



AGENDA

HISTORIC DISTRICTS REVIEW
BOARD
AUGUST 13, 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

- a. 2024-008198-HDRB. 650 Old Santa Fe Trail (May 14, 2024)
- b. 2024-008010-HDRB. 723 Old Santa Fe Trail (May 14, 2024)
- c. 2024-007838-HDRB. 803 Agua Fria St. (June 11, 2024)
- d. 2024-008233-HDRB. 1525 Canyon Rd. (June 11, 2024)
- e. 2024-008257-HDRB. 117 Quintana St. (June 11, 2024)

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

7. OLD BUSINESS

8. NEW BUSINESS

- a. 2024-008706-HDRB, 409 Camino Del Monte Sol, Downtown and Eastside Historic District, Jeremiah Collatz, property owner, proposes to re-roof, re-stucco, replace HVAC systems, and requests an exception 14-5.2(D)(2)(d) addition within 10 ft of a primary façade to replace a non-historic entry portal on a contributing structure. (Paul Duran, paduran@santafenm.gov)
- b. 2024-008759-HDRB, 645 Garcia St., Downtown and Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, proposes to construct a 3,608 sq. ft. residential structure on a vacant lot

to a height of 14'-6" where the maximum allowable height is 15'-11" and requests for an exception to 14-5.2(E) Downtown and Eastside design standards for the construction of an above ground cistern. (Paul Duran)

- c.** 2024-008704-HDRB, 636 Garcia St. Unit 1, Downtown & Eastside Historic District, Annette Vigil, agent for Laurel Guy, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure. (Lani McCulley, ljmcculley@santafenm.gov)
- d.** 2024-008761-HDRB, 711 Don Cubero Alley, Don Gaspar Historic District, Landon Lott, property owner, proposes to remodel a sunroom to create a bedroom, construct a 6'-0" tall coyote fence along the north and east property boundary lines, and construct an outdoor kiva fireplace on a contributing structure. (Paul Duran)
- e.** 2024-008730-HDRB, 918 B Acequia Madre, Downtown and Eastside Historic District, Edward Caruana, agent for Richard Simpson, property owner, propose to replace the existing corrugated metal roof and gutters in kind and request an exception to 14-5.2(D)(1)(a) for the removal of the existing historic brick chimney on a contributing structure. (Paul Duran)
- f.** 2024-008705-HDRB, 807 Gildersleeve St., Don Gaspar Area Historic District, Christopher Purvis, agent for Brady McCartney, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing accessory structure. (Lani McCulley)
- g.** 2024-008739-HDRB, 1127 E. Alameda St., Downtown and Eastside Historic District, Bernie Romero, agent for Sara Rupert, property owner, request an exception to 14-5.2(D) Downtown and Eastside design standards to install a metal vehicular gate on a non-contributing structure. (Paul Duran)
- h.** 2024-008740-HDRB, 1400 Cerro Gordo Unit D, Downtown and Eastside Historic District, Christopher Purvis, agent for Rick Brenner, property

owner, proposes to construct a detached 600 sq. ft. to a height of 12'-6", garage to a non-contributing structure. (Paul Duran)

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, August 27, 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.

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

Case # 2024-8198-HDRB

Address – 650-A Old Santa Fe Trail (accessory structure)

Agent’s Name – Jamison Brown

Owner/Applicant’s Name – Jamison Brown

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 14, 2024.

BACKGROUND

650-A Old Santa Fe Trail is an accessory shed originally built in the Territorial Revival style. It began as a 200-square-foot, flat-roofed structure with red brick coping, estimated to have been built between 1912 and 1928, according to a 1994 Historic Building Inventory. An unpermitted shed-roofed addition of about 400 square feet was built on the south and west sides in the mid 1980s. A corrugated-metal roof extension with skylights and was placed atop the brick coping on the original part of the structure, probably around the same time as the south- and west-side addition. The structure sits at the far back of the lot, behind the main residence, and the boundary between the Don Gaspar Area Historic District and the Downtown and Eastside Historic District bisects the lot. The main residence, with street frontage on Old Santa Fe Trail, is in the Downtown and Eastside Historic District and is statused non-contributing.

The original part of the structure is constructed of adobe and has notable three-course brick coping with a dentil detail at the midcourse. The wood-framed, metal-roofed addition is sheathed in manufactured paneling. The structure was designated contributing in 2018, and the east façade designated as primary, with the Board noting the unique nature of the brick coping. See Case # H-18-116. The Applicant requests a downgrade of status to non-contributing to determine future renovations.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the accessory shed be downgraded to non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The structure is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.”
9. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “non-contributing structure,” as recommended by the Staff. The Board finds that the unpermitted alterations with modern materials in a style uncharacteristic of either the Don Gaspar Area Historic District or the Downtown and Eastside Historic District have impaired the historic integrity of the structure.
10. These Findings of Fact and Conclusions of Law apply solely to the accessory, shed structure on the west end of the lot, and not to the main residence with a frontage on Old Santa Fe Trail.
11. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board downgrades the status of the accessory, shed structure to non-contributing.

IT IS SO ORDERED ON THIS 13th DAY of AUGUST, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Finding of Fact and Conclusions of Law – Status or Primary Façade Designation
Case # 2024-8198-HDRB

Geralyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-8010-HDRB

Address – 723 Old Santa Fe Trail

Agent’s Name – Christophe Eagleton

Owner/Applicant’s Name – Christophe Eagleton

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 14, 2024.

BACKGROUND

The house at 723 Old Santa Fe Trail is a small dwelling, consisting of two to three bedrooms, a living room, kitchen, toilet, closet and attached shanty, which sits about 100 feet east of Old Santa Fe Trail, along a private dirt lane. According to a 2023 Historic Cultural Properties Inventory, it was built in the early 1940s on land once owned by Juan Lucero, whose home still fronts Old Santa Fe Trail and is occupied by a descendant.

The 723 Old Santa Fe Trail house, about 1,070 square feet, had several construction phases which took on an L shape, with a shanty extension at the southwest corner. Based on aerial photographs, the kitchen section was in place by 1958. Appended to the kitchen at the west is a crude, frame porch enclosure, which appears to post-date 1978, and a shanty extension. Its primary materials are cement stucco walls, wood and aluminum doors and windows, concrete and ceramic interior tiles, and flagstone patio paving. The building is currently covered with synthetic paint in an oddly Oaxacan red tone. It is a vernacular style building of adobe construction, with a wood enclosed porch on the west elevation.

The HDRB voted to assign contributing status to 723 Old Santa Fe Trail in a meeting December 12, 2023, and to designate the two north-facing facades and the west façade as primary, excluding those façades on the 1970s enclosed-porch addition at the westernmost end of the house and the shanty addition at the southwest corner.

The Applicant proposes the following exterior alterations:

- 1) Install a coyote fence, 53” high (the maximum allowable height) running the length of the north side of the lot.
- 2) Restore the existing portal and porch on the north-facing elevation of the property, western wing. The Applicant proposes restoring the portal to its existing condition using galvanized metal roofing and 1” x 3” trim meeting 6” diameter wood columns. Additions to primary façades are restricted by Santa Fe City Code (“SFCC”) Section 14-5.2(D)(2)(c), and this project element requires approval of an exception.
- 3) Remove the painted plywood in-fill of the northwest corner of the building’s parapet.
- 4) Add concrete steps at north-facing door, west wing (integrally colored Davis Taupe 677).
- 5) Create and new opening and add a door at the rear yard of the property, facing south; the door to be 6’8” x 3’ wood metal-clad in a bronze finish, fully glazed

with divided lites in a 2/3 pattern.

- 6) Add concrete back steps (integrally colored Davis Taupe 677) and a landing at an existing door on the southwest corner of the building, and add a new door.
- 7) Add new overhangs over both back doors, 2' x 6' steel frames with a rust patina finish and corrugated galvanized roofing, projecting a maximum of 24".

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code.
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity to applicable SFCC requirements and provided the Board a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Among other renovations, the Applicant proposes to construct a new portal over the main entrance door on the primary, north-facing façade. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with the Staff's recommended finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district: The new portal would be a rebuild of a non-historic, structurally compromised portal, and would be a visual and structural improvement to what is there now;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception

is required to prevent a hardship to the Applicant or an injury to the public welfare: The existing portal and steps are structurally unsound and are a safety hazard; and

- c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
11. The portal to be removed from the primary façade is not historic and is not an architectural feature that embodies the contributing status of the house, and therefore no exception to SFCC Section 14-5.2(D)(1)(a) is required for its removal.
12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the exception requested in the application.
3. The Board approves project Items # 1-7 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 13th DAY of AUGUST, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid, Assistant City Attorney

Date

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

Case # 2024-7838-HDRB

Address – 803 Agua Fria St.

Agent’s Name – Thomas J. Curtiss and Laurie Rainey

Owner/Applicant’s Name – Thomas J. Curtiss and Laurie Rainey

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 11, 2024.

BACKGROUND

The property at 803 Agua Fria St. is a single-family residence listed as significant to the Westside-Guadalupe Historic District, and is listed on the New Mexico State Register of Historic Places. Parts of this 2,723-square-foot vernacular home were built in the 1860s. The original house was a three-room L-shaped structure on the southeast corner of the site. Through the 1930s Armando Larragoite, a local grocery store owner, and city council and school board member, added several additions, including the front portal. The family built the sunroom on the northwest corner of the house, which is the last addition made to the residence. There is a garage designated contributing on the northwest side of the property, constructed between 1930 and 1958. The garage is often referred to as the shed. The accessory structure is built of adobe with a shed roof with eaves that pitches at a low angle to the north.

Currently the fencing on the property consists of a 36”-high wire fence along the driveway on the north elevation, a 60”-high wire fence between the house and the garage unit on the north side, and a varying 72”-to-80”-high coyote fence on the western lot line, which is shared with the only abutting property. The City issued the owner a notice of violation for constructing a 6-foot-high coyote fence on the property line along Agua Fria, which replaced a mix of wire and wood fence that was about 60” high. The latillas of the coyote fence are currently to the interior of the fence structure, which does not meet the underlying zoning requirement that the framework must be to the interior of the property.

The Applicant came before the Board on February 27, 2024, with an initial request for fencing and a pergola. The Board and Applicant agreed to postpone the hearing for additional information about the pergola and a redesign of the fences and gates that would feature a lower yard wall and a fence type consistent with the neighborhood. In response, the Applicant has lowered the fences along Irvine and Cleveland streets, added pilasters to the fence design, and will relocate the latillas to the exterior of the framework, as required. The vehicle gate is redesigned to include some fenestration, and the pergola design is presented with elevation drawings and redesigned with smaller columns, posts and vigas. The Applicant now proposes:

- 1) Construct a coyote fence to 72” (six feet) high along Agua Fria Street where the maximum allowable height is 55”. The framework will be to the interior of the property as required, and stucco pilasters will break up the line of the fencing. An exception to

- 14-5.2(D)(9) for exceeding the maximum allowable height is requested.
- 2) Install a 6-foot-high latilla pedestrian gate along Agua Fria next to the residence.
 - 3) Construct a coyote fence to 54” high along Irvine Street where the maximum allowable height is 58”. The framework will be to the interior of the property, as required.
 - 4) Install a 54”-high latilla pedestrian gate on Irvine Street between the fence and residence.
 - 5) Construct a coyote fence to 54” high along Cleveland Street where the maximum allowable height is 54”. The framework will be to the interior, as required.
 - 6) Install two 54”-high pedestrian gates on Cleveland Street; one iron gate will be located at the property line by the vehicle gate, and one latilla gate, inside the iron gate, will lead from the car port to the front courtyard.
 - 7) Install an iron sliding vehicle gate at a height of 54” at the entrance to the existing carport on the north of the property.
 - 8) Install a 6-foot-high latilla pedestrian gate at the southeast corner of the existing shed, approximately 30 feet from Cleveland Street, where there is currently a wire gate.
 - 9) Install a 6-foot-high latilla swing-out vehicle gate at the inside of the driveway to the west of the existing shed at the south end, approximately 30’ from Cleveland Street.
 - 10) Construct a 280-square-foot, free-standing pergola to a height of 10 feet. The pergola will be roofed with vigas and stained with a “natural” wood tone.
 - a. An alternative design to the pergola is offered with rock at the base of the columns.
 - 11) Install a 54-square-foot garden shed 7 feet high, with shed roof, just inside the swinging vehicle gate.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff did not find that all the exception criteria had been met but the Board may find that they have upon further testimony. Otherwise, the Staff recommends approval of the application as it complies with SFCC Section 14-5.2(D), General Design Standards for all H Districts, and 14-5.2 (I), Westside-Guadalupe Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).

7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section (D)(9)(c)(ii)(C), yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
9. The Applicant proposes to construct a 6-foot-high (72-inches) latilla fence along Agua Fria Street, where the maximum allowable fence height is 4 feet 7 inches (55 inches). The Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(C) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met, with the condition that the latillas and pilasters in the fence along Agua Fria Street be limited to a height of 5 feet (60 inches), and that the latillas be irregularly staggered in heights of 60 inches to 56 inches (4 feet 8 inches):
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape: The neighborhood has a diversity of wall and fence styles in varying heights, with higher and non-conforming walls and fences along Agua Fria Street, which has a mix of residential and commercial properties;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: Other types of yard walls and fences would be cost prohibitive, and safety in this location is a special concern due to the volume of traffic along Agua Fria Street;
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts: Other materials in this quantity would be cost-prohibitive, and there is a special concern for security in this location due to the heavily traveled nature of Agua Fria Street;
 - d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape: This property is situated in close proximity to institutional properties (the City of Santa Fe Parking Division and Monica Roybal Youth Center), and a fence like that proposed by the Applicant would not be uncharacteristic on this streetscape;
 - e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the special conditions or circumstances are not the result of the Applicant's actions; and
 - f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would provide the least negative impact with respect to SFCC

Section 14-5.2(A)(1) because no other cost-efficient design or a lower height would assist the homeowner in providing a sense of security and privacy at that residence, and the negative impact is minimal in the context of the commercial and institutional properties on that streetscape.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met, subject to the conditions set forth in Section 11, above.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-11 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The pilasters and latillas of the coyote fence shall not exceed 5 feet in height;
 - b. The latillas shall be staggered with an irregular pattern no higher than 5 feet at its highest and no less than 4 feet 8 inches at its lowest; and
 - c. The pergola design option with the river rock bases at the columns is approved.
3. The Board grants the exception requested in the application.

IT IS SO ORDERED ON THIS 13th DAY of AUGUST, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas, Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid, Assistant City Attorney

Date

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

Case # 2024-8233-HDRB

Address – 1525 Canyon Rd.

Agent’s Name – Michael Sandrin, Jeffrey Seres, Seres Architecture, LLC

Owner/Applicant’s Name – Rachel Heydemann

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 11, 2024.

BACKGROUND

The Tobias and Gumecinda Lujan house, constructed in the 1930s at 1525 Canyon Rd., is a 980-square-foot adobe, single-family residence, simple in its expression, with thick walls and no articulation. The southeast elevation has a three-over-four lite door and a six-over-six double-hung, wood sash window. The long northeast elevation has two six-over-six windows bookending a small, single-pane window. The windows have crude concrete sills. There are square openings in the parapet, serving as drains. The northwest elevation held a porch which has been enclosed, with a newer wood panel entrance door, and walls fenestrated with recycled windows. The unaffected side of the northwest elevation has a six-over-six window. On the southwest elevation the enclosed porch portion holds four repurposed, eight-lite sash windows in a wood frame, covered with storm units. The remainder of the elevation is penetrated with two six-over-six, double-hung wood sash windows. The residence is coated with cementitious stucco in a buckskin color.

The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure of the northwest porch and elevation of the porch roof in 1978. The surviving windows and doors of the other façades are historic. The house, while humble in its expression, communicates the vernacular form of its period and is associated with 20th-century farming in the Upper Canyon area. The house is situated at a roughly 45-degree orientation to true north, parallel to Upper Canyon Road, with its front entrance looking southeast. The house and shed were noted to be “of interest” on a 1983 New Mexico Historic Building Inventory Form, and were considered contributing by Architectural Historian John W. Murphy on a 2024 Historic Cultural Properties Inventory.

The adobe garage, also referred to as a utility shed, to the northeast of the residence is 575 square feet and was constructed between 1966 and 1969 in two distinct sections. The southwest elevation, closest to the house, holds a small one-car garage with swinging strand-board doors. A separate wall with a wood entry door is set back approximately 9 feet from the garage opening. The north elevation has no openings but reveals the building’s two distinct sections. The longer section has north-south vigas and is topped with a flat roof. Attached to this is a lower section wrapping around the east elevation, with a shed roof supported by east-west rafters.

The Applicant requests:

- 1) Primary façade designation of the contributing residential structure.
- 2) The contributing garage structure be downgraded to non-contributing status.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the residential structure be maintained as contributing with the southeast facade designated as primary, and the status of the garage structure be downgraded to non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The application is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The application is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate the primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in an H District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the residential structure meets the definition of a “contributing structure,” as recommended by Staff.
11. The Board finds that the southeast and northeast façades (façades 2 and 3) are the primary elevations of the structure, with the features that define the character of the structure’s architecture: specifically, the inset windows, concrete windowsills, cutouts for the canales, and the heavy, raised foundation.

12. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the accessory structure meets the definition of a “contributing structure,” contrary to the Staff’s recommendation.
13. The Board finds that the southeast-facing facades (G3 and G5) are the primary elevations of the structure with the features that define the character of the structure’s architecture: specifically the fenestration, roof overhang and accretionary appearance.
14. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review the structures’ historic status.
3. The Board maintains the residential structure’s contributing status.
4. The Board designates the following elevations of the residence as the primary façades: southeast and northeast façades (2 and 3).
5. The Board maintains the accessory structure’s contributing status.
6. The Board designates the following elevations of the accessory structure as the primary façades: two southeast-facing façades (G3 and G5).

IT IS SO ORDERED ON THIS 13th DAY of AUGUST, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geralyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2024-8257-HDRB

Address – 117 Quintana Street

Agent’s Name – Leslie Drobbin

Owner/Applicant’s Name – Leslie Drobbin

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 11, 2024.

BACKGROUND

Built of adobe in a vernacular manner in the late 1930’s, the 1,190-square-foot, single-family residence at 117 Quintana St. has no historic status designation. Located in the Westside-Guadalupe Historic District, the residence is L-shaped, with a square core at the south and small additions across the north. The evolution of the residence is unclear, but by 1948 its core footprint was evident. An addition in the northeast corner was apparent by 1973, and the portal, carport and wall were constructed after 1978. On the west, street-facing elevation a curving privacy wall obstructs a view of the home, except the carport, from Quintana Street. The wall, built in the early 1980s, is non-historic.

The main entry of the home, facing west, is a broad, blue door adjacent to the carport. The entry door’s width and position are not typical of doors used in the 1930s. The living area originally may have been a garage, and the original part of the home may have been behind the privacy-wall gate. It holds two older, casement windows, set into the adobe low to the ground. The historic integrity of the house, including what appear to be original openings with older windows, is best expressed along the remaining west façade. While plain in articulation, the façade wall, with its two sets of wood, casement windows, communicates the building’s construction era and vernacular origin.

The east elevation holds a mix of fenestration, starting at the south end with an altered 3-over-4 lite wood door, set deep into the wall. Adjacent is a non-historic 1/1 sash window. Inconsistent stucco at its edges suggests that the size of the opening has changed. Moving north is a trio of eight-lite wood casements with their position and casing similar to the front-elevation windows. The south elevation consists of an addition to the original home. It has a pair of eight-lite, wood casements and a 1/1 window. The elevation ends at the west wall of the neighboring house. The north and south elevations sit close to the property lines and have few openings.

The Applicant requests that the status of the property be reviewed, and primary façades designated if applicable.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested

persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the residential structure be designated contributing, with the unaltered west façade (façade 6) recommended as primary since it holds what appears to be the original openings with old windows; and recommended the historic status of the privacy wall be designated non-contributing due to its reconfiguration in 1985; per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the District.”
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the residence meets the definition of a “contributing structure,” as recommended by the Staff.
11. The Board finds that the original west façade (façade 6), to the south of the portal, is the primary elevation of the structure with the features that define the character of the structure’s architecture. This façade features the original openings with historic windows.
12. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the privacy yard wall along the western property line is not historic, not original to the house, and meets the definition of a “non-contributing structure,” as recommended by the Staff.

13. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review the property’s historic status.
3. The Board designates the residential structure as a contributing structure.
4. The Board designates the west yard wall as a non-contributing structure.
5. The Board designates the following elevation of the residence as the primary façade: west-facing façade original to the house, south of the portal (façade 6).

IT IS SO ORDERED ON THIS 13th DAY of AUGUST, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-008706-HDRB, 409 Camino Del Monte Sol, Downtown and Eastside Historic District, Jeremiah Collatz, property owner, proposes to re-roof, re-stucco, replace HVAC systems, and requests an exception to 14-5.2(D)(2)(d) addition within 10 ft of a primary façade to replace a non-historic entry portal on a contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Primary Façade Diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with SFCC Section 14-5.2(D) General Design Standards for all Historic Districts, Section 14-5.2(E) Downtown and Eastside Design Standards, and with the approval criteria for an exception to Section 14-5.2(D)(2)(d) addition within 10 ft of a primary facade.

BACKGROUND & SUMMARY:

The structure at 409 Camino Del Monte Sol is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The earliest date of construction is prior to 1914 as evidenced by the adobe block and wooden viga construction material. The architectural design speaks to a mix of vernacular styles, including Spanish Pueblo Revival, and Territorial styles as

seen by the flat roof, gabled roof sections of the structure, and a mix of recessed and wood framed doorways and windows.

Records indicate that the property was developed and owned by Mr. Jose Quintana and Mr. Severino Vigil prior to 1914 as identified in the HCPI report by Murphey 2024. In more recent years the property was owned by Laura Gilpin, Elizabeth Foster, and Thomas and Jane O'Toole.

The property has undergone several improvements as noted in the HCPI, including connecting the three stand-alone structures and guest house in the 1980s. The detached or attached garage addition was constructed in the 1990s. Now the property is an amalgamation of three previously detached structures, the primary residence, a guest house, and a detached garage.

In Case No. 2024-008334-HDRB, 409 Camino Del Monte Sol, the Board maintained contributing status and designated the north and south façades as primary as identified by numbers 3, 13, and 14 in green on the façade diagram.

The current request (Case 2024-008706) for exterior alterations includes:

- 1) Re-roof flat roof with Carlisle TPO roofing system color tan.
- 2) Re-roof pitched roof with new corrugated galvanized sheet metal (historic aerial photographs reveal that this material was used historically, as was common at that time).
- 3) Replace gutters in kind.
- 4) Re-slope and reinforce pitch of roof, not changing the pitch of the roof.
- 5) Insert two new canales on the east elevation.
- 6) Insert one new canale on the west elevation.
- 7) Remove downspouts on the north and west elevations.
- 8) Rebuild in kind the existing overhang on the northwest façade.
- 9) Replace, relocate and install four roof mounted condenser units, which will be concealed behind the parapet.
- 10) Remove existing exterior conduit lines.
- 11) Construct new entry portal on the south elevation in kind.
- 12) Repaint garage trim, door, and window.
- 13) Remove corbels on the garage.
- 14) Repair, refurbish, and paint all exterior windows and doors.

EXCEPTION CRITERIA AND RESPONSES:

Exception to SFCC Section 14-5.2(D)(2)(d): Staff requests an exception to replace a non-historic entry portal within 10' of a primary façade.

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

Applicant Response: Modification of the existing entry portal by replacing the existing columns and renovating the balance of the portal is intended to provide design cohesion and achieve better harmonization with the overall remodel and existing structure, thereby enhancing the character of the District. The existing entry portal suffers from deferred

maintenance and the remodel will maintain the Territorial Revival style and lengthen the useful life of the main entry to the house, whose core dates to the 19th century.

Staff Response: Staff finds that the criterion has been met. The proposed renovation treatments will not damage the overall character of the building which will therefore maintain the character of the Downtown & Eastside Historic District as well as the National Register Camino del Monte Sol district.

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

Applicant Response: The existing non-historic 1990's columns reflect the Territorial Revival style, but exhibit proportions not present elsewhere on the structure. Replacement with new columns as part of the remodel will achieve greater harmony with the existing façade elements and strengthen the cohesive design of this historic home, to the benefit of the applicant as well as the public welfare. The applicant's goal is to respect the historic character of the house and use the opportunity of the remodel to improve upon this existing discordant design element. Replacement of the columns and rehabilitation of the roof and structure will also extend the life of the entry portal and avoid future hardship to the applicant.

Staff Response: Staff finds that the criterion has been met. The term "Public Welfare" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. The proposed renovation will provide the proper treatment and extend the life of the entry portal for the future.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Applicant Response: The applicant evaluated different design options for the entry portal, including retaining the existing entry portal. Doing so would perpetuate the post-modern proportions of the main entry to the house and was rejected in favor of the effort to achieve greater harmony with the existing façade elements. The applicant also considered removing the entire portal and replacing with a new portal, and decided that modifying the existing portal would provide a less intrusive means of enhancing harmony with the balance of the structure while extending the useful of the entry portal.

Staff Response: Staff finds that the criteria has been met. It has been found that the portal is not historic, though it does to a large extent replicate the historic portal. The applicant is making further refinements to make the portal more consistent with the historic design.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

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

(Ord. No. 2004-26)

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall 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.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall 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 *streetscape*;
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
- (iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

(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*.

(E) Downtown and Eastside Design Standards

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.

(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
- (f) 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.

(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.



409 Camino del Monte Sol
Cahn Collatz Residence
05/13/24


Façade Diagram

Jeremiah Collatz Architect LLC

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 12, 2024

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: José Quintana & Severino Vigil Houses/ Laura Gilpin and Elizabeth Forster Property/ Thomas and Jane O'Toole House	2. Location: 409 Camino del Monte Sol Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-767 4. County: Santa Fe Parcel # 99310397
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house & guesthouse, garage <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 1, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: June 6, 1983, Michael Belshaw; August 91, Deborah Butcher <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6784801,-105.9273951		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: House complex. Historic main house, left; 1980s hyphen, center; guesthouse, right.		
11. Brief Description of the Property: <p>The former Gilpin-Forster property lies on the east side of Camino del Monte Sol near its intersection with Acequia Madre. Aside from a recent garage structure, little is visible from the street. The roughly 0.4-acre parcel holds two freestanding buildings: one holding the main house and an attached guesthouse, and the other a separate garage. The property is approached by a gravel driveway leading to the garage and a parking court (Photo 2). Moving through a gate, a visitor approaches the west end of the main house.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Residence		
13. Construction Date: Date: Earliest buildings constructed before 1914; multiple additions and changes made after the 1970s (see Table 1) <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: maps, plats, aerial photographs, drawings and HDRB case documents		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

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



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



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

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

For: Current owner Jeremiah Collatz and James Cahn

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

Current owner: Jeremiah Collatz and James Cahn

N/A

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: 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 No Yes
 If yes: State National
If 'no' or unknown, do you think this property is eligible for listing? 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 Yes
 If yes: Significant Contributing: main house and guesthouse Non-contributing No Status: garage
 Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																															
6. Visible Construction Material: <input checked="" type="checkbox"/> _x_ Adobe <input type="checkbox"/> _ Brick <input type="checkbox"/> _ Composition <input checked="" type="checkbox"/> _x_ Concrete: Block <input type="checkbox"/> _ Concrete: Cast Stone <input type="checkbox"/> _ Concrete: Poured <input type="checkbox"/> _ Earth Plaster <input type="checkbox"/> _ Masonry: Simulated <input type="checkbox"/> _ Metal: Corrugated <input type="checkbox"/> _ Metal: Structural Siding <input type="checkbox"/> _ Metal: V-Crimp <input type="checkbox"/> _ Stone: Random Ashlar <input type="checkbox"/> _ Stone: Random Coursed <input type="checkbox"/> _ Stone: River Rock <input type="checkbox"/> _ Stone: Rusticated <input type="checkbox"/> _ Stone: Tabular <input checked="" type="checkbox"/> _x_ Stucco: <input type="checkbox"/> _ Tile: Clay <input type="checkbox"/> _ Vinyl Siding <input type="checkbox"/> _ Wood: Board and Batten <input type="checkbox"/> _ Wood: Horizontal Siding <input type="checkbox"/> _ Wood: Jacal <input type="checkbox"/> _ Wood: Log <input type="checkbox"/> _ Wood: Shingle <input type="checkbox"/> _ Wood: Tongue and Groove <input type="checkbox"/> _ Other:		7. Number of Stories: <input type="checkbox"/> _ N/A Number: <input checked="" type="checkbox"/> _x_1 <input type="checkbox"/> _ 1 1/2 <input type="checkbox"/> _ 2 <input type="checkbox"/> _ 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> _ N/A <input checked="" type="checkbox"/> _x_ Not visible <input type="checkbox"/> _ None <input checked="" type="checkbox"/> _x_ At Grade <input type="checkbox"/> _ Raised: Materials: <input type="checkbox"/> _ Concrete: <input type="checkbox"/> _ Stone Other: Notes 9. Roof: <input type="checkbox"/> _ N/A Shape: <input checked="" type="checkbox"/> _x_ Flat <input type="checkbox"/> _ Gabled <input type="checkbox"/> _ Hipped <input type="checkbox"/> _ Pyramidal <input type="checkbox"/> _ Shed Other: Pitch: <input type="checkbox"/> _ None <input type="checkbox"/> _ Low <input type="checkbox"/> _ Medium <input type="checkbox"/> _ Steep Features: <input type="checkbox"/> _ Eave: <input checked="" type="checkbox"/> _x_ Parapets Materials: <input type="checkbox"/> _ Asphalt <input type="checkbox"/> _ Earth <input type="checkbox"/> _ Composition shingle <input type="checkbox"/> _ Metal: Pressed <input type="checkbox"/> _ Composition Roll <input type="checkbox"/> _ Metal: Corrugated <input type="checkbox"/> _ Metal: Standing Seam <input type="checkbox"/> _ Metal: Standing Seam <input type="checkbox"/> _ Tile: Terra Cotta <input type="checkbox"/> _ Wood: Shingle Other: modified bitumen																																																													
10. Window Types: Main House and Guesthouse <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Hung Sash</td><td>Wood</td><td>1/1</td><td>2</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>4/4</td><td>2</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>6/6</td><td>3</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>8/8</td><td>2</td></tr> <tr><td>Casement used in fixed position (?)</td><td>Wood</td><td>3</td><td>1</td></tr> <tr><td>Casement (single or tandem)</td><td>Wood</td><td>6</td><td>13</td></tr> <tr><td>Casement (tandem)</td><td>Wood</td><td>8</td><td>12</td></tr> </tbody> </table> Note: Based on visibility and access during survey		Operation	Material	Glazing	Number	Hung Sash	Wood	1/1	2	Hung Sash	Wood	4/4	2	Hung Sash	Wood	6/6	3	Hung Sash	Wood	8/8	2	Casement used in fixed position (?)	Wood	3	1	Casement (single or tandem)	Wood	6	13	Casement (tandem)	Wood	8	12	11. Door Types: Main House and Guesthouse <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>½-light/panel</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>¾-light/Panel</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>Full-light</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>15-light</td><td>Wood</td><td>4</td></tr> <tr><td>Double</td><td>10-Light</td><td>Wood</td><td>1</td></tr> <tr><td>Triple</td><td>10-Light</td><td>Wood</td><td>1</td></tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	½-light/panel	Wood	1	Single-Leaf	¾-light/Panel	Wood	1	Single-Leaf	Full-light	Wood	1	Single-Leaf	15-light	Wood	4	Double	10-Light	Wood	1	Triple	10-Light	Wood	1
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12. Chimneys <input checked="" type="checkbox"/> _x_ four brick; three stucco; interior and corner locations		13. Porches <input type="checkbox"/> _ N/A Type: <input checked="" type="checkbox"/> _x_ Entry: <input type="checkbox"/> _ Partial-Width <input type="checkbox"/> _ Full-Width <input type="checkbox"/> _ Wrap																																																													
14. Other Significant Features N/A																																																															
15. Modifications: <input checked="" type="checkbox"/> _x_ <input type="checkbox"/> _ No known modifications <u>Multiple: See Table 1</u>																																																															

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|---|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input checked="" type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> 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>

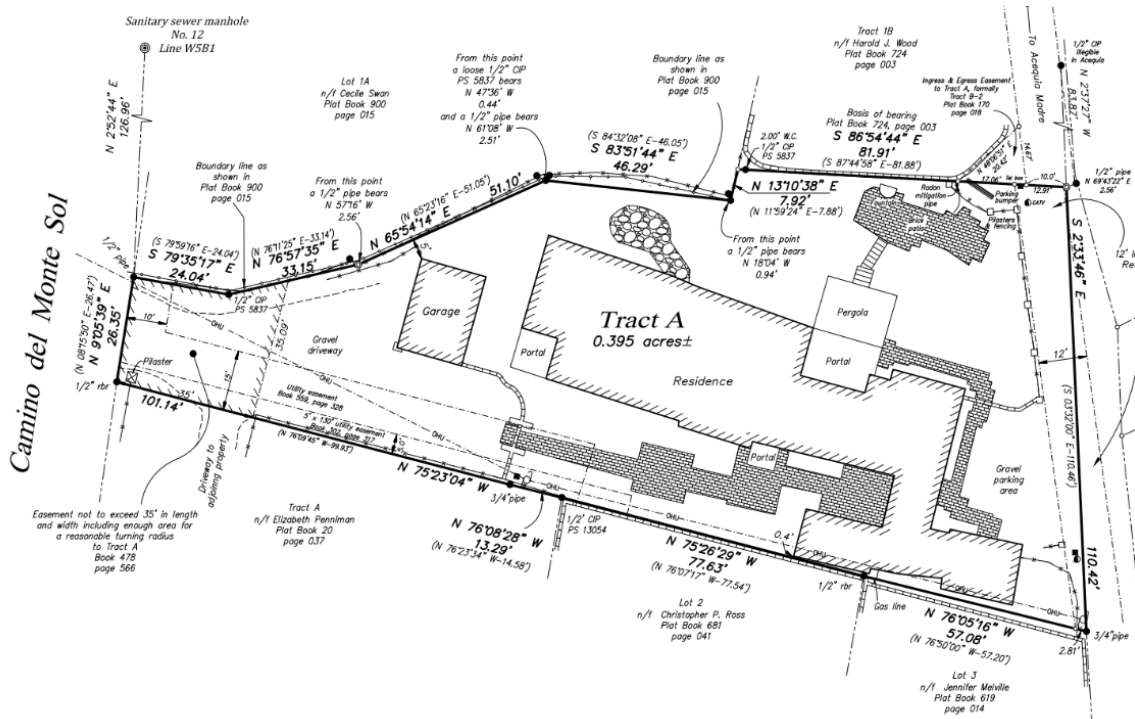
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: NA

19. Site Plan: Portion of 2023 survey plat. Courtesy Sierra Land Surveying, Inc.



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Architectural Description Continued

Main House

With its core likely dating to the late 19th century, the main house historically included two distinct freestanding dwellings that were later connected by a shared wall. The west portion, representing the Pueblo Revival side, is the youngest of the two. The east side, capped with two low-pitch gable roofs, is older and originally had a vernacular appearance. Together, they were the home of José Quintana and his extended family. Both pieces began to receive additions starting in the mid-20th century, which accelerated in the 1980s. After Laura Gilpin died in 1979, a subsequent owner removed the party wall, turning the separate dwellings into a single residence. For this review, they are treated as one building. Attached to the south side of the house is a 1980s hyphen connecting to a guesthouse (Photo 1). Collectively, the three structures — the house main house, hyphen, and guesthouse — hold 3,518 square feet of heated space.

West

The west elevation was modified in 1976 after Gilpin converted the former dwelling into her studio gallery. The work involved renovating five rooms to hold her darkroom and production work, as well as a gallery space and library. The project likely involved introducing the *portal*, which does not appear in a 1973 aerial photograph (Fig. 15).

The portal to the gallery was reworked after 1983 to increase the living area. The north end of the structure was filled in, which resulted in removing the entry. This alteration lessened the number of supports and changed their design. Once running to the ground (Fig. 2), the new stouter posts rest on a pony wall with small wood gates (Photos 3 & 4). Surviving the change is a group of wood casement windows. The casements, hung on small barrel hinges, swing outward and are crowned with a pedimented head. Their thin muntins indicate they are older. Similar windows are found at the north end of the façade (Photo 5) and other areas of the house.

South

The south elevation spans over 100’. It faces a lovely brick walkway, which, until the 1980s, was a driveway to Gilpin’s carport (Fig. 3)(Photo 6). An earlier brick walk,

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installed in the 1980s and reconstructed in the mid-1990s, changed the overall spatial arrangement of the south side yard, introducing formal landscaping to what was an informal parking area.

The elevation begins at the west, with windows looking into the Pueblo Revival portion of the house (Photo 7). These sash windows appear to mix older (Photo 8) and replacement units. The third window from the west represents a new opening from the 1990s. Moving eastward is the juncture of the once separate dwellings (Photo 9). The Territorial Revival porch and the entry door date to the mid-1990s (Photo 10). Just before the 1980s connector (Photo 11) to the guesthouse is a door created in the 1990s by replacing a window (Photo 12).

East

The east side of the house represents changes made by Gilpin in the early 1970s, as well as alterations and interventions that occurred in the 1980s (Photo 13). Historically, the original façade consisted of the gable end of the José Quintana house. In 1970-71, Gilpin added a kitchen to the northeast corner (Fig. 1). This addition enclosed the north side of the lower gable, changing the roof plan. Later, a small porch was added to the south end of the kitchen.

After Gilpin's death, the new property owners removed the porch, which became part of the hyphen between the main home and the guesthouse. The fenestration at the center of the façade reveals this change, consisting of a glass door bracketed by 8/8 wood bead insulated windows (Photo 14). With their raised muntin molding, these windows are diagnostic of the 1980s.¹ The elevation ends at the south with the hyphen's connection to what was the Severino Vigil home (Photo 15).

North

The north (back) side of the building reveals a balance of original design and recent alteration. Starting at the east is the bump-out, creating the early 1970s kitchen (Photo 16). A pair of 8-light wood casements daylight this space (Photo 17). While the sash and hinges are old, they were likely repurposed from another location.

¹ Rá Patterson, email communication to John Murphey, May 8, 2024.

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Next is a deep, inset porch (Photo 18). The cool, quiet space is sheltered by a roof supported by wood beams and rough decking, indicating potential older construction (Photo 18). Territorial-style posts of unknown vintage support the structure.

The position of the north door and its casing suggest period construction. In contrast, the east wall's door enframing has been covered with stucco (Photo 19). Also slightly marring the space's originality is a Pueblo Revival "beehive" fireplace installed in the 1990s (Photo 18).

Bridging off the portal is a ramada-style shading structure erected in the late 1990s (Photo 20).

Continuing west, the façade moves from the gable portion to the flat roof section of the house. The combined elevation is fenestrated with a mix of hung sash and casement windows (Photos 20-21). The casements have narrow muntins and appear to be older. The openings are topped with Territorial type heads.

West of the juncture stands a French door that was inserted into a window opening in the 1990s (Photo 21). The west end holds two sets of triple 8-light casement windows (Photos 22 & 23).

Guesthouse

The guesthouse, attached to the main house by a non-historic hyphen, is a linear mass of small adobe buildings. The space holds two bedrooms, two baths, and a utility closet. This building, which was likely constructed in the late 19th century, began at the east end with a rectangular volume. This was historically the Severino Vigil house. Smaller rooms were added to this dwelling, gaining four accretions and a carport by 1958 (Fig. 14).

Laura Gilpin, who acquired the property two years earlier, converted part of the building into her darkroom and studio.² In the 1980s, after Gilpin's death, the hyphen was

² Mary Peck, email communication to John Murphey, May 8, 2024. Peck worked as Gilpin's assistant in the 1970s.

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added, and the carport was removed. New fenestration was inserted, and the once multi-room building had its party walls breached.

The west end shows an altered opening holding a 1980s 6/6 hung sash window (Photo 24). The 1980s hyphen partially demolished the building's north elevation. Surviving at the west end is a small volume with a door and window. Based on aerial photographs, the window is not original (Fig. 16) (Photo 25).

East of the hyphen are the remains of the Severino Vigil house (Photo 26). The north façade includes an opening, potentially at the original position, fitted with a recent glass door.

A pair of 8/8 hung wood sash penetrate the short, east elevation. The window's mullion, jambs, and casing point to older construction (Photo 27).

The south elevation looks onto a block wall. This mostly unaltered side of the guesthouse shows the original features of the accretive building, with its lumpy walls, offsets, running *contrapared*, and smaller and lower-placed windows (Photos 28 & 29).

Garage

A one-car garage erected in the 1990s sits at the front of the property and is the only building fully visible from Camino del Monte Sol (Photo 30).

Historical Overview

Overview

Photographer Laura Gilpin, who had worked in obscurity for nearly four decades, had a breakthrough in the late 1960s with the publication of *The Enduring Navaho*, a photographic portrait of the Diné people. The visually compelling book received accolades and awards and became a mainstay on the Southwest bookshelf. Gilpin was mostly self-trained. She had been working on the book for years, starting in the late 1930s under a quasi-New Deal documentary project. She and her partner, Elizabeth

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Forster, acquired the house in 1956 and made a few changes before they died in the 1970s. After their deaths and a transition of ownership, the house and grounds went through a cycle of renovations, achieving their current appearance by the early 2000s.

Before Gilpin: The Quintanas and Vigils

At least one house stood on the site as early as 1912, as evidenced by the King's map of the same year. The map identifies the property's joint owners as José Quintana and Severino Vigil. A hydrological survey two years later shows two independent homes: one owned by Quintana and the other by Vigil (Fig. 4). Both names would stick with the property through the 1930s. José was married to Maria Quintana, and Severino to Margarita Vigil. The property, which would gain the address 409 Camino del Monte Sol, would include at least three dwellings occupied by different families.

As recorded in the 1930 census, it consisted then of two households in separate dwellings and two related secondary households.³ José, 70, and Maria, 70, lived in one (today's main house) with their daughter Crusita. Serefino, 72, and Margarita, 69, occupied the second house, representing the east end of the guesthouse. This household included a separate family unit consisting of a daughter, Efren Lucero, and her two sons. Another unit had four grandchildren with the Perea surname. In total, twelve individuals lived on the property. City directories identified more people with the Vigil, Perea, or Vigil surnames living at 409 Camino del Monte Sol, with some simply occupying "rooms."⁴

The older men owned the land but were no longer working, while the younger men had jobs as "laborers." Several of the young women worked as domestics; Nella Vigil helped artist William Penhallow Henderson, whose home was higher up on the Camino, and her sister, Crusita, worked for the David G. Carter family on Acequia Madre.⁵

³ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12A; Enumeration District: 0003; FHL microfilm: 2341134.

⁴ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 179.

⁵ *Ibid.*, 138, 178, and 179. Three of the young women were indicated to be working as domestics.

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Severino Vigil, who had helped construct the St. Francis Cathedral, died in 1933.⁶ As was the tradition, his body would rest in state in the house before being buried. (Newspapers accounts document that at least five family members rested in state at the house between 1932 and 1942). Vigil was followed three years later by José Quintana.

In the late 1930s, the population of the property began to change. City directories recorded the main house owned by Antonio J. Ortiz, with separate “rear” homes held by families with the Vigil, Martinez, and Lucero surnames.⁷ For the most part, these names represented the children (and/or spouses) of the deceased principal owners.

Additional names began to appear in the 1940s. The 1942 city directory places seven families on the property, having either the Anaya, Maes, Medrino, or Ortiz surnames. In addition to the two primary homes, 409 Camino del Monte Sol, included “1 rear,” h3,” and so on, suggesting smaller dwellings.⁸

Three years before Laura Gilpin and Elizabeth Forster purchased the property in 1956, the main houses were occupied by Antonio and Adelina Ortiz, who owned their home, and Augustine Stoll, who rented hers.⁹ Antonio, or Tony, served as the vice president of the Cristo Rey Credit Union; Augustine Stoll, a single woman, was a public nurse who mya have known Elizabeth Forster. The official deed for the property listed Tony and his wife Carmelita and nine individuals with either Lucero, Ortiz, or Alire surnames as the previous owners.¹⁰

⁶ “Serefino Vigil,” *Santa Fe New Mexican*, February 27, 1933, 2.

⁷ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 250.

⁸ Various city directory entries.

⁹ *Ibid.*, 1953, 350. In a May 1957 letter, Gilpin claims to have acquired the property 1.5 years earlier from “Miss Augustine Stoll.” There is no indication through a search of deeds that Stoll ever owned the property.

¹⁰ Quitclaim Deed (Joint Tenants), Jose and Carmelita Ortiz, et al to Laura L. Gilpin and Elizabeth W. Forster, single women, recorded May 17, 1957 (digital entry states May 16, 1958), Book 144/Page 230, Instrument # 228103, Santa Fe County, New Mexico.

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The Photographer

Laura Perry Gilpin was born on April 22, 1891, on a ranch near Austin Bluffs, Colorado.¹¹ Her grandfather, Bernard Gilpin, owned a drug company in Baltimore that introduced the insecticide Black Flag to the general market.¹² Money from this source likely underwrote Laura’s education and lifestyle as an artist.

Laura’s father, Frank Gilpin (Fig. 5), was less inclined to engage in commercial activity and moved to Colorado Springs, where he established a ranch and opened a woodworking shop where he produced handsome reproductions of early American furniture. William Jackson Palmer, a civil engineer and founder of Colorado Springs, introduced young Laura to hunting and nature photography. At age 12, she received her first camera, a Kodak “Brownie.” She took some of her first pictures at the World’s Fair in St. Louis the following year.

Early Training

Her mother, Emma Miller Gilpin, who had grown up in Chicago and St. Louis, encouraged her daughter’s photography, taking her to New York to meet with pioneering female photographer Gertrude Käsebier. After attending prep school in Philadelphia, Laura returned to Colorado Springs and worked at the family ranch. 1916, she enrolled in the Clarence H. White School of Photography in New York. Clarence Hudson White, a proponent of Pictorialism, educated his students to use the camera and darkroom as an artist would use a paint brush and canvas. His students included Dorothea Lange. Gilpin only attended for a year but learned the fundamentals of in-camera composition and silver and platinum printing, both skills she would use for her lifetime.

Stricken with Spanish influenza, Laura returned to Colorado Springs. Her mother hired a private nurse, Elizabeth Warham Forster, to help Laura recover (Fig. 7). Laura and Elizabeth (popularly Becky) developed a relationship and became lifelong romantic

¹¹ Information on Gilpin’s life is based on several online biographies. Essential facts and dates are not footnoted. The author, however, has included additional information that did not appear in biographies or that helps inform readers about the artist’s life in Santa Fe.

¹² “Death of Bernard Gilpin,” *The Sun*, May 8, 1897, 10; “Black Flag Week is to be Observed Here,” *The Yonkers Herald*, June 17, 1925, 7.

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partners.¹³ After mending, Laura opened a portrait studio in Colorado Springs, a form of photography she would practice for art and cash for the rest of her life. During this period, she moved away from the soft focus of Pictorialism and toward a more documentary form.

During the Great Depression, she moved into architectural photography and New Deal-style realism. The former included photographing architect John Gaw Meem's stark concrete masterpiece, the Colorado Springs Art Center (1934). These pictures were displayed in Paris.¹⁴

It is unclear why, but Gilpin was denied employment with the Farm Security Administration¹⁵, a New Deal documentation project that launched the careers of many important photographers (Dorothea Lange, Walker Evans, Gordon Parks, Ben Shahn). She did work with the Coronado Cuarto Centennial Commission to provide photographs to illustrate New Mexico's WPA state guide.

Gilpin first traveled to the Navajo Nation in 1930, where Elizabeth worked as a public nurse and, through Forster's connections, began photographing individuals and families. Multiple photographs she took during this time illustrated *The Enduring Navaho* (Fig. 8). This work and subsequent trips to the reservation became the foundation of her decades-long project documenting the Navajo culture.

Move to Santa Fe

Laura and her family visited Santa Fe starting in 1921, once arriving in 1929 in a "chuck wagon" built on a Cadillac chassis.¹⁶ She mingled with notable Santa Fe women, taking portraits of many, including a platinum print of Helen Dorman in Navajo blouse and

¹³ Walter Cooper, *Unbuttoned: Gay Life in the Santa Fe Arts Scene- A Memoir* (Santa Fe: Walter Cooper Books LLC, 2016), 84.

¹⁴ John Gaw Meen, letter to Laura Gilpin, May 13, 1937, Laura Gilpin Papers, Amon Carter Museum of American Art Archives, Fort Worth, Texas. "People Coming and Going in Old Santa Fe," *Santa Fe New Mexican*, May 28, 1937, 6.

¹⁵ James C. Farris, *Navajo and Photography: A Critical History of the Representation of an American People* (Albuquerque: University of New Mexico, 1996), 330, Footnote 4. Farris points out that the head of the agency, Roy E. Stryker, "deliberately avoided Native Americans," but as Gilpin photographed a wide range of subjects, other issues must have factored into his choice.

¹⁶ "Town Talk," *Santa Fe New Mexican*, June 1, 1929, 6.

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squash blossom necklace (Fig. 9). She first exhibited in Santa Fe in 1931, with a slide show at the Laboratory of Anthropology.¹⁷

Laura and Elizabeth moved to Santa Fe after the conclusion of World War II. During the war, Laura had worked for Boeing Company in Wichita, Kansas, where she did promotional photography for the plane manufacturer and the war effort. Her father died in 1943; it is assumed she inherited some money from the Gilpin wealth. The same year, she published her first book, *The Pueblos: A Camera Chronicle*.

In Santa Fe, she established a photography studio. She returned to doing portraits (Fig. 10) and produced a line of postcards. She became part of the small photographic community and once volunteered to judge, along with fellow state guide photographer Ernest Knee, a competition at the Camera Shop formerly located across from La Fonda.¹⁸ While now a known photographer, she exhibited locally, including at First National Bank of Santa Fe.

In 1948, Gilpin released *Temples in the Yucatan*, a book documenting Mayan architecture she photographed in the 1930s (Fig. 11). The following year, she released *Rio Grande: River of Destiny*, her most artistically satisfying work. A pictorial study of the Rio Grande River — from headwater to outlet — the book pointed toward Laura’s last approach to photography in which she photographed large landscapes. In 1950, she began planning *The Enduring Navaho*, her culminating and most famous work, hoping to publish it through Duell, Sloan and Pierce of New York City.¹⁹

In her portrait work during this period, Gilpin captured important New Mexico cultural figures — Maria Martinez, Georgia O’Keeffe, and John Gaw Meem — in photos which have been used many times to illustrate books and publications.

Laura and Elizabeth had lived in various rentals on Alameda, Canyon, and lastly the Camino, where they leased 503 until late 1955.²⁰ After acquiring the Ortiz property, they settled into the Camino lifestyle, which by this time, was less of the art colony of the

¹⁷ “Laura Gilpin’s Southwest Photos Delight Scientists,” *Santa Fe New Mexican*, September 5, 1931, 4.

¹⁸ Advertisement, *Santa Fe New Mexican*, October 4, 1947, 3.

¹⁹ “Pasopor Aqui,” *Santa Fe New Mexican*, June 7, 1950, 8.

²⁰ Laura Gilpin, letter to Evaline Meyers Jansen, December 15, 1955. Laura Gilpin Papers, Amon Carter Museum of American Art Archives, Fort Worth, Texas.

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1920s, and more of where the wealthy acquired summer homes. Laura, like other Anglos and a few Hispanics, protested the paving of the Camino, but at the same time she was eager to get a new sewerage connection.²¹

A letter from 1957 indicates she was using the “little house” as a photography studio and wanted to add to it a “good studio.”²² Given that the letter was focused on an easement issue involving the driveway (now the brick walkway) it may be interpreted that she was using the tiny adobe homes along the south property line as her production area.

During this period, Laura worked on *The Enduring Navaho*, and it was published by the University of Texas in 1968. It received positive praise from the tribe and anthropologists, though some of her approaches later called into question.²³ Gilpin had now been taking photos professionally for 40 years. She had reached international acclaim, with her longtime friend, Ansel Adams (Fig. 12), viewing her as “one of the most important photographers of our time.”

Last Years

In her last decade, Gilpin began to make small changes to the house. In 1970-71, a large room was added to the northeast corner, creating a new kitchen.²⁴

Around 1975, Gilpin began work on the long-held ambition to create a “good studio.” A 1976 *New Mexican* article mentioned the completed project which involved renovating the home’s front side. Gilpin turned the five rooms of the former dwelling into her dark room, matting room, portrait studio, showroom, and gallery. “I’m very excited,” Gilpin told the reporter, “It’s the first studio-gallery I’ve had.”²⁵ With the renovation, Gilpin

²¹ “City Council Hears Discussion on Paving Plan for Dist. 11,” *Santa Fe New Mexican*, February 14, 1957, 1.

²² Laura Gilpin, letter to Mr. and Mrs. Eusebio E. Ortiz, May 18, 1957, Laura Gilpin Papers, Amon Carter Museum of American Art Archives, Fort Worth, Texas.

²³ Farris, *Navajo and Photography*, 235-252; Louise Siddons, *Good Pictures Are a Strong Weapon: Laura Gilpin, Queerness, and Navajo Sovereignty* (Minneapolis: University of Minnesota Press, 2024).

²⁴ Elizabeth Wagner, letter to H-Board, August 23, 1994; “Building in Santa Fe Takes Seasonal Upward Swing,” *Santa Fe New Mexican*, April 5, 1970, 8.

²⁵ Rosana Hall, “Laura Gilpin: A Lifetime of Photography,” *Santa Fe New Mexican*, July 1, 1976, B-13.

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joined a history of artists who once maintained studio galleries on the Camino. Soon, she began showing her works at the little gallery.

Her longtime partner, Elizabeth Warham Forster, died in 1972. Gilpin continued to live at the house with help from an assistant. Receiving a belated Guggenheim Fellowship in 1975, Gilpin began working on a photographic essay on Canyon de Chelly, a project she would not complete. Laura Perry Gilpin died at St. Vincent’s Hospital on November 30, 1979, at age 88.

Evolution of Buildings and Property

Most changes to the Gilpin-Forster house occurred after their deaths. The few available photographs of the house during their time, coupled with aerial imagery, reveal a vernacular — perhaps scruffy — building and grounds. It looked nothing like what is in place today.

In 1984, as part of his architectural survey of the Camino del Monte Sol area, Michael Belshaw hypothesized that the older part of the residence was the larger, eastern section, which had a metal roof at the time.²⁶ He called it a “Mountain Vernacular” house and indicated that the Pueblo Revival front addition “may be recent.”

Early aerial photography from the 1930s, with its poor quality, does not allow the confirmation or refutation of Belshaw’s guess. However, a 1948 flyover shows the two joined dwellings (Fig. 13). The far superior 1958 aerial captures the home two years after Gilpin and Forster acquired it. There is indeed a gable roof structure and to the west, separated by a few feet, a smaller flat roof structure (Fig. 14). Also significant are the four to five adobe structures across the south property line. The complex terminated at her time in the west with a carport bearing Gilpin’s name.

Following Gilpin’s death in 1979, Caroline Dewey acquired the property in 1986. According to a letter from architect Elizabeth Wagner, who came to the Board several times in the 1990s, Caroline’s daughter, Andrea Chew, reworked the west portion of the house, turning it into a single-family home.²⁷ The project removed all traces of Gilpin’s

²⁶ Michael Belshaw, *Camino Del Monte Sol Architectural Historic Survey*, (Santa Fe: Prepared for the City of Santa Fe, 1984), 27.

²⁷ Wagner, letter to H-Board.

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1976 studio gallery. The line of small adobe buildings on the south were joined together to form a guesthouse. They later subdivided the property into three parcels. Thomas and Jane O’Toole acquired all three parcels in the late 1980s, reuniting the Gilpin-era property with a consolidation in 1994.²⁸

The O’Tooles began to change the buildings (see Table 1). This work, spanning ten years, included adding a hyphen or connector between the main home and the guesthouse. Further work involved creating a new window on the south side of the house and changing two windows into doors. A Territorial Revival entrance and porch were installed on the south elevation, and a freestanding garage was added near the west end of the property. The last project under O’Toole’s ownership created a beehive fireplace in the north elevation portal.

Evaluation of Historical Status

Cumulatively, the various projects, spanning 1989 to 1999, have affected every side of the combined original home and guesthouse. There is little left, save some secondary areas, that are true to the Quintana-Vigil and Gilpin-Forster periods. The current buildings and grounds more accurately reflect the tastes of recent owners.

When considering the hierarchy of the home’s façades, the north inset portal plays an essential role in its design and communicates its origin and later use. The open-walled room has a distinctive feel that connects to the territorial period and its later use as an outdoor-indoor living space. Minor changes and intrusions, such as the 1990s fireplace, have modified the space, but its overall design and feeling seem to remain intact.

For this reason, the recommendation is maintain Contributing status, recommending the north portal, minus recent intrusions, as the primary façade.

²⁸ Ibid.

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Table 1: Summary of Changes -1970 to 2000

Case #	Year	Project	Board Action
N/A	1970-71	New kitchen added on north elevation; changed footprint and massing	N/A
N/A	1973-78	Small porch added to east elevation; changed footprint and massing	N/A
N/A	1973-78	Created portal at southwest corner of studio/gallery (likely created as part of next project); changed footprint and massing	N/A
N/A	1975-76	Converted west section of house to studio gallery	N/A
Post-Gilpin Period			
N/A	Post-1983	Altered west elevation portal of Gilpin studio gallery; reduced size and introduced wall enclosure and gate; changed location, number and design of porch supports; removed entry door	N/A
N/A	Post-1983	Covered character-defining metal roof of east end of house with modern roofing material	N/A
N/A	c.1984	Converted former Ortiz-era dwellings and later Gilpin-era darkroom and studio to guesthouse	N/A
N/A	c.1989	Created hyphen between house and former darkroom and studio to create passage to guesthouse; changed footprint and massing	N/A
N/A	c.1989	Closed off original drive and installed brick pathway along south elevation side yard	N/A
H-94-151	1994	Created carport and constructed privacy wall and gate; revised in 1995 to one-car garage	Approved
NA	c.1994	Removed Gilpin-era carport; changed footprint and massing	N/A
H-95-016	1995	Replaced south elevation porch with new Territorial Revival design; altered fenestration, including introduction of a new window and a change of two windows to doors	Approved
N/A	c.1995	Reinstalled brick pathway along south elevation side yard	N/A
H-99-118	1999	Added ramada-style shade structure	Approved
H-99-189	1999	Installed fireplace under north portal	Approved

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Illustrations



Figure 1: Additions and Massing Changes: 1970-2000 (see Table 1).

- A. Shade structure, 1999.
- B. Kitchen addition, 1970-71.
- C. Porch, c.1971-73; removed with c.1989 hyphen.
- D. c.1989 hyphen, which includes “C”, removed portion north wall of “E.”
- E. Former Severino Vigil house and historic adobe additions. Converted to guesthouse, early 1980s.
- F. Gilpin-era carport; removed c.1990s.
- G. New Territorial Revival porch, c.1995.
- H. Portal added c.1973-1978; altered in the 1980s.
- I. One-car garage, c.1995.

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**Figure 2: March 6, 1983, HBI survey photograph. Michael Belshaw.
 West side of building complex. Camera facing east.
 Courtesy NMCRIIS.**

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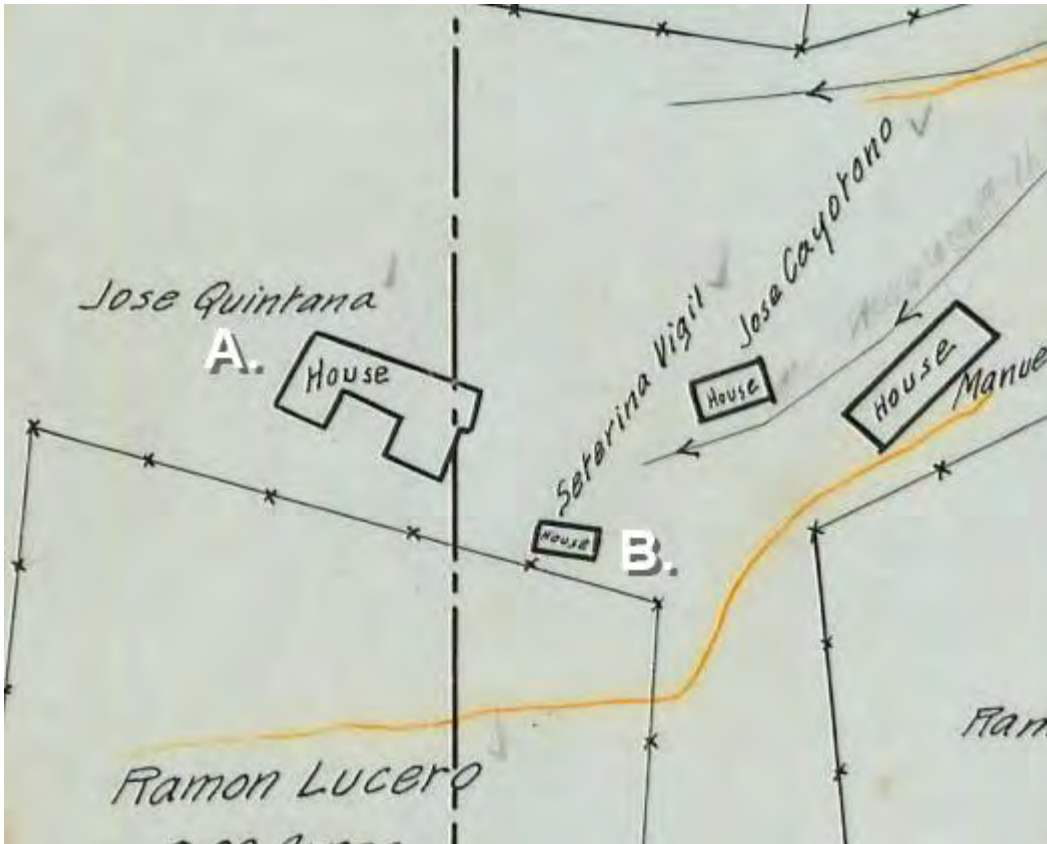


Figure 3: Top, c.1960s photo of Laura Gilpin’s carport and line of small adobe buildings. Bottom, approximately same view taken in May 2024. Top image courtesy Gay Block.

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**Figure 4: 1914 hydrographic map. A. José Quintana home (main house); B. Severino Vigil house (east end of guesthouse).
 State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (published 1919).**

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Figure 5: Gilpin family seated at The Broadmoor, Colorado Springs, 1905. Laura Gilpin. Amon Carter Museum of American Art, Fort Worth, Texas, Bequest of the artist.

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Figure 6: Elizabeth (Betsy) W. Forster, 1946. Laura Gilpin. Amon Carter Museum of American Art, Fort Worth, Texas, Bequest of the artist.

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Figure 7: Laura Gilpin, self-portrait, 1928. Laura Gilpin. Amon Carter Museum of American Art, Fort Worth, Texas, Bequest of the artist.

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NAVAHO WOMAN SPINNING

Laura Gilpin



Laura Gilpin

NAVAHO FAMILY

Figure 8: c. 1930s Navajo photographs, Laura Gilpin. 1940 WPA American Guide Series.

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Figure 9: Helen Dorman, 1929. Laura Gilpin.
Amon Carter Museum of American Art, Fort Worth, Texas, Bequest of the artist.

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Figure 10: 1950 advertisement for portrait work.
 Courtesy *The Santa Fe New Mexican*.

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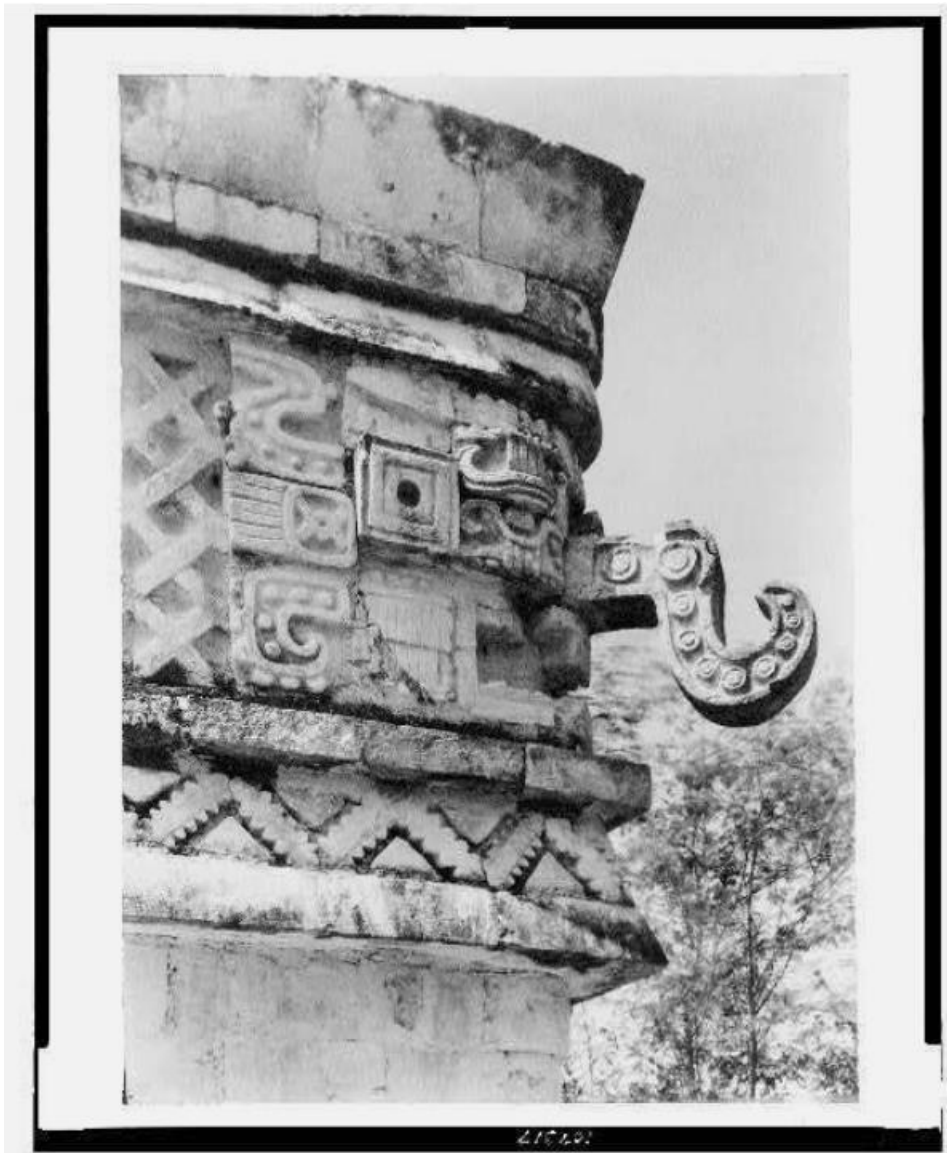


Figure 11: Mask of Itzamma. Temple of the Three Lintels, Chichen Itza, Yucatan, 1932. Laura Gilpin. Library of Congress Prints and Photographs Division Washington, D.C.

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Photo 12: Polaroid portrait of Laura Gilpin, Yosemite Valley, California, 1960. Ansel Adams. The Met. Gift of Virginia Best Adams and Polaroid Corporation.

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Figure 13: October 25, 1948, aerial photograph.
A. Main house; B. Guesthouse.

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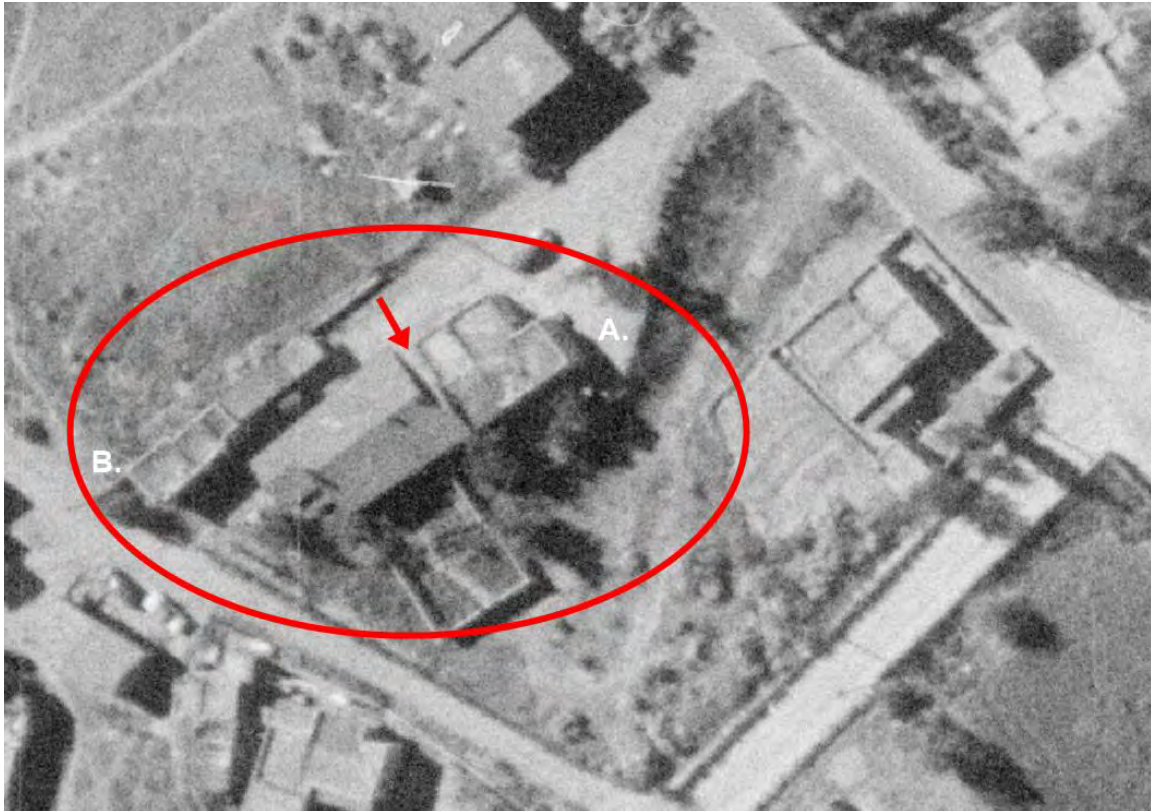


Figure 14: November 10, 1958, aerial photograph.
A. Main house; B. Guesthouse.
Arrow notes separation of dwellings forming main house.



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Figure 15: May 11, 1973, aerial photograph.
A. Main house; B. Guesthouse.
The arrow indicates that dwellings have been joined together.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
 Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: José Quintana & Severino Vigil Houses/ Laura Gilpin and Elizabeth Forster Property/ Thomas and Jane O'Toole House	2. Location: 409 Camino del Monte Sol Downtown and Eastside Historic District Santa Fe
	3. Local Reference Number: Santa Fe ID: H-767
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**Figure 16: September 11, 1978, aerial photograph.
 Note fenestration of guesthouse before c.1989 hyphen was added.**



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Survey Photographs

(All images taken by Giulia Caporuscio, May 1, 2024, unless otherwise noted)



Photo 2: View from entry to non-historic garage. Camera facing east.

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Main House



Photo 3: West elevation, altered 1976 portal. Camera facing east.

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Photo 4: South elevation, altered 1976 portal. Camera facing north.

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Photo 5: West elevation, unaltered section. Camera facing east.

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Photo 6: South elevation and walkway. Camera facing east.

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Photo 7: South elevation, west end. Introduced window highlighted. Camera facing north.

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Photo 8: South elevation, older window. Camera facing north.

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

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Photo 9: South elevation, where flat roof section meets gabled section. Camera facing north.

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Photo 10: South elevation, entry. Circled porch and door altered in the 1990s. Camera facing north. May 4, 2024.

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Photo 11: South elevation (left), non-historic connector (center), guesthouse (right). Camera facing east.

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Photo 12: South elevation, east end. 1990s door circled. Camera facing northeast. May 4, 2024.

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Photo 13: East elevation. New fenestration circled. Camera facing west.

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Photo 14: East elevation, 1980s window. Camera facing west.

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Photo 15: East elevation. Non-historic hyphen connects with Severino Vigil portion of guesthouse. Camera facing southwest.

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Photo 16: North elevation oblique, east end. 1970s kitchen addition circled. Camera facing southwest.

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Photo 17: North elevation, kitchen addition. Camera facing south.

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Photo 18: North elevation, portal. Camera facing south.

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Photo 19: North elevation, portal. Camera facing southwest.

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Photo 20: North elevation, ramada shade structure. Camera facing east.

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Photo 21: North elevation 1990s door circled. Camera facing southeast.

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Photo 22: North elevation, west end. Camera facing southwest.

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Photo 23: North elevation, detail of older window. Camera facing south.

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Guesthouse



Photo 24: West elevation, altered window circled. Camera facing east.

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Photo 25: North elevation, 1980s window circled. Camera facing south.

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Photo 26: North elevation, representing Severino Vigil home.

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Photo 27: East elevation. Camera facing west.

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Photo 28: South elevation, east end. Camera facing northwest.

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Photo 29: South elevation, middle section. Filled in opening circled. Camera facing northwest.

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Garage



Photo 30: South elevation. Camera facing north.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 06/17/2024	409 Camino del Monte Sol
Property Owner of Record: James Cahn & Jeremiah Collatz	Proposed Construction Description:
Applicant/Agent Name: Jeremiah Collatz, AIA	Minor Exterior Alterations - no change in footprint
Contact Person Phone Number: (847) 804-2616	TOTAL ROOF AREA: 4,699 SF
Zoning District: Municipality; R5	Lot Coverage : 27 %
Overlay: <input type="checkbox"/> Escarpment	<input type="checkbox"/> Open Space Required: _____
<input type="checkbox"/> Flood Zone*	Setbacks:
<input type="checkbox"/> Other: _____	Proposed Front: Exist. Minimum: 7'
Submittals Reviewed with PZR:	2 nd Front? _____
<input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations	Proposed Rear: Exist. Minimum: 15'
Supplemental Zoning Submittals Required for Building Permit:	Proposed Sides: Exist. Exist. Minimum: 5' or 10'
<input type="checkbox"/> Zero Lot Line Affidavit	Height: Proposed Exist. 15'-7"
Access and Visibility: <input checked="" type="checkbox"/> Arterial or Collector**	Maximum Height: 24' _____ or
<input type="checkbox"/> Visibility Triangle Required	<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
Use of Structure: <input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Regulated by Escarpment District
<input type="checkbox"/> Commercial Type of Use: _____	Parking Spaces:
Terrain: <input checked="" type="checkbox"/> 30% slopes Exist. North Yard 34% slope, no changes	Proposed Exist. (5) Accessible N/A
	Minimum: 2 _____
	Bicycle Parking**:
	Proposed: N/A Minimum: N/A
	** Commercial Requirement

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

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

Jeremiah Collatz
PRINT NAME

OWNER APPLICANT AGENT

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

SIGNATURE

6/17/2024
DATE

To Be Completed By City Staff:	2024-008618-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: Minor proposed changes to the elevations due to new downspouts and canals associated with a new roof	
REVIEWER: Stephanie Perea	DATE: 06/28/24
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	



① Level 01 Floor Plan
3/32" = 1'-0"

17 July 2024

Proposal Letter

Cahn Collatz Residence Restoration
409 Camino del Monte Sol

Downtown/Eastside Historic District Status Contributing

Itemized List of Proposed Construction:

- Re-stucco house and existing stucco site walls in new cementitious stucco. La Habra custom color match to Sherwin Williams SW9097 Soft Fawn, typical; and La Habra 100-Colonial White at portal interior only.
- Replace existing roof:
 - Existing Flat Roofs to receive new Carlisle TPO Tan Color
 - Existing Pitched Roof to receive new Corrugated Galvanized Sheet Metal roofing.
 - Replace existing gutters in-kind. Paint Benjamin Moore OC-151 White.
 - Re-slope flat roofs behind existing parapets at the Guest Wing and post-1989 Link Addition in order to direct rain water away from closed east end of courtyard and away from courtyard foundations (existing parapet heights to remain as-is)
 - Reinforce existing structure of pitch roof and provide new decking to receive metal roof
 - Provide (2) new canales to match existing at post-1989 portion of East Elevation to drain re-sloped roof beyond.
 - Provide (1) new canale to match existing and downspout at Guest West Elevation to accommodate re-sloped roof beyond.

- Reverse pitch of existing gutter at South Elevation. Remove downspout at east end of gutter, and provide new downspout at west end of gutter.
- Remove downspouts at existing canales at Courtyard West Elevation and Courtyard North Elevation. Existing canales to remain, modify to block internally for use as overflow only.
- Re-build in-kind existing rotted overhanging eave at west portion of North Elevation. Extend overhanging eave an additional 7'-4" to west chimney where there is currently a near-zero height parapet that cannot drain properly and results in roof leaks where existing dissimilar roof types transition. Replace existing gutters and downspouts with new in revised locations at overhanging eave.
- Replace existing HVAC systems. Replace and relocate (2) existing exterior rooftop condenser units, one of which to a nearby rooftop location out of view from the public way, and one to a screened area of the site.
- Provide new HVAC systems for areas not currently served. Provide an additional (2) new exterior condenser units at screened areas of the site. A total of (4) exterior condenser units are proposed in the final project.
- Remove existing exterior electrical panels and conduits and relocate to house interior.
- Modify existing 1990s entry portal at South Elevation. Remove and replace existing 1990s columns. Remove fascia boards to expose existing beam ends. Provide new metal roofing material to match proposed metal roof at pitch above.
- Repaint existing garage trim Benjamin Moore OC-151 White. Repaint existing garage door and window shutter Benjamin Moore 636 Willow Grove. Remove existing pseudo corbels at garage door and under garage canales which do not have a precedent on the façades of the main house.
- All existing windows and doors to remain. Repair, refurbish, and paint existing exterior windows and doors Benjamin Moore OC-151 White.

Existing Conditions:

409 Camino del Monte Sol consists of a 3,520 s.f. existing house with both historical and non-historical plan areas, and an existing 385 s.f. detached garage from 1995. The existing house has a pitched roof section flanked by sections of flat roof on either side and extending over the attached guest wing. The existing pitched roof height is 15'-9". Historically the main house consisted of 2 separated buildings, core sections of which were built pre-1914. Substantial additions and alterations to the house occurred in the 1970s and 1980s, and the two formerly separated buildings were combined into one single-family residence via a new link addition post-1989.

Reference: 12 May 2024 Historic Cultural Properties Inventory by John Murphey.

Proposed Construction:

The proposed project includes the replacement of deteriorating exterior stucco and repainting of existing exterior wood trim; roof replacement with minor proposed alterations to improve drainage; new and existing HVAC improvements; the refurbishment of existing windows; and the minor aesthetic modification of exterior elements built in the 1990s.

Moisture Remediation -

The majority of the proposed work is intended to address existing moisture deficiencies which threaten the integrity and usability of the house:

New roofing throughout is required to address active leaking at several different locations of the interior.

At the west portion of the North Elevation, an existing near-zero height parapet meets an existing rotted overhanging eave in an unresolved transition resulting in moisture intrusion into the eave structure and into the primary bedroom interior below. Existing dissimilar roof conditions at this location would likely result in similar moisture problems in the future even with a new roofing membrane. The proposed project replaces rotted wood and rebuilds the existing eave in-kind, and extends the eave a small distance to terminate at the west chimney to eliminate the existing dissimilar roof condition, unify the façade, and protect the adobe wall below from the elements.

At the courtyard, the post-1989 addition which unified the house into a single building and enclosed the courtyard did not sufficiently address moisture issues at the site. The bulk of the moisture collected at the roofs in this zone is currently directed to the closed end of the courtyard where it does not sufficiently drain; intrudes into crawlspaces; rots historical wood floors; and threatens the foundations of adobe walls at the courtyard. The proposed project directs roof water away from the closed end of courtyard as much as possible, by reversing the roof slope of the post-1989 link addition to drain to the east elevation of the addition; reversing the drainage of the gutter at the east elevation pitched roof to drain further down the courtyard, and re-sloping a portion of the guest wing roof to drain further down the courtyard.

HVAC Improvements -

The HVAC scope consists of replacing existing outdated HVAC equipment and providing new equipment for areas of the house not currently served by systems.

At the exterior, (4) condenser locations are proposed which would not be visible from the public way.

There are (2) existing rooftop condenser locations, and it is proposed to relocate both in order to ensure that there is no visibility from the public way. There is an existing condenser above the Primary Suite, for which a new location is proposed adjacent to the west end of the gable in an area of the flat roof that is slightly lower than the surrounding roofs. It was confirmed via mock-ups that the condenser at this location would not be visible from the public way, nor from the north or south garden areas. Above the Guest Suite, a larger existing rooftop condenser is proposed to be moved off the roof to a currently screened area of the site south of the Guest Suite where it will not be visible from the public way.

Two new condensers are proposed to be located at currently screened areas of the site, one at the same area of the site south of the Guest Suite proposed above, and one at the west elevation of the Primary suite, behind the detached garage.

Entry Portal Modifications -

The modification of the small entry portal built in 1995 is intended to harmonize with existing historical Territorial Style façade elements while replacing existing newer columns which exhibit oversized post-modern proportions not present elsewhere in the historical façade. The project also proposes to remove pseudo-corbels at the 1995 detached garage which have no precedent in the façades of the main house.

The project will comply with Santa Fe building codes and zoning regulations.

Sincerely,

Jeremiah Collatz, AIA

409 Camino del Monte Sol

Applicants' Response to Exception Criteria Addition within 10' of a Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion as they relate to the request to replace the existing non-historic and non-primary entry portal in front of the south primary façade with a new entry portal. The responses address the requirement with respect to additions **within 10' of a primary façade. (§14.5.2(D)(2)(d))**

Existing: The entry portal is not visible from Camino del Monte Sol, which is more than 130' to the west. John Murphey's HCPI states that the "Territorial Revival porch and entry door date to the mid-1990's (Photo 10)." (P. 6) The entry portal is +/- 8' x 8' in size, is made of conventional lumber painted white and has two square-shaped-flared columns holding up the entry canopy. The existing columns exhibit oversized post-modern proportions not present elsewhere on the structure. The existing porch suffers from deferred maintenance.

Proposed: The remodel would replace the existing columns with new hand-tapered columns intended to harmonize better with the historic Territorial Revival style façade elements of the existing structure. The portal roof would be replaced with a metal roof to match the pitched roof above, existing fascia boards removed and existing main beams replaced in-kind. The existing joist beams would remain, but be exposed. The materials are proposed to be the same as the existing and the size of the entry portal would not change. The entry portal detail is included in the project plants as sheet 11.

(1) *Do not damage the character of the district.*

Response: Modification of the existing entry portal by replacing the existing columns and renovating the balance of the portal is intended to provide design cohesion and achieve better harmonization with the overall remodel and existing structure, thereby enhancing the character of the District. The existing entry portal suffers from deferred maintenance and the remodel will maintain the Territorial Revival style and lengthen the useful life of the main entry to the house, whose core dates to the 19th century.

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

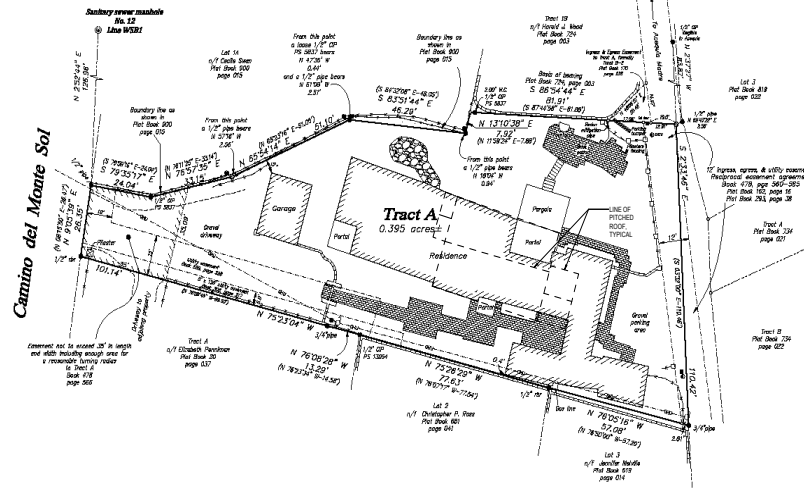
Response: The existing non-historic 1990's columns reflect the Territorial Revival style, but exhibit proportions not present elsewhere on the structure. Replacement with new columns as part of the remodel will achieve greater harmony with the existing façade elements and strengthen the cohesive design of this historic home, to the benefit of the applicant as well as the public welfare. The applicant's goal is to respect the historic character of the house and use the opportunity of the remodel to improve upon

this existing discordant design element. Replacement of the columns and rehabilitation of the roof and structure will also extend the life of the entry portal and avoid future hardship to the applicant.

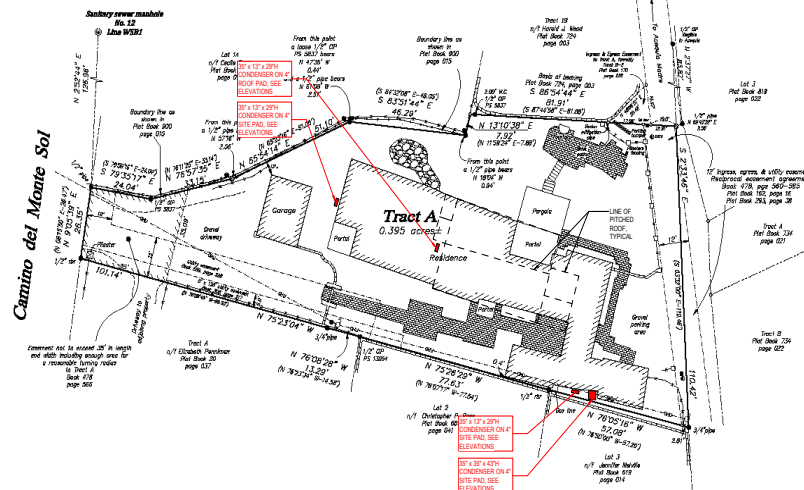
(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

Response: The applicant evaluated different design options for the entry portal, including retaining the existing entry portal. Doing so would perpetuate the post-modern proportions of the main entry to the house and was rejected in favor of the effort to achieve greater harmony with the existing façade elements.

The applicant also considered removing the entire portal and replacing with a new portal, and decided that modifying the existing portal would provide a less intrusive means of enhancing harmony with the balance of the structure while extending the useful of the entry portal.



1 Existing Site Plan



2 Proposed Site Plan



REGISTRATION

PROJECT

Cahn Collatz Residence
Restoration

James Cahn and
Jeremiah Collatz

409 Camino del Monte Sol
Santa Fe, NM 87505

ISSUE CHART

NOT FOR CONSTRUCTION

HISTORICAL REVIEW	03/20/24
DATE	03/20/24
JOB NUMBER	10002.001
TITLE	

Existing and Proposed
Site Plans

SHEET NUMBER

A02-1

REGISTRATION

PROJECT

Cahn Collatz Residence
Restoration

James Cahn and
Jeremiah Collatz

409 Camino del Monte Sol
Santa Fe, NM 87505

ISSUE CHART

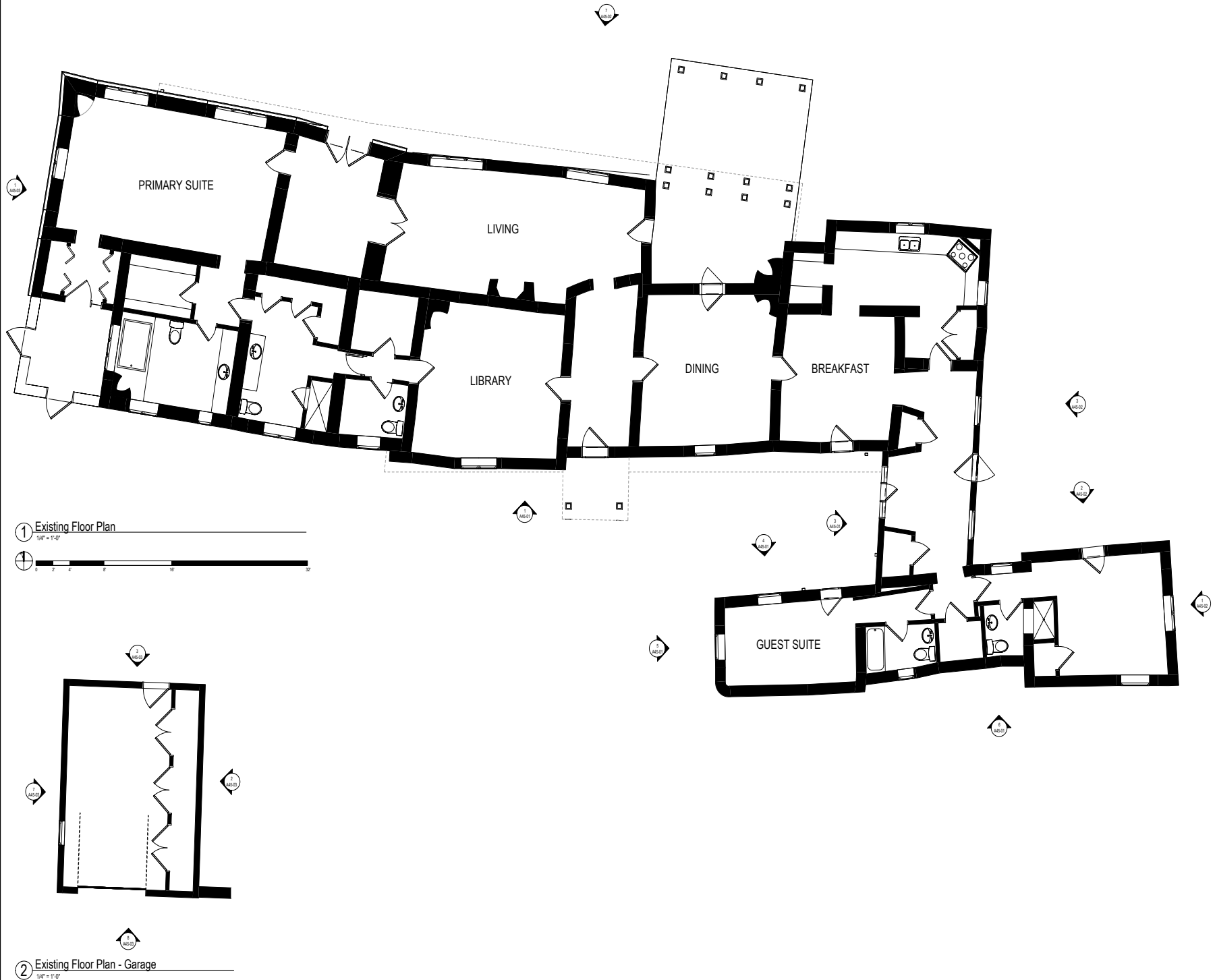
NOT FOR CONSTRUCTION

HISTORICAL REVIEW	01/23/2024
DATE	01/23/24
JOB NUMBER	10002.001
TITLE	

Existing Floor Plan

SHEET NUMBER

A10-1



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



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

REGISTRATION

PROJECT

Cahn Collatz Residence
Restoration

James Cahn and
Jeremiah Collatz

409 Camino del Monte Sol
Santa Fe, NM 87505

ISSUE CHART

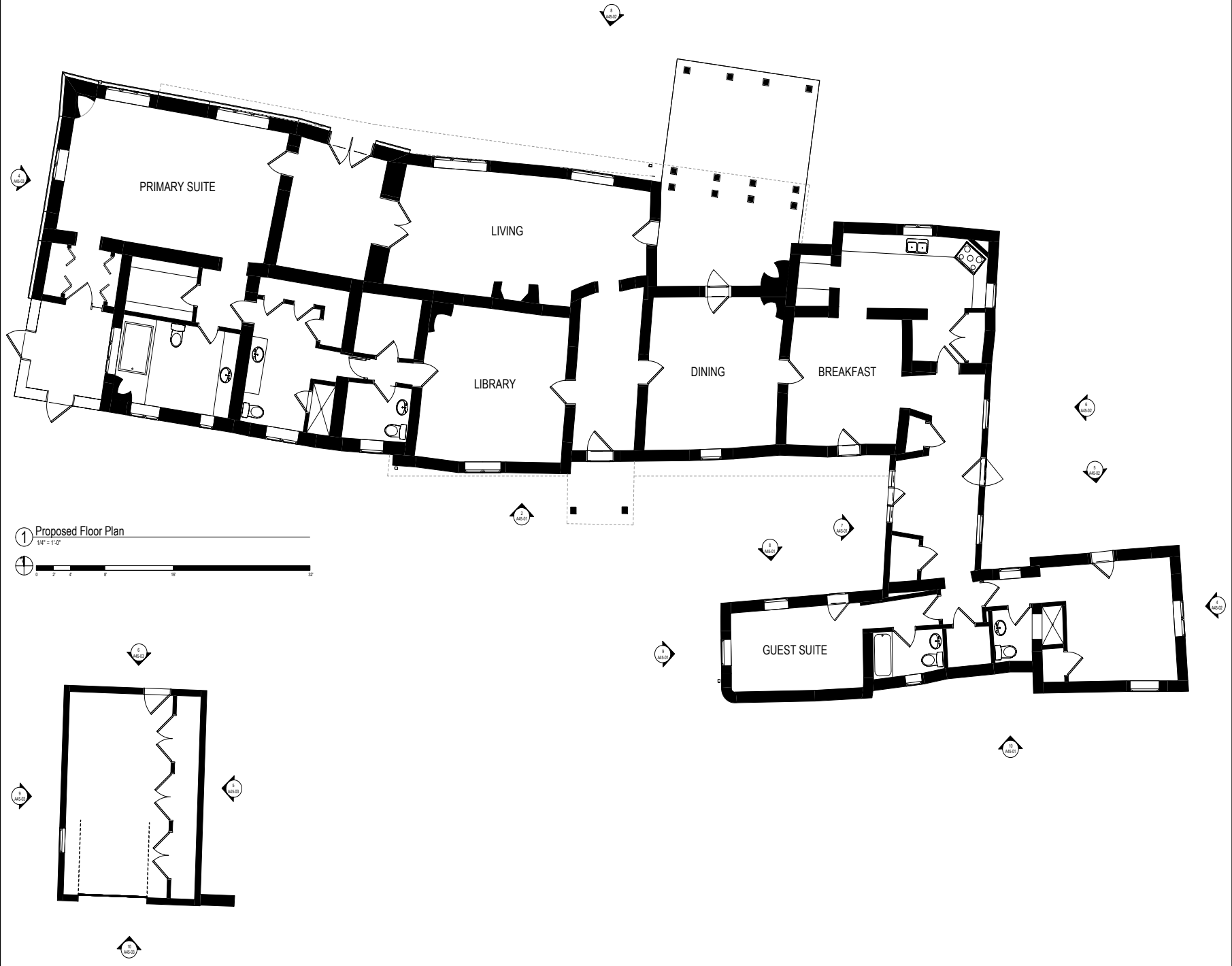
NOT FOR CONSTRUCTION

HISTORICAL REVIEW	DATE
Job Number	10002.001
TITLE	

Proposed Floor Plan

SHEET NUMBER

A11-1



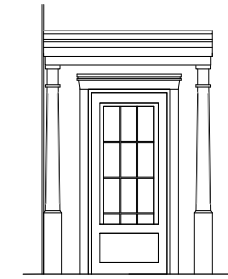
1 Proposed Floor Plan
1/4" = 1'-0"



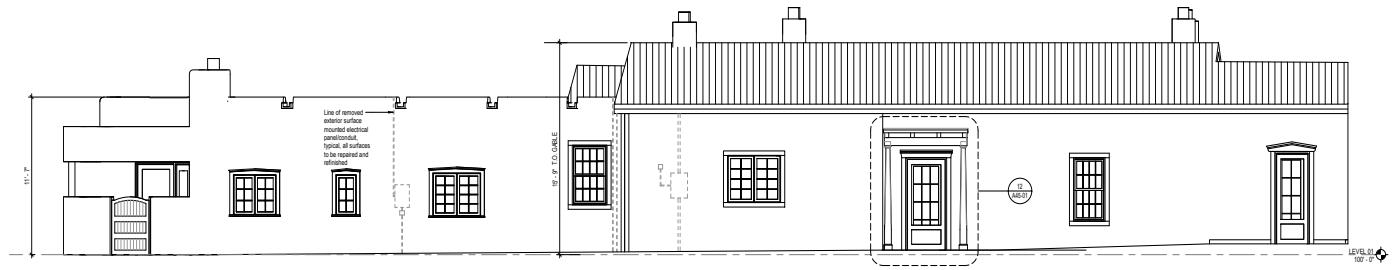
2 Proposed Floor Plan Garage
1/4" = 1'-0"



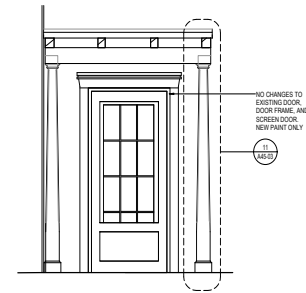
1 South Elevation Existing
1/4" = 1'-0"



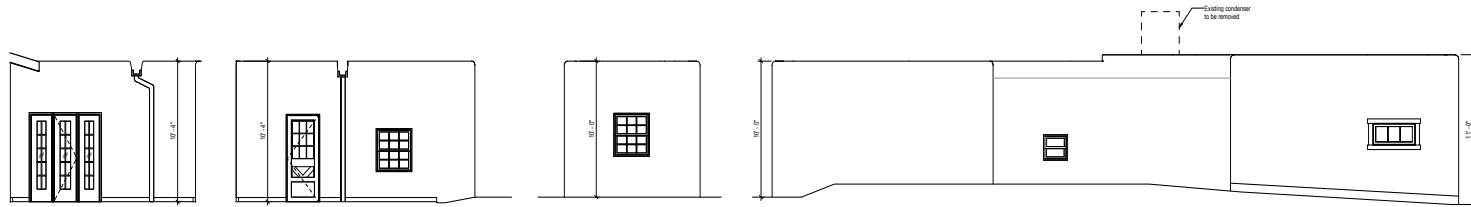
11 South Entry Portal Existing
1/2" = 1'-0"



2 South Elevation Proposed
1/4" = 1'-0"



12 South Entry Portal Proposed
1/2" = 1'-0"

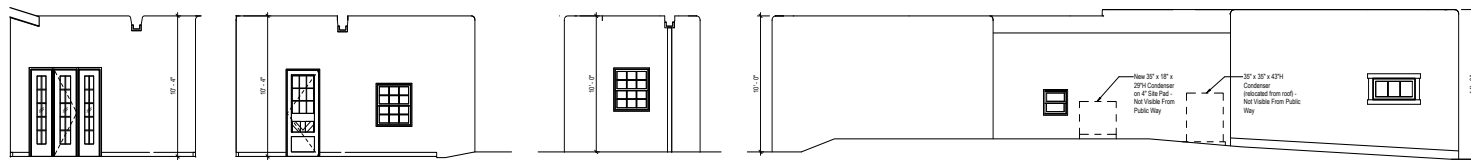


3 Courtyard Elev. West Existing
1/4" = 1'-0"

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

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

6 Guest South Elevation Existing
1/4" = 1'-0"



7 Courtyard Elev. West Proposed
1/4" = 1'-0"

8 Courtyard Elevation North Proposed
1/4" = 1'-0"

9 Guest West Elevation Proposed
1/4" = 1'-0"

10 Guest South Elevation Proposed
1/4" = 1'-0"

REGISTRATION

PROJECT

Cahn Collatz Residence
Restoration

James Cahn and
Jeremiah Collatz

409 Camino del Monte Sol
Santa Fe, NM 87505

ISSUE CHART

NOT FOR CONSTRUCTION

HISTORICAL REVIEW	01/12/2024
DATE	01/12/2024
JOB NUMBER	100021.001
TITLE	

Existing and Proposed
Exterior Elevations

SHEET NUMBER

A45-01

CONSULTANTS

STRUCTURAL

XXX
STREET ADDRESS
SUITE XX
CITY, STATE ZIP CODE

XXX
STREET ADDRESS
SUITE XX
CITY, STATE ZIP CODE

CONTRACT 1
XXX
STREET ADDRESS
SUITE XX
CITY, STATE ZIP CODE

CONTRACT 1
XXX
STREET ADDRESS
SUITE XX
CITY, STATE ZIP CODE

CONTRACTOR

XXX
STREET ADDRESS
SUITE XX
CITY, STATE ZIP CODE

REGISTRATION

PROJECT

**Cahn Collatz Residence
Restoration**

**James Cahn and
Jeremiah Collatz**

409 Camino del Monte Sol
Santa Fe, NM 87505

ISSUE CHART

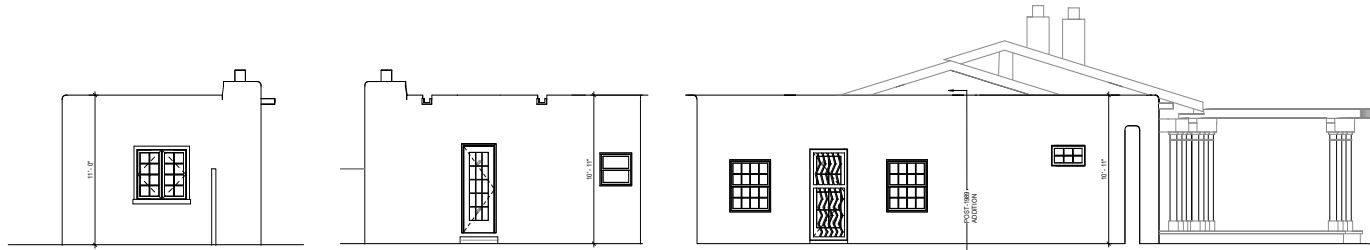
NOT FOR CONSTRUCTION

HISTORICAL REVIEW	07/23/2024
JOB NUMBER	100021001
TITLE	

**Existing and Proposed
Exterior Elevations**

SHEET NUMBER

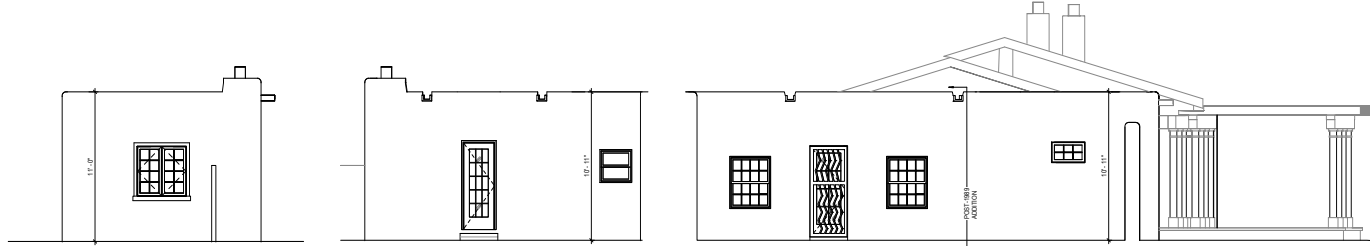
A45-02



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

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

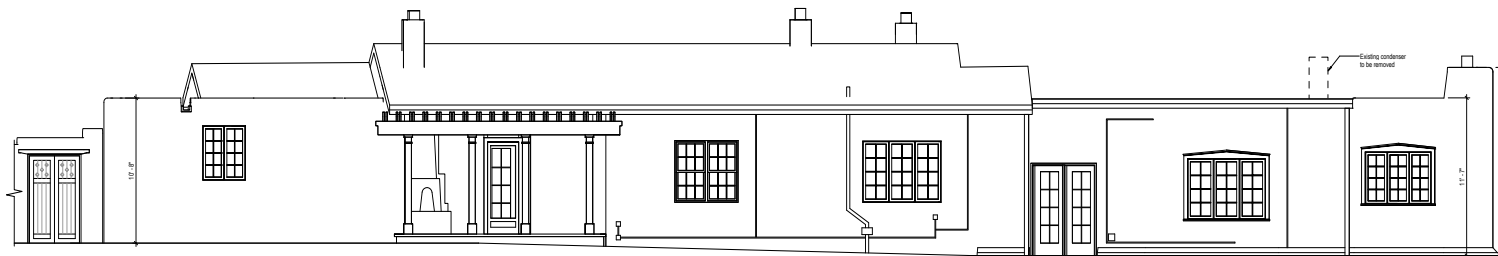
③ East Elevation Existing
1/4" = 1'-0"



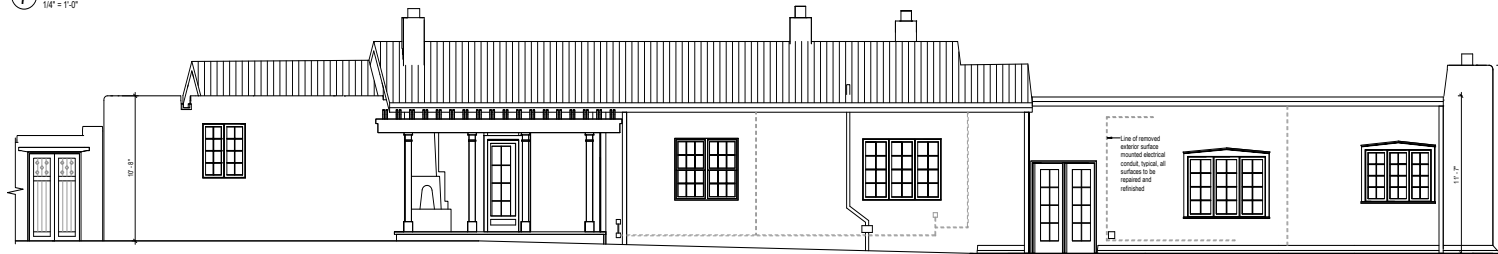
④ Guest East Elevation Proposed
1/4" = 1'-0"

⑤ Guest North Elevation Proposed
1/4" = 1'-0"

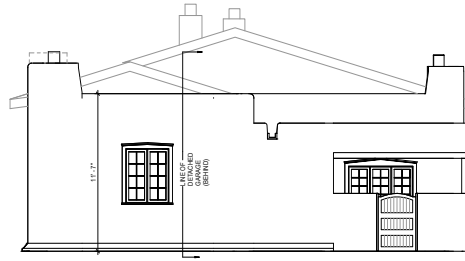
⑥ East Elevation Proposed
1/4" = 1'-0"



⑦ North Elevation Existing
1/4" = 1'-0"



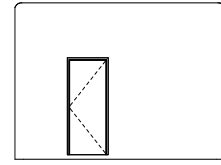
⑧ North Elevation Proposed
1/4" = 1'-0"



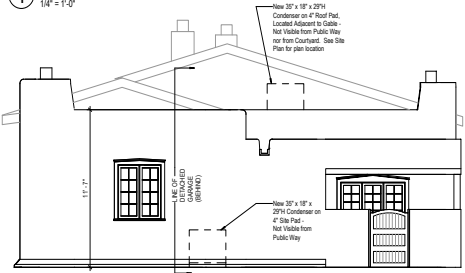
1 West Elevation Existing
1/4" = 1'-0"



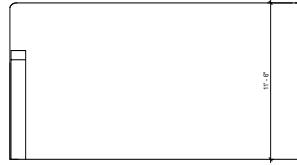
2 Garage East Existing
1/4" = 1'-0"



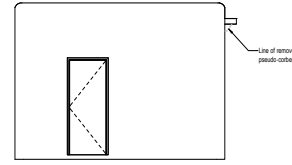
3 Garage North Existing
1/4" = 1'-0"



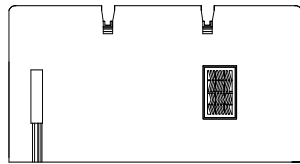
4 West Elevation Proposed
1/4" = 1'-0"



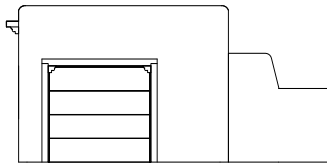
5 Garage East Proposed
1/4" = 1'-0"



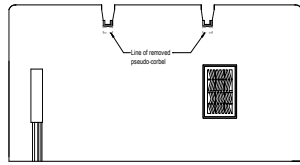
6 Garage North Proposed
1/4" = 1'-0"



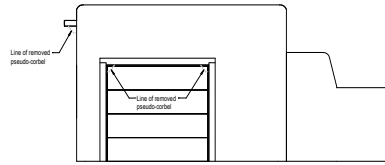
7 Garage West Existing
1/4" = 1'-0"



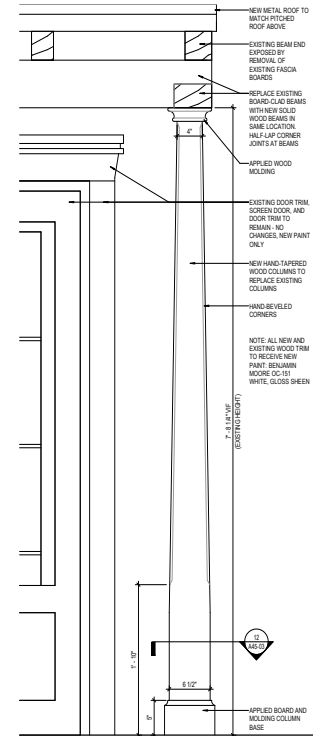
8 Garage South Existing
1/4" = 1'-0"



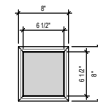
9 Garage West Proposed
1/4" = 1'-0"



10 Garage South Proposed
1/4" = 1'-0"



11 Detail @ New Entry Portal Columns
1 1/2" = 1'-0"



12 Plan Detail @ New Entry Portal Columns
1 1/2" = 1'-0"

REGISTRATION

PROJECT

Cahn Collatz Residence
Restoration

James Cahn and
Jeremiah Collatz

409 Camino del Monte Sol
Santa Fe, NM 87505

ISSUE CHART

NOT FOR CONSTRUCTION

HISTORICAL REVIEW	01/23/2024
DATE	ISSUE
Job Number	10022-001
TITLE	

Existing and Proposed
Exterior Elevations

SHEET NUMBER

A45-03



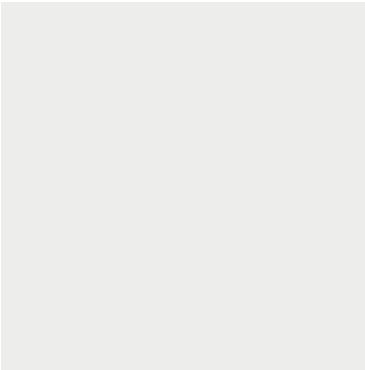
Pitched Roof Locations:
Corrugated Galvanized Sheet Metal



Existing Stucco Locations:
La Habra
Cementitious Stucco
custom color match to Sherwin Williams SW9097 Soft Fawn



Garage Door and Garage Shutter:
Benjamin Moore
Exterior Satin
636 Willow Grove



Exterior Wood Trim:
Benjamin Moore
Exterior Satin
OC-151 White



from Monte del Sol



from private lane



south elevation part 1



south elevation part 2



south elevation part 3



south elevation part 4



courtyard west



courtyard north



guest west



guest south



guest east



guest north



north elevation part 1



north elevation part 2 (portal)



north elevation part 3



north elevation part 4



west elevation



courtyard entry site wall



garage west



garage south



garage north



garage east

City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-008759-HDRB, 645 Garcia St., Downtown and Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, proposes to construct a 3,608 sq. ft. residential structure on a vacant lot to a height of 14'-6" where the maximum allowable height is 15'-11" and requests for an exception to Section 14-5.2(E) Downtown and Eastside design standards for the construction of an above ground cistern.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Height Calculation Document

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Staff finds that all approval criteria have been met regarding the exception to Section 14-5.2(E) Downtown & Eastside Historic District standards to permit the construction of an above-ground cistern.

BACKGROUND & SUMMARY:

The vacant lot at 645 Garcia Street is located within the Downtown and Eastside Historic District. The proposed development of Lot 3 in the Windmill Hill subdivision is approximately 3,608 sq. ft. of roofed area on a 0.38-acre lot. Lot 3 is in the Windmill Hill Subdivision where there is one

established residence identified as Lot 1 and Lot 2 which is a vacant lot. The subdivision is set back from Garcia Street and access is via a private drive. The site is concealed by an existing 8' high coyote fence along the subdivision's north, east, and south boundaries.

The proposed new construction includes:

- 1) The construction of approximately 3,608 sq. ft. one-story main structure to a height of 14'6" where the maximum allowable is 15'11". The structure is designed to meet the Recent Santa Fe Style design standards.
- 2) The new structure will be one story, with a flat roof, STO elastomeric stucco color El Rey suede, with wood accents, and Santa Fe River cobble walls and cistern.
- 3) Construct a rainwater cistern to the height of 15' for which an exception is requested.

The proposed residence is composed of four block masses with the highest portion of the building at the central portion of the building. Three outdoor terraces are proposed, one of which will be enclosed by a river rock wall. A cistern is proposed to be attached to the building and will provide watering of the landscaped areas.

EXCEPTION CRITERIA AND RESPONSES:

Exception to SFCC Section 14-5.2(E): Staff requests an exception to construct a 15' tall cistern as it does not meet the Downtown and Eastside design standards.

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

Applicant Response: The new stone cobble cistern does not damage or change the character of the Downtown & Eastside design standards. The cistern will be finished with river stone cobbles consistent with walls and finishes in the immediate vicinity along Garcia, Arroyo Tenorio, Acequia Madre, Canyon Road and throughout historic Downtown & Eastside district.

Staff Response: Staff finds that the criterion has been met. As illustrated in the applicant's introduction letter, the cistern feature is commonly found in northern New Mexico landscapes. The use of the cistern reduces City water consumption as the water will be utilized in the maintenance of the landscaped areas.

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

Applicant Response: Harvesting rainwater from the new roofs and feeding into the cistern will help to conserve water, New Mexico's most precious resource in Santa Fe's high desert environment. The cistern will be insulated and clad in stone cobbles and will be connected to a drip irrigation system that will water the homes landscaping saving City and Well water while maintaining Santa Fe's garden character. Ordinance #2003-6 2.4.1a(vii) Homes of 2,500sf of heated area or greater shall install a cistern that is buried, partially buried or within an insulated structure and is connected to a pump & drip irrigation system to serve all landscaped areas.

Staff Response: Staff finds that the criterion has been met. The term "Public Welfare" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and

ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. The cistern will provide the applicant the needed water resources for their landscaped areas.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: Overlooking the Windmill Hill Subdivision is an old windmill on Lot 1 that is seen from all three lots. Cisterns are often associated with windmills throughout the west and the new house cistern will similarly be expressed. Various designs, heights, materials and proportions were studied for the cistern design. The cistern's torreon shape strengthens and contributes to the City character and finished with river stone cobbles is consistent with the earthen, natural material palette of downtown Santa Fe.

Staff Response: Staff finds that the criterion has been met. The use of the cistern contributes to the heterogenous character of the historic district while providing for more sustainable management of water resources. A torreon shape can be found in the northern New Mexico landscape and has been used historically to harvest water.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant*

shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall 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.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall 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 *streetscape*;
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
- (iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

(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*.
- (8) Archaeological Resources
- Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.
- (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)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(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*.
- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- 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)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(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.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

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.

(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
- (f) 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.


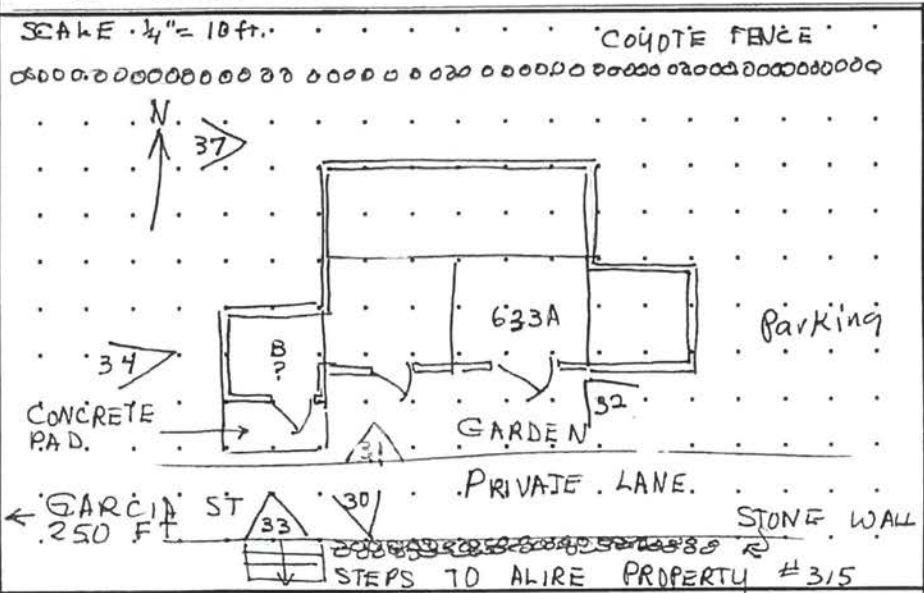
(2) Recent Santa Fe Style

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H2150

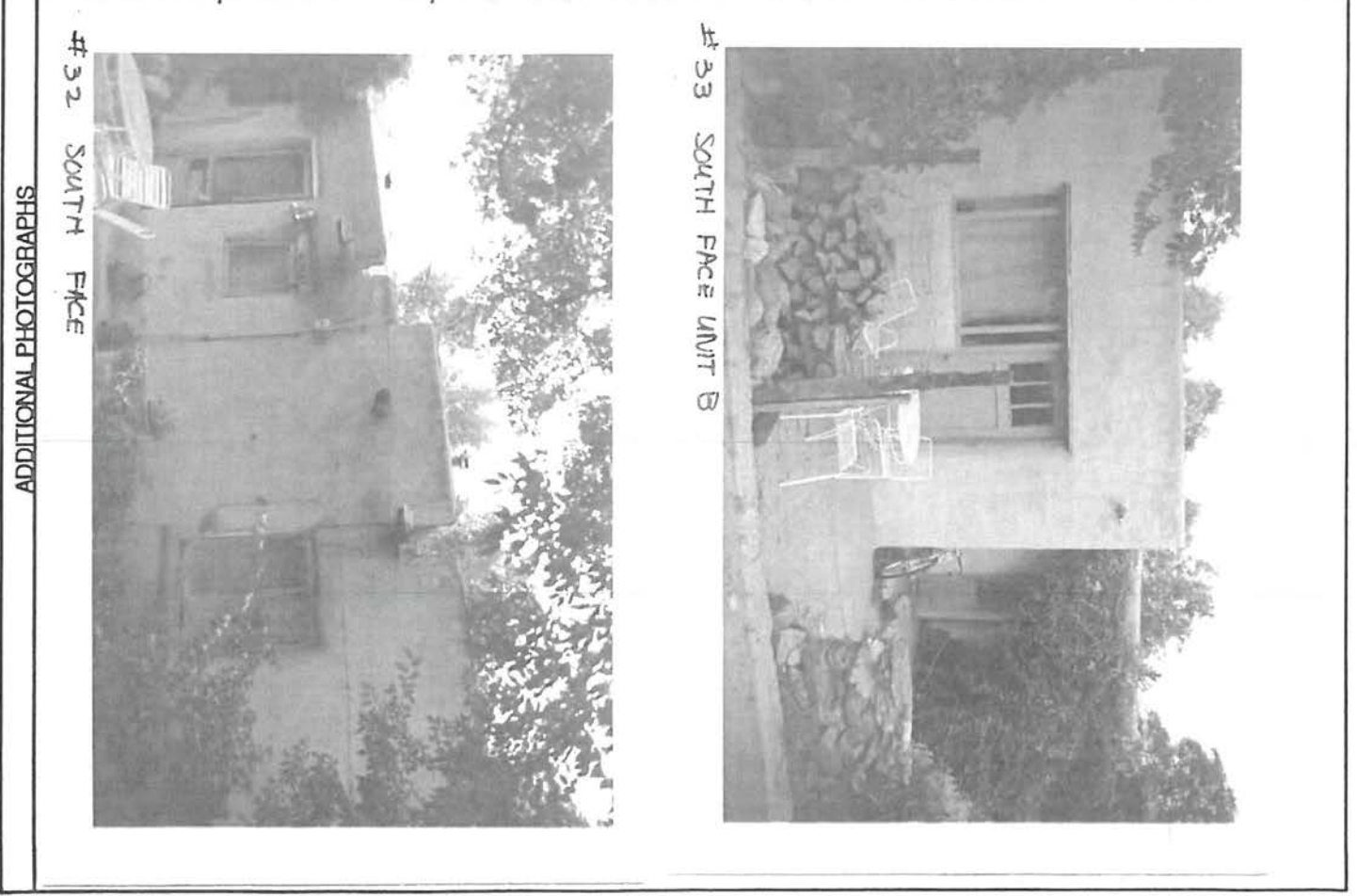
IDENTIFICATION	ADDRESS: <u>634 A+B GARCIA ST.</u> <u>633A</u>		ID NUMBER: <u>051600316</u>
	UTM REFERENCE EASTING NORTHING		BUILDING NAME:
	ZONE <u>12 13</u>		LEGAL DESCRIPTION: TNSP <u>17</u> N RANGE <u>10</u> E SEC <u>30</u> NW <u>1/4 SW 1/4</u>
BUILDING DATA	FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85		
	DATE OF CONSTRUCTION: <u>1930</u> ESTIMATE _____ ACTUAL		
	SOURCE(S) OWNER		
BUILDING DATA	ARCHITECTURAL STYLE: <u>PUEBLO REVIVAL</u>		
	USE:		
	HISTORIC: <u>residential</u>		
	OTHER _____		
	PRESENT: <u>residential</u>		
	OTHER _____		
	SURROUNDINGS: <u>RESIDENTIAL</u>		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR _____ NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: _____ YES <input checked="" type="checkbox"/> NO		
	WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S) _____		
PHOTO			
	SITE PLAN	SCALE $\cdot \frac{1}{4}'' = 10 \text{ ft.}$ COYOTE FENCE 	
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR _____ MODERATE _____ MAJOR			
EXPLAIN: <u>NONE VISABLE</u>			
OVERALL CONDITION: _____ EXCELLENT _____ GOOD <input checked="" type="checkbox"/> FAIR _____ DETERIORATED			
SIGNIFICANCE	BUILDING THREATENED? _____ YES <input checked="" type="checkbox"/> NO		
	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? _____ YES <input checked="" type="checkbox"/> NO _____ ELIGIBLE _____ CONTRIBUTING _____ NON-CONTRIBUTING		
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? _____ YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> ELIGIBLE CONT <input checked="" type="checkbox"/> LOCAL DESIGNATION: <u>Core</u> _____ HISTORIC DISTRICT _____ SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING _____ NON-CONTRIBUTING LOCAL LANDMARK _____ YES _____ NO		

SURVEYED 7.3-91 BY AC

NEGATIVES WITH NMHPD ROLL # 3 NEG # 29 TO 37

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO OVER ADDBE	
FOUNDATIONS	NOT VISABLE	
DOORS	WEST END 3 PANES OVER WOOD PANEL	WEST END HAS NEWER DOORS + WINDOWS
WINDOWS	WOOD CASEMENT - MAIN BLD 8 PANES PAIRED	1ST END PICTURE WINDOW CONCRETE SILLS
PORTALES	HEAVY CANALES OVER WINDOWS	
CANALES	HEAVY CANALES OVER WINDOWS 623 A S. SIDE	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE ALONG NORTH STONE WALL + STEPS S. SIDE	ROCK WALL + STEPS LEAD UP TO ALIRE PROPERTY #315
ARCH. DETAILS	BUILDING BUILT IN 470 5 SECTIONS	WEST END IS MOST RECENT
OTHER		

COMMENTS RENTAL PROPERTY OWNED BY ALIRE FAMILY
 PROPABLY BUILT BY FRANCISCO ALIRE



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS 623 A+B GARCIA ST.

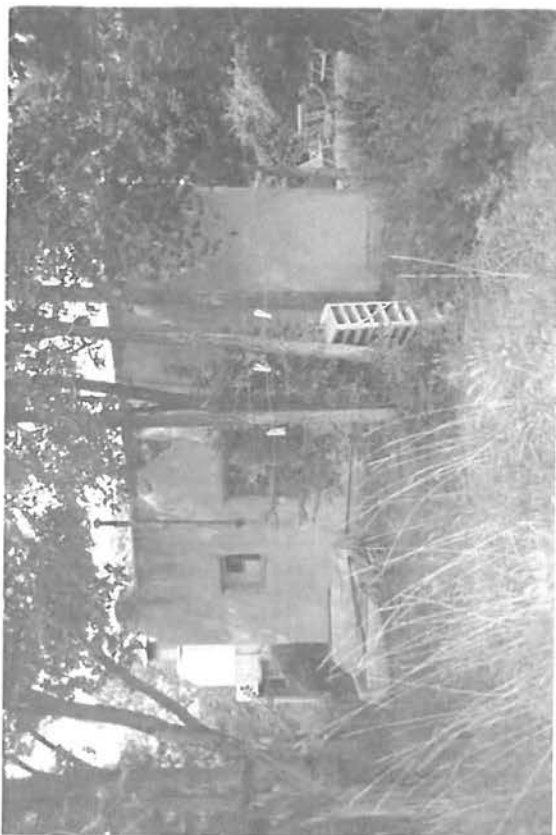
ID NUMBER 651600316

SURVEYED/RESEARCHED

DATE 7-3-91 BY AC



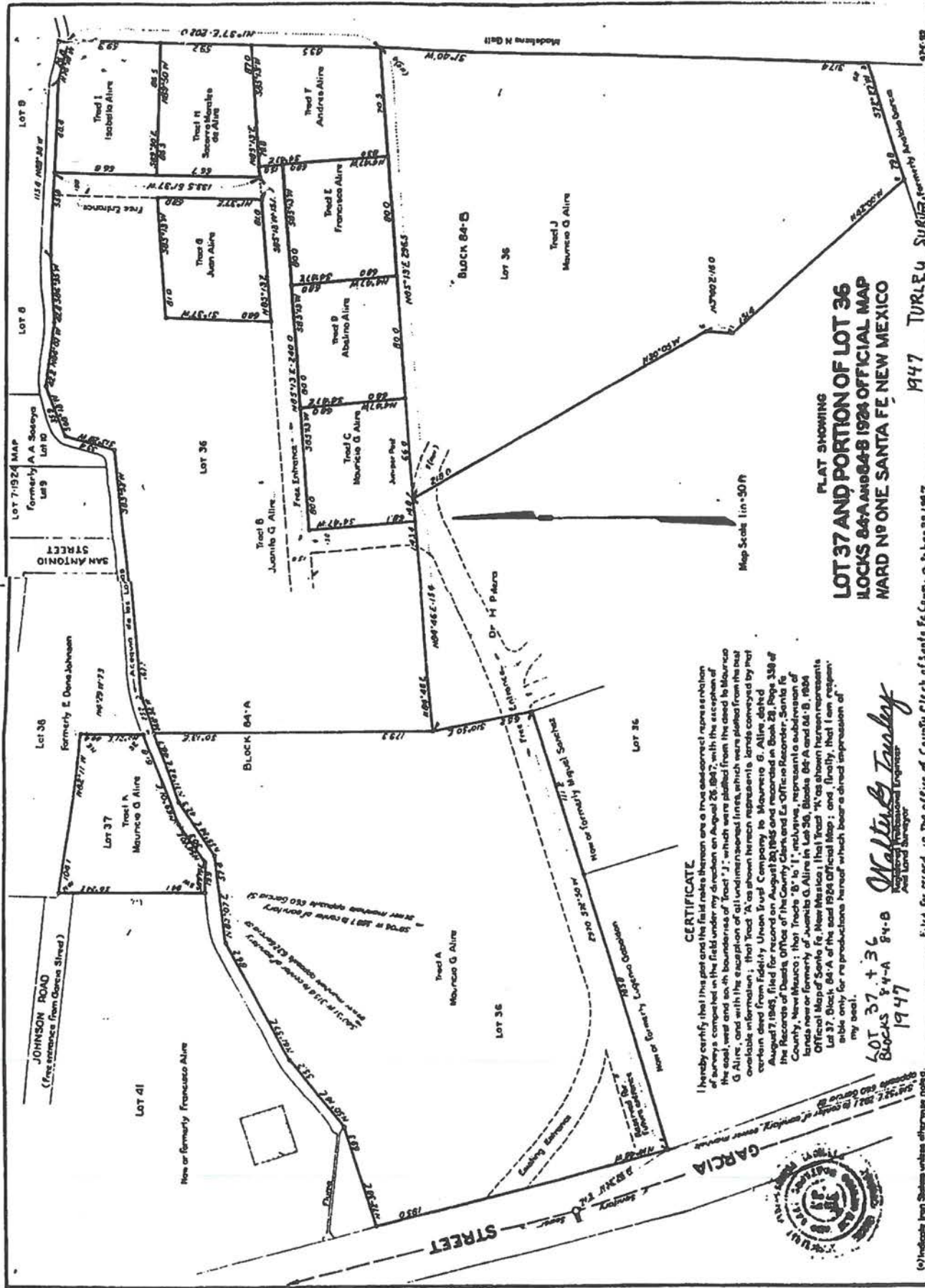
#37 NW CORNER UNIT A



#34 WEST FACE UNIT B



#30 ROCK WALL



**PLAT SHOWING
LOT 37 AND PORTION OF LOT 36
BLOCKS 84-A AND 84-B 1924 OFFICIAL MAP
MARD NO ONE SANTA FE, NEW MEXICO**

1947 TURLEY SURVEY M-415

CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct representation of surveys completed in the field under my direction on August 26, 1947, with the exception of the east, west and south boundaries of Tract J, which were platted from the deed to Maurice G. Aire, and with the exception of all undimensioned lines, which were platted from the best available information; that Tract A, as shown hereon represents lands conveyed by that certain deed from Fidelity Union Trust Company to Maurice G. Aire dated August 7, 1945, filed for record on August 20, 1945 and recorded in Book 28, Page 108 of the Records of Deeds, Office of the County Clerk and Ex. Office Recorder, Santa Fe County, New Mexico; that Tracts B to J, inclusive, represent a subdivision of lands now or formerly of Maurice G. Aire in Lot 36, Block 84-A and 84-B, 1924 Official Map of Santa Fe, New Mexico; that Tract K, as shown hereon represents Lot 37, Block 84-A of the said 1924 Official Map; and, finally, that I am responsible only for reproductions hereof which bear a direct impression of my seal.

LOT 37 + 36
BLOCKS 84-A + 84-B
1947

Walter T. Turley
Professional Land Surveyor



(c) Indicate from Station unless otherwise noted.



Mr. John Alire
601 San Antonio
Santa Fe, NM 87501

June 4, 1997

City of Santa Fe
Attn: Historical Design and Review Board
Post Office Box 909
Santa Fe, NM 87504-0909

To Whom It May Concern:

I am the co-personal representative of the Estate of Mauricio Alire. I was raised on my family's property which is now part of the Estate including the so-called windmill property. I have lived adjacent to the windmill property since 1930. To the best of my recollection, the windmill on the property was built by Mauricio Alire and was completed between 1951 and 1953.

Sincerely,

John Alire co/P.R.
John E. Alire



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: May 31, 2024</p> <p>Property Owner of Record: Windmill Hill Property Owner LLC</p> <p>Applicant/Agent Name: Michael Blum/ Graham Hogan</p> <p>Contact Person Phone Number: (202) 361 - 1005</p> <p>Zoning District: <u>R3</u></p> <p>Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: 645 Garcia Street, Santa Fe, NM 87505</p> <p>Proposed Construction Description: New single family 3 bedroom/3 bath custom home.</p> <p>TOTAL ROOF AREA: 3590 sf</p> <p>Lot Coverage : 21.6 % <input type="checkbox"/> Open Space Required: 60%</p> <p>Setbacks: Proposed Front: <u>15ft</u> Minimum: <u>10ft</u> 2nd Front? _____ Proposed Rear: <u>12'10"</u> Minimum: <u>10ft</u> Proposed Sides: <u>L73ft R 17ft</u> Minimum: <u>15ft</u></p> <p>Height: Proposed <u>15ft</u> Maximum Height: <u>15'-11"</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed <u>2</u> Accessible _____ Minimum: _____</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p>
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THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Michael Blum _____ [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.

Michael Blum _____ 5-31-24
SIGNATURE DATE

To Be Completed By City Staff:

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

Zoning Approval:
 Preliminary Approval with conditions Rejected
Comments/Conditions: Subdivision plat must be recorded before applying for building permits.

REVIEWER: Stephanie Perea DATE: 06/17/24

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

June 27th, 2024

Proposal Letter: Windmill Hill Lot 3 Single Family Custom Home

TO: HDRB Board

FROM: Graham Hogan Architect

REGARDING: HDRB Hearing

DATE: 8/13/24

ATTACHMENTS: *Windmill Hill Subdivision Survey, Windmill Hill Staff Report,*

1. Project

The proposed project is for a new Single Family Custom Home on a vacant lot. The new home will be built on Lot 3 of the Windmill Hill Subdivision as shown on the Windmill Hill Subdivision survey (attached). Windmill Hill Subdivision was approved in July of 2023 (Staff Report attached).

2. Project Analysis

The project is located within the Downtown and Eastside Historic district, is zoned R-3 and is designed to meet the Recent Santa Fe Style Design Standards. The new 3 bedroom single family custom home is 3,608 sf of total roof area. The new home square footage of 3,608sf/16,579sf = 21.7% of the site. This is below 40% zoned maximum coverage.

Lot 3: 16,579sf (0.38 Ac. +/-)

New home square footage

Residence	= 2,803sf (heated)
2 car Garage	= 540 sf
<u>Roofed area</u>	<u>= 265 sf</u>
House Total	= 3,608 sf

Terraces (concrete pavers)

North Kitchen Terrace	= 288 sf
South Living Room Patio	= 441 sf
Master Suite Courtyard	= 192 sf

Trellis South Living Room trellis =192 sf

The house is essentially 4 block masses, central great room (living room, kitchen, dining), master suite, guest rooms and garage. The central great room is the tallest portion of the house at 14' 6" above grade. The fireplace chimney is 15'-10" and rainwater cistern is 15'. All are below the site maximum height requirement of 15'11" (as defined by Paul Duran Historic Preservation Senior planner).

3. Existing Conditions

The site is a vacant undeveloped site with terrain that slopes down from south to north with grades of less than 30 percent. This is a back lot off of the street behind an operable existing gate and has no publicly visible facades.

4. Design and Materials

The new home will be a one story structure with flat roofs. It has a simple material palette of stucco, wood and stone similar to other structures around the area. The new home will have a stuccoed finish with wood accents and stone site walls with a stone rainwater cistern. The stucco color will be El Rey 118 Suede (an approved SF color) with a sand float smooth finish. The wood fascia, wood beams, window headers, wood scuppers and trellis will be natural wood with a clear coat finish.



STUCCO Walls
Approved SF Color: El Rey 118 Suede
-Sand float smooth finish-



WOOD Fascia, headers, soffits & trellis
-Clear coat finish-



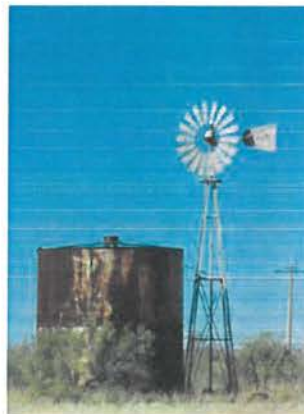
STONE Walls & Cistern
-Local river rock-

The stone work will be stacked river cobbles set in a similar fashion to other contextual neighborhood stonework around the area.

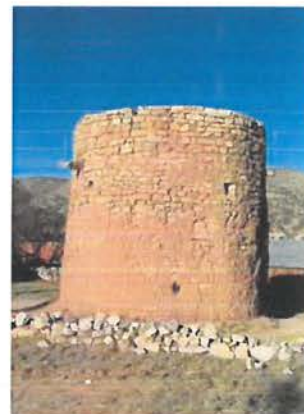
The rainwater catchment cistern is inspired by the historic windmill in the Windmill Hill subdivision that will remain on Lot 1 up the hill from Lot 3. Cisterns are often associated with windmills throughout the west and has become an architectural feature in the design of the custom home. The form of the cistern also draws from torreons found in Agua Fria, Pojoaque and throughout NM. Santa Fe County ordinance No. 2003-6 states that homes over 2,500sf shall install a cistern connected to drip irrigation to serve landscaped areas. Cisterns shall be sized to hold 1.15 gallons per sf of heated area. Therefore our heated sf = 2803 x 1.15gal = 3,224gals. Required. Cistern shown is 9' in diameter by 14' tall (interior dimensions) = 3,308 gals.



Local stone yard wall



Typical western windmill w/
water storage cistern



Historic torreon, Lincoln
NM

The windows will be aluminum clad wood windows with a dark aluminum finish on the exterior surface. The exterior of the house will have 3 terraces (south living room patio, north kitchen terrace & master suite courtyard) that will be finished with concrete pavers. The roof will be an earth colored membrane roof with 3 skylights.

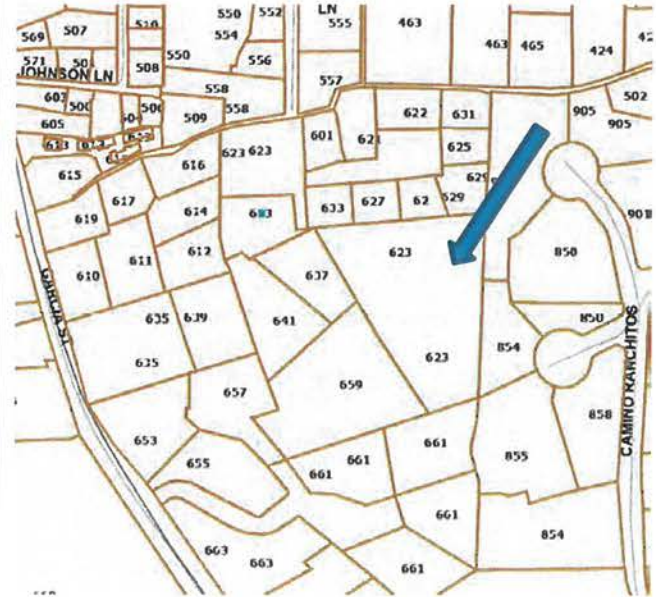
-END-



Planning and Land Use Department Planning Commission Staff Report

Case No: 2023-6842
Hearing Date: July 6, 2023
Applicant: Liaison Planning, Agent for Windmill Hill Subdivision, LLC
Request: Final Subdivision Plat
Location: 623 ½ Garcia Street
Case Mgr.: Daniel Alvarado
Zoning: R-3 (Residential – three dwelling units per acre)
Overlay: Downtown & Eastside Historic District and River & Trails Archaeological District
Pre-app. Mtg.: September 29, 2022
ENN Mtg.: November 15, 2022
Proposal: Final Subdivision Plat for a 3-lot residential subdivision.

Site Location Map:



Case #2023-6842. Windmill Hill at Las Placitas Compound Final Subdivision Plat. Liaison Planning, agent for Michael Blum, requests Final Subdivision Plat approval for three single-family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). A Preliminary Subdivision for the subject property was approved on April 6, 2023 as part of Case #2022-6201. The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District.

I. RECOMMENDATION

Staff recommends **APPROVAL** of Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat.

One motion will be required in this case, in the following order:

- a. **Approve** or **deny** Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat subject to conditions of approval and technical corrections in this report.

II. CONDITIONS OF APPROVAL

Table 1. Conditions of Approval includes staff recommended conditions of approval for Case #2023-6842 Final Subdivision Plat.

#	Condition of Approval	Dept. or Division	Addressed in Final Plat	To be completed by:

1	The grading and drainage plan shall show the existing gravel and state that all the gravel where no improvements are planned will be removed from that area to allow the reduction of impervious surface in the calculations.	Terrain Management	Yes	Prior to recordation of final subdivision plat
2	The driveway shall be designated as a no parking fire access lane and no parking anytime signs shall be posted.	Planning and Land Use	No	Prior to recordation of final subdivision plat
3	The 150 feet driveway requirements shall be met as per International Fire Code (IFC), or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)	Fire Prevention	N/A	Prior to recordation of final subdivision plat
4	A hydrant shall be provided within 600 feet of proposed residential units.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
5	There are currently 2 roadway easements, where are 5' and 15'; they are not currently combined on the legal lot of record. These shall be combined for a single easement of 20'.	Fire Prevention	No	Prior to recordation of final subdivision plat
6	503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
7	Each lot shall be served by separate water service at the time of development.	Water Engineering	N/A	Prior to Permit
8	An agreement for metered service (AMS) shall be required to install new services.	Water Engineering	N/A	Prior to Permit

9	All private sewer service lines shall be identified as SCH 40 PVC.	Wastewater	Yes	Prior to recordation of final subdivision plat
10	Identify the size pipe for the sewer service lines.	Wastewater	Yes	Prior to recordation of final subdivision plat
11	Delineate cleanout locations of all sewer service lines per UPC code.	Wastewater	No	Prior to recordation of final subdivision plat
12	Identify the slope of the sewer service lines. Minimum 2% for 4 inch and 1% for 6-inch service line is required.	Wastewater	Yes	Prior to recordation of final subdivision plat
13	Sewer backwater valves are required on the service lines. Delineate sewer backwater valve locations on all service lines.	Wastewater	No	Prior to recordation of final subdivision plat
14	The plan set shows a single private sewer service line serving the three (3) lots which creates a manifold connection which is prohibited by City code. Develop an alternative means of compliance: A. Creating a Homeowners Association (HOA) B. Creating a Shared Sewer Agreement or C. Installing three separate sewer service lines	Wastewater	Yes	Prior to recordation of final subdivision plat
15	The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed	Wastewater	Yes	Prior to recordation of final subdivision plat

	connection point will serve your project.			
16	Each lot shall be served by separate water service at the time of development.	Water Engineering	N/A	Prior to recordation of final subdivision plat
17	The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed connection point will serve your project	Water Engineering/ Wastewater	Yes	Prior to recordation of final subdivision plat
18	Historic Districts Review Board (HDRB) approval is required prior to the application for building permits.	Historic Preservation Division	No	Prior to building permit application
19	Define buildable areas and required open space on subdivision site plan.	Land Use	No	Prior to recordation of final subdivision plat

III. EXECUTIVE SUMMARY

In 2012, a four-lot single-family subdivision and variance to the minimum street width subdivision plat for the subject property was reviewed by the Planning Commission (Case# 2012-123). The Planning Commission approved both requests. However, the final subdivision plat was never recorded, and the approvals expired. The previous case information can be found in Attachment F.

On April 6, 2023, the applicant returned to the Planning Commission to request approval for a three-lot subdivision (Case #2022-6201 Preliminary Subdivision) and variance (Case #2022-6202) to SFCC §14-9.2-1, minimum street width. The Planning Commission approved both requests. Information regarding this decision can be found in Attachment G.

The applicant is now requesting Final Subdivision Plat approval for a three-lot subdivision. The subject property is zoned R-3 (Residential, three dwellings per acre) and is in the Downtown and Eastside Historic District and the River and Trails Archaeological Review District. The Final Subdivision Plat reflects the variance approval as well as any changes required from the preliminary plat's conditions of approval (see Table 1). Other than the required changes, the final subdivision plat conforms substantially to the preliminary subdivision plat as approved.

Figure 1. Access Easement Aerial Photo



IV. EXISTING CONDITIONS

Surrounding land use and zoning includes single family homes, primarily zoned R-3 except for the Las Placitas Compound, a 6-lot development to the west, which is zoned R-4 (see Table 2. Adjacent Uses). Originally known as Emmanuel Place, the Las Placitas development was approved by the Planning Commission and recorded in 2007.

Direction	Address	Zoning	Use
North	Alire Compound	R-3 (Residential 3 dwelling units per acre)	Residential
West	Las Placitas Compound	R-4 (Residential 4 dwelling units per acre)	Residential
East	854 and 904 Camino Ranchitos	R-3 (Residential 3 dwelling units per acre)	Residential
South	661 Garcia Street	R-3 (Residential 3 dwelling units per acre)	Residential

V. PROJECT ANALYSIS

The three (3) proposed lots will range in size from 16,579 square feet to 26,326 square feet, establishing a

proposed density of approximately 2 dwelling units per acre, which complies with the zone district's maximum permitted density of 3 units per acre. Lot 1, located at the southern end of the property, includes an existing home and historic windmill. The applicant has stated that they will preserve and maintain the windmill, which was erected in the early 1930s, although it does not have a historic status assigned to it and is not officially on the map of historic structures as required by the Historic Districts Ordinance (Section 14-5.2 SFCC 1987). The proposed lot sizes are as follows:

- a. Lot 1: 21,772 sq. ft. (0.5 acre)
- b. Lot 2: 26,326 sq. ft. (0.6 acre)
- c. Lot 3: 16,579 sq. ft. (0.4 acre)

Since the development is comprised of ten (10) or fewer units; the Santa Fe Homes Program does not require construction of affordable homes. However, a fractional fee of \$11,100 is required as stated in the Santa Fe Affordable Homes Proposal (Attachment E).

The homes are not currently designed but the applicant shall comply with the maximum lot coverage of 40% and meet the other dimensional standards for the R-3 residential zone including the setbacks and Historic District height and design standards. Because the property is within the Downtown and Eastside Historic district, new construction and remodeling will be subject to Historic Districts Review Board approval.

The Applicant has complied with SFCC §14-3.1(E) "Pre-application", SFCC §14-3.1(H) "Notice Requirements" for Public Hearings, and SFCC §14-3.1(F) "Early Neighborhood Notification" (reference Attachment C). The City's Development Review Team ("DRT") reviewed the Application for compliance with applicable City Code sections (reference Attachment B). Staff's analysis identifies the Application has satisfied final subdivision plat approval criteria according to SFCC §14-3.7(B)(4) "Final Plat," subject to conditions of approval and technical corrections listed in Attachment A, except for the 20-foot access required by the Fire Department.

A. Archaeological

Per SFCC §14-3.13(B)(2)(a) development in the River and Trails Archaeological District requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail, requires an archaeological clearance. This property is 1.48 acres and does not meet the two-acre threshold; therefore, archaeological clearance is not required.

B. Utilities

City sewer, water and dry utilities are available to service the property. The existing house is currently on a private septic system but will be required to connect to the city sewer system should the subdivision be approved. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Extensions for wet and dry utilities into the subdivision will be off the access easement.

Figure 2: Utility line locations



The Water Division requires a water plan, an ACD (Agreement to Construct and Dedicate) with water comments, and an executed agreement for metered service (AMS) be submitted to the design engineer prior to building permit. Water Division comments can be reviewed in Attachments A and B.

The existing septic system will be abandoned in accordance with NMED requirements. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Joint dry utilities will share a trench providing gas and electric extending off the access easement into the subdivision.

C. Fire

There is a fire hydrant located to the north within the access easement within 150 feet of the entrance to the property. The Fire Division submitted standard technical corrections related to any new construction on the premises in addition to requesting conditions of approval including:

- i. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)
- ii. Shall provide hydrant within 600 feet of proposed residential units.
- iii. Confirm reasons for 2 roadway easements. (5' & 15' why not combined?)
- iv. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be always maintained.

(Reference Attachments A and B).

Regarding point iii above, this is the narrower portion of the easement which totals 20' in width with only 15' of it being a drivable surface. The applicant is required to improve this section of the road so that the entire 20' width of the easement is usable for a driving surface, prior to sign off on the Final Subdivision Plat.

The applicant in discussion with the Fire Division concluded that the new construction would have sprinkler systems in accordance with 903.3 automatic sprinkler system installation requirements of the 2015 Fire Code. The applicant will also maintain the northwestern entrance to the properties to minimize use of the narrower access. The applicant will also provide turnarounds for emergency vehicles on the property.

D. Traffic

The applicant proposes access into the subdivision through the access easement to the north of the property. Subdivision parking includes 2 on-site parking spaces per residence as required per Chapter 14 Appendix A – Table 14-8.6-1 *Parking and Loading Requirements*. The City Traffic Division did not require a traffic impact analysis for the subdivision.

E. Terrain Management and Landscape

The terrain of the subject property slopes down from south to north with grades of less than 30 percent. Buildings may be sited on the lots, subject to the setback requirements and lot coverage of the R-3 district. An area designated “View Corridor Easement” at the northwest entrance of the development is 13,503.6 sq. ft. (0.31 acres) and is intended to remain a view corridor for the community.

Since a variance was approved for the lane width for this project, the driveway serving these lots does not need to be brought to current roadway standards (38-foot Right-of-way [ROW]). Instead, the existing driveway will be improved to City standards for other requirements besides width, and “No Parking” signs will be added to the driveway to maintain emergency vehicular access.

Terrain management requested that the grading and drainage plan must show the existing gravel and state that all the gravel will be removed from that area to allow the reduction of impervious surface in the calculations prior to final recordation of a subdivision. The final subdivision shows this detail in the grading sheet. The driveway will be an all-weather basecourse road that allows for storm water permeability.

Staff who reviewed the Landscaping and irrigation plans have requested that the following be provided prior to filing for a permit: 1) a professional landscape irrigation design per SFCC Chapter 14-8.4(E) *Water Harvesting and Irrigation Standards* and SFCC Landscape Irrigation Design Standards, as well as 2) a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code. These and other technical corrections are provided in Attachment A.

VI. FINAL SUBDIVISION PLAT APPROVAL CRITERIA

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. SFCC §14-3.7(B)(4)(e)(i) and (ii) state that “*The planning commission shall approve or disapprove the final plat within thirty-five days of the date it first considers the complete submittal of the plat at a public hearing unless an extension of time is agreed to by the applicant and the planning commission.*”

If the final plat is approved by the planning commission, the approval shall be recorded on the face of the original drawing of the final plat. The approval shall be dated and verified on the original drawing by the signature of the chair and secretary of the planning commission in the spaces provided. If the plat is approved, the original drawing shall be used in part for recordation purposes and shall be retained in the files of the engineering division. If the final plat is disapproved, the original drawing shall be returned to the applicant.”

The following documents the status of the approval criteria for a Final Subdivision Plat:

Approval Criteria Subdivision Plat (§ 14-3.7 (C)(1))

<p>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and <i>structures</i>, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant Response: <i>The subdivision is designed to highlight the property's natural features such as the gently sloping terrain, existing trees, and other vegetation. The historic windmill after which the subdivision is named will be restored and maintained as a central feature of the property. In addition, coyote fences will be restored as a central feature of the property. Such measures will ensure that the property retains its uniqueness and remains an asset to the neighborhood.</i></p> <p>Staff Response: The Garcia Street area is known to have historic structures. The Las Placitas Compound original structures were constructed between 1912 and 1925. The Alire Compound was constructed in the 1940s. Most of the other homes in the area were added in the 1940s with additional homes added in the 1960s. Many of the structures in the area are listed as contributing to the Downtown & Eastside Historic District. This particular property holds a historic windmill which according to a letter from John Alire in 1997, the windmill was constructed between 1951 and 1953 by Mauricio Alire (Attachment F). This windmill is where the property gets the name Windmill Hill. The historic windmill will remain as a portion of Lot 1.</p> <p>The terrain slopes down from south to north with grades at less than 30 percent. The slope will be maintained as part of the planned subdivision. The subdivision will also be providing an area designated "View Corridor Easement" at the northwest entrance of the development. This 13,503.6 sq. ft. (0.31 acres) easement is intended to remain a view corridor for the community which will increase the attractiveness and value to the area.</p> <p>With these qualities in mind, it is staff's assertion that the proposed subdivision meets Criterion 1.</p>	
<p>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety, or welfare the land is not suitable for <i>planning</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</p>	<p>Criterion Met: (Yes/No) Yes</p>

Applicant Response:

The subject property is situated on gently sloping terrain that is well suited for the proposed 3-lot subdivision. Furthermore, the subdivision has been designed to mirror the historic compounds in the neighborhood and preserve the unique character of the area.

Staff Response:

The proposed subdivision has been determined to be in the best interest of public health, safety and welfare as it meets all applicable code provisions except for the standards of SFCC §14-9.2-1, *Design Criteria for Street Types*, which requires a minimum right of way width of 38 feet for access to 0-30 dwelling units. The project has been granted a variance to this code provision and meets all other chapter 14 requirements as well as the future land use density in the General Plan of 3-7 dwelling units per acre, therefore it meets this Criterion.

Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).

Criterion Met:
(Yes/No)
Yes

Applicant Response:

The plat complies with the standards of Chapter 14, Article 9, except for the above referenced variance request.

Staff Response:

The project meets this criterion as it complies with all applicable standards in Chapter 14, Article 9, except for SFCC §14-9.2-1, *Design Criteria for Street Types*, for which the project has been granted a variance.

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

Criterion Met:
(Yes/No)
Yes

Applicant Response:

A Variance from SFCC § 14-9 .2-1, Design Criteria for Street Types, is requested with this application to address off-site roadway access.

Staff Response:

This project meets this criterion. A variance for SFCC §14-9.2-1, *Design Criteria for Street Types* has been granted for the only nonconformity created by the subdivision plat.

Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.

Criterion Met:
(Yes/No)
Yes

Applicant Response:

No new non-conformities are created with this plat.

Staff Response:

This project meets this criterion. A variance for SFCC §14-9.2-1, *Design Criteria for Street Types* has been granted for the only nonconformity created by the subdivision plat.

VII. EARLY NEIGHBORHOOD NOTIFICATION (ENN)

The Applicant conducted an ENN on November 15, 2022. The Applicant and Staff were in attendance and there were five (5) members of the public in attendance.

Concerns from the public were regarding the egress/ingress of the easement to the properties including the speed limit in the area and the damage of construction equipment on the roadway. Attendees were also concerned about the hours of the construction noise. The neighbors were supportive of the subdivision and the number of proposed homes.

VIII. EXPIRATION

According to SFCC §14-3.19(B)(2) *“Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions, shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously.”*

Should the Commission approve the final subdivision plat, the expiration date would be three years after the date the Findings of Fact and Conclusions of Law are adopted by the commission or three (3) years plus thirty-five (35) days from the vote of the Commission to approve the final subdivision plat, whichever is earliest.

IX. ATTACHMENTS

ATTACHMENT A: Technical Corrections

ATTACHMENT B: Development Review Team

1. Wastewater, Stan Holland
2. Fire Marshal, Geronimo Griego/ Mark Wrolstad
3. Water Engineering, Taylor Jurgens

ATTACHMENT C: Early Neighborhood Notification

1. Notification Letter
2. Guidelines
3. Notification Poster
4. Meeting Notes

ATTACHMENT D: Maps and Photos

1. Aerial Photo
2. Zoning Maps
3. Street View Photos

ATTACHMENT E: Applicant Submittals

1. Application Letter
2. Application and Authorization
3. Proposed Subdivision Plat
4. Proposed Site Plan
5. Plans Set
6. Correspondence

ATTACHMENT F: Previous (2012) Case Documents

1. Findings of Fact and Conclusions of Law
2. Minutes
3. Staff Report
4. Historic Cultural Properties Inventory

ATTACHMENT G: Preliminary Subdivision Case Documents

1. Application letter
2. Applications and authorization
3. Warranty Deed
4. STH Form
5. Santa Fe Homes Proposal
6. Preliminary Subdivision Plat
7. Correspondence
8. Staff Report
9. Finding of Facts and Conclusions of Law

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Jason M. Kluck	<i>jmk</i>
Assistant Department Director	Heather Lamboy	HLL
Planning Manager	Maggie Moore	<i>MM</i>
Planner Senior	Daniel Alvarado	<i>DGA</i>

July 19th, 2024

EXCEPTION: Stone cobble Rainwater Cistern for Windmill Hill Lot 3
Single Family Custom Home

TO: HDRB Board

FROM: Graham Hogan Architect

1. Exception Criteria 14-5.2 (E) Downtown and Eastside Design Standards for the constructing of a rock cistern.

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

The new stone cobble cistern does not damage or change the character of the Downtown & Eastside design standards. The cistern will be finished with river stone cobbles consistent with walls and finishes in the immediate vicinity along Garcia, Arroyo Tenorio, Acequia Madre, Canyon Road and throughout historic Downtown & Eastside district.

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

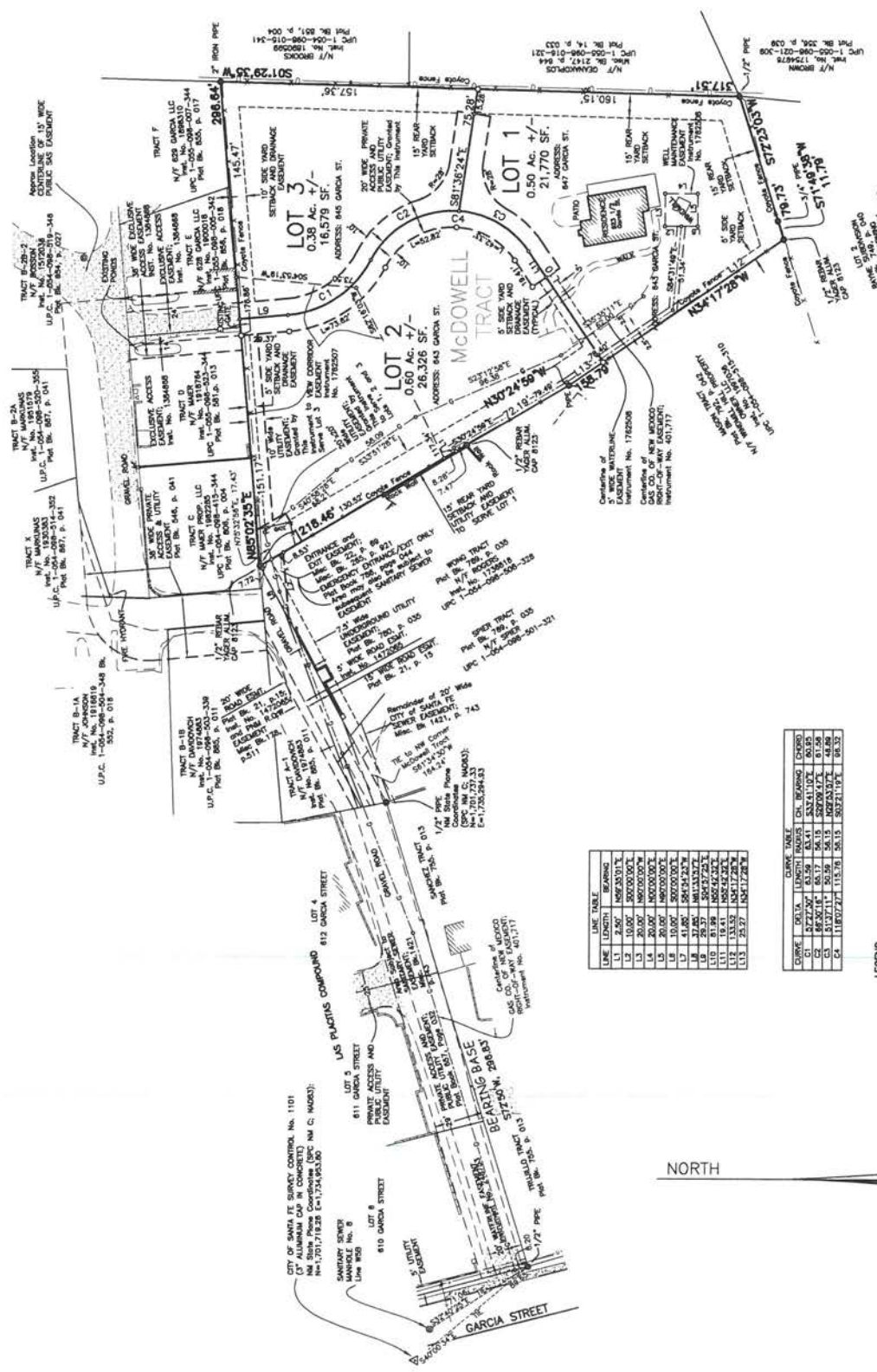
Harvesting rainwater from the new roofs and feeding into the cistern will help to conserve water, New Mexico's most precious resource in Santa Fe's high desert environment. The cistern will be insulated and clad in stone cobbles and will be connected to a drip irrigation system that will water the homes landscaping saving City and Well water while maintaining Santa Fe's garden character. Ordinance #2003-6 2.4.1a(vii) Homes of 2,500sf of heated area or greater shall install a cistern that is buried, partially buried or within an insulated structure and is connected to a pump & drip irrigation system to serve all landscaped areas.

(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.

Overlooking the Windmill Hill Subdivision is an old windmill on Lot 1 that is seen from all three lots. Cisterns are often associated with windmills throughout the west and the new house cistern will similarly be expressed. Various designs, heights, materials and proportions were studied for the cistern design. The cistern's torreon shape strengthens and contributes to the City character and finished with river stone cobbles it is consistent with the earthen, natural material palette of downtown Santa Fe.

-END-

SUBDIVISION PLAT OF
25 SECTION
WINDMILL HILL SUBDIVISION
 TOWNSHIP
17N
 RANGE
9E
 OF THE
MCDOWELL TRACT
 MASON-MCDOWELL
 LOT LINE ADJUSTMENT
 Plat Book 752, Page 042
 823 1/2 GARCIA STREET
 SANTA FE, NEW MEXICO
 SHEET
3B
 COUNTY
 SAGUPE COUNTY
 200-883-8172



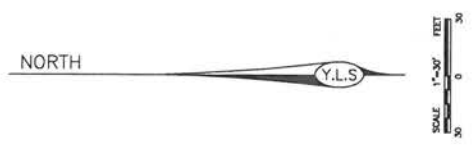
LINE TABLE

LINE	BEARING	LENGTH	AREA
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L2	S 60° 00' 00" W	173.21	14641.04
L3	S 24° 00' 00" W	100.00	10000.00
L4	S 60° 00' 00" W	173.21	14641.04
L5	S 24° 00' 00" W	100.00	10000.00
L6	S 60° 00' 00" W	173.21	14641.04
L7	S 24° 00' 00" W	100.00	10000.00
L8	S 60° 00' 00" W	173.21	14641.04
L9	S 24° 00' 00" W	100.00	10000.00
L10	S 60° 00' 00" W	173.21	14641.04
L11	S 24° 00' 00" W	100.00	10000.00
L12	S 60° 00' 00" W	173.21	14641.04
L13	S 24° 00' 00" W	100.00	10000.00
L14	S 60° 00' 00" W	173.21	14641.04
L15	S 24° 00' 00" W	100.00	10000.00
L16	S 60° 00' 00" W	173.21	14641.04
L17	S 24° 00' 00" W	100.00	10000.00
L18	S 60° 00' 00" W	173.21	14641.04
L19	S 24° 00' 00" W	100.00	10000.00
L20	S 60° 00' 00" W	173.21	14641.04

CURVE DATA

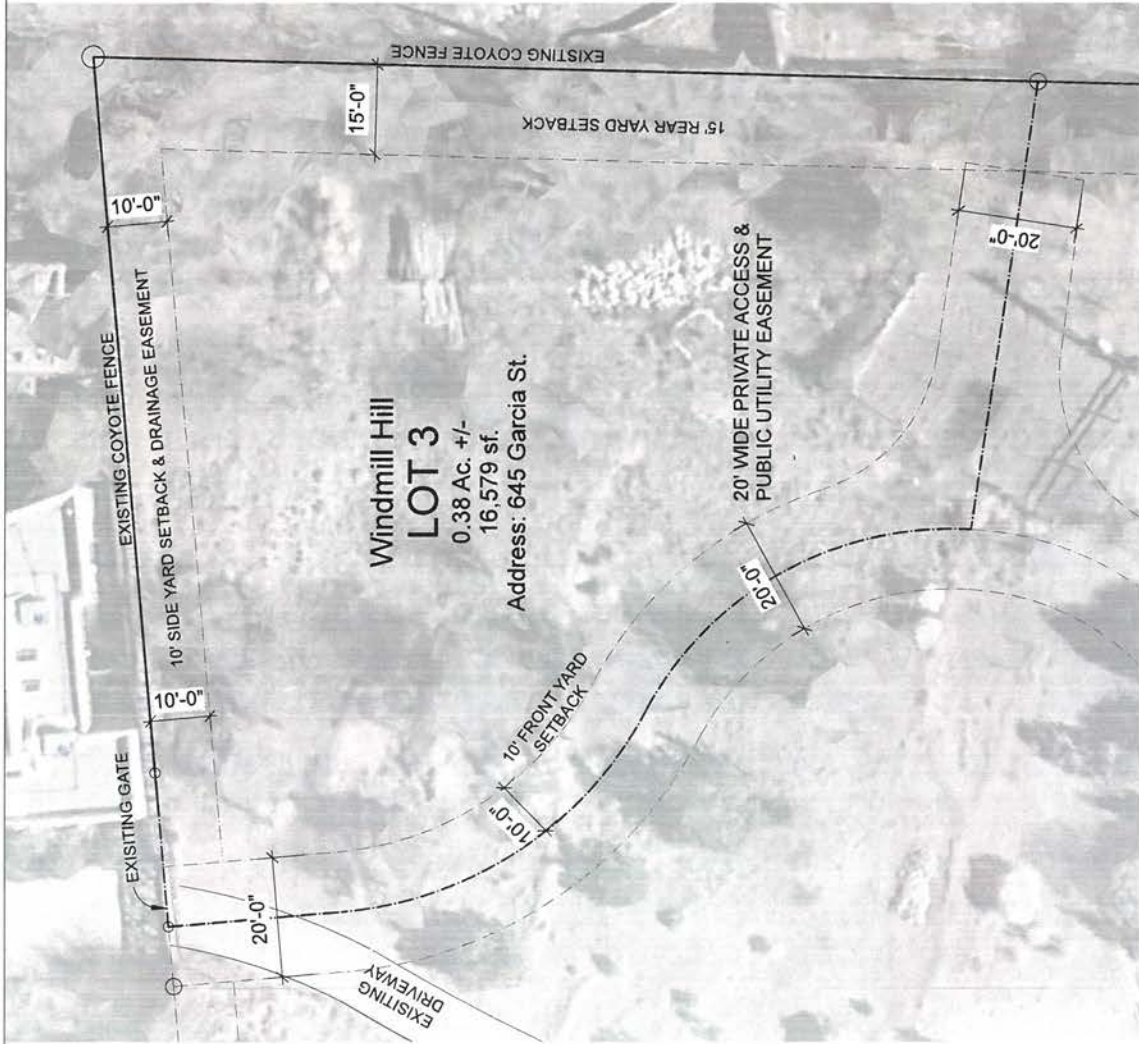
CURVE	DATA	UNION	BEARING	CHORD
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C2	S 60° 00' 00" W	60.17	58.15	58.15
C3	S 24° 00' 00" W	63.59	63.41	63.41
C4	S 60° 00' 00" W	60.17	58.15	58.15

- LEGEND**
- △ CITY OF SANTA FE SURVEY CONTROL MONUMENT;
 - SURVEY MONUMENT FOUND, AS NOTED
 - SURVEY MONUMENT ESTABLISHED OR RE-ESTABLISHED: Set, this survey;
 - COMPUTED POINT, NOT SET
 - OVERHEAD UTILITY LINES
 - ⊕ UTILITY POLE
 - Centerline of HIGHWAY
 - Centerline of RAILROAD



CITY OF SANTA FE SURVEY CONTROL No. 1101
 117 ALAMOSA AVE. S.W. SANTA FE, N.M. 87501
 NM State Plane Coordinates (SPC NM C, NAD83)
 NAD 83 State Plane Coordinates (SPC NM C, NAD83)
 NAD 83 State Plane Coordinates (SPC NM C, NAD83)
 NAD 83 State Plane Coordinates (SPC NM C, NAD83)

Windmill Hill Lot 3 Residence
645 Garcia St.
Santa Fe, NM 87505

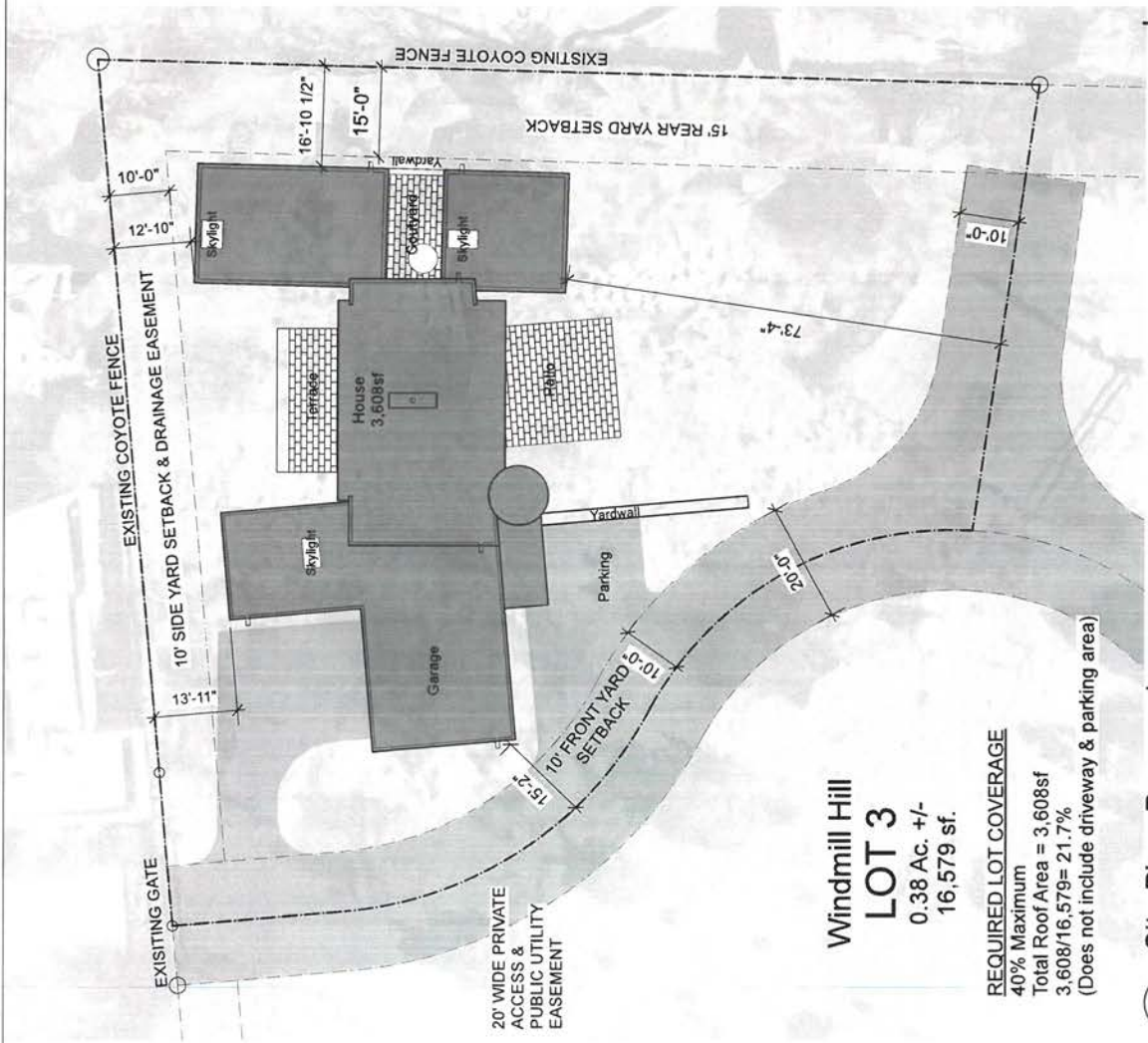


1 Site Plan - Existing-
Scale: 1" = 20'-0"

0 20 40 60 80 100 FT

NORTH

Windmill Hill Lot 3 Residence
 645 Garcia St.
 Santa Fe, NM 87505



Windmill Hill
LOT 3
 0.38 Ac. +/-
 16,579 sf.

REQUIRED LOT COVERAGE
 40% Maximum
 Total Roof Area = 3,608sf
 3,608/16,579 = 21.7%
 (Does not include driveway & parking area)

2 Site Plan - Proposed
 Scale: 1" = 20'-0"



STUDIO GP ARCHITECTS
 475 BOO LANE, SUITE 100
 SANTA FE, NM 87505
 TEL: 505.833.1100

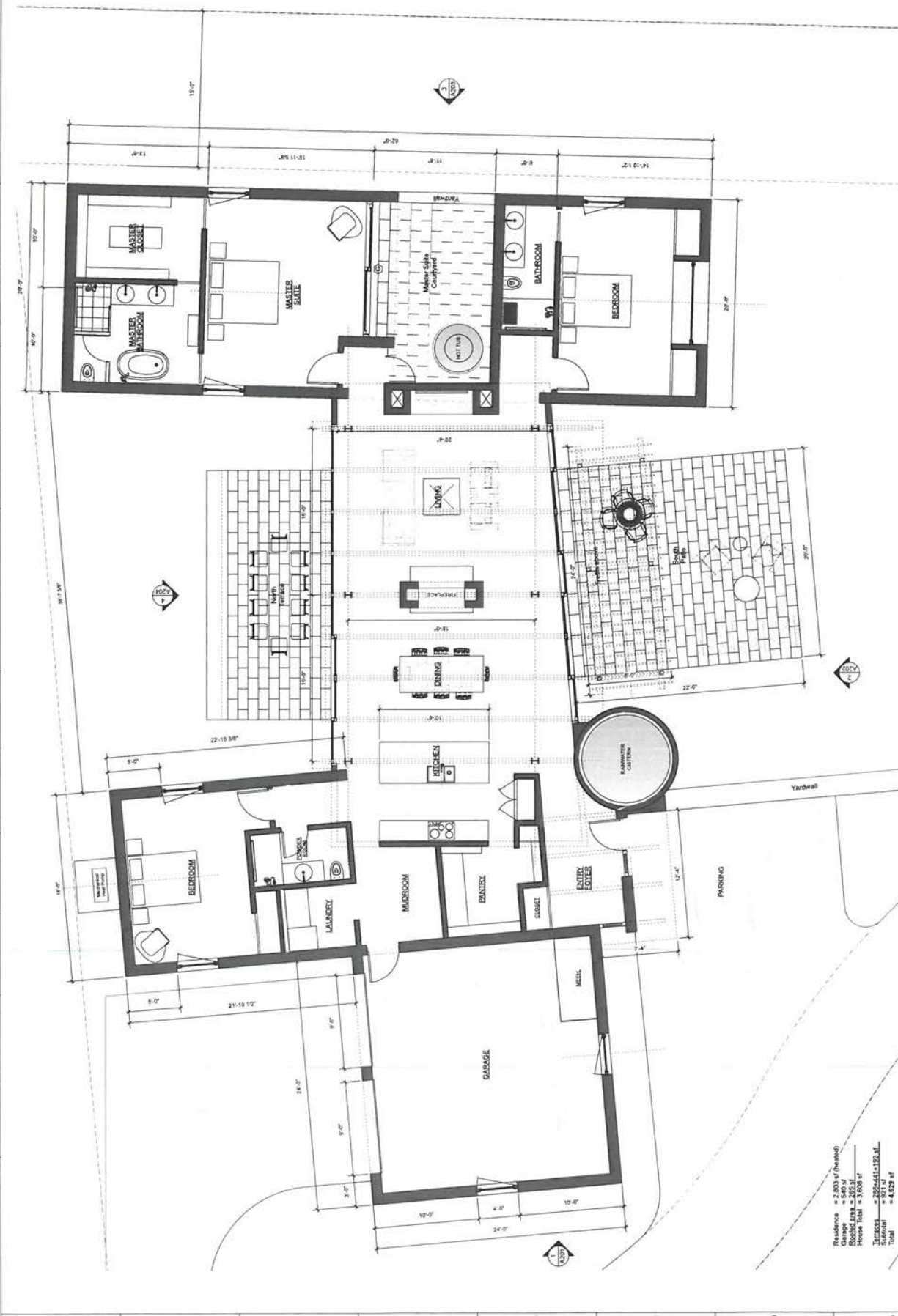
STUDIO GP ARCHITECTS
 ARCHITECTS REGISTERED IN NM
 LICENSE NO. 10000



Windmill Hill Residence
 645 Garcia St.
 Santa Fe, NM 87505

PROJECT NAME:	WINDMILL HILL
DATE:	10/25/2023
DESIGNER:	STUDIO GP ARCHITECTS
DATE:	07.19.2024
PROJECT NO.:	24-002
CHECKER:	
DATE:	
PROJECT TITLE:	FLOOR PLAN
SHEET NO.:	
SHEET TITLE:	

A101



Residence = 2,803 sf (heated)
 Garage = 1,200 sf
 Stacked Deck = 205 sf
 House Total = 4,208 sf
 Terrace = 288+441+170 sf
 Subtotal = 4,829 sf

1 Floor Plan
 1/8" = 1'-0"

STUDIO GP LLC
 ARCHITECTS
 1000 10TH AVENUE NW
 SUITE 1000
 ALBUQUERQUE, NM 87102
 TEL: 505.241.1188

STUDIO GP LLC
 ARCHITECTS
 1000 10TH AVENUE NW
 SUITE 1000
 ALBUQUERQUE, NM 87102
 TEL: 505.241.1188



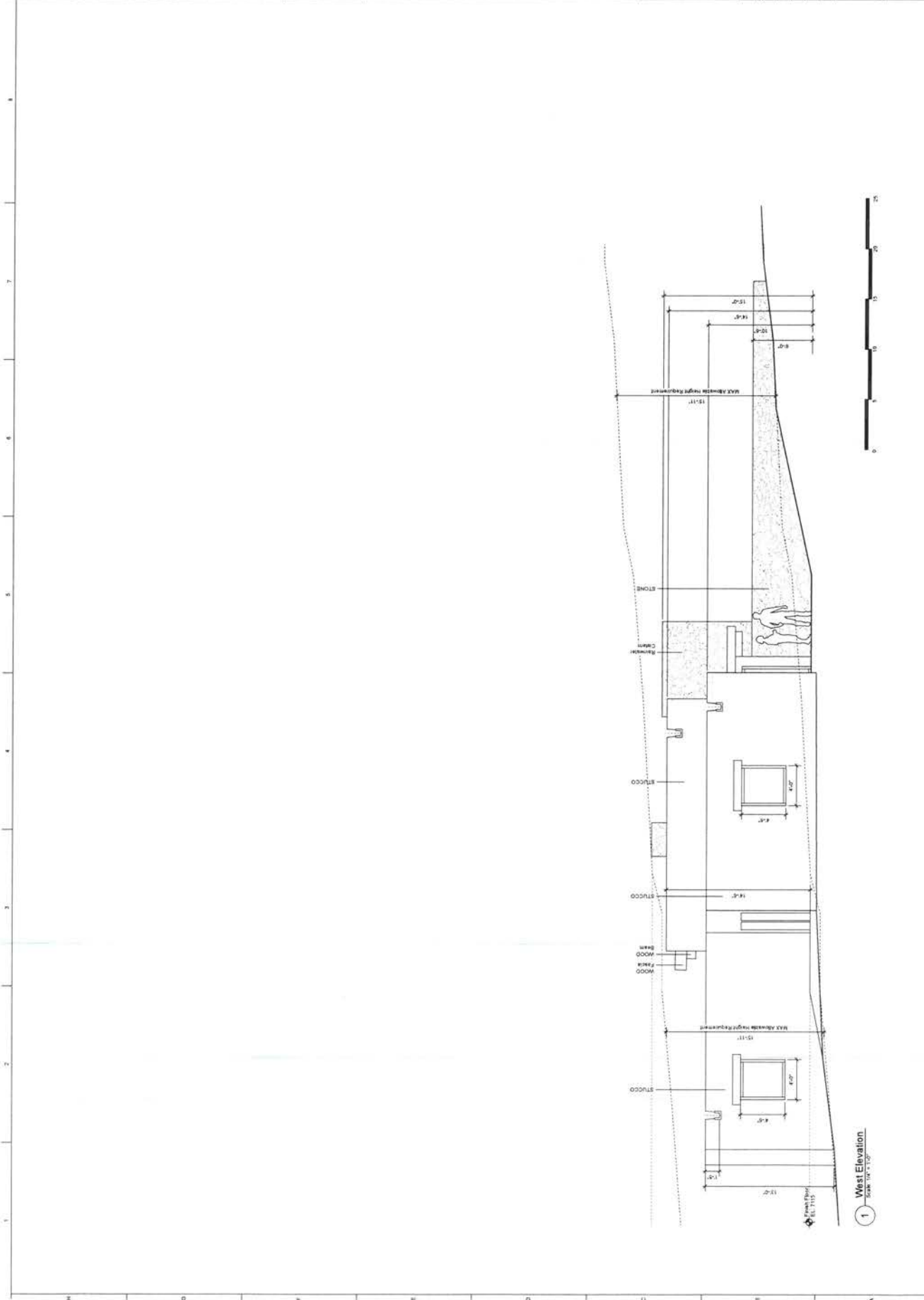
Windmill Hill Residence
 645 Garcia St.
 Santa Fe, NM 87505

PROJECT NAME:

DATE	DESCRIPTION
24-002	24-002
DATE	DESCRIPTION
07.19.2024	07.19.2024
DATE	DESCRIPTION
07.19.2024	07.19.2024
DATE	DESCRIPTION
07.19.2024	07.19.2024
DATE	DESCRIPTION
07.19.2024	07.19.2024

CHECKED BY: [Signature]
 DATE: 07.19.2024
 SHEET TITLE: ELEVATION
 SHEET NO.: A201

ELEVATION
 A201



3000 S. GARDEN AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100

STUDIO GP LLC
ARCHITECTS
ARCHITECTURAL DESIGN DIVISION
1000 N. GARDEN AVENUE, SUITE 100
DENVER, CO 80202



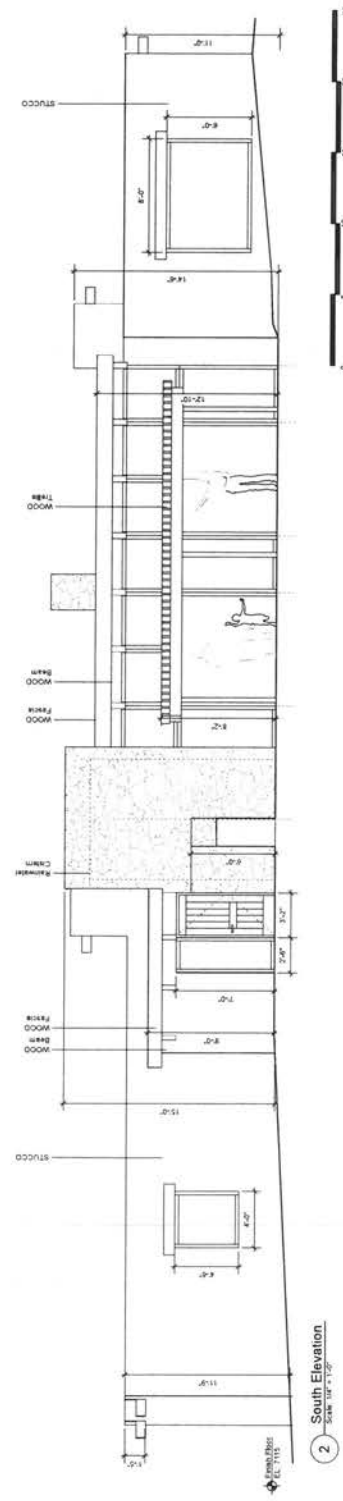
Windmill Hill Residence
645 Garcia St
Santa Fe, NM 87505

PROJECT NAME:

DATE:	05/14/2024
DESIGNER:	STUDIO GP ARCHITECTS
DATE:	24-002
REVISION:	07.19.2024
CHECKED BY:	
DATE:	
PROJECT NO.:	
SHEET TITLE:	

ELEVATION

A202



2 South Elevation
SOUTH SIDE

A203

ELEVATION

SHEET TITLE:

SHEET NO.:

CHECKED BY:

DATE: 07.19.2024

PROJECT NO. 24-002

DATE: 07.19.2024

PROJECT NAME:

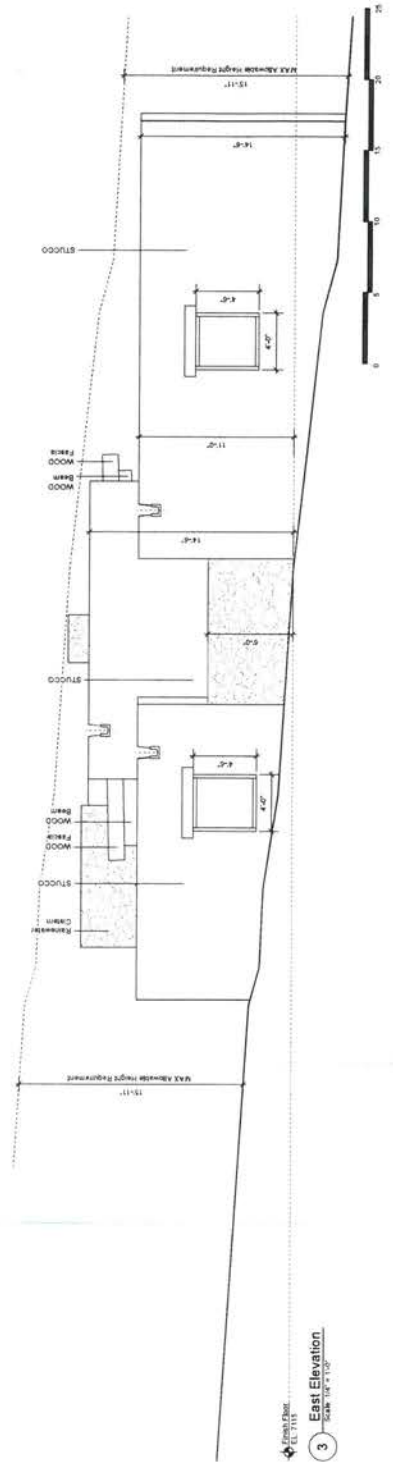
DATE	07.19.2024
PROJECT NO.	24-002
PROJECT NAME:	
DATE	
PROJECT NO.	
PROJECT NAME:	
DATE	
PROJECT NO.	
PROJECT NAME:	

Windmill Hill Residence
645 Garcia St.
Santa Fe, NM 87505



Studio GP ARCHITECTS
ARCHITECTS
1000 BROADWAY, SUITE 100
DENVER, CO 80202
TEL: 303.733.8888

STUDIO GP ARCHITECTS
ARCHITECTS
1000 BROADWAY, SUITE 100
DENVER, CO 80202
TEL: 303.733.8888



3 East Elevation
Scale: 1/8" = 1'-0"

PROJECT MATERIALS



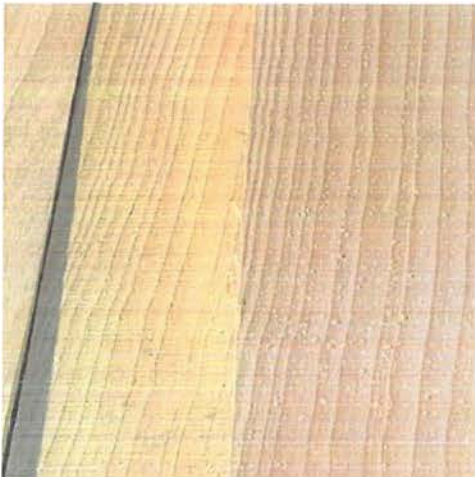
STUCCO

Approved SF Color: El Rey 118 Suede
-Sand float smooth finish-

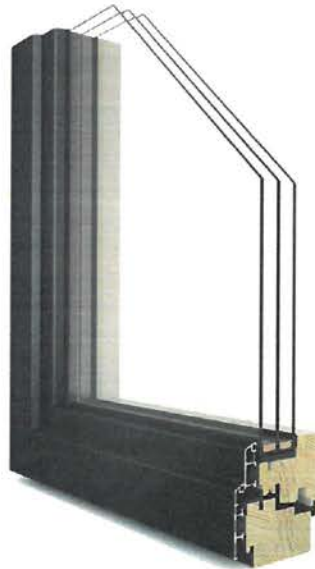


STONE Walls & Cistern

-Local river rock-



WOOD Fascia, headers, soffits & trellis
-Clear coat finish-



WINDOWS/DOORS Aluminum clad wood
-Black aluminum exterior
clear coat wood finish interior-

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87501



Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87501



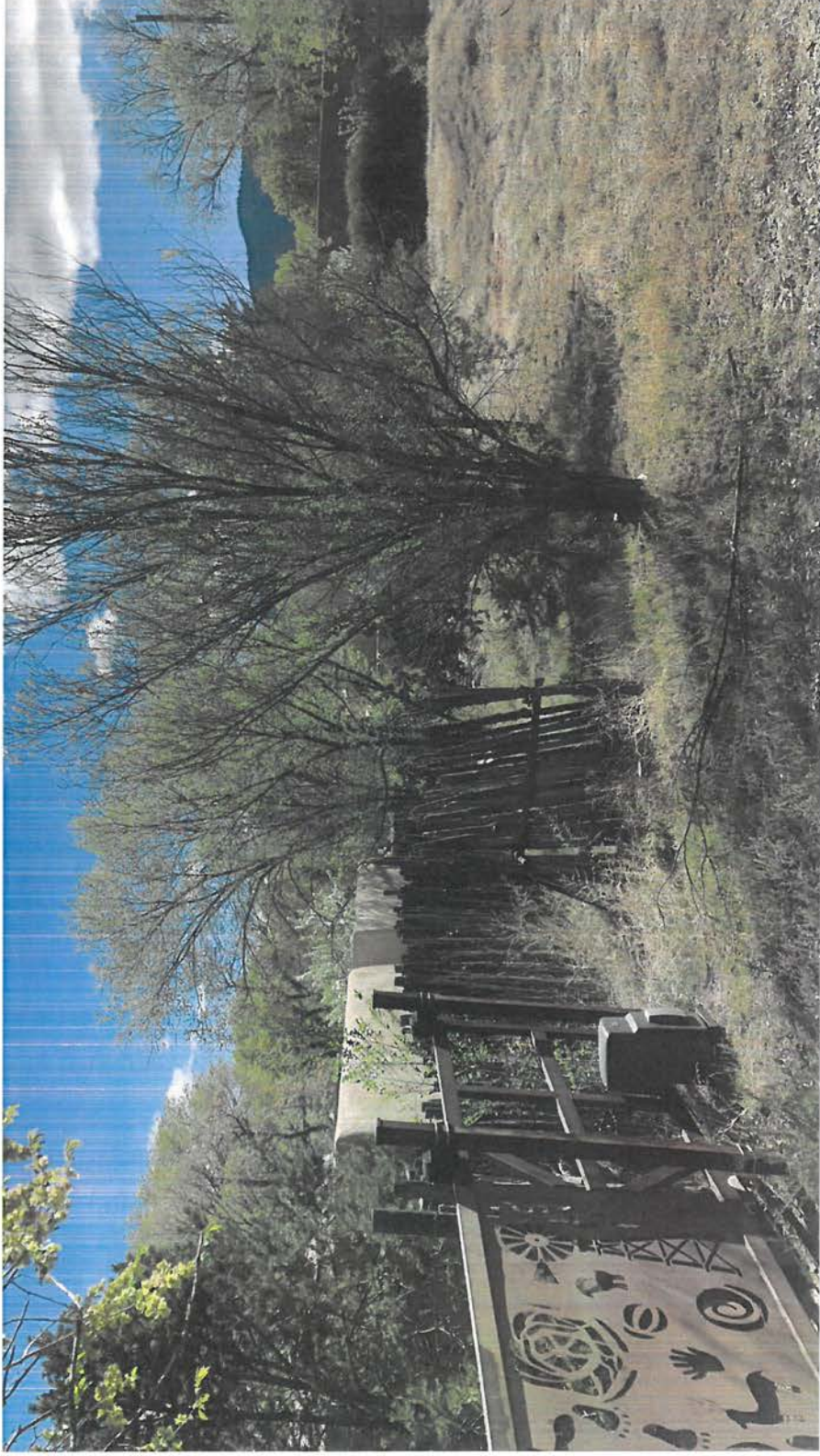
Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87501



Windmill Hill Lot 3 Residence

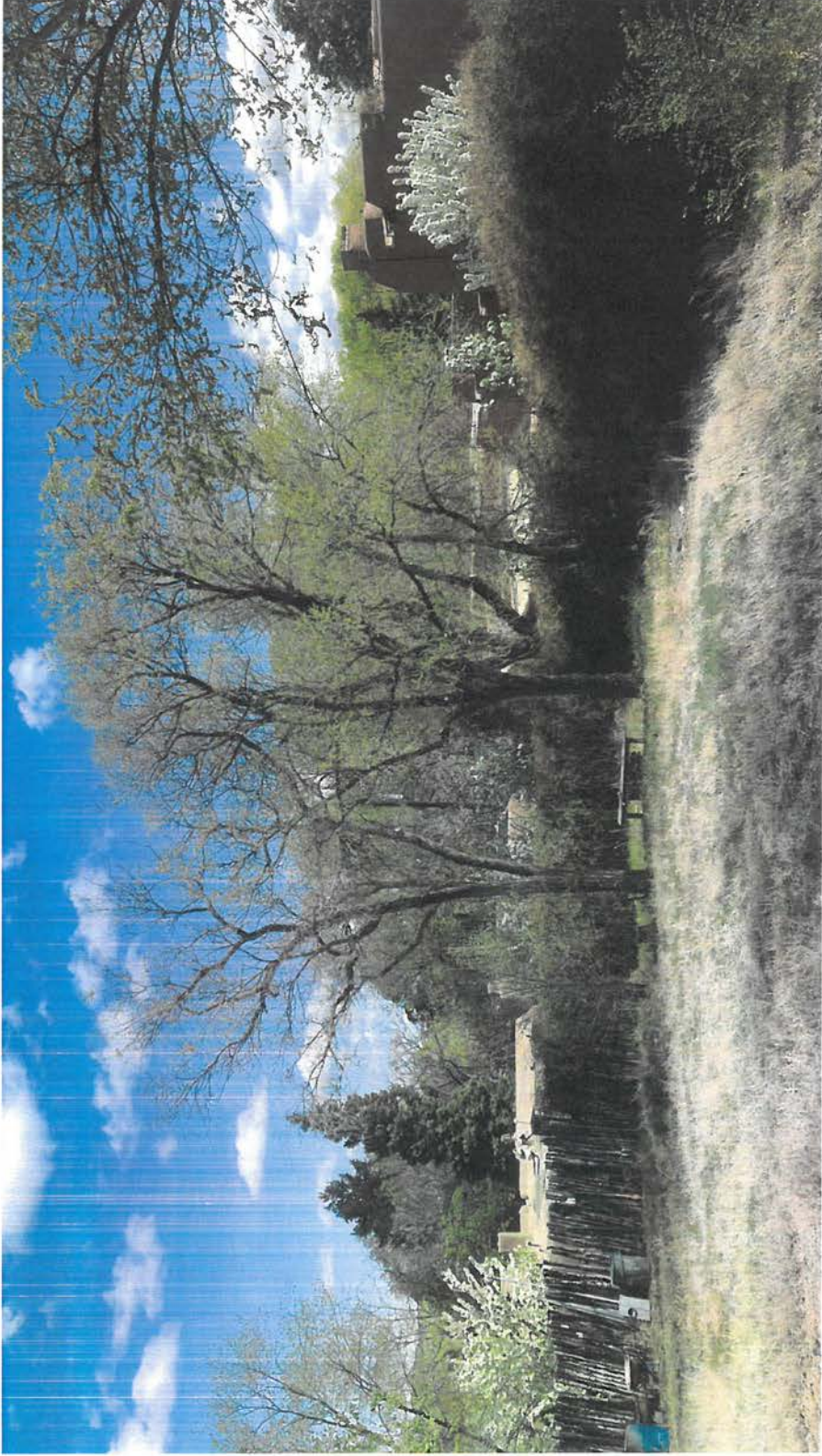
645 Garcia St.
Santa Fe, NM 87501



1 EXISTING SITE PHOTO Looking East

Windmill Hill Lot 3 Residence

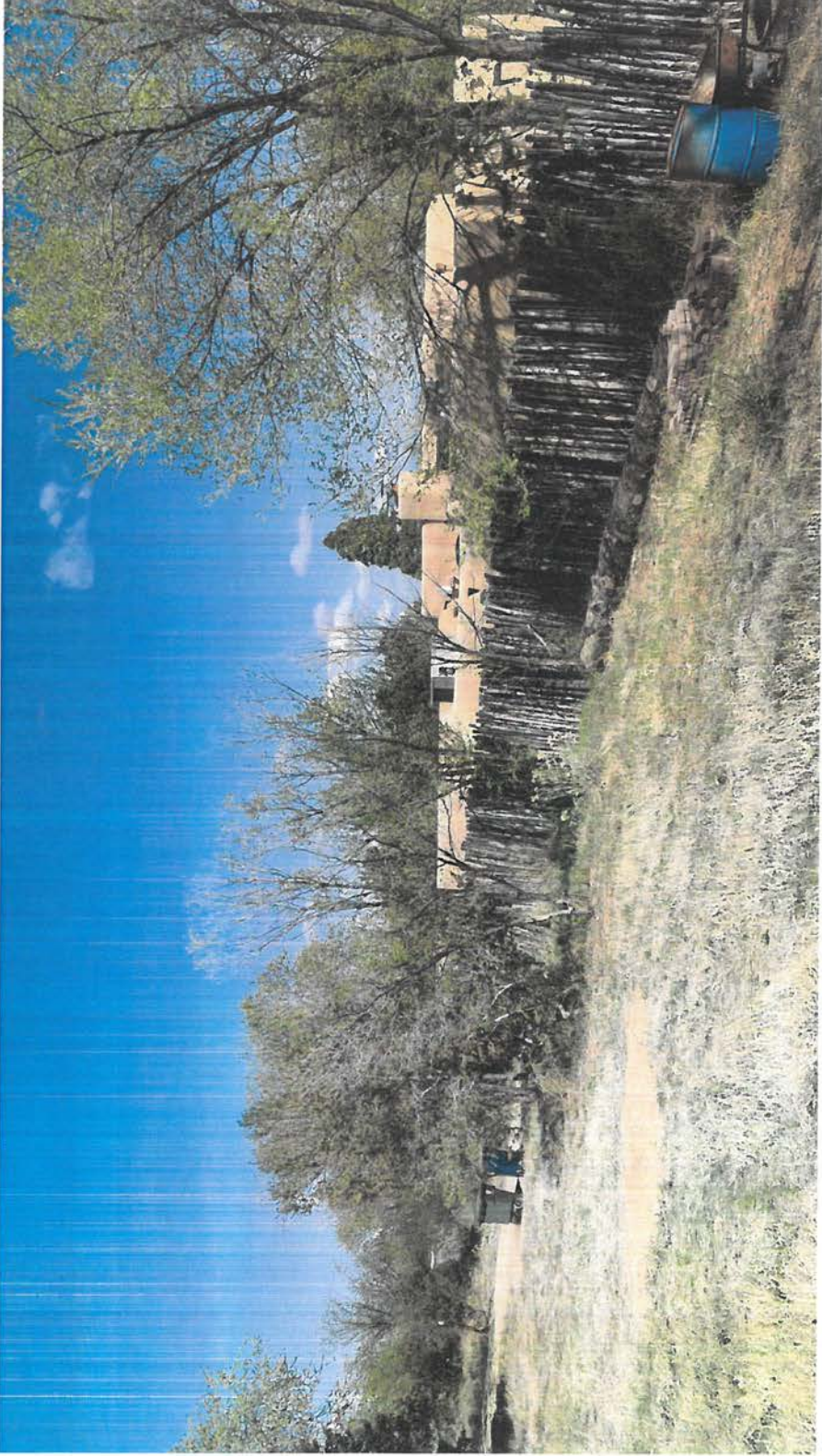
645 Garcia St.
Santa Fe, NM 87505



2 EXISTING SITE PHOTO Looking North

Windmill Hill Lot 3 Residence

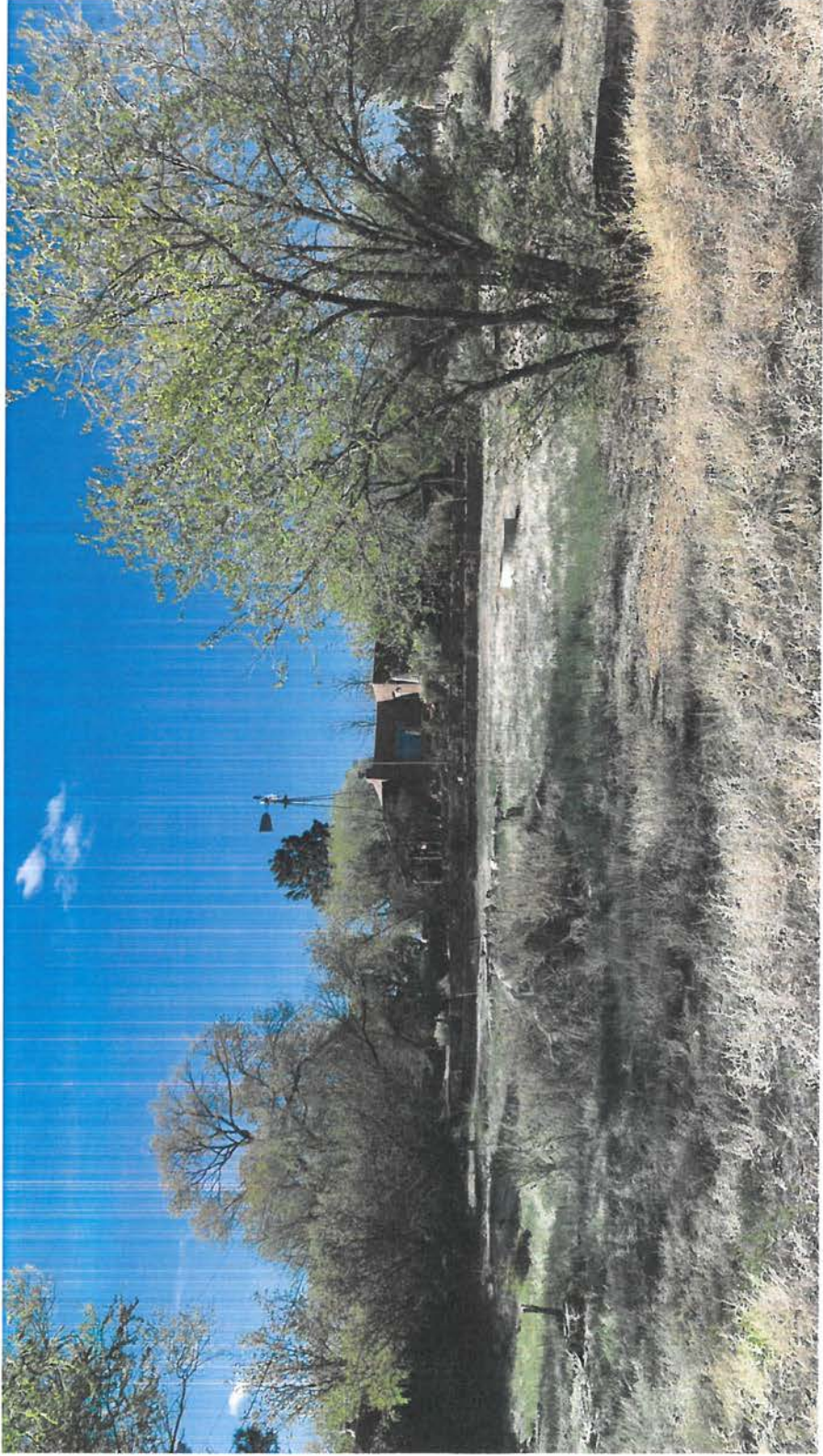
645 Garcia St.
Santa Fe, NM 87505



3 EXISTING SITE PHOTO Looking West

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87505



4 EXISTING SITE PHOTO Looking South

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87505



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008704--HDRB

Project Description: 2024-008704-HDRB, 636 Garcia St. Unit 1, Downtown & Eastside Historic District, Annette Vigil, agent for Laurel Guy, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure

Project Location(s): 636 GARCIA ST 1
Santa Fe, NM 87505

Contacts:

Applicant: VIGIL DESIGN
P.O. BOX 193
TESEQUE, NM 87574

vigildesign505@gmail.com

Property Owner: LAUREL GUY
11 Level Green Road LEVEL GREEN
BROOKTONDALE, NY 14817

guy.laurel@gmail.com

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: Yes

Publicly Visible Facade-West:

Historic District Inventory Number: 2024

Year of Construction: early 1950s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-008704-HDRB, 636 Garcia St. Unit 1, Downtown & Eastside Historic District, Annette Vigil, agent for Laurel Guy, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:** façade diagram

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:** 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of unit 1 be designated as contributing and the south façades (façades 3,5, and 7) and east façade at the entry (façade 4) be designated as the primary façades 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 unit 1 while units 2 and 3 were recently assigned contributing historic status. 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. Unit 1 is located closest to the street on

the east end of the structure. 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.

Unit 1 is a 794 sq. ft. Vernacular style structure which shares a common west wall with unit 2. The unit has a flat roof with parapets, a concrete foundation and stuccoed adobe walls. The south elevation (facades 3 through 7) (see figure 3 below) is the front of the structure and looks into a small courtyard and holds a bump out (facades 4, 5, and 6) which consists of one wood casement window. In the center of the elevation (facades 3 and 4) is a small portal giving entry to the dwelling through a faux plank door. To the east of the door (facade 3) is a modern wood casement window. The windows on the south elevation terminate with flared wood sills. The east elevation (facade 2) has one opening holding a modern double casement window which looks out onto a courtyard. There are two awnings and one fixed window on the north elevation (facade 1).



Figure 2: South and East facades at main entrance

There are no known previous cases for the structure at 636 Garcia Street outside of the recent status review for units 2 and 3. However, the window assessment indicates that the windows and doors are all non-historic with all replacements during 1991 and 1999.

The applicant requests:

- 1) A historic status designation of the residential structure at Unit 1; 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 Unit 1 has historic integrity on its own. It is constructed of adobe and is representative of how historic buildings in the Downtown and Eastside evolved and were expanded over time to meet owners' needs. Staff recommends that based on evidence that the south elevation (facades 3

through 7) retain the greatest integrity because of the windows and doors being inset in the old Santa Fe style common with adobe buildings. Staff excludes facade 6 as part of the recommendation because it is not visible behind the fence. Staff includes facade 7 because it is connected to the primary facade of unit 2 and the distinction between the two units is not defined on the exterior of the structure.

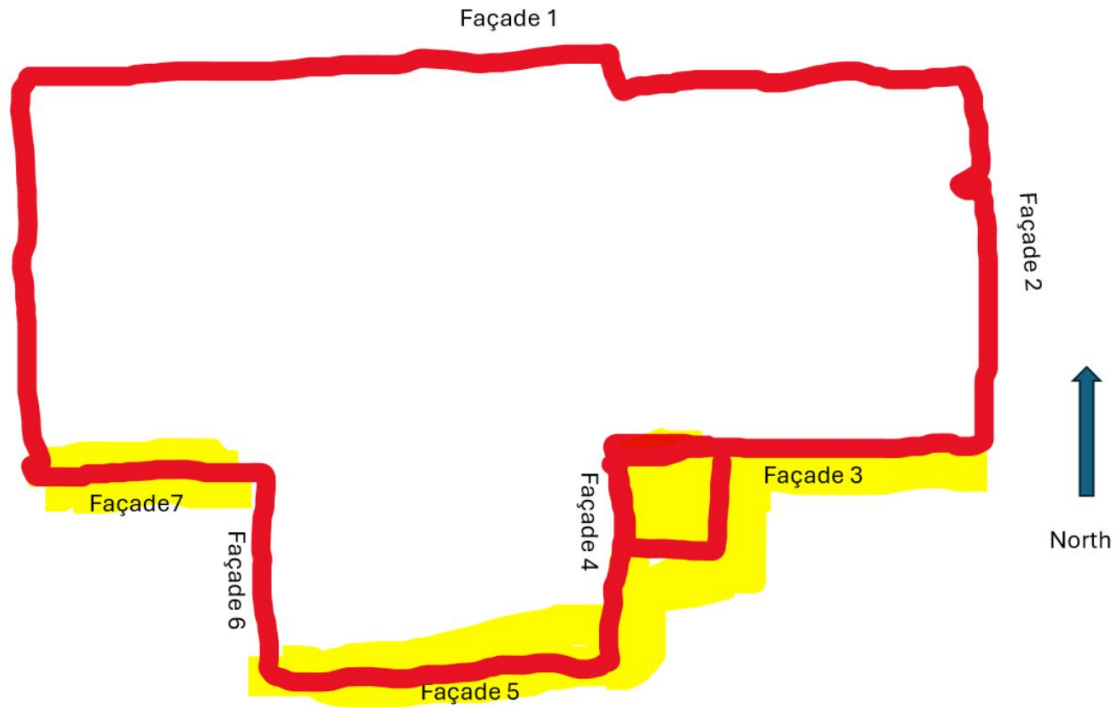


Figure 3: Façade Diagram unit 1

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 old 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.

VIGIL DESIGN
P.O. BOX 193
TESUQUE, NEW MEXICO 87574

July 11, 2024

City of Santa Fe Historic Preservation Division
200 Lincoln Avenue
Santa Fe, NM 87501

Attn: Lani McCulley

Re: 636 Garcia Street Unit 1

To Whom It May Concern:

We are requesting a status review of Unit 1 for purposes of installing new windows throughout.


Thank you,

Annette Vigil

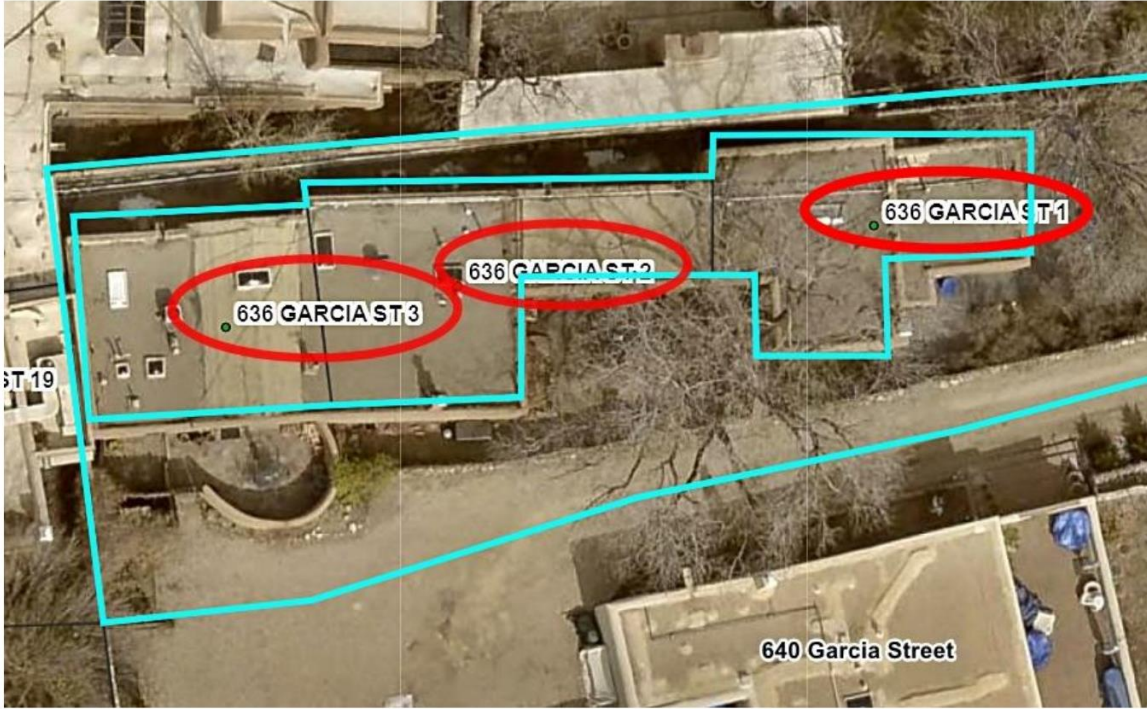
Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 27, 2024, to include all three units. Replaces earlier May 17, 2024, HCPI.

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: 636 Garcia Street Compound Condominium	2. Location: 636 Garcia Street: Units 1, 2, and 3 Downtown and Eastside Historic district Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910009439, 910009440, 910009441
5. Property Type: <input checked="" type="checkbox"/> Buildings: 3 condo units <input type="checkbox"/> Structures: <input type="checkbox"/> Site: <input type="checkbox"/> Object:		
6. Date of Survey: April 20, 2024/May 20, 2024/June 22, 2024		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: confirmed by City HPD email		
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.		
11. Brief Description of the Property: Located approximately 100' down a private drive on the west side of Garcia Street are three connected condominium units (Photos 1-4). They are part of the 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. 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. <i>Continued on Page 5</i>		
12. Who uses the property? Residence (vacation house)		
13. Construction Date: early 1950s <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: plat and city directories		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> 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: owners
 Laurel Guy (Unit 1)

Joan Hathaway Sawyer 1990
 Trust (Units 2 & 3)

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

Laurel Guy (Unit 1)
 Joan Hathaway Sawyer 1990
 Trust (Units 2 & 3)
 N/A

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: 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 No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? 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 Yes
 If yes: Significant Contributing Non-contributing No Status: three-unit condominium
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

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 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: Units 1, 2, and 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/June 22, 2024
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ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <u> </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <u> </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <u> </u> Stone Other: Notes 9. Roof: <u> </u> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
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10. Window Types Units 1, 2, and 3 combined <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Hung</td><td>Wood</td><td>2/2</td><td>3</td></tr> <tr><td>Casement</td><td>Wood</td><td>1</td><td>9</td></tr> <tr><td>Casement</td><td>Wood</td><td>6</td><td>2</td></tr> <tr><td>Casement</td><td>Wood</td><td>8</td><td>3</td></tr> <tr><td>Casement</td><td>Wood</td><td>12</td><td>3</td></tr> <tr><td>Awning</td><td>Wood</td><td>1</td><td>3</td></tr> <tr><td>Combination – Picture</td><td>Wood</td><td>1S-1F-1S</td><td>1</td></tr> <tr><td>Sliding</td><td>Wood</td><td>1-1</td><td>1</td></tr> <tr><td>Fixed</td><td>Wood</td><td>1</td><td>2</td></tr> </tbody> </table>	Operation	Material	Glazing	Number	Single-Hung	Wood	2/2	3	Casement	Wood	1	9	Casement	Wood	6	2	Casement	Wood	8	3	Casement	Wood	12	3	Awning	Wood	1	3	Combination – Picture	Wood	1S-1F-1S	1	Sliding	Wood	1-1	1	Fixed	Wood	1	2	11. Door Types Units 1, 2, and 3 combined <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>Plank</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>Plank w/ Vision Lite</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>Full-Light</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>1/2 -Light w/ Panel</td><td>Wood</td><td>1</td></tr> <tr><td>Double</td><td>Divided Glass</td><td>Wood</td><td>1</td></tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	Plank	Wood	1	Single-Leaf	Plank w/ Vision Lite	Wood	1	Single-Leaf	Full-Light	Wood	1	Single-Leaf	1/2 -Light w/ Panel	Wood	1	Double	Divided Glass	Wood	1
Operation	Material	Glazing	Number																																																														
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Combination – Picture	Wood	1S-1F-1S	1																																																														
Sliding	Wood	1-1	1																																																														
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Single-Leaf	1/2 -Light w/ Panel	Wood	1																																																														
Double	Divided Glass	Wood	1																																																														

12. Chimneys <input checked="" type="checkbox"/> 1, Unit 1	13. Porches <u> </u> N/A Type: <input checked="" type="checkbox"/> Entry Unit 1 <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
---	---

14. Other Significant Features N/A

15. Modifications: No known modifications

#1 Date: Units 1, 2, and 3; recent; change of windows and possibly openings; visual and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> 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>

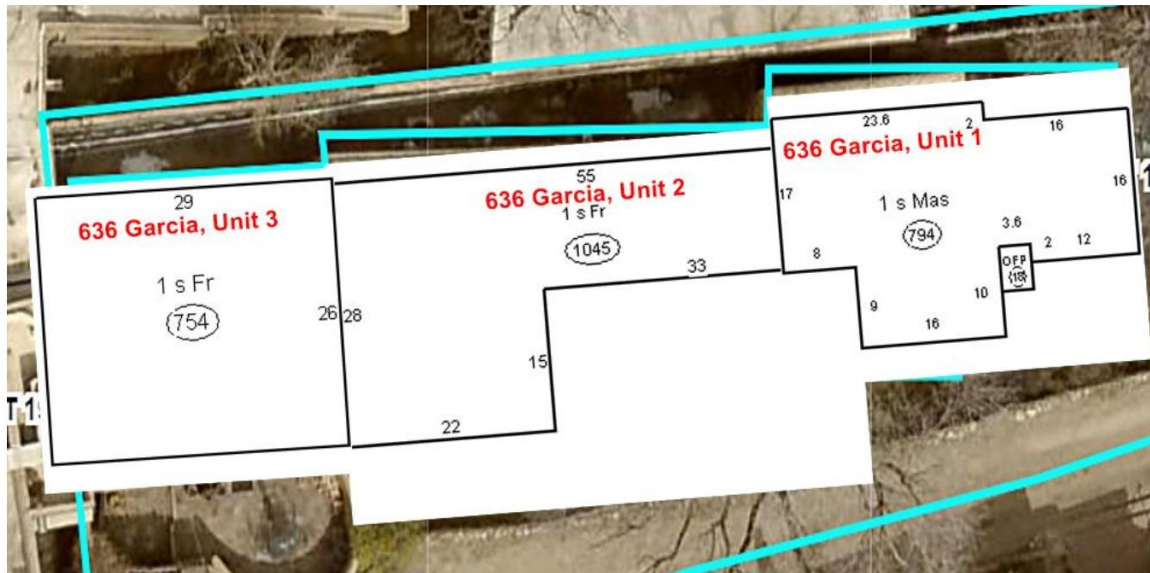
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Not available. Stitch image of County Assessor footprint sketches.



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Architectural Description Continued

The most architecturally finessed of the three, Unit 1, encloses one bedroom in its approximately 794-square-foot combined living room/dining room plan. The roughly 1,032 square-foot Unit 2 holds two bedrooms and two bathrooms in its L-shaped plan. Unit 3 has one bedroom and one bath within its 754-square-foot enclosure. All three units share party walls. The south façade, looking onto a small courtyard, serves as the public entry to each unit (Photo 1).

Unit 1 (Parcel 910009439)

This unit began as an apartment and has been converted into a condominium.

South Façade

The south façade is divided into two sections: one holding the combined living room/dining room and the other the bedroom. In between is an entry area.

The living room/dining room projects out as a small cubic mass penetrated with one wood casement window (Photos 5 & 6). The living room/dining room projects out as a small cubic mass penetrated with one wood casement window (Photos 5 & 6). Ra Patterson determined that the windows are all recent vintage.¹ The windows terminate with flared wood sills.

West of the living room/dining room, the dwelling joins Unit 2 with a party wall (Photo 7). At the center of the composition is a small portal giving entry to the dwelling through a faux plank door (Photo 8). To the east begins the bedroom, another cubic volume, penetrated with a modern wood casement (Photo 9).

¹ RPA & Associates, LLC, Historic Assessment No. 140624-HA, June 14, 2024.

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East

The east elevation has one opening at the bedroom holding modern double casement windows (Photos 10 & 11)

North

The north elevation of all the units looks onto a clay tile property wall. Unit 1 has two awnings and one fixed window facing this blank space (Photo 12).

Unit 2 (Parcel 910009440)

This unit consists of a former small dwelling modified into a condominium.

South Façade

The fenestration for comprises an entry door and windows in the bedroom (Photos 13 & 14), kitchen (Photo 13 & 15), and living room (Photo 13). Some of the windows have been replaced, and it is unclear if all the openings are original.

North Elevation

The north elevation includes newer windows, several of which probably represent non-historic openings. These include a long combination picture window at the living room (Photo 16), single-light casements at the bathroom, and a divided light casement at the bedroom (Photo 17).

The other elevations share party walls with the adjoining units.

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Unit 3 (Parcel 910009441)

This unit began as a garage and was converted into a condominium.

South Façade

The south façade looks onto a small brick courtyard and is divided into two sections (Photo 18). The east section, likely representing part of the original small house, has a full-light door in the living room flanked by modern casements (Photo 19). 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 20).

North Elevation

The north is divided into gabled and flat-roof sections (Photo 21). 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.”² 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, and appears to have worked on the side as a house flipper.

Although she had been buying up Hispanic-owned properties along Garcia Street (Fig. 1), her efforts paled in comparison to those of her neighbor, the White Sisters, who had

² “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, owned hundreds of acres, and had the ambition to create an all-white subdivision.

The transaction that led to the subject property occurred on May 19, 1926,³ when Farrelly acquired the property from Benito and Refugio Ronquillo de Chaves. She worked with Katherine Otero Stinson to remodel the old adobe house. The *New Mexican* deemed it “one of the best examples of a remodeling of an old adobe.”⁴ This house is now addressed as 640 Garcia Street and is no longer part of the subject property.

In 1928, Farrelly sold the land north to Eva Byrne Brandt, a twice-married wealthy woman from Grand Rapids, Michigan. Brandt, the heiress to a Michigan lumber fortune, had erected an English Manor-style house in that city in the 1890s (Fig. 2). It is unclear why Brandt moved to Santa Fe but fell into a crowd of independent women.⁵

The sale caught the attention of the *New Mexican*. The paper 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.”⁶ It stated that Brandt would make “extensive improvements to the property,” bringing up the value of the property to \$20,000 after the houses were remodeled. Brandt bought the parcels for \$100.00.⁷

Brandt purchased the subject property, the former home of Benito and Refugio Chavez, from Farrelly in 1930. Brandt became a seasonal visitor who appears to have lived on and off at 640 Garcia Street through the early 1940s. In 1940, she received a permit to build a garage; this likely represents Unit 3 of the condominium complex.⁸

³ 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.

⁴ “Buys on Garcia Street,” *Santa Fe New Mexican*, November 10, 1930, 6.

⁵ Eva Byrne Brandt died in 1946 and is buried at Cristo Rey Church Cemetery.

⁶ “Mrs. Brandt Buys Fine Property on Garcia Street; To Improve It,” *Santa Fe New Mexican*, June 2, 1928, 2.

⁷ Warranty Deed, Catherine R. Farrelly to Eva Brandt, recorded May 22, 1928, Book U/Page 528, Instrument # 35531, Santa Fe County, New Mexico.

⁸ “Village Gossip of Old Santa Fe,” *Santa Fe New Mexican*, April 11, 1940, 3.

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Brandt sold the subject property in 1943 to William L. Hamilton, a physician. City directories suggest the property only consisted of the main house, 640 Garcia, and the garage (Fig. 3). A 1948 aerial image supports this (Fig. 5). Hamilton later added onto the garage along the north property line, creating what is now 636 Garcia Street.

The Piano People

Hamilton died in 1954, and his widow, Anna B. Hamilton, acquired the property. Two years later, she sold it to married couple John and Jose Hiersoux.⁹ The Hiersoux family would own the property until 2021.

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.¹⁰ The husband-and-wife piano duo were smitten 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.¹¹

John and Jose left Santa Fe in the early 1960s and relocated to Berkeley, California, where they opened the Hiersoux Studio of Music. John would go on to direct the Holy Names College Symphony Orchestra in Oakland. Jose died in 1970, and John followed her in death four years later.

⁹ 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.

¹⁰ "Duo Piano Team Visiting Here on Way Back to Eastern Home," *Albuquerque Tribune*, July 7, 1950, 10.

¹¹ "Hiersoux, Holy Names Conductor, Dies at 66," *Oakland Tribune*, June 20, 1964, 36.

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A Rental Property

A 1954 plat map 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 (Unit 2) had a large bedroom, living room, kitchen, and bath. Adjoining it was a one-room apartment (Unit 1) 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.¹² The ad hoc structure, including the garage, is visible on the 1958 and 1978 aerial photographs (Fig. 6 & 7).

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 architecturally significant main house.

¹² Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1958 (El Paso: Hudspeth Directory Company, 1958), 550.

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Evaluation of Historical Status

Collectively, the three units of the 636 Garcia Street Compound Condominium do not have sufficient architectural interest and/or historic 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.

Of the three, only Unit 1 presents a coherent picture of the Pueblo Revival style. Unlike the other condos, it has a distinct cubic form with offsets and other devices, giving it interest. The remaining condos have little architectural distinction and reveal changes in fenestration, particularly Unit 3, originally a garage.

The recommendation is to designate 636 Garcia Street, Unit 1 and Unit 2 Non-Contributing structures to the Downtown and Eastside Historic District and, if practical, make Unit 1 a Contributing resource, resting on its architectural merit.

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Illustrations

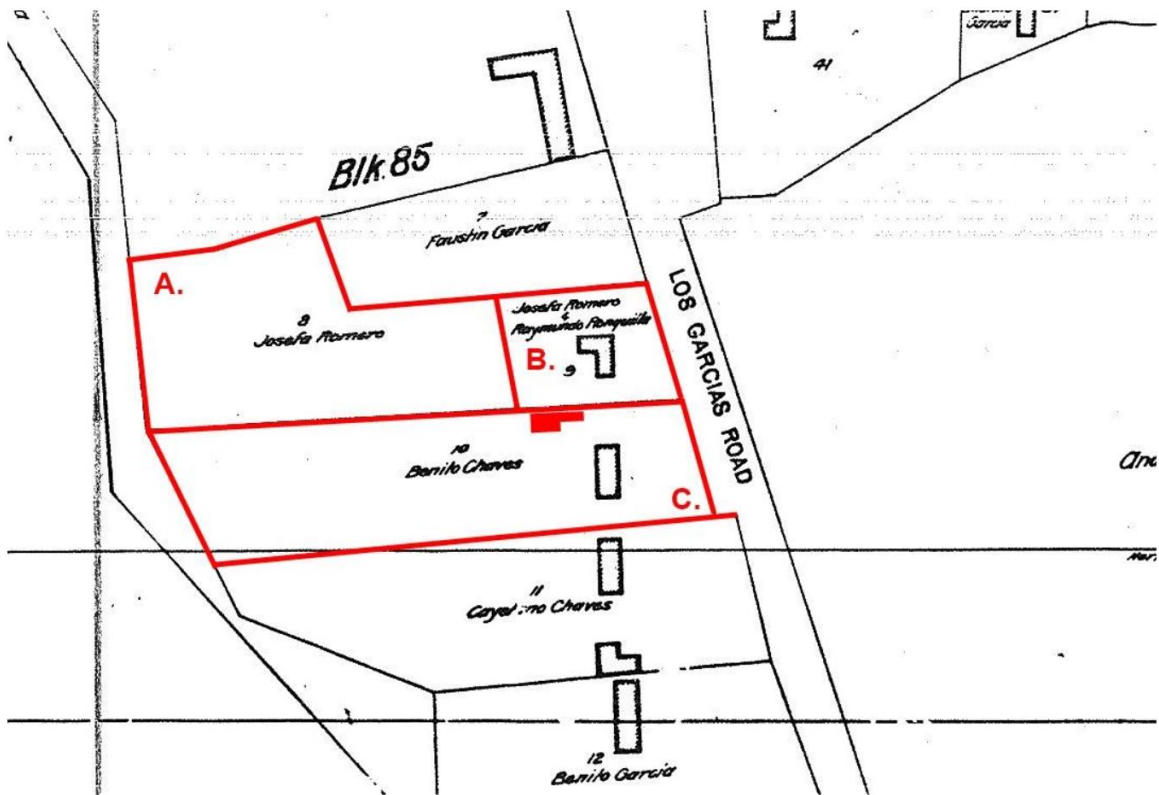


Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.

- 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: Former Eva Byrne Brandt House, Grand Rapids, Michigan. Heather Ibrahim, June 19, 2024.

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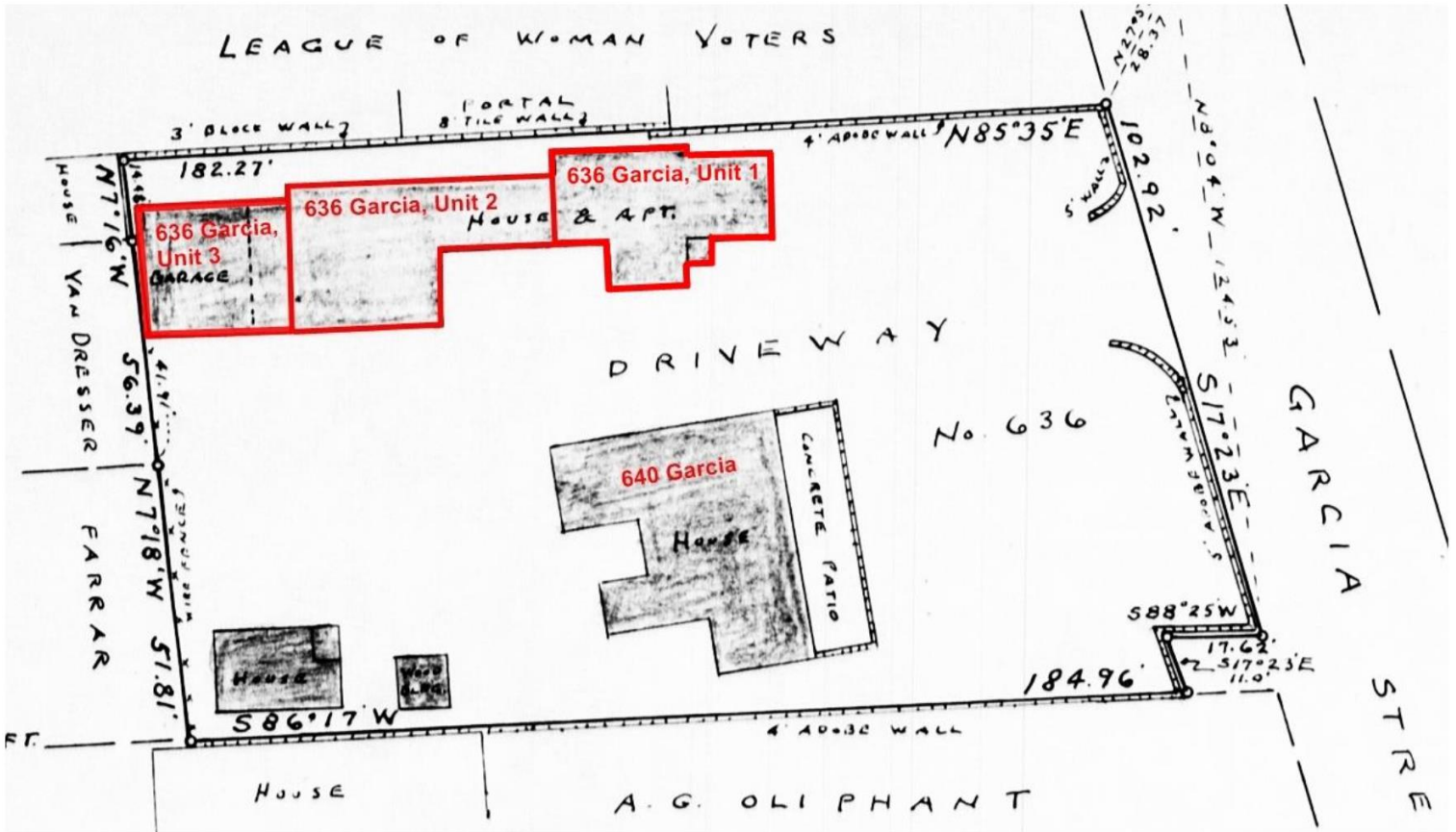


Figure 3: 1954 plat map for 636 Garcia Street created during Hamilton ownership of property.

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Figure 4: c.1950 photograph of Jose and John Hiersoux.
Courtesy Albuquerque Tribune.

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Figure 5: 1948 aerial photograph. Subject building does not appear to have been constructed.

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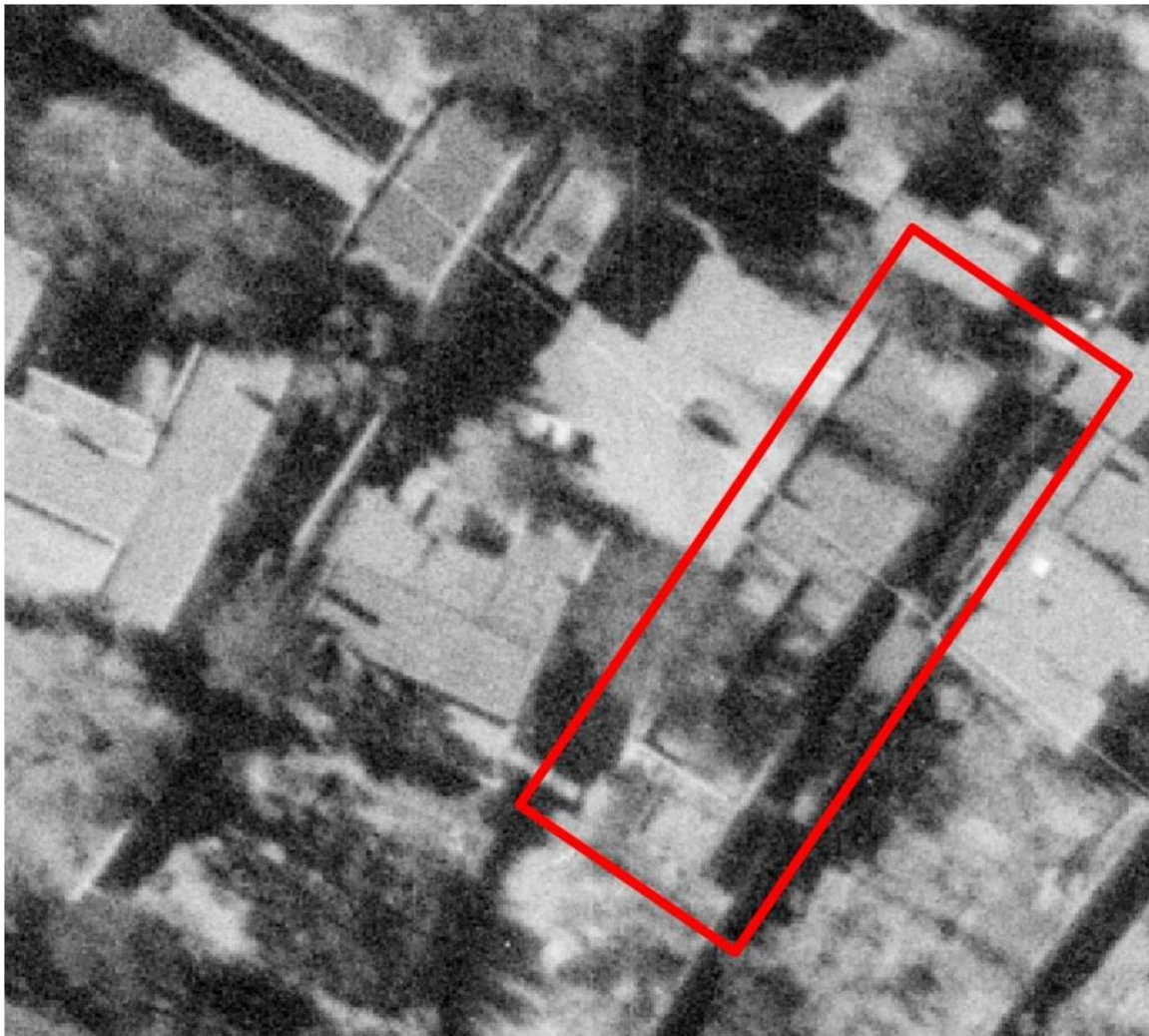


Figure 6: 1958 aerial photograph. Subject building highlighted.

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Figure 7: 1978 aerial photograph. Subject building highlighted.

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Survey Photographs

(All images taken by Giulia Caporuscio on April 20, 2024, May 20, 2024, or June 22, 2024, as indicated).



Photo 2: Setting at Garcia Street. Camera facing west. June 22, 2024.

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Photo 3: Setting from parking court. Camera facing west. June 22, 2024.

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Photo 4: Units 1, 2, and 3. Camera facing northwest. June 22, 2024.

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Unit 1



Photo 5: South elevation. Camera facing north. June 22, 2024.

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Photo 6: South elevation oblique, west of entrance. Camera facing northwest. June 22, 2024.

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Photo 7: South elevation, west end. Camera facing north. April 20, 2024.

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Photo 8: South elevation, entry. Camera facing north. June 22, 2024.

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Photo 9: South elevation oblique, east of entrance. Camera facing northwest. June 22, 2024.

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Photo 10: East elevation. Camera facing west.

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Photo 11: East elevation window. Camera facing west.

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For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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: Units 1, 2, and 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/June 22, 2024			



Photo 12: North elevation oblique. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
		NRHP _____	SRCP _____	Criteria A B C D	
1. Name of property: 636 Garcia Street Compound Condominium	2. Location: 636 Garcia Street: Units 1, 2, and 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/June 22, 2024			

Unit 2



Photo 13: East and south elevation oblique. Camera facing northwest. April 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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: Units 1, 2, and 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/June 22, 2024			



Photo 14: 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

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: 636 Garcia Street Compound Condominium	2. Location: 636 Garcia Street: Units 1, 2, and 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/June 22, 2024



Photo 15: 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

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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: Units 1, 2, and 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/June 22, 2024			



Photo 16: North elevation, oblique. Camera facing southwest. May 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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: Units 1, 2, and 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/June 22, 2024			



Photo 17: North elevation, oblique. Camera facing east. May 20, 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: Units 1, 2, and 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/June 22, 2024			

Unit 3



Photo 18: 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

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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: Units 1, 2, and 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/June 22, 2024			



Photo 19: South elevation, east section. Camera facing north. May 20, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
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: Units 1, 2, and 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/June 22, 2024			



Photo 20: South elevation, west section. Camera facing northwest. May 20, 2024.

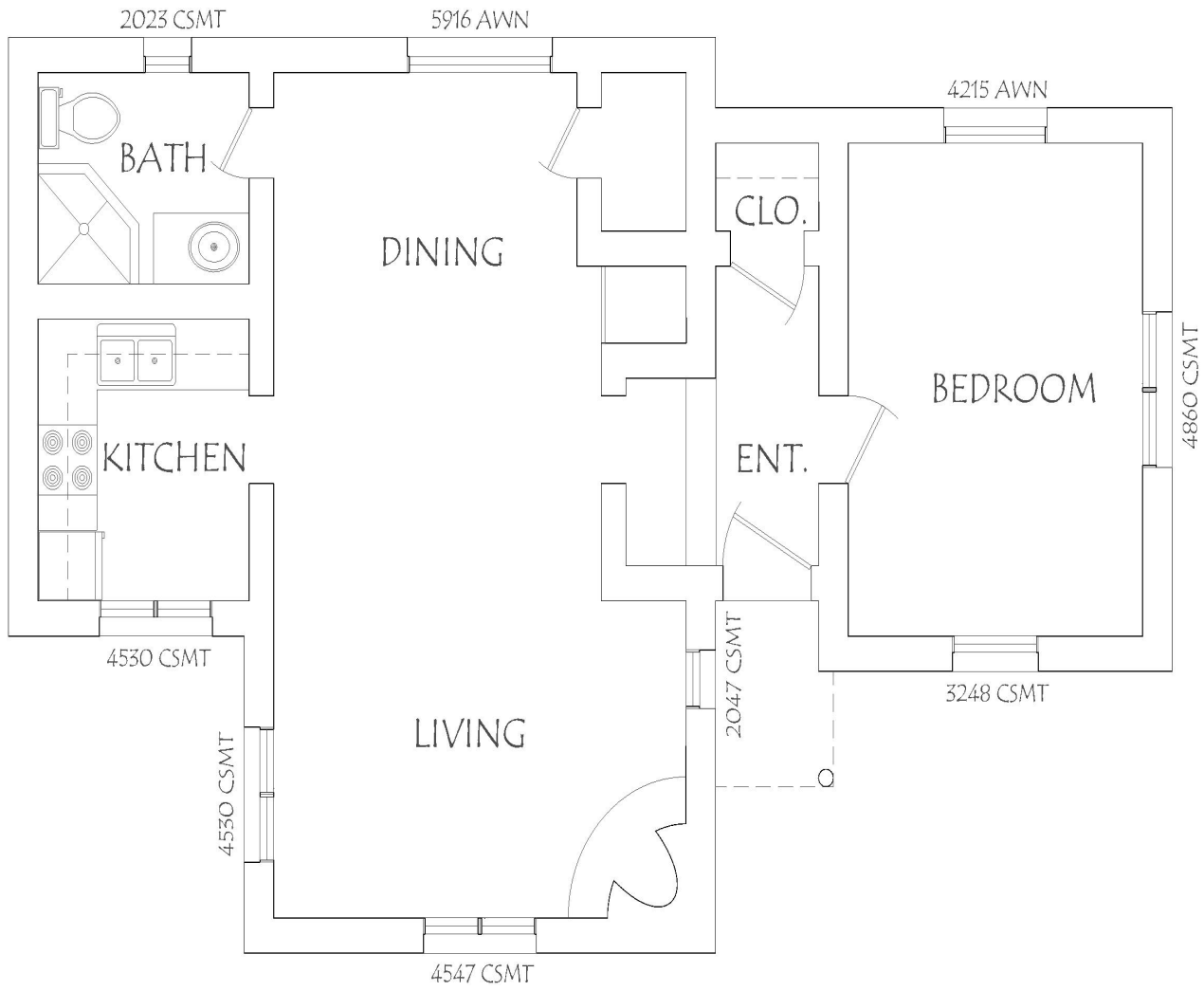
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
		NRHP	SRCP	Criteria A B C D	
1. Name of property: 636 Garcia Street Compound Condominium	2. Location: 636 Garcia Street: Units 1, 2, and 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/June 22, 2024			



Photo 21: North elevation, oblique. Camera facing southwest. May 20, 2024.



FLOOR PLAN

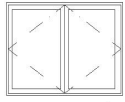
SCALE: 1/4" = 1'-0"

O5-13-2024 PERMIT

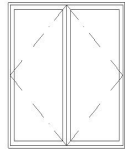
WINDOW REPLACEMENT FOR:
 LAUREL GUY
 636 GARCIA STREE - UNIT 1
 SANTA, FE, NEW MEXICO 87505

Sheet

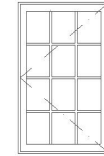
1



4530 CSMT



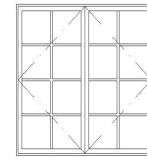
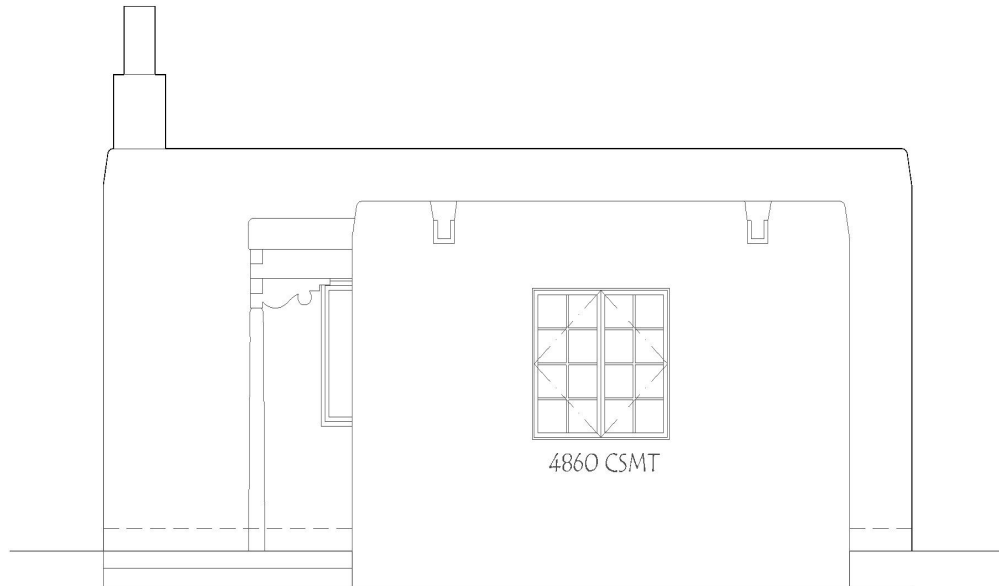
4547 CSMT



3248 CSMT

SOUTH ELEVATION

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



4860 CSMT

EAST ELEVATION

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

05-13-2024 PERMIT

WINDOW REPLACEMENT FOR:
LAUREL GUY
636 GARCIA STREE - UNIT 1
SANTA, FE, NEW MEXICO 87505

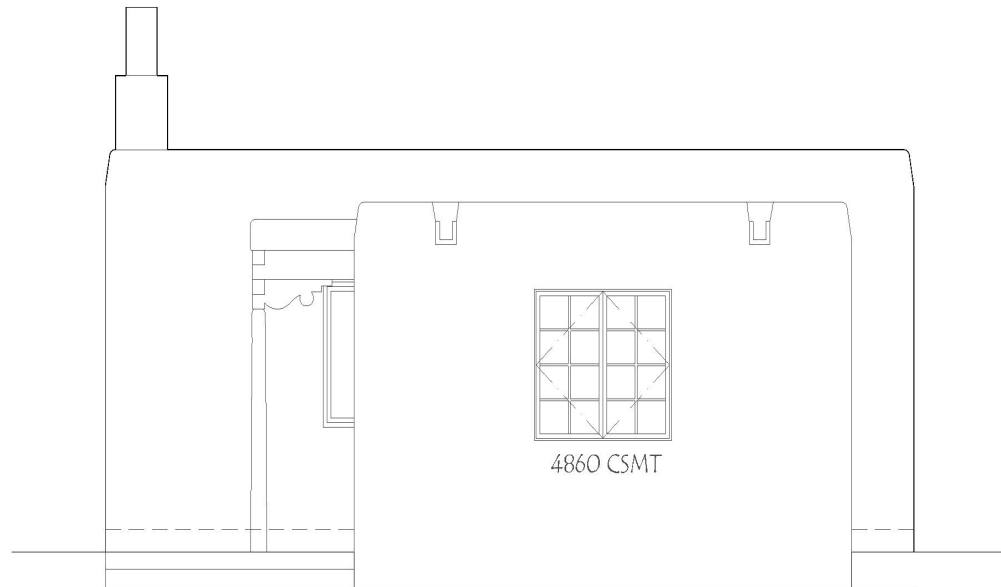
Sheet

2



SOUTH ELEVATION

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



EAST ELEVATION

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

05-13-2024 PERMIT

WINDOW REPLACEMENT FOR:
LAUREL GUY
636 GARCIA STREE - UNIT 1
SANTA, FE, NEW MEXICO 87505

Sheet

3

City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-008761-HDRB, 711 Don Cubero Alley, Don Gaspar Area Historic District, Landon Lott, property owner, proposes to remodel a sunroom to create a bedroom, construct a 6'-0" tall coyote fence along the north and east property boundary lines, and construct an outdoor kiva fireplace on a contributing structure.

REFERENCE ATTACHMENTS:

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

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 Section 14-5.2(H) Don Gaspar Area Historic District Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 711 Don Cubero Alley is listed as contributing to the Don Gaspar Area Historic District and the north façade is primary. The structure is currently 1,602 sq. ft and the original footprint, built in the early 1900s was approximately 900 sq. ft. The architectural design of the structure is a modest quintessential Santa Fe vernacular style as seen by the original rectangular shape and footprint, adobe block construction material, recessed doors and windows,

and flat roof with rounded parapets. The structure has evolved through time which can be seen from the roof top and southern façade. General maintenance and repair over the lifetime of the home have changed the original doors and windows of the structure, and the addition of the sunroom has transformed the southern façade.

On April 9, 2024, 711 Don Cubero Alley received contributing status in Case 2024-007992-HDRB. Member Guida moved to upgrade the status to contributing and designate the north façade as primary, excluding the non-historic light fixtures. The motion was seconded by Member Mather. 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.

The proposed exterior alterations include:

- 1) Demolition of walls in existing enclosed 225 sq. ft. portico (sunroom).
- 2) Remodel the 225' sq. ft. sunroom with 12' high framed/stucco structure adding 48' sq. ft. to the existing footings.
- 3) Reuse of existing front door.
- 4) Construct three 30"x30" casement windows with colonial grid panels at 4' high.
- 5) Construct one 30"x38" Fixed deck mount skylight on the roof.
- 6) Construct canales on south and east facades of proposed entry patio.
- 7) Construct 8" decorative historic corbels around entry patio on the west facade.
- 8) Construct 8' high, 8" diameter wooden columns for use in entry patio on the west facade.
- 9) Construct 16"h x 12'w x 2'd back awning with decorative historic corbels on the east facade.
- 10) Stucco with cementitious stucco framing around existing wooden entry gate (Custom Sherwin Williams SW 6627 Emberglow).
- 11) Construct 12'h kiva fireplace in backyard with 18"h attached stucco bench.
- 12) Stucco with cementitious new entry wall Sherwin Williams SW7102 White Flour.
- 13) Stucco with cementitious other walls of new structure to match existing exterior paint of house (Custom Sherwin Williams SW 6627 Emberglow).
- 14) Painting new framing around wooden gate to match existing exterior paint of house (Custom Sherwin Williams SW 6627 Emberglow).
- 15) Approval for a 6-foot-high coyote fence on the north and east property lines that was constructed without obtaining Historic Preservation Division approval.

The case was previously heard at the May 14, 2024, HDRB hearing. The Board expressed concern with several items including the height, character of the design, door, windows, and fenestration. The proposed addition has addressed the HDRB concerns expressed at the hearing by changing the overall design height, windows, door, and fenestration.

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 Contributing Structure:

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

14-12 Primary Façade:

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

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

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

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- (b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in case of ground solar collectors by a wall or vegetation;
 - (vi) in the case of wall collectors by enclosing by end or other walls;
 - (vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.
- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by

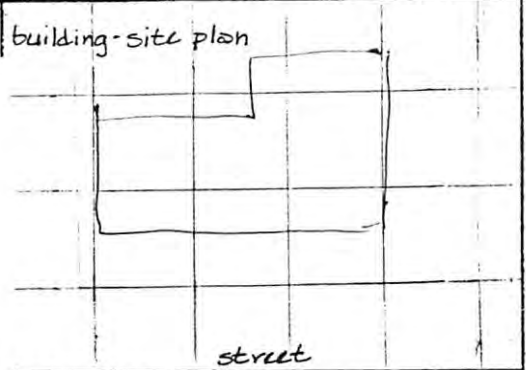
raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

- (e) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.
- (f) Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.
- (g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.
- (h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.
- (i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

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

building threatened? yes	surveyed date	by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 568	UTM reference zone 12	easting 414400	northing 7000
location description 711 Don Cubero Alley east side Don Cubero, south end - behind #37 Cerrillos			city/town Santa Fe	
building name			legal description tnsp N S range E W sec 1/4 1/4	
film roll by E.T. no. 18	negative nos. 28	29	loc. of neg. City of Santa Fe	building-site plan



date of construction
 _____ estimate _____ actual
 source

use
 present residential
 other _____
 historic residential
 other _____

condition
 _____ excellent _____ good
 _____ fair _____ deteriorating

degree of remodeling
 _____ minor _____ moderate _____ major
 describe:

style
 ←

foundation material
 n/v

wall material/surface
 adobe/stucco

architectural features
 wd a/b 1-1
 plain moldings
 parapet
 panales

surroundings
yes

relationship to surroundings
 similar _____ not similar

district potential
 yes _____ no

significance
 _____ significant contributing
 _____ supporting _____ intrusive
 date?

comments

associated buildings? _____ yes
 what type?


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: February 25, 2024 - F

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721 4. County: Santa Fe Parcel # 99310010
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house <input checked="" type="checkbox"/> Structures: Walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: February 17, 2024		
7. Previous Survey Date: <input checked="" type="checkbox"/> Yes: No date <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6800645,-105.9473802		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north and west elevations. Camera facing southeast.		
11. Brief Description of the Property: <p>Sitting along a dirt alley approximately 130' south of Cerrillos Road is an old adobe home with several additions. The core of the house, likely dating to the early 1900s, is the east-west piece along the north. This was also historically the front of the house. To this was added a square adobe appendage at the southwest corner and another piece adjacent to the east, all before 1930. A sunroom of stock windows was introduced after 1978, changing the building's geometry. At this point, the mostly obscured north elevation is the home's best side. But even it has changed.</p> <p><i>Continued on Page 5.</i></p>		
12. Who uses the property? House		
13. Construction Date: Date: Portion, pre-1912, assumed, and pre-1930 additions, and post-1978 sunroom <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: King's map, Sanborn maps, aerial photographs		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>	
 <p style="margin-top: 10px;">Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com w/ Giulia Caporuscio</p> <p>For: Current owner: Landon K. Lott and Bridget Leigh Stanga</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: N/A</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing: house <input checked="" type="checkbox"/> No Status: walls Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Don Gaspar Area Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721	
		4. County: Santa Fe	
		5. Date of Survey: February 17, 2024	

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
---	---

10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Sash</td><td>Wood</td><td>1/1</td><td>3</td></tr> <tr><td>Sash</td><td>Vinyl/Comp</td><td>1/1</td><td>1</td></tr> <tr><td>Sash</td><td>Metal</td><td>1/1</td><td>9</td></tr> <tr><td>Casement</td><td>Wood</td><td>4</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>9</td><td>1</td></tr> <tr><td>Awning</td><td>Wood</td><td>6</td><td>1</td></tr> <tr><td>Combination</td><td>Wood +</td><td>6C-1F-6C</td><td>1</td></tr> </tbody> </table>	Operation	Material	Glazing	Number	Sash	Wood	1/1	3	Sash	Vinyl/Comp	1/1	1	Sash	Metal	1/1	9	Casement	Wood	4	1	Casement	Wood	9	1	Awning	Wood	6	1	Combination	Wood +	6C-1F-6C	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>1/2-light</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>Full light</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>Decorative</td><td>Wood</td><td>1</td></tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	1/2-light	Wood	1	Single-Leaf	Full light	Wood	1	Single-Leaf	Decorative	Wood	1
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Single-Leaf	Decorative	Wood	1																																														

Note: Based on visibility and access during survey

12. Chimneys <input checked="" type="checkbox"/> one, interior; stuccoed	13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
--	--

14. Other Significant Features N/A

15. Modifications: No known modifications

#1 Date: Pre-1930, two additions to south; King's and Sanborn maps
 #2 Date: Post-1978, sunroom; 1978 aerial photograph
 #3 Date: 2012 to Present; installation of skylights; replacements of doors and windows; change of door to window; construction of yard walls and fences, and other changes; aerial photographs; real estates ads; HDRB case public notice; visual and material evidence.

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> 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>

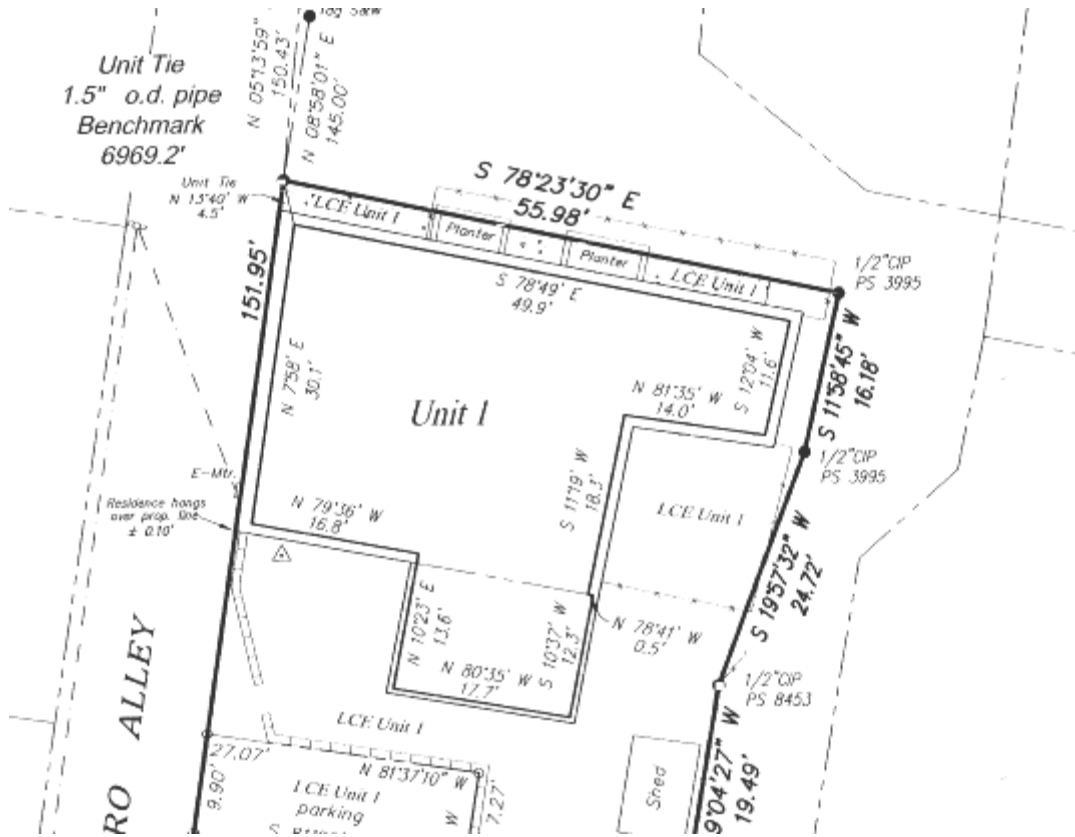
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Portion of 2019 Don Cubero Compound Condominiums plat. Courtesy Sierra Land Surveying, Inc.



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

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Architectural Description Continued

Setting

The house stands on the east side of Don Cubero Alley, an ersatz piece of the Don Diego Addition to the south. Named for the Spanish governor, Don Pedro Rodríguez Cubero, the narrow dirt alley had nothing to do with the subdivision and was developed independently with ad hoc construction. It is probably the oldest home on the 530-foot-long dirt lane. The mostly adobe house encloses approximately 1,600 square feet including two bedrooms, two baths, a living room, a kitchen, and a sunroom. It is surrounded by walls and fences which have been recently erected (Photos 1 & 5).

North

A coyote fence obscures the original front elevation which originally faced a related house and later an informal parking lot (Fig. 8). It is the house's longest elevation and is fenestrated with openings typical of older adobe construction (Photo 2). These historically included a door-window-door-window pattern. The two separate doors likely indicated accretive "tenement" construction. Accretive development is indicated by a view of the roof, which shows three distinct planes. The east door has been replaced with a window, breaking this pattern. The older wood sash windows are tucked into the wall with wood casings and slanted wood sill (Photo 3). Added to this is a sill extension made of bricks arranged in a header pattern.

West

Facing the alley, the west elevation includes the original home and the pre-1930s addition (Photo 4). They blend almost seamlessly, and each has an opening holding a modern, multi-light casement. The south end of the façade is a blank wall (Photo 5). Two older trough-type *canales* cut through its parapet.

South

The south elevation looks onto a walled yard. The yard once extended southward into the neighboring property, which was lopped off from the Mendoza land in the 2010s to build condos. Dominating the façade is a three-sided sunroom (Photos 6 & 7). The space

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is constructed of nearly identical larger residential sash resting on a low bulkhead. It does not seem to have a passive solar function, as the windows are operational and poorly sealed. It was built after 1978 (Fig. 9) and likely worked as a greenhouse. Set back nearly 30' from the sunroom is the original building. A modern, full-light door penetrates the wall (Photo 7).

East

The east elevation reveals all the pieces of the home's evolution (Photo 8). It begins at the north with the original adobe house. Its short elevation has no openings. Next is an addition, likely built before 1930 and appearing on a 1948 aerial (Fig. 7). Its east wall, sheltering the living room, is spanned by a long combination window comprising a fixed pane flanked by recent casements. It has a built-up stucco sill reminiscent of the 1980s. The elevation ends jarringly with the sunroom.

Historical Overview

On February 25, 1942, two years after filing for divorce, Fidelia Mendoza, a housemaid with eight children, received a deed from her ex-husband for a small adobe home along a public alley south of Cerrillos Road. It would be here that Fidelia and her children would reside for nearly 70 years.

Don Cubero Alley, for many years given a Cerrillos Road address, existed in a liminal space between a bustling highway on the north and a formal subdivision of polite Pueblo Revival homes on the south. Fidelia's adobe house, along the narrow dirt lane, was part of neither. It sat with a few other small homes in this undefined space, neither commercial nor suburban.

The land, based on late 19th-century maps, was likely a remnant of an agricultural tract (Fig. 1). Above it ran Arroyo Tenorio, a stone-lined ditch ambling west. Intersecting the arroyo was an old cart road dating back to the colonial period — at the time named Penitentiary Road and leading to the state prison.

The property appears on the 1912 King's map as land owned by Juan Chaves, and part of the current house may be the smaller dwelling depicted on the map (Fig. 2). Little is known about Chaves. John Howard Vaughn, a New York-state investor who was a

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business partner of Senator Stanley Elkins, owned the large tract to the east. By the time Fidelia’s husband bought the property, it was owned by the Gonzales family.¹ In 1926, the old cart road was federalized as an alignment of U.S. Highways 66 and 285. Soon gas stations, cafes, and tourist camps — many proximate to the alley house — popped up along the road. Confusingly, for years the alley house shared an address (711 Cerrillos Road) with a service station that sat in what is now the middle of Don Diego Avenue (Fig. 5).

Over the years, the former Chaves and Vaughan lands were carved up and filled in with homes. Route 66 shifted south to Albuquerque, and the Don Diego subdivision was completed. Still, the alley house remained.

A Rancher’s Daughter

Fidelia Mendoza was born on April 24, 1899, in Palma, Torrance County, to Nicolas and Guadalupe Tenorio. Her father was a sheep and cattle rancher who received a 160-acre homestead patent three years earlier.² Born in Galisteo in 1869, Nicolas was a group of adventuring Hispanics who took advantage of the homestead act, seeking land on New Mexico’s share of the South Plains to establish farms and ranches. But these could only survive with a plentitude of rainfall, which diminished in the late 1910s.

Fidelia — her name signifying loyalty and faithfulness — was the third of eight children. She attended a homestead school and once served as Palma’s postmistress.³ Around 1921, at age 22, she married José Antonio Mendoza, a handsome man who lived in Galisteo and worked as a clerk (Fig. 3). A year later, Fidelia gave birth to her first child, Francisco (Frank) A. Mendoza, one of eight children who would be raised in the house along the alley.

The family moved to Santa Fe, and José acquired a portion of the old Juan Chavez land, likely including the little block house shown on the King’s map. In Santa Fe, he established a woodyard and delivered wood around town in his truck. The 1930 census

¹ Warranty Deed, Damacio and Florencia L. Gonzales, to José Mendoza, recorded March 25, 1934, Book M5/Page 377, Instrument # 1924028109.

² Bureau of Land Management/General Land Office, Tenorio, Nicolas, Document # 2250.

³ “Mendoza, Fidelia, T.,” *Santa Fe New Mexican*, April 6, 1989, 3.

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— the first to record the family living on the alley — found the house populated with José and Fidelia, both 29, along with their children, Francisco, 7, José, Jr., 6, Guadalupe, 5, nearly 3, and Ada, nearly 2. The property was worth \$3,000, a remarkable amount for the time.⁴

As more children came along, the house increased in footprint. This is evident in the 1930 Sanborn map, which shows what appears to be an addition along its south edge (Figs. 4 & 7). More children arrived in the 1930s, and Fidelia began to work part-time as a domestic in a private residence. The 1940 census recorded the house occupied by the working couple and eight children ranging in age from 9 to 17.⁵ Two years later, Fidelia filed for divorce, citing incompatibility.⁶ She retained her husband’s name (Fig. 6).

After gaining the property⁷, Fidelia began to work full-time. Over the years, she worked as a private maid and a cook. She worked at several restaurants and the St. Francis Cathedral School cafeteria. During the war, three of her sons — Frank, Joe, Jr., and Arturo — enlisted in the Navy. Joe would fight in the Asiatic-Pacific Theater and would later participate in the Philippine Liberation campaign, an event seared in New Mexico’s psyche. Frank, a Chief Master Petty Officer, would serve in Korea and Vietnam.

In 1950, the first census after the war listed the household headed by Fidelia, now working full-time as a pastry chef.⁸ The household included her children, Arturo, Rosina, and Helen, and a grandson, Raymond. Changes occurred to the alley neighborhood, as old adobe homes lining Cerrillos were converted to commercial uses. The bigger Chaves house to the north — shown on the King map — was demolished in the late 1950s, and replaced with an insurance building (today, it is much altered and holds the Modern General store).

⁴ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 10B; Enumeration District: 0009; FHL microfilm: 2341134.

⁵ Ibid., Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 12A; Enumeration District: 25-9B.

⁶ “Suit for Divorce,” *Santa Fe New Mexican*, May 24, 1940, 8.

⁷ Quit Claim, José Mendoza, to Fidelia T. Mendoza, recorded March 27, 1942, Book 23/Page 108, Instrument # 1942068407.

⁸ U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 76; Enumeration District: 26-26.

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Fidelia’s offspring would eventually leave the home. She continued to work full-time, and later took care of foster children.

In the early 1970s, Fidelia temporarily lost the property to taxes. She regained it through a deed from the county in 1973. Five years later, she gave it to her oldest child, Frank A. Mendoza, the former Navy officer.⁹ He had been living in a mobile home off Airport Road.

Fidelia Tenorio Mendoza died in 1989. She had lived 89 years. Her son Frank continued to reside in the house along the alley. There he tended nearly 40 roses and walked his two Jack Russell dogs in the neighborhood.¹⁰ He likely built the sunroom, which may have been connected to his rose-rearing.

The decorated war veteran had problems paying the mortgage, resulting in the property passing to Wells Fargo. Frank died in 2009 at age 86. Soon after his death the south half of the property was separated from the old house and redeveloped into condos. At the same time, the new owner of both properties received permission from the Historic Districts Review Board to add skylights to the 100-plus-year-old house and install new stucco-on-block yard walls (Case # H-11-139). Further changes have occurred since then.

Evaluation of Historical Status

While a piece of the building likely predates 1912, subsequent additions — most notably the sunroom — have altered all its elevations except perhaps the west, which only holds two windows. With the loss of one of the north front doors and the presence of the fence, the building no longer communicates its original orientation and tenement development. For these reasons, the recommendation is to maintain Non-Contributing status. The walls and fences are not historic and are also recommended as Non-Contributing.

⁹ Quitclaim Deed, Fidelia T. Mendoza, to Frank A. Mendoza, recorded November 28, 1978, Book 372/Page 289, Instrument # 1978430644.

¹⁰ “More to War than Drive-Up Convenience,” *Santa Fe New Mexican*, April 14, 2003, 7.

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Illustrations



Figure 1: Approximate location of future alley and house.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits,"
1897-98.

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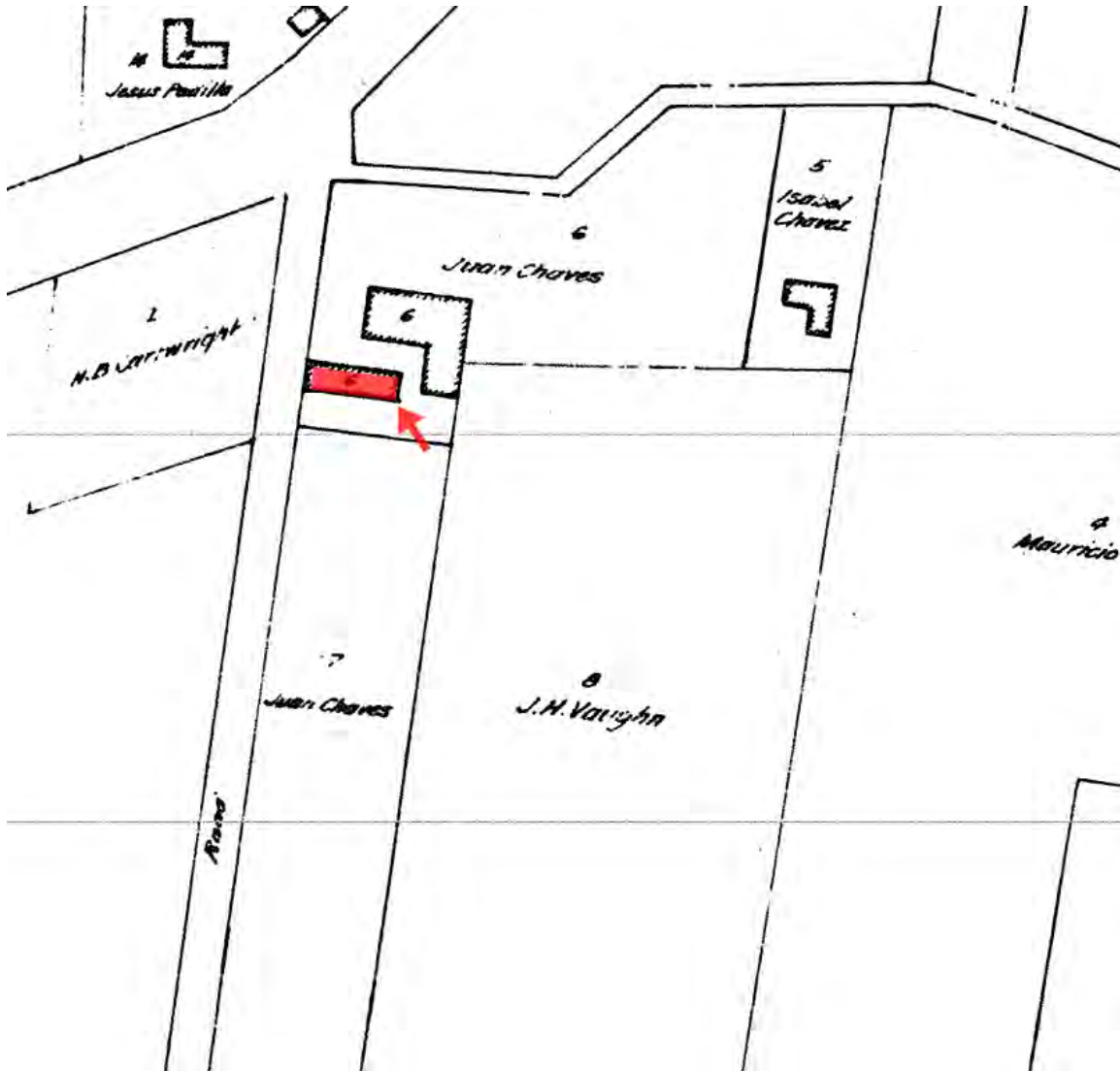


Figure 2: Highlighted Juan Chavez house likely incorporated into current structure.
N. L. King, "Map of the City of Santa Fe," 1912.

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Figure 3: Circa 1921 wedding photo. José and Fidelia Mendoza.
 Courtesy Mendoza family.

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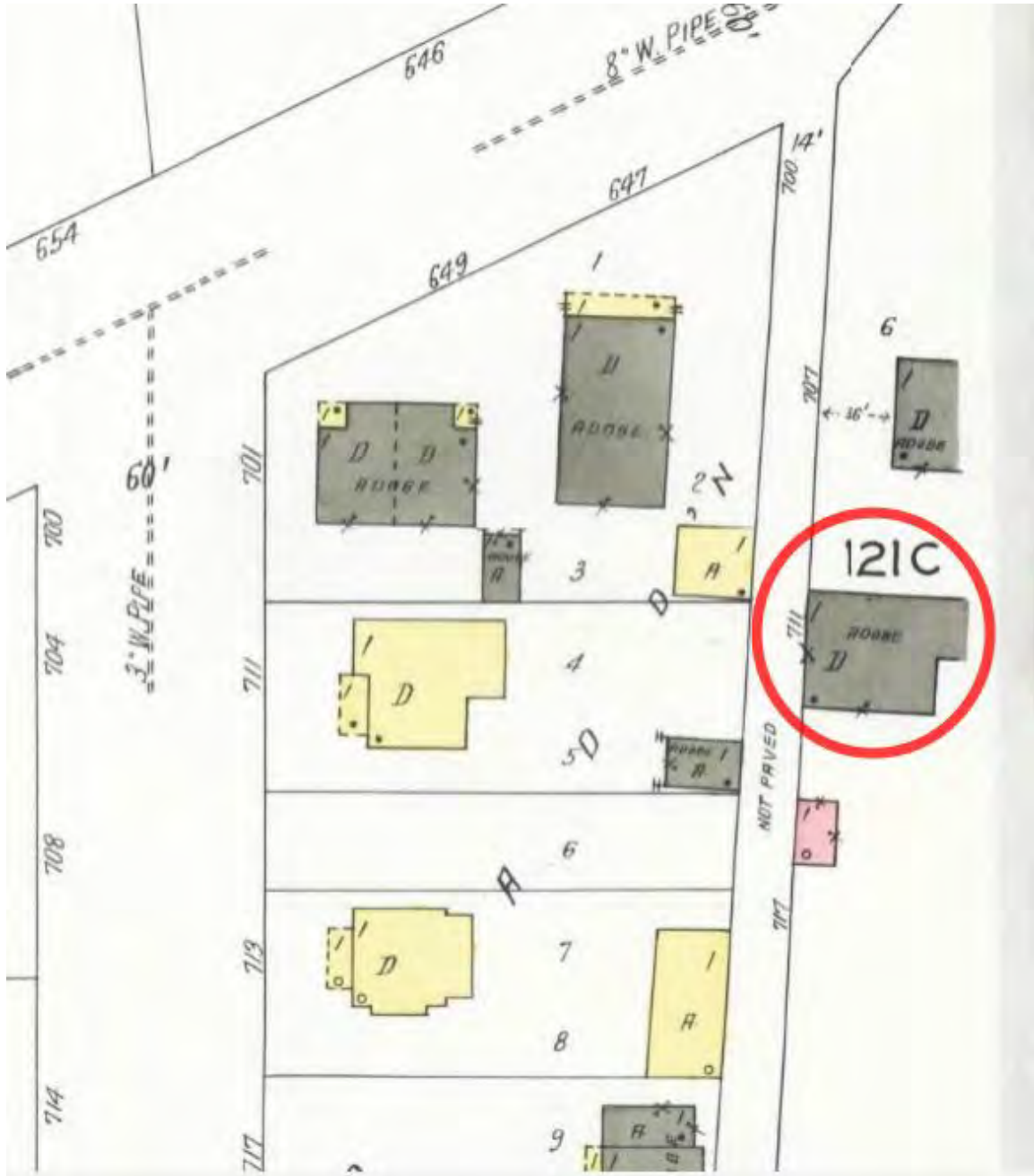


Figure 4: Subject house with additions. 1930 Sanborn Fire Insurance Map.

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**Figure 5: Influence of Cerrillos Road highway corridor.
1930 Sanborn Fire Insurance map overlain contemporary aerial.**

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**Figure 6: Circa 1940s portrait photo of Fidelia Mendoza.
 Courtesy Mendoza family.**

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**Figure 7: Subject house circled.
 October 25, 1948, aerial photograph.**

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Figure 8: Fidelia Mendoza in front of house (north elevation), 1966.
Courtesy Mendoza family.

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**Figure 9: Subject house; note absence of sunroom addition.
 September 11, 1978, aerial photograph.**

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Survey Photographs

(All images taken by Giulia Caporuscio on February 17, 2024)



Photo 2: West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721		
		4. County: Santa Fe		
		5. Date of Survey: February 17, 2024		



Photo 3: North elevation. Camera facing southwest.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721		
		4. County: Santa Fe		
		5. Date of Survey: February 17, 2024		



Photo 4: West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721			
		4. County: Santa Fe			
		5. Date of Survey: February 17, 2024			



Photo 5: West and south elevation. Camera facing northeast. Note wall is non-historic.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721			
		4. County: Santa Fe			
		5. Date of Survey: February 17, 2024			



Photo 6: South elevation and sunroom. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721		
		4. County: Santa Fe		
		5. Date of Survey: February 17, 2024		



Photo 7: Sunroom. 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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
		NRHP	SRCP		
1. Name of property: Fidelia T. Mendoza House	2. Location: 711 Don Cubero Alley Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1721			
		4. County: Santa Fe			
		5. Date of Survey: February 17, 2024			



Photo 8: East elevation. Camera facing southwest.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 8/11/2023		711 Don Cubero Aly, Santa Fe, NM 87505
Property Owner of Record: Landon Lott	Proposed Construction Description:	
Applicant/Agent Name: Landon Lott	711 Don Cubero Aly, Santa Fe, NM 87505	
Contact Person Phone Number: (225) 718. - 9590	TOTAL ROOF AREA:	3649 sqft
Zoning District: R-21	Lot Coverage : 49 %	
Overlay:	<input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Don Gaspar HD	
Submittals Reviewed with PZR:	<input checked="" type="checkbox"/> Open Space Required: 250 sqft / unit Setbacks: 2' Proposed Front: Existing Minimum: _____ 2 nd Front? _____ Proposed Rear: 9'4" Minimum: _____ Proposed Sides: L 3' R 12' Minimum: _____	
<input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 12' Maximum Height: 15'6" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit:	Parking Spaces:	
<input type="checkbox"/> Zero Lot Line Affidavit	Proposed 6 Accessible 6	
Access and Visibility:	Minimum: 6	
<input type="checkbox"/> Arterial or Collector**	Bicycle Parking**:	
<input type="checkbox"/> Visibility Triangle Required	Proposed: _____ Minimum: _____	
Use of Structure:	** Commercial Requirement	
<input checked="" type="checkbox"/> Residential		
<input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes N/A		

* 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.

LANDON LOTT

PRINT NAME

[OWNER APPLICANT AGENT]

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

SIGNATURE

5/27/24

DATE

To Be Completed By City Staff:	2024-008617-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: Stephanie Perea	DATE: 06/28/24
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	

711 Don Cubero Aly
Santa Fe, NM 87505
Owner: Landon Lott and Bridget Stanga
Contact: 225.718.9590
LandonLott@gmail.com

HDRB PROPOSAL LETTER (REVISED)

SETTING

The house stands on the east side of Don Cubero Alley, an ersatz piece of the Don Diego Addition to the south. Named for the Spanish governor, Don Pedro Rodríguez Cubero, the narrow dirt alley had nothing to do with the subdivision and was developed independently with ad hoc construction. It is probably the oldest home on the 530-foot-long dirt lane. The mostly adobe house encloses approximately 1,600 square feet including two bedrooms, two baths, a living room, a kitchen, and a sunroom. It is surrounded by walls and fences which have been recently erected (Photos 1 & 5).

NORTH

A coyote fence obscures the original front elevation which originally faced a related house and later an informal parking lot (Fig. 8). It is the house's longest elevation and is fenestrated with openings typical of older adobe construction (Photo 2). These historically included a door-window-door-window pattern. The two separate doors likely indicated accretive "tenement" construction. Accretive development is indicated by a view of the roof, which shows three distinct planes. The east door has been replaced with a window, breaking this pattern. The older wood sash windows are tucked into the wall with wood casings and slanted wood sills.

WEST

Facing the alley, the west elevation includes the original home and the pre-1930s addition. They blend almost seamlessly, and each has an opening holding a modern, multi-light casement. The south end of the façade is a blank wall. Two older trough-type canales cut through its parapet.

SOUTH

The south elevation looks onto a walled yard. The yard once extended southward into the neighboring property, which was lopped off from the Mendoza land in the 2010s to build condos. Dominating the façade is a three-sided sunroom.

EAST

The east elevation reveals all the pieces of the home's evolution. It begins at the north with the original adobe house. Its short elevation has no openings. Next is an addition, likely built before 1930 and appearing on a 1948 aerial. Its east wall, sheltering the living room, is spanned by a long combination window comprising a fixed pane flanked by recent casements. It has a built-up stucco sill reminiscent of the 1980s. The elevation ends jarringly with the sunroom.

711 Don Cubero Aly
Santa Fe, NM 87505
Owner: Landon Lott and Bridget Stanga
Contact: 225.718.9590
LandonLott@gmail.com


PROPOSED WORK

- Demolition of walls in existing enclosed 225 sqft portico
- Rebuild 12' high framed/stucco structure using existing footings
- Reuse of existing front door
- Addition of x3 30"x30" casement windows with colonial grid panels at 4' high from ground
- Addition of x1 30"x38" Fixed deck mount skylight
- Addition of 48 sqft of footing for entry patio and 16 sqft bump out of entry facade (4'd x 12'w)
- Addition of historic rain gutter on side of proposed entry patio.
- Addition of 8" decorative historic corbels around entry patio.
- Addition of x1 8' high, 8" diameter wooden columns for use in entry patio if engineering recommends
- Addition of 16"h x 12'w x 2'd back awning with decorative historic corbels. May be reduced to a smaller footprint at a later point.
- Addition of historic rain gutter on side of proposed back awning
- Addition of stucco framing around existing wooden entry gate
- Addition of 12'h kiva fireplace in backyard with 18"h attached stucco bench
- Painting new entry wall Sherrington Williams SW7102 White Flour
- Painting entry to match existing exterior paint of house (Custom Sherwin Williams SW 6627 Emberglow)
- Painting new stucco archway around wooden gate to match existing exterior paint of house (Custom Sherwin Williams SW 6627 Emberglow)


PLAT AND PLAN
DON CUBERO COMPOUND CONDOMINIUMS
UNIT 1
A certain tract of land within
projected Section 26, T. 17 N., R. 9 E., N.M.P.M.
within the Santa Fe Grant,
City of Santa Fe County New Mexico
711 Don Cubero Alley
INSTRUMENT No. 1893260

711 DON CUBERO ALY
SANTA FE, NM 87505
OWNER: LONDON LOTT & BRIDGET STANGA
EMAIL: LONDONLOTT@GMAIL.COM
PHONE: 225.718.9590



 NORTH

S1 EXISTING SITE PLAN
PLAN 1" = 20'-0"

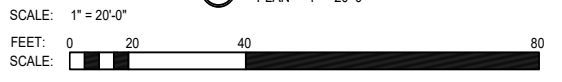
SCALE: 1" = 20'-0"
FEET: 0 20 40 80
SCALE: 

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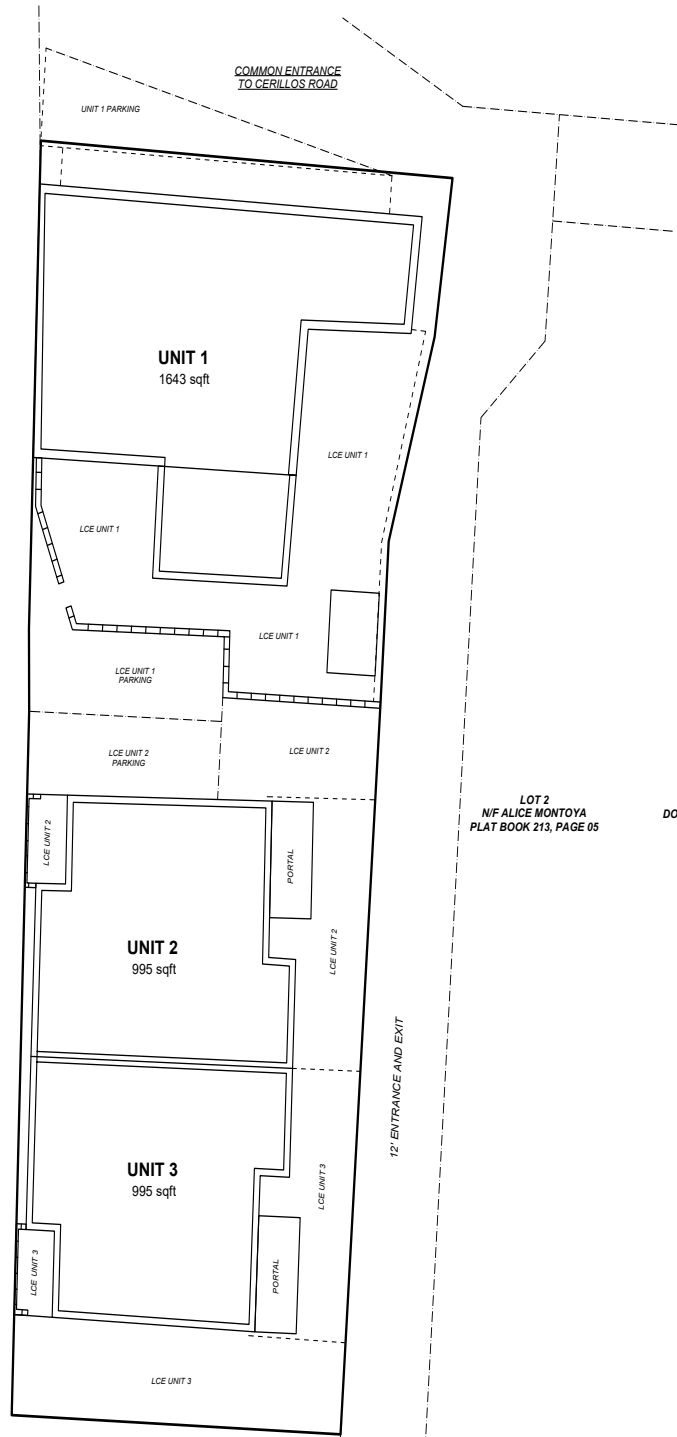


S2 PROPOSED SITE PLAN
PLAN 1" = 20'-0"

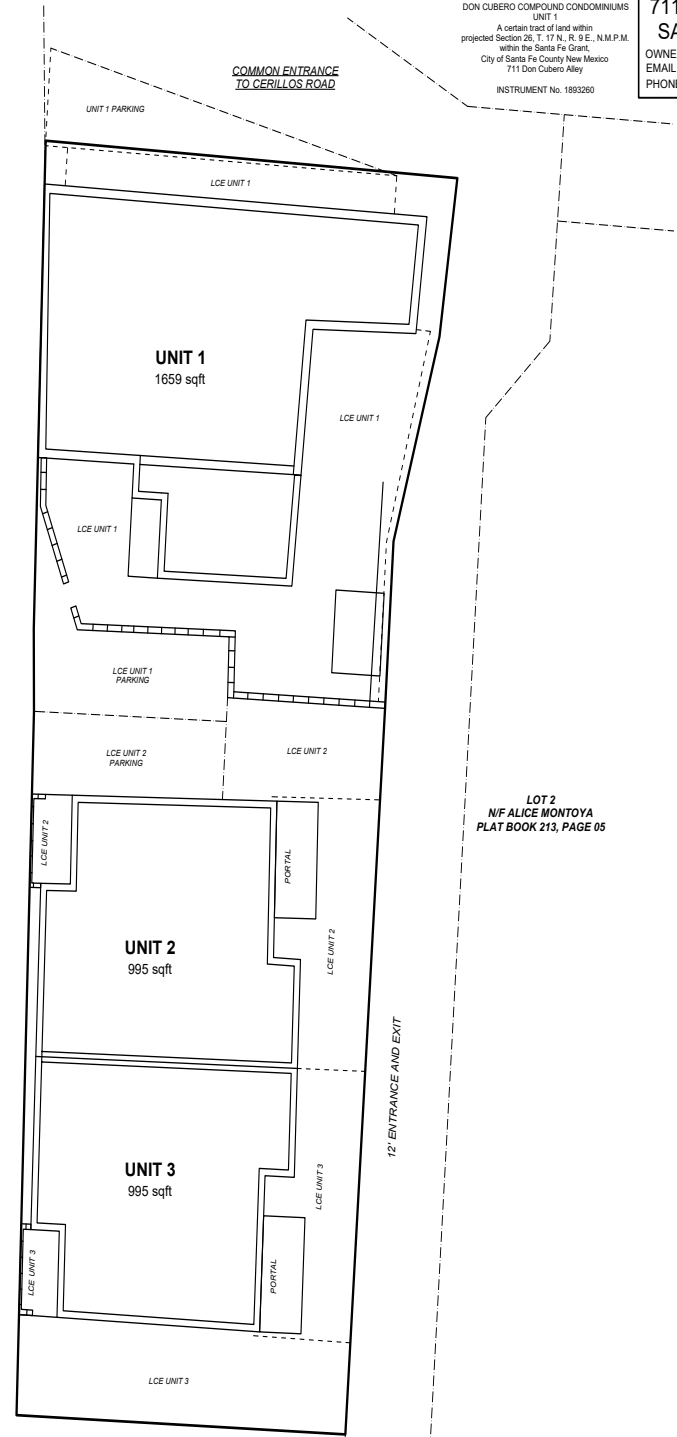


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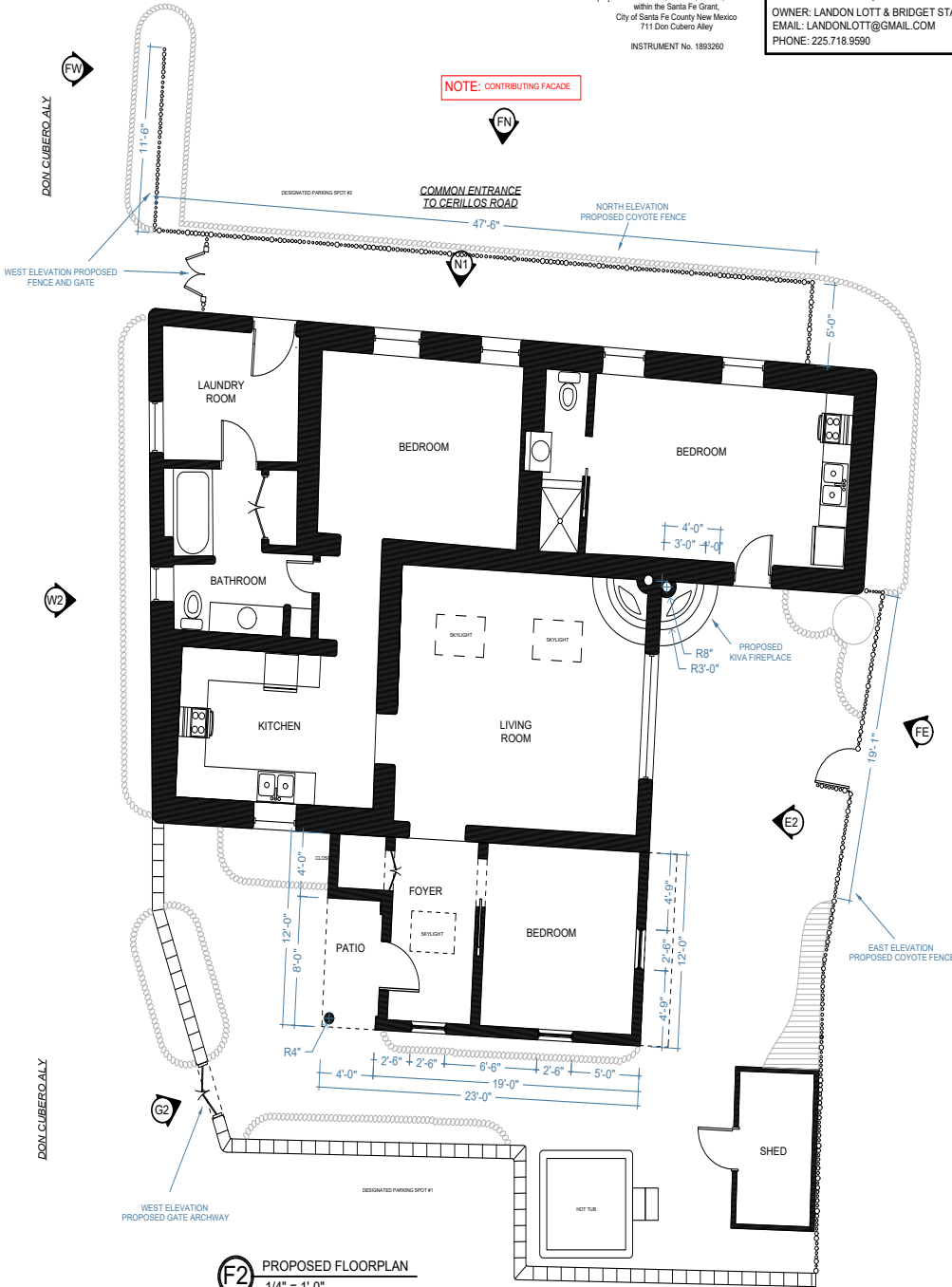
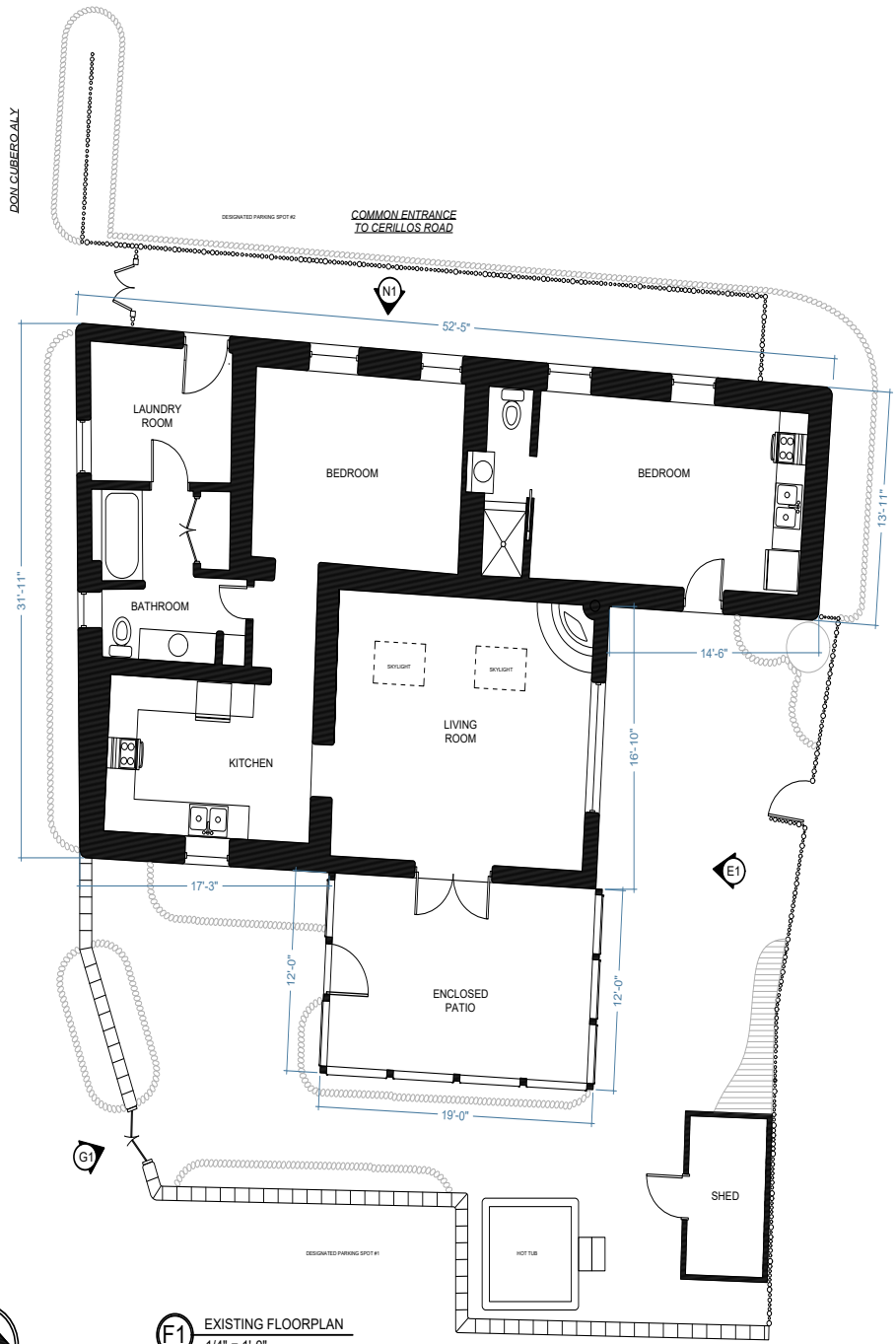
D1 EXISTING DEVELOPMENT PLAN
PLAN 1/8" = 1'-0"



D2 PROPOSED DEVELOPMENT PLAN
PLAN 1/8" = 1'-0"

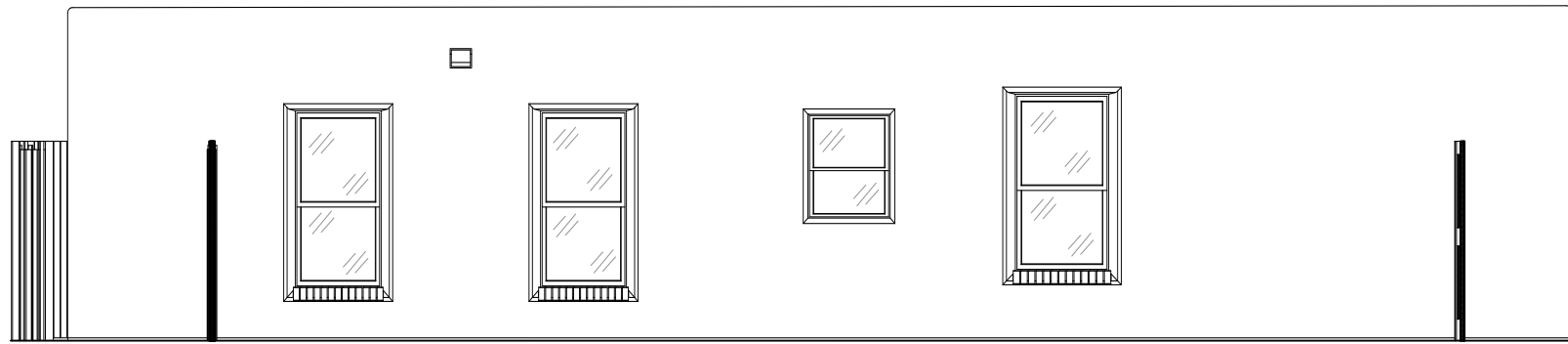


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FEET: 0 10 20 40
SCALE:

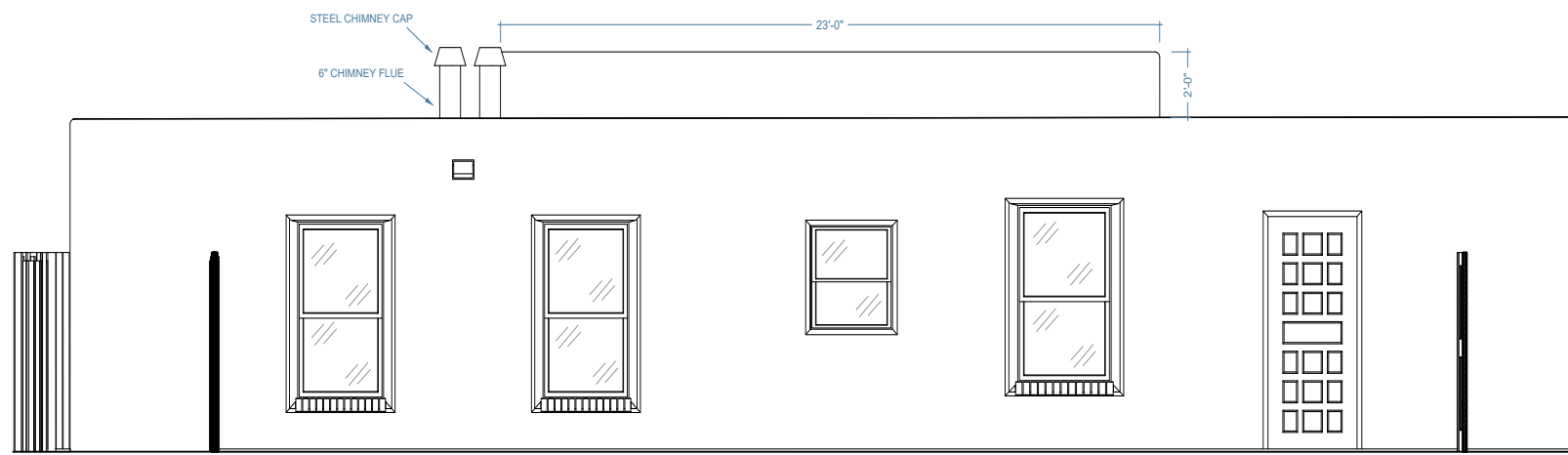


NOTE: CONTRIBUTING FACADE



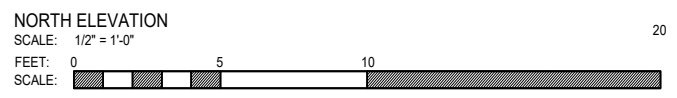


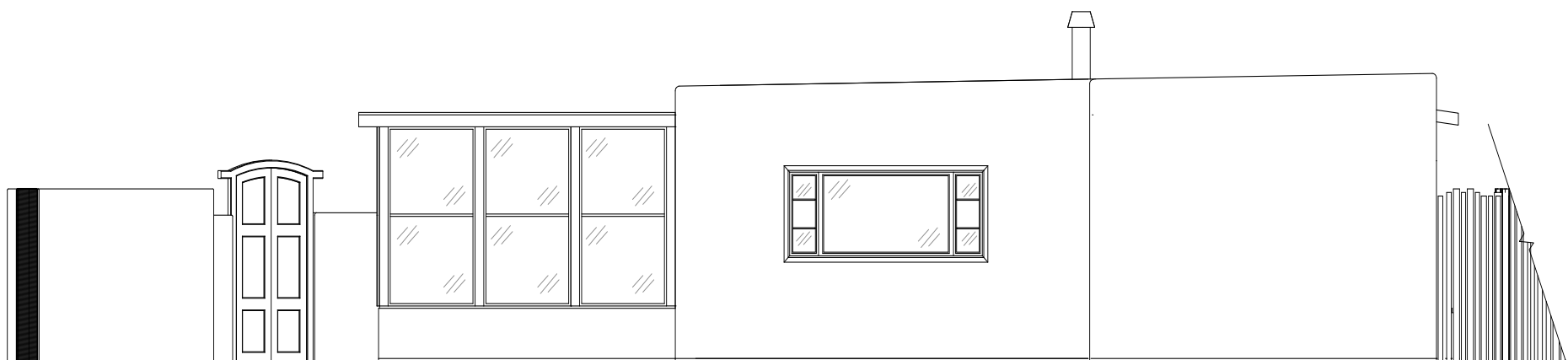
(N1) EXISTING NOTH ELEVATION
 SECTION 1/2" = 1'-0"



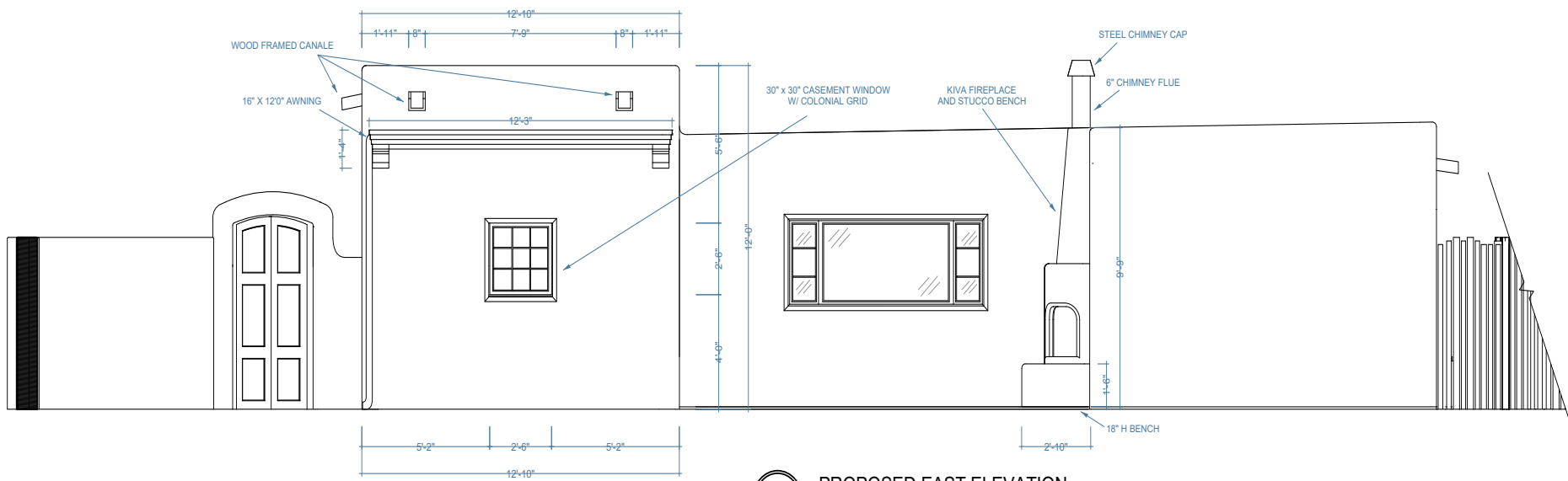
(N2) PROPOSED NORTH ELEVATION
 SECTION 1/2" = 1'-0"

NOTE: CONTRIBUTING FACADE

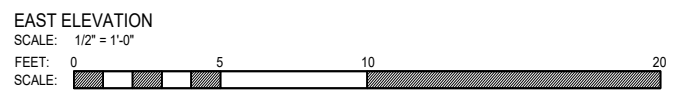


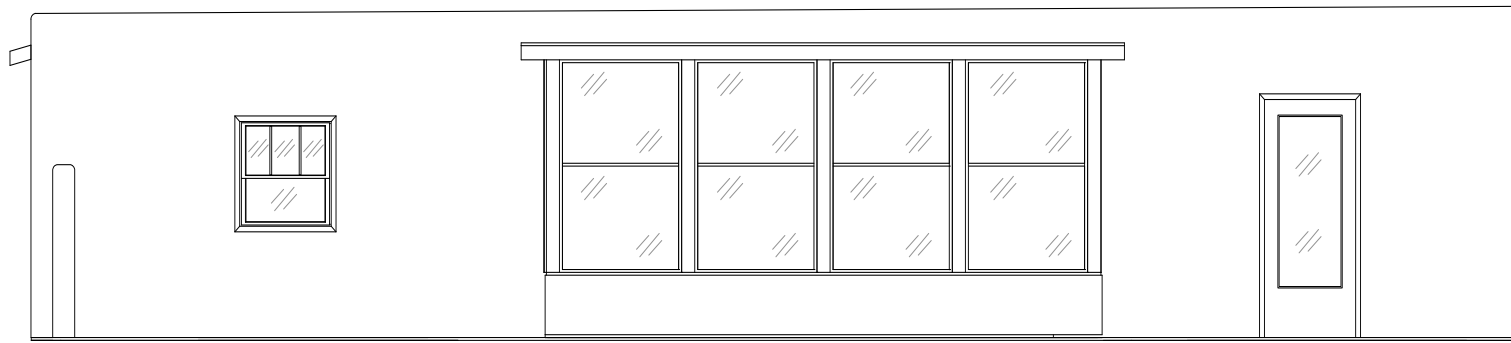


E1 EXISTING EAST ELEVATION
 ELEVATION 1/2" = 1'-0"

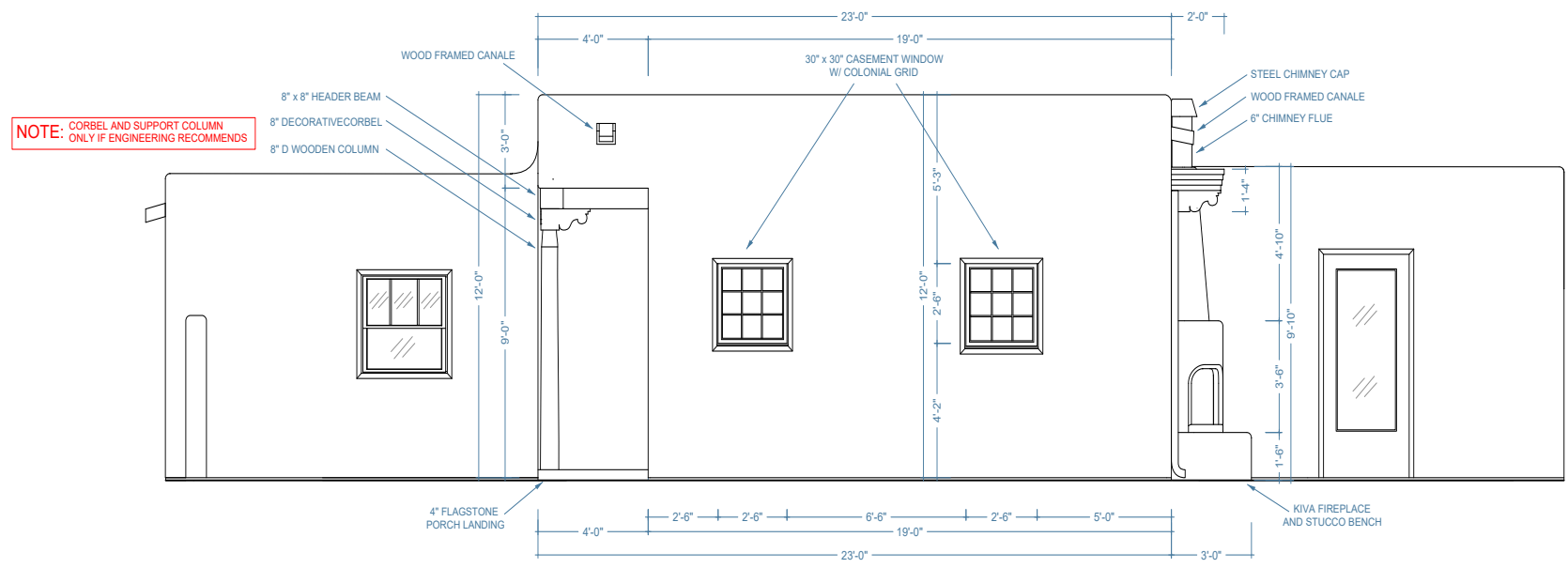


E2 PROPOSED EAST ELEVATION
 SECTION 1/2" = 1'-0"

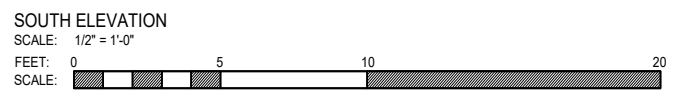


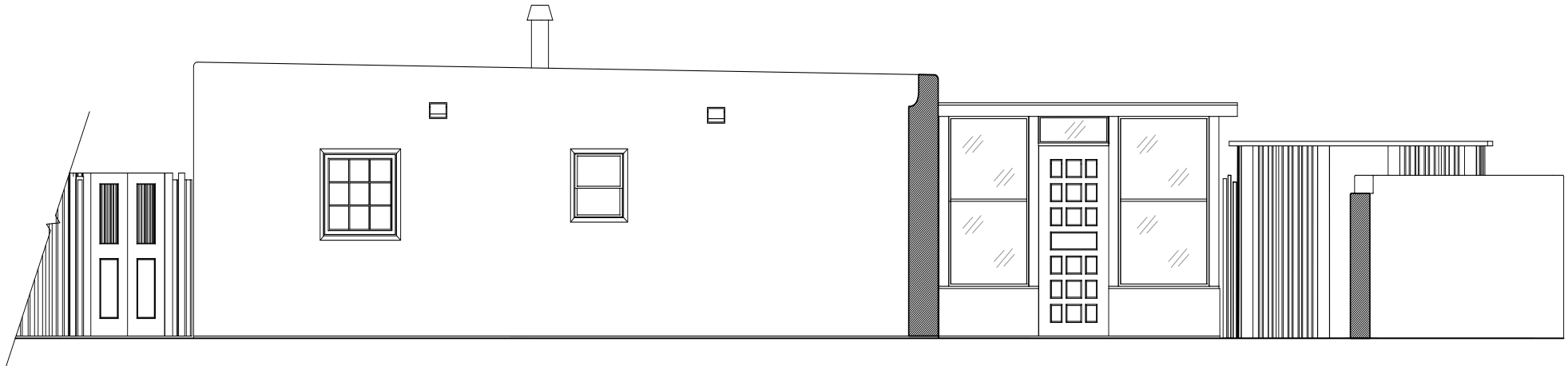


S1 EXISTING SOUTH ELEVATION
 SECTION 1/2" = 1'-0"

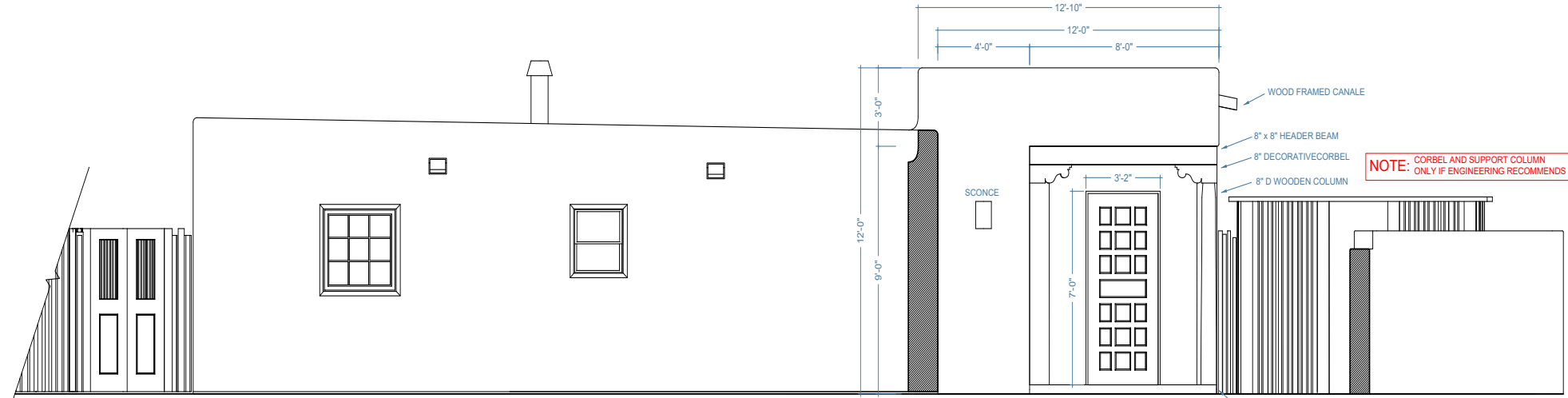


S2 PROPOSED SOUTH ELEVATION
 SECTION 1/2" = 1'-0"

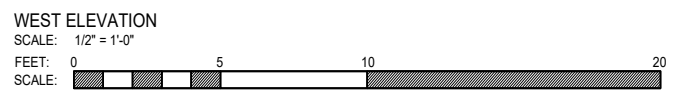


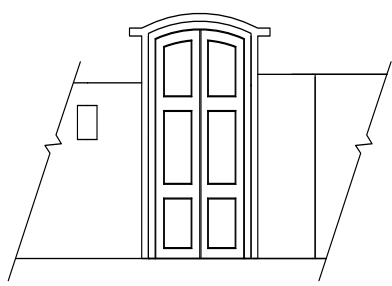


W1 EXISTING WEST ELEVATION
 ELEVATION 1/2" = 1'-0"

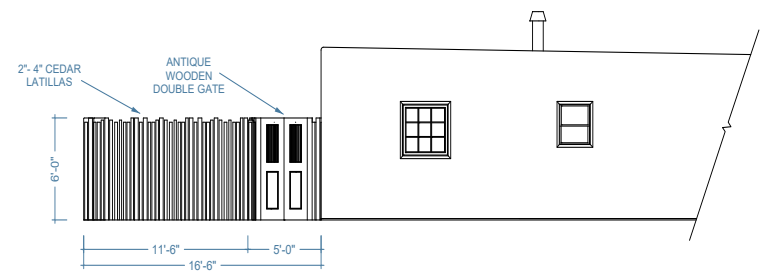


W2 PROPOSED WEST ELEVATION
 SECTION 1/2" = 1'-0"

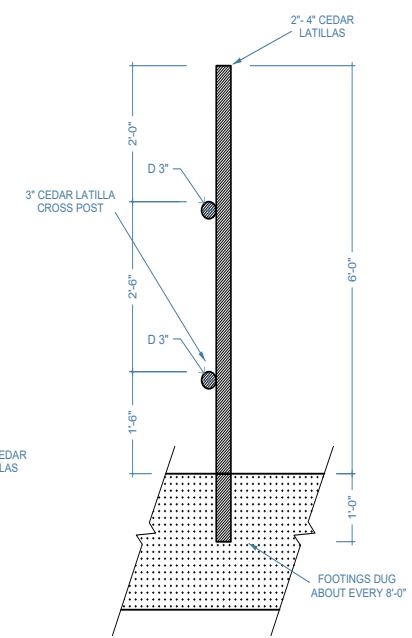




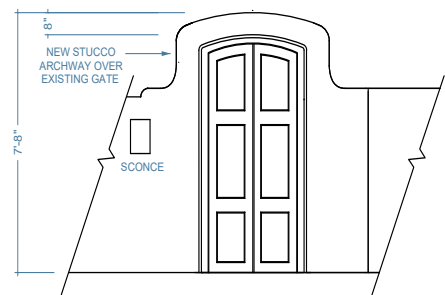
G1 EXISTING ENTRY GATE ELEVATION
 ELEVATION 1/2" = 1'-0"



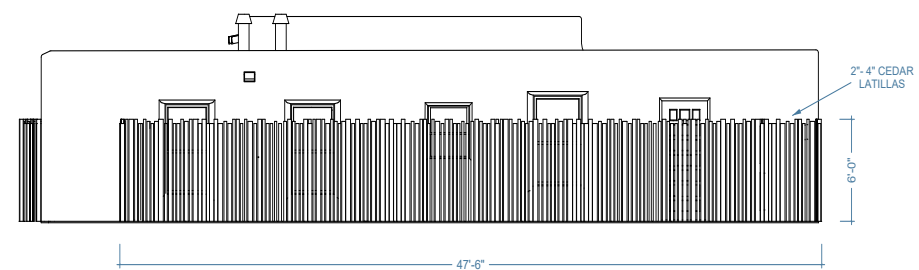
FW PROPOSED WEST GATE ELEVATION
 ELEVATION 1/4" = 1'-0"



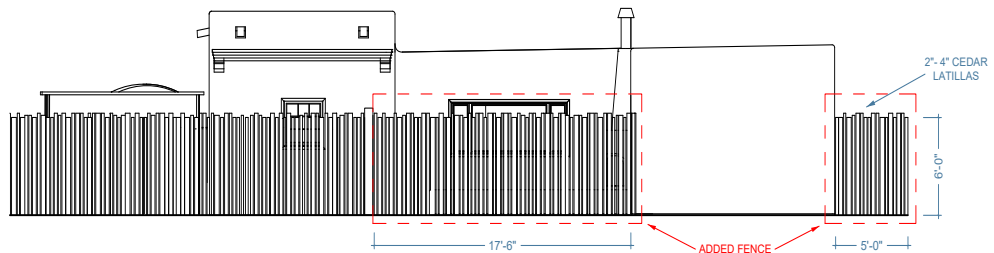
F.2 FENCE ELEVATION DETAIL
 SECTION 1/2" = 1'-0"



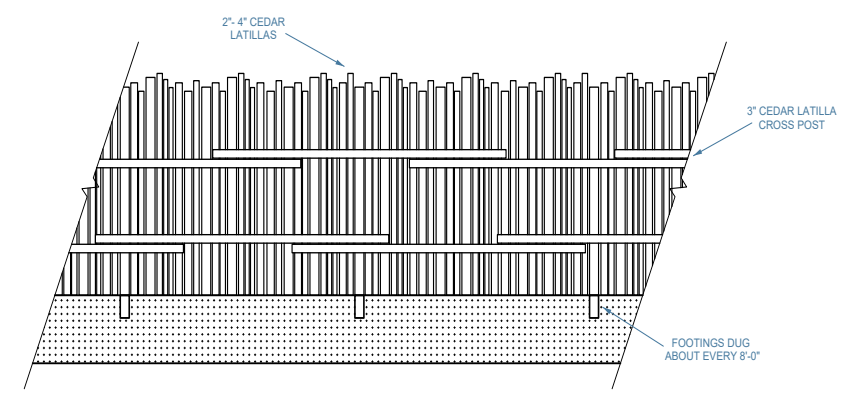
G2 PROPOSED ENTRY GATE ELEVATION
 ELEVATION 1/2" = 1'-0"



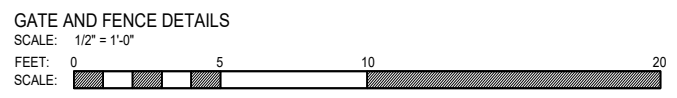
FN PROPOSED NORTH GATE ELEVATION
 ELEVATION 1/4" = 1'-0"



FE PROPOSED EAST GATE ELEVATION
 ELEVATION 1/4" = 1'-0"



F.2 FENCE ELEVATION DETAIL
 SECTION 1/2" = 1'-0"



PROPOSED PAINT FOR ALL
WALLS OF RENOVATION,
EXCEPT FOR WESTERN
WALL UNDER ENTRY PATIO

myperfectcolor.com

SHERWIN WILLIAMS
SW7708 RUSTIC ADOBE

PROPOSED PAINT FOR WESTERN
ENTRY WALL UNDER PORCH

Sherwin Williams White flour (SW 7102)



Santa Fe, ... 9PM

87507

casement window



JELD-WEN (Brand Rating: 3.8/5) ⓘ

30 in. x 48 in. W-2500 Series White Painted Clad Wood Right-Handed Casement Window with Colonial Grids/Grilles

★★★★★ ⓘ Questions & Answers (13)



Hover Image to Zoom



\$774²⁵

Pay \$724.25 after \$50 OFF your total qualifying purchase upon opening a new card. ⓘ
Apply for a Home Depot Consumer Card

- White wood casement window includes colonial grids and nail fin
- Wood casement window includes efficient Low-E annealed glass
- Auralast pine protects against wood rot & termites for 20 years
- [View More Details](#)

Exterior Color/Finish Family: **White**



Width (in.) x Height (in.): **30 x 48**



Window Handing: **Right-Handed**



Pickup at Santa Fe, NM

Delivering to 87507

Ship to Store

Jan 15 - Jan 18

99 available

FREE

Delivery

Wednesday, Jan 17

99 available

PROPOSED WINDOWS
FOR WEST ENTRY WALL

JELD-WEN (Brand Rating: 3.8/5) ⓘ

29.5 in. x 29.5 in. V-4500 Series White Vinyl Right-Handed Casement Window with Colonial Grids/Grilles

★★★★★ (1) Questions & Answers (9)



Hover Image to Zoom

\$767⁶⁰

Pay \$717.60 after \$50 OFF your total qualifying purchase upon opening a new card. ⓘ
Apply for a Home Depot Consumer Card

- White vinyl sliding window includes removeable nail fin frame
- Casement window includes energy efficient Low-E glass
- Includes accidental glass breakage warranty
- [View More Details](#)

Exterior Color/Finish Family: **White**



Width (in.) x Height (in.): **29.5 x 29.5**



Window Handing: **Right-Handed**



Pickup at Santa Fe, NM Delivering to 87507

Ship to Store	Delivery
Dec 18 - Dec 21 200 available FREE	Thursday, Dec 21 200 available FREE

PROPOSED WINDOW FOR SOUTH AND EAST WALL



VELUX

30-1/16 in. x 37-7/8 in. Fixed Deck-Mount Skylight with Laminated Low-E3 Glass

★★★★★ (857) Questions & Answers (443)



\$398⁸⁶

Pay \$348.86 after \$50 OFF your total qualifying purchase upon opening a new card. [Apply for a Home Depot Consumer Card](#)

- Glass stays cleaner longer with Neat glass coating
- Laminated glass meets building codes in out of reach applications
- 10-year full warranty against glass breakage
- [View More Details](#)

Rough Opening (W x H): 30.08 in x 37.88 in

Pickup at Santa Fe, NM Delivering to 87507

<p>Ship to Store</p> <p>Nov 29 - Nov 30</p> <p>\$0 available</p> <p>FREE</p>	<p>Delivery</p> <p>Nov 28 - Nov 29</p> <p>\$0 available</p> <p>FREE</p>
--	---

Have Questions? We're Here to Help.

Track price

Get notified when price drops on [Home Depot](#)

Snooze Do not show

PROPOSED SKYLIGHT



ELEVATION OF NORTH WALL



ELEVATION OF WEST EXTERIOR WALL



ELEVATION OF WEST ENTRY GATE



ELEVATION OF WEST ENTRY WALL



VIEW OF ENCLOSED PORTICO BEING PROPOSED FOR DEMOLITION



ELEVATION OF SOUTH ENTRY WALL



ELEVATION OF EAST ENTRY WALL



ELEVATION OF EAST WALL



VIEW OF NORTHEAST CORNER
FROM COMMON ENTRANCE



VIEW OF NORTHWEST CORNER FROM
NORTH ENTRY TO DON CUBERO ALY



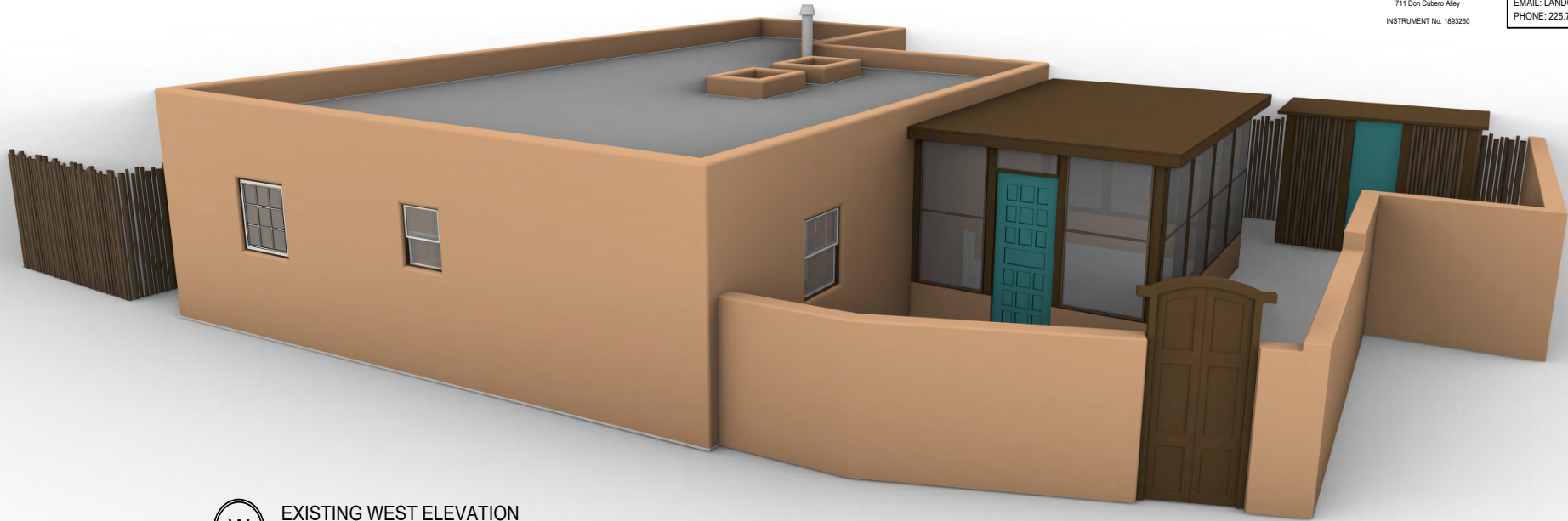
VIEW OF NORTHERN WALL FROM CERILLOS



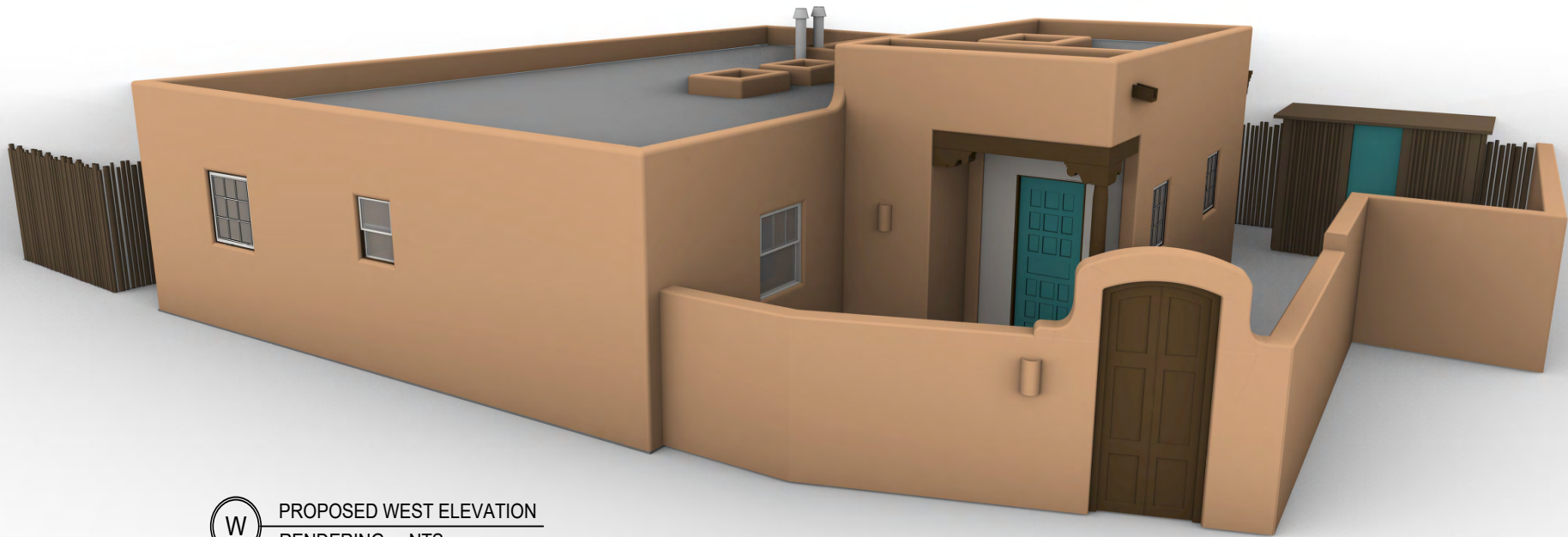
VIEW TOWARDS CERILLOS FROM NORTHERN WALL

PLAT AND PLAN
DON CUBERO COMPOUND CONDOMINIUMS
UNIT 1
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INSTRUMENT No. 1893260

711 DON CUBERO ALY
SANTA FE, NM 87505
OWNER: LONDON LOTT & BRIDGET STANGA
EMAIL: LONDONLOTT@GMAIL.COM
PHONE: 225.718.9590



W EXISTING WEST ELEVATION
RENDERING NTS



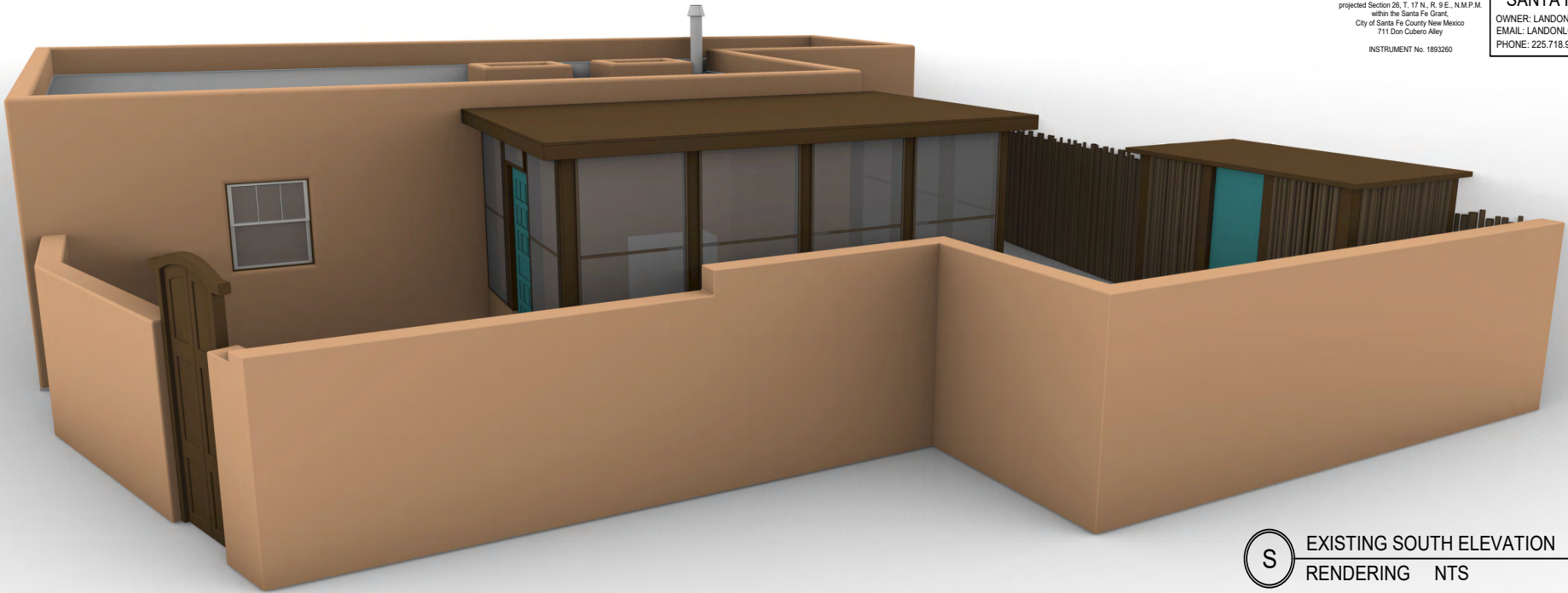
W PROPOSED WEST ELEVATION
RENDERING NTS

WEST ELEVATION RENDERING
SCALE: NTS
FEET:
SCALE:

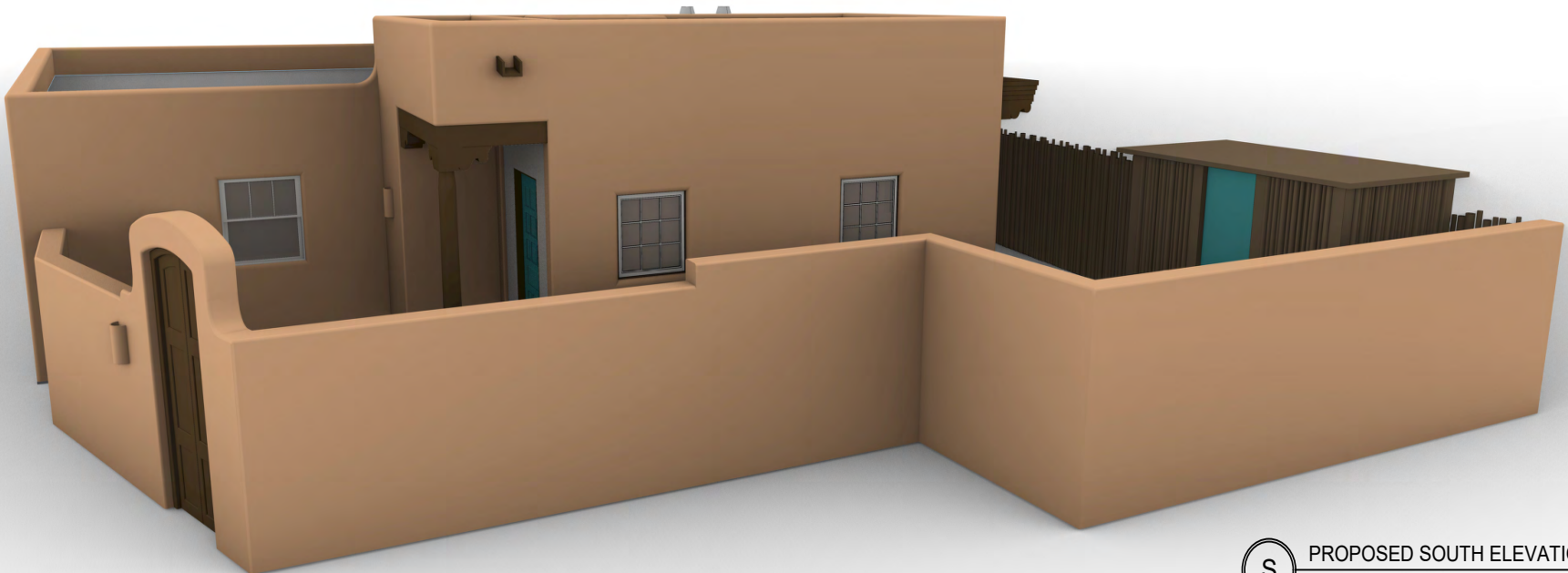


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S EXISTING SOUTH ELEVATION
RENDERING NTS



S PROPOSED SOUTH ELEVATION
RENDERING NTS

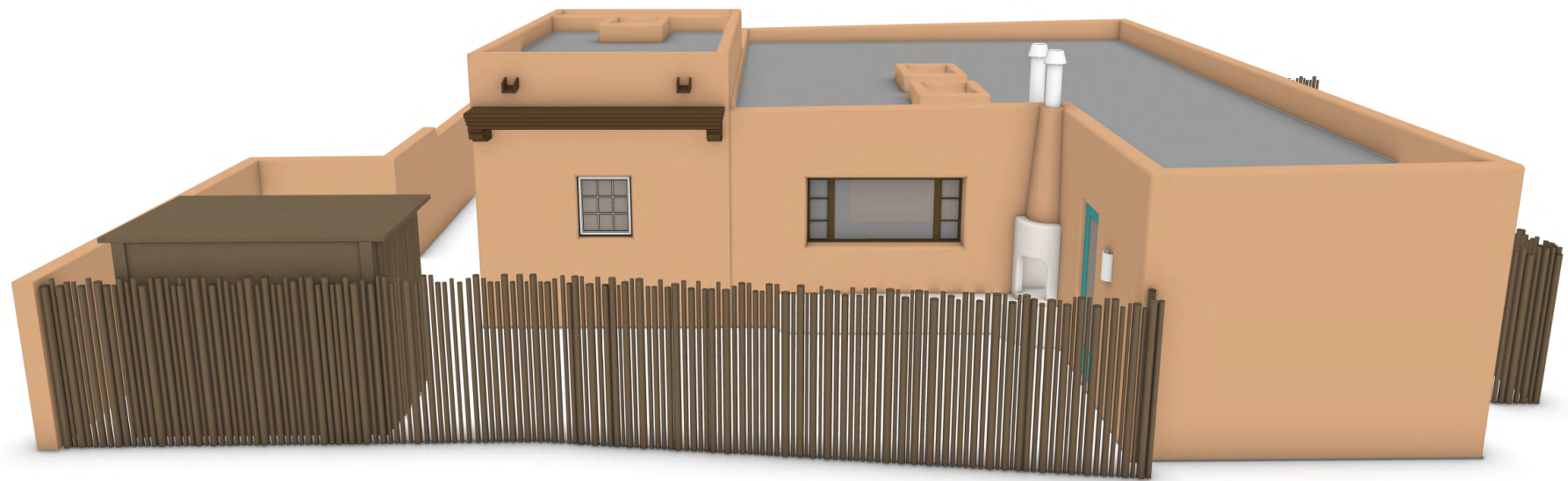
SOUTH ELEVATION RENDERINGS
SCALE: NTS
FEET:
SCALE:

PLAT AND PLAN
DON CUBERO COMPOUND CONDOMINIUMS
UNIT 1
A certain tract of land within
projected Section 26, T. 17 N., R. 9 E., N.M.P.M.
within the Santa Fe Grant,
City of Santa Fe County New Mexico
711 Don Cubero Alley
INSTRUMENT No. 1893260

711 DON CUBERO ALY
SANTA FE, NM 87505
OWNER: LANDON LOTT & BRIDGET STANGA
EMAIL: LANDONLOTT@GMAIL.COM
PHONE: 225.718.9590



E EXISTING EAST ELEVATION
RENDERING NTS

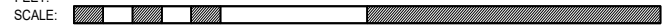


E PROPOSED EAST ELEVATION
RENDERING NTS

EAST ELEVATION RENDERINGS

SCALE: NTS

FEET:



PLAT AND PLAN
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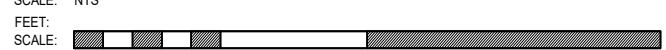


N EXISTING NORTH ELEVATION
RENDERING NTS



N PROPOSED NORTH ELEVATION
RENDERING NTS

NORTH ELEVATION RENDERING
SCALE: NTS



City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-008730-HDRB, 918 B Acequia Madre, Downtown and Eastside Historic District, Edward Caruana, agent for Richard Simpson, property owner, proposes to replace the existing corrugated metal roof and gutters in kind and requests an exception to 14-5.2(D)(1)(a) for the removal of the existing historic brick chimney on a contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Architect's Letter and Mason's
Letter

STAFF RECOMMENDATION:

Staff does not find that the exception criteria have been met and recommends denial of the exception to Section 14-5.2(D)(1)(a) Staff recommends approval of the other elements of the application as they comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 918 B Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The structure was built in the 1920s in a mountain vernacular architectural design style (1983 NM HBIF) as illustrated by the corrugated metal roof, adobe block construction material, brick chimney, recessed doors and windows. The structure has been well maintained.

Previous cases include:

Case No. 2024-007787-ADMIN, Melanie Spriggs, applicant, was given an administrative approval on January 18, 2024, to repair and replace the metal corrugated roof, wooden eaves, demolish existing chimney and reconstruct chimney in kind with red brick, and replace flashing around the chase as part of the reconstruction. The property owner did not proceed forward with the construction of the above stated work and the brick chimney fell into such disrepair it has been completely removed from the structure.

The proposed exterior alterations include:

- 1) Replace the corrugated metal roof and gutter in kind.
- 2) Remove existing brick chimney for which an exception is requested.

In the applicant's submittal, drawings have been provided to illustrate the reconstruction of the existing chimney, the replacement of the chimney with a flue, and the demolition of the existing chimney with no replacement feature of any kind. The applicant states that there are many challenges with the chimney replacement and/or the construction of the flue due to structural stability concerns. As such, the applicant proposes the removal the chimney and retaining the existing kiva fireplace inside as a decorative, non-operable architectural feature.

EXCEPTION CRITERIA AND RESPONSES:

Exception to SFCC Section 14-5.2(D)(1)(a): Staff requests an exception for the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

Applicant Response: Removal of the chimney from the northeast corner of 918 B will not damage the character of the district. This short chimney was not visible from the public street (west façade) nor was it visible from the south façade, nor readily visible from the north façade as is indicated by photographs taken 2012 and those accompanying the HPD surveys of 1987 and 1992. The chimney was clearly visible only on the east façade, a façade that abuts private land only and has no public access. It was partially visible from the north elevation along the public street. The loss of the chimney is truly regrettable, however, because the presence of a brick chimney, while not contradicting the concept of New Mexico Vernacular style, also does not define that architectural style. Thus, the contributing status of 918 B should not be altered by its absence. The casita's intact adobe walls of more than 100 years of age, its metal, gabled roof, deep set windows, and cedar planked doors speak loudly to the inclusion of this casita as a healthy contributing structure. Thus, its status should not change.

Staff Response: Staff does not agree with this response and recommends that the brick chimney be restored and capped using the same historic material if possible. Staff understands that even if the chimney is inoperable, it can be restored. Brick chimneys are a common architectural

feature along the streetscape and on historic buildings and its preservation benefits the integrity of this contributing structure. Staff does not find the exception criteria has been met.

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

Applicant Response: The brick chimney at 918 B was clearly a hazard to the public in its existing form. This is supported by photographic record supplied with this application indicated a crumbling brick structure with loose mortar, and a lack of reinforcement, such that it could be removed by hand. The fact that several bricks fell on a neighbor's property during a snowstorm in December of 2023 supports the fact it was a public hazard. In addition, professional assessment clearly indicates that neither that brick chimney, or any other chimney in kind can be installed in such a fashion as to meet current IBC code for fireplaces and chimneys short of complete replacement including a new concrete foundation.

Staff Response: Staff does not agree with this response but understands that brick chimneys may deteriorate over time, which is incumbent upon the property owner to repair when necessary. It is disappointing that the chimney has been allowed to fall into such disrepair that it poses a physical hazard to the public. The brick chimney can be restored in kind without being operable and still maintain the mountain vernacular design style. Staff does not find the criteria has been met.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The removal of the chimney, and the decision not to attempt a replacement, coupled with the de-commissioning of the interior kiva fireplace will ensure that no occupant of this casita can ever inadvertently start a significant fire in a structure that egregiously violates current safety code. This is an important aspect to note. The preservation of a decommissioned) interior kiva fireplace and its associated adobe walls will allow future occupants the opportunity to enjoy historical architectural surroundings, while also helping to ensure their personal safety.

Staff Response: Staff does not agree with this response and recommends the brick chimney be restored in kind and capped in such a manner that it is inoperable, thus maintaining and preserving the integrity of the original structure per Section 14-5.2(5)(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. Staff does not find that the criteria has been met.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall 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.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall 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 *streetscape*;
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
- (iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;
- (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*;
- (v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and
- (vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

(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.

(E) Downtown and Eastside Design Standards

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.

(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
- (f) 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.

(2) Recent Santa Fe Style

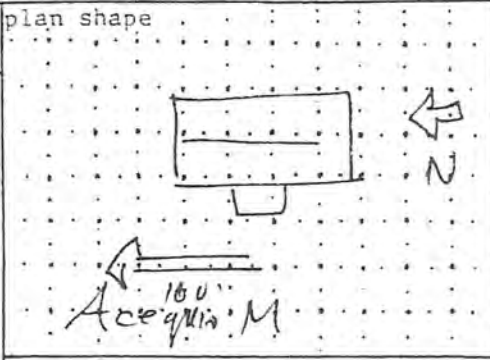
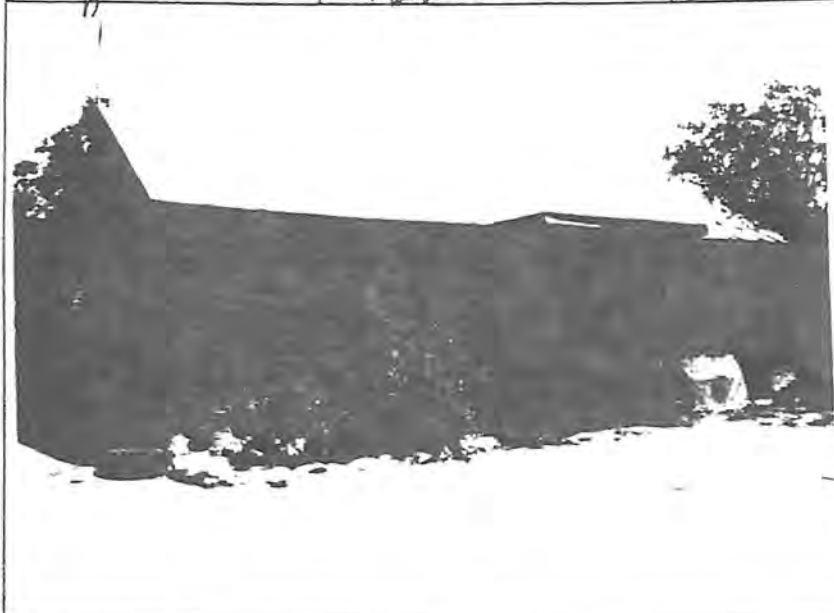
Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (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.

building threatened? yes		surveyed date 8-6-83 by mb	county Santa Fe	ID no. 051600111
field map Santa Fe, New Mexico		number 1	UTM reference easting zone 12 13	
location description 9186 Arcequia Madre			city/town Santa Fe	
			land grant/reservation	
building name		legal description TnsP 17 N 8 range 10 E sec 30 NW 1/4 NE 1/4		
film roll by M no. 6	negative nos. A111 25	loc. of neg. (HPB)	plan shape 	
			date of construction Pre 1982 estimate _____ actual _____	
			source City Director	
style Mountain Gable Vernacular			use present <u>residential</u> other _____ historic <u>residential</u> other _____	
			condition ____ excellent <input checked="" type="checkbox"/> good ____ fair _____ deteriorating	
foundation material Not vis		degree of remodeling <input checked="" type="checkbox"/> minor _____ moderate _____ major		
wall material/surface Stucco		describe:		
architectural features Roof - corr. iron Windows - 6 lite wood casement - turquoise trim Shed parts! Door - cedar planks			surroundings R+S	
			relationship to surroundings ____ similar _____ not similar	
			district potential <input checked="" type="checkbox"/> yes _____ no	
			significance ____ eligible <input checked="" type="checkbox"/> of _____ none	
			if eligible, interest why?	
comments wall hedge wire fence wood fence landscape street trees stone curb O set back Arcequia			associated buildings? _____ yes what type?	
			if inventoried, list ID nos.	
			see back? _____ yes	

Streetscape

* The term Mountain Vernacular is preferred since hip roofs occur

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

H130

IDENTIFICATION

BUILDING DATA

SIGNIFICANCE

ADDRESS: 918B Acequia Madre

ID NUMBER: 051600111

BUILDING NAME:

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N RANGE 10 E SEC 30 NW 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

1920s ESTIMATE _____ ACTUAL

SOURCE(S) Eleanor Bove Ortiz
Connie Ortiz Gonzales

ARCHITECTURAL STYLE:

New Mexico Vernacular

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

SIMILAR NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

YES NO

WHAT TYPE? residences at 918A and 918C
IF INVENTORIED, LIST ID NUMBER(S)

051600110, 051600112

DEGREE OF REMODELING:

MINOR MODERATE

MAJOR

EXPLAIN:

OVERALL CONDITION:

____ EXCELLENT GOOD

____ FAIR _____ DETERIORATED

BUILDING THREATENED?

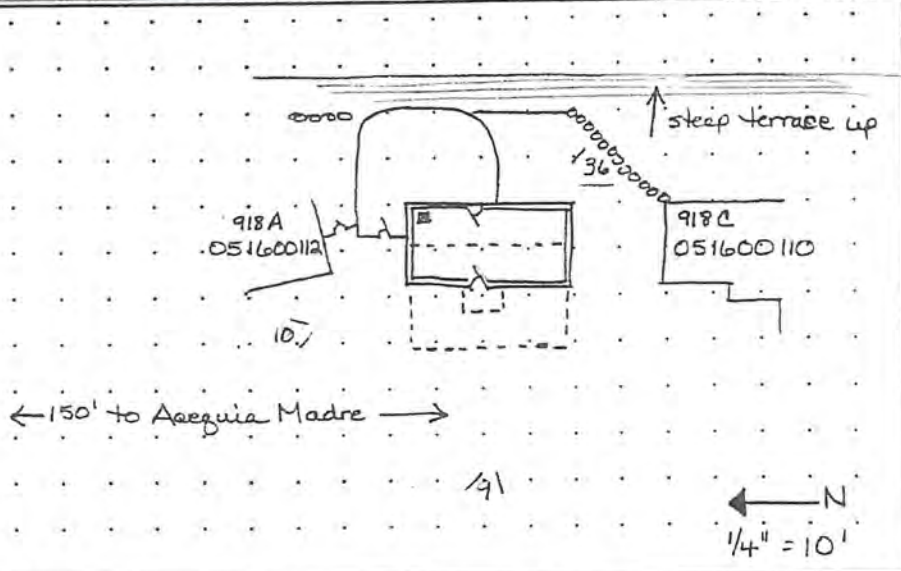
____ YES NO

PHOTO



#9 west elevation

SITE PLAN



LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES NO _____ ELIGIBLE

____ CONTRIBUTING _____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES NO _____ ELIGIBLE

LOCAL DESIGNATION: Core _____ HISTORIC DISTRICT

____ SIGNIFICANT CONTRIBUTING _____ NON-CONTRIBUTING

LOCAL LANDMARK _____ YES NO

SURVEYED 4/28/92 BY DB

NEGATIVES WITH NMHPD ROLL # DB2 NEG # 36 TO _____
DB3 9 & 10

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS 918B Acequia Madre

ID NUMBER 051600111

SURVEYED/RESEARCHED

DATE 4/28/92 BY DB

Interview with owner, Trudy Lawler, May 1992, by DB.

Lawler believes that this house was built as the marriage house of Pascual and Efron Lucero around 1900. The Luceros' ^{eldest} son is now in his seventies. They lived in the house until they died, at which time the house became a rental.

Lawlers bought the house in 1970. It consisted of 2 rooms with no plumbing. The dug-out basement was accessed only from outside. It has an attic. It differs from its neighbors, which are Spanish-Pueblo style; this house is New Mexico Vernacular. The Lawlers rearranged the interior to create an entry hall and bathroom, added plumbing, and expanded the basement.

The Lawlers also own 918A, B, and D Acequia Madre. Numbering of these houses on Acequia Madre occurred in the 1960s.

Interview with Eleanor Bove Ortiz and Connie Ortiz Gonzales, July 1992, by Corinne Sze.

Property along this lane and including 920 & 922 Acequia Madre and 409 Camino del Monte Sol was owned by Seferino and Margarita Vigil. Confirm that the house was built by Pascual and Efron Lucero, probably 1920s. Efron was daughter of Seferino and Margarita, died 1956. They know of no major alterations to the house.

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	stucco	
	FOUNDATIONS	reinforced at base	
	DOORS	wood plank with metal studs, screen	
	WINDOWS	6-light wood casement, paired in wood frames, fixed screens	
	PORTALES		
	CANALES		
	PORCHES	wood with square posts, concrete step, west	
	BALCONIES		
	ROOFS	pitched side-facing gable, metal, metal gutter	
	COURTYARDS		
	FENCES/WALLS	concrete block, rear coyote fence over block	brick wall around back yard
	ARCH. DETAILS	has diamond-shaped wood vent to attic, north, and wood door in gable, south	
OTHER	has basement - windows in west wall, recessed below grade, within	protective well - different style casement from others	
COMMENTS			

ADDITIONAL PHOTOGRAPHS



north elevation

#10



east elevation

#26

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 (concluded)

IDENTIFICATION

ADDRESS

918B Acequia Madre

ID NUMBER

051600111

SURVEYED/RESEARCHED

DATE 4/28/92 BY DB



#35 south elevation

Background:

The casita at 918 B Acequia Madre is a contributing structure located in the Downtown and Eastside historic districts. It is set on a publicly owned alley-like gravel road leading off Acequia Madre. The current address assignments were established in the 1960's. Most of the homes on this alley have been extensively remodeled or razed and rebuilt, with the exception of 918 A and 918 B. According to historic building inventories conducted in 1987 and 1992, Casita B was likely built between 1900 and 1920. It is an unusual dwelling not only because it is comprised of the original adobe brick walls, but also because it has a pitched rather than flat roof, (the only dwelling on the block with that configuration) and that it sits on top of a 125 sq foot basement whose walls are 7.5 ft tall, has hand hewn vigas and a wood plank ceiling. According to historical documents, the basement originally could only be accessed from the outside. That entrance is most likely represented today by the large window well found on the south side of the west façade (front). A previous owner (Joseph Lawler) who purchased the casita in 1970 reported that extensive remodeling in the interior had been performed, including the addition of plumbing, a kitchen, and bath. At some point before 1987, alteration of the outdoor basement access occurred and it became a large window in the basement, with a window well on the exterior. The current owner, Richard Simpson, purchased the casita in 2011. Today, the adobe wall structure appears to be intact and is covered by more modern stucco.

The exterior architectural style of 918 B is unlike any other house on the alley. It has a pitched roof comprised of corrugated metal, has gutters that extend beyond the ends of the roof on the north and south (long edges) and has three 6-light windows on the front façade and three on the back. It is considered an example of the New Mexico Vernacular architectural style. Vernacular style has been defined by many global historians all of whom agree that it is a type of local or regional construction, using traditional materials and resources from the area where the building is located. Thus, it varies from region to region even within a country. As western society has developed, vernacular styles have mostly become outmoded by new technology and national building standards. This "vernacular style" description is apt for the casita at 918 B. In addition to its pitched roof, an uncommon but not rare configuration in Santa Fe, it possesses a greater percentage of fenestrations (windows and doors) than what it is typically found in houses considered New Mexico vernacular. However, variation in vernacular buildings is, by definition, embraced by the category. The casita is listed as a "contributing" structure by the Santa Fe HPD. Perusal of SF City records found no designation of primary facades. However, it is likely that the front (west) elevation would be chosen as the primary, as it faces a public, gravel road. The charm of this casita is apparent even though it is no longer consistent with the majority of the remodeled and newly constructed houses on this street.

Statement of intent:

This application is a resubmission of an earlier request to replace a metal corrugated roof and an associated brick chimney on a casita located at 918 B Acequia Madre. The existing roof began leaking egregiously following a heavy snowstorm in December, 2023. A cursory inspection of the roof indicated that the majority of the leaking was due to failure of the brick chimney flashing and possibly failure of the masonry structure itself. Permission to tarp the roof pending an application for re-roofing and

chimney repair was granted on December 18, 2023, and administrative approval by the SF HPD was granted on January 18, 2024. However, when the request to re-roof and replace was reviewed by Richard Trujillo at the City Building and Permitting Department in March of 2024, questions were raised as to code compliance and feasibility of the chimney rebuild, in particular whether the existing chimney satisfied the current termination requirements for code compliance. These questions required the services of an experienced chimney mason and an architect both of whom performed on-site inspections. At this time, it was determined that the chimney was failing structurally owing to age, the use of lime mortar and the lack of structural reinforcement. Another storm caused the crumbling of a portion of the chimney and several bricks fell from the roof onto the yards in the back (east side) and on the north side of the casita. As the north side of 918 B is extremely close to the driveway of the casita at 918 A (currently functioning as a rental property), the owner of 918 B hired a chimney mason to repair the chimney sufficiently to last the winter. When the mason attempted to perform the repair, he found that the brick could be removed by hand and indicated that a warranted repair was not possible. At that time, the owner made the decision to have the remainder of the chimney demolished and the resulting hole was re-tarped to prevent damage to the adobe structure of 918 B, in specific the walls of the casita and the kiva fireplace.

The chimney was a diminutive feature at only 2' 6" tall. A current code compliant brick chimney would be required to be a massive structure extending approximately three feet above the ridge line and would require significant structural alterations to the adobe walls.

A chimney replacement must be in compliance with current code for termination requirements and structural fidelity. In the accompanying architectural elevations, we have proposed three potential replacements as dictated by current code. The first, a brick masonry chimney option was described in the paragraph above. The remaining two of the proposed alternative code compliant solutions call for chimneys that are grossly out of proportion with the small existing historic casita and would bear no resemblance to the collapsed chimney. The architect and owner have determined that the re-roofing of the casita without a chimney element would be the least disruptive option to the district.

The integrity and the safety of the kiva firebox, smoke shelf and flue also were investigated. These findings indicated that the interior kiva was non-compliant with current code. This non-compliance is reflected in the use of non-fire rated brick in the original construction, a lack of damper and smoke shelf, and the lack of a code compliant flue. The kiva fireplace lacks any form of metal reinforcement, also a current safety code violation. In order to bring the fireplace into any form of compliance and make it sufficient to support a masonry chimney would require removal of the fireplace in its entirety, including demolition of a portion of the north and east adobe walls of the casita. Cutting into any adobe wall diminishes its inherent structural stability and obviously diminishes its historical fabric.

The accompanying signed letter from Edward Caruana, AIA, discusses three possible options for moving forward and are listed briefly below.

- 1) The extensive demolition of the casita and complete rebuild described in the above paragraph is not recommended.
- 2) Option 2 would be to demolish the existing interior kiva fireplace and install a new metal fireplace assembly. This would require a "stabilized metal flue" extending approximately 2.5 feet higher than the original chimney chase, to meet code required termination requirements. This

would result in a chimney that is obtrusively visible from the street, seriously disrupting the current front façade.

- 3) This option is to replace the roof without the chimney, preserving the adobe walls of the casita and saving the existing historic kiva fireplace as a “decorative only façade”. We are requesting permission to employ option 3.

Data supporting selection of option 3 are presented in the accompanying files. An inventory of those files follows:

- 1) Application, property background, letter of intent
- 2) Historic property inventory for 918 B Acequia Madre
- 3) Photographic elevations of 918 B
- 4) 2012 photo of front façade, showing chimney not visible from street and aerial view
- 5) Interior kiva fireplace
- 6) Copy of interior kiva inspection listing structural hazards
- 7) Close up of collapsed chimney, degradation of mortar and sketch indicating termination requirement per code
- 8) Architect’s letter
- 9) Mason’s letter
- 10) Architectural existing and proposed options, A100 and A200
- 11) Material data sheet and roofing contract

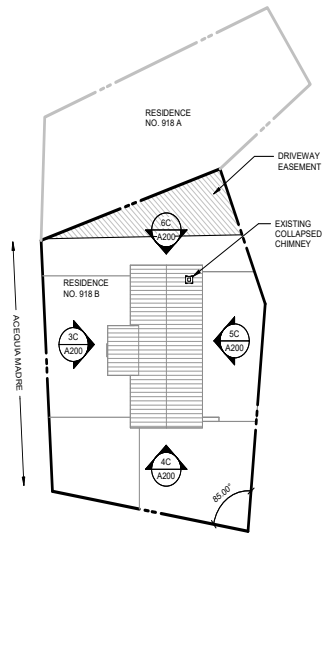
Request for Exceptions to:

SFCC Ord. 14-5.2 (D)(1)(a) The status of a significant, contributing, or [landmark structure](#) shall be retained and preserved. If a proposed alteration will cause a [structure](#) to lose its significant, contributing, or [landmark](#) status, the [application](#) shall be denied. The removal of historic materials or alteration of architectural features and spaces the embody the status shall be prohibited.

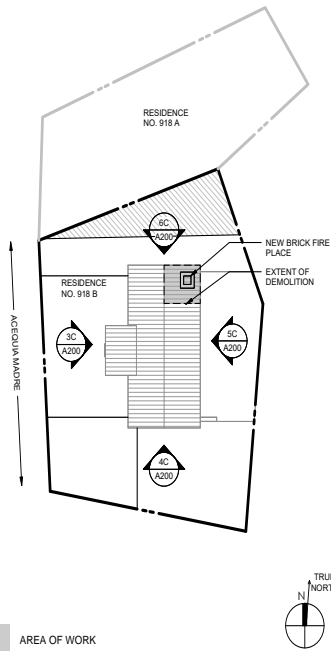
- (i) **Do not damage the character of the district.** Removal of the chimney from the northeast corner of 918 B will not damage the character of the district. This short chimney was not visible from the public street (west façade) nor was it visible from the south façade, nor readily visible from the north façade as is indicated by photographs taken 2012 and those accompanying the HPD surveys of 1987 and 1992. The chimney was clearly visible only on the east façade, a façade that abuts private land only and has no public access. It was partially visible from the north elevation along the public street. The loss of the chimney is truly regrettable, however, because the presence of a brick chimney, while not contradicting the concept of New Mexico Vernacular style, also does not define that architectural style. Thus, the contributing status of 918 B should not be altered by its absence. The casita’s intact adobe walls of more than 100 years of age, its metal, gabled roof, deep set windows, and cedar planked doors speak loudly to the inclusion of this casita as a healthy contributing structure. Thus, its status should not change.

- (ii) **Are required to prevent a hardship to the applicant or an injury to the public welfare.** The brick chimney at 918 B was clearly a hazard to the public in its existing form. This is supported by photographic record supplied with this application indicated a crumbling brick structure with loose mortar, and a lack of reinforcement, such that it could be removed by hand. The fact that several bricks fell on a neighbor's property during a snowstorm in December of 2023 support the fact it was a public hazard. In addition, professional assessment clearly indicates that neither that brick chimney, or any other chimney in kind can be installed in such a fashion as to meet current IBC code for fireplaces and chimneys short of complete replacement including a new concrete foundation.
- (iii) **Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.** The removal of the chimney, and the decision not to attempt a replacement, coupled with the de-commissioning of the interior kiva fireplace will ensure that no occupant of this casita can ever inadvertently start a significant fire in a structure that egregiously violates current safety code. This is an important aspect to note. The preservation of a decommissioned) interior kiva fireplace and its associated adobe walls will allow future occupants the opportunity to enjoy historical architectural surroundings, while also helping to ensure their personal safety.

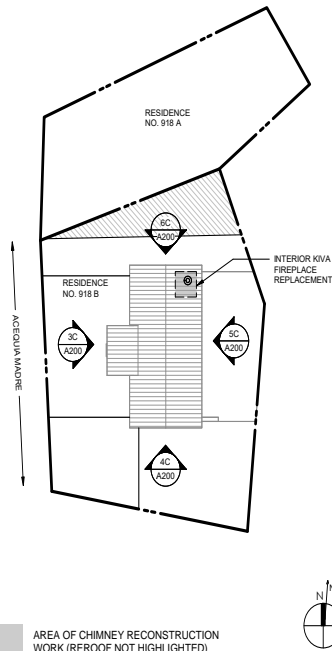
EXISTING



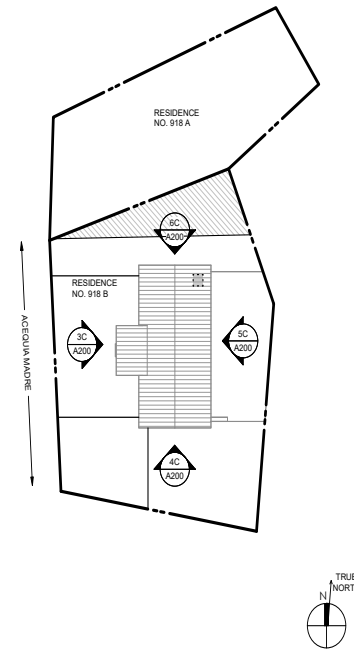
OPTION 1 - BRICK REPLACEMENT CHIMNEY



OPTION 2 - METAL FLUE



OPTION 3 - NO CHIMNEY



OWNER

RICHARD SIMPSON

THE CASITA ROOF REPLACEMENT PROJECT CHIMNEY DESIGN OPTIONS, 918 B ACEQUIA MADRE

REVISIONS

SITE PLAN - EXISTING

SCALE: 1/16" = 1'-0" (1A)

SITE PLAN - OPT 1

SCALE: 1/16" = 1'-0" (1B)

SITE PLAN - OPT 2

SCALE: 1/16" = 1'-0" (1C)

SITE PLAN - OPT3

SCALE: 1/16" = 1'-0" (1D)

OPTIONS ANALYSIS - BASELINE

- PRO-**
 - HISTORIC STRUCTURE
- CON-**
 - CHIMNEY COLLAPSED
 - ROOF REQUIRES REPLACEMENT

OPTION ANALYSIS - REJECTED

- PRO-**
 - REPLACES BRICK CHIMNEY WITH SAFE UNIT
- CON-**
 - DEMOLISHES INTERIOR KIVA FIREPLACE
 - REQUIRES REMOVAL OF ADOBE WALLS TO RECONSTRUCT
 - JEOPARDIZES STRUCTURAL INTEGRITY OF BUILDING
 - CREATES FINANCIAL HARDSHIP
 - ADDS BRICK CHIMNEY TO FRONT (PRIMARY) FAÇADE

OPTION ANALYSIS - REJECTED

- PRO-**
 - REPLACES UNSAFE BRICK CHIMNEY WITH NEW METAL FLUE
- CON-**
 - ADDS METAL FLUE TO EXTERIOR
 - DEMOLISHES INTERIOR KIVA
 - ADDS NON HISTORIC FLUE TO EXTERIOR
 - METAL FLUE VISIBLE TO FRONT (PRIMARY) FAÇADE

OPTION ANALYSIS - REQUESTED SOLUTION

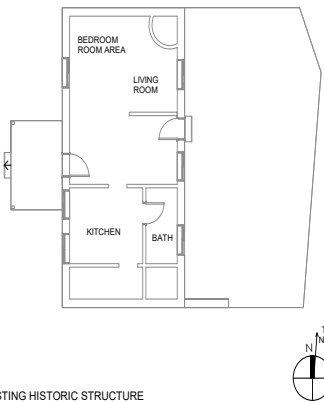
- PRO-**
 - NOTE A FINANCIAL BURDEN
 - DOES NOT REQUIRE ADOBE DEMOLITION (PRESERVED ADOBE)
 - PRESERVES HISTORIC KIVA FIREPLACE (ALREADY NOT FUNCTIONAL)
 - ELIMINATES HAZARDOUS CHIMNEY
 - ELIMINATES ROOF BREACH
- CON-**
 - CONVERT KIVA TO "DECORATIVE ONLY" PERMANENTLY

AGENCY NO.

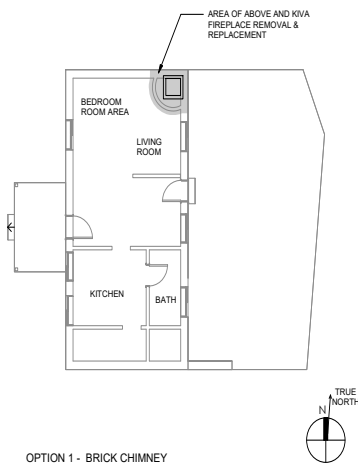
DPOR SEAL / MILESTONE

PROJECT NO. B008
DRAWN -
REVIEWED EC

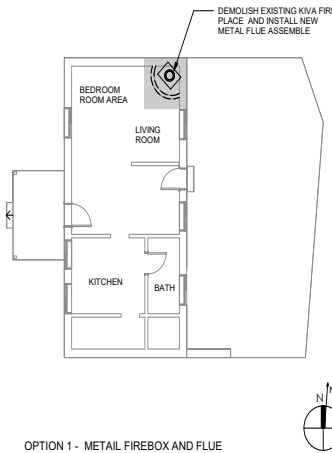
SITE PLAN AND FLOOR PLAN



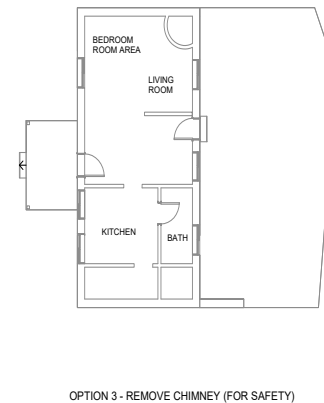
EXISTING HISTORIC STRUCTURE



OPTION 1 - BRICK CHIMNEY



OPTION 1 - METAL FIREBOX AND FLUE



OPTION 3 - REMOVE CHIMNEY (FOR SAFETY)

EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0" (2A)

FLOOR PLAN OPT 1

SCALE: 1/8" = 1'-0" (2B)

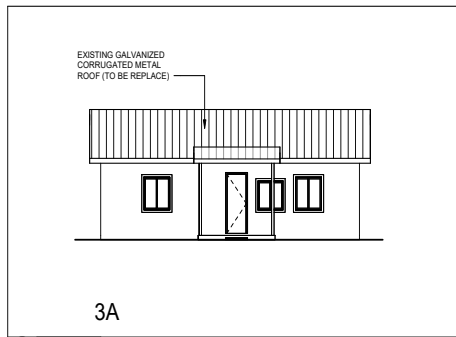
FLOOR PLAN OPT 2

SCALE: 1/8" = 1'-0" (2C)

FLOOR PLAN OPT 3

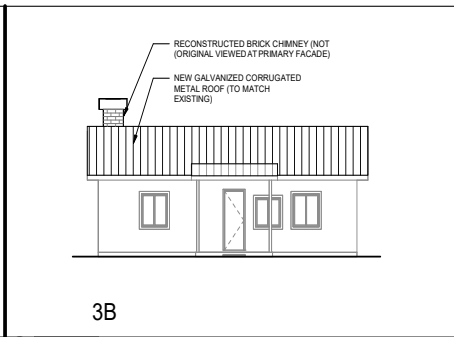
SCALE: 1/8" = 1'-0" (2D)

A100



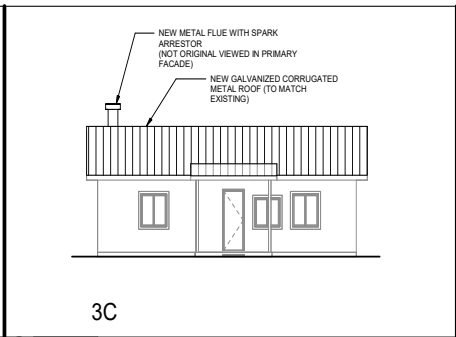
3A

SCALE: 1/8" = 1'-0"
WEST ELEVATION



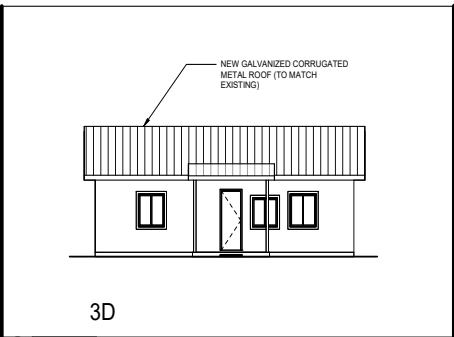
3B

SCALE: 1/8" = 1'-0"
A100 WEST ELEVATION OPT 1



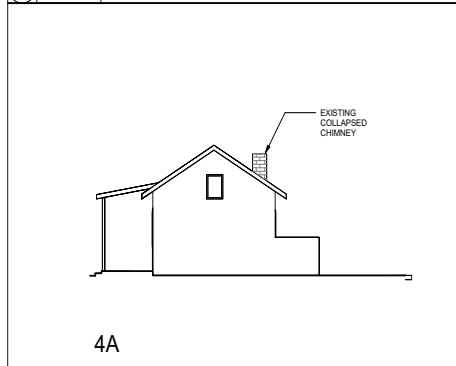
3C

SCALE: 1/8" = 1'-0"
A100 WEST ELEVATION OPT 2



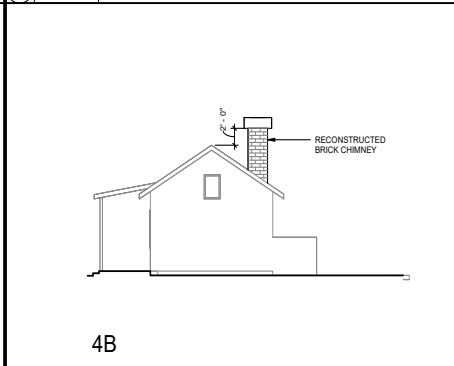
3D

SCALE: 1/8" = 1'-0"
WEST ELEVATION OPT 3



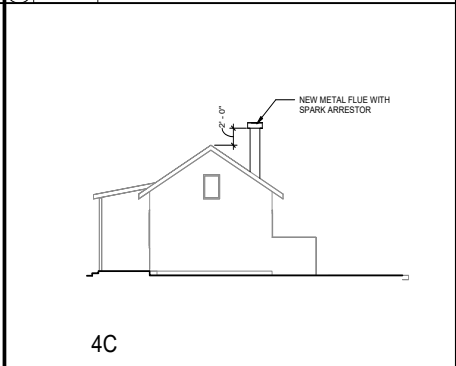
4A

SCALE: 1/8" = 1'-0"
SOUTH ELEVATION



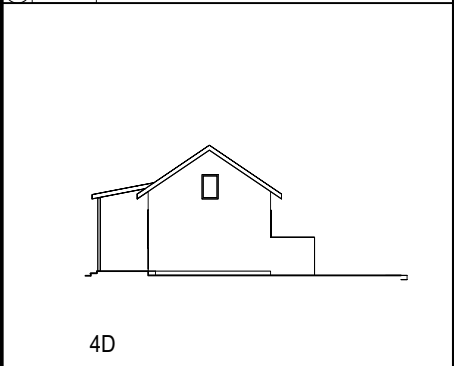
4B

SCALE: 1/8" = 1'-0"
A100 SOUTH ELEVATION OPT 1



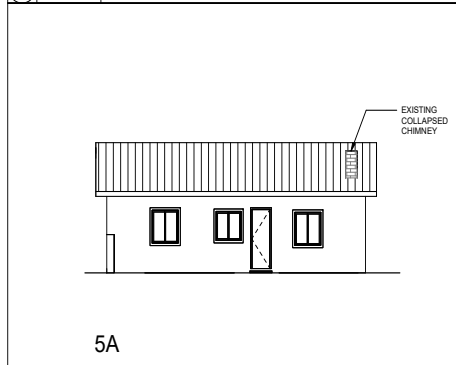
4C

SCALE: 1/8" = 1'-0"
A100 SOUTH ELEVATION OPT 2



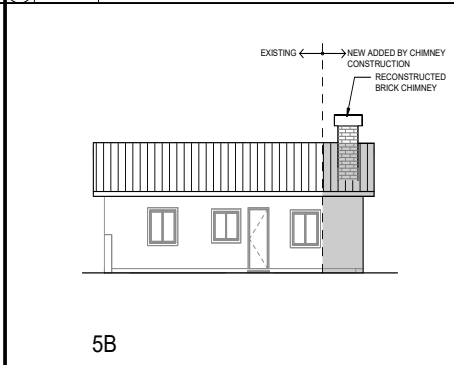
4D

SCALE: 1/8" = 1'-0"
SOUTH ELEVATION OPT 3



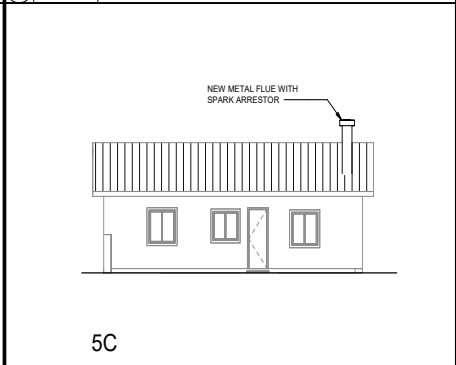
5A

SCALE: 1/8" = 1'-0"
EAST ELEVATION



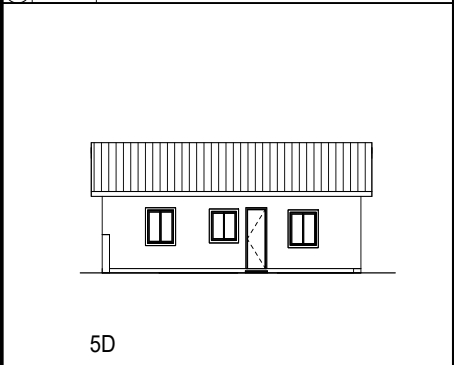
5B

SCALE: 1/8" = 1'-0"
A100 EAST ELEVATION OPT 1



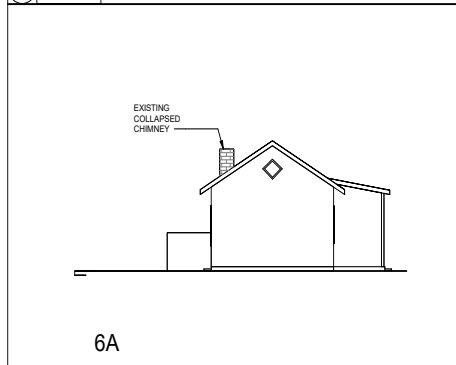
5C

SCALE: 1/8" = 1'-0"
A100 EAST ELEVATION OPT 2



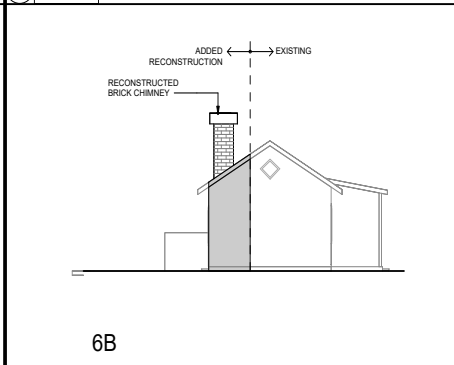
5D

SCALE: 1/8" = 1'-0"
EAST ELEVATION OPT 3



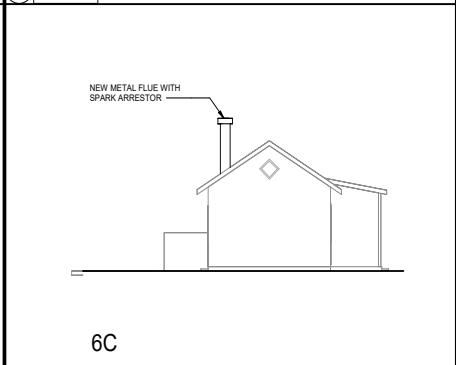
6A

SCALE: 1/8" = 1'-0"
NORTH ELEVATION



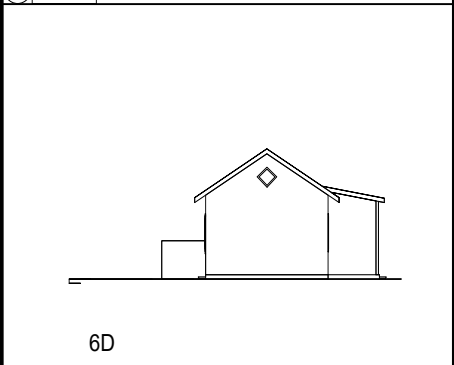
6B

SCALE: 1/8" = 1'-0"
A100 NORTH ELEVATION OPT 1



6C

SCALE: 1/8" = 1'-0"
A100 NORTH ELEVATION OPT 2



6D

SCALE: 1/8" = 1'-0"
NORTH ELEVATION OPT 3

OWNER

RICHARD SIMPSON

THE CASITA ROOF
REPLACEMENT
PROJECT CHIMNEY
DESIGN OPTIONS, 918
B ACEQUIA MADRE

REVISIONS

AGENCY NO.

DPOR SEAL / MILESTONE

PROJECT NO. B008
DRAWN Author
REVIEWED Checker

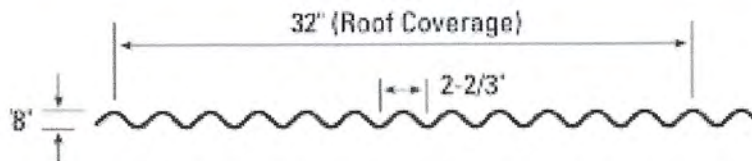
FIRST FLOOR PLAN

A200



1630 Second Street NW
Albuquerque, NM 87102
(505) 717-2224

Corrugated



Product Overview

7/8" Corrugated Roof Panels are about performance on a large scale. These panels tend to be deeper and thicker than other panels to span longer distances and resist greater loads.

Testing & Approvals

- UL 2218 Class 4 Impact Resistance
- UL 263 Fire Resistance Rating
- UL 580 Class 90 Wind Uplift Construction #161
- UL 790 Class A Fire Resistance Rating

Required Substrate: Corrugated is designed to be utilized over open structural framing, but can easily be used with a solid substrate.



1718 Central Ave SW Suite F
 Albuquerque, NM 87104
 fiddlerroofingnm.com
 505-208-0808
 Lic. #398116

Roofing Repair Contract

9.12.22
 Computed
 Santa Fe
 Historical

* includes emergency tarping

Proposal Submitted To: <u>Peter Simpson</u> ("Homeowner") <u>Melanie Spriggs</u>	Date: <u>12/17/23</u>	Adjuster:
Homeowner's Property Address: <u>9186 Acquia Madre</u>	Representative: <u>Dora Meloni</u>	Policy No.:
City, State, Zip: <u>Santa Fe, NM</u>	Insurance Co.:	Claim No.:
Phone: <u>(206) 617-2836</u>	Cell Phone: <u>(617) 606-1788</u>	Email:

This is a contract for the work to be performed by Fiddler Roofing, LLC. ("Contractor") for Homeowner. The work is to be performed on the Homeowner's property located at the address referenced above. Contractor hereby agrees to perform, either directly or through its subcontractor(s), and Homeowner agrees to accept and pay for the following repair work to be done on the above-referenced property, according to the terms specified herein.

- Tear off layers (1) comp. corr. of Cedar Shingles.
- Install Decking, 7/16-inch OSB. If replacement is needed, there will be a \$ 5 charge per square foot including installation.
- Install Ice and Water Shield in Valleys
- Install 2-inch 2-inch Metal Edging Color to match
- Install Synthetic Underlayment
- Install 30-lb felt
- Recover Roof with corr (to match) metal panel lifetime Manufacturer Warranty
- Shingle Manufacturer: metal center Color: to match
- Standard Ridge
- Install Ridge Vent
- Rubber Pipe Jacks any/all 1", 4", 6"
- Paint Roof Stacks to Match Shingles
- Not responsible for installation of Exhaust Caps
- Low-profile Vents
- Turbine Vents
- Step Flashing
- Step Flashing Chimney TBD pending re-build
- Fiddler Roofing, LLC will provide General Liability Insurance of at least \$2,000,000.
- Clean up and haul off all trash
- Clean around brushes and shrubs
- Roll yard with magnetic roller
- Protect landscaping to the best of our ability
- Clean out gutters
- Permit furnished by Fiddler Roofing, LLC
City of Santa Fe / Santa Fe Historic \$2500 airing credit
- Fiddler Roofing, LLC reserves the right to use alternative methods and/or materials based on existing conditions and existing materials.

- Special Instructions:
- Starter Strip Incl. _____
 - 5-year workmanship warranty incl.
 - Lift and reset satellite TV dish _____
 - Lift and reset AC/Mastercool/Swamp cooler unit _____
 - Lift and reset skylight(s) _____

Subtotal: \$22,627.89
 Tax: \$1,891.50
 Total: \$24,509.39

This price is valid for 30 days, if project is completed within 30 days of contract date - prices are subject to change due to material price increases.

* chimney rebuild TBD @ additional cost pending

* Dump run billed @ cost TBD

____ (Initial Here) This agreement will be subject to the laws of the State of New Mexico as well as the "Terms and Conditions" listed on the reverse side of this document, which are incorporated herein by reference.

PLEASE SEE REVERSE SIDE OF THIS AGREEMENT AND PLEASE INITIAL THE REVERSE SIDE.

[Signature] 12/17/23
 Fiddler Roofing, LLC Date
[Signature] 12/17/23
 Homeowner Date

ELEVATIONS

- North



- South



- West



- East



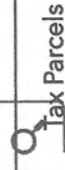




Search Parcels

Search for an address or locate on map

▼ 918 ACEQUIA MADRE UNIT B X



11310290 - REAL - 918 ACEQUIA MADRE UNIT B

Parcel Number: 11310290

UPC: 1055098149402000000

[See Sketch and Property Description Information](#)

Physical Address:

918 ACEQUIA MADRE UNIT B
SANTA FE, NM 87505

Owner Name:

SIMPSON, RICHARD K JR & JODY WHEELLESS

Owner Mailing Address:

PO BOX 2696
TAOS, NM 87571-2696



-105.924 35.678 Degrees

All rights reserved



NM GB-98 License #392670

Customer:



1470 Paseo Del Pueblo Norte (Unit#2)
El Prado, NM 87529
Santa Fe 505-988-2771
Taos 575-770-7769

Melanie Spriggs
918 B Acequia Madre
Santa Fe NM 87505
206-617-2836 Mobile

mkspriggs@earthlink.net

Safety, Value, Professionalism

Please refer to
Invoice/Receipt
for payment.
THANK YOU

Fireplace Location: Living Room

Reported Performance: Unknown

Fireplace Notes:

Performance Notes:

Roof Type: Metal, Corrugated

Roof Pitch: 8:12

Extreme Roof

Roof Stairs

Chimney Type: Masonry, Solid

Notes:

Number of Flues: 1	3.00 Height off Roof ft.	10.00 Flue Length ft.	2.00 Smoke Chamber ft.	12.00 Approx Total Height	
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Flue Liner Type: Terra Cotta Clay

Nominal Outside Dimensions: 10r	Inside Dimensions: 10r	Shape: Round
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Notes:

Fireplace Opening H"x W":	21x20	Shape: Kiva (arched top)	Notes:
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Fireplace Construction:	Against Wall	<input type="radio"/>	Exterior Chase	<input checked="" type="checkbox"/>	Corner walls: Masonry Rear Wall: Masonry Side Wall: Masonry Notes:
	Corner	<input checked="" type="checkbox"/>	Throat Damper	<input checked="" type="checkbox"/>	
	Freestanding	<input type="radio"/>	Top Damper	<input type="radio"/>	
	Multi-Faced	<input type="radio"/>	Flue Damper	<input type="radio"/>	

Firebox Type:	Plaster	Smoke Chamber Type:	Bare Adobe
---------------	---------	---------------------	------------

Firebox Condition:	Good	<input type="radio"/>	Repairs Needed	<input type="radio"/>	Notes:
	Fair	<input type="radio"/>	Replace / Rebuild	<input checked="" type="checkbox"/>	

Smoke Chamber Condition:	Good	<input type="radio"/>	Repairs Needed	<input checked="" type="checkbox"/>	Can Contain Flue Gases	<input type="radio"/>
	Fair	<input type="radio"/>	Improper Construction	<input type="radio"/>	Cannot Contain Flue Gases	<input type="radio"/>

COMBUSTIBLE AREAS IN DETAIL: Larger Fireplaces may require more clearance in areas) Minimum air clearance requirements noted accordingly:	Meets minimum requirement	Doesn't meet minimum requirement	N/A or Further inspection needed
Fireplace to Combustible Back Wall (4")	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace to Combustible Side Wall (2")	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace to Mantle (12" if <6 square feet / 20" if >6 square feet.)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace to Trim (6" if <6 square feet / 8" if >6 square feet.)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Chimney to Walls, interior, other than side and back, 2"	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Chimney to Walls, exterior, 1"	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Chimney to Beam/Viga, 2"	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Other Elements of Fireplace & Chimney System / Fire Prevention & Safety Devices / Dryer Vent Status:

Area	No Defect Detected	Problematic	Notes
Chimney Height (3/2/10)	<input checked="" type="radio"/>	<input type="radio"/>	
Chimney Cap/Spark Arrestor	<input type="radio"/>	<input checked="" type="radio"/>	No cap
Chase Construction	<input checked="" type="radio"/>	<input type="radio"/>	
Moisture Resistance	<input type="radio"/>	<input checked="" type="radio"/>	No cap
Exterior Masonry	<input type="radio"/>	<input checked="" type="radio"/>	
Crown / Wash	<input type="radio"/>	<input checked="" type="radio"/>	
Flashing	<input type="radio"/>	<input checked="" type="radio"/>	
Smoke Shelf	<input checked="" type="radio"/>	<input type="radio"/>	
Damper Function	<input checked="" type="radio"/>	<input type="radio"/>	
Lintel	<input type="radio"/>	<input type="radio"/>	N/a kiva
Log Lighter/Gas Line	<input type="radio"/>	<input type="radio"/>	N/a
Firebox Depth	<input type="radio"/> min 20"	<input checked="" type="radio"/>	Only 14"
Hearth Extension to Front	<input type="radio"/> min 16" or 20"	<input checked="" type="radio"/>	Only 8"
Hearth Extension to Sides	<input checked="" type="radio"/> min 8" or 12"	<input type="radio"/>	
Fireplace Screen	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/> Needed for Safety
Ash Pit Door	<input type="radio"/>	<input type="radio"/>	N/a
Clean Out Door	<input type="radio"/>	<input type="radio"/>	N/a
Ash Dump Interior	<input type="radio"/> All Masonry?	<input type="radio"/> Combustibles	N/a
Fire Extinguisher	<input type="radio"/>	<input type="radio"/>	<input type="radio"/> Needed for Safety
Smoke Detectors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/> Needed for Safety
CO Detectors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/> Important for Health

Dryer Vent: NONE	Note:
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Viga does not meet 2" clearance to interior chase per IRC.

BAILEY'S CHIMNEY, LLC 1470 Paseo Del Pueblo Norte (Unit#2), El Prado, NM 87529



Firebox is plastered with non refractory material and should be rebuilt with refractory brick and mortar.



View looking into smoke chamber no damper detected.

BAILEY'S CHIMNEY, LLC 1470 Paseo Del Pueblo Norte (Unit#2), El Prado, NM 87529



Chimney termination does not have cap. Cap is needed to keep out moisture and animals.



Smoke chamber is bare adobe. Smoke chamber should be parged smooth with refractory cement.



Vertical crack detected in chimney passage.



Potential gap between joint sections.

COMMENTS:

Technician performed level 2 inspection of fireplace.

No cap detected cap is needed to keep out moisture and animals.

No cleaning needed at this time NFPA recommends 1/8 of an inch of creosote buildup for cleaning to be performed. Smoke chamber is bare adobe. Smoke chamber should be parged smooth with refractory cement.

Wood supporting members are mounted against or penetrate masonry chase at ceiling, per IRC masonry chimney needs 2" clearance to combustibles. To achieve zero/zero clearance for wood member on chimney, existing liner should be removed and replaced with insulated liner, which allows wood to be within 4" of insulated liner.

Cracked Liner: This chimney has a vertical crack in one or more clay chimney liner sections. Per CSIA White Paper (can be provided upon request) vertical cracks in clay flue liners indicate past chimney fire event, thermal shock caused damage to clay flue liner, (spalling and/or vertical cracks.) Cracks widen during use of fireplace

Gap between liner sections: This chimney has one potential gap between liner sections. Rather than fireplace mortar called for by IRC, Portland cement mortar mix was used between liner sections during construction. Over time, due to expansion and contraction, spots tend to fall out, leaving gaps between liner sections.

Technician recommends: Fireplace/chimney restoration: remove existing clay flue liner and damper assembly, Reline with insulated titanium alloy stainless steel liner for a zero/zero clearance, re-form smoke chamber as necessary, parge smoke chamber with chamber safe parging material, repair or rebuild firebox as necessary, adjust size of fireplace opening if necessary, install top closing damper.

Technician recommends system is not used until repaired.

Date: 2/28/2024

Inspector: Gabriel Cardenas, CCP# 8631



Contractor/Inspector Signature

CONDITION VERIFICATION

Date: 2/28/2024

The Contractor has explained to me (Buyer) the apparent current condition of the fireplace, appliance, venting or chimney system. Area(s) of concern have been noted and discussed with me. Recommended solutions have also been discussed with me and I understand them fully. I understand this inspection was a visual inspection and the Contractor can not be held responsible for any/all faults and defects. I understand no warranty or guarantee of safety is given or implied of any appliance or venting system.



Customer

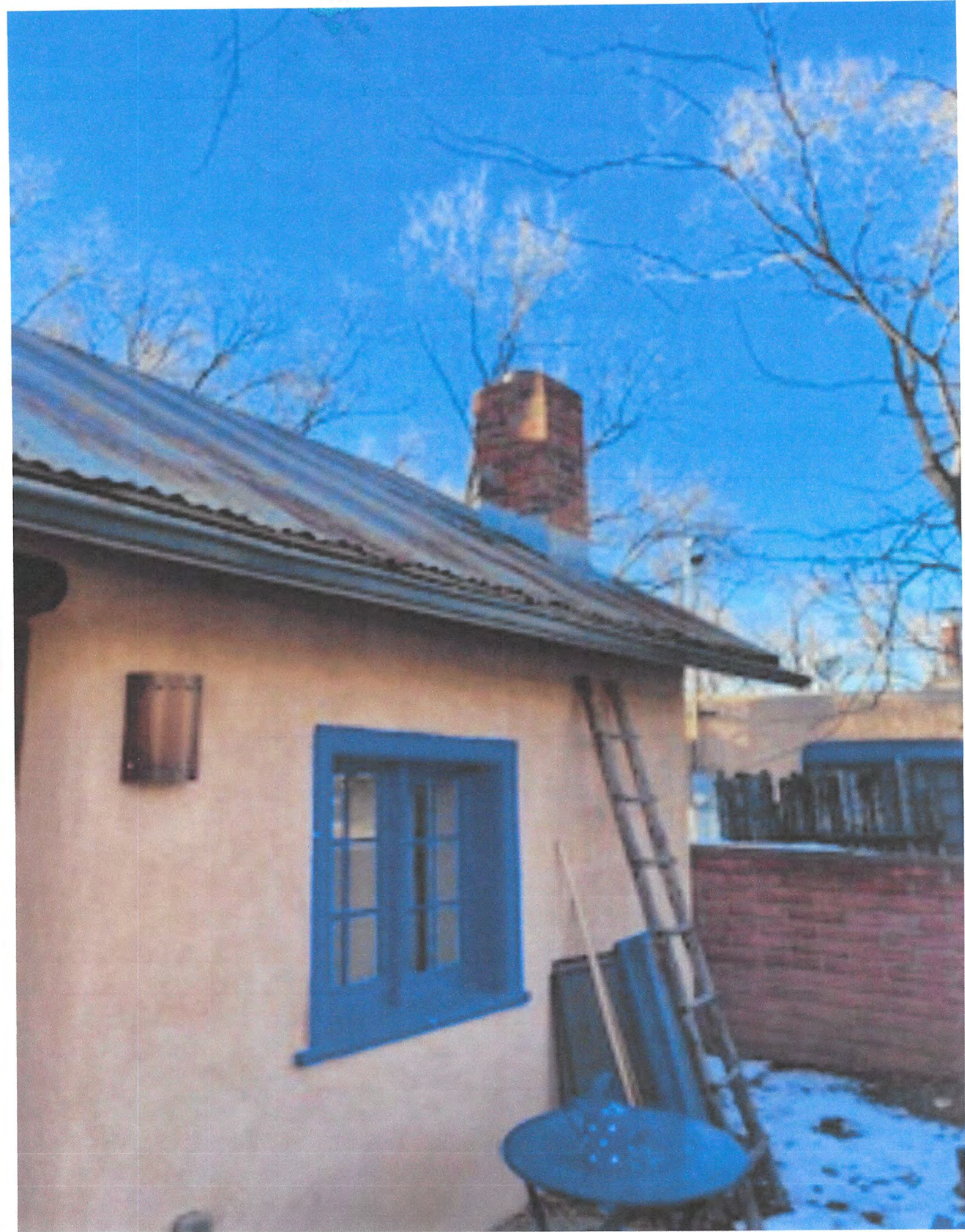
ANNUAL MAINTENANCE



The National Fire Protection Association recommends ANNUAL CHIMNEY SERVICE. SAVE \$60 ON YOUR ANNUAL CHIMNEY SERVICE by scheduling next year's spring or summer chimney service TODAY. Call or text 505-988-2771 or talk to your tech about forward scheduling.



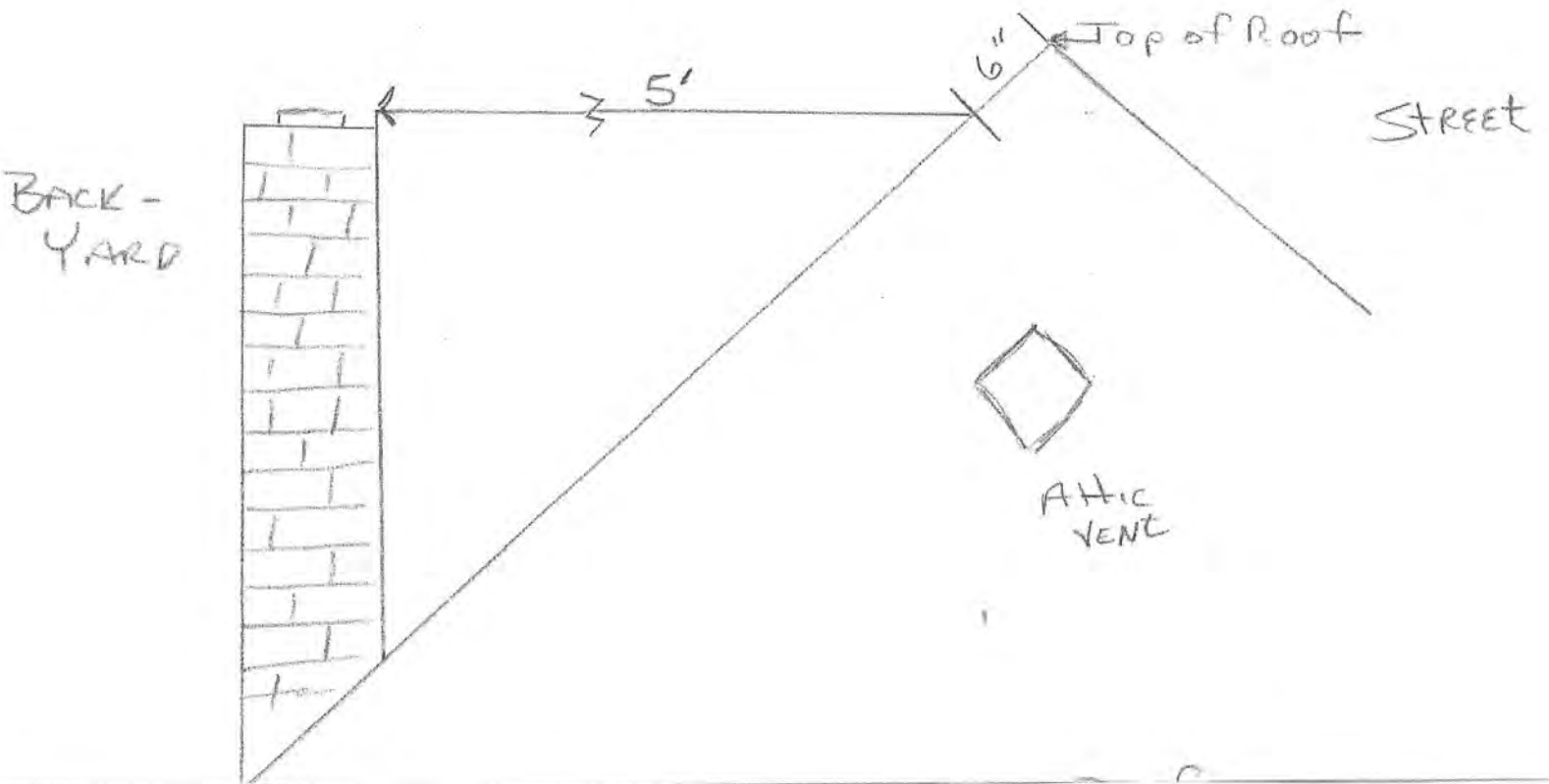
BAILEY'S CHIMNEY, LLC 1470 Paseo Del Pueblo Norte (Unit#2), El Prado, NM 87529
Santa Fe 505-988-2771 or Taos 575-770-7769
baileyschimney.com email: office@baileyschimney.com





SKETCH OF ROOF AT 918 B ACEQUIA MADRE

DATA FOR TERMINATION REQUIREMENTS AT THIS ADDRESS



Termination Requirements as per R1003.9:

Chimneys shall extend not less than 2 feet higher than any portion of a building within 10 feet, but shall be not less than 3 feet above the highest point where the chimney passes the roof.

MEMORANDUM

April 3, 2023

TO: City of Sante Fe
RE: Roof permit/918B Acequia Madre
ATTN: Mr. Richard Trujillo
FM: Edward J. Caruana AIA

Dear Mr. Trujillo,

My name is Edward Caruana. I am a licensed architect in California, Arizona and Nevada. While I am not licensed in the state of New Mexico, my 45 years of experience in southern California has made me very familiar with both historic structures (living in a historic district myself) and more importantly, with the IBC as it pertains to lateral structural design.

I have been asked by the homeowner, Richard Simpson, and Melanie Spriggs, to assist in the discussion regarding the stability of the brick chimney chase and associated kiva fireplace at 918 B Acequia Madre in the city of Sante Fe. My opinions below are based on International Existing Building Code Chapter 12, Historic Buildings and 1205, Structural as well as my observations during a site visit in December of 2023.

As stated in previous correspondence, the external chimney at this address is an “un-reinforced, lime mortar” constructed, brick chimney chase. The chimney was crumbling, and deficient regarding the required height (of 2’ above obstructions within 10’). The original interior kiva fireplace below the chimney is intact but has not been usable for many years.

A New Mexico licensed brick mason, Jeremy Turner of Turner Construction, was retained to explore the condition/construction of the existing chimney structure shown below in photo 0. In short, the chimney chase structure was not only unstable, but it was only “mudded” to the top of the adobe walls (see photo 1 below). There was no reinforcing in any of the brick construction. The individual bricks and lime mortar could be removed by hand. Pieces of mortar and brick had fallen into the kiva fireplace below, prior to any exploration.



PHOTO 0



PHOTO 1

Photo 2 shows the attachment point to the top of the exterior adobe wall where the brick was removed by mason. You will note no steel reinforcing in this construction.



PHOTO 2

After reviewing the additional exploration data presented to me following my site visit, I stated to the property owner that I saw three options:

1. Demolishing the existing exterior adobe corner walls and providing a new reinforced masonry fireplace from the ground up. This would include pouring a new reinforced concrete foundation and a complete reinforced brick fireplace/chimney.

COMMENT: Removing the corner of an adobe structure diminishes the stability of the entire building and should NOT be considered. Also, it destroys the original interior kiva façade which is part of the original intact historic fabric of the building.

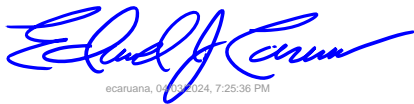
2. Demolish the existing interior kiva fireplace and install a new metal fireplace assembly. This would require a “stabilized metal flue” extending approximately 2.5 feet higher than the original chimney chase, to meet code required termination requirements.

COMMENT: Loss of the existing kiva is a loss of an intact historic fireplace facade and is not an option I would recommend choosing. Additionally, the extended metal flue required to meet IRC code would now be visible from the street and would diminish the look of the existing historic building.

3. Disassemble the entire brick chimney chase, and replace the existing roof, preserving the historic kiva fireplace (only) inside.

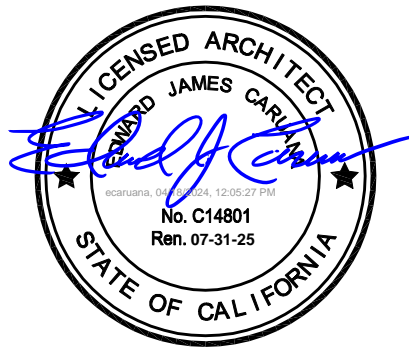
COMMENT: Option 3, preserving the only remaining intact portion of the fireplace is the reasonable option I have recommended to the owner, Maintaining the interior kiva façade as a “mock fireplace”, cap the existing flue opening and add metal roofing to match, over the existing chimney roof opening.

As this is a historic structure in your jurisdiction, I would ask how to proceed on the third option presented here and be able to permit the new metal roof replacement, while preserving the interior kiva fireplace as a “decorative only” fireplace.



ecaruana, 04/19/2024, 7:25:36 PM

Edward Caruana, Architect
AIA (retired), NCARB, ACHA



PS should you wish to discuss any of the above my Cell Phone number is (562) 743-4357.

04/10/2024

To Whom it May Concern:

My name is Jeremy Turner, owner of Turner Masonry and Cleaning, LLC. I am writing this letter in response to a request by the homeowner at 918 B Acequia Madre in Santa Fe to evaluate the physical condition and relative safety of a red brick chimney chase on a casita at the above address. This request was made following an incident where the homeowner witnessed several of the bricks had come loose following a windstorm, with pieces of brick and mortar found inside the kiva.

Visual inspection of the chimney from the back patio indicated an old chimney (of unknown years) that had been poorly constructed as indicated by the stacking/mortar pattern. The base of the chimney sat against a corrugated sheet metal roof and showed signs of numerous sloppy repairs.

Closer visual inspection (from the roof) indicated that the mortar of the chimney chase was crumbling and had been compromised at several points.

Inspection of the base of the chimney chase when accessed from the attic of the casita showed the brick structure sat directly on top of the hundred year old adobe internal fireplace chimney (photo 1). There was a significant amount of mortar packed on top of the adobe chimney that forms part of the adobe wall of the house itself. The owner expressed safety concerns and at her request I disassembled the chase to reveal that the mortar could be removed by hand at the interface of the adobe wall and the brick chimney. Attached to this letter is a photo (photo 2) of the remaining adobe wall with the clay flue after removal of the brick chase. A visual inspection from this aspect indicated that the existing adobe walls appeared intact, but did not appear to contain any visible metal reinforcement that would allow for the support of a brick chimney chase.

The chimney cannot be replaced as it was because it was clearly not built to code and posed a hazard to individuals both inside and outside of the building.

It is my understanding that my findings are to be confirmed by a licensed architect.

Jeremy Turner

Turner Masonry and Cleaning, LLC





City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-008705--HDRB

Project Description: 2024-008705-HDRB, 807 Gildersleeve St., Don Gaspar Area Historic District, Christopher Purvis, agent for Brady McCartney, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing accessory structure.

Project Location(s): 807 GILDERSLEEVE ST
Santa Fe, NM 87505

Contacts:

Property Owner: BRADY MCCARTNEY & NANCY COOEY cooey.mccartney@gmail.com
728 MONTEZ
SANTA FE , NM 87501

Applicant: Christopher Purvis architect@acp-art.com
518 Old Santa Fe Trail ST1 PMB 373
Santa Fe, NM 87505

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1982 & 2024

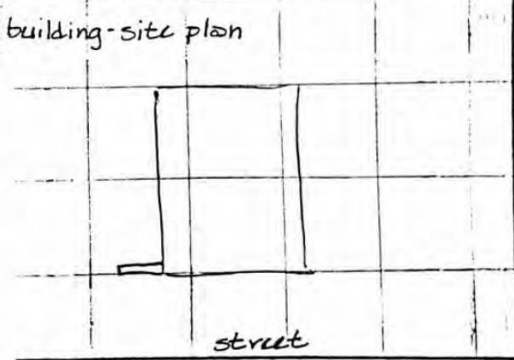
Year of Construction: circa 1942

Project Type: Historic Status Review

Historic Building Name:

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 257	UTM reference zone 12 ⑬	easting 414250
Location description 807 Gildensleeve (807 1/2 apt. in back)		city/town Santa Fe	
		land grant/reservation	

building name	legal description tnsp N S range E W sec 4 1/2
film roll by E.T. no. 9	negative nos. 11 16
	loc. of neg. City of Santa Fe



date of construction
1945 estimate _____ actual
source

use
present residential
other _____
historic residential
other _____

condition
 excellent good
 fair deteriorating

degree of remodeling
 minor moderate major
describe:

style pueblo revival	foundation material n/v
	wall material/surface adobe

architectural features
parapet
metal casement windows
Baquean gate at side
gate & entrance irregular & battered

surroundings
res.

relationship to surroundings
 similar not similar

district potential
 yes no

significance
 significant contributing
 supporting intrusive

comments

associated buildings? yes
what type?
garage
if inventoried, list ID nos.

see back? yes

City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-008705-HDRB, 807 Gildersleeve St., Don Gaspar Area Historic District, Christopher Purvis, agent for Brady McCartney, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [Façade Map]

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: [2024 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the accessory structure be upgraded to contributing and that the west façade (Façade 4) including all fenestrations and the portal and excluding the non-historic wood garage door be designated as the primary façade, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence and its' associated accessory structure at 807 Gildersleeve Street are listed as non-contributing to the Don Gaspar Area Historic District.

The City GIS system shows the structure as non-contributing while the new HCPI mentions the structures are listed as contributing. No cases have been found for the property and there is no

indication of a status review. Therefore, staff has determined that the current status is non-contributing and that the designation on the HCPI is a scrivener's error.

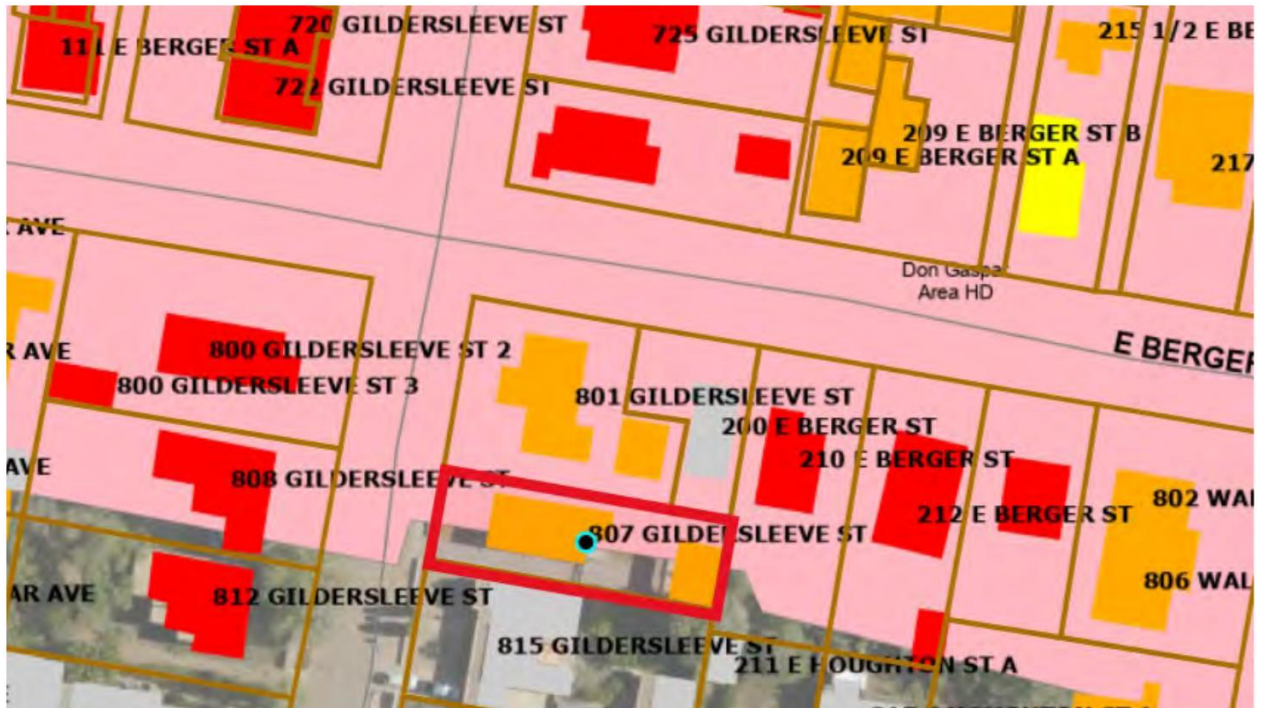


Figure 1: Status map of property

The 450 sq. ft. accessory structure is a wood frame one-car garage with a partitioned storage area holding three storage rooms. The house and garage were built around 1942. The garage area has a dirt floor while the center storage area has a wood floor, and the northern storage areas have a concrete floor. Fenestration is only found on the west and north elevations (facades 1 and 4) (see Figure 3). On the west elevation (facade 4) the former garage door opening is filled with boards with a section cut for a pedestrian door (see Figure 2). There is no indication when the garage door was altered though photos from Google Maps show the door in the same configuration in 2007. The central storage room is entered through a wood panel door on the west elevation (Facade 4) and adjacent is a 6-light, non-operable wood sash window. Both the panel door and window appear vintage. The north side (Facade 1) holds two identical three-panel wood doors. A 180-square-foot wraparound porch shelters the building on the west and north (Facades 1 and 4) and was constructed in the 1960s. The porch extends 5' from the building face and is supported by wood posts resting on concrete bases. On the top of the posts are decorative corbels made of thin, shaped pieces of wood. Topping the posts is a large wood beam. The porch has a shed roof carried by small diameter wood poles attached to the garage by a thin ledger. Metal fascia runs along its edges, with a painted metal gutter strapped below. The building has a traditional stucco application painted mocha brown to match the main residence.



Figure 2: The accessory structure west facade

The original garage structure is Vernacular Pueblo Revival. The 1960s wrap around porch is indicative of the architectural intent of these types of porches from that era and it now qualifies to be a historic structure due to age. Staff finds that the garage structure reflects the evolution of the property over time and the changing use of the structure. The portal addition is reflective of its time in its design but stays true to the overall Spanish-Pueblo Revival Style architecture of the main building. Therefore, the structure holds up to being a contributing structure due to its deep-set fenestrations at the doors, wood window, simple design, and wrap-around porch.

The applicant proposes the following exterior alterations:

- 1) Status review of the accessory structure; and
- 2) Designation of primary facades, if applicable.

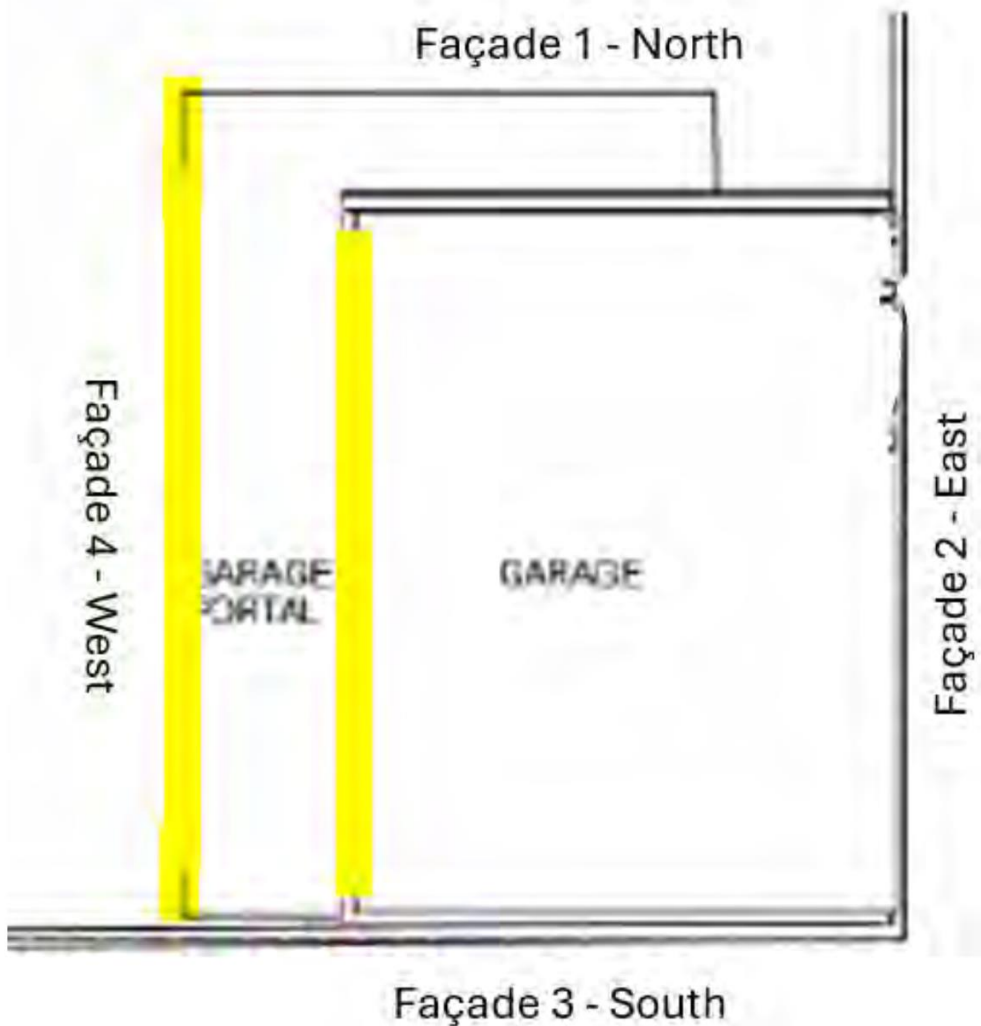


Figure 3: Façade Map

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

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

- (2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts
 - (a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.
 - (b) Board Authority to Review Status Designation
 - (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
 - (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

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 old 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.

(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 planning and 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; Ord. #2020-22, § 16)

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Tuesday, July 16, 2024

RE: 807 1/2 Gildersleeve St

Enclosed (1) 24"x36" copies

A-1 Site Plan 6/17/24

A-2 Floor Plan & Elevations 6/17/24

HCPI John Murphey 5/11/24

Photographs of elevations

Dear Lanni and
Members of the Historic Districts Review Board

We are Requesting status review of the current garage at this location

Please call if you have any questions on the project 982-5461

Sincerely,




Christopher Purvis.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2024

For HPDOffice use only:			
HCPINo.	District No.	NRHP	SRCP
1. Name of property: Elvina S. Fullerton/ Nancy H. Warren Property - Garage -	2. Location: 807 Gildersleeve Street Don Gaspar Area Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-2178	
5. Property Type: <input checked="" type="checkbox"/> Buildings: garage <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object			
6. Date of Survey: May 9, 2024			
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: July 1982, Ellen Threinen Ittlesen <input type="checkbox"/> No:			
8. Name of Project: HDRB Status Evaluation			
9. Lat/Long: 35.6765645,-105.9409352			
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of west elevation. Camera facing east.			
11. Brief Description of the Property: <p><i>Per City staff instruction, only the garage was recorded. Both the house and garage are contributing to the Don Gaspar Area Historic District.</i></p> <p>Located 100' down a gravel driveway sits a frame one-car garage, faced with stucco and shaded by a 1960s wraparound porch (Photo 2). The structure likely came about with a house erected around 1942. Based on aerial photographs, the porch was added to the garage between 1958 and 1968.</p> <p>Continued on Page 5.</p>			
12. Who uses the property? Not in use – storage			
13. Construction Date: Date: c.1942; in place by 1958 aerial photograph <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs			
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public			
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A			

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p> <div style="text-align: center;">  </div> <p>Source: Office of the Santa Fe County Assessor parcel lines are not accurate</p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com w/ Giulia Caporuscio</p> <p>For: Brady McGovern McCartney and Nancy Dale Cooley, via Christopher Purvis.</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Brady McGovern McCartney and Nancy Dale Cooley N/A</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing: House and Garage <input type="checkbox"/> No Status Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Don Gaspar Area Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular – vaguely Pueblo Revival

17. Documents Available and Their Locations

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

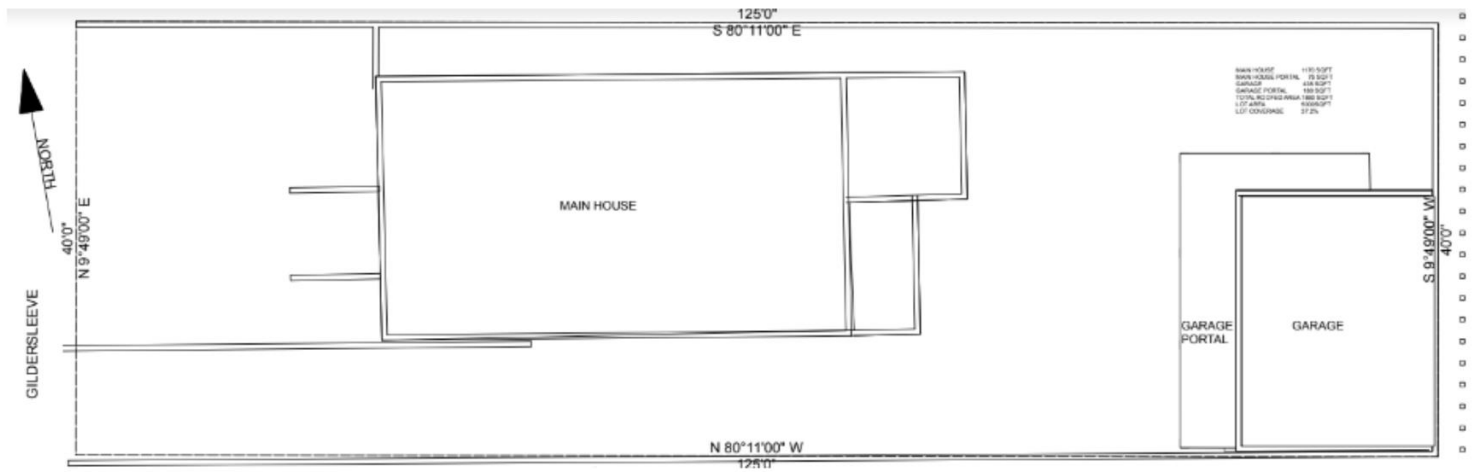
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Site plan. Courtesy A. Christopher Purvis, Architects. 2024.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPDOffice use only: HCPINo.	Please complete HCPIFORM1 before completing FORM2 District No.	NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Elvina S. Fullerton/ Nancy H. Warren Property - Garage -	2. Location: 807 Gildersleeve Street Don Gaspar Area Historic District -Santa Fe							
		3. Local Reference Number: Santa Fe ID: H-2178						
		4. County: Santa Fe						
		5. Date of Survey: May 9, 2024						

Architectural Description Continued

The rectangular building faces west and consists of a one-bay garage with a partitioned storage area holding three storage rooms (Fig. 5). It encloses about 450 square feet. Its structure consists of 2" x 4" (24" OC) stud walls resting on a ground-level concrete foundation (Photo 3). Boards are nailed to the studs, creating the partition and outside walls. The garage portion is floored with dirt; the central storage area has a wood floor, and the north section has a concrete floor.

Fenestration is only found on the west and north elevations. The former garage door opening is filled with boards with a section cut for a pedestrian door (Photo 4). The central storage room is entered through a ¼-light wood panel door. Adjacent is a 6-light, non-operable wood sash (Photo 5). Both appear vintage. The north side holds identical ½-light three-panel wood doors (Photos 6 & 7). The two doors likely reflect the property's original function as a house and a separate studio apartment.

A 180-square-foot wraparound porch shelters the building (Photos 2 & 6). Erected in the 1960s, it extends out 5' from the building. It is supported by 5¼" x 5¼" wood posts resting on concrete bases. The porch's construction is crude. Tacked to the top of the posts are decorative corbels made of thin, shaped pieces of wood (Photo 8). Topping the posts is a large wood beam. The porch's shed roof is carried by small diameter wood poles attached to the garage by a thin ledger (Photo 8). Metal fascia runs along its edges, with a painted metal gutter strapped below.

The building has a traditional stucco application painted mocha brown.

Historical Overview

Buena Vista Addition Context

Following the railroad additions of the early 1880s, development in Santa Fe shifted to the southeast with the construction of the new capitol building. Though the capitol building would burn down in May 1892, its short presence stirred development. The *Santa Fe New Mexican* crowed that there were over \$800,000 in real estate transactions in the

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new district, with “investment of more than \$100,000 of eastern capital sufficiently indicat[ing] the confidence which outsiders have in Santa Fe’s future.”¹

Investors from the east — mainly Atchison, Topeka, and Santa Railway stockholders such as George W. Morse of New York and William S. Houghton of Boston — blindly invested in the speculative subdivisions in the South Capitol area. Houghton’s name is still part of the landscape.

Born in 1816 in Boxboro, Massachusetts, William Stevens Houghton came from a prominent family and made his own fortune in the wholesale boot and shoe business.² Later, he invested in railroads, including the Santa Railway. He purchased land along the railroad corridor in Kansas and other locations. In Santa Fe, he acquired several lots that would be used to expand Fairview Cemetery.³

Throughout the 1880s, Houghton worked with local agents — principally attorney William M. Berger — to buy land in the Buena Vista Hill area which would form the Buena Vista Addition. It would become one of the largest subdivisions in the new capitol neighborhood. The subject street was named after attorney and New York native Charles H. Gildersleeve, Buena Vista Addition investor.

Laid out by Philadelphia native William White in c.1887, the Buena Vista Addition consisted of a tight urban grid. It was arranged over the sloping topography as either square or rectangular blocks (Fig. 1). The subject house sits on Block 9, a block made of 20 narrow 25’ x 125’ lots which back onto a wide alley. Prospective homeowners had to purchase multiple lots — sometimes up to four — in order to have sufficient room to erect a house and still have a yard.

William S. Houghton died in 1894. His interest in the Buena Vista Addition and his many other Santa Fe holdings went to his son. The subdivision came up for auction several times subsequently. Like many boom-type subdivisions, it did not flourish, and most of

¹“Highland Addition Sale,” *Santa Fe Daily New Mexican*, October 22, 1887, 4.

²New England Historical Society, *Memorial Biographies of the New England Historic Genealogical Society, Volume IX* (Boston 1908: The Society, 1908),171.

³Corinne P. Sze, “Fairview Cemetery,” National Register of Historic Places nomination, 2004, Section 8, 21.

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its secondary streets were lined with vacant lots. Finally, in 1926, Nathan Stern — heir to a New York jewelry fortune — bought the Buena Vista Addition’s remaining lots and several other subdivisions in the area.⁴

Forming the Santa Fe Holding Company, Stern and fellow investors quickly worked to sell off the remaining land. Still, growth was sluggish. This is evident on the 1930 Sanborn Fire Insurance map, which reflects that there was not enough growth in the addition to have map coverage south of Berger Street.

807 Gildersleeve

Four undeveloped lots in the middle of the 800 block of Gildersleeve (Lots 4, 5, 6, and 7) were sold in late October 1929 to Hazelle Dennington, an Atlanta resident.⁵ Dennington, who never lived in Santa Fe and may have never seen the property, held on to them for eleven years before selling some of the lots to her sister-in-law and Santa Fe resident, Alice Sanford. Dennington sold the subject lots in 1940 to Lucille Romero Fowler.⁶

Lucille Fowler and her husband Jack, who owned the Santa Fe Beverage Company, developed two of the lots. They built a house in 1941 next to the subject property at 815 Gildersleeve, where they would live for several decades.

Their home extended into Lot 5, which, because of their FHA loan, complicated using the additional land constituting the subject parcel. Under a FHA covenant, 10’ of clearance had to be preserved between the house and the property wall.⁷ This, and the fact that Lot 5 had partially been built upon, resulted in a narrow building area at 807 Gildersleeve.

⁴ “Santa Fe Holding Company Acquires 700 Acres of Land,” *Santa Fe New Mexican*, June 29, 1926, 5.

⁵ Warranty Deed, Santa Fe Holding Company to Hazelle Dennington, recorded January 1, 1930, Book V/Page 410, Instrument # 38909, Santa Fe County, New Mexico.

⁶ Warranty Deed, Hazelle Dennington to Lucille R. Fowler, recorded April 23, 1940, Book 19/Page 130, Instrument # 61742, Santa Fe County, New Mexico.

⁷ Declaration of Covenants Running with Land, Lucille R. and Jack Fowler/First National Bank, recorded September 7, 1940, Book 21/Page 30, Instrument # 62879, Santa Fe County, New Mexico

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Elvina S. Fullerton Property

The Fowlers sold Lots 4 and 5 in 1941 to Elvina S. Fullerton, a Delaware native and teacher at Wood Gormely Elementary School.⁸ Fullerton built the Pueblo Revival-style home, which was completed around 1942. The one-bedroom house included an apartment at the rear, which like the house, had its own fireplace. She marketed the rear unit as a “small, modern apartment.”⁹ The 1944 city directory shows she had leased it to Marvin Yoder, a serviceman, and his wife, Mildred.¹⁰

The property continued to be used in this fashion in the 1960s, with the back unit advertised as a studio apartment. It had taken on a “1/2” address by this time, and the property was considered a duplex. Helen Marriott owned the property at this time. Marriott committed suicide at the house in January 1965 by ingesting a large quantity of copper sulfate.¹¹ The property went back to Fullerton ownership after her death.¹² The back unit had a steady run of tenants through 1970s, including teachers, court clerks, and Benjamin G. Miller, a former homesteader, trader, and wood carver.

Nancy H. Warren Property

Photographer Nancy Hunter Warren acquired the property in the late 1980s and lived there until around 2018. Warren was born in Buffalo, New York, in 1932. After a divorce in 1972, she flew to Albuquerque to experience the New Mexico she had read about in her graduate studies.¹³ In Santa Fe, she worked for the Laboratory of Anthropology and, in her free time, took photographs of local architecture and traditional villages in Northern New Mexico. This work resulted in several books, including *Villages of Hispanic New Mexico* (1987), *New Mexico Style: A Source Book of Traditional Architectural Details* (1987), and *Pueblo Dancing* (2011).

⁸ Quit Claim, Lucille R. Fowler to Elvina S. Fullerton, recorded October 2, 1947, Book 23/Page 400, Instrument # 86860, Santa Fe County, New Mexico.

⁹ “For Rent,” *Santa Fe New Mexican*, July 15, 1944, 5.

¹⁰ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 127 and 292.

¹¹ “Copper Sulfate Proves Fatal to SF Woman,” *Santa Fe New Mexican*, January 25, 1965, 2.

¹² Quitclaim Deed, Helen W. Marriott to Loretta T. and Reese P. Fullerton, recorded June 24, 1965, Book 226/Page 138, Instrument # 284258, Santa Fe County, New Mexico.

¹³ “Nancy Hunter Warren,” *Santa Fe New Mexican*, December 8, 2019, C-3.

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

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Warren died on November 23, 2019. She was 87. A year before her death, she had deeded the property to Casa Sueno, LLC.¹⁴

The Garage

The garage was likely constructed at the same time as the house. It was set at the back of the property, as was required under a covenant. A 1958 photograph shows the rectangular structure without a porch (Fig. 2). By 1968, an L-shaped porch had been added to the front and north elevation (Fig. 3). Though probably partially reconstructed, this structure remains today. The interior has no distinction, comprising a rough garage and three rooms used for storage.

Evaluation of Historical Status

While the garage’s footprint is at least 50 years old, the 1960s Western-style wraparound porch has marred its historical integrity by introducing a design element that detracts from the building’s original vernacular Pueblo form.

For this reason, the recommendation is to maintain Non-contributing status.

¹⁴ Warranty Deed, Nancy H. Warrant to Casa Sueno LLC, recorded June 11, 2018, Instrument # 1859800, Santa Fe County, New Mexico.

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

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				4. County: Santa Fe	
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Illustrations

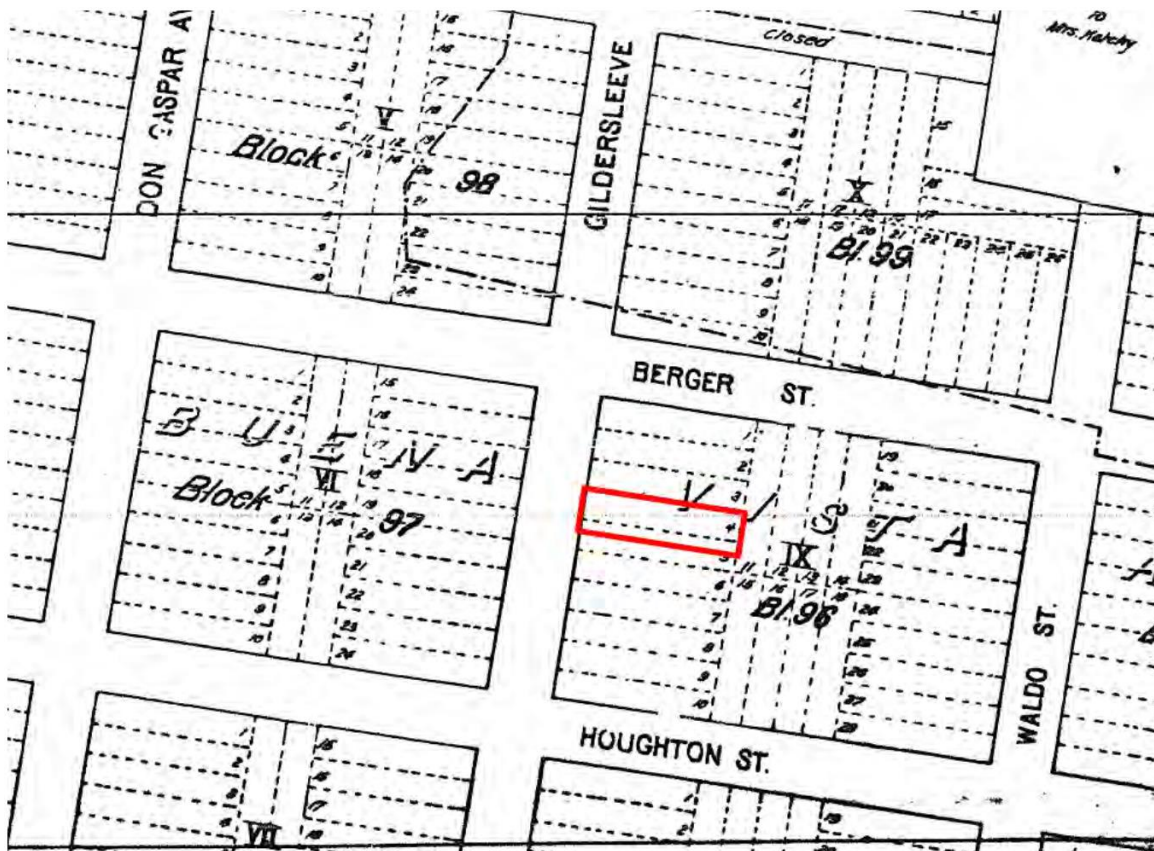


Figure 1: Subjected property highlighted. Buena Vista Addition, Block 9, Lot 4, and part of Lot 5. N. L. King, "Map of the City of Santa Fe," 1912.

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**Figure 2: November 10, 1958, aerial photograph. Garage circled.
 Note porch is not present.**

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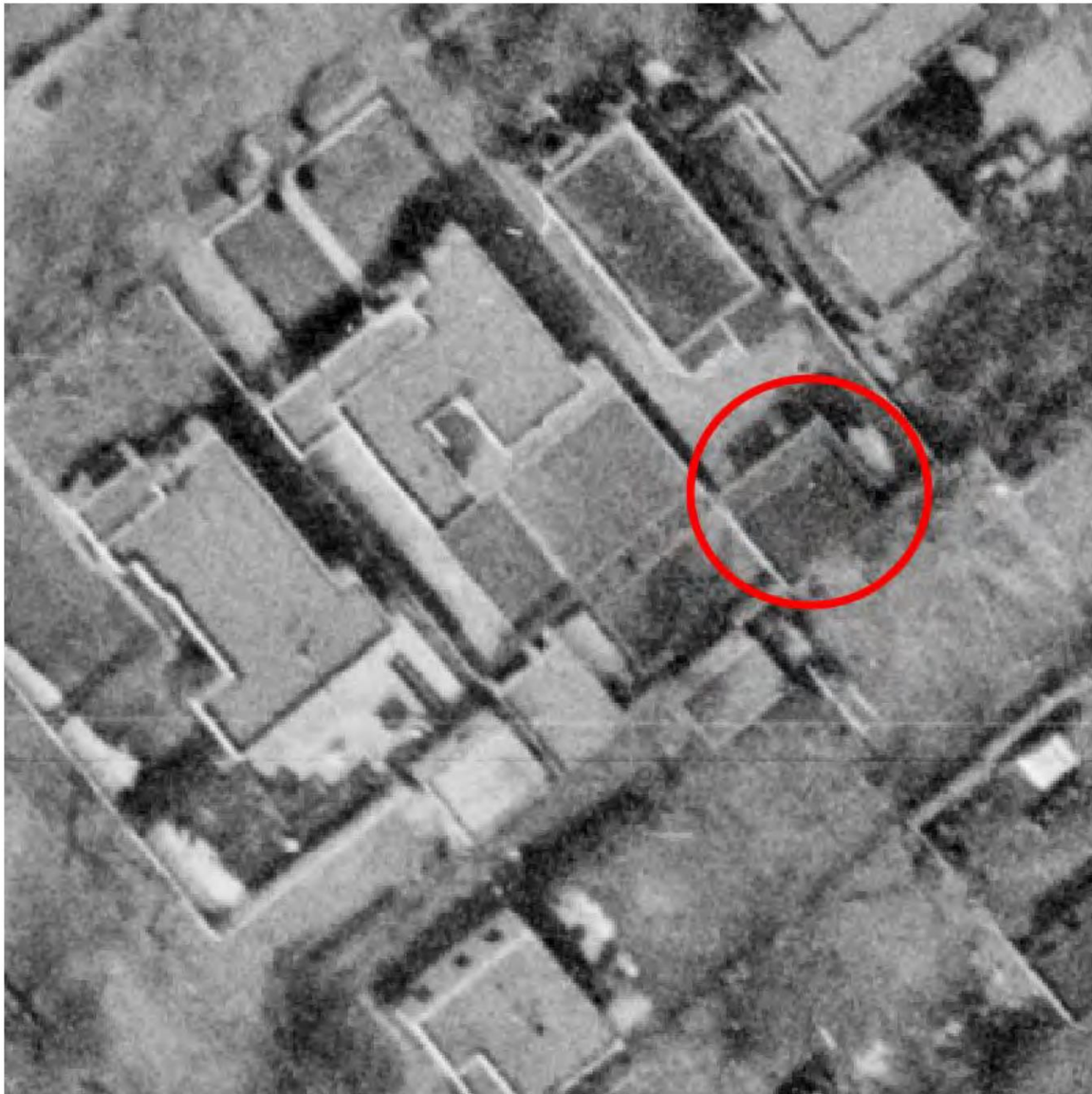
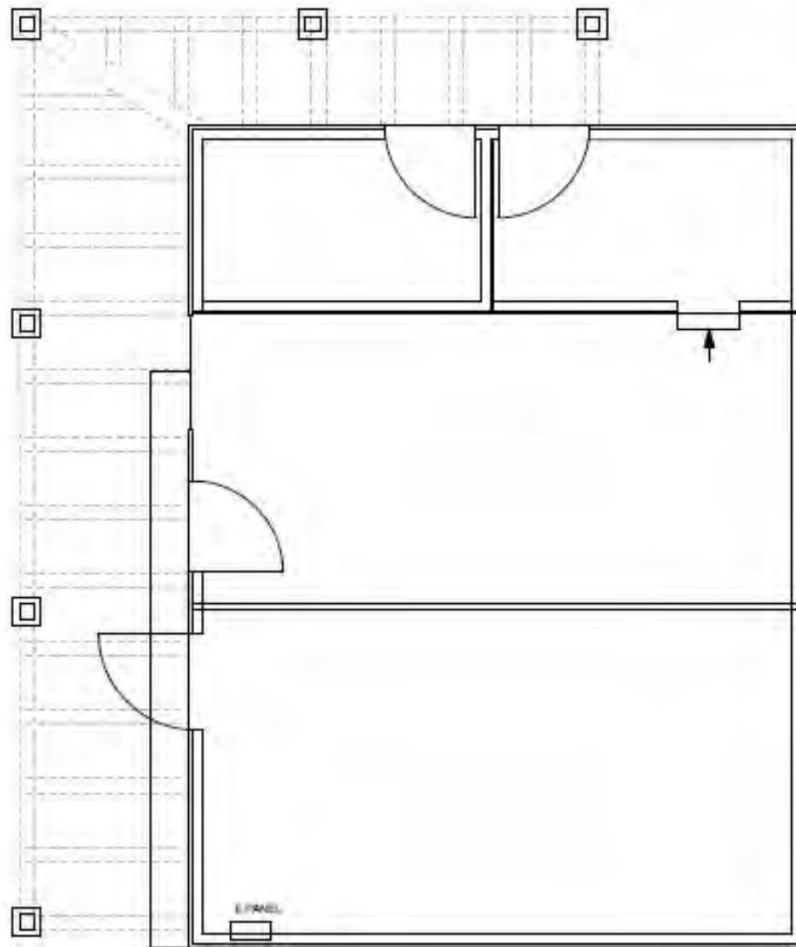


Figure 3: February 2, 1968, aerial photograph. Garage circled. Note porch is present.

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1
FLOOR PLAN EXISTING
 Scale: 1/4" = 1'-0"

Figure 5: Floor plan. Courtesy A. Christopher Purvis Architects.



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Survey Photographs

(All images taken by Giulia Caporuscio, on May 9, 2024, except where indicated)



Photo 2: West elevation and setting. Camera facing east.

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Photo 3: Garage section. Camera facing east. Marc Natkin, May 2024.

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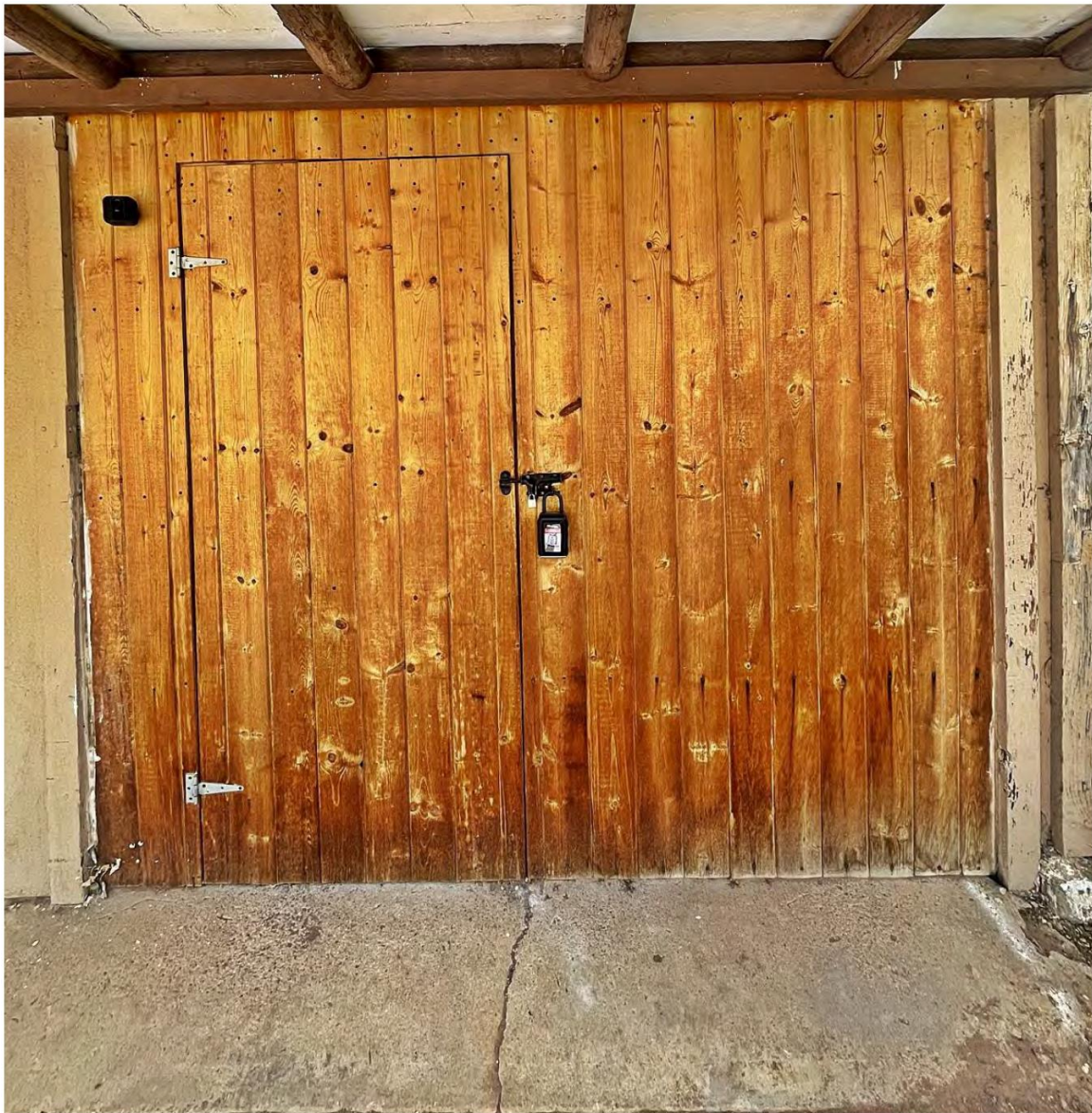


Photo 4: Garage door. Camera facing east.

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Photo 5: West elevation, window. Camera facing up.

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Photo 6: North elevation. Camera facing southwest.

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Photo 7: North elevation entry doors. Camera facing south.

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

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Photo 8: West elevation, faux corbel. Camera facing up.

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Photo 9: Roof decking, northwest corner. Camera facing up.



ELEVATION



ELEVATION



RENOVATION



RENOVATION

GILDERSLEEVE

NORTH

40'0"
N 9°49'00" E

125'0"
S 80°11'00" E

MAIN HOUSE

MAIN HOUSE 1170
GARAGE 75
PORTAL 100
BEARINGS
COVERAG 37.2%

GARAGE
PORTAL

GARAGE

40'0"
S 9°49'00" W

1 SITE PLAN
EXISTING
Scale: 1/4" = 1'-0"

125'0"
N 80°11'00" W

6/1/11
24
A-
1
JOB NO.
5678

MCCARTNEY CASITA
807 GILDERSLEEVE.
SANTA FE, NEW MEXICO

A. CHRISTOPHER BROWN ARCHITECTS
518 Old Santa Fe trail Sct PMB 373
Santa Fe, New Mexico 87505 Tel: 505 982 5461
E-Mail: Architect@ACP-ART.com

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

EPLAN

1 FLOOR PLAN
EXISTING
Scale: 1/4" = 1'-0"

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

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

I COULD NOT SEE CANALE LOCATIONS
-ASSUMING BACKSIDE

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

Plat
BUENA VISTA ADDITION

City of Santa Fe

Being a

Plan of Lots, Blocks and Streets
in the

City of Santa Fe

Filed 24th day of December 1911
Municipal Court

1. IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Santa Fe, New Mexico, this 24th day of December, 1911.

2. I, the Mayor of the City of Santa Fe, New Mexico, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in the office of the City Clerk of Santa Fe, New Mexico, on the 24th day of December, 1911.

3. I, the Mayor of the City of Santa Fe, New Mexico, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in the office of the City Clerk of Santa Fe, New Mexico, on the 24th day of December, 1911.

4. I, the Mayor of the City of Santa Fe, New Mexico, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in the office of the City Clerk of Santa Fe, New Mexico, on the 24th day of December, 1911.

MADE BY
G. M. LANCHON



1. IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Santa Fe, New Mexico, this 24th day of December, 1911.

2. I, the Mayor of the City of Santa Fe, New Mexico, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in the office of the City Clerk of Santa Fe, New Mexico, on the 24th day of December, 1911.

3. I, the Mayor of the City of Santa Fe, New Mexico, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in the office of the City Clerk of Santa Fe, New Mexico, on the 24th day of December, 1911.

4. I, the Mayor of the City of Santa Fe, New Mexico, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in the office of the City Clerk of Santa Fe, New Mexico, on the 24th day of December, 1911.



City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-008739-HDRB, 1127 E. Alameda St., Downtown and Eastside Historic District, Bernie Romero, agent for Sara Rupert, property owner, requests an exception to 14-5.2(D) Downtown and Eastside design standards to install a metal vehicular gate on a non-contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

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 Section 14-5.2(E) Downtown and Eastside Design Standards. Additionally, staff finds all exception criteria for the use of metal on the vehicular gate have been met.

BACKGROUND & SUMMARY:

The single-family residence at 1127 E. Alameda Street is listed as non-contributing to the Downtown and Eastside Historic District. The structure was built in the mid-1980s with an addition constructed on the north elevation in the mid-2000s. The structure was designed in the Recent Santa Fe Style as seen by the flat roof, rounded parapets, CMU stuccoed wall, recessed doors and windows. The property currently has a motorized wooden mechanical metal gate which was installed without Historic Districts Review Board or City approval.



1127 E. Alameda Street: Aerial Photograph

Previous cases include:

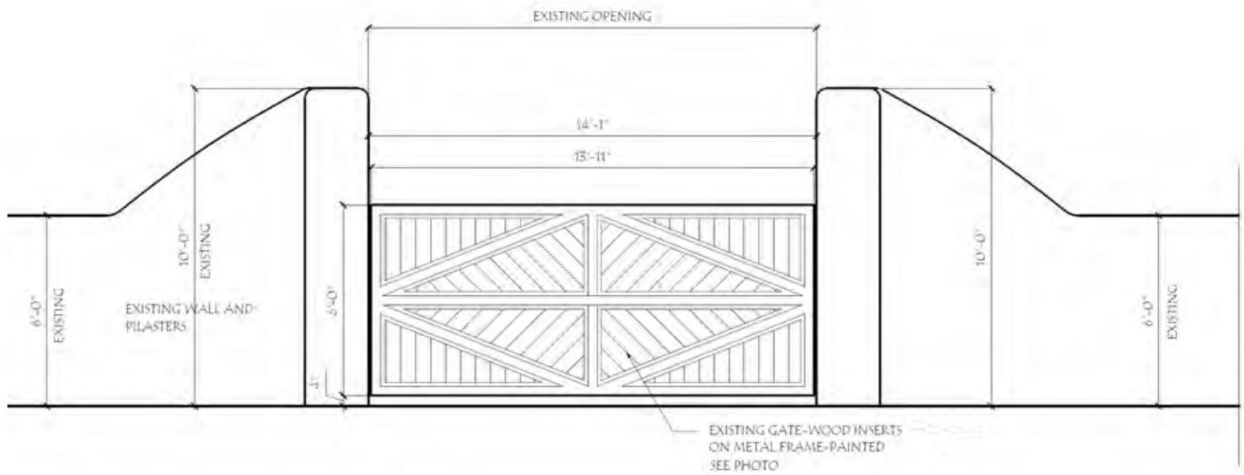
In Case No. H-05-128-HDRB, the Board approved an 824 sq. ft. addition to the north elevation.

The proposed exterior alteration includes:

- 1) Installation of a metal vehicular gate at the south entrance of the property for which an exception was requested. The maximum allowable wall height is 59”.

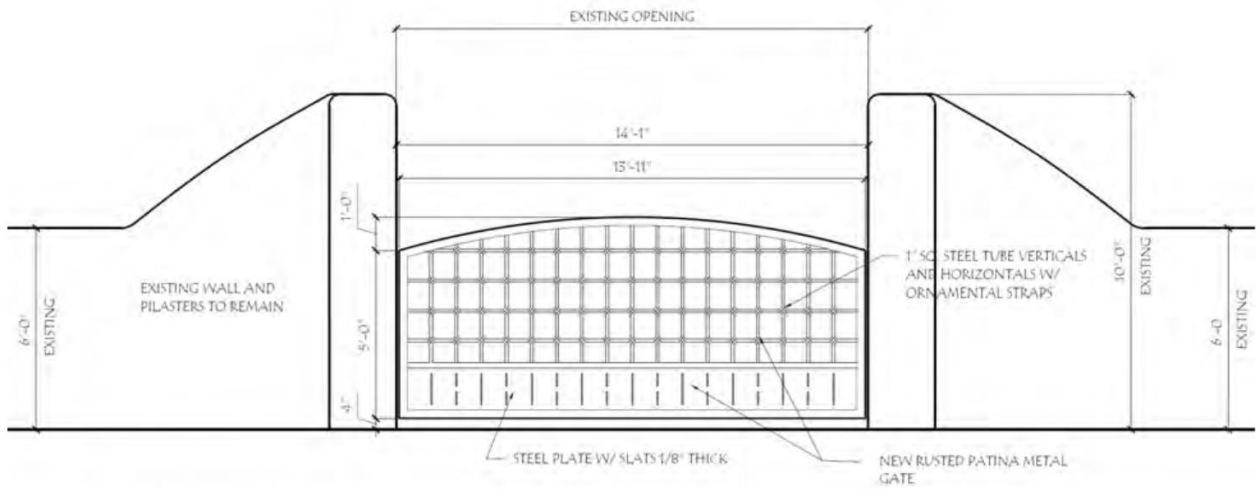


1127 E. Alameda Street: Street View



EXISTING GATE ELEVATION

1/2" = 1'-0"



PROPOSED GATE ELEVATION

1/2" = 1'-0"

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E): exception to Downtown and Eastside design standards for the installation of the metal gate.

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

Applicant Response: The new metal patina gate does not damage or change the character of the Downtown and Eastside design standards. There are a few metal gates in the proximity of this address and therefore will not damage the character of the district.

Staff Response: Staff finds that the exception criterion has been met. Given that there are multiple metal gates constructed along E. Alameda Street, the proposed metal gate would not change the character of the Downtown and Eastside Historic District from what has been previously established on the streetscape.

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

Applicant Response: The proposed new patina gate is designed for visibility of guests from the existing residence. This would allow the elderly owners to see visiting guests from the residence and open the gate to allow entrance to the parking area. This is not possible with the existing gate.

Staff Response: Staff finds that the exception criterion has been met. The proposed metal gate would allow better visibility for the property owner to see who is entering their property.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed patina gate accents the traditional color of the existing stucco. This gate color which is earthtone and similar to other gates in the district does not damage the fenestration of the streetscape.

Staff Response: Staff finds that the exception criterion has been met. The proposed metal gate has an earthtone that accentuates the streetscape and is fenestrated to look like wood which would allow it to blend in to its surroundings.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection

14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall 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.

(E) Downtown and Eastside Design Standards

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.

(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
 - (f) 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.
- (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.

BERNIE ROMERO
11 CAMINITO SANTERRA
SANTA FE, NEW MEXICO 87505

JULY 2, 2024

PAUL A. DURAN
HISTORIC PRESERVATION DIVISION
SANTA FE, NEW MEXICO 87504

RE: SARA RUPERT

1127 EAST ALAMEDA
SANTA FE, NEW MEXICO
HISTORIC STATUS: NON-CONTRIBUTING

PAUL,

ON BEHALF OF SARA RUPERT,

I RESPECTFULLY SUBMIT FOR H.D.R.B. APPROVAL OF A NEW VEHICLE ENTRY GATE AT THE EXISTING RESIDENCE AT THE ABOVE REFERENCED ADDRESS.

ATTACHED IS THE HISTORIC PRESERVATION DIVISION APPLICATION AND ADDITIONAL INFORMATION INCLUDING PHOTOGRAPHS OF THE EXISTING GATE, LOCATION OF THE GATE AND THE PROPOSED GATE FOR APPROVAL. ALSO INCLUDED IS A PHOTOGRAPH OF THE EXISTING GATE THAT HAS BEEN REMOVED.

THE EXISTING GATE WILL BE REPLACED DUE TO THE ROTTING OF THE WOOD SURFACES AND THE FUTURE MAINTENANCE REQUIRED FOR THIS GATE.

THE PROPOSED GATE WILL BE PATINA RUSTED STEEL AS SHOWN ON THE PHOTOGRAPH. THE PROPOSED GATE WILL BE THE SIMILAR IN SIZE AS THE EXISTING GATE. SEE ATTACHED SITE PLAN FOR THE LOCATION OF THE GATE AND DRAWINGS OF THE EXISTING AND PROPOSED ELEVATIONS OF THE GATE.

PLEASE NOTE THAT NO WORK WILL BE DONE TO THE EXISTING YARD WALL, AND ALL EXISTING MOTORIZED MECHANISMS WILL NOT BE ALTERED FOR THE INSTALLATION OF THE NEW GATE.

THANK YOU FOR YOUR CONSIDERATION OF THIS SUBMITTAL. IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CALL ME @ 505-988-2431 OR 505-670-9936.

RESPECTFULLY SUBMITTED,

BERNIE ROMERO

BERNIE ROMERO
11 CAMINITO SANTERRA
SANTA FE, NEW MEXICO 87505

JULY 9, 2024

PAUL A. DURAN
HISTORIC PRESERVATION DIVISION
SANTA FE, NEW MEXICO 87504

RE: SARA RUPERT

1127 EAST ALAMEDA
SANTA FE, NEW MEXICO
HISTORIC STATUS: NON-CONTRIBUTING

PAUL,

ON BEHALF OF SARA RUPERT,

I SUBMIT THE RESPONSES TO THE EXCEPTION CRITERIA FROM SFCC SECTION 14-5.2(E) SANTA FE STYLE. THE GATE IS NON-TRADITIONAL MATERIAL.

(i) DO NOT DAMAGE THE CHARACTER OF THE DISTRICT.

THE NEW METAL PATINA GATE DOES NOT DAMAGE OR CHANGE THE CHARACTER OF THE DOWNTOWN & EAST SIDE DESIGN STANDARDS. THERE ARE A FEW METAL GATES IN THE PROXIMITY OF THIS ADDRESS AND THEREFORE WILL NOT DAMAGE THE CHARACTER OF THE DISTRICT.

(ii) ARE REQUIRED TO PREVENT A HARDSHIP TO THE APPLICANT OR AN INJURY TO THE PUBLIC WELFARE.

THE PROPOSED NEW PATINA GATE IS DESIGNED FOR VISIBILITY OF GUESTS FROM THE EXISTING RESIDENCE. THIS WOULD ALLOW THE ELDERLY OWNERS TO SEE VISITING GUESTS FROM THE RESIDENCE

AND OPEN THE GATE TO ALLOW ENTRANCE TO THE PARKING AREA. THIS IS NOT POSSIBLE WITH THE EXISTING GATE.

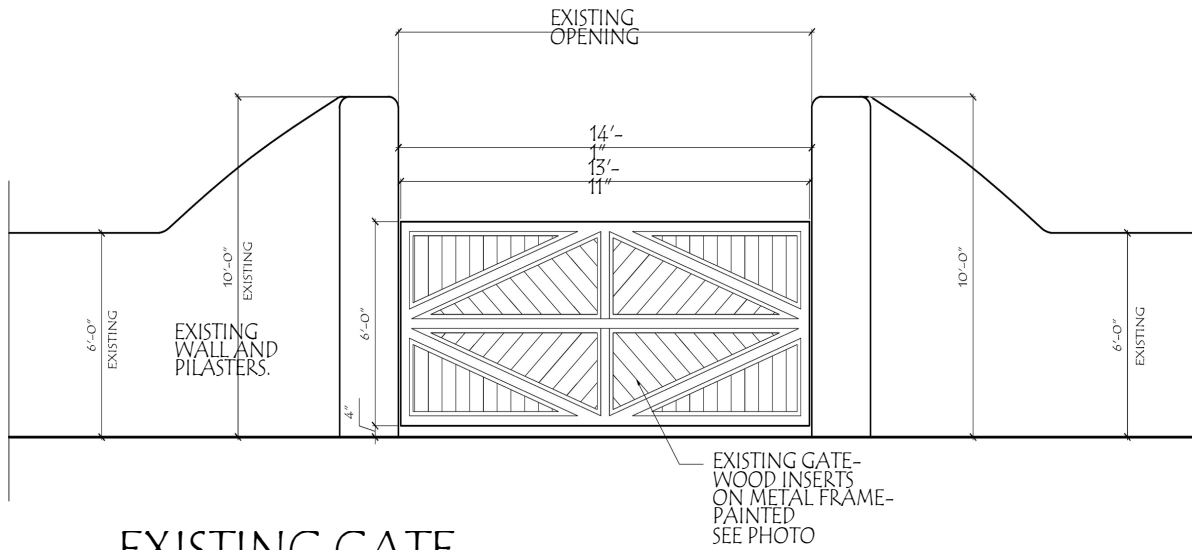
- (iii) STRENGTHEN THE UNIQUE HETEROGENEOUS CHARACTER OF THE CITY BY PROVIDING A FULL RANGE OF DESIGN OPTIONS TO ENSURE THAT RESIDENTS CAN CONTINUE TO RESIDE WITHIN THE HISTORIC DISTRICTS.

THE PROPOSED PATINA GATE ACCENTS THE TRADITIONAL COLOR OF THE EXISTING STUCCO. THIS GATE COLOR WHICH IS EARTHTONE AND SIMILAR TO OTHER GATES IN THE DISTRICT DOES NOT DAMAGE THE FENESTRATION OF THE STREETScape.

THANK YOU FOR YOUR CONSIDERATION OF THIS SUBMITTAL. IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CALL ME @ 505-988-2431 OR 505-670-9936.

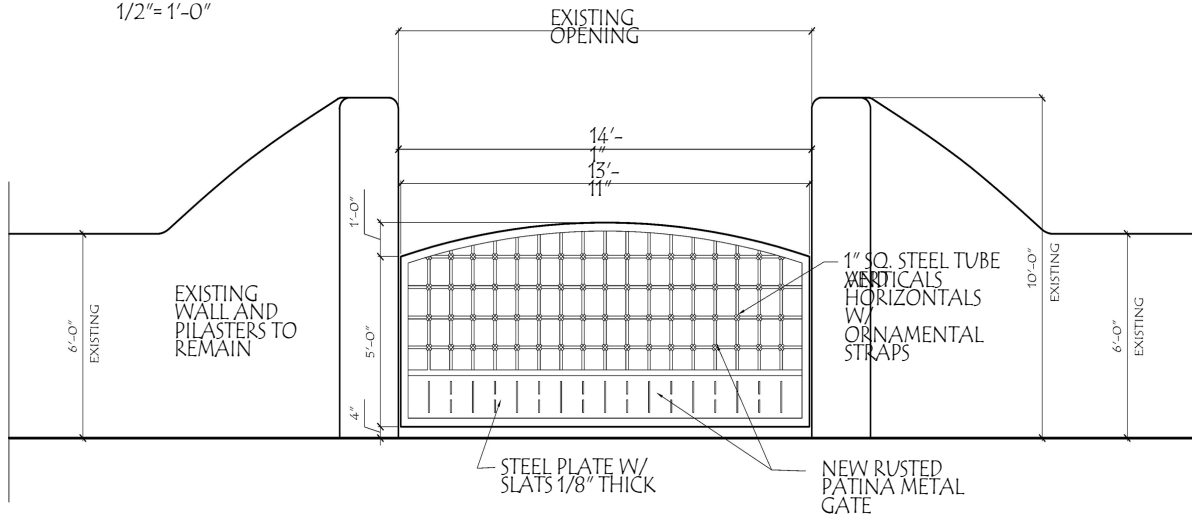
RESPECTFULLY SUBMITTED,

BERNIE ROMERO



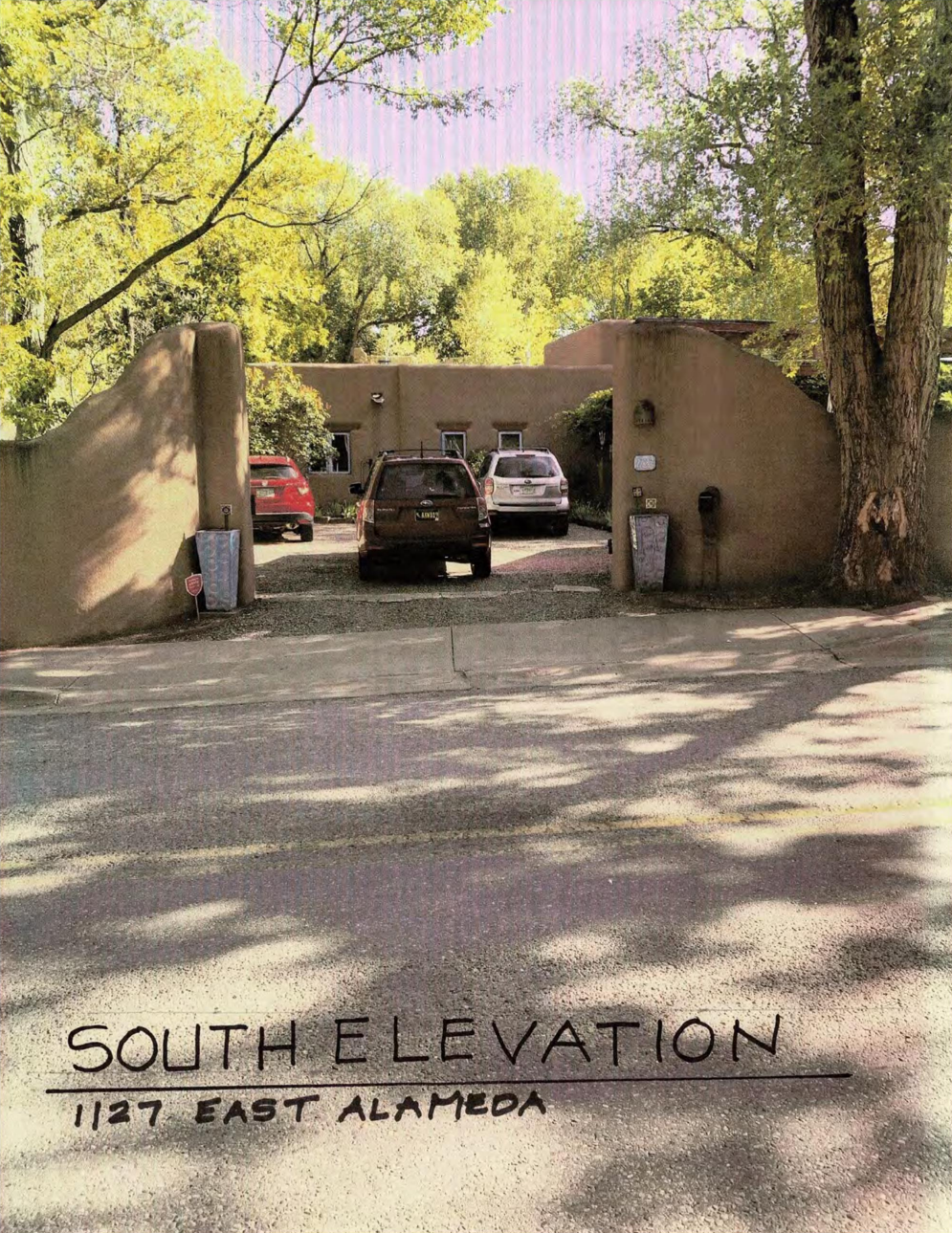
EXISTING GATE ELEVATION

1/2" = 1'-0"



PROPOSED GATE ELEVATION

1/2" = 1'-0"



SOUTH ELEVATION

1127 EAST ALAMEDA

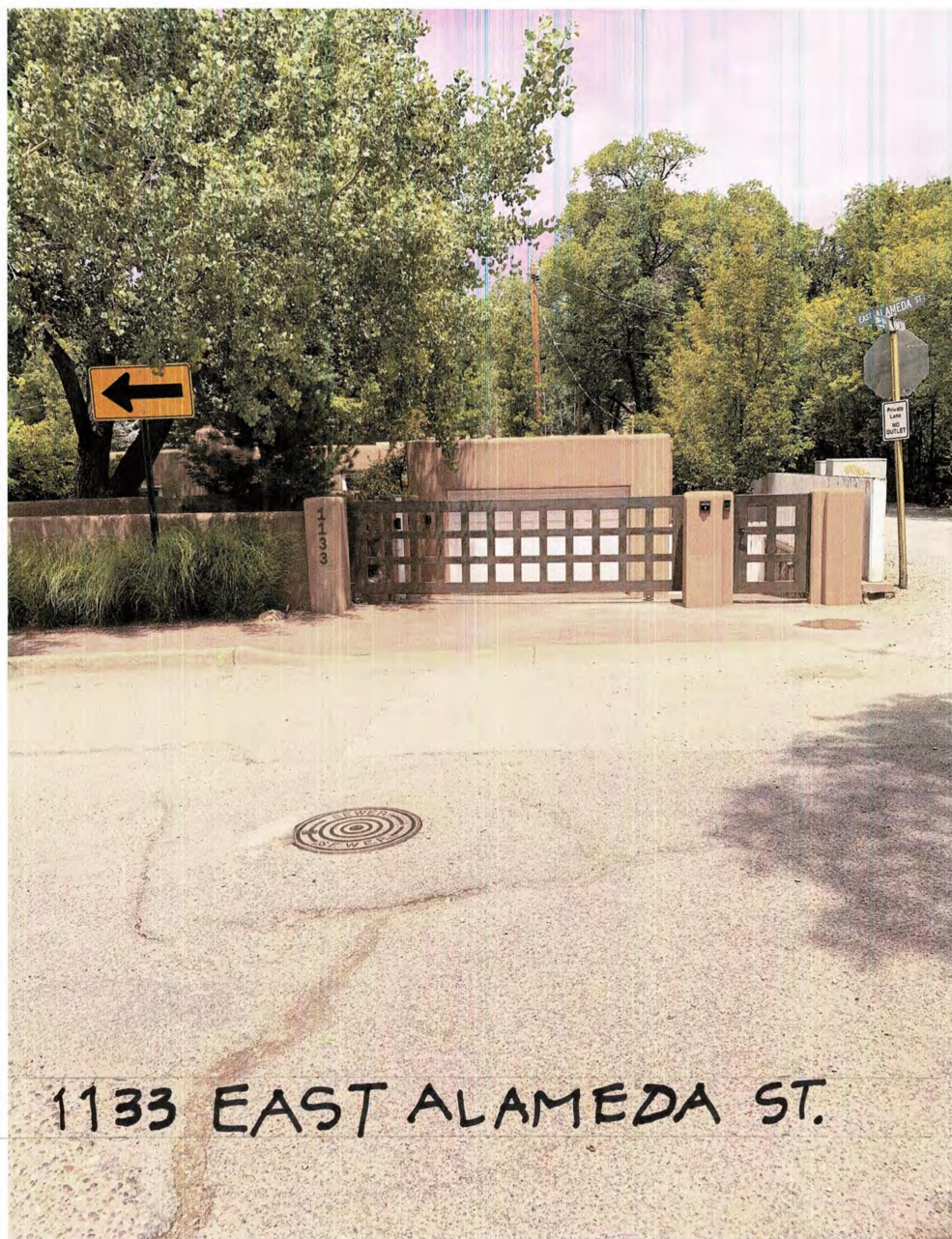


EXIST'G
GATE (REMOVED)

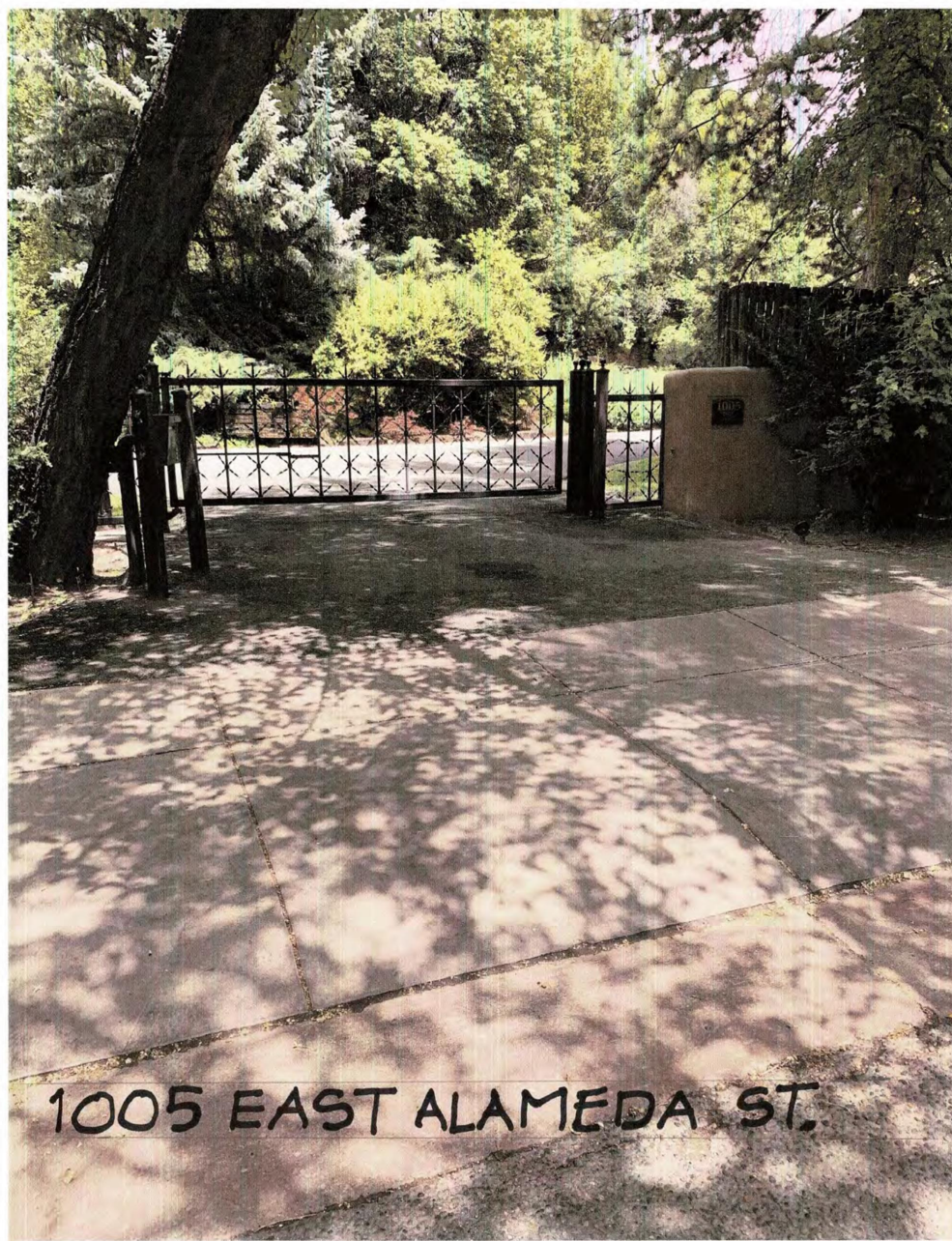
GATE PHOTO
PROPOSED



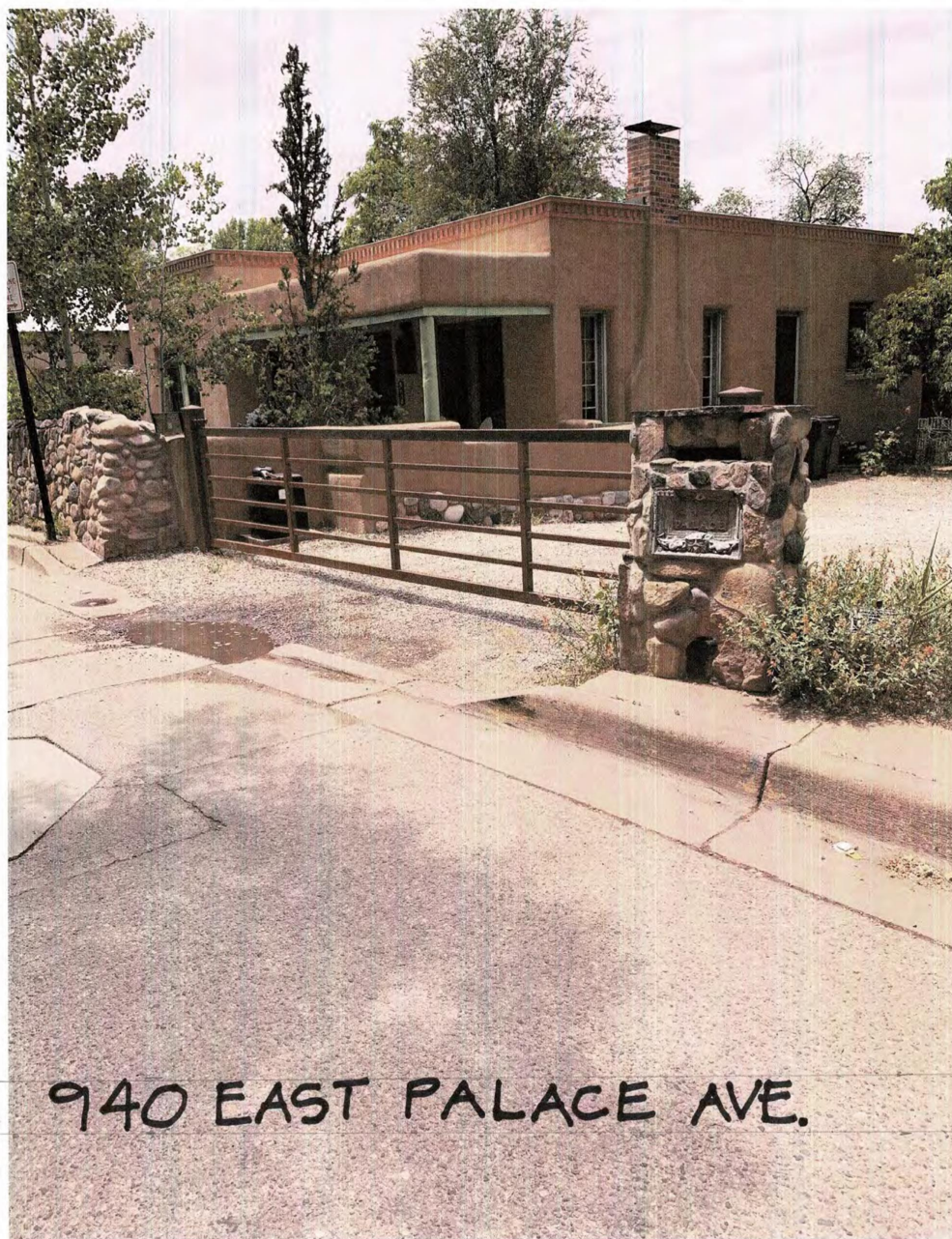




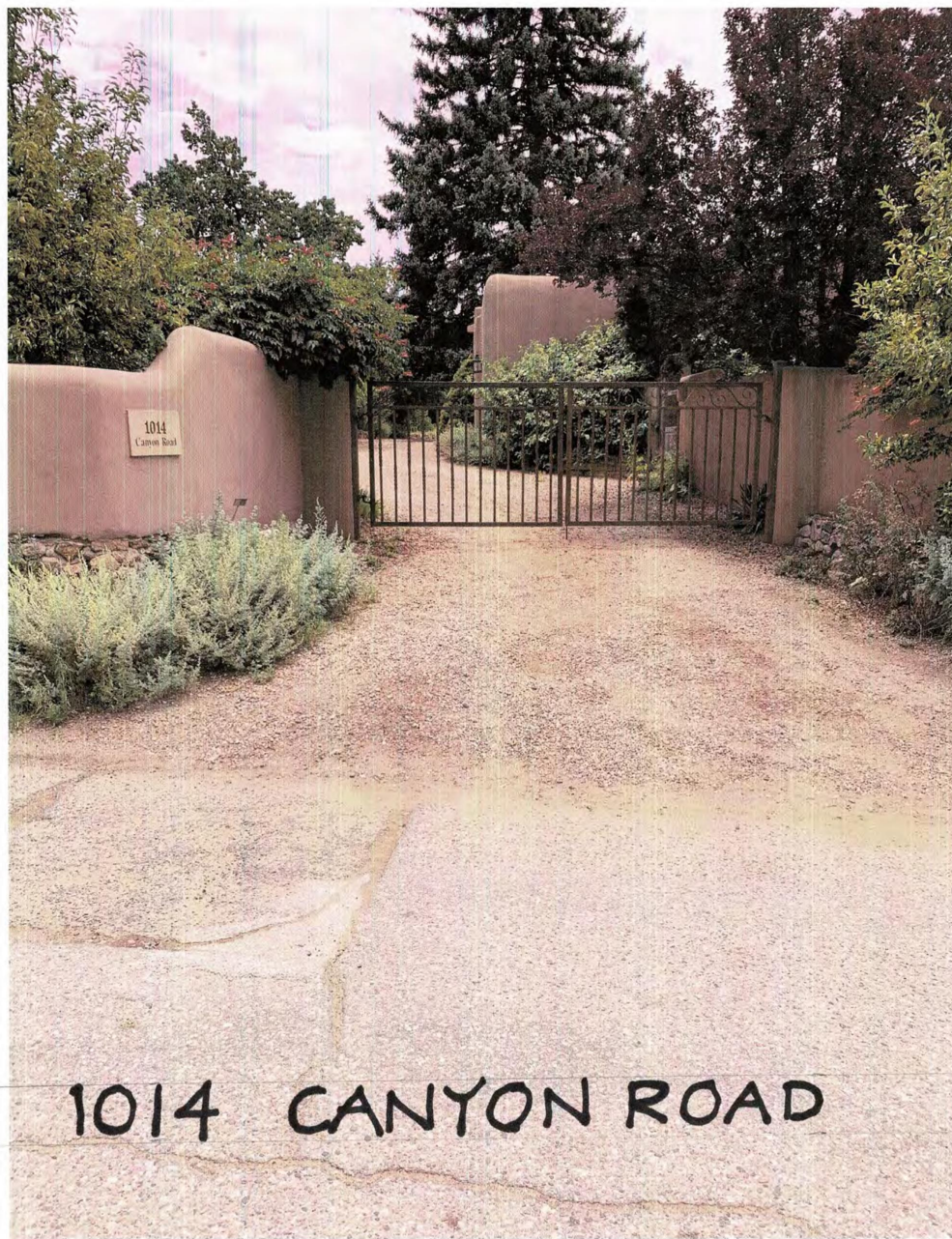
1133 EAST ALAMEDA ST.



1005 EAST ALAMEDA ST.



940 EAST PALACE AVE.



1014 CANYON ROAD

City of Santa Fe, New Mexico

memo

DATE: August 13, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-008740-HDRB, 1400 Cerro Gordo Road Unit D, Downtown and Eastside Historic District, Christopher Purvis, agent for Rick Brenner, property owner, proposes to construct a detached 600 sq. ft., garage to a height of 12'-6", adjacent to a non-contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Height Calculation Documents

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

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 Section 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 1400 Cerro Gordo Road Unit D is listed as non-contributing to the Downtown and Eastside Historic District. The structure was built in the early 2000s in the Recent Santa Fe Pueblo Revival Style as seen by the construction materials, flat roof, rounded parapets, and recessed divided lite doors and windows. The structure was remodeled in the mid-2000s with a 700 sq. ft. addition.

Previous cases include:

In Case No. H-04-091, the Board approved a 700 sq. ft. addition to 1400 D Cerro Gordo Road. The addition included a bedroom and bathroom suite on the north side of the structure in the Recent Spanish Pueblo Revival architectural design style. The maximum height of the addition was 12' 6" tall. The addition consisted of two-over-two double hung windows and a set of three light French doors with an exterior chimney on the west elevation.

The proposed exterior alterations include:

- 1) Construct a 600 sq. ft. detached garage to a height of 12'-6".
- 2) Stucco the new structure with cementitious stucco color adobe.
- 3) Install wood clad garage doors colored dark brown.
- 4) Install aluminum clad windows color dark brown.

All proposed renovation treatments comply with the Downtown & Eastside Historic District design standards and the proposed changes are consistent with the character of the existing residence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(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)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

- (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*.
 - B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
 - 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)
 - E. The height and dimension of signage are as set forth in Section 14-8.10(H).
 - F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(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.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual

qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

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.

(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

- (f) 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.

(2) Recent Santa Fe Style

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

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



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3/5/2024
 Property Owner of Record: Rick Brenner
 Applicant/Agent Name: Christopher Purvis
 Contact Person Phone Number: (505)-982-5461

Site Address: 1400 D CERRO GORDO
 Proposed Construction Description: Garage
 TOTAL ROOF AREA: 3467 sqft

Zoning District: R-2
 Overlay: Escarpment
 Flood Zone*
 Other: _____

Lot Coverage : 16 %
 Open Space Required: _____

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

Setbacks:
 Proposed Front: 20' Minimum: 7ft
 2nd Front? _____
 Proposed Rear: _____ Minimum: 15 ft
 EX
 Proposed Sides: L EXR 14' Minimum: _____
 5ft

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

Height: Proposed _____
 Maximum Height: 12 feet or
 Regulated by Historic Districts Ordinance
 Parking Spaces: _____
 Proposed 2 Accessible _____
 Minimum: _____

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

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

Use of Structure: Residential
 Commercial Type of Use: _____

Terrain: 30% slopes _____

* Requires an additional review conducted by Technical Review Division.

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

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

Chris topher Purvis [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

4/16/2024
 DATE

To Be Completed By City Staff:

2024-008620-PAR

Additional Agency Review if Applicable:

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

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: _____

REVIEWER: Stephanie Perea DATE: 06 28 24

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

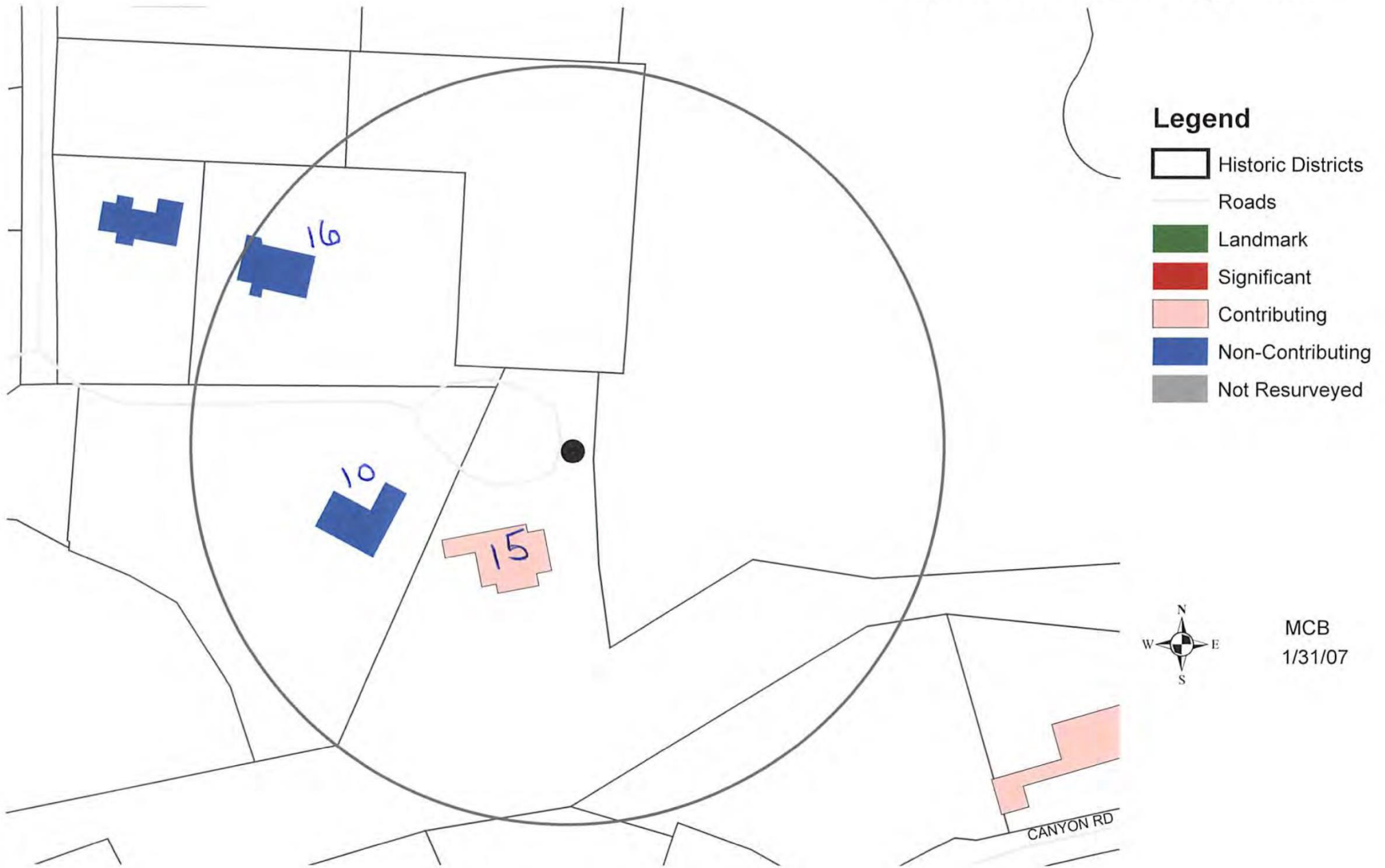
1400 Cerro Gordo Height Calculation

Sum: 41

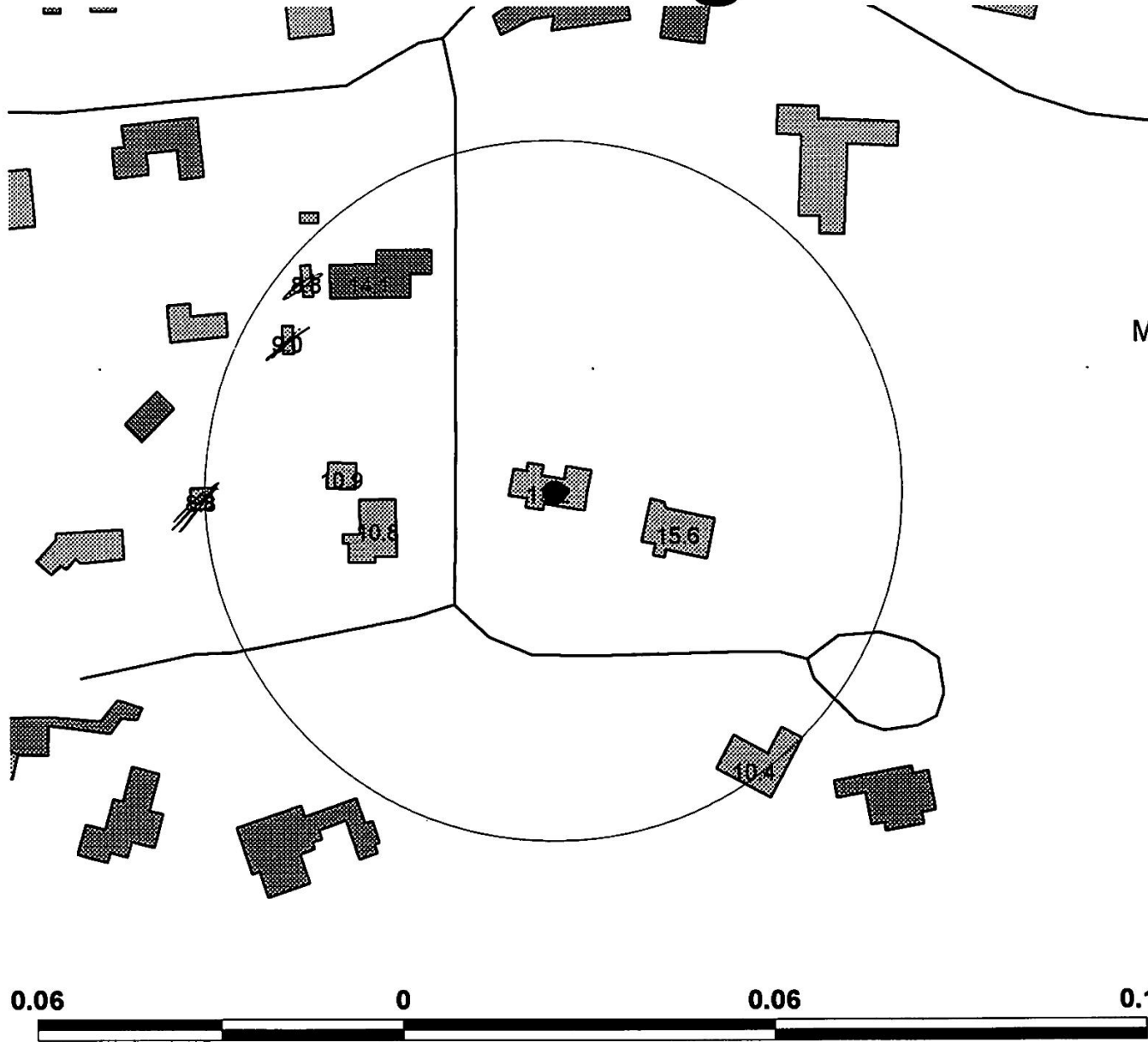
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Average: 13.6

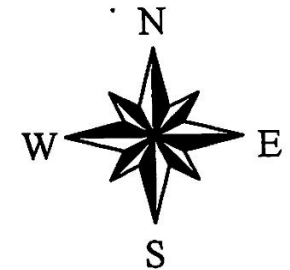
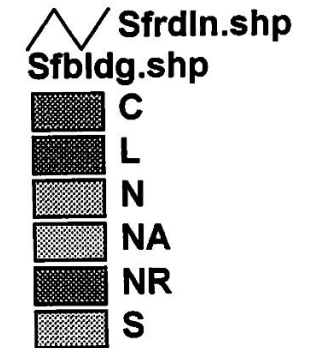
Maximum Allowable Height: 15' 7"



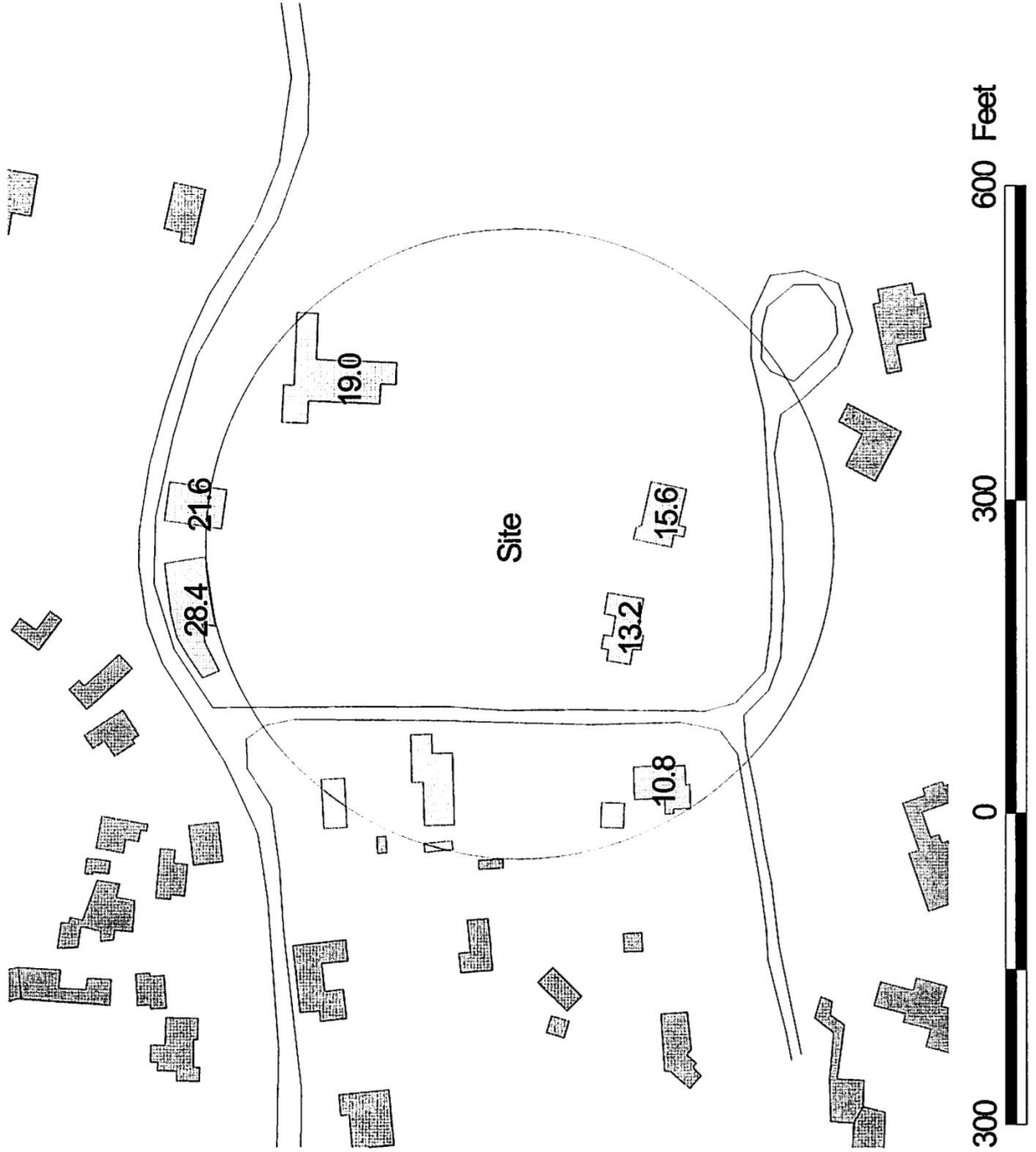
1400 Cerro Gordo Road Radial Height Calculation



Sum: 75.0
Count: 6
Mean: 12.5
Maximum: 15.6
Minimum: 10.4
Range: 5.2
Variance: 4.5
Standard Deviation: 2.1
Maximum Allowable Height: 14',6"
JMH
05-13-2004



Streetscape: 1400 block Cerro Gordo



Allowable Height = 20'1"

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Thursday, June 6, 2024

RE: 1400D Cerro Gordo.

CASE #18-062

Enclosed

A-1 Site Plan existing and proposed	6/6/2024
A-2 Floor Plan and elevations Proposed	6/6/2024
PZR	
Photographs of location	

Dear Paul Duran and
Members of the Historic Districts Review Board

This project was Originally Approved and built in 2002 then an addition was added 2004. Now we are proposing to add a 2 car garage. The Finishes will match the Main House. Cementitious Stucco by la habra. The garage door shall be clad to match the new gate the window shall be aluminum clad dark brown

The Garage Size will be 620 square feet
The Stucco color will be El rey Adobe
The garage doors will be Wood clad in diagonal panels stained dark brown
The Window will be aluminum clad color dark brown

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

NOTE: ALL AREAS TO RECEIVE CONSTRUCTION
ARE LESS THAN 10% SLOPE
NO NEW LANDSCAPING IS PROPOSED

RAC1
1-A-1

1 SITE PLAN
EXISTING
Scale: 3/32" = 1'-0"

NOTE: ALL AREAS TO RECEIVE CONSTRUCTION
ARE LESS THAN 10% SLOPE
NO NEW LANDSCAPING IS PROPOSED

SITE AREA 22,030
SQFT
EXISTING HOUSE
2362 SQFT
EXISTING PORTAL
305 SQFT
GARAGE 600 SQFT
AREA 3467 SQFT
LOT COVERAGE 16%

RAC1
1-A-1

POND
ING
AREA

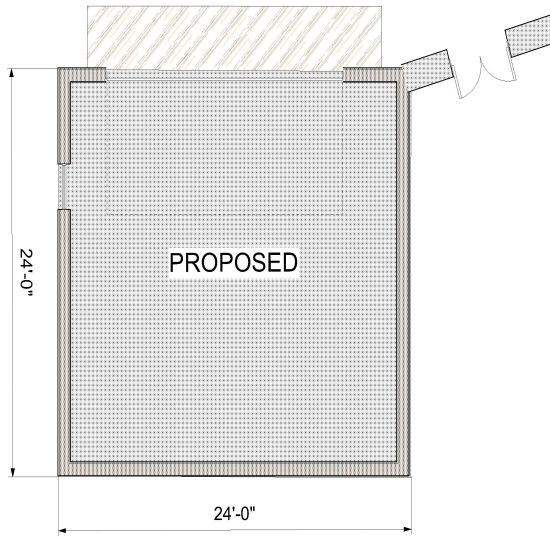
1 SITE PLAN
PROPOSED
Scale: 3/32" = 1'-0"

6/6/24

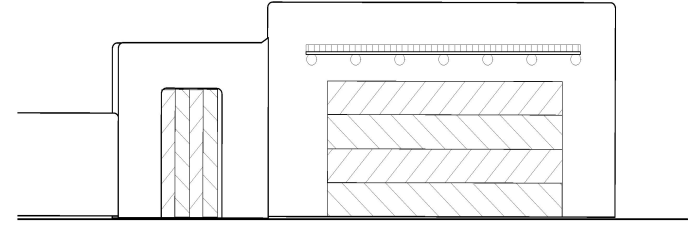
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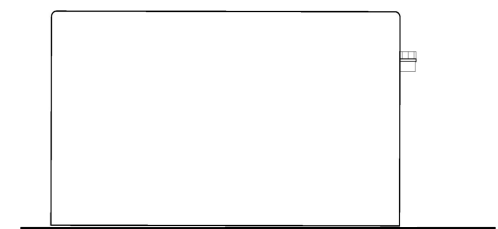
JOB NO.
4678



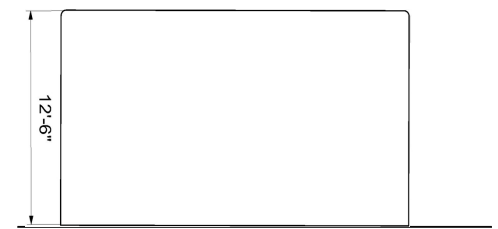
1 GARAGE PLAN
Scale: 1/4" = 1'-0"



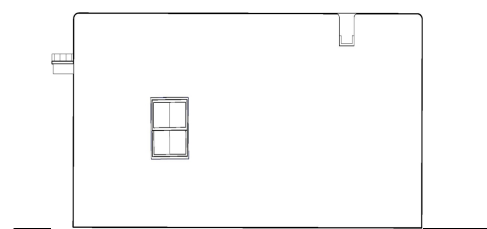
1 NORTH EAST ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH WEST ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTH WEST ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTH EAST ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION FINISHES

GARAGE - MEDIUM BROWN WOOD CLAD
 STAINED MEDIUM BROWN TO MATCH GATE. NEW WINDOWS SHALL BE BROWN TO MATCH EXISTING ON MAIN HOUSE AND CAVENTHILLS STUCCO TO MATCH EXISTING FINISH COLOR SHALL BE TAN TPO

ARCHITECTS
CHRISTOPHER PURVIS



El rey la habra
Adobe



Wood clad
color



Sierra Pacific Deep
taupe clad color

518 Old Santa Fe Trail St1 PMB
373 Santa Fe N. M.
87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com



PROPOSED LOCATION
VIEW FROM (NORTH)



EXISTING DRIVEWAY VIEW
FROM (NORTH WEST)