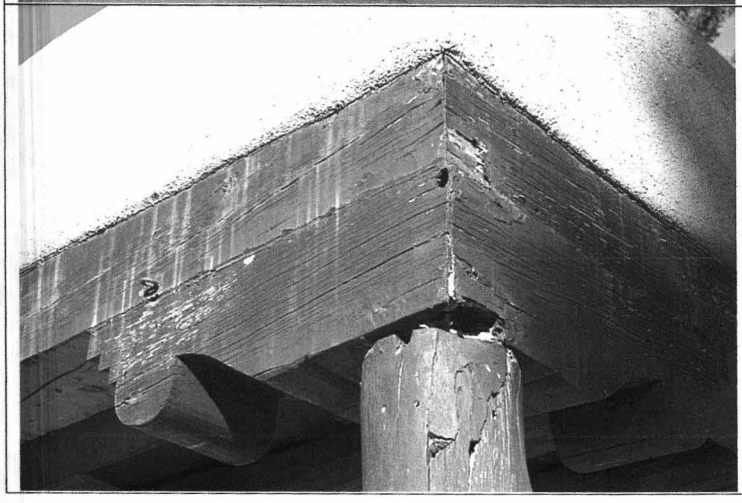
PHOTOS SHOWING ROTTING OF POSTS, BEAMS AND CORBELS

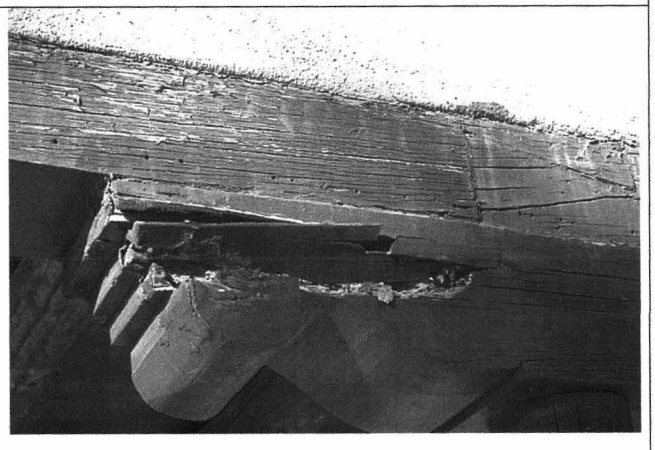


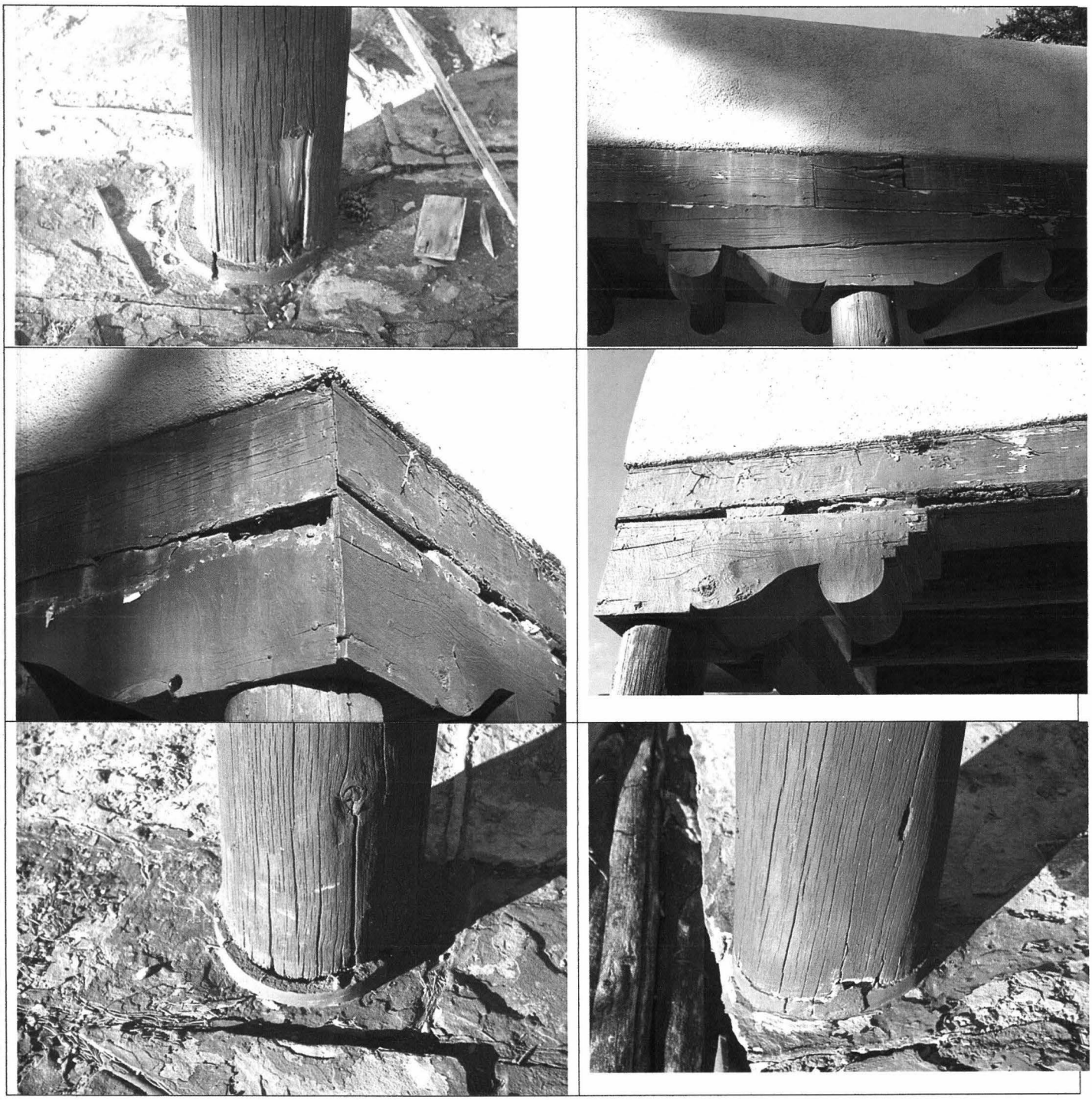












PHOTOS SHOWING ROTTING OF POSTS, BEAMS AND CORBELS

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7-18-12	**Site Address:** 544 CANYON RD
Property Owner of Record: HOPWOOD	**Proposed Construction Description:** BATH ADDITION-DOORS/WINDOWS NEW DETATCHED GARAGE
Applicant/Agent Name: LORN TRYK ARCHITECTS	
Contact Person Phone Number: (505) 982-5340	**TOTAL ROOF AREA:** 4566

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and to research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

[redacted]ESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF [redacted]ONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

[signature] 7/18/12

☐OWNER ☐APPLICANT ☑AGENT DATE

Zoning District: RG 8

Overlay: ☑ Historic Downtown & Eastside
- ☐ Arts and Crafts
- ☐ Escarpment*
- ☐ Flood Zone*
- ☐ Cerrillos Road Corridor
- ☐ Other: _____

Zoning Submittal Requirements:
- ☑ Legal Lot of Record ☑ Development Plan ☑ Building Plans
- ☐ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals:
- ☐ Zero Lot Line Affidavit N/A

Access and Visibility: ☐ Arterial or Collector* N/A
- ☐ Visibility Triangle Required

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

Terrain: ☐ 30% slopes N/A

Lot Coverage: 40 % OK
☐Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: None
2nd Front? N/A
Proposed Rear: 39 Minimum: 5
Proposed Sides: L5 R10 Minimum: 5

Height: Proposed _____
Maximum Height: 24 or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2+ Accessible** _____
Minimum: 2

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

* Requires an additional review conducted by Technical Review or Traffic Engineering Division to ensure compliance.

** Commercial Requirement

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by N/A Date: __/__/__
☐ Flood Plain Approval by N/A Date: __/__/__
☐ Traffic Engineering Approval by N/A Date: __/__/__
Notes: _____

Zoning Approval:

☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: _____

REVIEWER: [signature] **DATE:** 7/18/12

Rev. 4-12

******Note: If approved, please stamp and initial each page of plan set.******

City of Santa Fe, New Mexico

memo

DATE: March 26, 2013

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031B

ADDRESS: 544 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
__x__ District Standards & Yard wall & fence standards.	____ Vicinity Map
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: exception criteria

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic material and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the condition that the vehicle gates shall have some form of visual access to the contributing resources beyond and that the sconce design shall be approved by staff before a construction permit application is submitted.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the original residence. In the 1980s, the garage was converted to a studio. In the 1990s, the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District. The north and south elevations of the main residence are designated as primary.

On May 8, the HDRB granted approval to remodel the guest house of this property and on August 14, 2012, the HDRB granted approval to remodel the main residence. Now, the applicant proposes to amend the previous approval with the following three items.

1. The portals on both the north and south primary elevations have rotted wood elements, but some elements are not up to 30% deterioration of each element to require repair rather than replacement in-kind. An exception is requested to remove historic material that is not beyond repair (Section 14-5.2(C)(1)(c) and (D)(1)(a)) and the required exception responses are at the end of this report.

2. The non-historic yardwall pilasters and bileaf wooden vehicle gate will be altered to widen the opening to 14' while maintaining the existing wall height. The stained wooden frame and board gates will be arched without providing any visual access to the contributing resources beyond the wall and gate. Sconces are indicated at the flanking pilasters, but a design or description was not provided.

3. A 4' high yardwall will be constructed between the garage and residence to separate the driveway from the rear yard. An arched wooden pedestrian gate that mimics the design of the vehicle gates will be installed.

(C)(1)(c) Regulation of Contributing Structures in the Historic Districts

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure shall be preserved.

(D)(1)(a) General Design Standards for All H Districts, General

The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing 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.

(D)(5)(b) General Design Standards for All H Districts, Other Architectural Features

For all façades of contributing 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.

EXCEPTION TO REMOVE HISTORIC MATERIAL

i. Do not damage the character of the district.

The proposed replacement of the portal beams, posts, and corbels will not damage the character of the district. The replacement material will be visually identical to the original material. Moreover, this replacement will give us the opportunity to have transparent stained wood members as they originally were rather than brown-painted members that are concealing wood putty, rotten wood, and cement filler.

Staff response: Staff is in agreement with this response.

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

The proposed replacement is required to prevent a hardship to the applicant. It will be impossible to repair beams and posts and still maintain adequate structural strength. The condition of the members in question was a result of failed attempts at maintenance by the former owner(s), not the present owner, who only recently purchased the property with latent defects.

Staff response: Staff is in agreement with this response, although there are proven preservation techniques that can be used to retain some of the sound historic material.

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

The proposed replacement will strengthen the unique heterogeneous character of the City. The replacement is a feasible way to return the portals to their original look and eliminate structural deterioration.

Staff response: Staff is in agreement with this response.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

February 27, 2013

Re: 544 Canyon Road
Request for Approval of Replacement of Portal Beams, Posts and Corbels
Request for Approval of New Gate and Yard Wall

Dear David,

We received final approval for renovations to 544 Canyon Road in August 2012, and are in the midst of construction of these improvements. We would like the Board to consider several changes as follows.

A. Replacement of Portal Beams, Posts and Corbels

When we appeared before the Board for approval of renovations to the main house at 544 Canyon Road, we proposed to strip the portal beams, posts and corbels of the dark brown paint and stain them with a transparent stain.

After beginning renovation work and exploring the condition of these features of the house more deeply, we have discovered extensive rotting and deterioration. In numerous places, rotten areas were filled either with wood putty or cement mortar, and the members painted with opaque brown paint to hide the patches. Additional rotting has occurred in the heart of these members, further compromising their structural adequacy. Despite the maintenance efforts of the previous property owner, deterioration has progressed significantly.

Repair of the beams, posts and corbels is infeasible. The beams are a series of simple spans from column to column; therefore, grafting sound material to the non-rotted portion of a given beam greatly compromises its structural properties. By the same token, grafting sound material to the non-rotted portion of posts compromises their load carrying capacity and would be highly visible. In most cases the corbels are rotten for more than 50% of their length. We are therefore proposing to replace these members. The new material being proposed will match the original in species, finish, color and texture.

An exception to paragraphs 14-5.2 (C) (1) (c) as well as 14-5.2 (D) (1) (a) is required in order to replace the portal beams posts and corbels, since distinctive features of the building were not preserved by the former owner. The requirements of 14-5.2 (C) (5) (b) must be met in order for an exception to be granted. The applicant for such exceptions must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

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

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

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

Here are our responses to the three criteria:

(i) The proposed replacement of the portal beams, posts and corbels will not damage the character of the district. The replacement material will be visually identical to the original material. Moreover, this replacement will give us the opportunity to have transparent stained wood members as they originally were rather than brown-painted members that are concealing wood putty, rotten wood and cement filler.

(ii) The proposed replacement is required to prevent a hardship to the applicant. It will be impossible to repair the beams and posts and still maintain adequate structural strength. The condition of the members in question was as a result of failed attempts at maintenance by the former owner(s), not the present owner, who only recently purchased the property with latent defects.

(iii) The proposed replacement will strengthen the unique heterogeneous character of the City. The replacement is a feasible way to return the portals to their original look and eliminate structural deterioration.

We have included a series of photos documenting the deterioration that we have found so far.

We are asking the Board to approve replacement of the portal perimeter beams, corbels and posts, with the new members to be stained to match the original transparent stain, which is still visible on the existing front and rear door as well as on interior exposed beams.

B. Request for approval of new gate and yard wall.

The existing auto gate at the termination of the private shared driveway is at an acute angle and therefore difficult to pass through when driving. Both the yard wall and the gate are non-historic. We are requesting approval to replace the existing gate with a wider double gate. The As part of the proposed replacement we will rebuild the pilasters that flank the gate opening. The new gate will be of wood rail and panel construction, stained to match the existing house front and rear doors.

In addition, we are requesting approval to construct a 4 foot high stuccoed masonry wall between the driveway area and the back yard. The wall will be stuccoed to match the main house. In the wall we are proposing a garden gate of similar style and finish to the auto gate; that is, a frame and panel wood gate stained to match the front and rear doors of the main house.

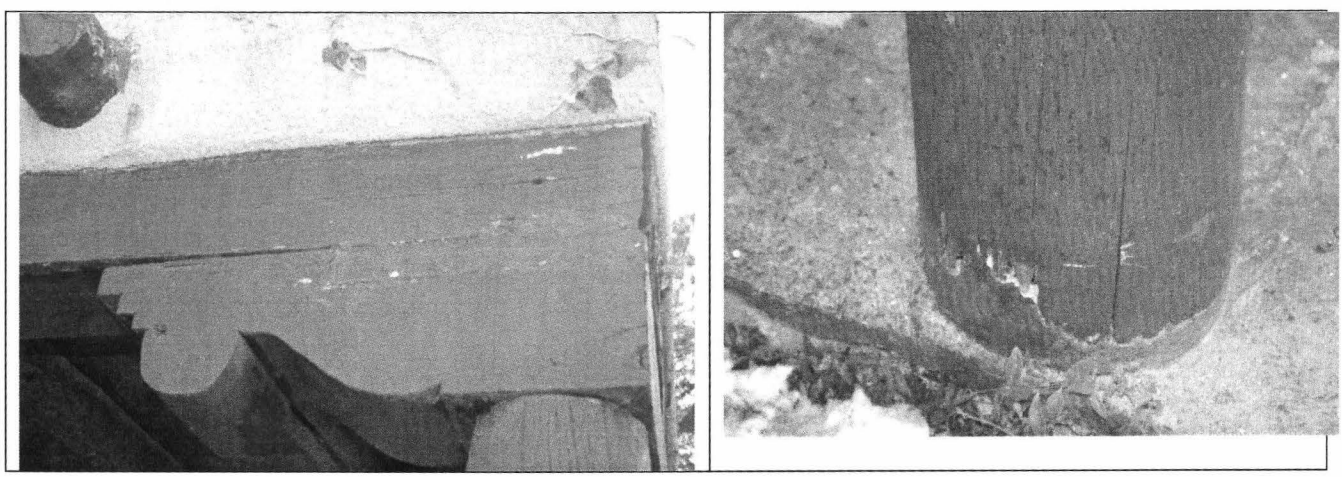
Thank you for your consideration.

Sincerely,

Lorn C. Tryk, Architect

Cc: Andrew and Melissa Hopwood

Sharon Woods



ITEM # 12-0788

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

Case #H-12-031
Address – 544 Canyon Road
Owner/Applicant's Name -- Andrew Hopwood
Agent's Name – Lorn Tryk

THIS MATTER came before the Historic Districts Review Board (Board) for hearing on August 14, 2012 upon the application (Application) of Lorn Tryk, as agent for Andrew Hopwood, owner.

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the original residence. In the 1980s, the garage was converted to a studio. In the 1990s, the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District. The north and south elevations of the main residence are designated as primary. On May 8, the Board granted approval to remodel the guest house of this property.

The Applicant requested a remodeling project (Project) including the construction of a 275 square foot addition on the non-primary east elevation, removal of two historic windows on the primary south elevation and replacement with French doors in the existing opening height and width, removal of projecting viga tails on non-primary west elevations, other repairs and maintenance as submitted, and construction of a 342 square foot free-standing garage to a height of 12' where the maximum allowable height is 15' 8". An exception is requested to remove historic windows.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards.
3. Board staff (Staff) recommended that the Board approve the Application as having met the exception criteria to remove historic windows (Section 14-5.2(D)(5)(a)(i)) with the condition that the historic windows shall be reused, if possible.
4. The Property is located in the Downtown & Eastside Historic District and the Project is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   (a) Section 14-5.2(C); Regulation of Contributing Structures;
   (b) Section 14-5.2(D), General Design Standards for All H Districts;
   (c) Section 14-5.2(E), Downtown & Eastside Historic District.
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Board finds that the proposed garage at 12' high is within the maximum allowable height of 15' 8".
8. The Board concurs with Staff that the exception criteria was met to remove historic windows and that the Application complies will all applicable design standards.

CONCLUSIONS OF LAW

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

The Board concludes that the Project has met the exception criteria as submitted to remove historic windows (Section 14-5.2(D)(5)(a)(i)). The Project is approved with the conditions that the historic windows shall be reused where possible and that the woodwork shall be stained with Minwax "Provincial Brown."

IT IS SO ORDERED ON THIS 28th DAY OF AUGUST 2012 THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

8.28.12
Date:

FILED

Yolanda Y. Vigil
City Clerk

8.30.12
Date:

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

8/28/12
Date:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to construct a 275 sq. ft. addition, remove historic windows and replace them with French doors, reconstruct a window and a shutter, remove false viga tails, replace a window and add three windows, change exterior colors on a contributing residence, and to construct a 342 sq. ft. garage to a height of 12' where the maximum allowable height is 15'18". An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(i)).

Project number: 12-120031
Case number: H-12-031
Project type: HDRB

PROJECT LOCATION (S): 544 Canyon Road

PROJECT NAMES:

OW – Andrew Hopwood
Santa Fe, NM 87501

544 Canyon Road

AP – Lorn Tryk
Santa Fe, NM 87501

206 McKenzie St., F2
505-982-5340

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on August 14, 2012, acted on the above referenced case. The decision of the Board was to approve your exception request to remove historic windows with the conditions that two of the windows will be reused and that the brown painted woodwork will be stripped and stained. For further information please call 955-6605.

Sincerely,

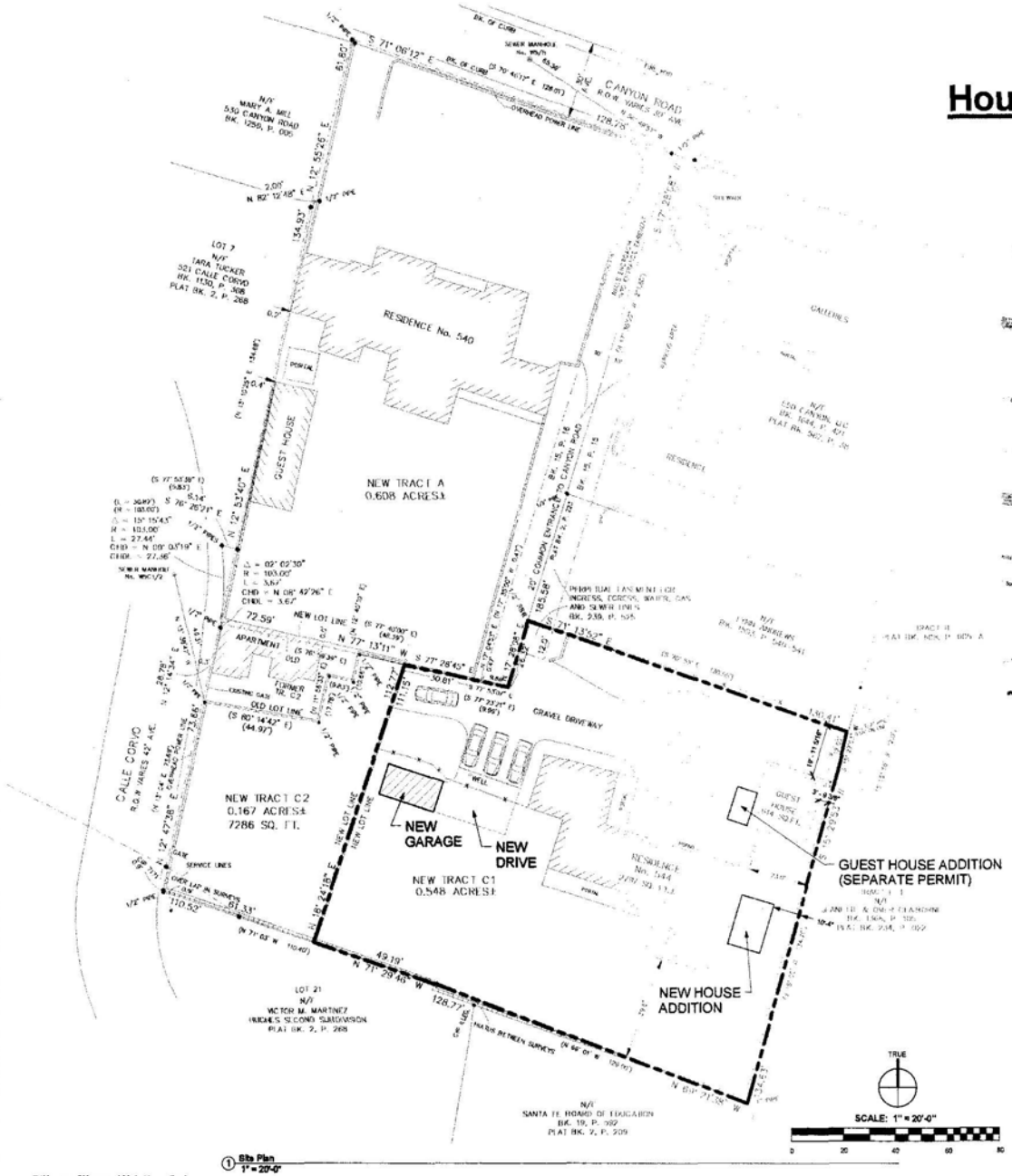
David Rasch
Planner Supervisor, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**

Revision Schedule		
Num	Desc	Date

Hopwood Residence
House Renovation and Garage

544 Canyon Road
Santa Fe, NM



① Site Plan
1" = 20'-0"

VICINITY MAP



CODE INFORMATION:

ZONE: RAC8

ROOFED AREAS:	EXISTING:	PROPOSED:
MAIN HOUSE:	3260 s.f.	
HOUSE ADDITION:		275 s.f.
GUEST HOUSE:	581 s.f.	
GUEST ADDITION: (SEPARATE PERMIT)	108 s.f.	
GARAGE:		342 s.f.
TOTAL ROOFED AREA:	3949 s.f.	4566 s.f.

LOT COVERAGE:

LOT AREA:	23,870 s.f. (0.548 ac.)
MAX. COVERAGE:	50% (11,935 s.f.)
TOTAL ROOFED:	4,566 s.f. 19.13% (PROPOSED)

PARKING:

EXISTING:	4 SPACES
PROPOSED:	4 SPACES

REQ'D SETBACKS:

FRONT:	7 FT.
SIDE:	5 FT.
REAR:	15 FT.

Sheet List	
Sheet Number	Sheet Name
A0	Cover / Site Plan
C-1	Site / Roof Plan
A1	Existing and Proposed 1st Floor Plans
A2	1st Floor House Existing/ Demolition Plan
A3	1st Floor Proposed House Plan
A4	Existing and Proposed 2nd Floor Plans
A5	2nd Floor House Existing/ Demolition Plan
A6	2nd Floor Proposed House Plan
A7	House Elevations
A8	House Elevations
A9	House Elevations
A10	House Elevations
A20	Garage Plans

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

Date 7/18/2012 9:48:37 AM
Project number -

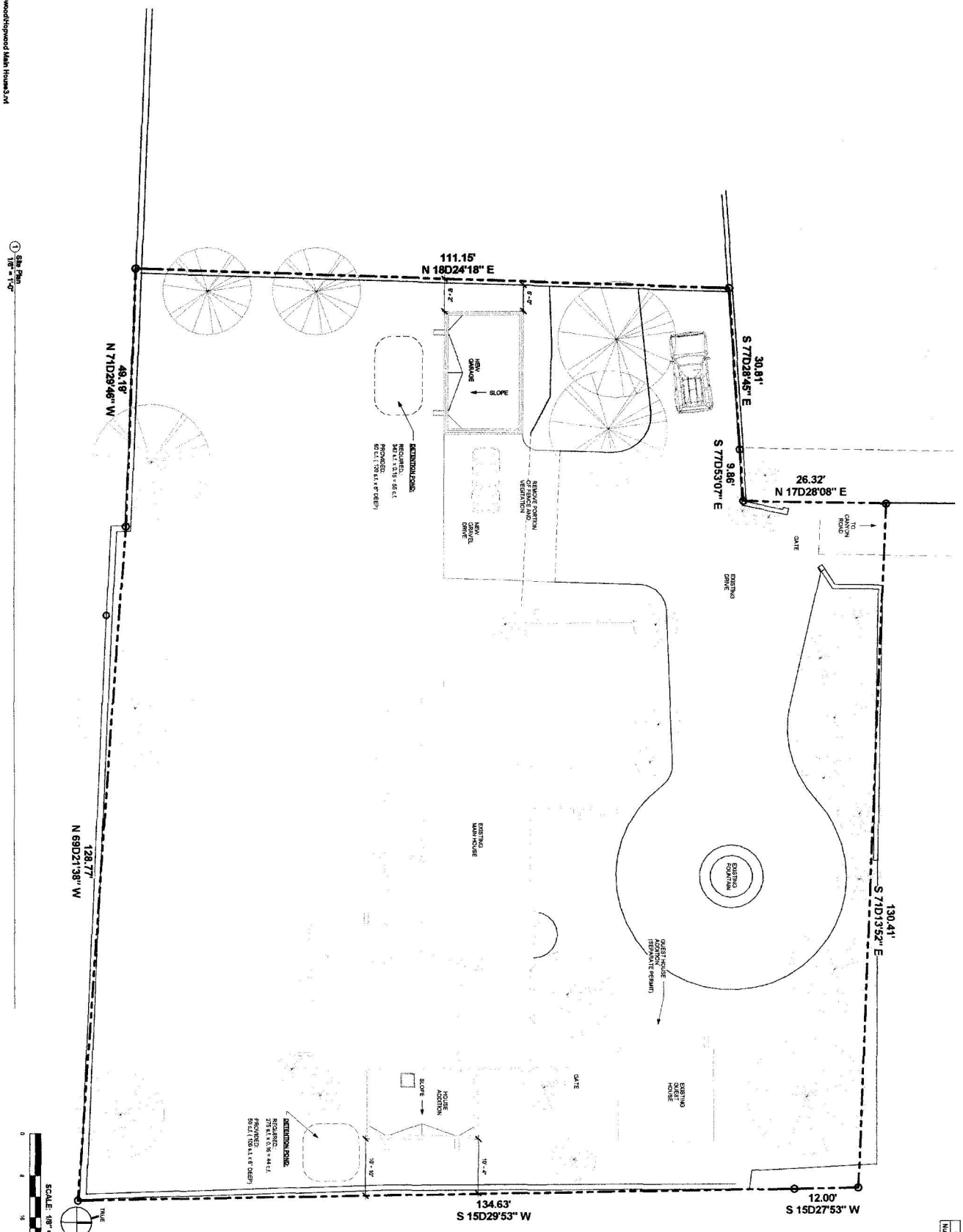
Cover / Site Plan

Scale 1" = 20'-0"

A0

Z:\Hopwood\Hopwood Main House3.rvt

Z:\Hopwood\Hopwood Main House3.vt



1 Site Plan
1/8" = 1'-0"

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

Revision Schedule		
Num	Desc	Date

C-1

Site / Roof Plan

Scale 1/8" = 1'-0"

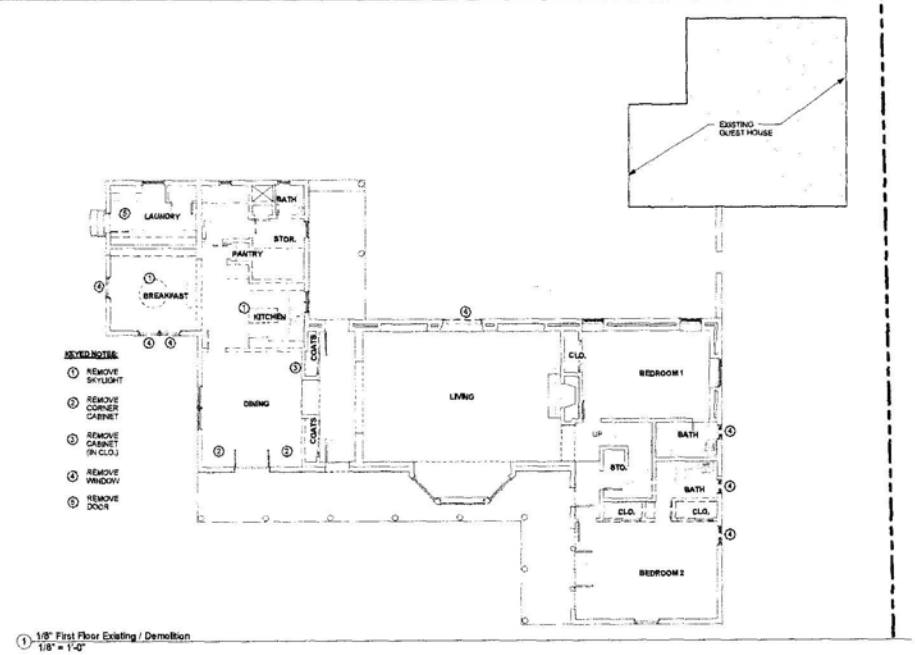
Date 7/18/2012 8:49:02 AM

Project number -

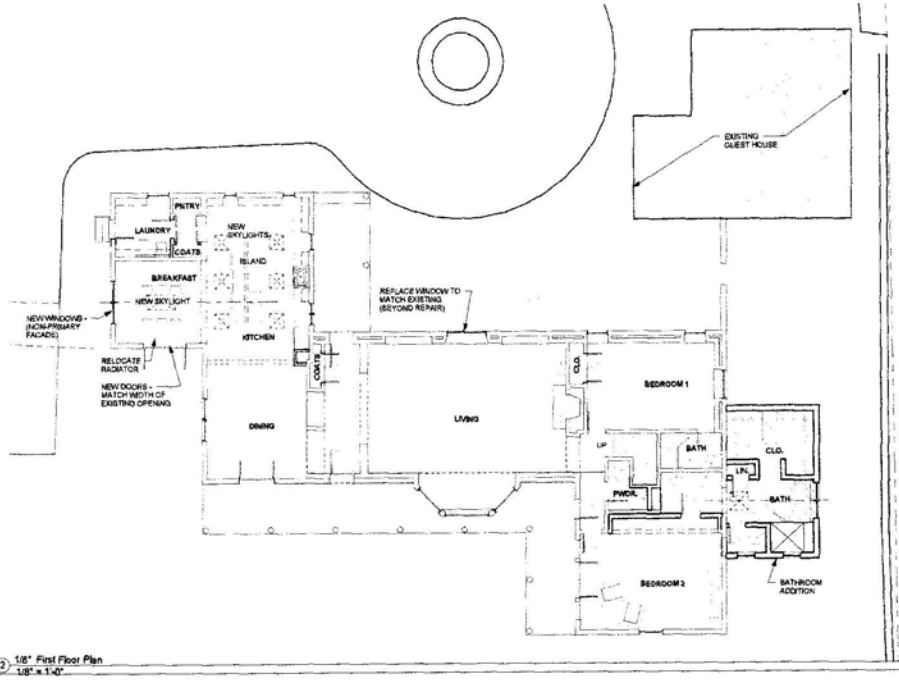
Hopwood Residence

544 Canyon Road
Santa Fe, NM

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314



1 1/8" First Floor Existing / Demolition
1/8" = 1'-0"



2 1/8" First Floor Plan
1/8" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

Revision Schedule		
Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

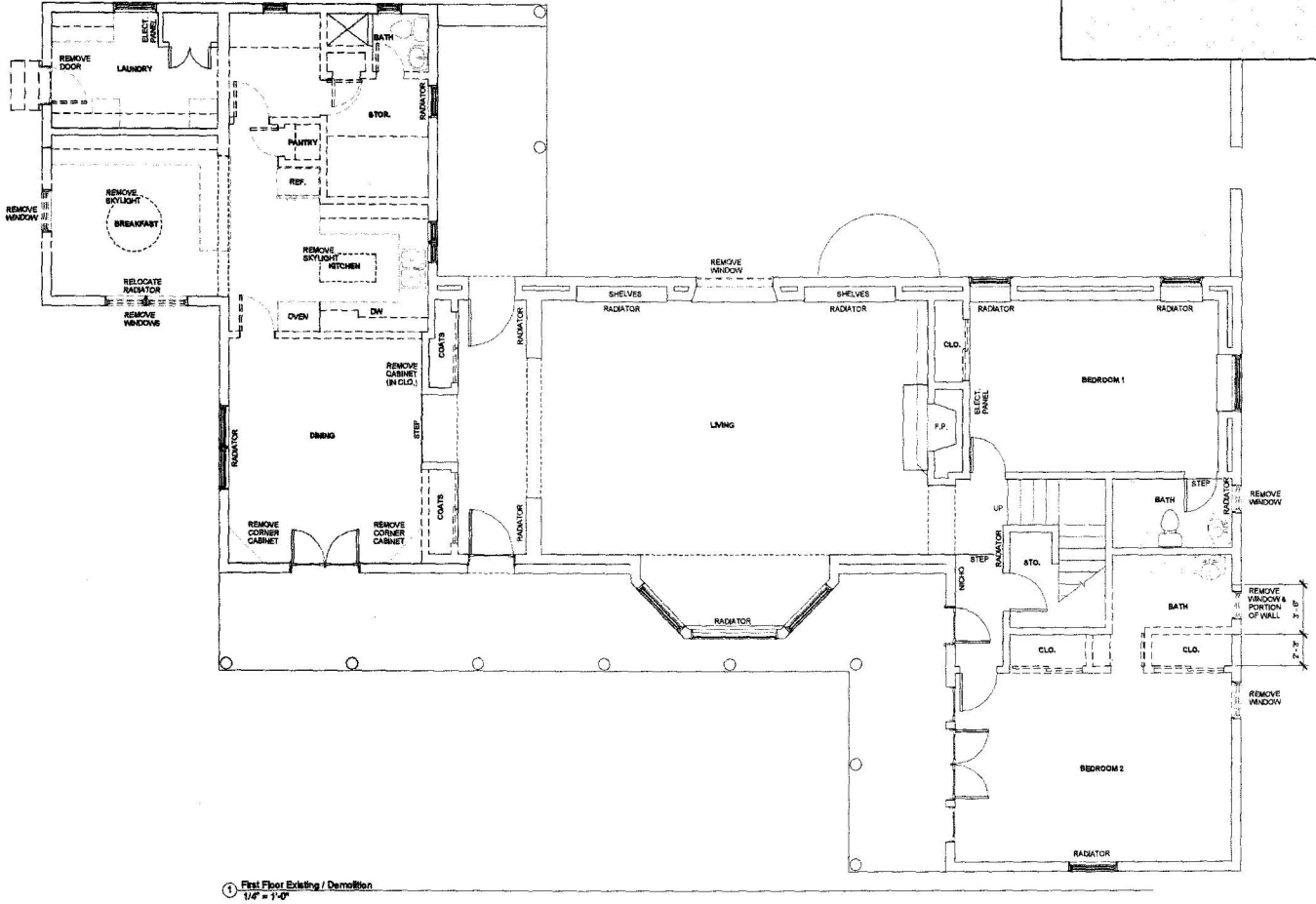
Date 7/16/2012 9:48:38 AM

Project number -

Existing and Proposed 1st Floor Plans

Scale 1/8" = 1'-0"

A1



1 First Floor Existing / Demolition
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

Revision Schedule

Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

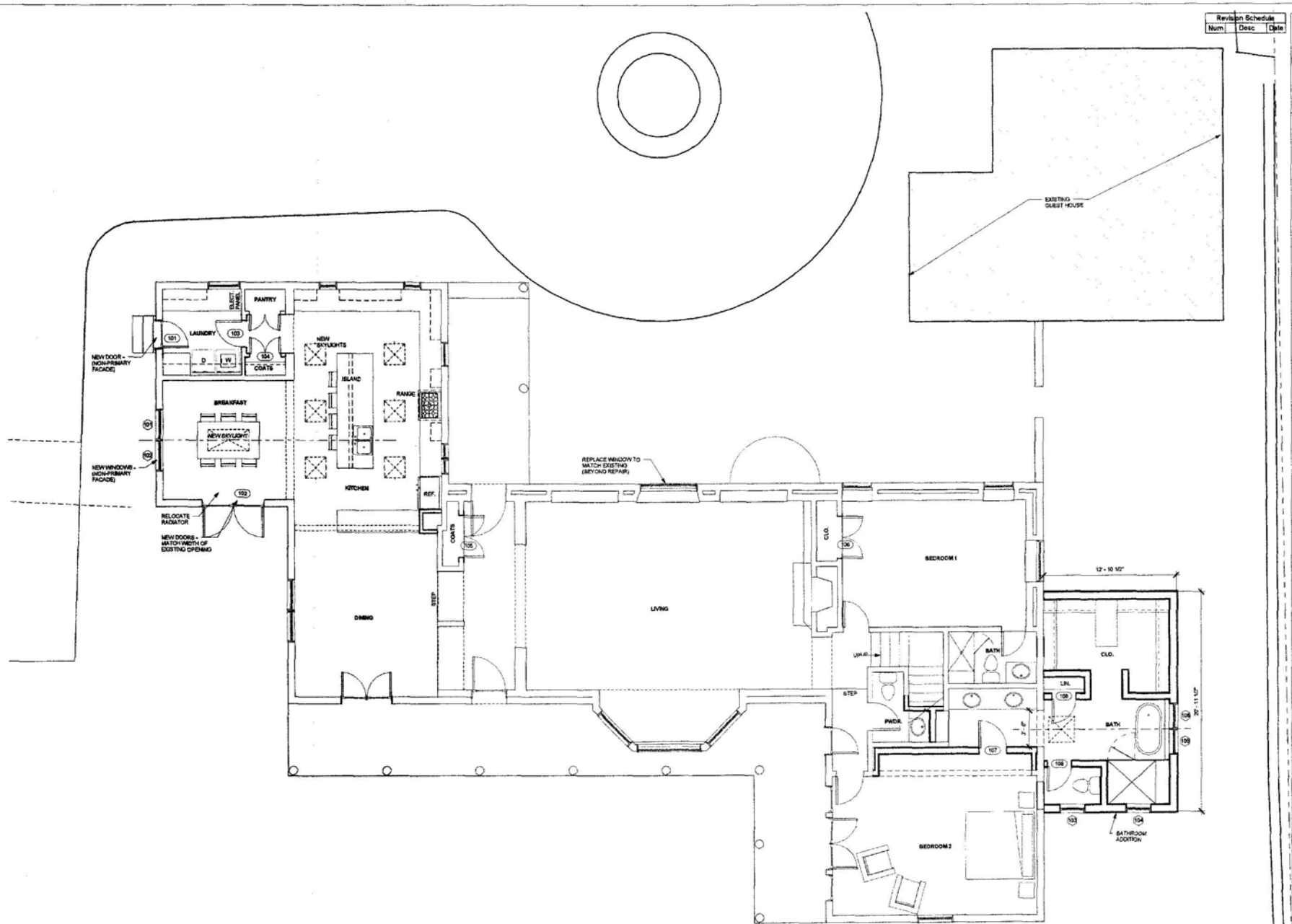
Date 7/18/2012 9:48:42 AM

Project number -

1st Floor House Existing/ Demolition Plan

Scale 1/4" = 1'-0"

A2



WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/18/2012 9:48:44 AM

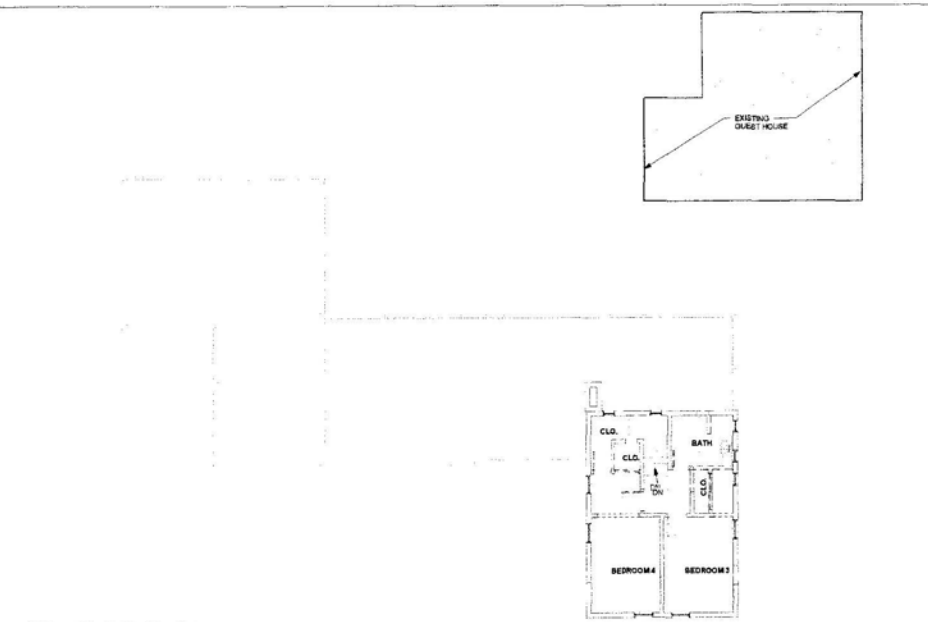
Project number -

1st Floor Proposed House Plan

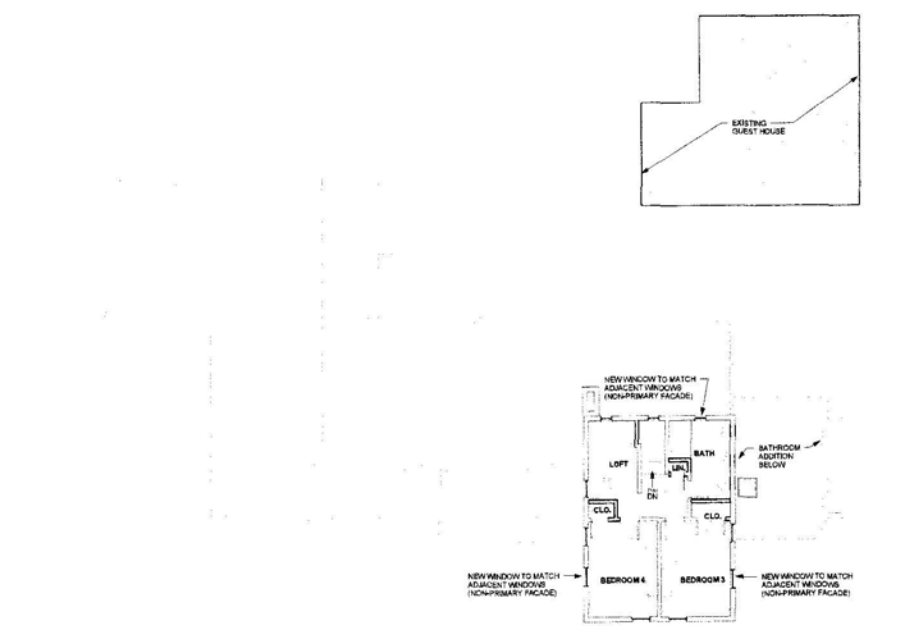
Scale 1/4" = 1'-0"

A3

Revision Schedule		
Num	Desc	Date



1 1/8" Second Floor Existing / Demolition
1/8" = 1'-0"



2 1/8" Second Floor Plan
1/8" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

Date 7/16/2012 9:48:46 AM

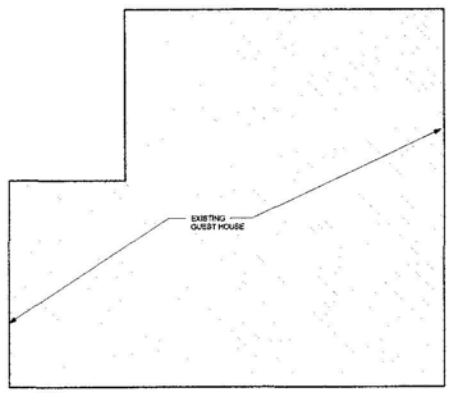
Project number -

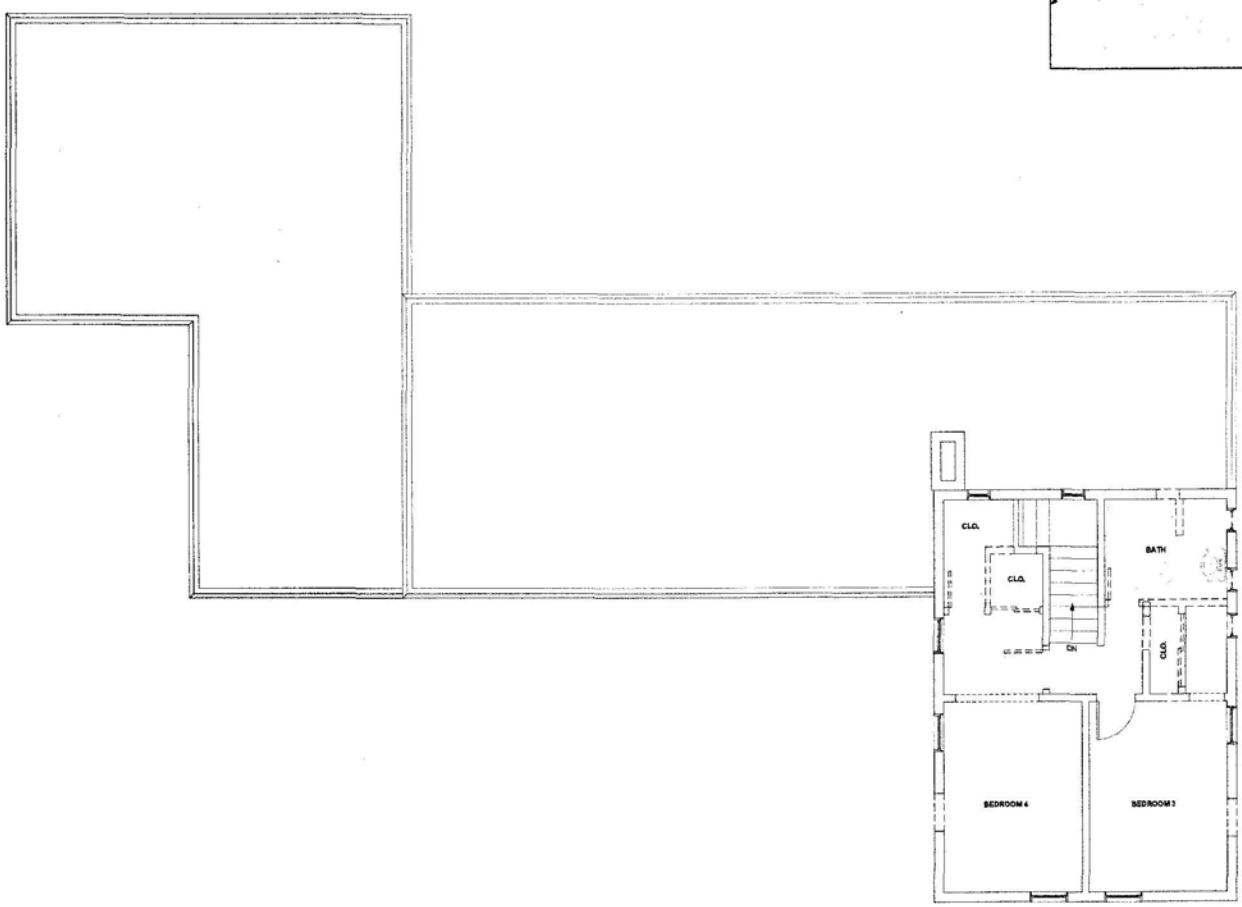
Existing and Proposed 2nd Floor Plans

Scale 1/8" = 1'-0"

A4

Revision Schedule		
Num	Desc	Date





1 Second Floor Existing / Demolition
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

Date 7/18/2012
9:48:46 AM

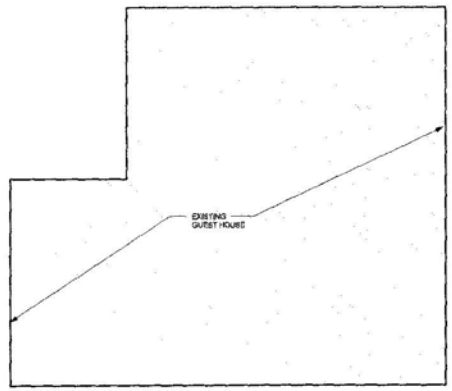
Project number -

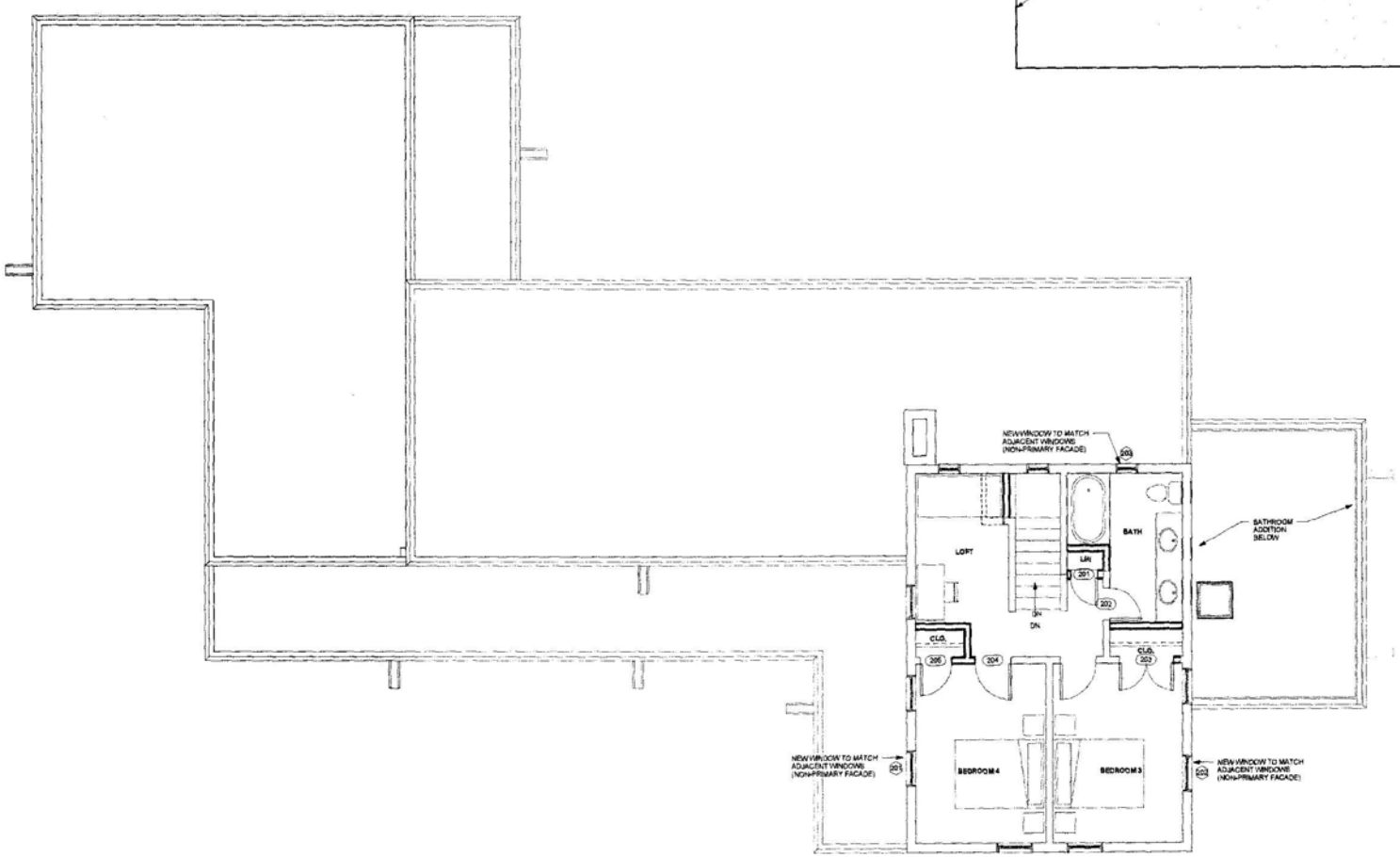
2nd Floor House Existing/ Demolition Plan

Scale 1/4" = 1'-0"

A5

Revision Schedule		
Num	Desc	Date





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

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence
544 Canyon Road
Santa Fe, NM

Date 7/18/2012
9:48:50 AM

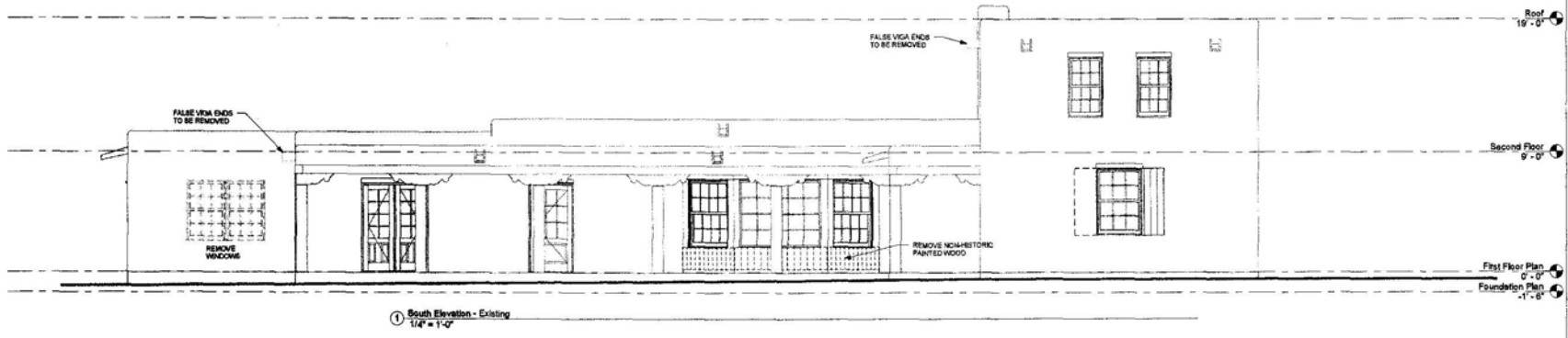
Project Number -

2nd Floor Proposed House Plan

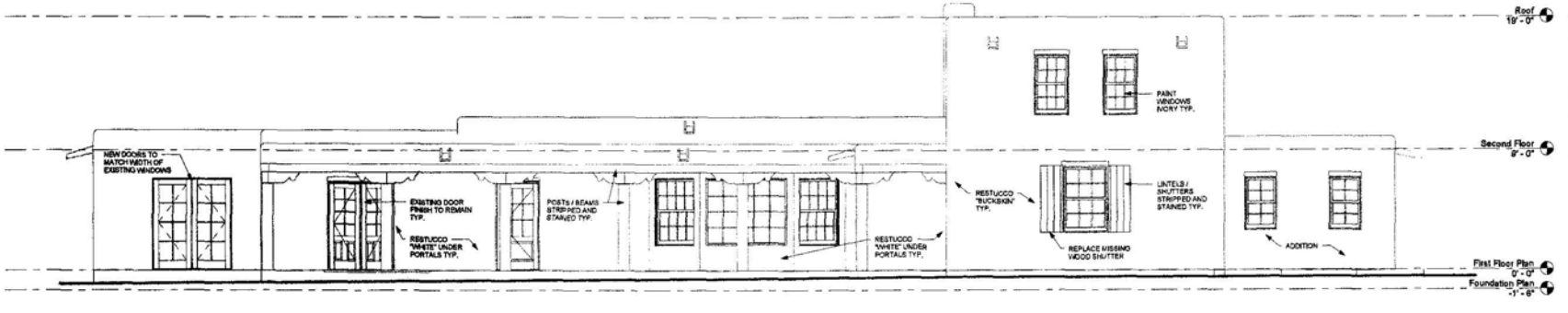
Scale 1/4" = 1'-0"

A6

Revision Schedule		
Num	Desc	Date



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



2 South Elevation - Proposed
1/4" = 1'-0"

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

WOODS

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/18/2012 8:48:52 AM

Project number -

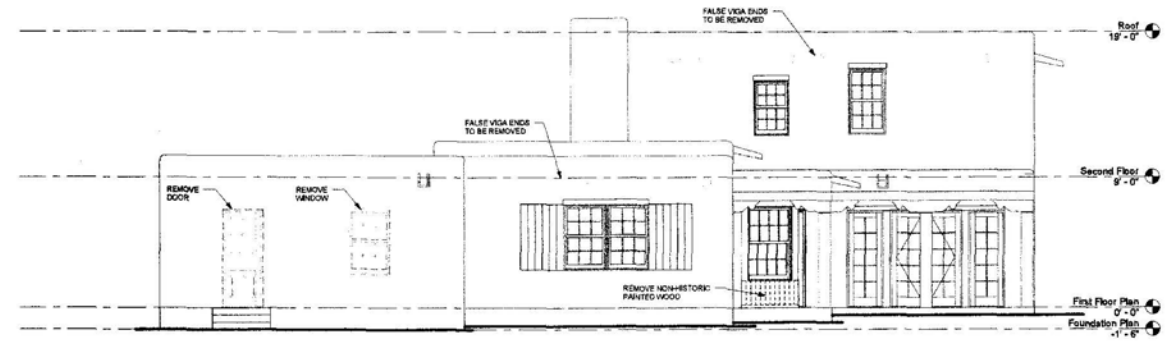
House Elevations

Scale 1/4" = 1'-0"

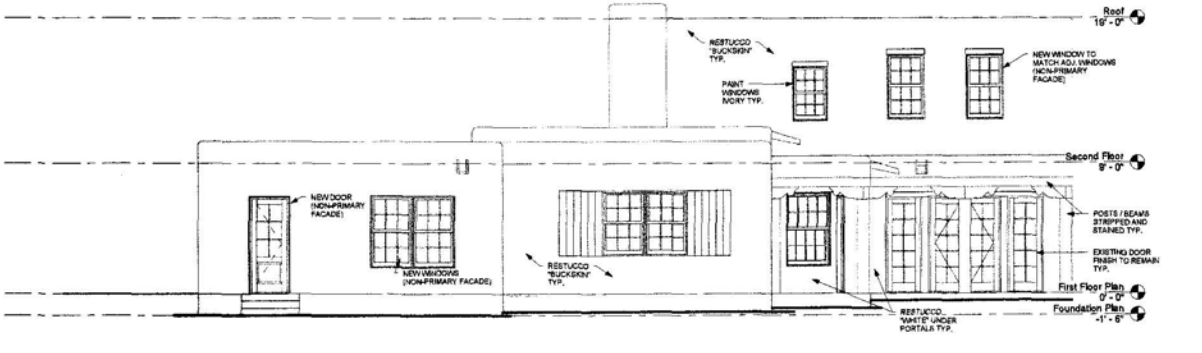
A7

Z:\Hopwood\Hopwood Main House3.rvt

Revision Schedule		
Num	Desc	Date



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



2 West Elevation - Proposed
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-986-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/18/2012 9:48:54 AM

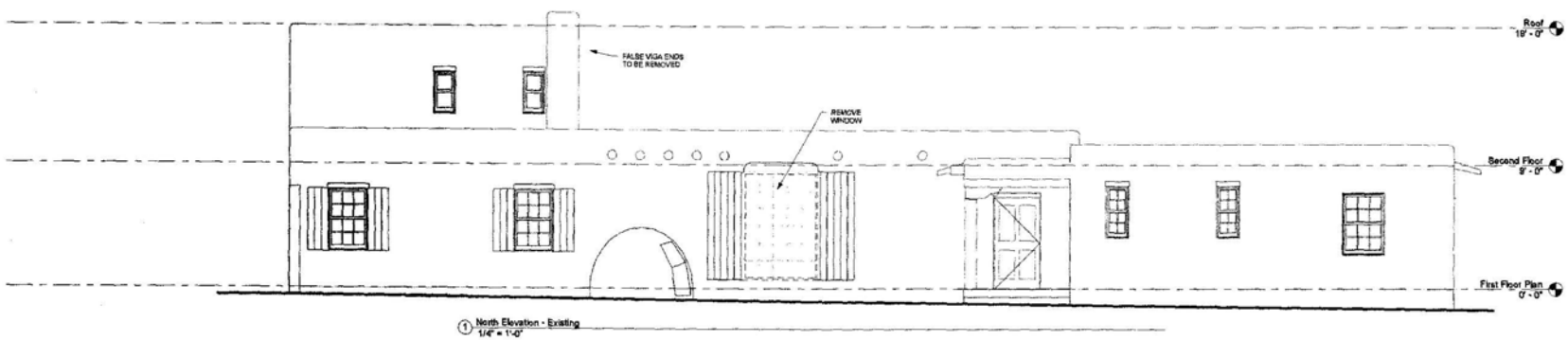
Project number -

House Elevations

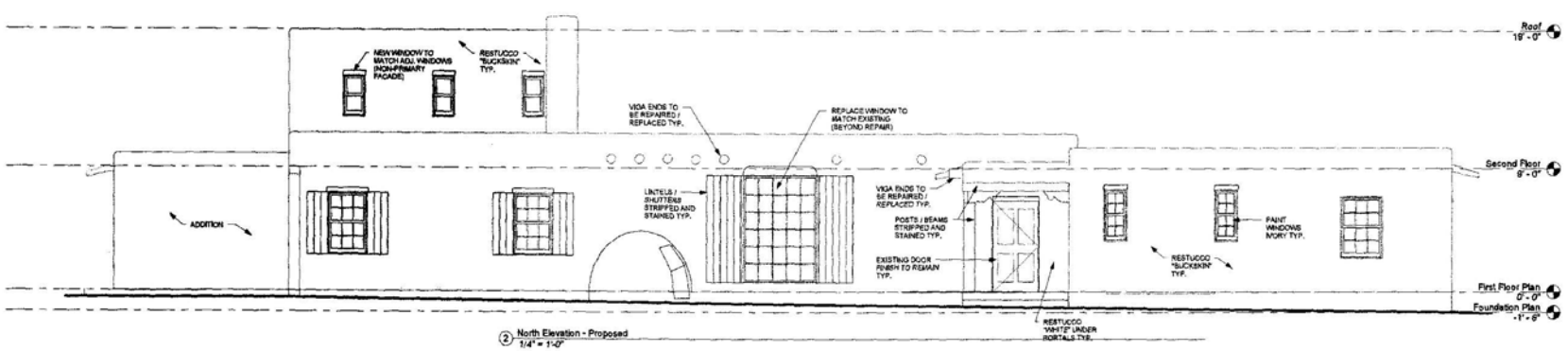
Scale 1/4" = 1'-0"

A8

Revision Schedule		
Num	Desc	Date



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



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

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

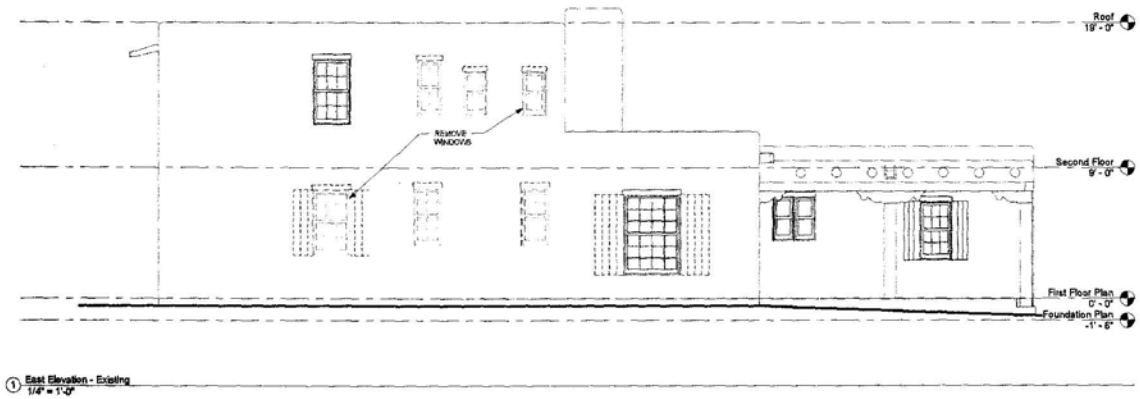
Date	7/16/2012 9:48:56 AM
Project number	-

House Elevations

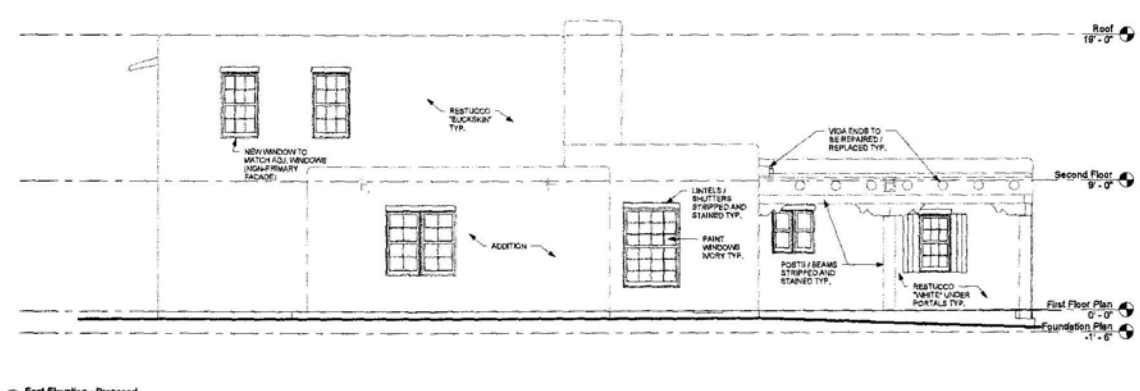
Scale 1/4" = 1'-0"

A9

Revision Schedule		
Num	Desc	Date



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



2 East Elevation - Proposed
1/4" = 1'-0"

Z:\Hopwood\Hopwood Main House3.rvt

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

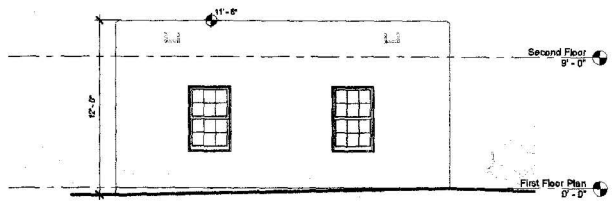
Date 7/15/2012 9:48:58 AM

Project number -

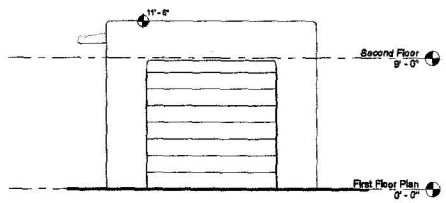
House Elevations

Scale 1/4" = 1'-0"

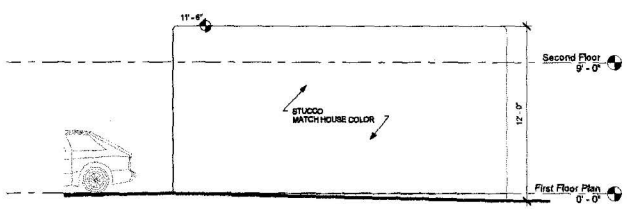
A10



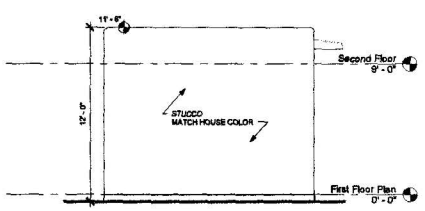
2 Garage South Elevation
1/4" = 1'-0"



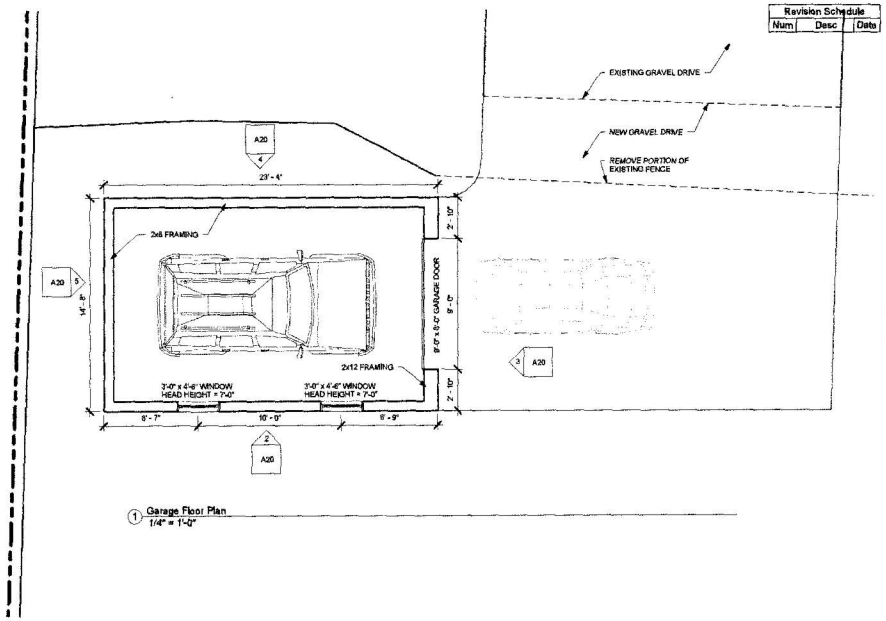
3 Garage East Elevation
1/4" = 1'-0"



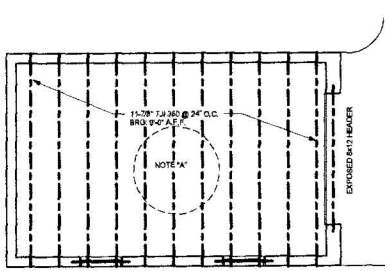
4 Garage North Elevation
1/4" = 1'-0"



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



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

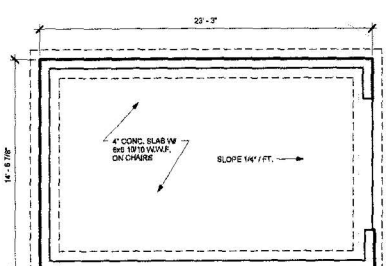


HEADERS U.N.O.:
2-2x8 ON 3 FOOT OPENINGS
2-2x8 (OR 2-2x10) ON 5 FOOT OPENINGS
2-2x12 DOUG FIR ON 8 FOOT OPENINGS

DESIGN LOADS:
ROOF LIVE LOAD: 30 PSF
WIND LOAD: 95 MPH

NOTE "A":
PROVIDE 5/8" CDX PLYWOOD.
ATTACH W/ 8d NAILS @ 6" O.C. ALONG EDGES
& 12" O.C. ALONG INTERMEDIATE SUPPORTS
PROVIDE PLY CLIPS @ ALL UNSUPPORTED EDGES

7 Garage Framing Plan
1/4" = 1'-0"



8 Garage Foundation Plan
1/4" = 1'-0"

Revision Schedule

Num	Desc	Date

WOODS DESIGN BUILDERS, INC.
302 CATRON STREET, SANTA FE, NEW MEXICO, 87501 505-988-2413
GENERAL CONTRACTOR LICENSE NO. 17314

Hopwood Residence

544 Canyon Road
Santa Fe, NM

Date 7/16/2012
9:48:00 AM

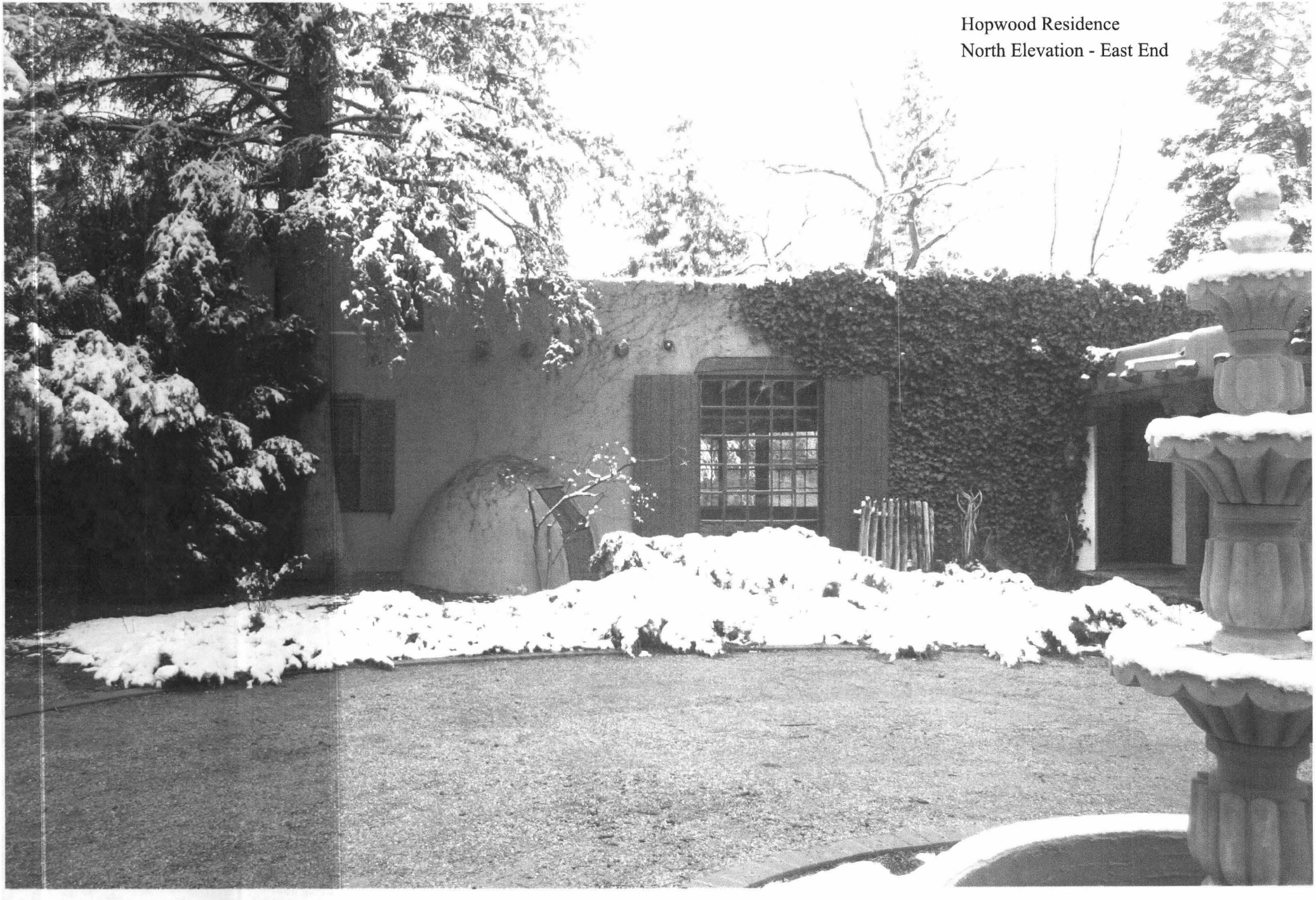
Project number -

Garage Plans

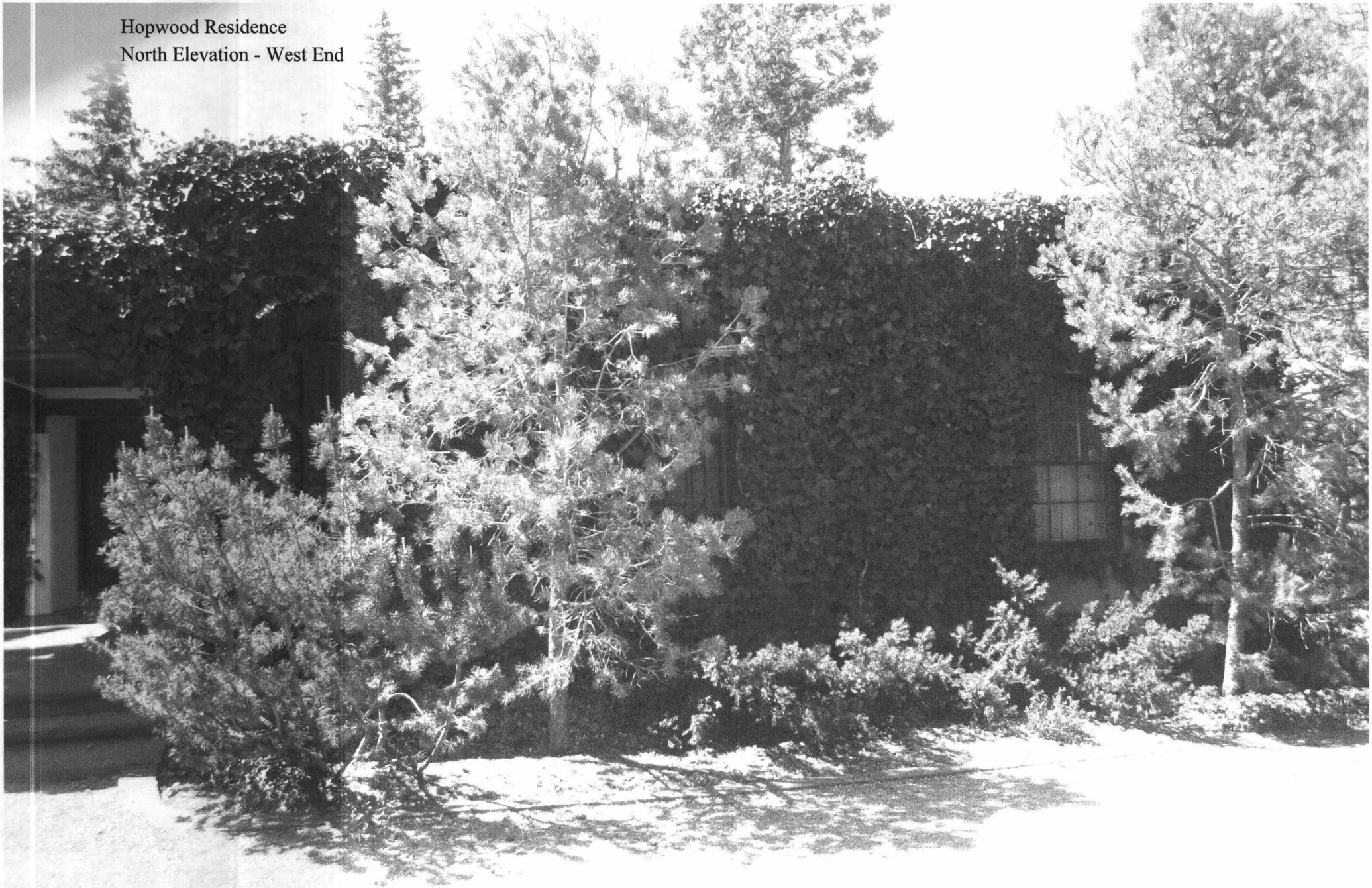
Scale 1/4" = 1'-0"

A20

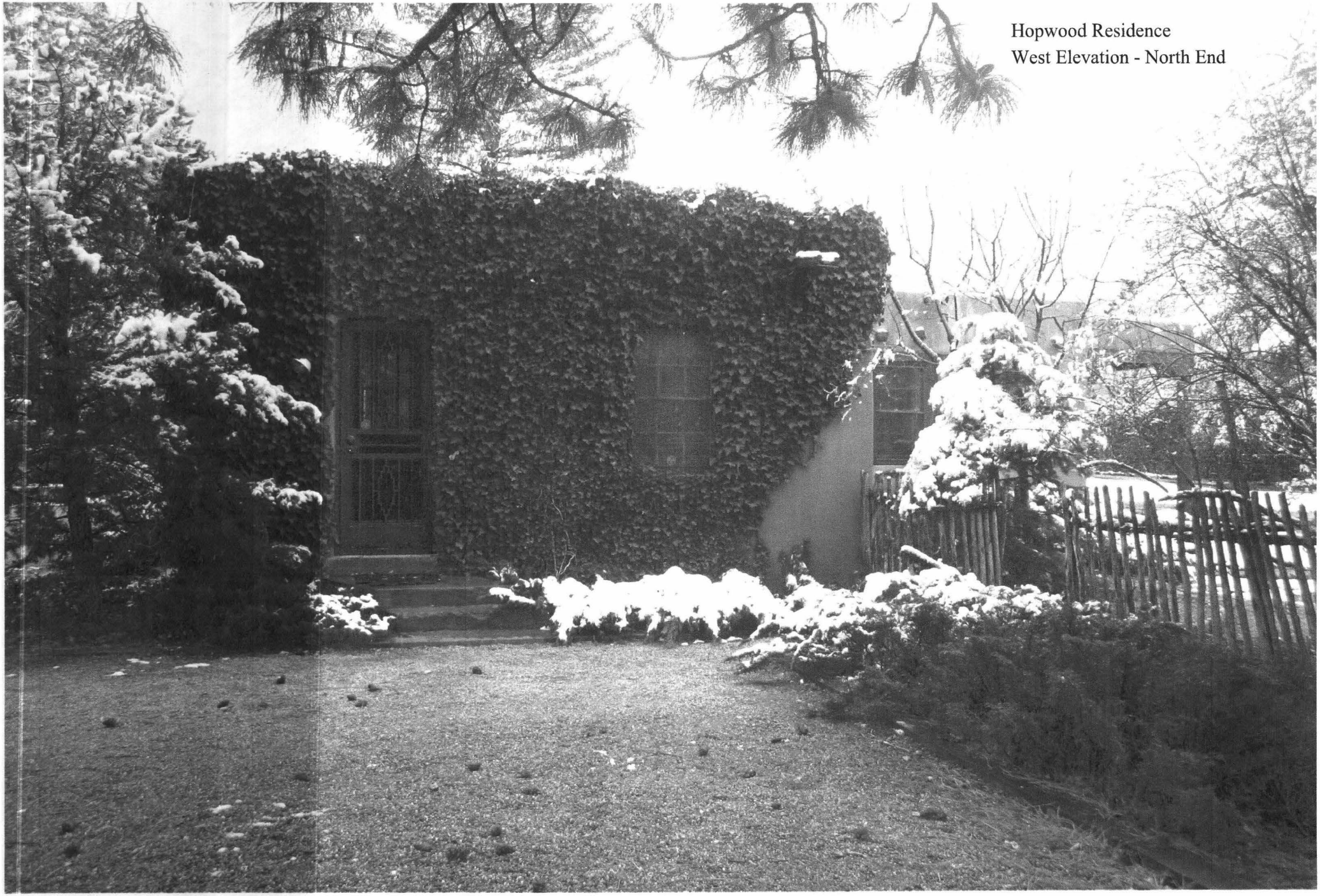
Z:\Hopwood\Hopwood Main House3.rvt



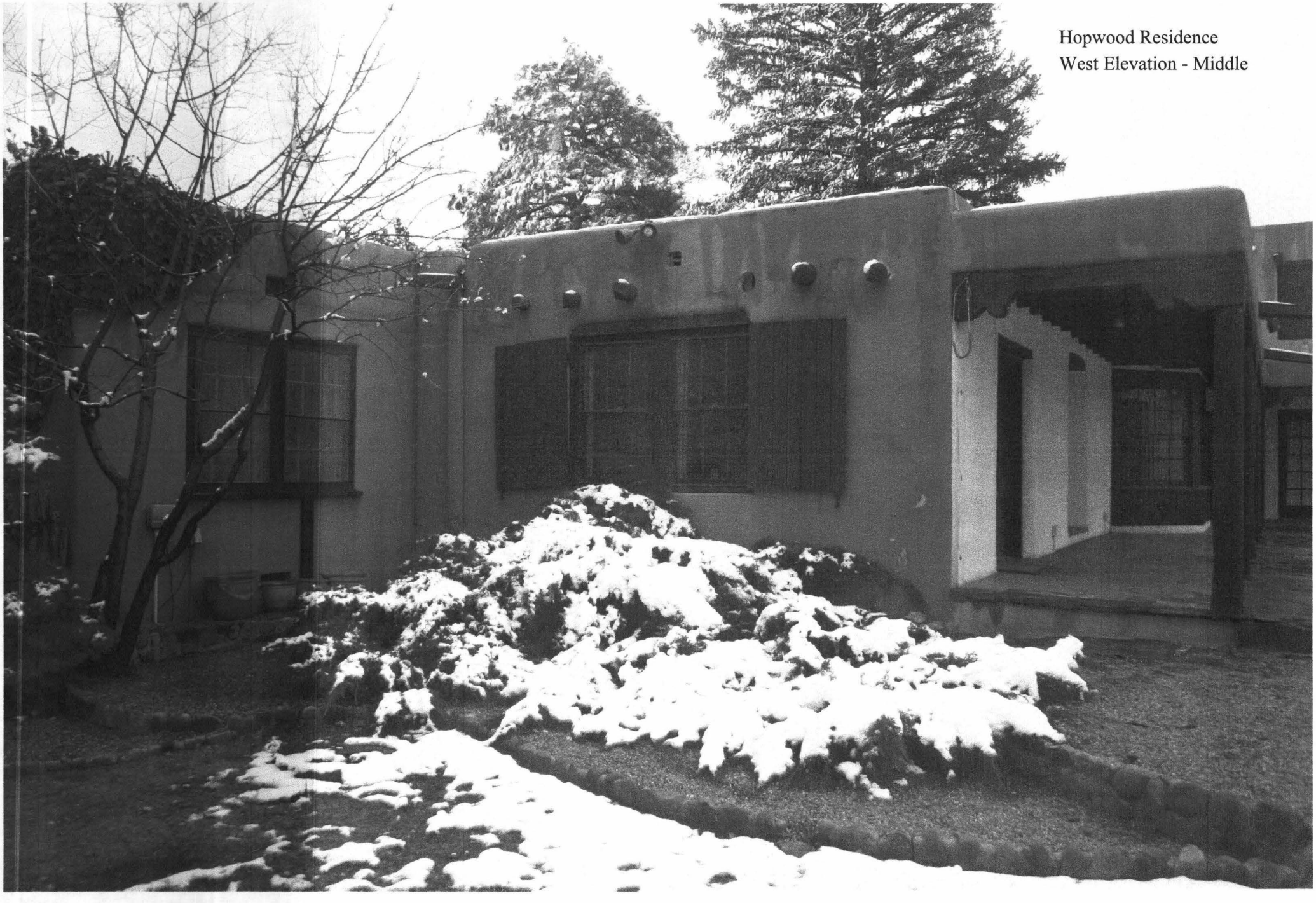
Hopwood Residence
North Elevation - East End



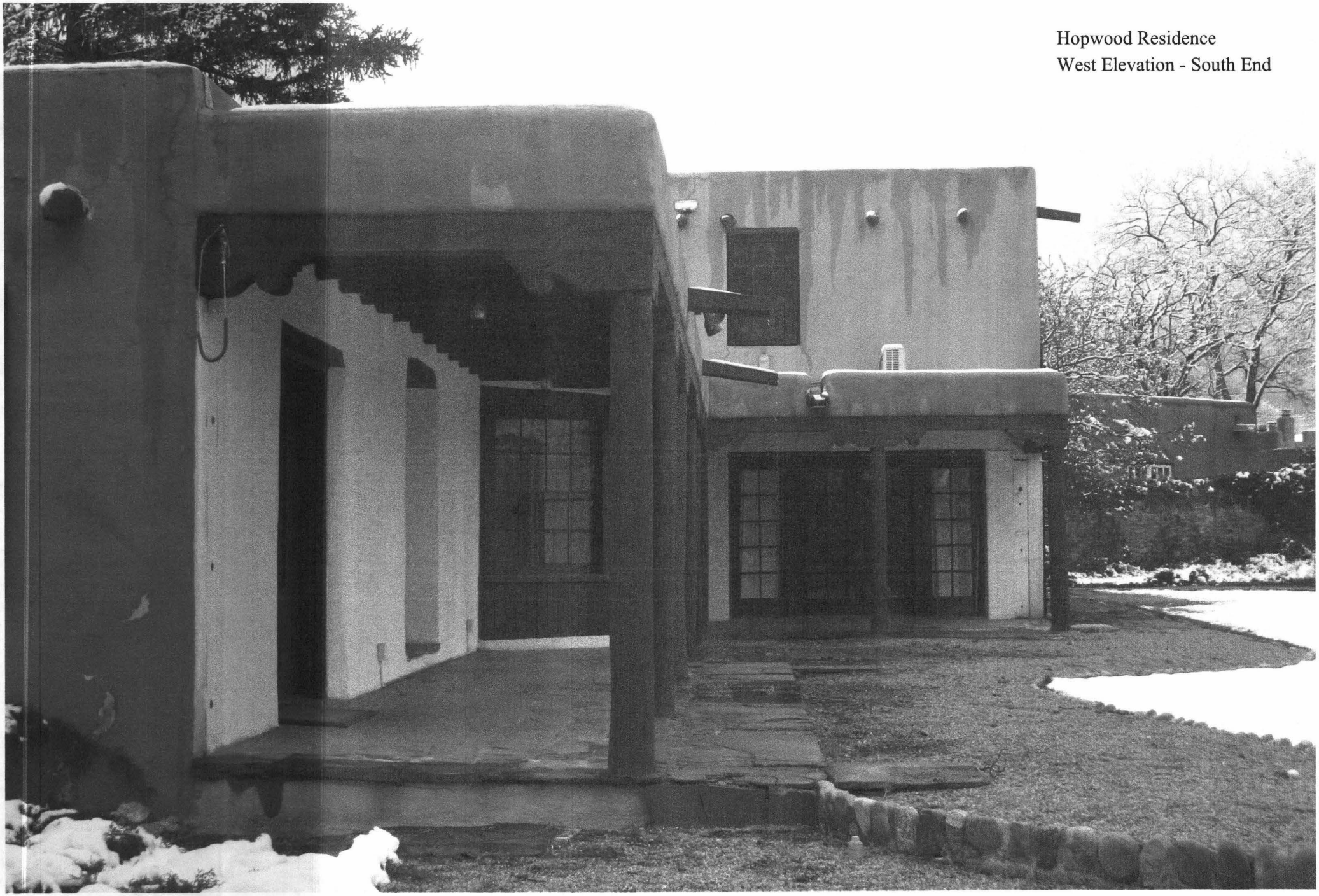
Hopwood Residence
North Elevation - West End



Hopwood Residence
West Elevation - North End



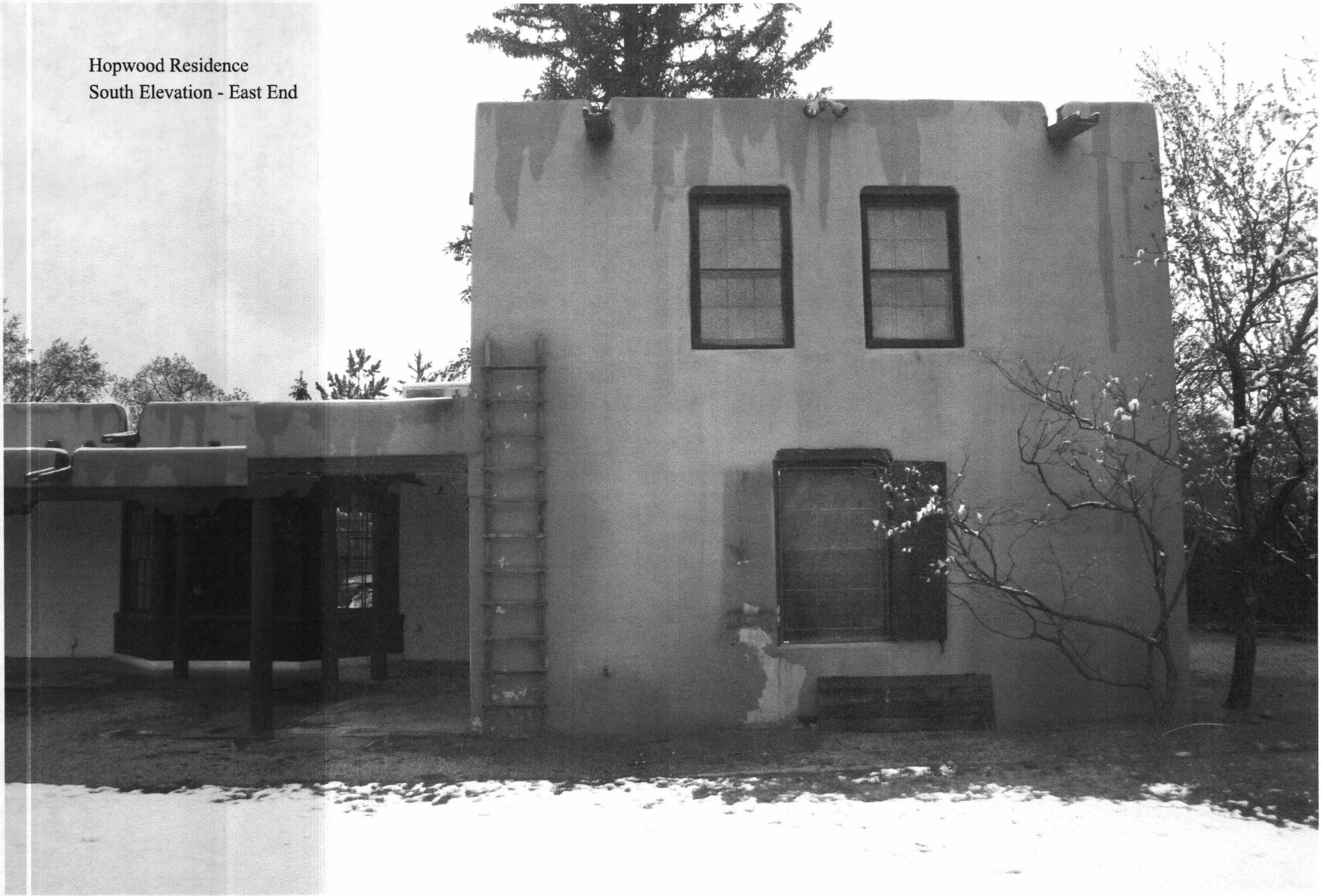
Hopwood Residence
West Elevation - Middle



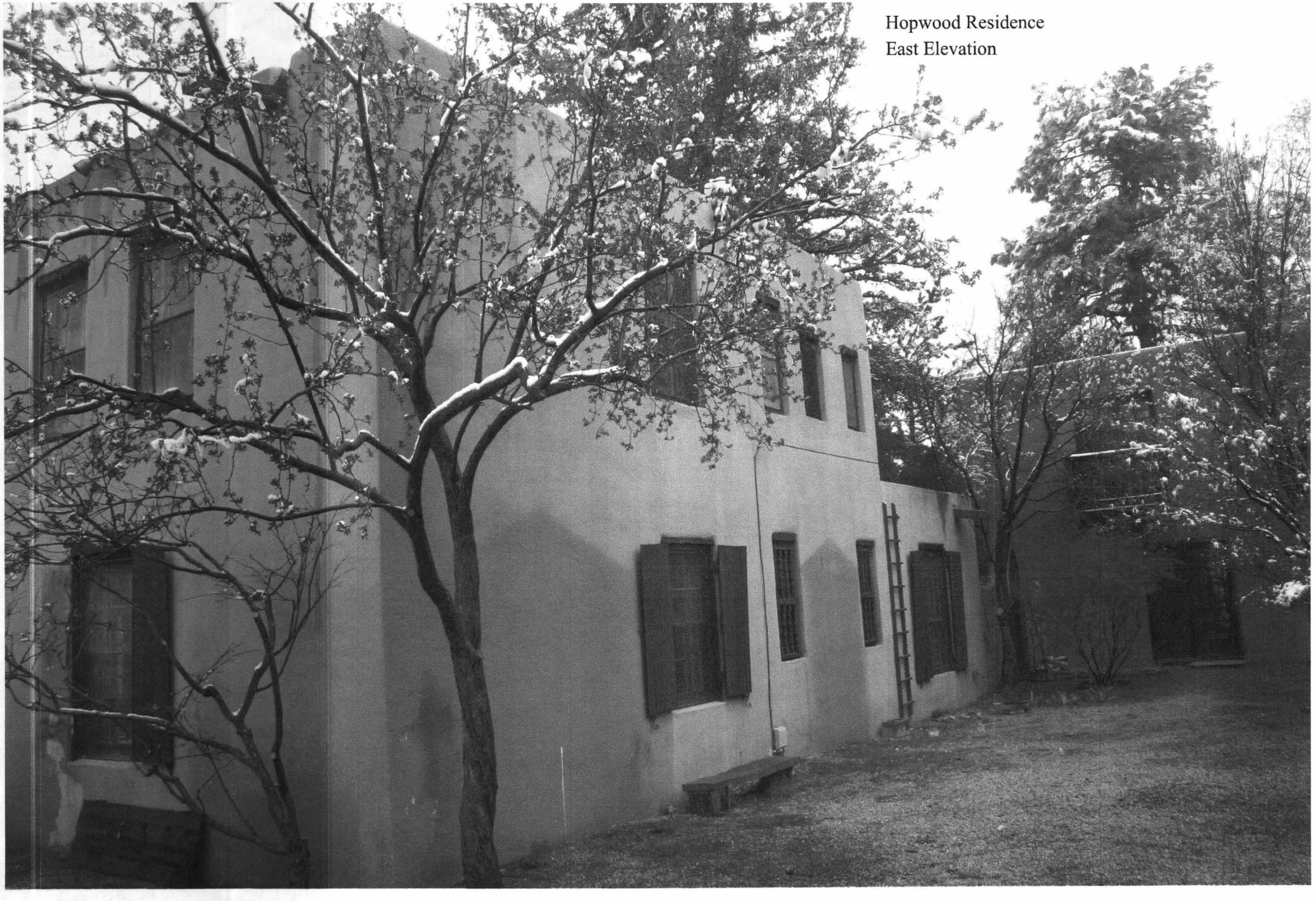
Hopwood Residence
West Elevation - South End

Hopwood Residence
South Elevation - West End





Hopwood Residence
South Elevation - East End



Hopwood Residence
East Elevation

City of Santa Fe, New Mexico

memo

DATE: August 14, 2012

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-031B

ADDRESS: 544 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: height calculation	_x_ Photographs
	_x_ Other: exception criteria

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District, with the condition that historic windows which will be removed shall be reused where new windows are proposed.

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the original residence. In the 1980s, the garage was converted to a studio. In the 1990s, the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added. The residence is listed as contributing and the free-standing guest house is listed as non-contributing to the Downtown & Eastside Historic District. The north and south elevations of the main residence are designated as primary.

On May 8, the HDRB granted approval to remodel the guest house of this property. Now, the applicant proposes to remodel the main residence with the following seven items.

1. A 275 square foot addition will be constructed on the east elevation. This one-story addition will provide relief to the two-story mass at this location. The windows and finishes will match existing character.

2. Two historic windows will be removed from the south primary elevation and replaced with French doors in the existing opening width and height. An exception is requested to remove historic material and the exception criteria responses are at the end of this report.

3. A window on the north elevation and a shutter on the south elevation will be reconstructed in-kind. These materials are beyond repair.

4. Projecting viga tails on two west elevations will be removed and stuccoed over.

5. Non-primary elevation windows will be replaced, exterior woodwork will be repaired or replaced in-kind where beyond repair, and three windows will be added to the second story north elevation.

6. Exterior finish colors will be changed. The brown painted wood details and all trim will be "Windsor Cream" and the cementitious stucco will be "Buckskin" with "White" under portals.

7. A 342 square foot free-standing garage will be constructed to a height of 12' where the maximum allowable height is 15' 8". The garage will have two windows and one vehicle door. All finishes will match the residence.

EXCEPTION TO REMOVE HISTORIC MATERIAL

i. Do not damage the character of the district.

The substitution of a pair of windows with a pair of doors is in keeping with the character of the District.

Staff response: Staff is in agreement with this response.

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

The doors are needed in order to access the south garden area.

Staff response: Staff is in agreement with this response.

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

The doors improve the openness and balance of the south façade.

Staff response: Staff is in agreement with this response.

LORN TRYK ARCHITECTS, P.C.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

July 18, 2012

Re: 544 Canyon Road
Request for Approval of Renovations and Addition to Main House

Dear David,

We are submitting application for renovations and an addition to the existing main house at 544 Canyon Road. The Board previously reviewed and approved a downgrade in status as well as renovations and additions to the guest house.

The main house is a contributing structure that was constructed in the mid 1940's. A laundry and breakfast room addition (not shown on the original house plans) on the west façade as well as a bay window on the south façade was constructed before 1958, according to DOT aerial photos. The Board has previously determined that the north and south facades of the main house are primary.

We are proposing the following to the main house

1. A 275 sf one story addition to the east (non-primary) façade of the first story of the structure
2. A new detached garage of 342 sf, single story, 12'-0" in height. Stucco will be cementitious El Rey Buckskin. Windows will be painted wood double hung, true divided lite to match the main house. Color will match the main house (see item 7 below.)

3. Replacement of the existing north living room window with a wood divided lite window to match in configuration and construction, since this window is beyond repair. The new window would have insulating glass.

4. Stripping of the dark brown paint from the existing posts, beams, vigas, shutters and canales, and staining of them with Minwax Provincial transparent stain. The decking in the portals will be repainted cream colored, with paint color to match the color of the windows. (See item 7 below.)

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

5. Restuccoing of exterior façade with cementitious stucco, El Rey Buckskin color, El Rey White under portals where stucco is currently painted white.

6. Adding three windows to the second story. One window will be added to the north façade, the west façade and the east façade. In each case the new window will match the size, construction and configuration of the adjacent existing windows. (All facades are non-primary.)

7. Replace an existing pair of windows on the south façade with a pair of French doors of the same width. Since this is a primary façade, this change requires an exception be granted. The proposed doors would be true divided lite stained wood with insulating glass. Stain color will be Minwax Provincial.

8. Paint the windows cream colored. The color will match the Windsor cream color already approved by the Board for the guest house windows. (Staff has physical sample.)

9. Replacement of the existing breakfast room window on the west façade with a pair of double hung windows.

10. Replacement of existing non-historic painted wood under bay window on south façade with cementitious stucco, El Rey White to match stucco under portals.

11. Removal of false viga ends on west façade of first and second floor. These are non-primary façades. The viga ends are variously rotted, fiberglass-covered or missing.

12. Replacement of the deteriorated window shutter on the south façade with a shutter to match the existing shutter.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

LORN TRYK ARCHITECTS, P.C.

Mr. David Rasch
Historic Preservation Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505

July 18, 2012

Re: 544 Canyon Road
Request for Approval of Exception for Door to replace Window

Dear David,

In our letter requesting approval for an addition and renovations, we included a request to replace an existing pair of windows on the south façade with a pair of French doors of the same width. Since this is a primary façade, this change requires an exception be granted.

The request for an exception requires that we respond to three criteria used to evaluate the merits of the exception:

1. *That the change does not damage the character of the District.* The substitution of a pair of windows with a pair of doors is in keeping with the character of the District.

2. *That the granting of the exception is required to prevent a hardship.* The doors are needed in order to access the south garden area.

3. *That the exception will strengthen the unique heterogenous character of the the District by providing a full range of design options.* The doors improve the openness and balance of the south façade.

Note that we have taken care to ensure that the doors are the same width and height as the existing windows to minimize the change to the existing façade while opening it up to and providing access to the south garden.

Thank you for your consideration.

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501
505-982-5340 mail@ltryk.com Fax:505-982-5393

Sincerely,



Lorn C. Tryk, Architect

Cc: Andrew Hopwood
Melissa Hopwood
Sharon Woods

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 544 Canyon Rd.

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [X] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Renovations, 275 SF addition, 342 SF garage

CONSTRUCTION COST: $ 155,000 **FEE:** $ _____ **+ $25 Poster Cost = $** _____

OWNER: ANDREW HOPWOOD **PHONE #:** 9825340 ext 1#

OWNER ADDRESS: 544 CANYON RD

CITY, STATE, ZIP CODE: SANTA FE NM 87501

APPLICANT: LORN TRYK **PHONE #:** 982 5340

ADDRESS: 206 McKENZIE

CITY, STATE, ZIP CODE: SANTA FE NM 87501

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

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

PREAPPLICATION MEETING: Date: 7.6.12 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: SEE ATTACHED Planner: _____
(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height? **YES [ ] NO [✓]**
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? _____

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize LORN TRYK to act as my/our agent to execute this application.

Signed: A Hopwood Date: 7/18/12

Signed: Helene Hopwood Date: 7/18/12

I agree to post notice of the proposed project on the site fourteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

Signature of Applicant/Owner

Date 7/18/12

them.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Chair Rios felt this project is moving in the right direction. She liked the fact that the Applicant is a preservationist and that makes the Board's job easier.

Member Powell moved in Case #H-17-091B at 604 Alto Street, to approve the application as submitted and for the Applicant to submit the window design to Staff for review and approval. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

5. **Case #H-17-103. 984 Acequia Madre Unit B. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct a 576-sq. ft. free-standing garage to 10 ft. high at a contributing residential property. (Nicole Ramirez Thomas)**

The applicant for this case was not present.

Member Biedscheid moved in Case #H-17-103 at 984 Acequia Madre, Unit B, to postpone it to February 13, 2018. Member Bayer seconded the motion and it passed by unanimous voice vote.

6. **Case #H-18-002. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for May and Charlie Wilson, owners, proposes to construct a 202-sq. ft. addition on a contributing residential structure and a 708-sq. ft. addition on a non-historic garage. An exception is requested to place an addition less than 10' from a primary façade Section (14-5.2(D)(2)(d)). (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

544 Canyon Road was a single-family residence and free-standing garage that were constructed between 1935 and 1945 in the Spanish-Pueblo Revival style. In 2012, the HDRB granted approval for a 275-square foot addition on the east elevation. The principal residence is contributing to the Downtown & Eastside Historic District and the north and south elevations of the residence are designated as primary.

The applicant proposes to remodel the property with the following four items.

1. A 202-square foot addition will be constructed to 11' high on the east elevation at 2' back from the north primary elevation. An exception is requested to place an addition at less than 10' back from a primary elevation (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report. The addition will feature two 4-lite windows on the north elevation

2. A recent installation of a pair of doors on the primary south elevation, approved by exception, will be reversed and windows will be reinstalled in the existing opening.

3. A pair of windows on the non-primary west elevation will be removed and replaced with a pair of windows.

4. Two additions totaling 708 square feet will be constructed on the north and south elevations of the non-historic free-standing garage. The south addition will be 11' 6" high and features 8-lite paired French doors on the south elevation and paired 4-over-4 windows on both the east and west elevations. The north addition will match height at 12' 6" and features a second parking bay with a single pedestrian door on the north elevation and paired pedestrian doors in a small mechanical room.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(2) Additions

(c) Additions are not permitted to primary façades.

(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. 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 façade. 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.

EXCEPTION FOR ADDITION LESS THAN 10' FROM A PRIMARY ELEVATION

(I) *Do not damage the character of the streetscape;*

The proposed addition is in no way visible from the streetscape. The setting back of the addition from the north primary façade by 2 feet satisfies the intent of the standard by distinguishing and differentiating the addition from the primary façade.

Staff response: Staff agrees with this statement.

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

There is very little space available to expand the master bedroom suite. Potential expansion space is constrained on all sides by the existing house, the side yard setback and the designation of primary façades on both the front and back of the house.

Staff response: Staff agrees with this statement.

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

The owners very much want to continue to reside in the house. They are a working couple raising a young family. They need additional office and storage space in order to work at home. They are working within the restrictions of an urban lot in the Historic District.

Staff response: Staff finds that the applicant did not address this criterion.

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

The combination of constraints of side yard setback and both front and rear façades in their entirety being designated as primary presents a unique problem in that there is little space for expansion at the bedroom end of the house.

Staff response: Staff finds that the applicant did not address this criterion.

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

The constraints of side yard setback and dual primary façades as well as the existing configuration of the house are not as a result of any actions of the present owners and applicants.

Staff response: Staff agrees with this statement.

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

The proposed location of the addition is not on one of the primary façades. Setting the addition back from the north primary façade by 2 feet preserves the intent of the standard to distinguish the primary façades from any additions.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met to place an addition at less than 10' back from a primary elevation and otherwise recommends approval of the application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Lorn Tryk was sworn, and clarified on the summary at item 3 that it is a pair of windows and being replaced with a pair of doors.

Regarding the exception, Mr. Rasch gave the code citation and he followed it. It is attached to a non-contributing façade. The area of the addition is where the existing closet is being demolished for a home office and is the only portion that is non-contributing, so it complies with the spirit to attach at the only possible place. At the west end is a driveway. So this is the only practical place.

Mr. Tryk said he had trouble responding to the exception criteria in the past and spends more time wordsmithing to find justification. To the two not accepted, E3 is options. This expansion is important because the mom works at home. And for #4, he just showed that there is no other place to expand. Although they could expand on the second floor but then it would be highly visible. This is small and set back enough to distinguish it from primary and is hidden from the primary façade. It completely hides the proposed addition. That was his perspective.

Questions to the Applicant

Member Biedscheid thought the two windows on the addition seemed very square and the rest are vertically oriented.

Mr. Tryk asked if she was saying they would be more appropriate with vertical orientation.

Member Powell thought so.

Mr. Tryk said he had no problem changing the proportion.

Member Powell asked if he could not do a 10' set back.

Mr. Tryk said the existing plan is ten feet back and there is no place to put the addition.

Member Powell said the office would have to take place at the bathroom or it would have to go back.

Mr. Tryk said it would not be much since it is very tight. You can't see the house from the street at all. It is at the end of a long private drive. And in the courtyard, the house is separated from the guest house.

Mr. Rasch said you can see the vehicle gate from the street.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Biedscheid moved in Case #H-18-002 at 544 Canyon Road, to approve the application with finding the exception criteria for a setback less than 10' are met and with a condition that the two windows on the north elevation be proportioned with vertical orientation and new drawings as resized for that change should be submitted to Staff before obtaining a building permit.

Ms. Gheen asked how they Board disagreed.

Member Biedscheid said the added testimony was provided by the Applicant by showing how no other place could accept the addition and that different design options such as second story or compromising a primary façade were considered. Member Bayer seconded the motion.

Chair Rios added a condition that no rooftop appurtenance be allowed. Member Biedscheid accepted the amendment as friendly and the motion passed by unanimous voice vote.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008543--HDRB

Project Description: 2024-008543-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Margot Spitz Marbut, owner, proposes to construct a carport addition to 11'-0" where the maximum allowable height is 14'-2" and reconfigure an entryway portal on a residential structure.

Project Location(s): 753 ACEQUIA MADRE
Santa Fe, NM 87501

Contacts:

Applicant:	John Padilla 110 N Saint Francis Drive	japadillaarchitect@gmail.com
Property Owner:	Margo S Marbut	msmarbut@yahoo.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2003

Year of Construction: pre-1940

Project Type: Remodel

Historic Building Name: late 1970s & 1980s additions

City of Santa Fe, New Mexico

memo

DATE: July 9, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-008543-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Margot Spitz Marbut, owner, proposes to construct a carport addition to 11'-0" where the maximum allowable height is 14'-2" and reconfigure an entryway portal on a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The single-family residence at 753 Acequia Madre is built in the Spanish Pueblo Revival style and is listed as non-contributing to the Downtown and Eastside Historic District.



The residence was constructed c. 1929-1934. A second floor added in 1967 and a number of rooms at the rear of the house and property were constructed c. late 1970s-1980s. Some of the historic windows were also changed at this time. The 1997 case, H-97-113, approved a third second story addition on the north elevation.

In 2008, case H-08-038, the homeowner removed the non-historic carport and portal, altered non-historic openings, reconfigured the steps, landing and overhang on the west elevation, lowered yard walls, and replaced vehicular gates.

On June 11, 2024 (2024-008258-HDRB) the HDRB designated the property as non-contributing.

The applicant requests:

1. Replace the existing second-floor non-historic bay windows at the courtyard on the west elevation.
2. Redesign and replace the roof of the existing 2008 portal on the west elevation from a shed roof to a parapeted roof with a header to match the design of the proposed carport.
3. Construct a 451 sq. ft. carport to a height of 11’-0” where the maximum allowable height is 14’2” on the west elevation. The carport will have parapets with an 8” to 10” wide header beam and 10” wood viga posts. The roof will be constructed of a flat panel of greenhouse-type material to allow light into the parking area.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

14-12 Noncontributing Structure:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be

concealed by the firewall from the view of anyone standing in the street on which the building fronts;

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

753 Acequia Madre

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING SUMMER OF 2003. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 11/04.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

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

2 Location *(Address or description of location)*

753 ACEQUIA MADRE

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

__ / __ / 84

☐ No previous survey

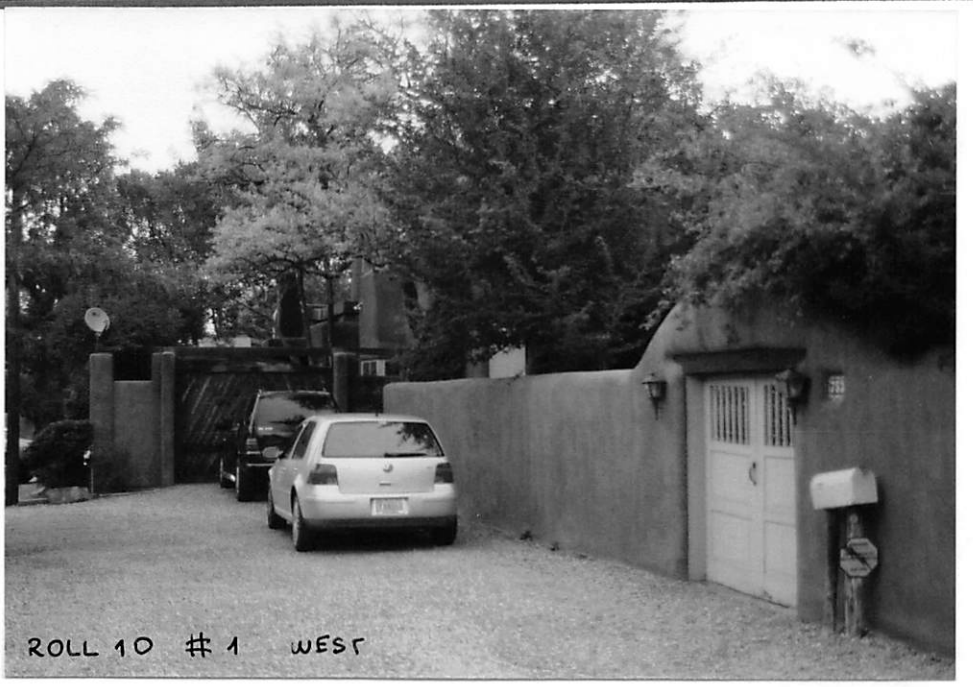
8 Name of Project

9 UTM

Zone ___

Easting _____

Northing _____



10 Photo Information

Negative Location: CITY OF SANTA FE View of: WEST

Roll #: 10

Frame #: 1

11 Brief Description of the Property *(What is it?)*

FROM ACEQUIA MADRE ONLY HIGH YARD WALL WITH INTEGRITY VISIBLE;
WEST VIEW OF HOUSE IN CONTRAST IS 2-STORY ALTERED BEYOND RECOGNITION AFTER 1953

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

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

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

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

UNCOOPERATIVE

Notes: *(If photo, include photo information, as in #10.)* R10 #2 SOUTH

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

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

Describe:

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

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

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

If yes: ☐ State ☐ National

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

Why?

23 National or State Historic District

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

If yes: ☐ Contributing ☒ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<<<**

For HPD Office use only: HCPI No. District

3 Local Reference Number

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

2 Location *(Address or description of location)*

753 ACEQUIA MADRE

4 County SANTA FE

5 Date of Survey 7-21-03

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
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: _____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1/2 ☒ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: _____

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
DBL.HUNG	WOOD	4/4	10
DBL.HUNG	WOOD	6/6	3

Notes:

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
1 LEAF	DIAGONAL BOARD	WOOD	1

Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

13 Porches ☐ Not Applicable

Type: ☒ Entry ☐ Partial-Width ☒ Full-Width ☐ Wrap

14 Other Significant Features

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. MAJOR ALTERATIONS/ADDITS. Date: 1970S? ☐ Known ☒ Estimated Source: FIELD OBSERVATION
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

HCPI Detail Form (FORM 2) *(Continued from the other side)*

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- ☐ Not Applicable
- ☐ Art Deco/Streamline Moderne
- ☐ Bungalow/Craftsman
- ☐ Colonial Revival
- ☐ Folk Victorian
- ☐ Gothic Revival
- ☐ International
- ☐ Italianate
- ☐ Mediterranean
- ☐ Mission Revival
- ☐ Neo-Classical
- ☐ Northern New Mexico
- ☐ Prairie
- ☐ Pueblo
- ☐ Queen Anne
- ☐ Ranch
- ☐ Spanish-Colonial
- ☐ Other: _____
- ☒ Spanish-Pueblo Revival
- ☐ Territorial
- ☐ Territorial Revival
- ☐ Tudor Revival

Notes:

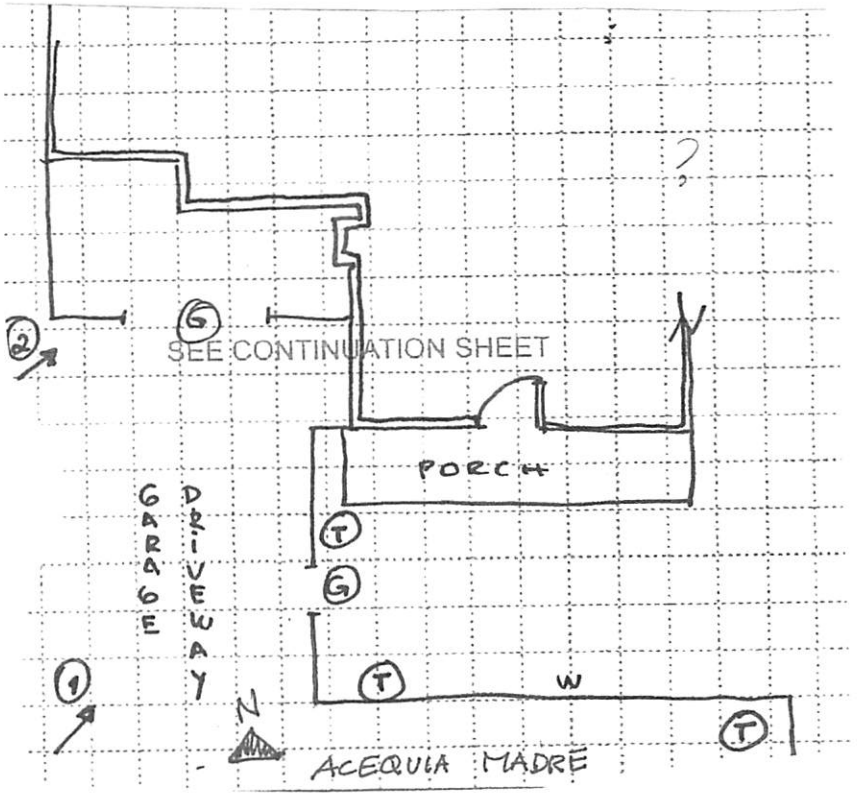
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

- (T) TREE
- G GATE
- YARD WALL
- BUILDNG WALL
- DOOR
- (3) PHOTO LOCATION
- NORTH ARROW

building threatened?	surveyed	county	ID no.
yes	date 13-XI-84 by mb	Santa Fe	051611464 H71

field map number: SFHD-6-1464

UTM reference: easting / northing — zone 12 13

location description: 753 Acequia Madre

city/town: SANTA FE

land grant/reservation:

building name:

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

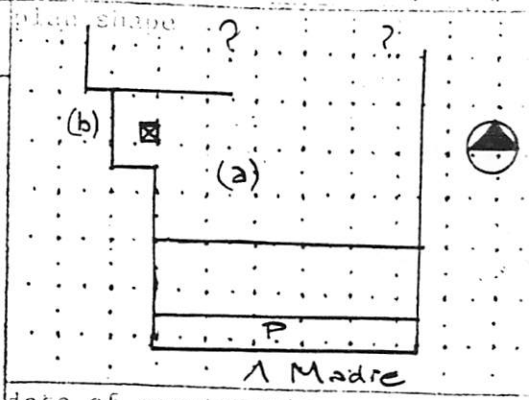
film roll by mb no. 17

negative nos. 23

loc. of neg. HPB



plan shape



date of construction: 1929-34 estimate ____ actual

source: BD

use: present residential; other ____; historic residential; other ____

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor ___ moderate X major

describe: 2nd story postwar.

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? Contrib

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features:

Roof – Flat w parapet. Shed at portal. Mtl clad wd canales. Short axed vigas. 1 msry chim vis. Long vigas supp. over hong to S over 2nd story.

Windows – Bay at (b) (both stories) Triple 4/4, 6/6, 4/4 (2) Vigas recessed & bullnosed.

Door – NV

Portal – Round post, 6×6 lintel, round rafters.

comments

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 02/26/24

Property Owner of Record: Margo Spitz Marbut

Applicant/Agent Name: John A. Padilla.

Contact Person Phone Number: (505 660-1682

Site Address: 753 Acequia Madre

Proposed Construction Description: Free Standing Carport

TOTAL ROOF AREA: 442 ft

Zoning District: RC8

Overlay: ☐ Escarpment - NA-
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes - NA -

Lot Coverage : 40 %
☐ Open Space Required: 55%

Setbacks:
Proposed Front: 0'-0" Minimum: 7'-0" W/O wall
2nd Front? -
Proposed Rear: 5'-0" Minimum: 15'-0" W/O wall
Proposed Sides: L ✓ R - Minimum: 5'-0"
2'-6" to 10'-0"

Height: Proposed 11'-6"
Maximum Height: - or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 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.

John A. Padilla. [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 02/26/24 - 02/28/24.

To Be Completed By City Staff:

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

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

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

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

Revised 20 November 2020

755 Acequia Madre Building (rear guesthouse) Height Calculation

Sum: 295.1
Count: 21
Average: 14.1
Maximum Allowable Height: ~~16' 2"~~ 14'2"



MCB
4/19/05

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case 2024-008258-HDRB Status Review

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008258--HDRB

Project Description: 2024-008258-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Margot Spitz Marbut, owner, requests a downgrade of historic status.

Project Location(s): 753 ACEQUIA MADRE
Santa Fe, NM 87501

Contacts:

Applicant:	John Padilla 110 N Saint Francis Drive	japadillaarchitect@gmail.com
Property Owner:	Margo S Marbut	msmarbut@yahoo.com

Historic District: 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: Yes

Historic District Inventory Number: 2003

Year of Construction: c. 1929-1934 with c. 1967

Project Type: Historic Status Review

Historic Building Name: late 1970s & 1980s additions

City of Santa Fe, New Mexico

memo

DATE: June 11, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-008258-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Margot Spitz Marbut, owner, requests a downgrade of historic status.

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 the historic status of the structure be downgraded from contributing to non-contributing due to the number of the alterations that have occurred on the structure, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 753 Acequia Madre is a Spanish Pueblo Revival residence listed as contributing to the Downtown and Eastside Historic District. The property is listed on the status map as a contributing structure; however, over the years the property has been referred to and treated as a non-contributing structure when presented to the HDRB for approval.



The 1984 HCPI recommends contributing while the 2003 HCPI recommends non-contributing.

In 1992 under case H-92-049 the homeowner at that the time requested a new parapet over the portal, replacement of windows, and a new portal on the east elevation. The staff analysis of the project shows that the residence is constructed c. 1929-1934 with c. 1967 and late 1970s and 1980s additions. The staff report reads: "While the existing survey sheet for 753 Acequia Madre identifies this structure as a contributing building in the Core Historic District, additional documentation provided in this application has led to a re-evaluation of the building, which has proved it to be non-contributing."

The staff report further clarifies: "The existing first story of this building dates from 1929-34. Since that time, it has received a number of intrusive modern additions; the second floor was added in 1967, and a number of rooms at the rear of the house and lot were constructed c. late 1970s-1980s some historic windows were also changed at this time. These additions have negatively impacted the historic character of the house and render it non-contributing."

The 1997 case, H-97-113, approved a third second story addition on the north elevation further impacting the status of the structure.

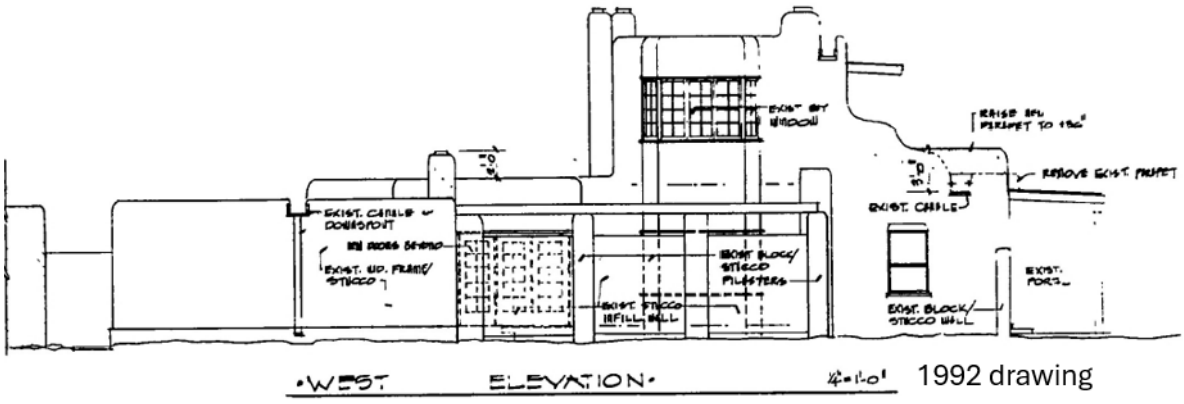
The 2008 case, H-08-038 the homeowner at the time requested to remodel by removing the non-historic carport and portal, alter non-historic openings, reconfigure the steps, landing and overhang on the west elevation, lower yard walls ranging from 8'6"-7'6" to 6'8"-6'5", and replace

vehicular gates with lower gates which further makes the argument that the building is non-contributing.

The 2008 staff report reads: “The Spanish Pueblo Revival single family residence located at 753 Acequia Madre was constructed before 1940 and has received major alterations which include additions in the 1950s and 1970s and window replacement. The 2003 Historic Cultural Properties Inventory recommends that the building is non-contributing although the Official Map still lists the building as contributing to the Downtown and Eastside.”

The staff report also calls out:

- The non-historic approximately 81 square foot carport/portal on the south elevation. (This was removed and does not exist today.)
- The non-historic guesthouse addition will have openings altered with the installation three windows.
- The non-historic 16 square foot portal on the non-primary west elevation. The case does not call out a primary elevation only that the west in non-primary.
- A reconfiguration of the stairs and landing and a new overhang on the west elevation.
- Reduce the existing yard wall that ranges in height from 8' 6" - 7' 6" to 6' 8" - 6' 5" where the maximum allowable height is 6'. The existing 7' 6" high vehicular gates will be replaced with manual wood vehicular gates to the maximum allowable height of 6'. The gates will be similar to the gate on the yard wall facing Acequia Madre



Staff does not find where an official status review of the structure has been discussed.

The applicant requests that the status of the property be officially reviewed and downgraded from the map's listing of contributing status to the recognized and practiced non-contributing status.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

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

(1) Purpose and Intent

It is intended that:

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

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(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.

753 Acequia Madre

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING SUMMER OF 2003. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 11/04.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

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

2 Location *(Address or description of location)*

753 ACEQUIA MADRE

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

__ / __ / 84

☐ No previous survey

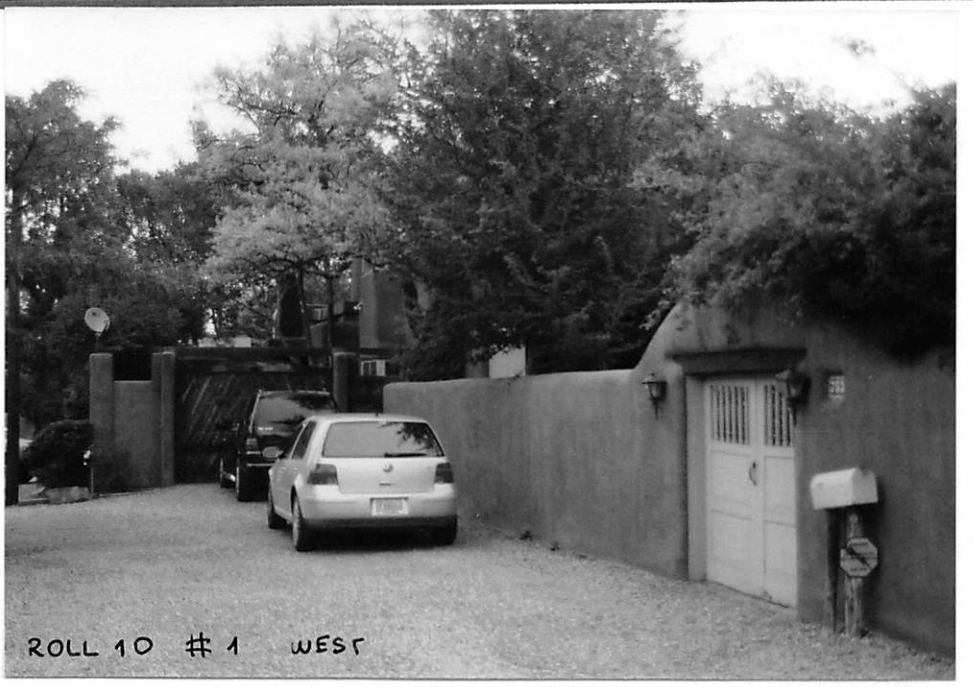
8 Name of Project

9 UTM

Zone ___

Easting _____

Northing _____



10 Photo Information

Negative Location: CITY OF SANTA FE View of: WEST

Roll #: 10

Frame #: 1

11 Brief Description of the Property *(What is it?)*

FROM ACEQUIA MADRE ONLY HIGH YARD WALL WITH INTEGRITY VISIBLE;
WEST VIEW OF HOUSE IN CONTRAST IS 2-STORY ALTERED BEYOND RECOGNITION AFTER 1953

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

13 Construction Date

Date: PRE-1940 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

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

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

UNCOOPERATIVE

Notes: *(If photo, include photo information, as in #10.)* R10 #2 SOUTH

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

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

Describe:

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

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

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

If yes: ☐ State ☐ National

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

Why?

23 National or State Historic District

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

If yes: ☐ Contributing ☒ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<<<**

For HPD Office use only: HCPI No. District

3 Local Reference Number

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

2 Location *(Address or description of location)*

753 ACEQUIA MADRE

4 County SANTA FE

5 Date of Survey 7-21-03

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
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: _____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1/2 ☒ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: _____

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
DBL.HUNG	WOOD	4/4	10
DBL.HUNG	WOOD	6/6	3

Notes:

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
1 LEAF	DIAGONAL BOARD	WOOD	1

Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

13 Porches ☐ Not Applicable

Type: ☒ Entry ☐ Partial-Width ☒ Full-Width ☐ Wrap

14 Other Significant Features

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. MAJOR ALTERATIONS/ADDITS. Date: 1970S? ☐ Known ☒ Estimated Source: FIELD OBSERVATION
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

HCPI Detail Form (FORM 2) *(Continued from the other side)*

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

- ☐ Not Applicable
- ☐ Art Deco/Streamline Moderne
- ☐ Bungalow/Craftsman
- ☐ Colonial Revival
- ☐ Folk Victorian
- ☐ Gothic Revival
- ☐ International
- ☐ Italianate
- ☐ Mediterranean
- ☐ Mission Revival
- ☐ Neo-Classical
- ☐ Northern New Mexico
- ☐ Prairie
- ☐ Pueblo
- ☐ Queen Anne
- ☐ Ranch
- ☐ Spanish-Colonial
- ☐ Other: _____
- ☒ Spanish-Pueblo Revival
- ☐ Territorial
- ☐ Territorial Revival
- ☐ Tudor Revival

Notes:

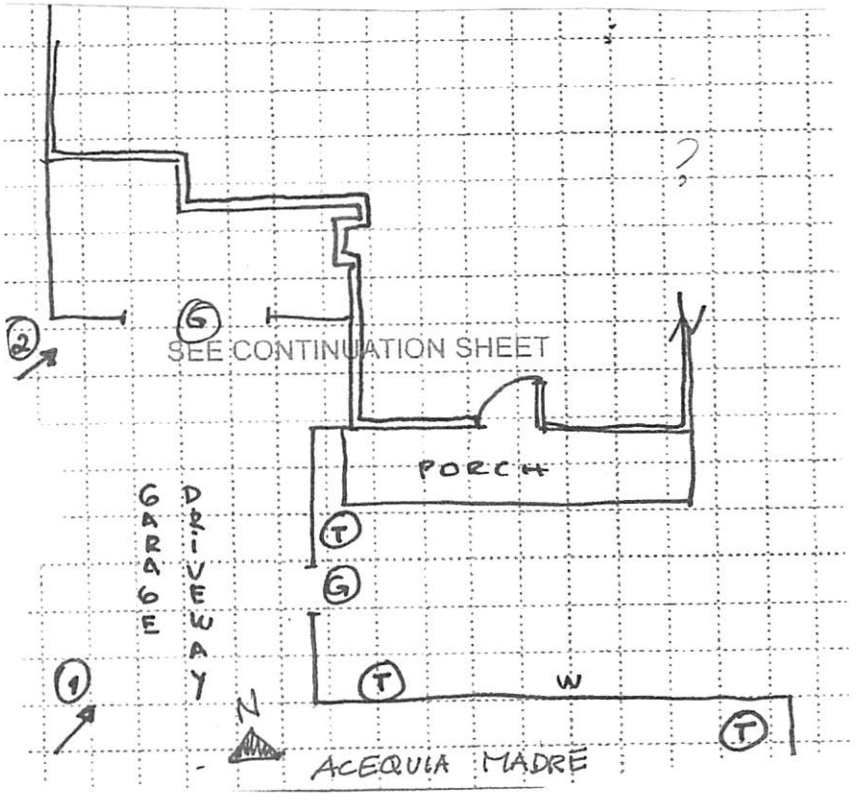
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

- (T) TREE
- G GATE
- YARD WALL
- BUILDNG WALL
- DOOR
- (3) PHOTO LOCATION
- NORTH ARROW

building threatened?	surveyed	county	ID no.
yes	date 13-XI-84 by mb	Santa Fe	051611464 H71

field map number: SFHD-6-1464

UTM reference: easting / northing — zone 12 13

location description: 753 Acequia Madre

city/town: SANTA FE

land grant/reservation:

building name:

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

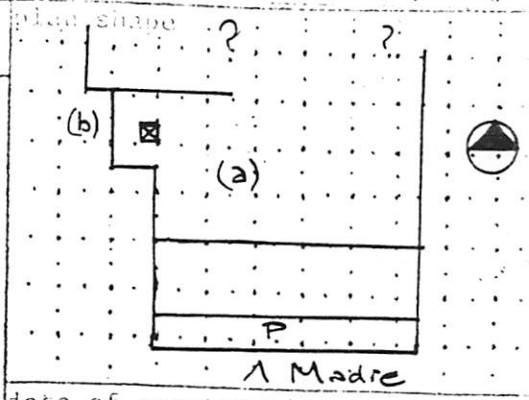
film roll by mb no. 17

negative nos. 23

loc. of neg. HPB



plan shape



date of construction: 1929-34 estimate ___ actual

source: BD

use: present residential / other ___ historic residential / other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor ___ moderate X major

describe: 2nd story postwar.

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? Contrib

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features:

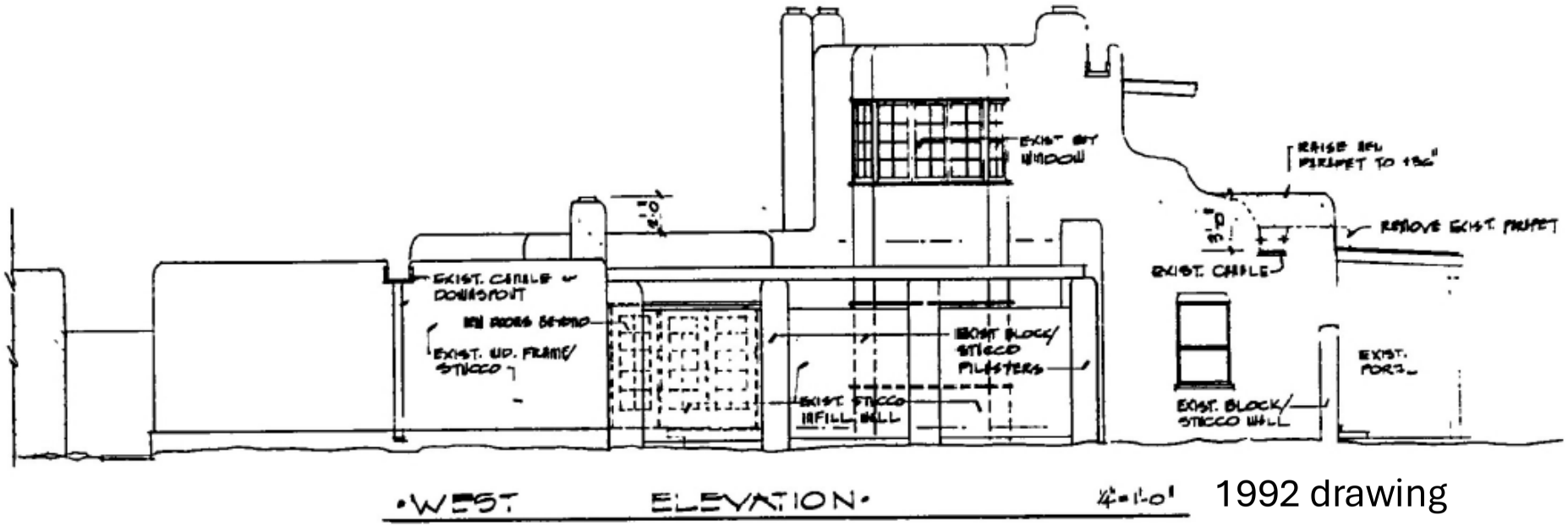
Roof – Flat w parapet. Shed at portal. Mtl clad wd canales. Short axed vigas. 1 msry chim vis. Long vigas supp. over hong to S over 2nd story.

Windows – Bay at (b) (both stories) Triple 4/4, 6/6, 4/4 (2) Vigas recessed & bullnosed.

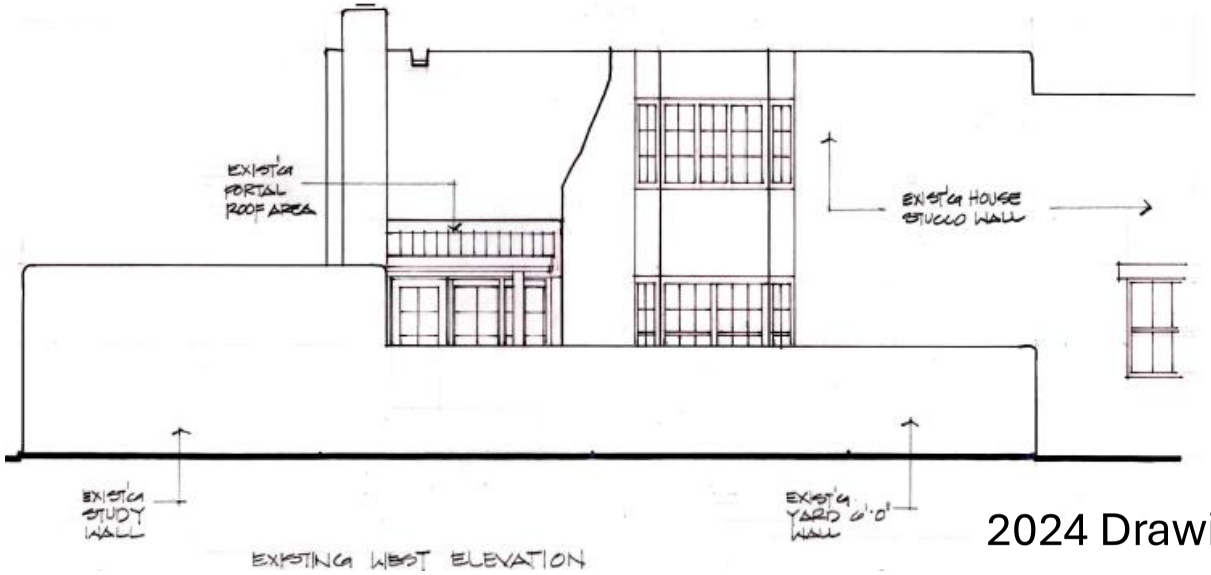
Door – NV

Portal – Round post, 6×6 lintel, round rafters.

comments



1992 drawing



2024 Drawing

City of Santa Fe, New Mexico

Historic Districts Review Board

H-92-049
Applicant Submittal

First Order

UNIVERSAL DOOR and WINDOW
of Northern New Mexico

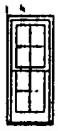
1360 Vegas Verdes, Unit B

Santa Fe, NM 87501

471-4550

Nick Anaya J. A. Al Chavez

D



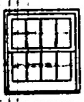
WDH1622

C



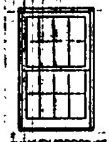
WDH2814

B



WDH3216

A

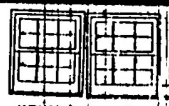


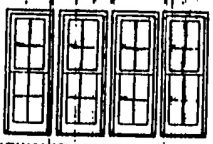
WDH3226

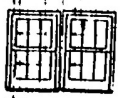
UNIVERSAL DOOR and WINDOW
of Northern New Mexico

1360 Vegas Verdes, Unit B
Santa Fe, NM 87501
471-4550

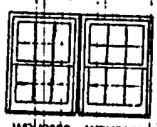
Nick Anaya J. A. Al Chavez

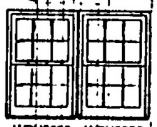






			TOTAL
(E)	WDH3016 WDH3016	KITCHEN ok 1-WDH3016-2	423.85
(G)	WDH1626 WDH1626 WDH1626 WDH1626	ok LIVING ROOM 1-WDH1626-4	871.23
(F)	WDH2016 WDH2016	ok BATH GIRLS 1-WDH2016-2	343.45
(H)	WDH2820 WDH2820	BED S.C. 1-WDH2820-2	434.78
(I)	WDH2822 WDH2822	REPLACE BAY WINDOW ok 1-WDH2822-2	448.70
			2,522.01
		Less 2%	50.44
			$247.57
		Tax	$151.38
			$2,622.95





UNIVERSAL DOOR and WINDOW of Northern New Mexico

1360 Vegas Verdes Unit B
Santa Fe, NM 87501
471-4550

Nick Anaya J. A. Al Chavez

			Each	TOTAL
(J) WDH1614	BATH.	1 - WDH1614 dc	142.85	142.85
(K) WH111622	REPLACE BAY WINDOW	2 - WDH1622 dc	178.75	357.50
(L) WDH2020	NEXT TO French DOORS	1 - WDH2020 dc	194.81	194.81
(M) WDH2620	BED N.E Living RM	2 - WDH2620	209.85	419.70
(N) WDH2820	BED S.E AND N.E	2 - WDH2820	211.65	423.30
				1538.16
			Less 2%	30.76
				#1507.40
				9232
				1597.72

Same as A Window

3'2 3/8 X 5'1 9/16

WDH-3226

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 92-49 Meeting Date April 13, 1992

Project Address 753 Acequia Madre District Core

Agent Stephen Earnest, Thaddeus Design Address 1129 Paseo de Peralta Phone 983-8103

Owner Greg Goodman Address 5847 San Felipe, Ste 950 Houston, TX 77057 Phone (713) 785-9393

PUBLICLY VISIBLE FACADES: ( ) NORTH (XX) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 464 AREA NO. 6 AGE c.1929-34 w/c.1967, c. late 1970s-1980s additions

( ) SIGNIFICANT ( ) CONTRIBUTING (XX) NON-CONTRIBUTING

( ) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (XX) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE

PROPOSAL: New parapet over portal, replacement windows, new portal at east side of building.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on April 13, 1992, acted on the above referenced case. The decision of the Board was to (✓ approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

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_____

_____

_____

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Urban Design Review Specialist

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City of Santa Fe, New Mexico

memo

DATE: April 13, 1992

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 1992-49 ADDRESS 753 ACEQUIA MADRE

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Guidelines	X Vicinity Map
X State Historical Survey Sheet	X Site Plan/Floor Plan
____ Minutes of _____	X Photographs
____ Other_____	X Elevations
	____ Other_____
	_____

STAFF RECOMMENDATIONS:

Please refer to the attached report.

Case #H 1992-49 / 753 Acequia Madre
April 13, 1992

While the existing survey sheet for 753 Acequia Madre identifies this structure as a contributing building in the Core Historic District, additional documentation provided in this application has led to a re-evaluation of the building, which has proved it to be non-contributing.

The existing first story of this building dates from 1929-34. Since that time, it has received a number of intrusive modern additions; the second floor was added in 1967, and a number of rooms at the rear of the house and lot were constructed c. late 1970s-1980s some historic windows were also changed at this time. These additions have negatively impacted the historic character of the house, and render it non-contributing.

Overall, the rehabilitation proposal for this property includes general upgrading of the exterior in such a way that will result in the mitigation of some of the aforementioned intrusive additions as all but one treatment is focussed on the side and rear elevations of the building.

The existing parapet above the south (front) portal will be brought up to UBC standards by rebuilding it to the 3' requirement.

In converting the existing garage at the northwest corner (rear) of the lot into living space, the applicant proposes to infill the existing double wide vehicular opening at the north side to match the existing stucco. A portal and new true-divided-light wood doors will be inserted on the south elevation of the garage. Existing west elevation sun-room large pane windows will be replaced with true-divide-lite wood french doors which will open up onto a re-landscaped patio area.

On the east elevation at the rear of the property, an additional portal is proposed in conjunction with door and window changes as illustrated on the drawing in the packet.

Staff has no concerns regarding this submission and suggests that the Board vote to recommend in City Council hearings that this building be considered a non-contributing structure. Staff recommends approval of this proposal.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 984-6700

CORE HISTORIC DISTRICT
(RECENT SANTA FE STYLE)

DISTRICT DESIGN STANDARDS
SECTION 3-29D-3, SFCC 1981

CASE SYNOPSIS

CASE NO. 92-49 PROJECT LOCATION 753 Alegria Madre

PUBLICLY VISIBLE: N ( ) S (✓) E ( ) W ( ) visibility is minimal behind wall

1. MASSING: Applicable ( ) Not Applicable (✓)

   a. Building Height _____

   b. Roof Type _____

   c. Facade Features _____

Complies ( ) Does Not Comply ( )

Staff Comments: rebuild parapet above 1st floor portal on S elevation to comply w/ UBC – raise to 36"

2. OPENINGS: Applicable ( ) Not Applicable ( )

   a. Percentage of Opening per Facade ____ ____ ____ ____ (N S E W)

   b. May Exceed 40%-Under Portal _____

   c. 30" Maximum Glass Size (larger under portal) _____

   d. 3 ft. Minimum Distance from Corners _____

Complies ( ) Does Not Comply ( )

Staff Comments: existing 2nd floor corner window (W. elevation)

3. CANTILEVERS/OVERHANGS: Applicable (✓) Not Applicable ( )

   a. Cantilevered Elements _____

   b. 30" Maximum Roof Overhang _____

Complies ( ) Does Not Comply (✓)

Staff Comments: vega supported shed overhang at 2nd story is existing element

4. MATERIALS: Applicable (✓) Not Applicable ( )

a. Primary Exterior Finish stucco

b. Secondary Exterior Finish frame

Complies (✓) Does Not Comply ( )

Staff Comments: _____

5. COLORS: Applicable (✓) Not Applicable ( )

a. Exterior earthtone

b. Accents rust finish

c. Maximum Glass Area _____

Complies ( ) Does Not Comply ( )

Staff Comments: _____

6. ROOFS: Applicable ( ) Not Applicable ( )

a. Roof Type and Slope _____

b. 30 Maximum Roof Overhang _____

c. Parapets Concealed Equipment _____

Complies( ) Does Not Comply ( )

Staff Comments: _____

****

HISTORIC DESIGN REVIEW BOARD ACTION

Approved (✓) Deny ( ) Table ( ) Conditionally Approved ( )

CONDITIONS:

4-13-92

1. CORE HISTORIC DISTRICT

(Section 14-70.9, SFCC 1987; pgs. 1636 - 1638)

The Board reviews publicly visible projects, such as new construction, additions, renovations, remodeling, and demolitions of roofed structures.

Staff reviews not publicly visible roofed structures, as mentioned above. Staff also reviews signs and miscellaneous structures (including walls/fences, non-roofed structures, repainting and stucco colors), that are publicly visible or not.

Buildings are required to be designed in the "Santa Fe Style", defined as including both the Pueblo Spanish and Territorial vernaculars. Briefly, the design regulations state that no glass panes may be greater than 30 inches in any dimension (except under portals), that doors and windows can constitute no more than 40 percent of any facade, and that no window or door can be closer than three (3) feet to the outside edge of any facade. A building's massing, color and proportion must be characteristic of adobe construction, even if made in frame/stucco or block/stucco. Pitch roofs are allowed, but must meet certain tests; ask for Resolution 88 for specifics.

14-70.9 Standards; Downtown and Eastside.

CORE

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 recreation 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 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 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)

building threatened? yes	surveyed date 12 XI-84 by mb	county Santa Fe	ID no. 051611464
field map number SFHD-6-146 4		UTM reference zone 12 13	easting northing

location description: 753 Acequia Madre

city/town: SANTA FE

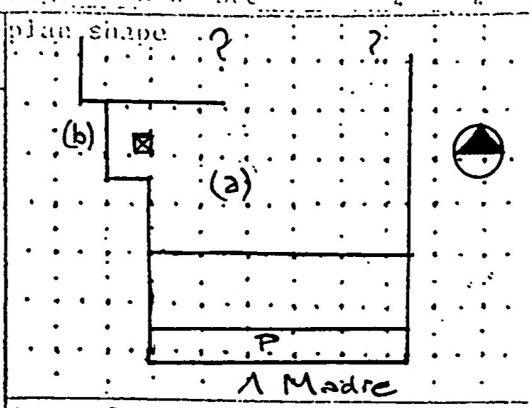
land grant/reservation:

building name:

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

film roll by mb no. 17 | negative nos. 23 | loc. of neg. HPB





date of construction: 1924-34 estimate _____ actual

source: JD

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate X major

describe: 2nd story postwar.

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? Contrib

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features
Roof - Flat w parapet. Shed at portal. Mtl clad wd canales. Short axed vigas. 1 wsry chim vis. Long vigas supp. over hallway to S over 2nd story.
Windows - Bay at (b) (both stories) Triple 4/4, 6/6, 4/4 (2). Vigas recessed & bullnosed.
Door - NV
Portal - Round post, 6x6 lintel, round rafters.

comments

4/92: orig bldg - 1 story (front section)
c. 1967 - rear section, + second story
c. 1980 - garden wall, garage, sun room added

thaddeus design

March 23, 1992

Historic Design Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: Historic Design Review
Proposed Renovations to
753 Acequia Madre, Santa Fe

Dear Members of the Board;

We respectfully submit for your review the proposed renovations to the existing residence at 753 Acequia Madre. This residence is currently listed as a "contributing" structure, No. 464 in Area 6 of the Historic Structures Survey, 1983-85. The estimated date of construction is 1929-1934. The original structure was a one storey adobe"Pueblo/Spanish Revival" style. In 1967 a second storey bedroom addition was added over the main portion of the existing house. Subsequent additions include a sun room off of the existing kitchen, a two car garage, various yard walls and gates and wood windows. We have not been able to confirm the date(s) of these additions. Our best guess is in the late 70's or early 80's.

When the second storey was added in 1967, a parapet was built over the existing front(south) portal. This parapet is approximately 18" above the existing roof deck. Since the parapet is in violation of Uniform Building Code Section 1711 which requires the parapet to be 36" above the roof deck, the Owner proposes to remove the parapet because of it's clumsy location and install a new parapet in line with the wall below at 36" above the roof deck.

At the existing courtyard area adjacent to the sun room and garage in an area behind an existing 8' high wall, the Owner propose to build a portal addition and develop the courtyard with brick paving and landscaping. The Owner further proposes to replace the existing sun room windows with true divided lite wood and glass doors and to replace the existing door and window of the adjacent garage with the same treatment.

The Owner also proposes to convert the existing garage to two new bedrooms and bathrooms. The existing garage doors would be removed and the opening would be filled with wood frame/ stucco construction to match the existing wall. A new wood double hung window would be installed in the existing east wall of the garage for egress purposes.

P.O. BOX 8336 SANTA FE, NEW MEXICO 87504-8336 TEL (505) 983-8103

March 23, 1992

The Owner further proposes to add a portal off of the existing Utility Room on the east side of the building. The access to this portal would be at an existing window opening with a new true divided light wood and glass door. The opening would remain the same width.

The remainder of the work is interior renovations.

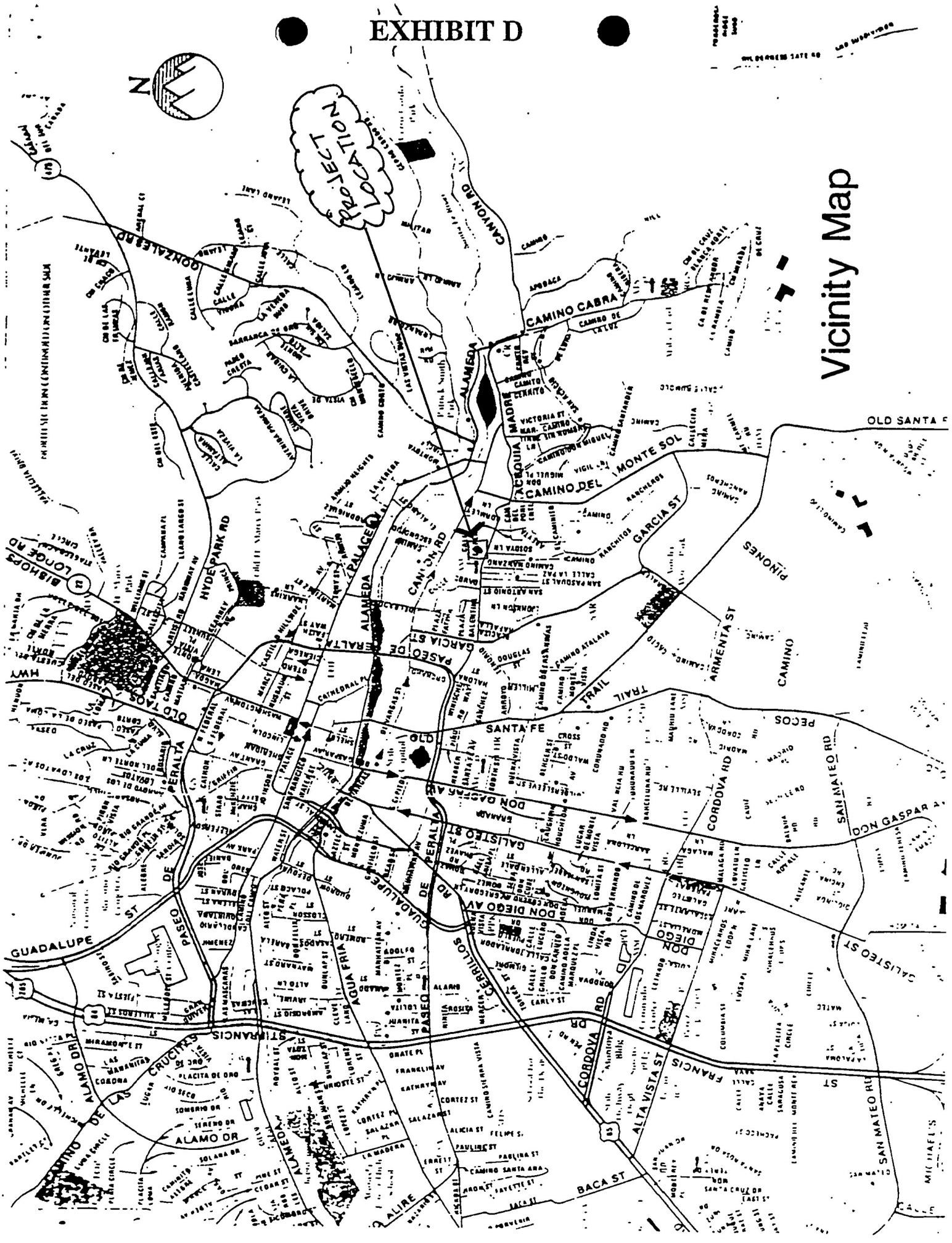
Thank you for your assistance. If you have any questions or if we can provide further information, please do not hesitate to contact us at your convenience.

Sincerely,

Stephen E. Earnest, Architect

cc: Greg Goodman
File

EXHIBIT D



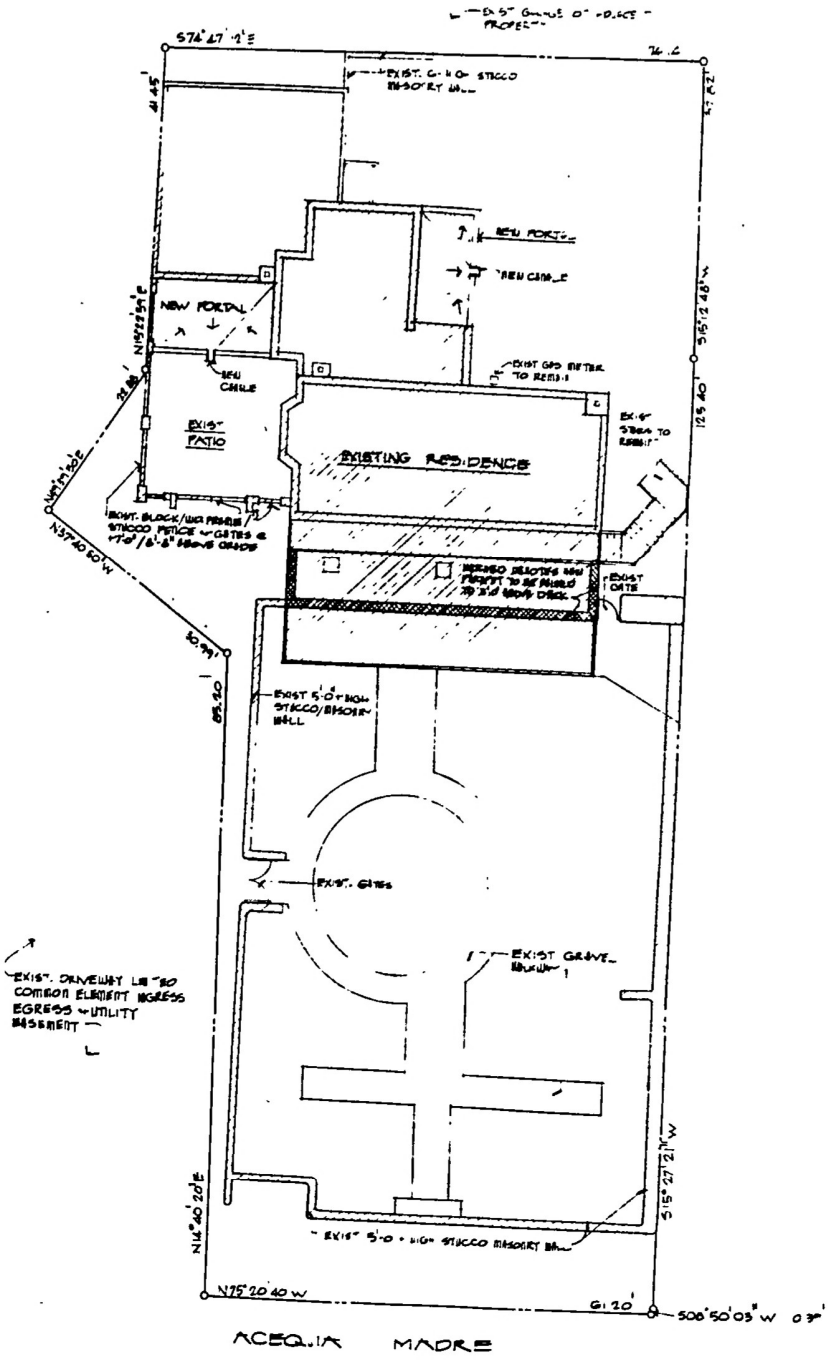
Vicinity Map
PROJECT LOCATION
N
CAMINO CABRA
CANYON RD
ALAMEDA
ACEQUIA MADRE
CAMINO DEL MONTE SOL
OLD SANTA F
GARCIA ST
PINONES
ARMENTA ST
CAMINO
TRAIL
PECOS
SAN MATEO RD
CORDOVA RD
DON GASPAR AV
GALISTEO ST
DON DIEGO AV
DON DIEGO
CERRILLOS RD
PASEO DE PERALTA
GUADALUPE ST
AGUA FRIA
ALTA VISTA ST
FRANCIS ST
BACA ST
ALAMO DR
CAMINO DE LAS CRUCITAS
HYDE PARK RD
PALACE
OLD TAOS HWY
BISHOPS LODGE RD
GONZALES RD

• SITE DATA •

SITE DATA SHOWN HEREON IS DERIVED FROM DOCUMENT ENTITLED 'PLAT OF SURVEY FOR H. GREG GOODMAN' PREPARED BY SOUTHWEST MOUNTAIN SURVEYS WITH LATEST 'THIRD AMENDMENT CERTIFICATE' DATED 1-17-92 SIGNED BY MITCHELL K. NOONAN N.M.P.L.S. NO. 6998

- LOT SIZE = 0.26 ACRES =	11,325.6	SQ.FT.
- ALLOWABLE LOT COVERAGE - 40% x 11325.6	4,530	SQ.FT.
- EXISTING RESIDENCE LOT COVERAGE	2,808	SQ.FT.
- PORTAL ADDITION COVERAGE	258	SQ.FT.
- TOTAL LOT COVERAGE	3,066	SQ.FT. < 4,530 SQ.FT.
- EXISTING RESIDENCE (HEATED) LOWER LEVEL	2,259	SQ.FT.
- EXISTING RESIDENCE (HEATED) UPPER LEVEL	726	SQ.FT.
- TOTAL RESIDENCE (HEATED)	2,985	SQ.FT.

- NO NEW PARKING SPACES REQUIRED
- TERRAIN MANAGEMENT PLAN NOT REQUIRED - SEE CH 14-90.2.D(1).



• SITE PLAN •

1/8" = 1'-0"

EXISTING RESIDENCE ADDRESS – 753 ACEQUIA MADRE

• REMODEL & ADDITION FOR H. GREG GOODMAN RESIDENCE •
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO

THADDEUS DESIGN
P.O. BOX 8338 SANTA FE, NEW MEXICO 87504 505-983-8103

SCALE:
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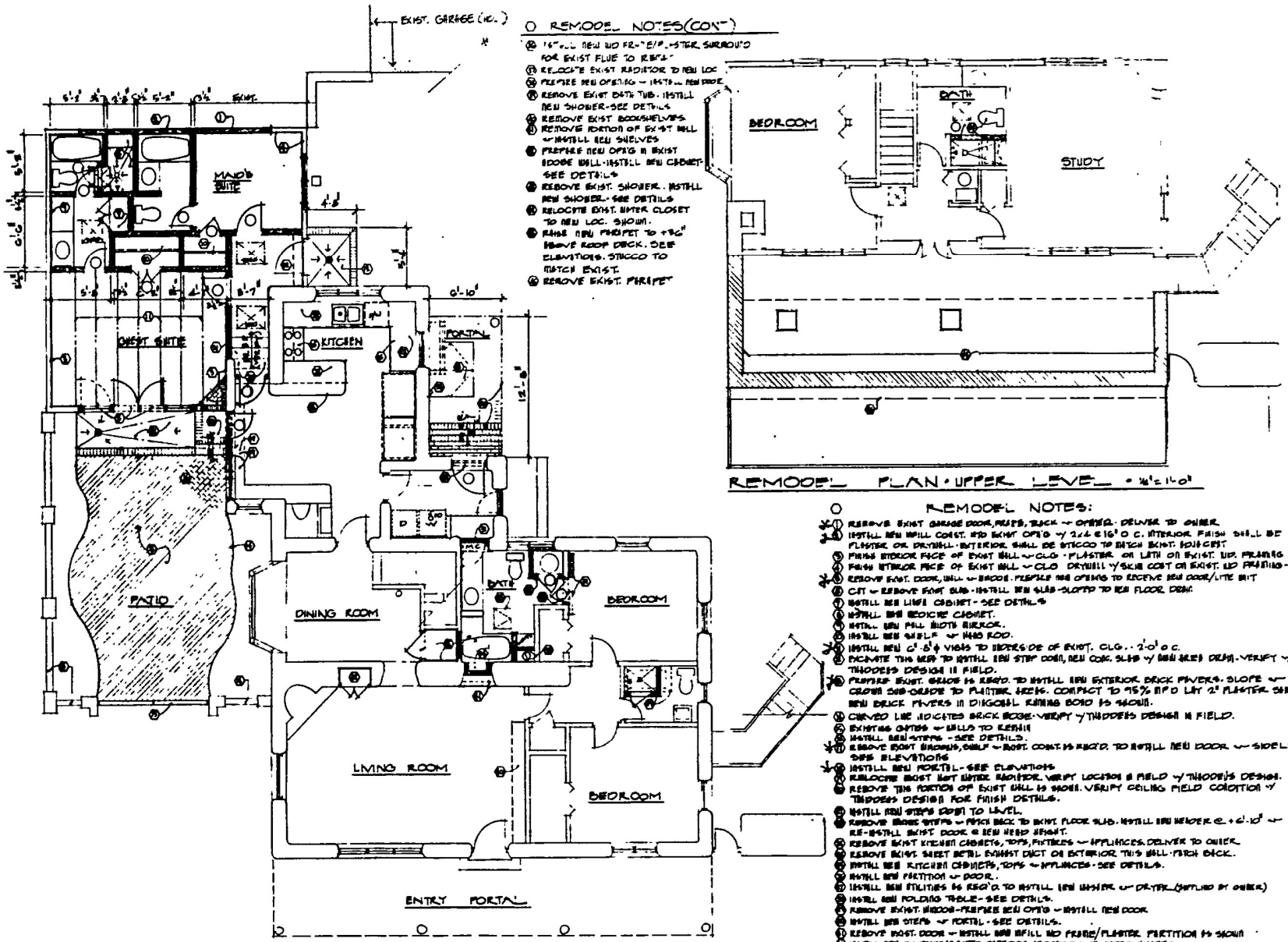


REMODEL PLAN - UPPER LEVEL - 1/8"=1'-0"

REMODEL NOTES (CONT)

- (12) 16"± FULL NEW WD FRAME/PLASTER SURROUND FOR EXIST FLUE TO REMAIN
- (13) RELOCATE EXIST RADIATOR TO NEW LOC.
- (14) PREPARE NEW OPEN'G - INSTALL NEW DOOR
- (15) REMOVE EXIST BATH TUB - INSTALL NEW SHOWER - SEE DETAILS
- (16) REMOVE EXIST BOOKSHELVES
- (17) REMOVE PORTION OF EXIST WALL - INSTALL NEW SHELVES
- (18) PREPARE NEW OPEN'G IN EXIST ADOBE WALL - INSTALL NEW CABINET - SEE DETAILS
- (19) REMOVE EXIST. SHOWER - INSTALL NEW SHOWER - SEE DETAILS
- (20) RELOCATE EXIST. WATER CLOSET TO NEW LOC. SHOWN.
- (21) RAISE NEW PARAPET TO +36" ABOVE ROOF DECK. SEE ELEVATIONS. STUCCO TO MATCH EXIST.
- (22) REMOVE EXIST. PARAPET

REMODEL NOTES:

- (1) REMOVE EXIST GARAGE DOOR, PARTS, TRACK - OWNER TO DELIVER TO OWNER.
- (2) INSTALL NEW INFILL CONST. TO EXIST OPEN'G W/ 2"x6" @ 16" O.C. INTERIOR FINISH SHALL BE PLASTER OR DRYWALL - EXTERIOR SHALL BE STUCCO TO MATCH EXIST. ADOBE
- (3) FINISH INTERIOR FACE OF EXIST WALL - CLG - PLASTER OR LATH ON EXIST. WD FRAMING
- (4) FINISH INTERIOR FACE OF EXIST WALL - CLG DRYWALL W/ SKIM COAT ON EXIST. WD FRAMING
- (5) REMOVE EXIST. DOOR, WALL - ADOBE. PREPARE FOR OPENING TO RECEIVE NEW DOOR/LITE UNIT
- (6) CUT - REMOVE EXIST SLAB - INSTALL NEW SLAB - SLOPED TO NEW FLOOR DRAIN
- (7) INSTALL NEW LINEN CABINET - SEE DETAILS
- (8) INSTALL NEW MEDICINE CABINET.
- (9) INSTALL NEW FULL LENGTH MIRROR.
- (10) INSTALL NEW SHELF - HANG ROD.
- (11) INSTALL NEW 6'-8"ϕ VIGAS TO MATCH SIZE OF EXIST. CLG. - 2'-0" O.C.
- (12) EXCAVATE THIS AREA TO INSTALL NEW STEP DOWN, NEW CONC. SLAB W/ NEW AREA DRAIN - VERIFY W/ THEODEUS DESIGN IN FIELD.
- (13) PREPARE EXIST. GRADE AS REQ'D. TO INSTALL NEW EXTERIOR BRICK PAVERS. SLOPE - CROWN SUB-GRADE TO PLANTER AREAS. COMPACT TO 95% MPD AT 2" PLASTER SAND - NEW BRICK PAVERS IN DIAGONAL RUNNING BOND AS SHOWN.
- (14) CURVED LINE INDICATES BRICK EDGE - VERIFY W/ THEODEUS DESIGN IN FIELD.
- (15) EXISTING GATES - WALLS TO REMAIN
- (16) INSTALL NEW STEPS - SEE DETAILS.
- (17) REMOVE EXIST WINDOWS, SHELF - EXIST. CONST. AS REQ'D. TO INSTALL NEW DOOR - SIDELITES - SEE ELEVATIONS
- (18) INSTALL NEW PORTAL - SEE ELEVATIONS
- (19) RELOCATE EXIST HOT WATER RADIATOR. VERIFY LOCATION IN FIELD W/ THEODEUS DESIGN.
- (20) REMOVE THIS PORTION OF EXIST WALL AS SHOWN. VERIFY CEILING FIELD CONDITION W/ THEODEUS DESIGN FOR FINISH DETAILS.
- (21) INSTALL NEW STEPS EQUAL TO LEVEL.
- (22) REMOVE ADOBE STEPS - PATCH BACK TO EXIST. FLOOR SLAB. INSTALL NEW HEADER @ +6'-10" - RE-INSTALL EXIST. DOOR @ NEW HEAD HEIGHT.
- (23) REMOVE EXIST KITCHEN CABINETS, TOPS, FIXTURES - APPLIANCES. DELIVER TO OWNER.
- (24) REMOVE EXIST. SHEET METAL EXHAUST DUCT ON EXTERIOR. THIS WALL - PATCH BACK.
- (25) INSTALL NEW KITCHEN CABINETS, TOPS - APPLIANCES - SEE DETAILS.
- (26) INSTALL NEW PARTITION - DOOR.
- (27) INSTALL NEW UTILITIES AS REQ'D. TO INSTALL NEW WASHER - DRYER (NOTIFIED BY OWNER)
- (28) INSTALL NEW FOLDING TABLE - SEE DETAILS.
- (29) REMOVE EXIST. WINDOW - PREPARE NEW OPEN'G - INSTALL NEW DOOR.
- (30) INSTALL NEW STEPS - PORTAL - SEE DETAILS.
- (31) REMOVE EXIST. DOOR - INSTALL NEW INFILL W/ FRAME/PLASTER. PARTITION AS SHOWN
- (32) INSTALL NEW W/ FRAME/PLASTER PARTITIONS AROUND EXIST. WATER HEATER.
- (33) EXISTING ADOBE DOOR TO REMAIN.
- (34) REMOVE EXIST. DOOR - INSTALL NEW W/ FRAME/PLASTER PARTITION W/ NICHO - SEE DETAILS
- (35) REMOVE EXIST. DOOR - FRAME - INSTALL NEW INFILL FRAME/PLASTER WALL @ OPEN'G. PREPARE NEW OPENING @ OPP WALL - INSTALL EXIST. DOOR - FRAME.

REMODEL & ADDITIONS TO THE H. GREG GOODMAN RESIDENCE
755 ACEQUIA MADRE
SANTA FE, NEW MEXICO

THEODEUS DESIGN
PO.BOX 8338 SANTA FE, NEW MEXICO 87504 505-983 A103

SCALE:
DATE:
REV:
DRAWN
DRAWING NO. 2



1. FRONT (SOUTH) ELEVATION FACING ACEQUIA MADRE (BEHIND 5' WALL ON ACEQUIA MADRE) SHOWING EXIST. PARAPET



2. WEST ELEVATION SHOWING EXIST. PARAPET DETAIL AND GATE TO PATIO AREA TO BE DEVELOPED.



3. LOOKING NORTH INSIDE WALL OF PATIO AREA TO BE DEVELOPED SHOWING SUN ROOM & ENTRANCE TO GARAGE. PROPOSED PORTAL LOCATION.



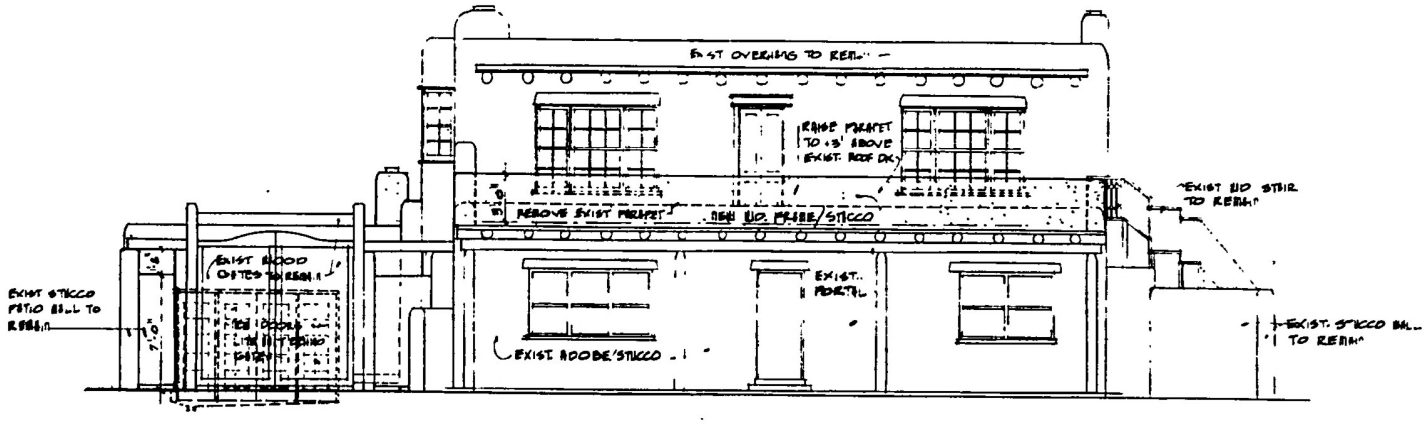
4. LOOKING SOUTH AT PATIO AREA TO BE DEVELOPED.



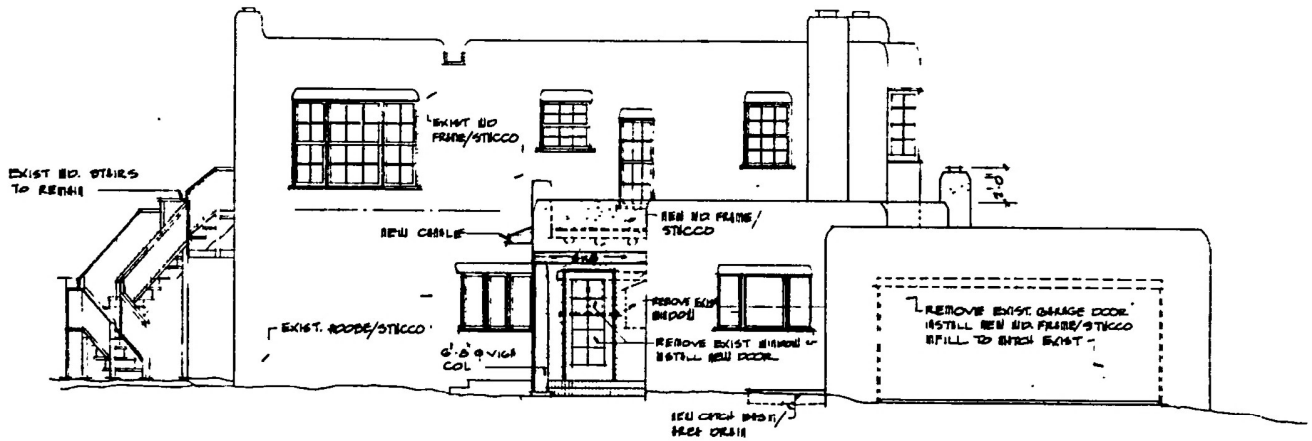
5. NORTH ELEVATION OF EXIST. GARAGE TO BE ENCLOSED FOR BEDROOM CONVERSION.



6. AREA OFF OF EXIST. UTILITY ROOM SHOWING PROPOSED PORTAL LOCATION.



• SOUTH ELEVATION • 1/4"=1'-0"

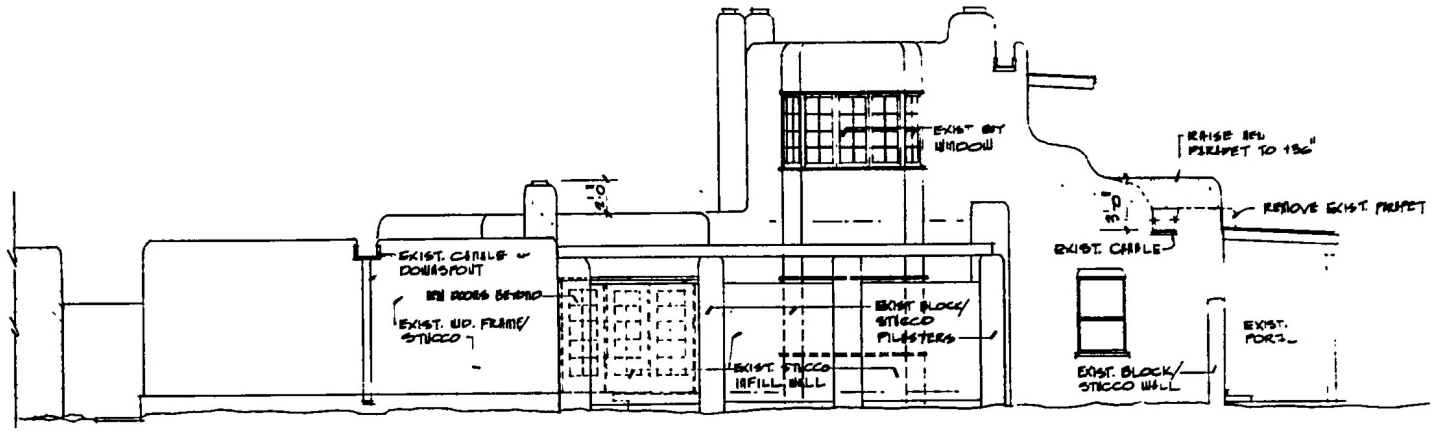


• NORTH ELEVATION • 1/4"=1'-0"

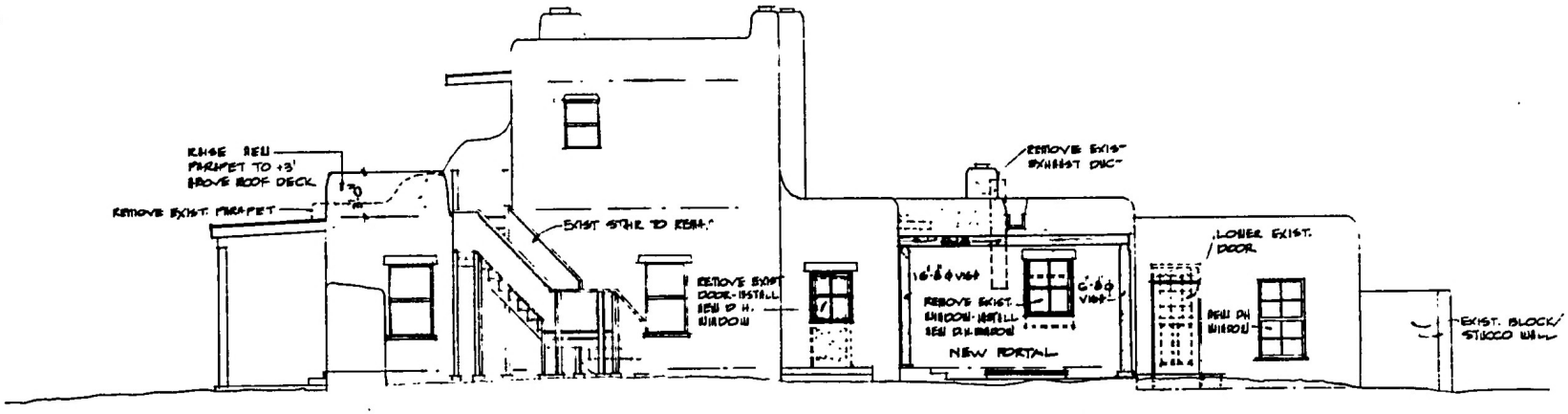
•REMODEL to the H. GREG GOODMAN RESIDENCE•
755 ACEQUIA MADRE
SANTA FE • NEW MEXICO

THADDEUS DESIGN
P.O. BOX 5504 SANTA FE, NEW MEXICO, 87504 505-983-8103

3



•WEST ELEVATION• 1/4"=1'-0"



• EAST ELEVATION • 1/4"=1'-0"

REMODEL to the H. GREG GOODMAN RESIDENCE
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO

THADEUS DESIGN
P.O. BOX 833 SANTA FE, NEW MEXICO 87504 505-983-8103

SCALE:
DATE:
REV:
DRAWN:
DRAWING NO. 4



1. FRONT (SOUTH) ELEVATION FACING ACEQUIA MADRE (BEHIND 5' WALL ON ACEQUIA MADRE) SHOWING EXIST. PARAPET



2. WEST ELEVATION SHOWING EXIST. PARAPET DETAIL AND GATE TO PATIO AREA TO BE DEVELOPED.



3. LOOKING NORTH INSIDE WALL OF PATIO AREA TO BE DEVELOPED SHOWING SUN ROOM & ENTRANCE TO GARAGE. PROPOSED PORTAL LOCATION.



4. LOOKING SOUTH AT PATIO AREA TO BE DEVELOPED.



5. NORTH ELEVATION OF EXIST. GARAGE TO BE ENCLOSED FOR BEDROOM CONVERSION.



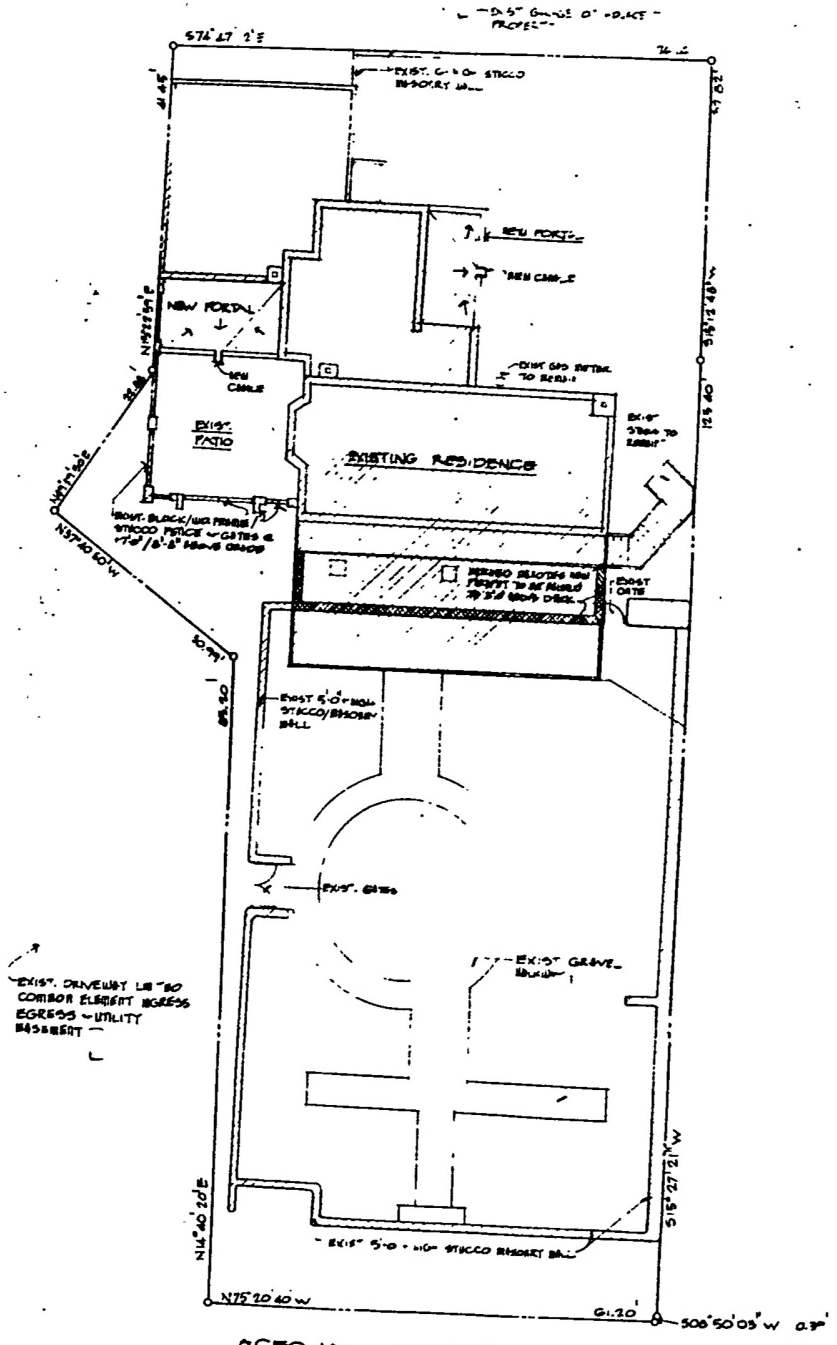
6. AREA OFF OF EXIST. UTILITY ROOM SHOWING PROPOSED PORTAL LOCATION.

• SITE DATA •

SITE DATA SHOWN HEREON IS DERIVED FROM DOCUMENT ENTITLED "PLAT OF SURVEY FOR H. GREG GOODMAN" PREPARED BY SOUTHWEST MOUNTAIN SURVEYS AND LATEST "THIRD AMENDMENT CERTIFICATE DATED 1-17-92 SIGNED BY MITCHELL K. NOONAN N.M.P.L.S. NO. 6998

- LOT SIZE = 0.26 ACRES ±	11,325.6 SQ.FT. ±
- ALLOWABLE LOT COVERAGE - 40% x 11,325.6	4,530 SQ.FT.
- EXISTING RESIDENCE LOT COVERAGE	2,808 SQ.FT.
- PORTAL ADDITION COVERAGE	258 SQ.FT.
- TOTAL LOT COVERAGE	3,066 SQ.FT. < 4,530 SQ.FT.
- EXISTING RESIDENCE (HEATED) LOWER LEVEL	2,259 SQ.FT.
- EXISTING RESIDENCE (HEATED) UPPER LEVEL	726 SQ.FT.
- TOTAL RESIDENCE (HEATED)	2,985 SQ.FT.

- NO NEW PARKING SPACES REQUIRED
- TERRAIN MANAGEMENT PLAN NOT REQUIRED - SEE CH 14-90.2,B(1).



• SITE PLAN •

1/8" = 1'-0"

EXISTING RESIDENCE ADDRESS - 753 ACEQUIA MADRE

• REMODEL to the H. GREG GOODMAN RESIDENCE •
753 ACEQUIA MADRE
SANTA FE • NEW MEXICO

THADDEUS DESIGN

PO BOX 8336 SANTA FE, NEW MEXICO, 87504 505-983-8103

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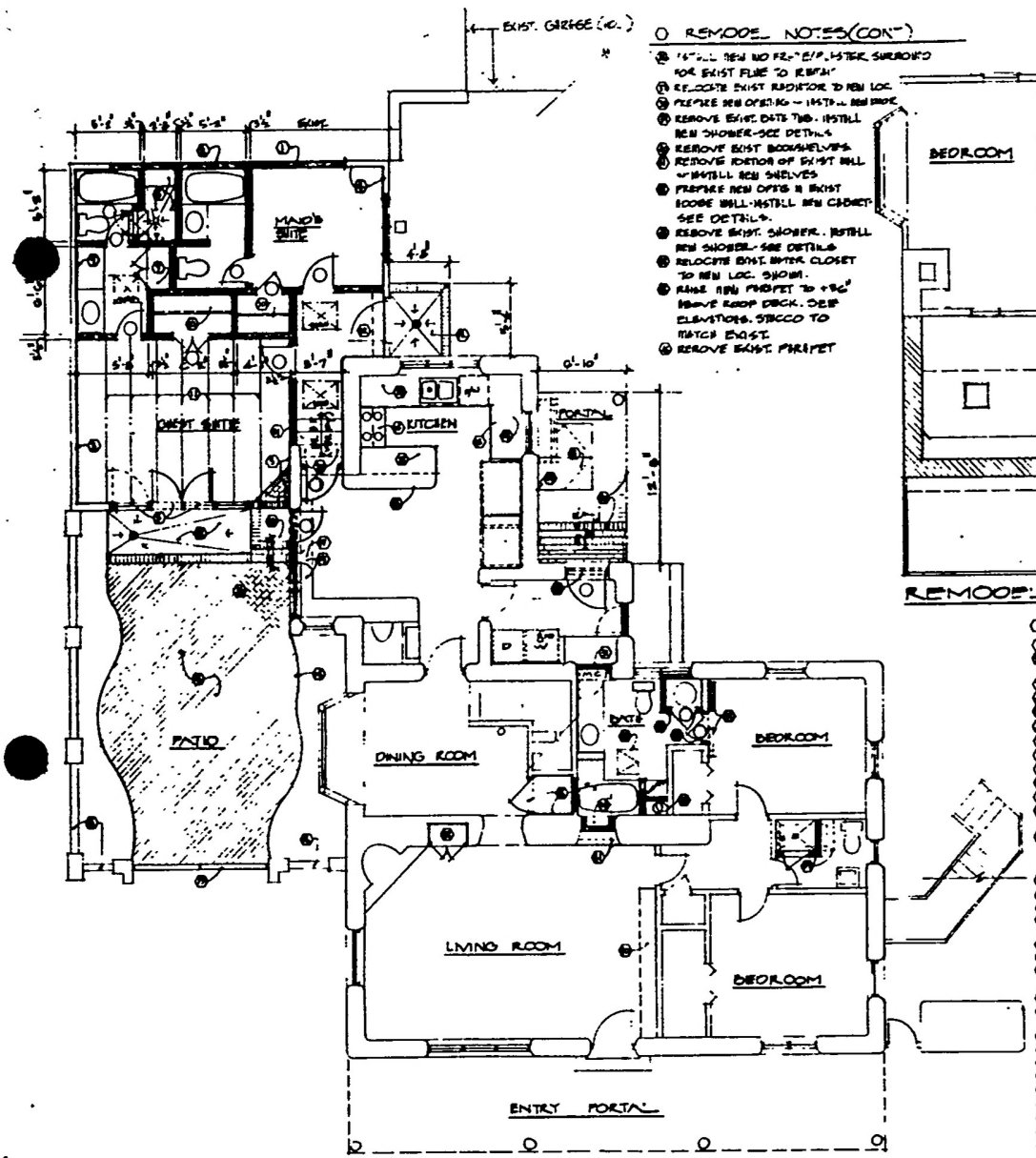

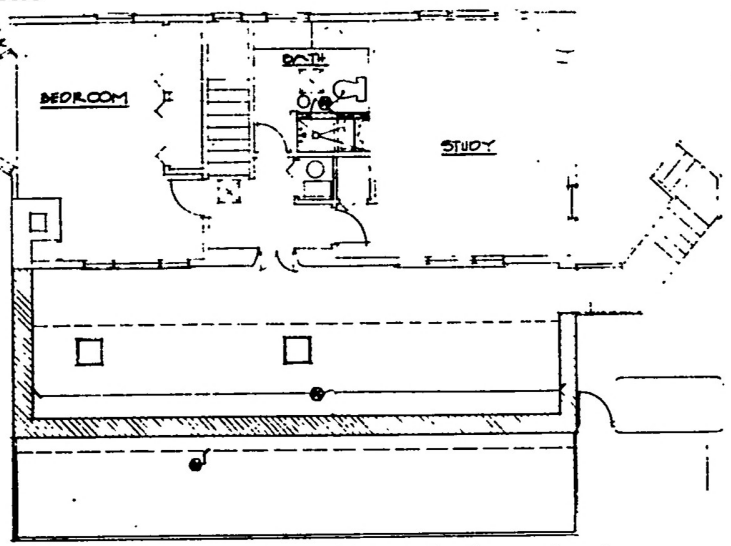

REMODEL PLAN - UPPER LEVEL • 1/8"=1'-0"

REMODEL NOTES(CONT.)

(15) INSTALL NEW NO FRZ EXP. WATER SUPPLY FOR EXIST FLUE TO REMAIN
(16) RELOCATE EXIST RADIATOR TO NEW LOC.
(17) PREPARE NEW OPENING - INSTALL NEW DOOR
(18) REMOVE EXIST. BATH TUB - INSTALL NEW SHOWER-SEE DETAILS
(19) REMOVE EXIST BOOKSHELVES
(20) REMOVE PORTION OF EXIST WALL - INSTALL NEW SHELVES
(21) PREPARE NEW OPEN IN EXIST ADOBE WALL-INSTALL NEW CABINET-SEE DETAILS.
(22) REMOVE EXIST. SHOWER. INSTALL NEW SHOWER-SEE DETAILS
(23) RELOCATE EXIST. WATER CLOSET TO NEW LOC. SHOWN.
(24) RAISE NEW PARAPET TO +36" ABOVE ROOF DECK. SEE ELEVATIONS. STUCCO TO MATCH EXIST.
(25) REMOVE EXIST. PARAPET

REMODEL NOTES:

(1) REMOVE EXIST GARAGE DOOR, REPAIR, PATCH - OWNER TO DELIVER TO OWNER.
(2) INSTALL NEW INFILL CONST. AND EXIST OPEN'G W/ 2x4 @ 16" O.C. INTERIOR FINISH SHALL BE PLASTER OR DRYWALL - EXTERIOR SHALL BE STUCCO TO MATCH EXIST. ADJ. CONST.
(3) PATCH INTERIOR FACE OF EXIST WALL - CLG - PLASTER OR LATH ON EXIST. SUP. FRAMING
(4) PATCH EXTERIOR FACE OF EXIST WALL - CLG DRYWALL W/ SCRATCH COAT OR EXIST. LID FINISH-ING
(5) REMOVE EXIST. DOOR, WALL - ENLARGE OPENING TO RECEIVE NEW DOOR/LITE UNIT
(6) CUT - REMOVE EXIST SLAB - INSTALL NEW SLAB - SLOPED TO NEW FLOOR DRAIN
(7) INSTALL NEW LINEN CABINET - SEE DETAILS
(8) INSTALL NEW MEDICINE CABINET.
(9) INSTALL NEW PULL BOOTH RECEIVER.
(10) INSTALL NEW SHELF - WOOD ROD.
(11) INSTALL NEW 6'-8" ϕ VIGAS TO MATCH EXIST. CLG. - 2'-0" O.C.
(12) EXCAVATE THIS AREA TO INSTALL NEW STEP DOWN, NEW CONC. SLAB W/ NON SKID FINISH - VERIFY W/ THADDEUS DESIGN IN FIELD.
(13) PREPARE EXIST. ADOBE TO RECEIVE NEW EXTERIOR BRICK PAVERS. SLOPE - CHAMFER SUB-GRADE TO PLASTER. NOTE: COMPACT TO 95% RFD LAY 2" PLASTER BED - NEW BRICK PAVERS IN DIAGONAL RUNNING BOND TO SHOW.
(14) CURVED LINE INDICATES BRICK EDGE - VERIFY W/ THADDEUS DESIGN IN FIELD.
(15) EXISTING OPENING - WALLS TO REMAIN
(16) INSTALL NEW STEPS - SEE DETAILS.
(17) REMOVE EXIST. DOOR, SIDELIT - EXIST. CONST. TO RECEIVE NEW DOOR - SIDELITES - SEE ELEVATIONS.
(18) INSTALL NEW PORTAL - SEE ELEVATIONS.
(19) RELOCATE EXIST. WATER HEATER. VERIFY LOCATION IN FIELD W/ THADDEUS DESIGN.
(20) REMOVE THIS PORTION OF EXIST WALL TO MATCH. VERIFY CEILING FIELD CONDITION W/ THADDEUS DESIGN FOR FINISH DETAILS.
(21) INSTALL NEW STEPS EVEN TO LEVEL.
(22) REMOVE GARAGE STEPS - PATCH BACK TO EXIST. FLOOR SLAB - INSTALL NEW HEADER @ +6'-10" - RE-INSTALL EXIST. DOOR @ NEW HEIGHT.
(23) REMOVE EXIST. KITCHEN CABINETS, TOPS, FIXTURES - APPLIANCES DELIVER TO OWNER.
(24) REMOVE EXIST. SHEET METAL EXHAUST DUCT ON EXTERIOR. THIS WALL TO PATCH BACK.
(25) INSTALL NEW KITCHEN CABINETS, TOPS - APPLIANCES - SEE DETAILS.
(26) INSTALL NEW PARTITION - DOOR.
(27) INSTALL NEW FIXTURES AS REQ'D. TO INSTALL NEW WASHER - DRYER. (SUPPLIED BY OWNER)
(28) INSTALL NEW FOLDING TABLE - SEE DETAILS.
(29) REMOVE EXIST. WINDOW - PREPARE NEW OPEN - INSTALL NEW DOOR
(30) INSTALL NEW STEPS - PORTAL - SEE DETAILS.
(31) REMOVE EXIST. DOOR - INSTALL NEW INFILL AND FRAME/PLASTER PARTITION AS SHOWN
(32) INSTALL NEW 6W FRAME/PLASTER PARTITION AROUND EXIST. WATER HEATER.
(33) EXISTING ADOBE DOOR TO REMAIN.
(34) REMOVE EXIST. DOOR - INSTALL NEW 3/0 FRAME/PLASTER PARTITION W/ RADIO - SEE DETAILS
(35) REMOVE EXIST. DOOR - FRAME - INSTALL NEW 3/0 FRAME/PLASTER INFILL @ OPEN'G. PREPARE NEW OPENING @ OFF WALL - INSTALL EXIST DOOR - FRAME.

REMODEL TO THE H. GREG GOODMAN RESIDENCE.
755 SANTA FE ACEQUIA MADRE
SANTA FE, NEW MEXICO

THADDEUS DESIGN
PO BOX 8338 SANTA FE, NEW MEXICO, 87504 505-983-8103

SCALE:
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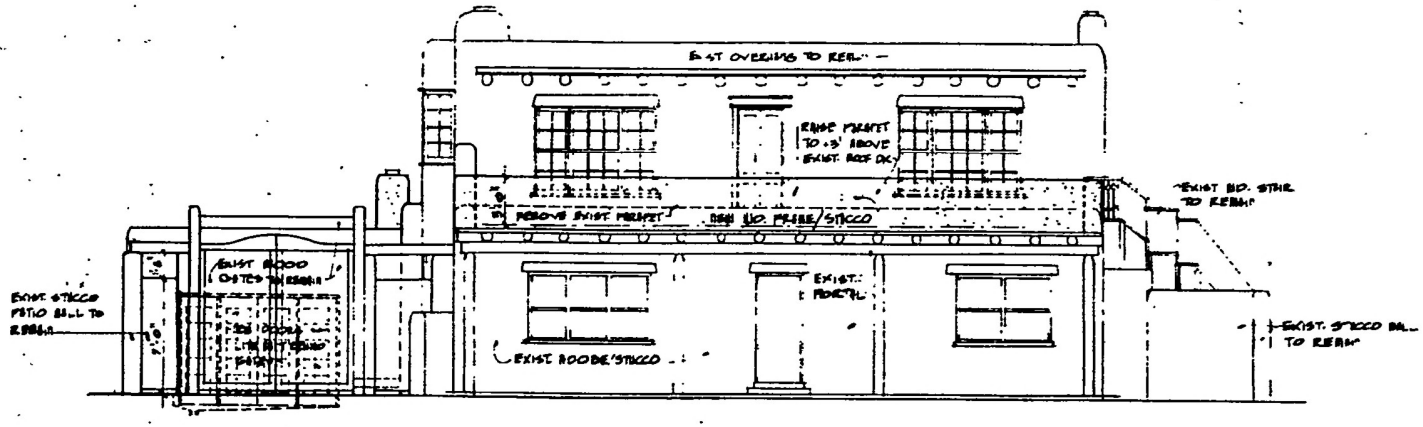
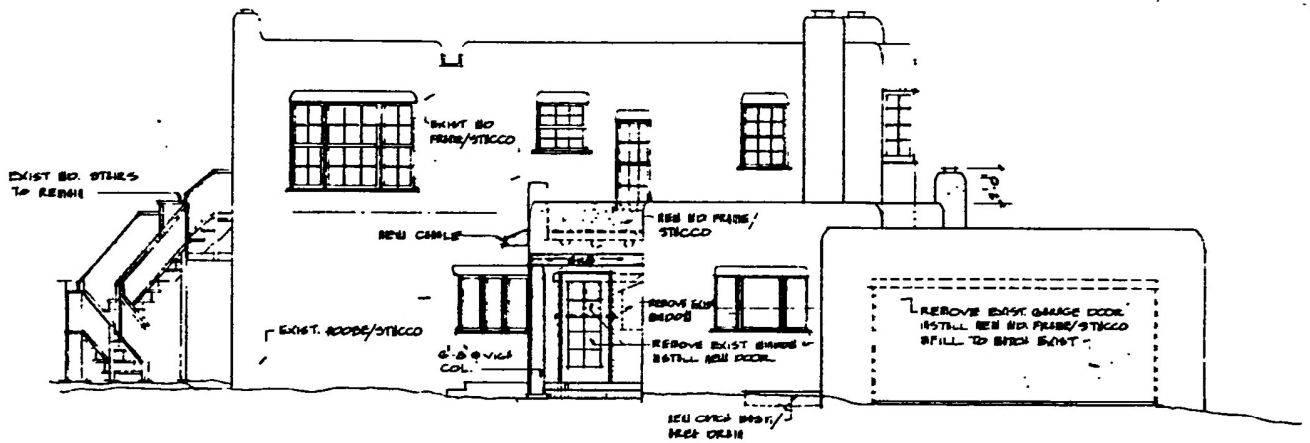


• SOUTH ELEVATION • 1/4"=1'-0"

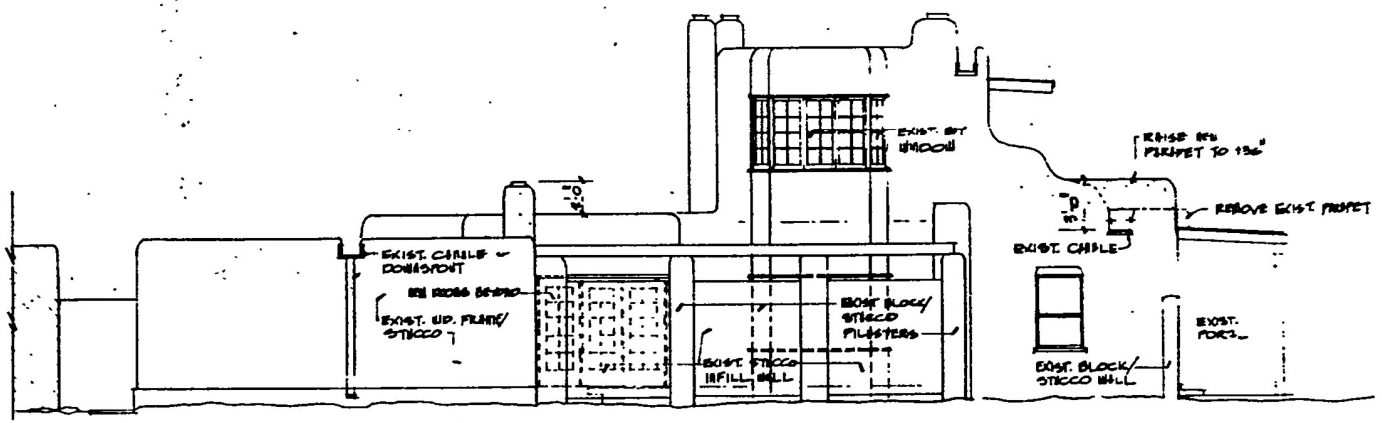


• NORTH ELEVATION • 1/4"=1'-0"

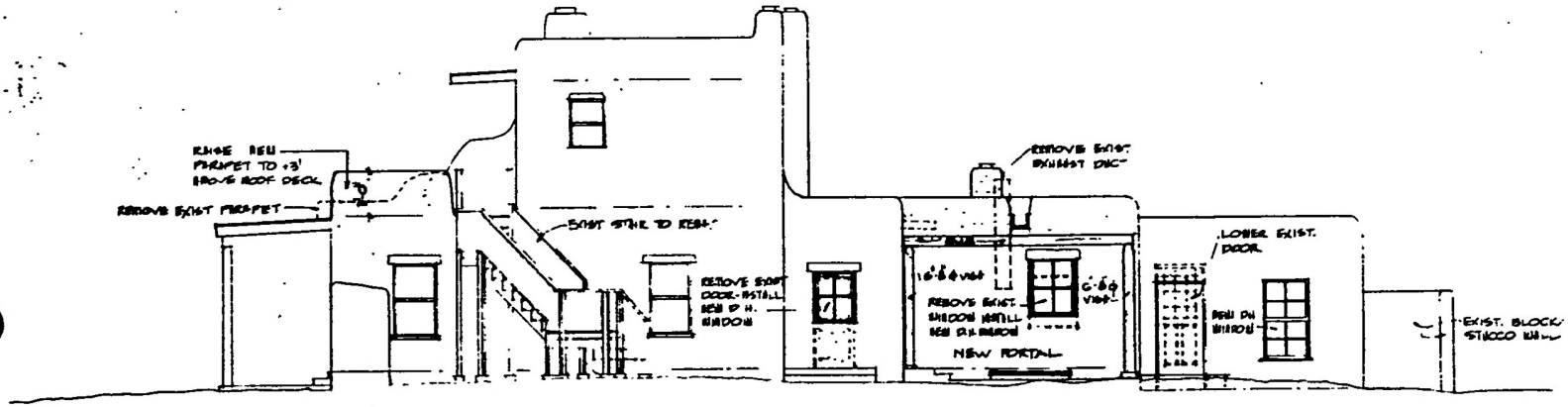
•REMODEL to the H. GREG GOODMAN RESIDENCE•
755 ACEQUIA MADRE
SANTA FE • NEW MEXICO

THADREUS DESIGN
PO BOX 8808 SANTA FE, NEW MEXICO, 87504 505-983-8103

3



• WEST ELEVATION • 1/4"=1'-0"



• EAST ELEVATION • 1/4"=1'-0"

REMODEL to the H. GREG GOODMAN RESIDENCE
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO

THADEUS DESIGN
P.O. BOX 833 SANTA FE, NEW MEXICO, 87504 505-983-8103

SCALE:
DATE:
REVI
DRAWN
DRAWING NO.
4

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval (✓) Final Approval (✓)			
Project Location: 753 ACEQUIA MADRE			
Owner: GREG GOODMAN	Address: 5847 SAN FELIPE - SUITE 950 - HOUSTON TEX. 77057		Phone: 713-785-9393
Applicant: THADDEUS DESIGN	Address: 1129 PASEO de PERALTA, SANTA FE 87501		Phone: 983-8103
Project Proposal: RENOVATION - PORTAL ADDITION (2)			
Public Visibility: North ( ) South (✓) East ( ) West ( )			
New Construction:	Single-Family Residence ( ) Multi-family Residence ( ) Commercial ( )		
Other Construction:	Demolition ( ) Remodel (✓) Addition (✓) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )		

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Stephen E. Barnes — Signature of Applicant or Owner

3-23-92 — Date

FOR OFFICIAL USE ONLY

Date Received: 3-25-92	Case Number: H-92-49		Meeting Date 4/13/92
Historic District: Core	Survey Number:		Survey Area:
Age: Source:	Historic Significant ( ) Contributing ( ) Status: Non Supporting ( )		

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks:

City of Santa Fe, New Mexico

Historic Districts Review Board

H-97-113
Applicant Submittal

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : SECOND-STORY ADDITION NORTH ELEVATION
Project number . . . : 97- 10100134
Case Number . . . . . : H-97-113
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 08/06/97

PROJECT LOCATION(S) : 753 Acequia Madre

PROJECT NAMES:

OW- Dodge, Darlene
Santa Fe, NM 87501

753 Acequia Madre

AP- Lange, Claire
Santa Fe, NM 87504

P.O. Box 9946
(505) 9950772

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on August 26, 1997, 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
Historic Preservation Planner

Heather Pierson
Historic Districts Case 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 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

Project description . : SECOND-STORY ADDITION NORTH ELEVATION
Project number . . . : 97- 10100134
Case Number . . . . . : H-97-113
Project type . . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 08/06/97

PROJECT LOCATION(S) : 753 Acequia Madre

PROJECT NAMES:

OW- Dodge, Darlene Santa Fe, NM 87501	753 Acequia Madre
AP- Lange, Claire Santa Fe, NM 87504	P.O. Box 9946 (505) 9950772

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	N
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	710
YEAR OF CONSTRUCTION	1929-34
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 26 August 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

CASE #H- 97-113 ADDRESS 753 Acequia Madre

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
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for the construction of a second-story addition on the north elevation of the subject property. The applicant states that the addition will accommodate the enlargement of an existing bathroom and a master bedroom closet. All portions of the proposed addition are stepped back from the level of the first story with the exception of a small portion along the east elevation (which is not publicly visible). Proposed windows will be true divided light to match those existing and proposed finishes and accent colors will match that existing.

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

b:sr\hp\97113.hrb

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 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 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)

building threatened	surveyed	county	ID no.
yes	date 12-XI-84 by mb	Santa Fe	051611464 H71

field map	number	UTM reference	easting	northing
SFHD-6-1464		zone 12 13		

location description: 753 Acequia Madre

city/town: SANTA FE

land grant/reservation:

building name:

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

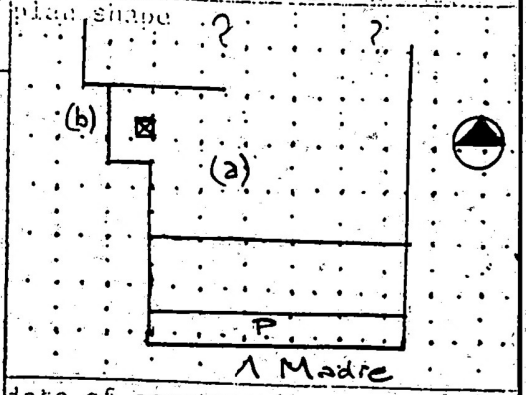
film roll by mb no. 17

negative nos. 23

loc. of neg. HPB



plan shape



date of construction: 1929-34 estimate ___ actual

source: 3D

use: present residential other ___ historic residential other ___

condition: ___ excellent X good ___ fair ___ deteriorating

degree of remodeling: ___ minor ___ moderate X major

describe: 2nd story postwar.

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why? Contrib

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: NV

wall material/surface: Adobe? Stucco

architectural features:

Roof – Flat w parapet. Shed at portal. Mtl clad wd canales. Short axed vigas. 1 msry chim vis. Long vigas supp. over hang to S over 2nd story.

Windows – Bay at (b) (both stories) Triple 4/4, 6/6, 4/4 (2) Vigas recessed & bullnosed.

Door – NV

Portal – Round post, 6×6 lintel, round rafters.

comments:

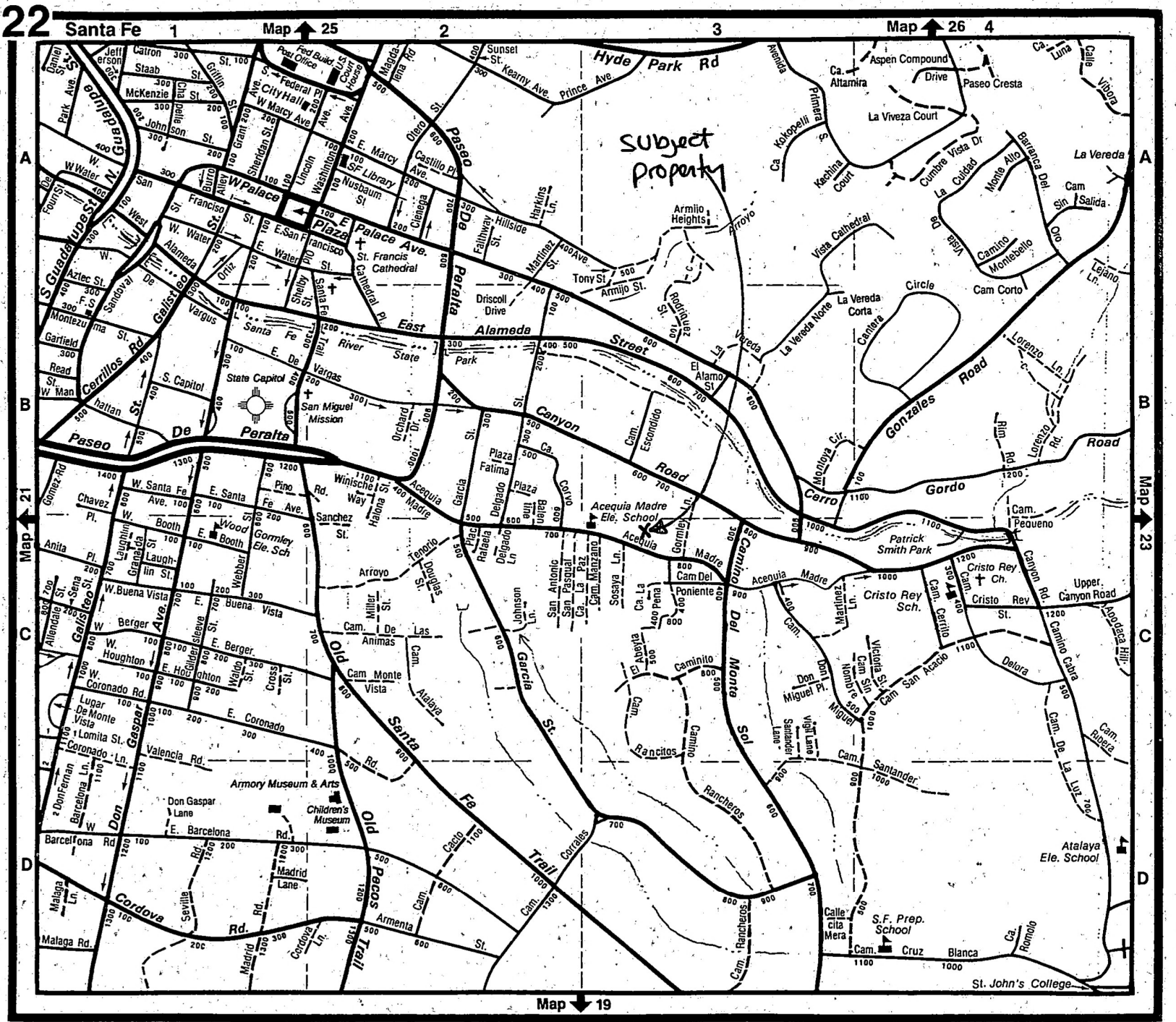
PROPOSAL FOR BATH AND CLOSET ADDITION 753 ACEQUIA MADRE

753 Acequia Madre is a contributing building. It was built between 1924 and 1934. A second story addition was put on the building after 1945 (post war).

The current owner, Darlene Dodge, proposes an addition to the second story. The addition will enlarge the bath to include a tub and add a master closet.

The proposed windows shall be true divided light to match existing. Please note that all second story walls meet setback standards except the east section of the bath addition. In order to create an opening where the existing bath window is located the exterior wall needs to be directly over the wall below. This section of wall is 7-6" in length. We are asking the board to consider granting the placement of this wall without a setback. The east facade of the building is not visible from any point. It faces an egress and parking area.

Submitted by Claire Lange 8-6-97


22
Santa Fe
Map 25
Map 26
Map 21
Map 23
Map 19
Subject Property
Hyde Park Rd
Paseo De Peralta
East Alameda Street
Canyon Road
Cerro Gordo Road
Gonzales Road
Old Santa Fe Trail
Old Pecos Trail
Don Gaspar Ave.
Galisteo St.
S Guadalupe St. N.
Cerrillos Rd.
Camino Del Monte Sol
Garcia St.
Cordova Rd.
Madrid Lane
Armory Museum & Arts
Children's Museum
State Capitol
St. Francis Cathedral
San Miguel Mission
Santa Fe River
Patrick Smith Park
Acequia Madre Ele. School
Cristo Rey Sch.
Cristo Rey Ch.
Atalaya Ele. School
S.F. Prep. School
St. John's College
Rio Grande Sch.
Aspen Compound
La Viveza Court
Paseo Cresta
Armijo Heights
Vista Cathedral
Circle
Cam Corto
La Vereda
Lejano Lane
Upper Canyon Road
Apodaca Hill
Cam. Ribera
Cam. De La Luz
Cam. Santander
Cam. Rancheros
Cam. Cruz Blanca
Calle cita Mera
Resplendor Cam
Mirada
La Rambla
Cam De La Cruz Blanca

HOW IMPROVEMENTS AT 753
TE.

K Noonan
N.M.P.L.S NO. 6998

CERTIFICATE

S PLAT WAS AMENDED ON 1-17-92
TUS OF IMPROVEMENTS TO DATE
DESCRIPTION.

K Noonan
NMPLS No. 6998

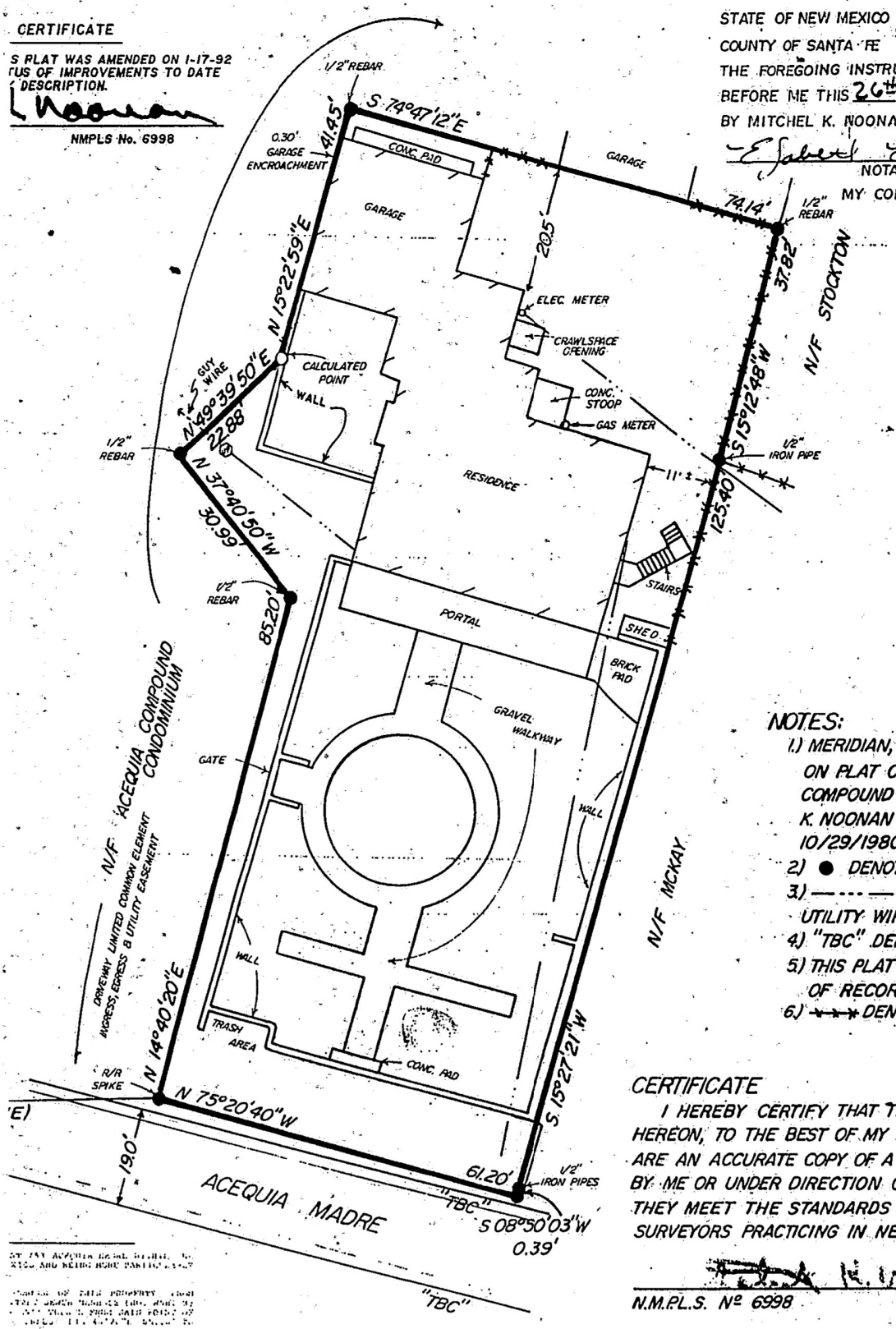
AMENDED CERTIF

I HEREBY CERTIFY THAT THIS PLAT
11/26/84 TO UPDATE IMPROVEMENTS
THIS DATE

N.M.P.L.S. Nº 6998 MITCHEL

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.
THE FOREGOING INSTRUMENT WAS A
BEFORE ME THIS 26th DAY OF Nc
BY MITCHEL K. NOONAN.

NOTARY PUBLIC
MY COMMISSION EX



NOTES:

1.) MERIDIAN, PERIMETER
ON PLAT OF SURVEY F
COMPOUND SUBDIVISIO
K. NOONAN N.M.P.L.S. N
10/29/1980.
2) ● DENOTES POINT
3) —·--·— DENOTES
UTILITY WIRE.
4) "TBC" DENOTES TOP
5) THIS PLAT SUBJECT T
OF RECORD.
6) ←→ DENOTES COYO

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AN
HEREON, TO THE BEST OF MY KNOWLEDGE
ARE AN ACCURATE COPY OF A FIELD SURV
BY ME OR UNDER DIRECTION ON 9/2/19
THEY MEET THE STANDARDS FOR PROFE
SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. Nº 6998 MITCH

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.

THE FOREGOING INSTRUMENT WAS ACKNOW
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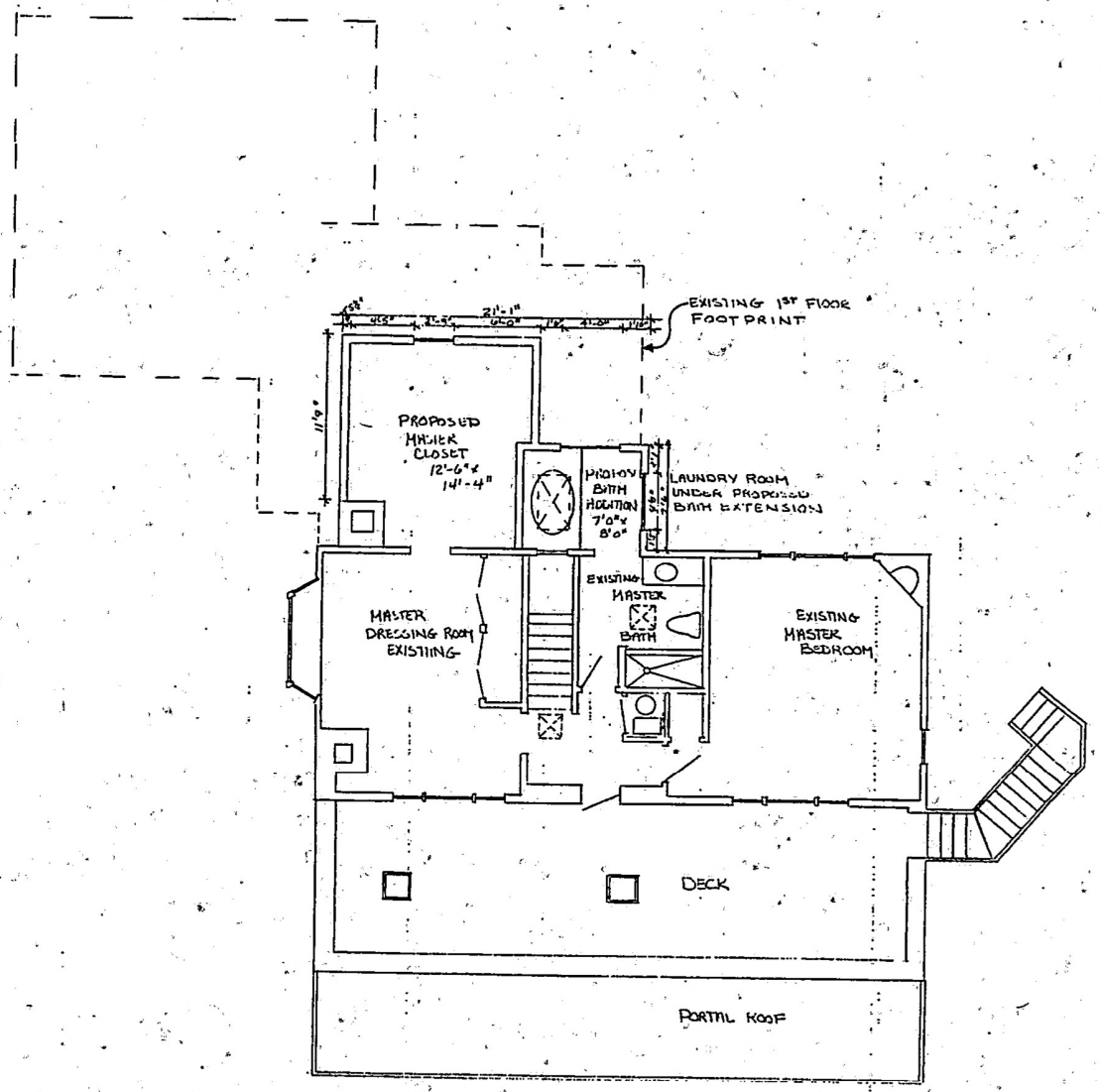
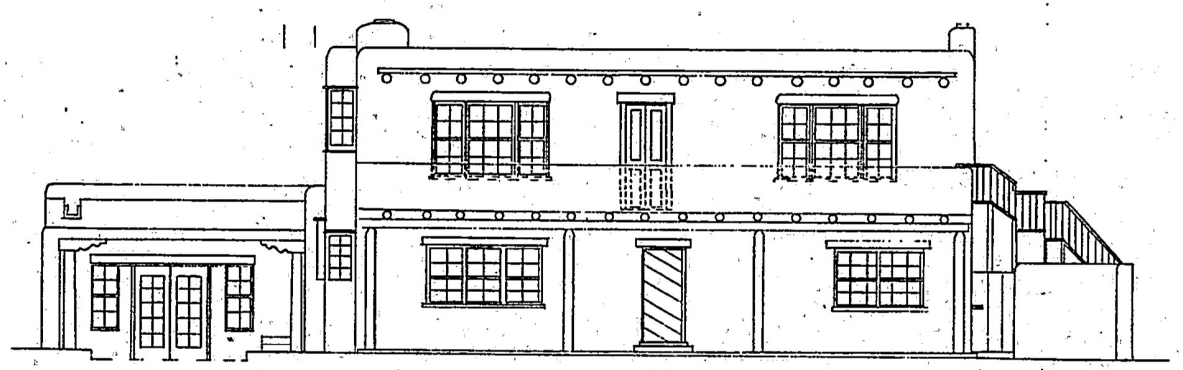
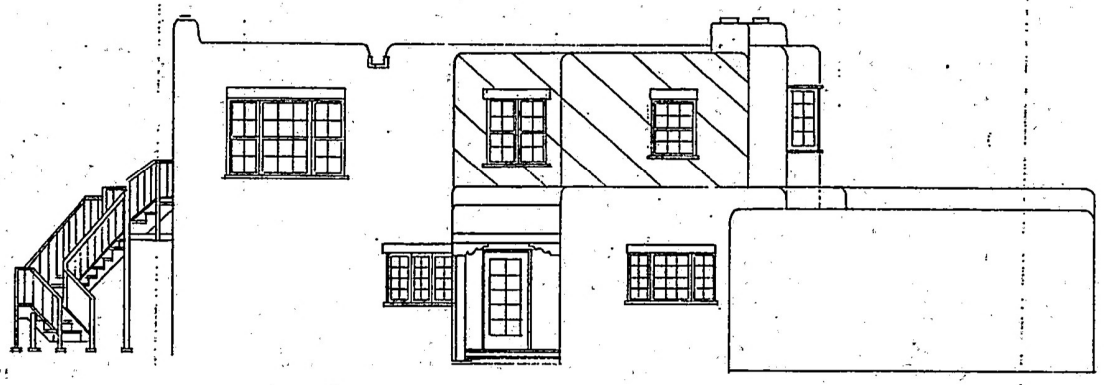
BY MITCHEL K. NOONAN.


EXISTING 1ST FLOOR FOOT PRINT
21'-1"
11'-9"
PROPOSED MASTER CLOSET 12'-6" x 14'-4"
PROPOSED BATH ADDITION 7'-0" x 8'-0"
LAUNDRY ROOM UNDER PROPOSED BATH EXTENSION
EXISTING MASTER BATH
MASTER DRESSING ROOM EXISTING
EXISTING MASTER BEDROOM
DECK
PORTAL ROOF

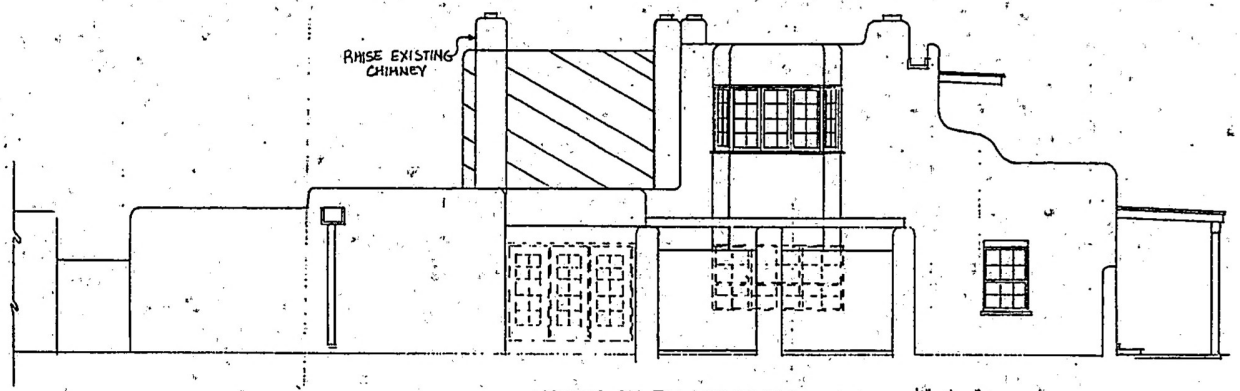


SOUTH ELEVATION 1/4"=1'-0"

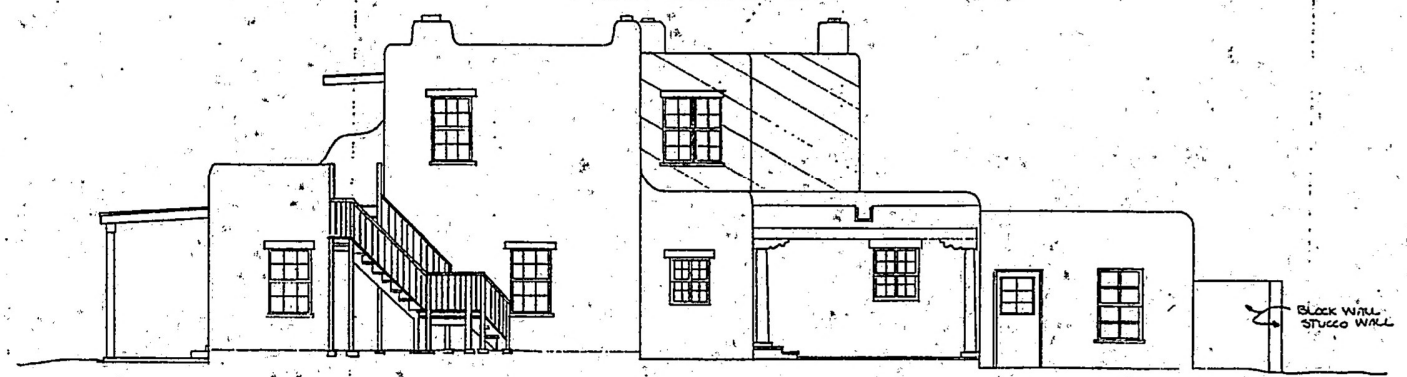


NORTH ELEVATION 1/4"=1'-0"

BATH & CLOSET ADDITION
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO
CLAIRE LANGE DESIGN 8-6-97



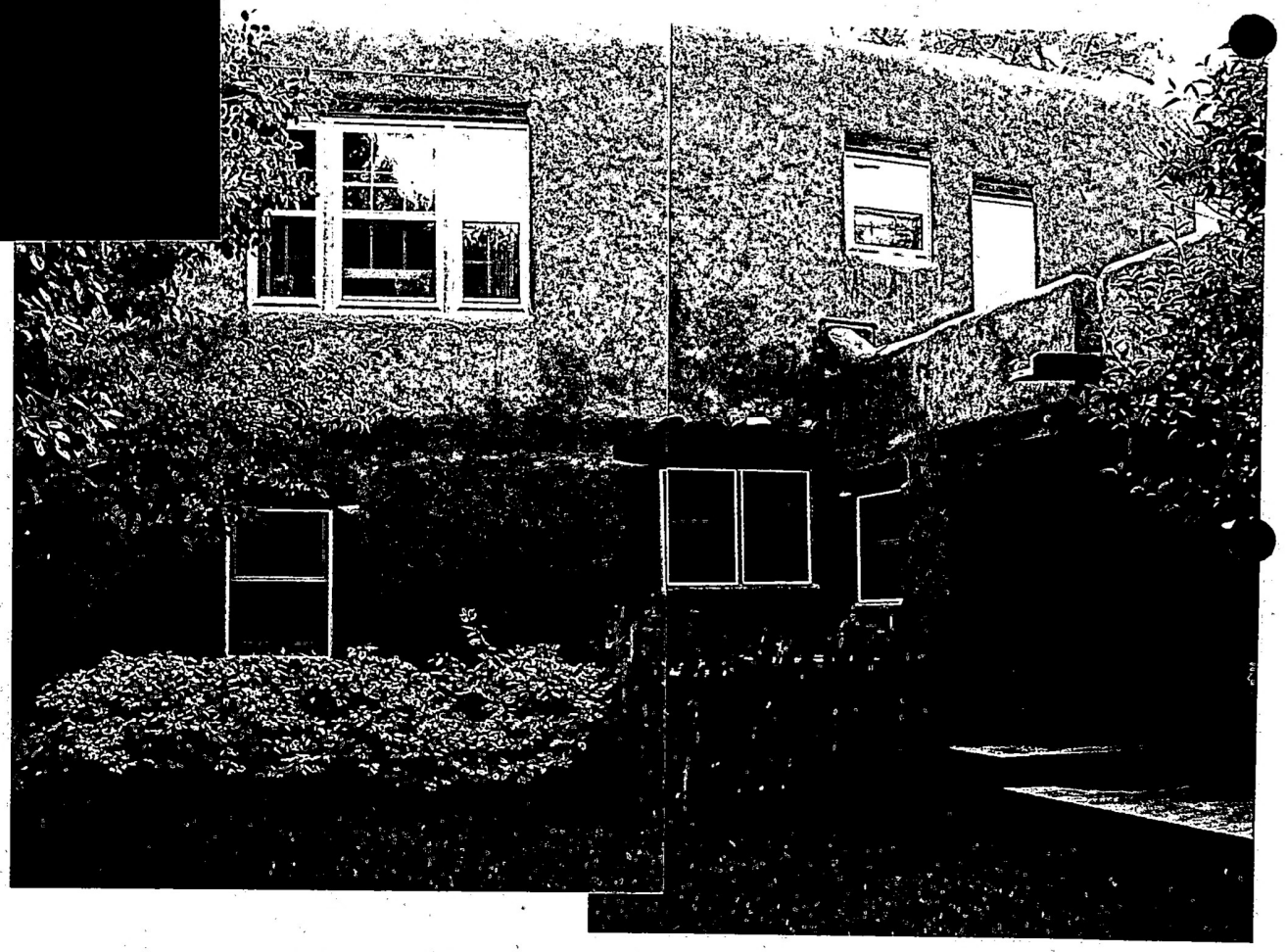
WEST ELEVATION 1/4"=1'-0"



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



Back of House (North)



Back of House from inside yard

H-97-113

EAST



EAST SIDE
(FRONT OF HOUSE)

H-97-113

EAST

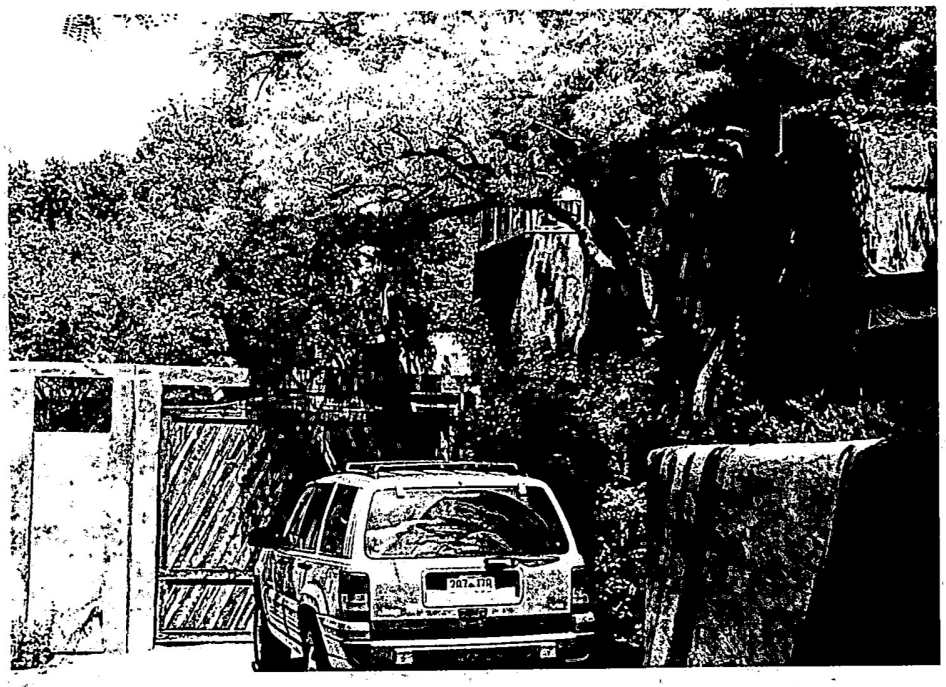


EAST SIDE (REAR OF HOUSE)

WEST



WEST SIDE (REAR SECTION OF HOUSE)



West side (Front section of House)

H-97-113

South



South (Frnt)



Back of House (North)



Back of House from inside yard

H-97-113

WEST



WEST SIDE (REAR SECTION OF HOUSE)



West side (Front section of House)

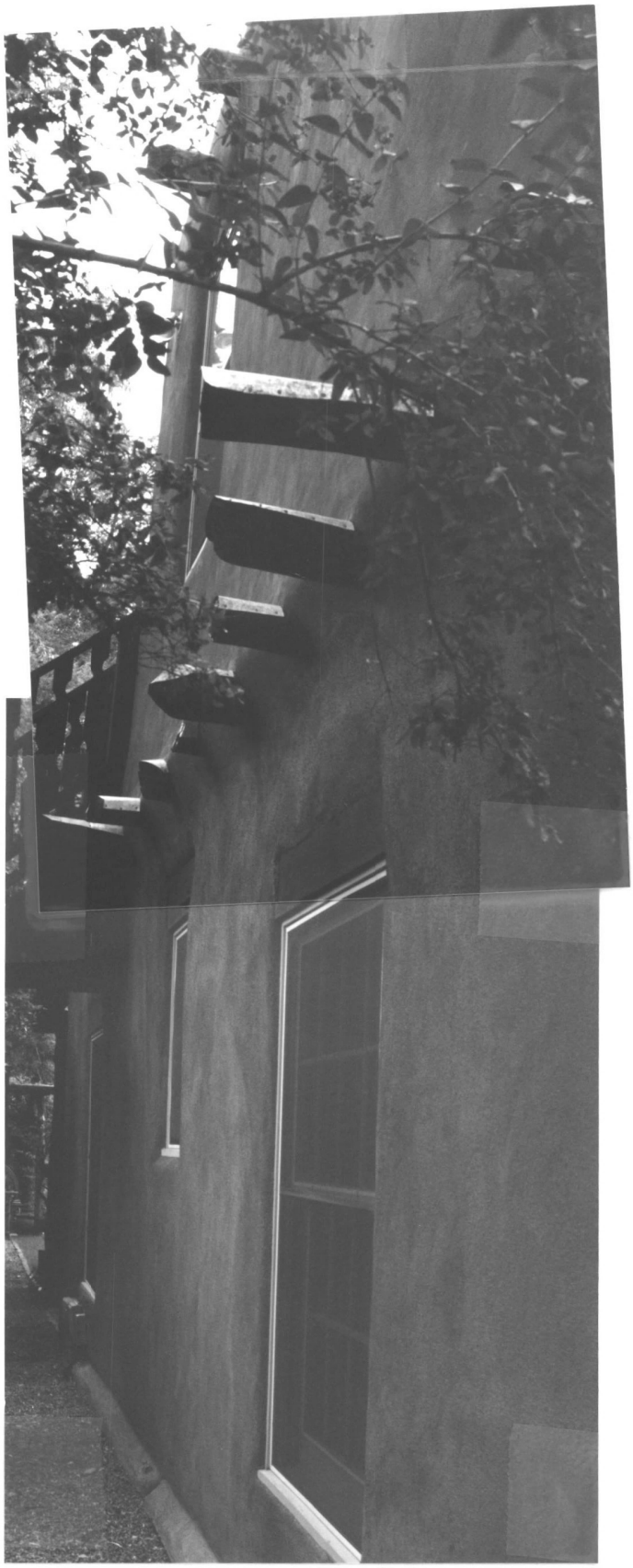
H-97-113

South



South (Frnt)

EAST



EAST SIDE
(FRONT OF HOUSE)

H-97-113

EAST



EAST SIDE (REAR OF HOUSE)

HOW IMPROVEMENTS AT 753
TE.

K Noonan
N.M.P.L.S NO. 6998

CERTIFICATE

S PLAT WAS AMENDED ON 1-17-92
TUS OF IMPROVEMENTS TO DATE
DESCRIPTION.

L Noonan
NMPLS No. 6998

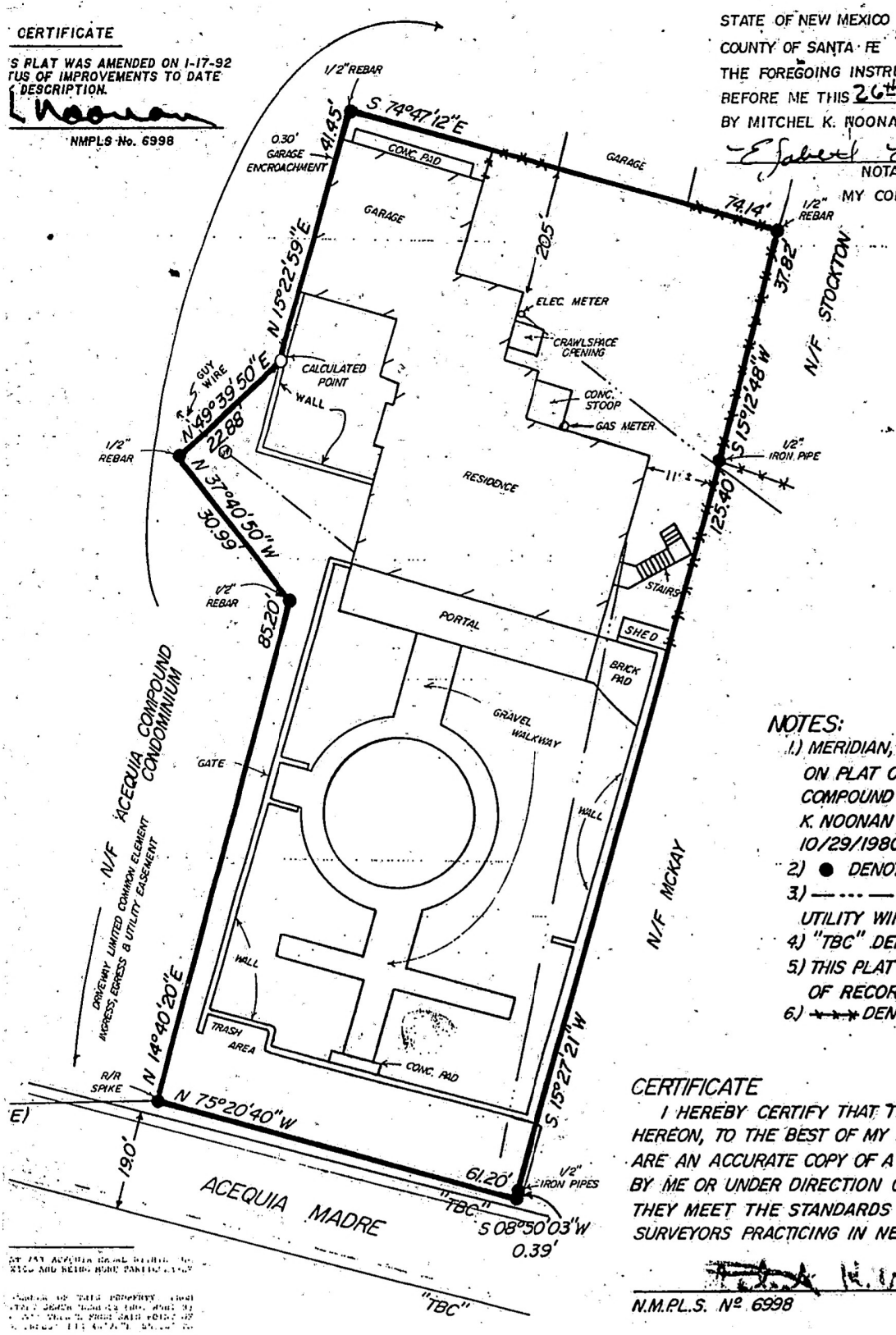
AMENDED CERTIF

I HEREBY CERTIFY THAT THIS PLAT
11/26/84 TO UPDATE IMPROVEMENTS
THIS DATE

N.M.P.L.S. Nº 6998 MITCHEL

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.
THE FOREGOING INSTRUMENT WAS A
BEFORE ME THIS 26th DAY OF No
BY MITCHEL K. NOONAN.

NOTARY PUBLIC
MY COMMISSION EX



NOTES:

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10/29/1980.
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3) — ··· — DENOTES
UTILITY WIRE.
4) "TBC" DENOTES TOP
5) THIS PLAT SUBJECT T
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6) ⟶⟶ DENOTES COYO

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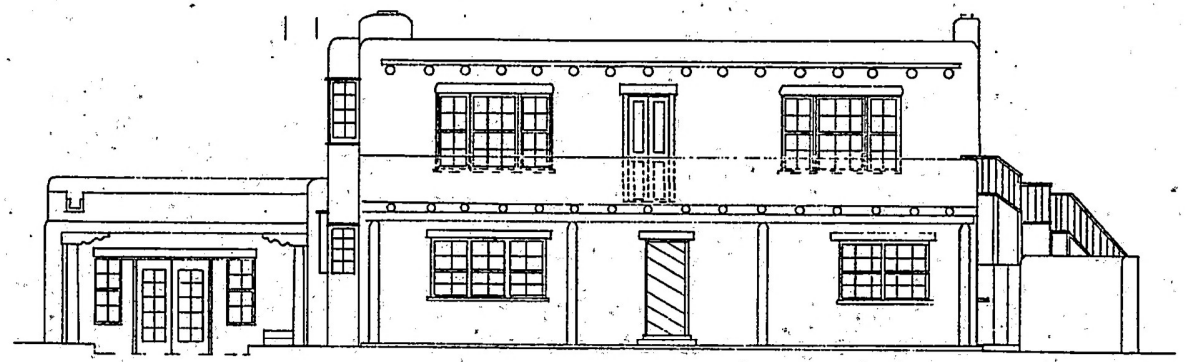
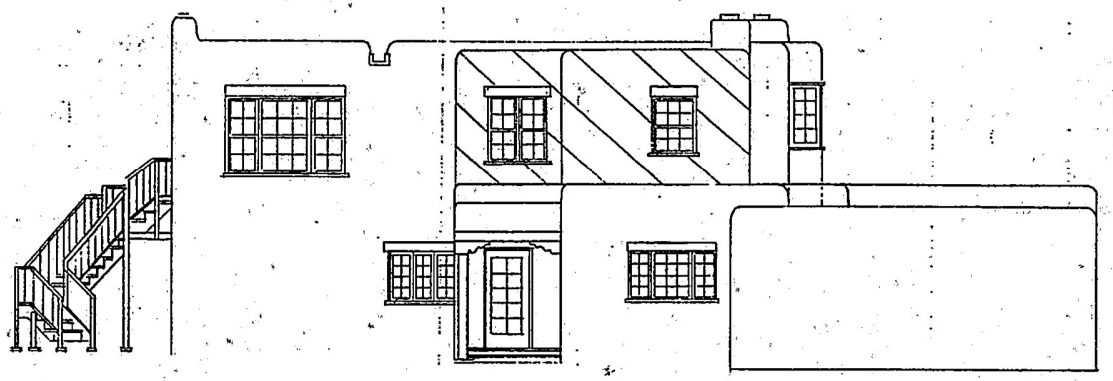
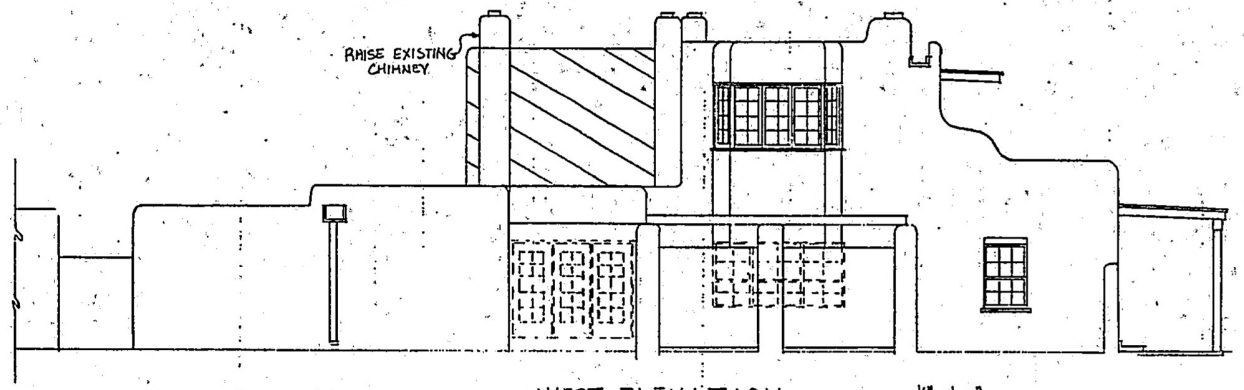


SOUTH ELEVATION 1/4"=1'-0"



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

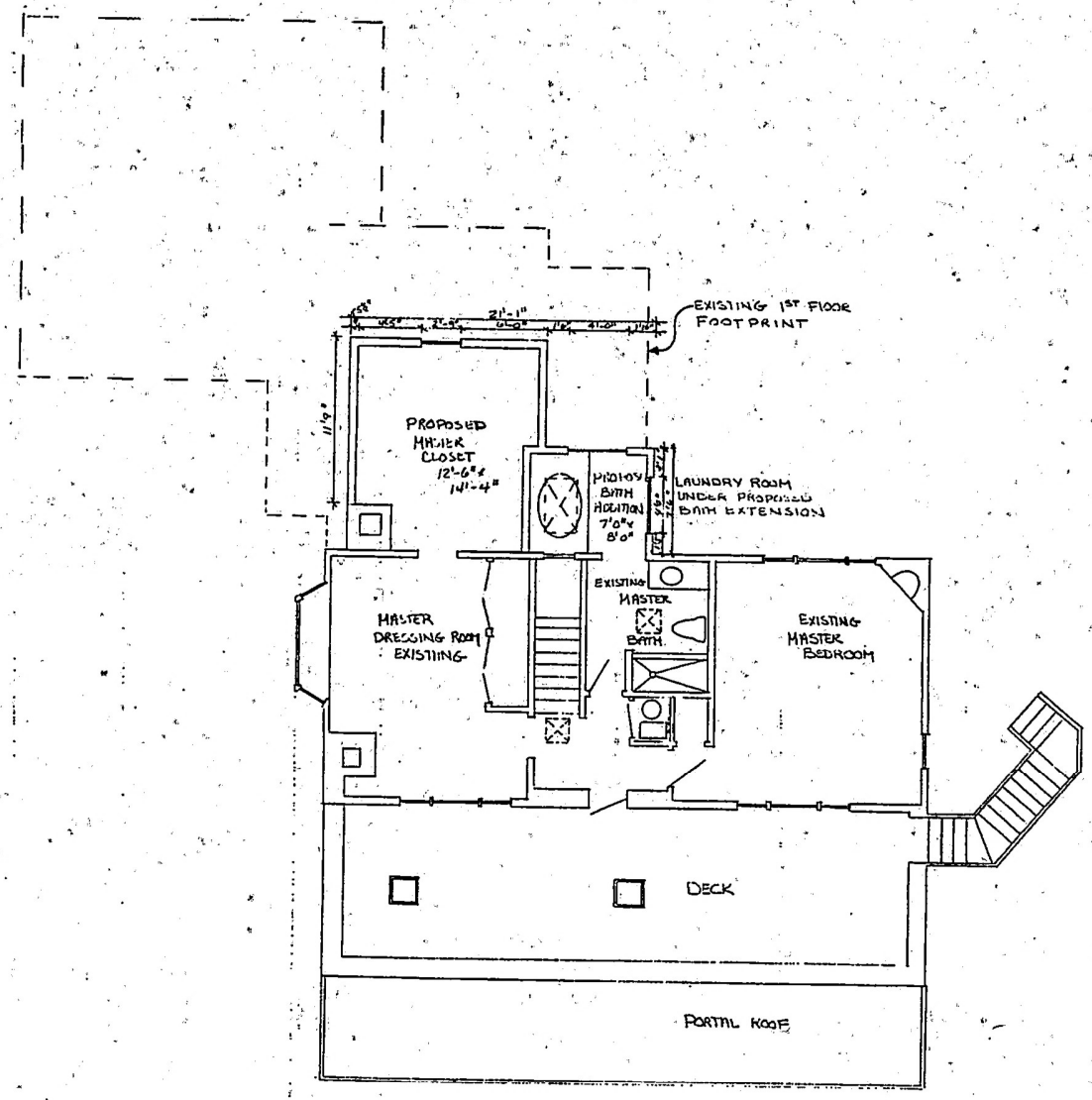
BATH & CLOSET ADDITION
753 ACEQUIA MADRE
SANTA FE, NEW MEXICO
CLAIRE LYNGE DESIGN 8-6-97



WEST ELEVATION ¼"=1'-0"



EAST ELEVATION ¼"-1'-0"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PROPOSED MASTER CLOSET 12'-6" x 14'-4"
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LAUNDRY ROOM UNDER PROPOSED BATH EXTENSION
EXISTING MASTER BATH
MASTER DRESSING ROOM EXISTING
EXISTING MASTER BEDROOM
DECK
PORTAL ROOF

EXHIBIT (C)

RECEIVED
AUG - 6 1997
10:42 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 753 Acequia Madre

Owner: Darlene Dodge Phone: _____

Address: 753 Acequia Madre City, State, Zip Code: Santa Fe, 87501

Applicant: Claire Lange Phone: 995-0772

Address: P.O. Box 9946 City, State, Zip Code: Santa Fe 87504

Project Proposal: BATH extension for tub and master closet

New Construction: Single-Family Residence (✓) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel (✓) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ( ) No (✓)
I spoke to Heather on phone
If yes, who? Heather Person Date? last week of July

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (✓) Second story exists

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?
_____

What is the proposed height as illustrated in your project? 6" lower than existing structure height of second story

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ( ) No (✓)
Existing 1st floor footprint is larger than proposed second story addition. No new under roof areas.
If yes, who? _____ Date? _____

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet 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.

Claire Lange
Signature of Applicant or Owner

8.6.97
Date

SCALE 1" = 20'

0 5 10 20 40

North

PLAT OF SURVEY FOR
EDWARD B. BENNETT, JR. & DARLENE DODGE

LYING AND BEING SITUATE AT 753 ACEQUIA MADRE, SANTA FE, SANTA FE COUNTY, NEW MEXICO. CONTAINING 0.26 AC. ±

SECOND AMENDED CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 06/04/87 TO SHOW IMPROVEMENTS AT 753 ACEQUIA MADRE TO DATE.

Mitchel K Noonan

MITCHEL K. NOONAN, N.M.P.L.S NO. 6998

FIRST AMENDED CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 11/26/84 TO UPDATE IMPROVEMENTS SHOWN AS OF THIS DATE

Mitchel K Noonan

N.M.P.L.S. Nº 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF Nov., 1984, BY MITCHEL K. NOONAN.

Gilbert E. Noonan

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1985

THIRD AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 1-17-92 TO SHOW THE CURRENT STATUS OF IMPROVEMENTS TO DATE AND TO INCLUDE A PROPERTY DESCRIPTION.

Mitchel K Noonan

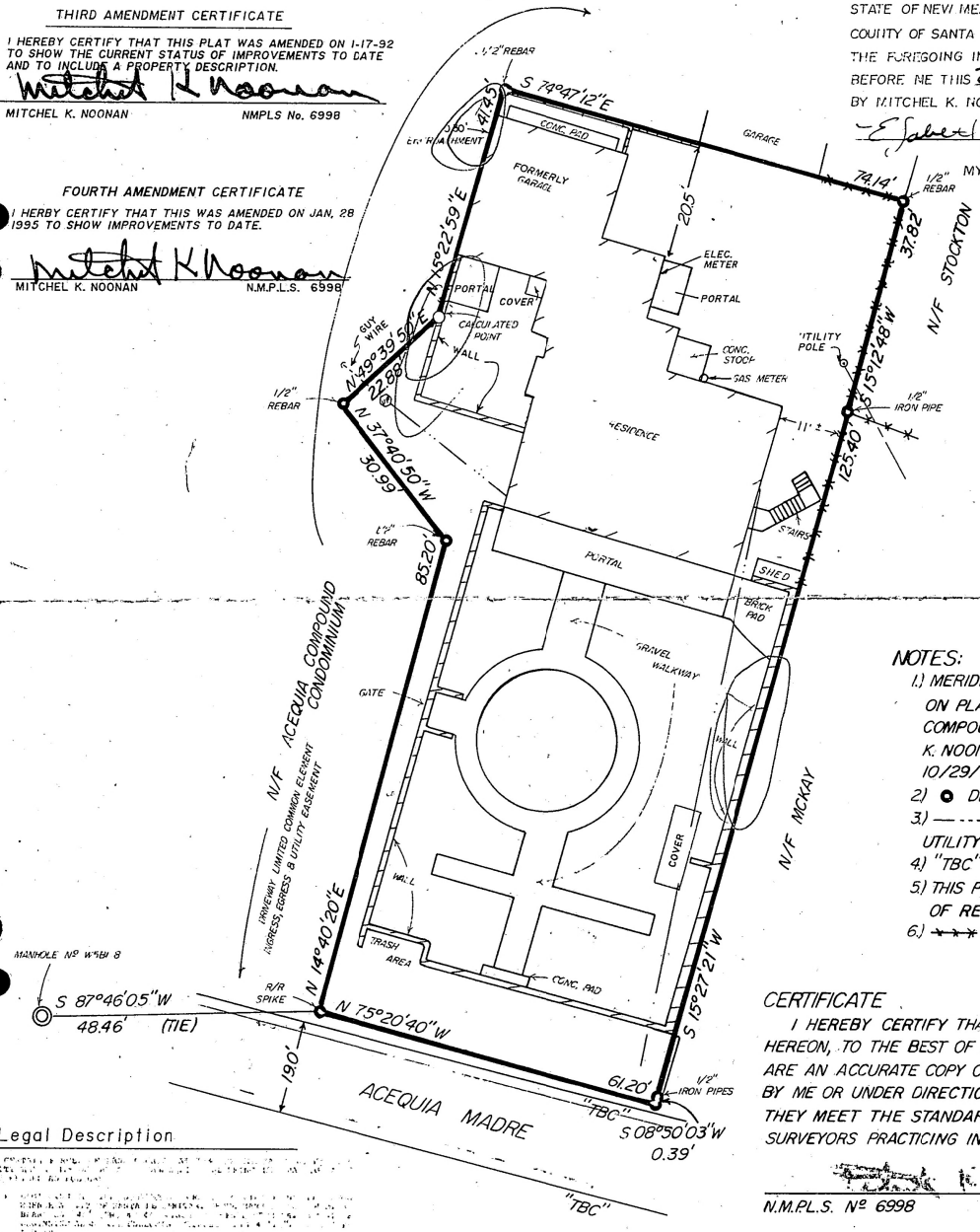
MITCHEL K. NOONAN NMPLS No. 6998

FOURTH AMENDMENT CERTIFICATE

I HERBY CERTIFY THAT THIS WAS AMENDED ON JAN, 28 1995 TO SHOW IMPROVEMENTS TO DATE.

Mitchel K Noonan

MITCHEL K. NOONAN N.M.P.L.S. 6998



NOTES:

1.) MERIDIAN, PERIMETER AND TIE, BASED ON PLAT OF SURVEY FOR "ACEQUIA COMPOUND SUBDIVISION," BY MITCHEL K. NOONAN N.M.P.L.S. Nº 6998, DATED 10/29/1980.
2.) ○ DENOTES POINT FOUND
3.) — --- — DENOTES OVERHEAD UTILITY WIRE.
4.) "TBC" DENOTES TOP BACK OF CURB.
5.) THIS PLAT SUBJECT TO EASEMENTS OF RECORD.
6.) ×—×—× DENOTES COYOTE FENCE.

Legal Description

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER DIRECTION ON 9/2/1983. AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. Nº 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF Sept., 1983, BY MITCHEL K. NOONAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 0

SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST. SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE(S): 9-2-83 11-26-84 6-4-87 1-17-92 2-6-95

PROJECT NO. C-010 I

City of Santa Fe, New Mexico

Historic Districts Review Board

H-08-038
Applicant Submittal

ITEM # 03-0311

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

Case #H-08-038
Address- 753 Acequia Madre
Owner's Name/Applicant's Name – David Joseph
Agent's Name – Robin Gray

THIS MATTER came before the Historic Design Review Board (Board) for hearing on upon the application (Application) of Robin Gray, as agent for David Joseph (Applicant).

The Spanish Pueblo Revival single family residence located at 753 Acequia Madre was constructed before 1940 and has received major alterations which include additions in the 1950s and 1970s and window replacement. The 2003 Historic Cultural Properties Inventory recommends that the building is non-contributing although the Official Map still lists the building as contributing to the Downtown and Eastside.

The Applicant proposes the following alterations:

Remove the non-historic approximately 81 square foot carport/portal on the south elevation. The carport/portal is hidden behind existing 7' 6" high vehicular gates and is setback approximately 120' feet from the street.

Remove the south elevation French doors and windows on the non-historic guesthouse addition. The openings will be altered with the installation three 6/6 double hung divided light windows to match the existing color.

The non-historic approximately 16 square foot portal on the non-primary west elevation will be removed. The portal currently covers the stair area and side entry door. The stairs and landing will be reconfigured and a new overhang will be installed for weather protection. A new wood railing will be installed at the stairs and will be stained to match the existing wood trim on the building.

Reduce the existing yard wall that ranges in height from 8' 6" - 7' 6" to 6' 8" - 6' 5" where the maximum allowable height is 6'. The existing 7' 6" high vehicular gates will be replaced with manual wood vehicular gates to the maximum allowable height of 6'. The gates will be similar to the gate on the yard wall facing Acequia Madre.

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

FINDINGS OF FACT

Case #H-08-038

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application; and
2. Zoning staff has determined that the application complies with underlying zoning standards; and
3. The Property is located in the Downtown and Eastside Historic District and is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   (a) Section 14-5.2(D)(1)-(9), General Design Standards for All H Districts; and
   (b) Section 14-5.2(E), Downtown and Eastside Historic District; and;
4. Board staff recommended that the Board approve the Application on the condition that the overhang details are clarified and that yard walls not exceed the maximum allowable height of 6', otherwise the application complies with Section 14-5.2 (D) and Section 14-5.2 (E); and
5. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards; and
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted;

CONCLUSIONS OF LAW

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

1. With respect to the Project the Board finds that it is in compliance with Section 14-5.2(D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards, subject to the condition that overhang details be clarified, that yard walls not exceed the maximum allowable height of 6', and that the gate be redesigned to be more transparent and be brought back to staff for approval before a permit is applied for.

IT IS SO ORDERED ON THE EIGHTH OF APRIL 2008 THE HISTORIC DESIGN REVIEW BOARD OF THE CITY OF SANTA FE

Sharon Woods
Chair

4/22/08
Date:

Case #H-08-038

FILED

Yolanda Y. Vigil
City Clerk

4-23-08
Date:

Kelley Brennan
Assistant City Attorney

4/22/08
Date:

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Remodel a contributing building by removing the non-historic carport and portal, alter non-historic openings, reconfigure the steps, landing and overhang on the west elevation, lower yard wall ranging from 8'6"-7'6" to 6'8"-6'5", and replace vehicular gates with lower gates.
Project number: 08-10100038
Case number: H-08-038
Project type: HDRB

PROJECT LOCATION (S): 753 Acequia Madre

PROJECT NAMES:

OW - David Joseph
Exton, PA 19341
730 Springdale Drive
505-920-4694

AP - Robin Gray Architect, LLC
Santa Fe, NM 87501
511 Agua Fria
505-920-4694

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, April 8, 2008, acted on the above referenced case. The decision of the board was to approve your application with the condition that overhang details be clarified, that yard walls not exceed the maximum allowable height of 6', and that the gate be redesigned to be more transparent and brought back to staff for approval before a permit is applied for. See Findings of Facts and Conclusions of Law for final legal clearance.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Senior Planner Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit.. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.**

PLAT OF BOUNDARY SURVEY 510026
FOR
FIDELINA BATISTA

LOT 6, RESUBDIVISION OF A PORTION OF
DE VARGAS DEVELOPMENT COMPANY SUBDIVISION
No. 2, CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.

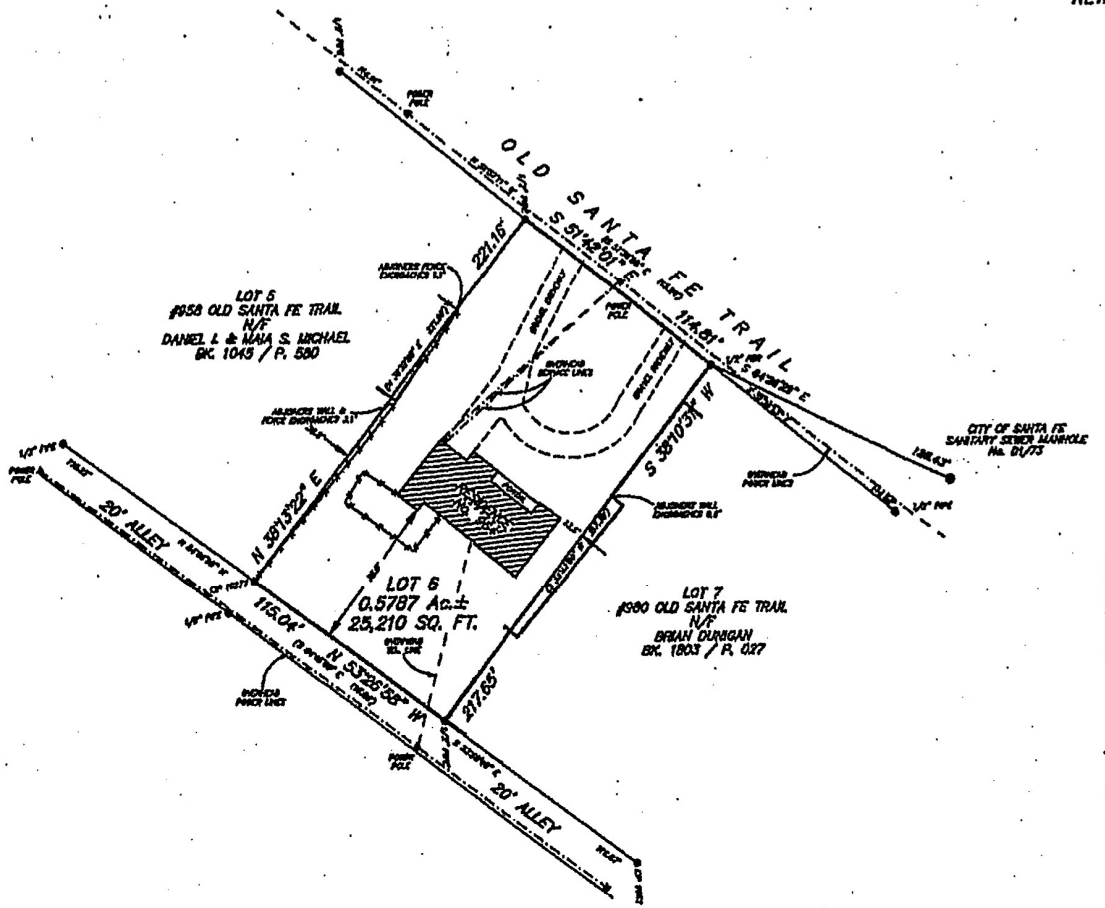


VICINITY MAP



SCALE: 1"=40'

0 40 80 120



LEGEND

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

NOTES

1.) BASE OF BEARING: GPS OBSERVATION OF THE WESTERLY BOUNDARY OF SUBJECT LOT (N 38°13'22" E), WGS, 84, GEODETIC LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF SURVEY ENTITLED "RESUBDIVISION OF A PORTION OF DE VARGAS DEVELOPMENT COMPANY SUBDIVISION No. 2, BY GEORGE M. NEEL, PS 80 DATED JULY 12, 1946 RECORDED IN PLAT BOOK 003 AT PAGE 378, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
BEARINGS & DISTANCES IN ( ) ARE FROM SAID PLAT.

3.) FIRM PANEL No.: 350070-0005-B, ZONE "C".

CERTIFICATE

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

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Philip B. Wiegel — 30 JULY, 2002

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE 1220 ss 914
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 31st day of July A.D. 20 02 at 11:27 o'clock a.m., and was duly recorded in Book 510, Page 026 of the records of Santa Fe County.

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

Maggy Gisler
Deputy

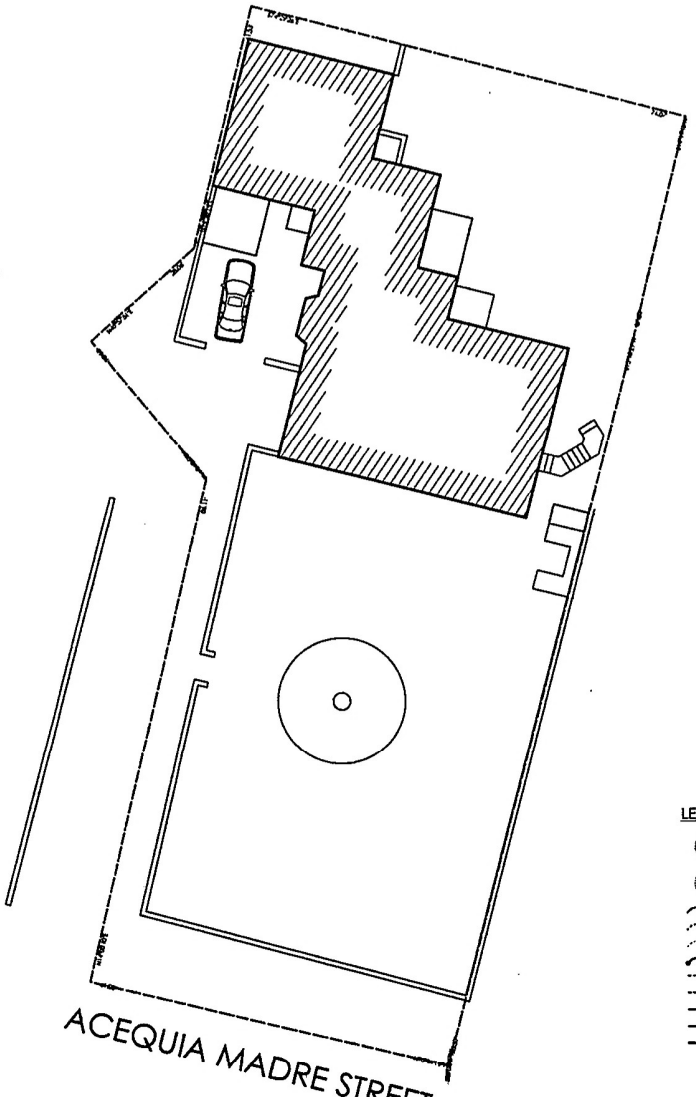
PUBLIC NOTICE

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

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: DEBORAH L. MADISON & PATRICK McFARLIN
LOCATION: 964 OLD SANTA FE TRAIL, SANTA FE
SE 1/4 SECTION 25, T 17 N, R 9 E, N.M.P.M.
AS PROJECTED INTO THE SANTA FE GRANT.
SUBDIVISION: PORTION OF DE VARGAS DEV. CO. SUB. No. 2
SANTA FE COUNTY, NM.
UPC No.: 1-054-098-457-166

DEL RIO SURVEYS, INC.		
P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 0285550	Dwg. DDE	Chk. PBW
	Date: 7/30/02	Bk. 88



1 SITE PLAN
Scale: 1" = 10'-0"

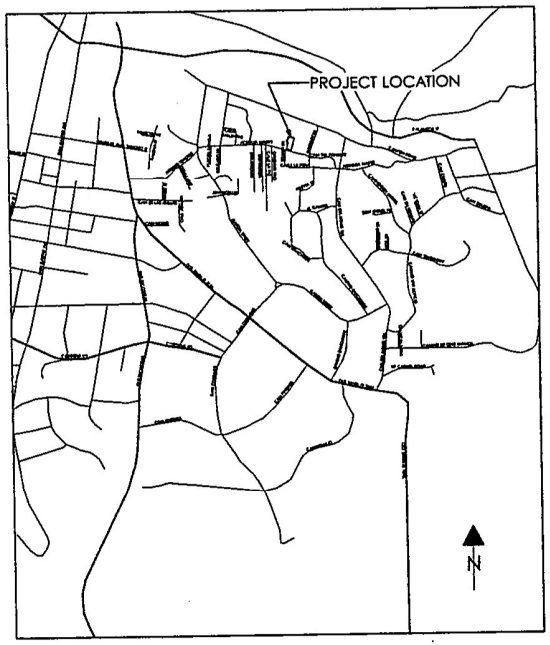


LEGEND:

- EXISTING TREE, TO REMAIN
- EXISTING TREE, TO BE REMOVED
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CONTOUR CHANGED
- NEW CONTOUR
- EASEMENT
- SETBACK
- UNDERGROUND CULVERT OR DRAIN PIPE
- BOUNDARY LINE
- EDGE OF ROAD OR DRIVE

AREAS

LOT AREA	11,322 SF
TOTAL COVERED FOOTPRINT	2,423 SF
%AGE OF COVERAGE	21.4%



2 VICINITY MAP
N.T.S.

DRAWING INDEX

A-1	SITE PLAN
A-2	FOUNDATION PLAN
A-3	EXISTING AND DEMO PLAN
A-4	PROPOSED FLOOR PLAN
A-5	FRAMING PLAN
A-6	ROOF PLAN
A-7.1	BUILDING SECTIONS
A-7.2	WALL SECTIONS
A-7.3	DETAILS
A-8.1	EXTERIOR ELEVATIONS
A-8.2	EXTERIOR ELEVATIONS
A-9.1	INTERIOR ELEVATIONS
A-9.2	INTERIOR ELEVATIONS
A-10	SCHEDULES
E-1	ELECTRICAL PLAN

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL
ESEQUIA MADRE
SANTA FE NEW MEXICO

SITE PLAN
SCALE: VARIES, AS NOTED
3/10/08

A-1

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL

ESQUINA MADRE
SANTA FE NEW MEXICO

A-3.3

EXISTING AND PROPOSED PLAN

② PROPOSED PLAN

① EXISTING PLAN

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL

ESEQUIA MADRE
SANTA FE NEW MEXICO

A-3

EXISTING AND DEMO PLAN

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

NOTES

SHADED AREAS INDICATE CHANGE

NEW WINDOWS TO MATCH EXISTING COLOR AND MUNTON PATTERN, VIF

WALL TYPES

EXISTING

DEMO

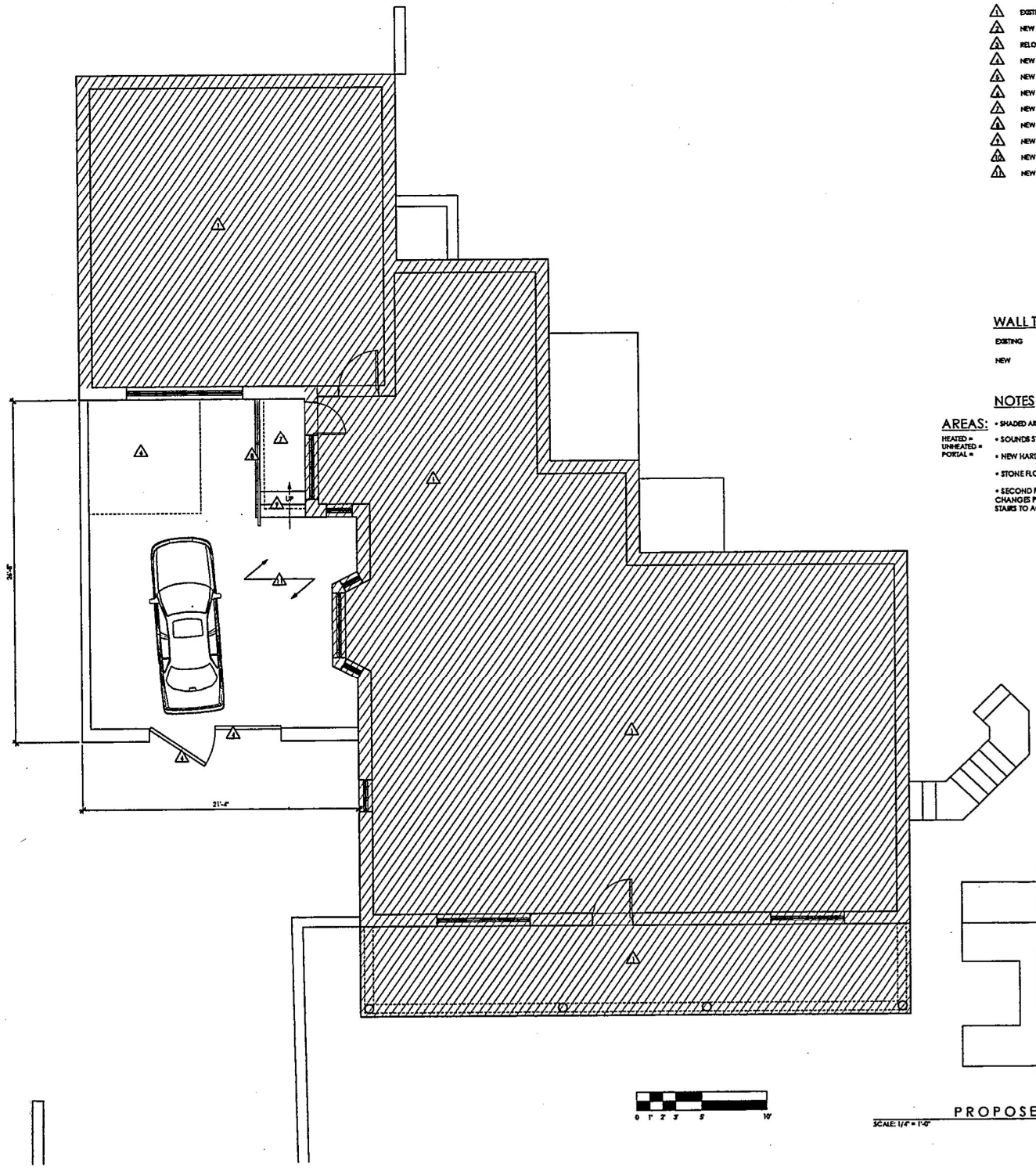
KEYED NOTES

EXISTING TO REMAIN

REMOVE / DEMO

REMOVE AND REPLACE

REMOVE AND RELOCATE



KEYED NOTES

1. EXISTING TO REMAIN
2. NEW ELEMENT OR INFILLED WALL
3. RELOCATED
4. NEW GATES
5. NEW GATE OPENER
6. NEW PAVERS, INFIL TO MATCH ADJACENT GRADE
7. NEW PORTAL, SEE ELEVATIONS
8. NEW WOOD RAILING
9. NEW STEPS
10. NEW WINDOW
11. NEW LANDSCAPING

WALL TYPES

EXISTING

NEW

NOTES

AREAS:
HEATED =
UNHEATED =
PORTAL =

- SHADED AREAS INDICATE CHANGE
- SOUNDS SYSTEM CLOSET, LOCATION TBD
- NEW HARD TROWEL PLASTER ON ALL WALLS
- STONE FLOORS TO BE LIKE 310 RESIDENCE, TBD
- SECOND FLOOR SUNROOM NOT SHOWN, NO CHANGES PROPOSED TO IT OTHER THAN THE NEW STAIRS TO ACCESS IT. HEIGHTS TO REMAIN AS IS.

PROPOSED FLOOR PLAN

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

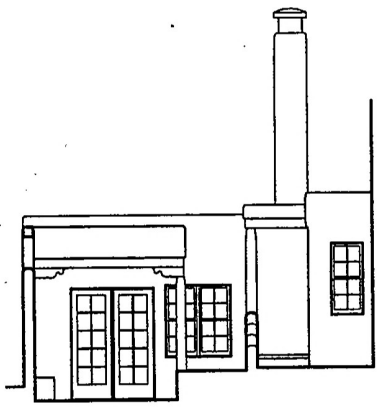
3/10/08

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL

ESEQUIA MADRE
SANTA FE NEW MEXICO

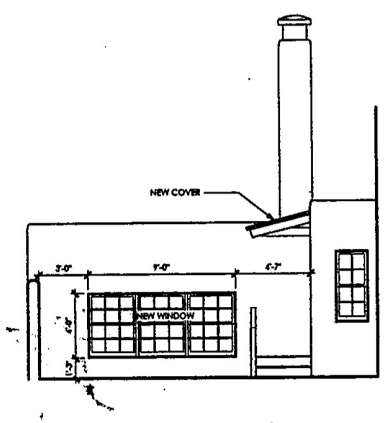
A-4



1 EXISTING SOUTH COURTYARD
Scale: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



3 NEW SOUTH COURTYARD
Scale: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
Scale: 1/4" = 1'-0"

0 1' 2' 3' 5' 10'

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"
3/10/08

A-8.1

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL
ESEQUIA MADRE
SANTA FE NEW MEXICO

ROBIN GRAY ARCHITECT, LLC
505-995-8411

JOSEPH REMODEL

ESEQUIA MADRE
SANTA FE NEW MEXICO

A-8.2

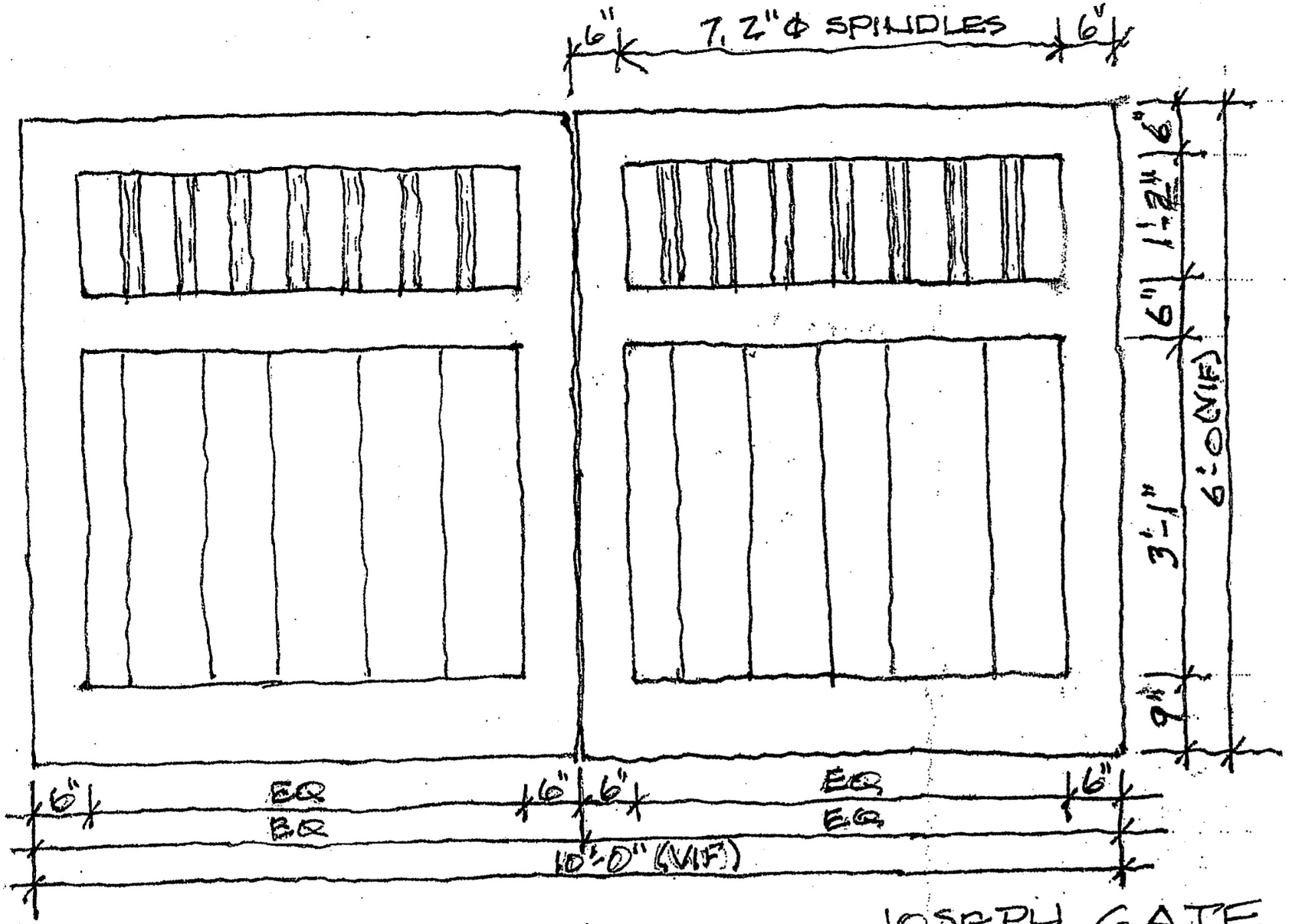
EXTERIOR ELEVATIONS

③ NEW WEST COURTYARD

④ NEW WEST ELEVATION

① EXISTING WEST COURTYARD

② EXISTING WEST ELEVATION



JOSEPH GATE
3/4" = 1'-0"

Admin
App. 9.16.09



1 COURTYARD - SOUTH ELEV



2 COURTYARD - SOUTH ELEV



3 WEST ELEVATION



4 SOUTH ELEVATION

JOSEPH SITE PHOTOS



1 COURTYARD - SOUTH ELEV



2 COURTYARD - SOUTH ELEV



3 WEST ELEVATION



4 SOUTH ELEVATION

JOSEPH SITE PHOTOS



1 COURTYARD - SOUTH ELEV



2 COURTYARD - SOUTH ELEV



3 WEST ELEVATION



4 SOUTH ELEVATION

JOSEPH SITE PHOTOS

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted FEB 29, 2008

Property Owner of Record DAVID JOSEPH

Applicant Name ROBIN GRAY ARCHITECT, LLC Phone 995-8411

Site Address 753 ACEQUIA MADRE

Proposed Construction DEMO PORTAL INFILL W/ PAVERS, REPLACE GATE, SWAP DOOR FOR NEW WINDOW, NEW OVERHANG, TO REPLACE EXISTING

TO BE COMPLETED BY STAFF:

Zoning District/Overlay RC-8 Subdivision _____ Lot _____ Block _____

Permitted Use:	☒	Section # 14-6
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 70± Required 15 (2nd Front) Provided _____ Required _____
(Left Side) Provided 5 (west) Required 5 (Right Side) Provided 5 (East, no change) Required 5
(Rear) Provided 5 Required EXISTING (Special Yard) Provided _____ Required _____

Zero lot line affidavit (yes/no) side _____ rear _____

Density: 2.07 Open Space: N/R

Lot Size: .26 Total Roof Area: 2125 Lot Coverage (%): 21%

Height of new construction: 18'6" Wall Requirement: none (proposed) Visibility triangle: EXISTING

Parking: #Spaces Required 2 #Spaces Provided 2 HC spaces: Van _____ Regular _____ Bike rack _____

Other District Requirements: HDRB

Preliminary Approval: ☐

Preliminary Approval w/Conditions: ☒ Prove legal lot of record at the time of building permit submittal

Comments: _____

Reviewer _____ Date _____

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City staff with questions related to terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

_____ FEB 29, 2008

Applicant Date

City of Santa Fe, New Mexico

memo

DATE: April 8, 2008

TO: Historic Design Review Board Members

VIA: John B. Hiatt, Acting Director Land Use Department JBH
David Rasch, Supervising Planner Historic Preservation Division DR

FROM: Marissa C Barrett, Historic Preservation Planner Senior MCB

CASE # H-08-038

ADDRESS: 753 Acequia Madre
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Building Height Calculation

APPLICANT SUBMITTALS

_x_ Proposed Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

__ Other:

STAFF RECOMMENDATIONS:

Staff recommends approval of this application on the condition that the overhang details are clarified and that the yard walls not exceed the maximum allowable height of 6'. Otherwise this application complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival single family residence located at 753 Acequia Madre was constructed before 1940 and has received major alterations which include additions in the 1950s and 1970s and window replacement. The 2003 Historic Cultural Properties Inventory recommends that the building is non-contributing although the Official Map still lists the building as contributing to the Downtown and Eastside.

This application proposes the following alterations:

Remove the non-historic approximately 81 square foot carport/portal on the south elevation. The carport/portal is hidden behind existing 7' 6" high vehicular gates and is setback approximately 120' feet from the street.

Remove the south elevation French doors and windows on the non-historic guesthouse addition. The openings will be altered with the installation three 6/6 double hung divided light windows to match the existing color.

The non-historic approximately 16 square foot portal on the non-primary west elevation will be removed. The portal currently covers the stair area and side entry door. The stairs and landing will be reconfigured and a new overhang will be installed for weather protection. A new wood railing will be installed at the stairs and will be stained to match the existing wood trim on the building.

Reduce the existing yard wall that ranges in height from 8' 6" - 7' 6" to 6' 8" - 6' 5" where the maximum allowable height is 6'. The existing 7' 6" high vehicular gates will be replaced with manual wood vehicular gates to the maximum allowable height of 6'. The gates will be similar to the gate on the yard wall facing Acequia Madre.

robin gray

architect, LLC

Historic Design Review Board
Planning and Land Use Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

March 10, 2008

RE: 753 Acequia Madre, Santa Fe, NM
Board Members and Staff:

Attached, please find our submission to the board for the above-referenced project.

History

We have no information on the year of construction of the original house but the main house has been extensively remodeled and added onto through the years with the most recent being within the last ten to twelve years. This remodeling has left little evidence of the previously existing house.

Proposed Alterations

PARKING / GUEST AREA

We propose the removal of the carport/Portal on the NW side of the house and raising the grade to match the surrounding existing grade. We also propose replacing the SW facing French doors and windows in the Guest Bedroom with windows as shown on attached drawings to match the house windows. Further, we propose to reconfigure the steps, landing and overhang @ the existing Kitchen entry. We propose lowering the existing yard wall enclosure of the parking area to match the height of the existing front yard wall and replacing the car gates with lower gates of a more historic design similar to the Front Garden Entry gates.

Thank you for your consideration,

Robin Gray
robin gray architect, LLC

511 agua fria santa fe n m 87501 505.995.8411 fax 505.995.8410 e-mail ragtime22@aol.com robingray.net

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 753 ACEQUIA MADRE

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [ ] Don Gaspar [ ] Westside-Guadalupe [ ]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL:

CONSTRUCTION COST: $ 25,000 **FEE:** $ _____ + $20 Poster Cost = $ 145.00

OWNER: DAVID JOSEPH **PHONE#:**

OWNER ADDRESS: 730 SPRINGDALE DR.

CITY, STATE, ZIP CODE: EXTON, PA 19341

APPLICANT: ROBIN GRAY ARCHITECT, LLC **PHONE #:** 995-8411

ADDRESS: 511 AGUA FRIA ST 920-4694 *

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

NEW CONSTRUCTION:
Single-Family Residence [X] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [X] Residential [ ] Signs [ ] Wall/Fence [X]
Antenna [ ]

PREAPPLICATION MEETING: Date: _____ Case Planner: MARISSA

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____
(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO** [X]
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? N/A

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant/Owner _____ Date Mar 3, 2008

RECEIVED
MAR 10

RECEIVED
MAR 10 08
AM 2:25

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Administrative Approvals

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: 4.7.15

To: BUILDING PERMIT DIVISION

From: David Rasch, Land Use Planner Supervisor: DR (STAFF INITIALS)

Lisa Roach, Land Use Planner Senior: _____ (STAFF INITIALS)

Date Submitted: 3.26.15

Contact Name: Gabriele Martinez

Phone Number: 982-6256

Project Address: 753 Acequia Madre

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-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.

Description of Proposed Work:

reroof portal with modified bitumen
replace decking if needed
replace galvanized drip edge.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION DR
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION DR
☑ Yes	☐ No	FINAL HISTORIC INSPECTION DR


CAMINO MANZANO
SOSAYA LN
AQUEQUIA MADRE
GORMLEY LN

BRIAN MCPARTLON ROOFING, LLC.

The Reporter's 2009 "Best of Santa Fe" Winner
1st Place - Best Roofer

CONTRACT FOR ROOF WORK

Submitted To: DAVID JOSEPH **Date:** 3/25/15
Address: 753 ACEQUIA MADRE **City/State/Zip:** SANTA FE
Phone: 988 1867 **E-Mail:** _____ **Other:** 484 459 5076
Job Name: _____ **Location:** _____

MODIFIED BITUMEN ROOFING SPECIFICATIONS

Roof Area: FRONT PORTAL 7'6X42'6 **New:** _____ **Re-roof:** X

X **Tearoff** _____

_____ **Sweep clean existing gravel** _____ **Scrape existing gravel to expose felts**

_____ **Slope to create proper drainage with** _____

_____ **Install** _____ **rigid insulation:** _____

_____ **Apply with hot asphalt:** _____ **1/2" coated fiber base board** _____ **22 lb fiberglass basesheet**

X **Mechanically fasten:** _____ **1/2" ~~coated fiber base board~~ CDX** X **22 lb fiberglass basesheet**

X **Apply Membrane Roof System** **Type:** Modified Bitumen **Finished surface granular color:** TAN

_____ **Install** _____ **one-way breather vents,** _____ **skylights,** **lin ft. gravel guard/stucco stop**

REROOF AS DESCRIBED ABOVE INCLUDING TIE IN AT SPRAY FOAM CANALES (NO WARRANTY AT SPRAY FOAM), REPLACE DRIPEDGE WITH GALVANIZED DRIPEDGE (UNPAINTED), NOTCH ROOF AROUND 2 TREES INSTALL DRIPEDGE AND WATER DIVERTER AT "NOTCHES" INSTALL WATER DIVERTER OVER WALKWAY

REPLACE DECK PLANKS IF REQUIRED $4.00/FOOT

PAID 3,000.00 to RBJ 3/25/15 V#661

Contract Terms: 1/2 Down for Material, Balance Upon Completion

10 YEAR ***Warranty on Workmanship***

***This proposal is good for 30 days**

COST: 5625.00
TAX: 460.58
TOTAL: 6085.58

All work is guaranteed to be completed as specified and in a workmanlike manner according to standard roofing practices. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our worker's are fully covered by Workers' Compensation Insurance. ***Note: Any alteration or deviation from specifications involving extra costs will be executed upon written orders and will become extra charge over and above the original proposed cost.***

Authorized Brian McPartlon Roofing Signature: _____

ACCEPTANCE OF CONTRACT: I hereby authorize Brian McPartlon Roofing to proceed with the project described above. Payment will be made immediately upon completion, or as outlined above. By signing below, I indicate that I have read and understood the terms and limitations of this contract and agree to terms and conditions stated herein.

Signature: _____ **Date:** 3-25-15

39 Bisbee Court Unit 7 - Santa Fe, NM 87508
Phone (505) 982-6256 Fax (505) 982-3654 E-Mail: roofmstr1@aol.com
NM Lic. No. 061531

DAVID JOSEPH
753 ACEQUIA MADRE
484-459 5076
988 1867

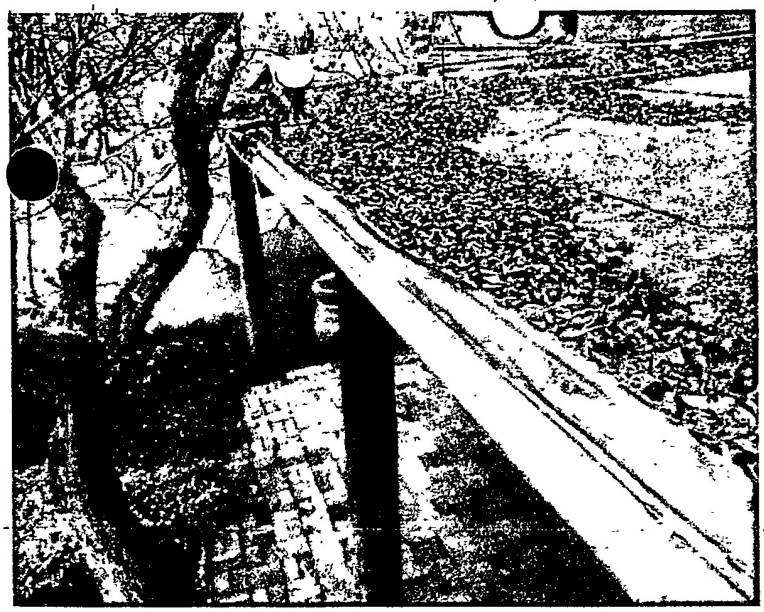
Google

319
123

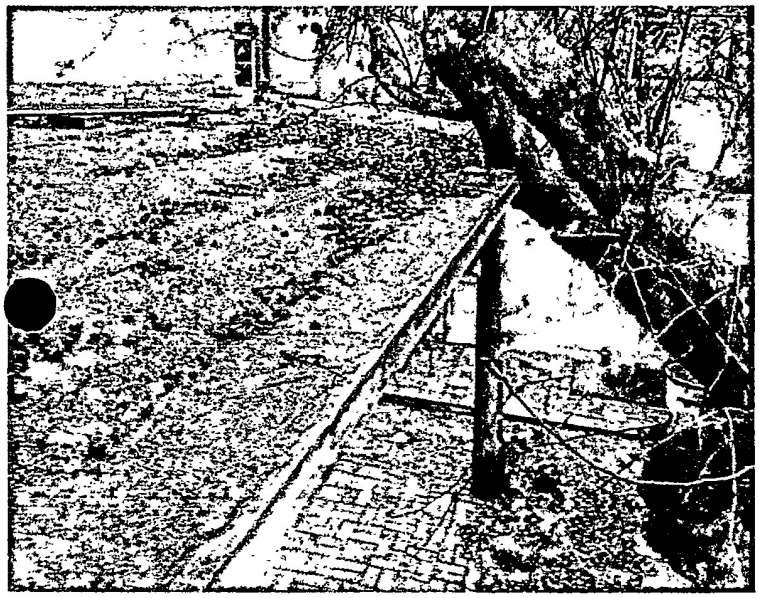
44

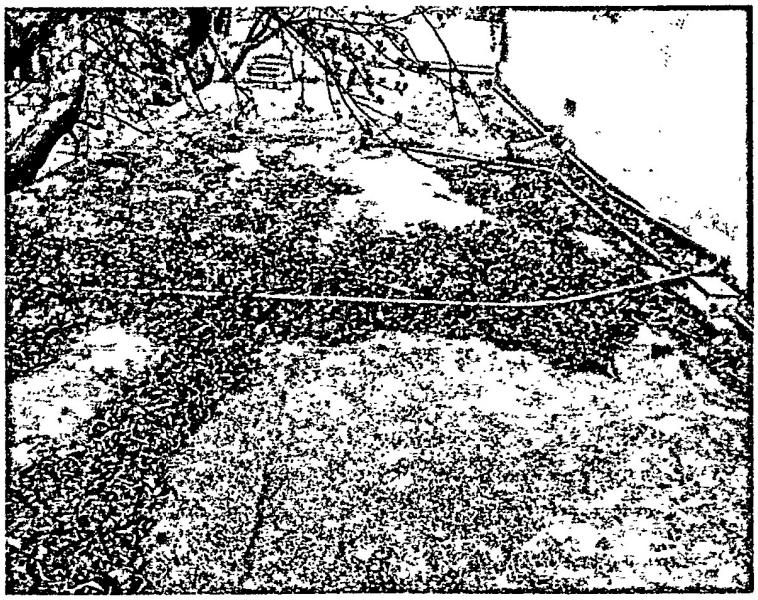
5625



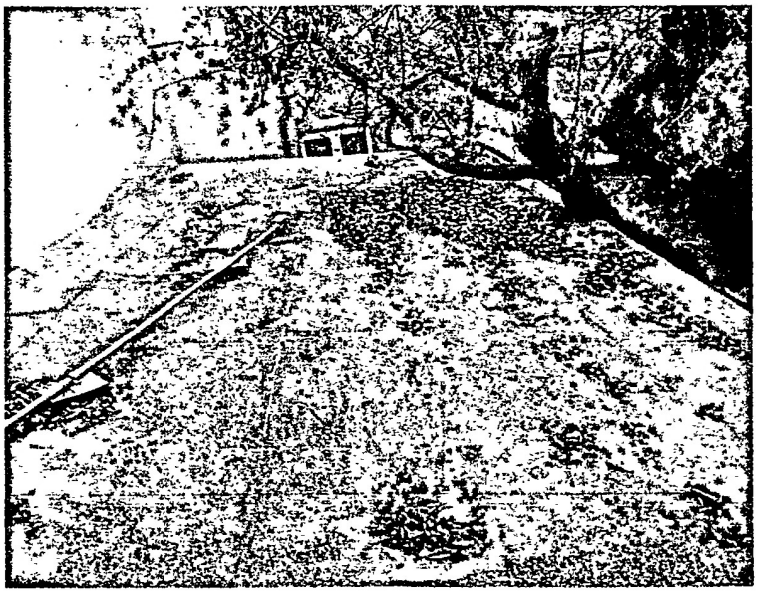




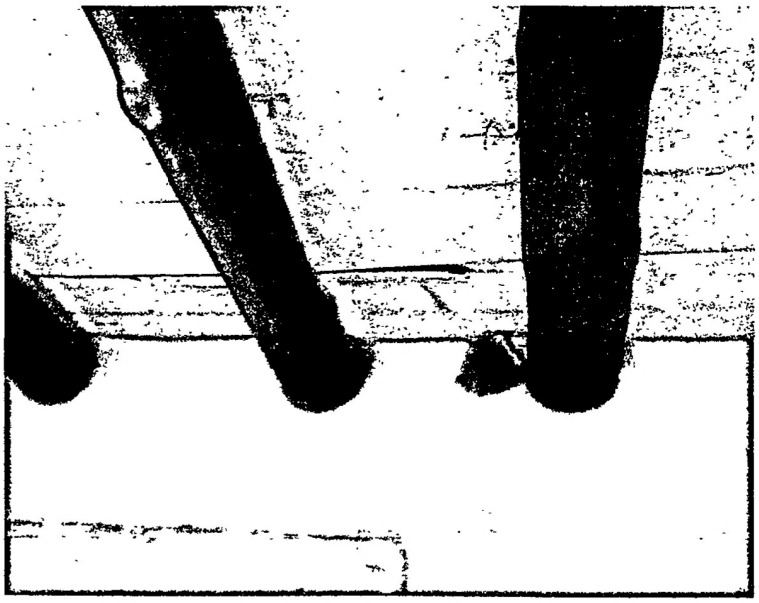






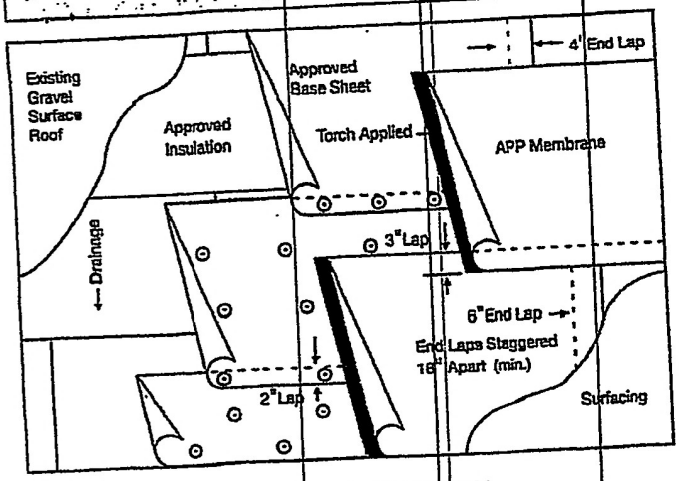




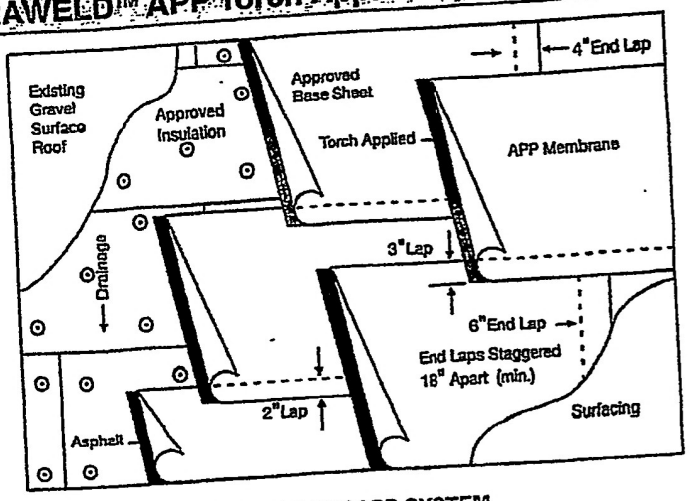




SECTION 6 – DURAWELD™ APP Torch Applied Specifications



TWO (2) PLY APP SYSTEM
EXISTING GRAVEL SURFACED ROOF *Figure 1*



TWO (2) PLY APP SYSTEM
EXISTING GRAVEL SURFACED ROOF *Figure 2*

GENERAL

Safety: Refer to Section 4, Part 13. DO NOT BEGIN INSTALLATION UNTIL THIS INFORMATION IS READ, UNDERSTAND AND IMPLEMENTED.

MATERIALS

Material Requirements:

Approved Insulation
Base Sheet[1] (if required) ..... 1 ply
DuraWeld™ APP Membrane[2] ..... 1 ply
Surfacing[3] ..... (if applicable)

[1] USP™ Base, DuraFlex™ 30, DuraFlex™ 60, USP™ NVB (Nailable Venting Base Sheet) or other U.S. Ply approved base sheets.
[2] DuraWeld™ 4S (surfacing required), DuraWeld™ 4M, DuraWeld™ 4MFR
[3] U.S. Ply approved surfacing.

APPLICATION

Refer to Section 4 – General Requirements, and Section 5 - Installation Requirements.

Existing Gravel Roof Surface Preparation: Refer to Section 4, Part 9 – Recover and Reroofing; Section 5, Part 3 – Inspection and Preparation of Surfaces, and Part 8 – Fastening.

Insulation Over Existing Gravel Surface Roof (see Figure 1) see Base Sheet Option 1: Mechanically fasten insulation and base sheet simultaneously, through the properly prepared existing gravel surfaced roof to the deck with the joints staggered in one direction. Option 2 (see Figure 2): Mechanically fasten insulation through the existing gravel surfaced roof to the deck with the joints staggered in one direction. Refer to Section 5, Parts 8 – Fastening, 11 – Insulation Installation, and 12 – Membrane System Installation.

Base Sheet Option 1 (see Figure 1): Insulation and Base Sheet are fastened simultaneously. Mechanically fasten one ply of base sheet over the loose laid insulation, through the existing gravel surfaced roof. Lap sheets 2" (5 cm) on side laps and 4" (10 cm) on the end laps. Screws and plates are then installed in 3 equally spaced rows on 24" (61 cm) inch maximum centers in each row. One row is in the 2" (5 cm) side lap, the other rows are located equally distanced from the lap rows approximately 12" (30.5 cm) from the lap rows. The spacing for the second and third rows should be staggered. Refer to Section 5, Part 8 and Part 12, Item 12.03 – Mechanical Attachment of Base Sheets. Base Sheet Option 2 (see Figure 2): Install base sheet, over insulation, in a uniform mopping of hot asphalt applied at the rate of 25 lb/square (1.2 kg/m²). Lap the sheets 2" (5 cm) on side laps and 4" (10 cm) on end laps. Refer to Section 5, Part 12, Item 12.04 – Asphalt Mopping Base/Interply Sheets.

DuraWeld™ APP Membrane: Heat weld DuraWeld™ APP membrane over the base sheet. Lap membrane 3" (7.5 cm) on side laps, 6" (15 cm) on end laps. Refer to Section 5, Part 12, Item 12.07 – DuraWeld™ APP Membrane Application.

Flashing and Accessories: Refer to Section 5, Part 13 – Flashing, and Construction Details in Section 8.

Surfacing: Refer to Section 5, Part 14 – Surfacing.

For additional information on this specification, guarantee requirements, etc, contact U.S. Ply Technical Services 1-877-628-7759.

TEN AND TWELVE YEAR GUARANTEE SPECIFICATION

Specification	*Base Sheet*	*Membrane*
RG-I-2B-DW4S-C	Approved	DW4S
RG-I-2B-DW4M	Approved	DW4M
RG-I-2B-DW4MFR	Approved	DWMFR

City of Santa Fe, New Mexico

Historic Districts Review Board

June 11, 2024
2024-008258-HDRB
Applicant Submittal
Status Downgrade

August 29, 2024

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Requesting Historic Status Downgrade to
753 Acequia Madre

Dear Lani,
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the historic status of 753 Acequia Madre. The property is in the Downtown and Eastside Historic District with Contributing status. Our request is to have a status review to downgrade the residence to a Non-Contributing status.

My client references the significant changes, additions, and modifications to the home before she acquired the property in late 2021. The modifications to the residence have changed the property enough to require a downgrade of the residence to Non-Contributing status.

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

Sincerely,

John A. Padilla, AIA
Architect

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

753 Acequia Madre Aerial Plan



11/27/2023, 3:25:21 PM

Santa Fe County Parcels

Major Roads

Roads

Parcels

Address Points

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

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

753 Acequia Madre Photos



Courtyard Gates – Looking North



Courtyard View – Looking Northeast



Courtyard View – Looking East



View – Looking Southeast



View – Into the Courtyard



View – Existing Portal


Master












753
ADDRESS: 753 Alcaldia Madre
NOTICE
OF PUBLIC HEARING
HISTORIC DISTRICTS REVIEW BOARD
Status Review


NOTICE
753
4X4


ADDRESS: 753 Acequia Madre
NOTICE
OF PUBLIC HEARING
HISTORIC DISTRICTS REVIEW BOARD
Status Review
753

VIOLATORS TOWED
OWNER'S EXPENSE
FIRE
LANE
NO
PARKING

FIRE LANE
NO PARKING
VIOLATOR TOWED
OWNER'S EXPENSE

City of Santa Fe, New Mexico

Historic Districts Review Board

July 9, 2024
2024-008543-HDRB
Applicant Submittal
Remodel

April 17, 2024

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Carport Construction
753 Acequia Madre

Dear Lani,
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed construction of a carport at 753 Acequia Madre. This address is in the Downtown and Eastside Historic District and has non-contributing status.

My client proposes a review and approval of a new single-car carport on the west side of the residence in the existing courtyard area.

The improvements for the carport include:

- Removal of the existing single-slope portal roof. The portal is 41 SF and at a height of 11'-0" above the finished grade.
- Addition of a single-car carport roofed structure. The proposed carport is 451 SF at a height of 11'-0" above the finished grade.
- The new structure will be in a Santa Fe style finished with stucco to match the existing residence.
- The structural members will be wood posts and wood beams finished to match existing posts and beam colors.
- There will be no rooftop appurtenances visible from the public way.
- Second Floor Bay Windows in the west elevation at the courtyard are replaced in kind.

The proposed improvements should not require an exception and the improvements are allowed within the Downtown and Eastside Historic District.

We desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

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

Sincerely,

John A. Padilla, AIA
Architect

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

753 Acequia Madre Aerial Plan



11/27/2023, 3:25:21 PM

Santa Fe County Parcels

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

STUDY

KITCHEN

LANDSCAPE AREA

PORTAL (BRICK)

COMMON EASEMNT. AREA

LANDSCAPE AREA

EXIST'G PARK'G AREA (BRICK)

DEN.

LANDSCAPE AREA

EXIST'G WALL

LIV. RM.

EXIST'G GATES

DRIVEWAY

EXISTING PLAN

3/16" = 1'-0"

EXIST'G HOUSE

LANDSCAPE AREA

PORTAL

COMMON EASEMENT AREA

15"

EXIST'G WALL

CARPORT ROOF LINE

10" ϕ VIGA POST (TYP.)

5'-0" SETBACK

3"x10" WD BEAM (TYP.)

EXIST'G PARK'G AREA (BRICK)

EXIST'G GATES

DRIVEWAY

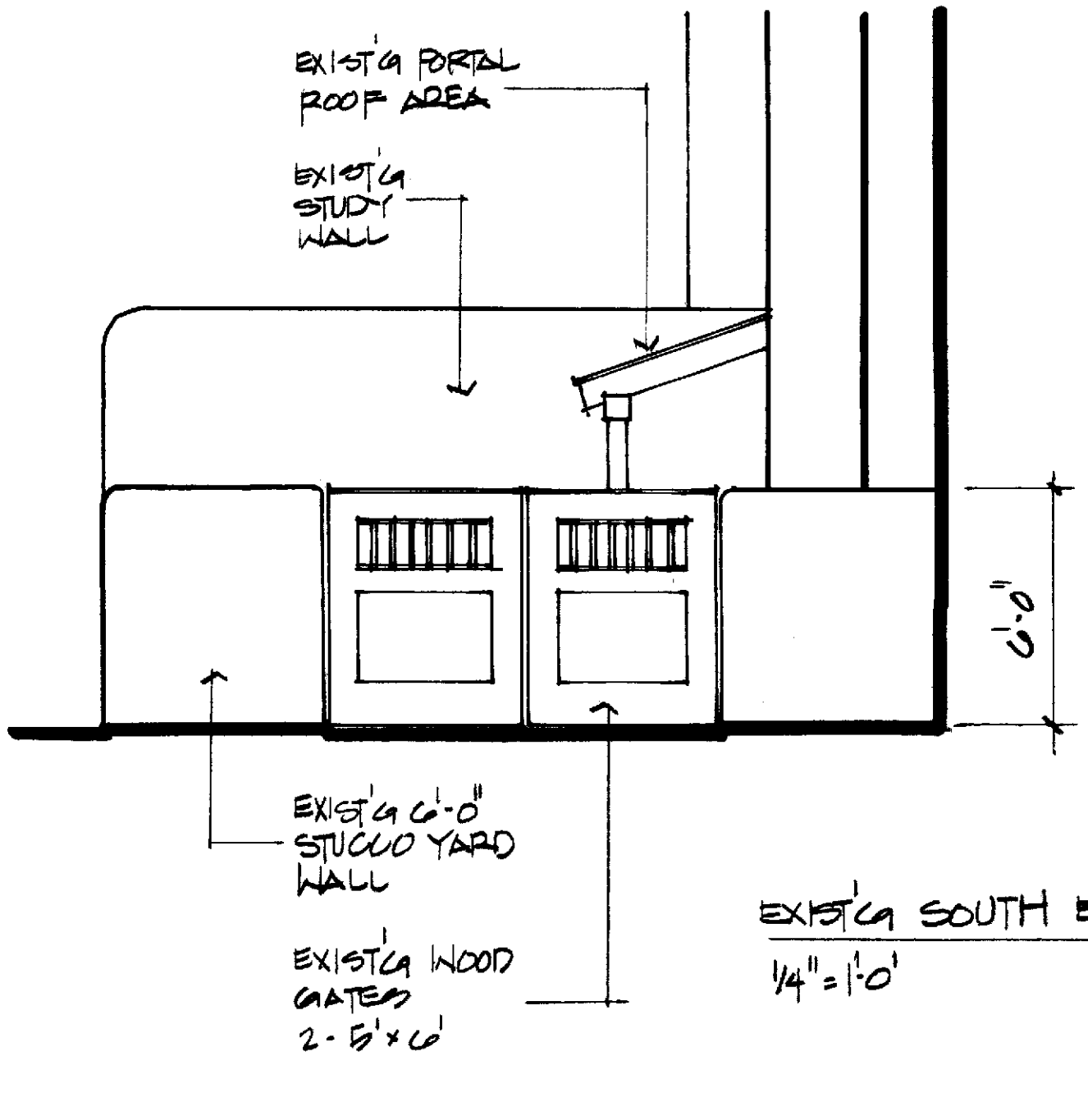
EXIST'G HOUSE

LANDSCAPE AREA

0 5 10

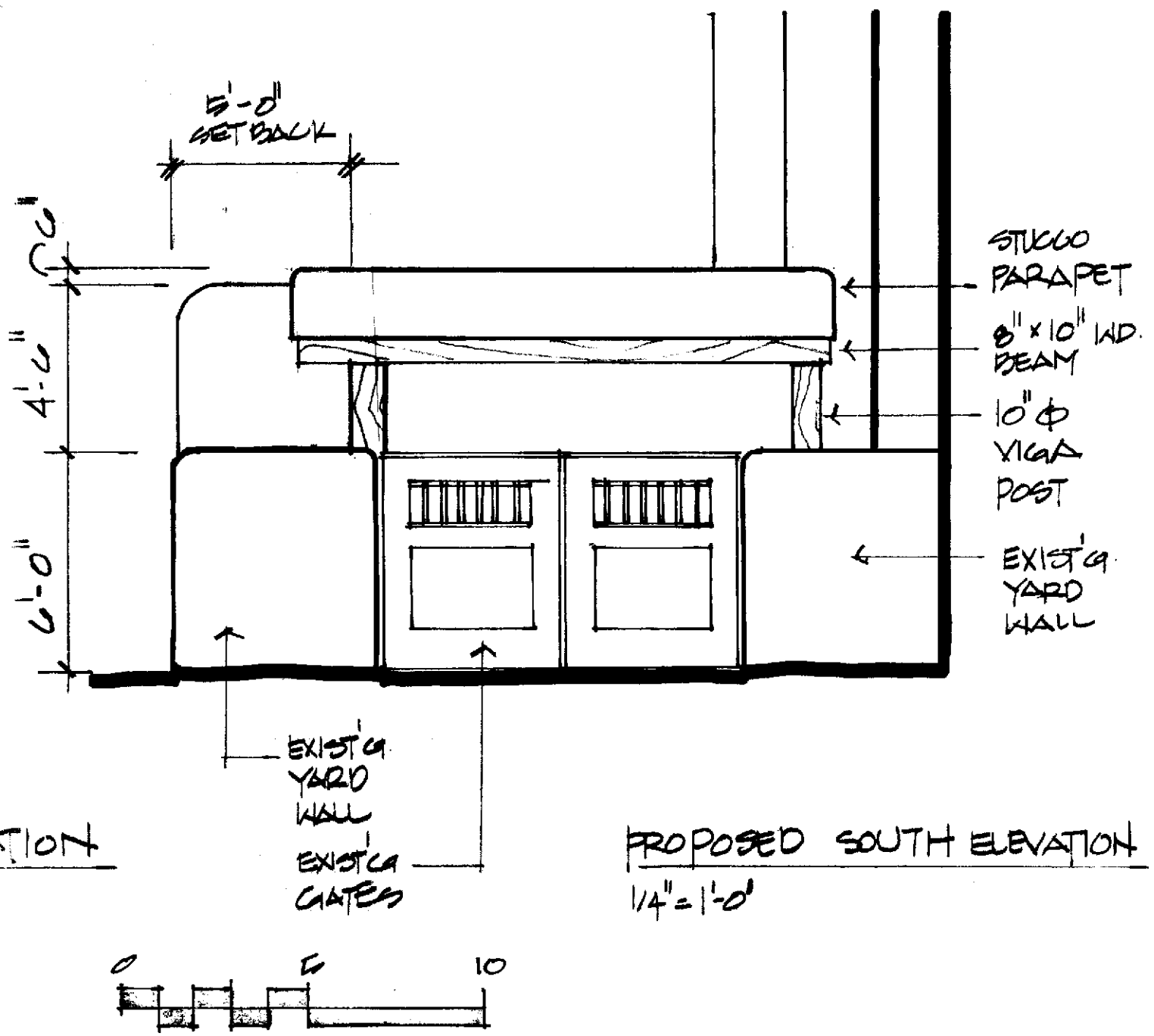
PROPOSED PLAN

3/16" = 1'-0"



EXIST'G SOUTH ELEVATION

1/4" = 1'-0'



PROPOSED SOUTH ELEVATION

1/4" = 1'-0'

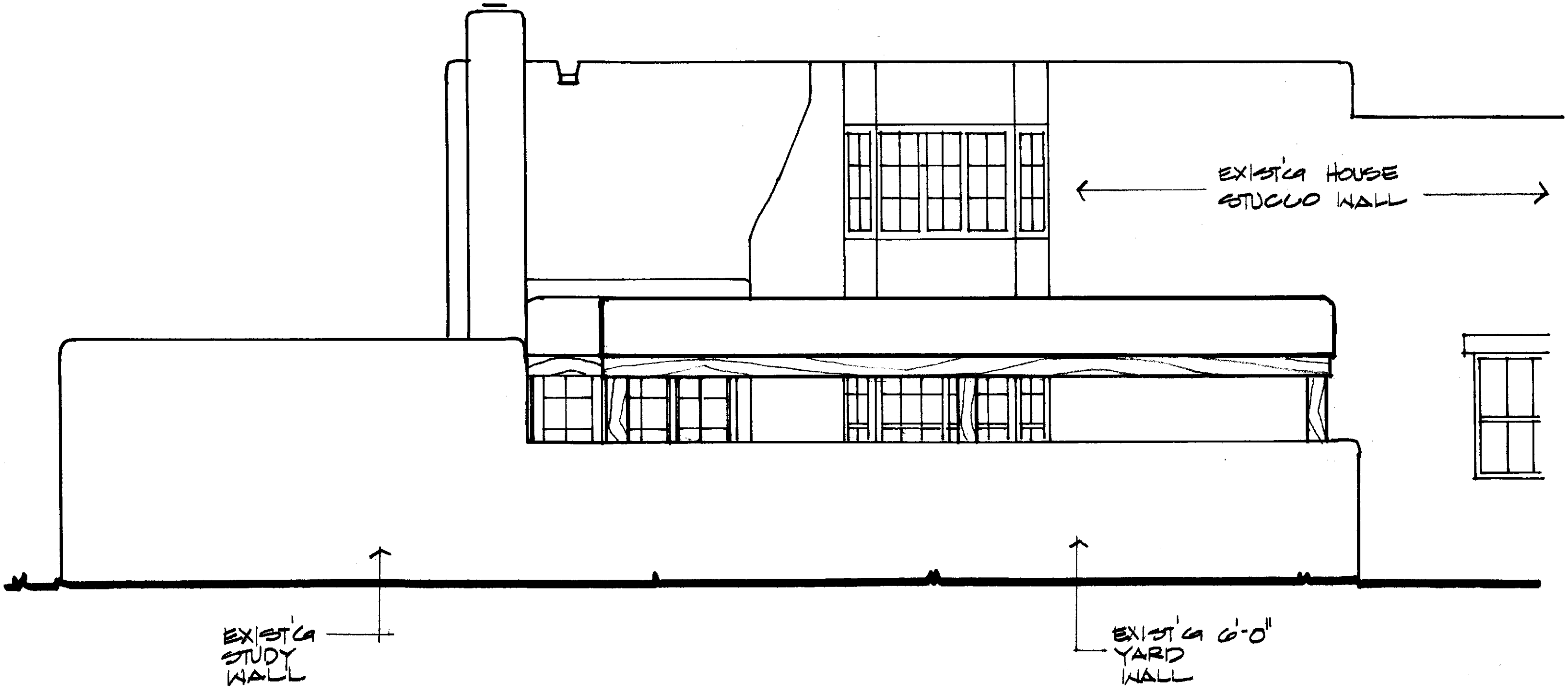
JAP ARCHITECT



EXISTING WEST ELEVATION

1/4" = 1-0"

JAP ARCHITECT



PROPOSED WEST ELEVATION

1/4" = 1'-0"

0 5 10

JAP ARCHITECT

753 Acequia Madre Photos



Courtyard Gates – Looking North



Courtyard View – Looking Northeast



Courtyard View – Looking East



View – Looking Southeast



View – Into the Courtyard



View – Existing Portal




2
3
4
5
6

FIRE DEPT.