



AGENDA

HISTORIC DISTRICTS REVIEW
BOARD
SEPTEMBER 24, 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. 2024-008417-HDRB, 528 Jose St. (June 11, 2024)
- b. 2024-008335-HDRB, 716 Don Gaspar (June 11, 2024)
- c. 2024-008259-HDRB, 697 Gonzales Rd. (June 25, 2024)
- d. 2024-008334-HDRB, 409 Camino del Monte Sol (June 25, 2024)
- e. 2024-008452-HDRB, 216 Old Santa Fe Trail (June 25, 2024)
- f. 2024-008336-HDRB, 1666 Cerro Gordo Rd. (July 9, 2024)

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

7. OLD BUSINESS

8. NEW BUSINESS

- a. 2024-009042-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 clarification for the bullnose dimensions allowed for the new structure (Paul Duran, paduran@santafenm.gov)
- b. 2024-009045-HDRB, 636 Garcia St. units 2 and 3, Downtown & Eastside Historic District, Contributing, RPA & Associates, LLC, agent for Joan Sawyer, owner, proposes to replace windows and doors. (Lani McCulley,

LJMcCulley@santafenm.gov (Withdrawn)

9. DISCUSSION ITEMS

- a CONSIDERATION OF RESOLUTION 2024-____. (Councilor Carol Romero-Wirth, Councilor Alma Castro, and Councilor Amanda Chavez) A Resolution Directing the City Manager to Investigate the Feasibility of Relocating the Soldiers' Monument to the Santa Fe National Cemetery and Recognizing the Distinct Purposes of the Plaza and the Monument. (Erin K. McSherry, City Attorney; ekmcsberry@santafenm.gov)

Committee Review:

Governing Body (Introduction): 08/14/2024

~~Public Works and Utilities Committee~~ — 08/19/2024 – SCHEDULE CHANGED PURSUANT TO GOVERNING BODY PROCEDURAL RULE IV (A) (4)

~~Finance Committee~~ — 08/26/2024 – SCHEDULE CHANGED PURSUANT TO GOVERNING BODY PROCEDURAL RULE IV (A) (4)

~~Historic Districts Review Board~~: 08/27/2024 (MEETING CANCELLED)

~~Veterans Advisory Board~~: 08/20/2024 (MEETING CANCELLED FOR A LACK OF QUORUM)

Arts Commission: 09/09/2024

Veterans Advisory Board: 09/10/2024

Public Works and Utilities Committee: 09/16/2024

Quality of Life Committee: 09/18/2024 (AMENDMENT A- APPROVED)

Finance Committee: 09/23/2024

Historic Districts Review Board: 09/24/2024 (GOVERNING BODY APPROVED SCHEDULE CHANGE PURSUANT TO GOVERNING BODY PROCEDURAL RULE IV(C)(3)(a))

Governing Body: 09/25/2024

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, October 8, 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 # 2024-8417-HDRB

Address – 528 Jose St.

Agent’s Name – Tiho Dimitrov AIA, Dimitrov Design Studio LLC

Owner/Applicant’s Name – Kate Carswell & Tim Schmoyer

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

BACKGROUND

Located at the end of Jose Street at 528 Jose St., approximately 270 feet west of North Guadalupe Street, are the remnants of a 20th-century family compound that was greatly altered in the 1990s. What was once three separate free-standing buildings are now two – a guesthouse and a recording studio suite. The former is a modest dwelling of 726 square feet with no architectural interest or demonstration of traditional construction. The latter, up until 1991, was a residence that received a significant renovation, including a large addition, removal of fenestration and change of parapet heights, and now measures 3,045 square feet. The guesthouse (Building A) is assumed to have started as a shed or possibly a dwelling. It is a one-story adobe structure made primarily of adobe, with a pre-1966 appendage across its west elevation. The older section has a sloped roof draining east, while the addition has mostly a flat roof. A third building was demolished at some point after 1978, perhaps during the 1990s renovation.

The Historic Districts Review Board decided the status of the guest house (Building A) and the studio (Building B) on April 9, 2024, in Case # 2024-7992-HDRB, determining the status of both structures to be non-contributing.

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

- 1) Addition of a 20-square-foot portal at the north façade and entry door.
- 2) Addition of a parapet wall at the north façade, to replace an existing metal flashing drip edge.
- 3) Addition of a 25-square-foot heated area at the southwest corner of the building, to serve as a mechanical room. This addition is set back from the corner by 42”.
- 4) Replacement of all existing windows with new aluminum-clad windows and addition of new window openings.
- 5) Conversion of an existing window opening to a patio door.
- 6) Closing off existing door at west façade.
- 7) Replacement and addition of new coyote fence, maximum 6 feet in height as well as replacement of existing yard gate with new gate, supported by new masonry piers.
- 8) Repainting existing trim/wood elements with new colors: portal and all visible wood trim/fascia to be Sherwin Williams Pure White SW7005, and exterior doors to be Valspar Patina Blue CI 17.

9) New stucco color, El Rey # 114 Desert Rose.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 24th DAY of SEPTEMBER, 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 # 2024-8335-HDRB

Address – 716 Don Gaspar Ave.

Agent’s Name – Ian Mordaunt

Owner/Applicant’s Name – Nat Chakeres

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

BACKGROUND

The single-family residence located at 716 Don Gaspar Ave. is a contributing structure to the Don Gaspar Area Historic District. The structure is a bungalow-style home built in the 1920s. It features a pitched roof, dormers on the front and back of the house, and a pitched-roof porch covering the steps at the front of the house. The gables are covered with wood shingles and the dormers are shed dormers. The roof of the structure is asphalt shingle. The house is shown on the official Building Historic Status map as contributing, and noted as contributing in 1982 and 2000 New Mexico Historic Building Inventories.

At this hearing, the Applicant requests Board approval to install roof-mounted solar arrays to both the front and back of the house. Eighteen panels are proposed to meet the electrical usage for the property. The publicly visible panels are proposed at the front of the house, facing the street to the east, on top of the shed-roof dormer. The three-module panel will be tilted at 24 degrees and will be 6 inches off the roof surface. The tilt will match the pitch of the roof. The Applicant is requesting an exception to Santa Fe City Code (“SFCC”) 14-5.2(D)(3) to have a publicly visible rooftop appurtenance on a contributing structure.

Fifteen modules will be placed on the west slope of the roof, at the rear of the house, and will not be visible from the public right of way.

FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: The Staff recommended approval of the project and recommended a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(H), Don Gaspar Area Historic District.

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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. 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.
7. Under SFCC Section 14-5.2(D)(3)(b), publicly visible rooftop solar collectors or mechanical equipment shall not be added on a contributing building.
8. The Applicant proposes to install a publicly visible roof-mounted solar array to the front of the house. The Staff determined that an exception to SFCC Section 14-5.2(D)(3)(b) 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, evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district: Solar energy adaptation is encouraged in the Don Gaspar Area Historic District, per SFCC Section 14-5.2(H); Section 14-5.2(H)(1)(c) describes acceptable methods to screen solar equipment, and this project is consistent with those; the proposed panels on the east, front of the house will integrate into the dormer feature with little visual impact or damage to the contributing structure;
 - 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 solar project will help reduce the consumption of fossil fuels, consistently with the city of Santa Fe's Carbon Neutrality resolution, Resolution # 2014-85, and Sustainable Santa Fe 25-Year Plan; it also maintains the integrity of the house and eases electrical consumption, which is a hardship for the Applicant; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts: The Applicant considered other design options, which were to cut down a tree in the backyard and erect a carport on which he could place the solar panels, but those were deemed to have a more negative impact on this contributing structure.
11. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
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 the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 24th DAY of SEPTEMBER, 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 # 2024-8259-HDRB

Address – 697 Gonzales Rd.

Agent’s Name – Liaison Planning Services, Inc.

Owner/Applicant’s Name – Mark and Mallory Neuberger

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 25, 2024.

BACKGROUND

The 1.804-acre vacant lot at 697 Gonzales Rd. is in the Downtown and Eastside Historic District. Properties on Gonzales Road have sloped lots, and the houses tend to be set back from the road. The properties on the west side of the road are above the road’s grade while those on the east side of the road tend to sit below the road grade. These homes appear as one story from the street, but they are two stories in the rear, with an average height of 24 feet. The lot at 697 Gonzales Rd. is on the east side of the road and sits below the road grade.

The Applicants propose to build a two-story, single-family residence of 3,938 square feet in a Pueblo style, with a flat roof, set back 95.5 feet from Gonzales Road and accessed by a private driveway easement. The Applicants propose to construct a 3,938-square-foot residence to a height of 15’6” where the maximum allowable height is 16’0” above street grade on a sloping site (where up to 28’ is permitted below grade due to terrain slope). The Applicants propose the following design elements

- a. The residence is designed in Pueblo style.
- b. West-elevation (street-facing) details:
 - i. An arched entry gate with a stuccoed 4’ garden wall.
 - ii. Covered 45-square-foot portal over the entry door.
 - iii. Solid wooden entry door flanked with pergolas.
 - iv. Two pergolas, 73 square feet and 56 square feet, constructed with 12-inch wood-stained beams.
 - v. Window will be a true-divided-lite clad window.
 - vi. Two-car garage with paneled wood door to the left of the gated courtyard.
- c. North-elevation details:
 - i. An A/C compressor with a three-foot pony wall to screen.
 - ii. All windows will be true divided-lite.
- d. East-elevation details:
 - i. Two stories with overall height of 24’0”.
 - ii. True-divided-lite windows.
 - iii. Sliding true-divided-lite glass doors on first floor and basement
 - iv. Portal with vigas that wraps around balcony with black wrought-iron railing.

- e. South-elevation details:
 - i. Stairs with a landing and a wrap-around porch with black wrought-iron handrails.
 - ii. Fireplace with chimney.
 - iii. Two true-divided-lite windows will flank the proposed fireplace.
 - iv. One true-divided-lite, wood-clad door at the southeast corner of the portal.
- f. Detailed exterior finishes:
 - i. Stucco color El Rey “La Luz”.
 - ii. Front door color “Salty Dog”.
 - iii. Courtyard gate color “Major Blue”.
 - iv. Garage door color “Walnut”.
 - v. Exterior windows and patio doors will be “Dark Bronze”.
 - vi. Light fixtures “Mesa Bear” located near gate and front door, and “Pueblo” flanking garage doors.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements, and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: The Staff recommended approval of the proposed project and recommended a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board

review as herein described have been met.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the project as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The corners shall be bullnosed; and
 - b. The windows, doors and garage openings shall be recessed 4” to 6” from the exterior walls;
 - c. The garage doors shall be wood or wood clad; and
 - d. The east elevation drawing be submitted to Staff for approval showing that the square footage of solid wall is 50 percent or greater than square footage of windows.

IT IS SO ORDERED ON THIS 24th DAY of SEPTEMBER, 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 # 2024-8334-HDRB

Address – 409 Camino del Monte Sol

Agent’s Name – Jeremiah Collatz

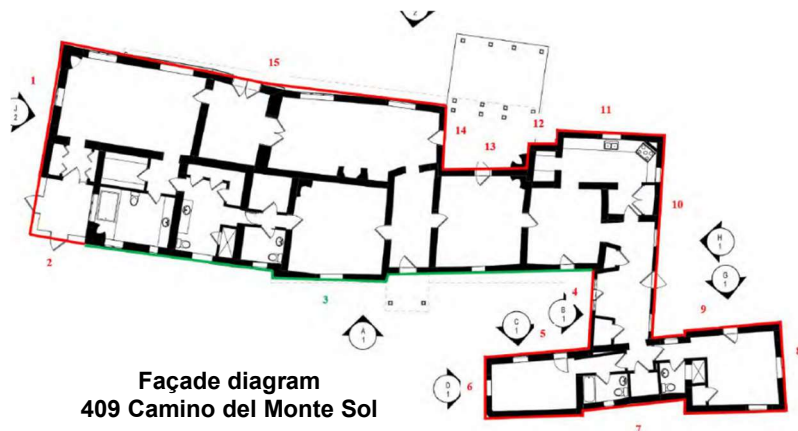
Owner/Applicant’s Name – Jeremiah Collatz

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 25, 2024.

BACKGROUND

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 pre-1914, as evidenced by the adobe block, wooden viga construction material and vernacular elements. The architectural design speaks to a mix of Spanish Pueblo Revival and Territorial styles, as seen by the flat and gabled roof sections of the structure and the mix of recessed and wood-framed doorways and windows. The main residence is an amalgamation of two closely placed stand-alone structures, with both east and west structures originally occupied by the extended family of José Quintana. The property also had a smaller, south-side guest house belonging to Severino Vigil, and a detached garage.

In more recent years the property was owned by Laura Gilpin, Elizabeth Foster, and Thomas and Jane O’Toole. Gilpin, a noted photographer in the Southwest, acquired the property in 1956, and likely merged the two main structures when she converted one into a darkroom and studio. Subsequent owners restored the darkroom and studio to living space, and built a corridor connecting the main residence to the guest house. Historic Cultural Property Inventories on the property have taken place in 1983 and 1991, both of which identified the historic status of this property as contributing, and it is listed on the City’s official Historic Building Status map as contributing. In a 2024 HCPI, architectural historian John Murphey wrote that although the various additions have affected every side of the combined original home and guest house, the contributing status of this property should be retained.



**Façade diagram
409 Camino del Monte Sol**

At this hearing, the Applicants asked the Board to review the structure’s historic status and designate primary façades, if applicable. The Staff recommended that the contributing status of this property be maintained, and that façade # 3, on the south elevation, be designated as the primary façade.

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. City Historic Preservation 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 that the Board retain the structure’s contributing status, per SFCC Section 14-12.1, and that the Board designate the south-facing façade # 3 as primary.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “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 exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by Staff. Its history and its association with noteworthy persons in Santa Fe, and the retention of most of its original elevations and living space, give it historic integrity despite the expansion of its footprint over time.
11. The Board finds that the southern and northern façades identified on the façade diagram as #s 3, 13 and 14 are the primary elevations of the structure with the features that define the character of the structure’s architecture. The features include historic doors, windows, the porch, and the original, historic footprint.
12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review this structure’s historic status.
3. The Board maintains the structure’s contributing status.
4. The Board designates the following elevations of the main house as the primary façades:
 - a. The south façade identified as # 3 on the façade diagram, excluding the porch at the southwest corner and the extension at the southeast corner which connects the main house to the guest house; and
 - b. The north façades identified as #s 13 and 14 on the façade diagram, which form the inset north portal, excluding the fireplace and the pergola.

IT IS SO ORDERED ON THIS 24th DAY of SEPTEMBER, 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 # 2024-8452-HDRB

Address – 216 Old Santa Fe Trail

Agent’s Name – John Padilla

Owner/Applicant’s Name – Lewis West

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 25, 2024.

BACKGROUND

216 Old Santa Fe Trail is a non-residential structure located in the Downtown and Eastside Historic District. The original structure built on this property in the 1920s – perhaps a shed – has been removed. The earliest part of the existing structure was constructed in a vernacular manner between 1956 and 1958. The 1984 Historic Cultural Properties Inventory form provides little information about it, no history, and it describes the significance of the structure as “none.” The City’s official Building Historic Status map shows that the front part of the structure is contributing while the rear portion is non-contributing, however, this is inconsistent with the building’s history because it is documented that previous owners built an addition on the front in 2016-17. The 2024 HCPI describes many changes to the building since it was built in the 1950s, including the conversion of the structure from residential to commercial.

Aerial photography shows the structure in 1958 and with additions in 1978. The 1984 structure was entirely to the rear of the lot and still appeared as the original residence. The City issued a building permit for a detached family residence in 2005 (BLDR-2005-3137), however there is no indication that a second structure was ever built there, as there is no second structure in any aerial or photo including the 2007 street image from Google Maps. A tent is in this image and may be the permitted structure from 2005. The tent was still in use in 2014 but was removed by 2015.

The 2016 Historic Preservation case, Case # H-16-007, reads that the property is listed as non-contributing to the Downtown and Eastside Historic District. This 2016 case requested the removal of the temporary tent and the construction of a 346-square-foot addition on the east, street-facing elevation, and a 63-square-foot addition to the north elevation. Additional work on the property in 2017 altered the face of the structure by enclosing windows and increasing the size of fenestrations to create the store front as it appears in 2022. The structure as it exists today has no fenestrations on either the north or south elevations. The east façade was altered again in 2023, creating a glass front, and while the single header from the 2016 conversion is still present, it is obscured by a new awning.

The Applicant requests:

- 1) Status review of the non-residential structure; and
- 2) Designation of primary facades, if applicable.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be designated as non-contributing due to its significant loss of historic integrity and inability to convey its original design and associated historical context, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “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 H District.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “non-contributing structure,” as recommended by the Staff. The Board finds that the structure at this location exhibits none of the elements that defined its original architecture.
11. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 24th DAY of SEPTEMBER, 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 # 2024-8336-HDRB

Address – 1666 Cerro Gordo Rd.

Agent’s Name – Architectural Alliance, LLC

Owner/Applicant’s Name – Carla Brown

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 9, 2024.

BACKGROUND

The property at 1666 Cerro Gordo Rd. is located near the east end of Cerro Gordo Road, at the head of a private driveway. It and all the other homes on the dirt lane sit below grade on a terraced bench dating from the area’s agricultural use. The Acequia Cerro Gordo, which allowed this agriculture, courses along the back side of the house. A tall, stone retaining wall holds back the earth underneath Cerro Gordo and butting against the wall is a small stone building which was once a garage. South of this is a screen of junipers with the land stepping down to another terrace, where the house is located.

The 420-square-foot stone garage is listed as significant to the Downtown and Eastside Historic District. The stone garage was built prior to 1948 with inset vigas, a large buttress on the southeast and a smaller buttress on the southwest. The door in the garage was replaced after the 1983 Historic Building Inventory. The single-family main residence is a 3,345-square-foot structure listed as non-contributing to the Downtown and Eastside Historic District. The main residence has had numerous additions and reached its current compound footprint by the late 1960s. After 1978, portales were added across the north façade, and a sunroom was constructed on the east elevation. The house underwent a major renovation in 2000, in which the windows were refurbished and some replaced, the rear portal was reconstructed, and new doors added.

Now, the Applicant proposes the following exterior alterations:

Stone Garage Building:

1. Replace as needed the glazing and flashing, and weatherproof the existing skylight while retaining the skylight opening and height.
2. Install a mini-split condenser to the west of the structure along the retaining wall with line sets penetrating an existing small opening in the building wall. The condenser unit and lines will not be publicly visible.
3. Replace the French doors on the south elevation of the Stone Building with two new solid wood Zagan-style doors. The doors will be stained Minwax Honeymeade ME 453.

Main Residence:

4. Replace all existing posts in north and south portals with new 10” diameter posts.
5. Paint all posts and beams in portals with Sherwin Williams Coastal Plain SW 6192.

6. Paint the door and window trims and shutters throughout with Sherwin Williams Coastal Plain SW 6192.
7. Re-stucco existing house with El Rey “Adobe” color cementitious stucco.

North Elevation:

8. Remove the existing window on the north-elevation new pantry location, and infill it to create an exterior niche.
9. Replace kitchen window with a 10’0” x 3’6” divided-lite window.

East Elevation:

10. Replace exterior door at kitchen under the portal with 1’6” x 3’2” divided-lite window.
11. Replace both windows, adjacent to the stove looking out to the courtyard, with 3’0” x 3’6” divided-lite windows; add exterior shutters.
12. Create an opening and install a 2’ x 2’8” window in the new primary bath.
13. Replace the windows and door in the sunroom with a 5’ x 3’10” window and infill the remaining area.

South Elevation:

14. Extend the south portal by 100 square feet and install two (2) new posts.
15. Install a skylight in the project/library/laundry room.
16. Replace the windows in the sunroom with a 5’0” x 3’10” window on the south elevation and infill the remaining area.

New Guest House with Garage:

17. Construct a 1,500-square-foot guest house with garage to a height of 12’0” where the maximum allowable height is 16’6” on the north of the property.
 - a. Posts and beams in the portals on the east elevation will be stained Minwax Honeymeade ME 453 with decorative painted traditional motifs, design to be determined, color Sherwin Williams Coastal Plain SW 6192.
 - b. Build a stone fireplace and chimney on the east elevation.
 - c. Build a pergola on the west elevation with 8” x 8” wood beams, stained Minwax Honeymeade ME 453. The beams will have decorative painted traditional motifs, to be determined, color Sherwin Williams Coastal Plain SW 6192. The roofing will consist of 4½”-maximum-diameter latillas.
 - d. Door and window trim will be painted Sherwin Williams Coastal Plain SW 6192.
 - e. Stucco with El Rey “Adobe” color cementitious stucco.

Accessory Structure (Outdoor Living Room):

18. Construct a 383-square-foot outdoor living room with a stone fireplace and chimney to a height of 11’7” where the maximum allowable height is 16’6”.
 - a. Stucco will be El Rey “Adobe” color cementitious stucco.
 - b. All posts and beams will be painted Sherwin Williams Coastal Plain SW 6192.

Site Changes:

19. Construct a 48”-tall coyote fence screen southeast of the driveway.
20. Install two condenser units inside the 48”-tall coyote fence screen.

21. Construct a 36”-tall stone wall at new guest parking space on the east side of the property similar to existing stone terrace across from the main house entry.
22. Construct a bridge, connecting the main house to the outdoor living room, over the acequia. The bridge will have a wrought-iron railing and a wood pergola above. The pergola will be stained Minwax Honeymeade ME 453. The posts will be 10” in diameter. The bearing beams will be 8” x 10”. The roof will consist of latillas that vary in size with a 4½” maximum diameter.
23. Construct a 95-square-foot wood pergola on the south of the property. The pergola will be stained Minwax Honeymeade ME 453. The posts will be 10” in diameter to match the rest of the house. The bearing beams will be 8” x 8”. The roofing will consist of latillas that vary in size with a 4½” maximum diameter.
24. Install a hot tub.
25. Replace fence at the hot tub location with a 48”-tall, wrought-iron fence with self-closing gate.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: The Staff recommended approval of the proposed project and recommended a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. The doors and skylight to be replaced on the stone garage are non-historic; no exceptions in accordance with SFCC Section 14-5.2(C)(5)(b) are required for replacement of the doors and skylight.
9. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no

permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the 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 # 1-25 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The plans for the guest house be modified to reduce or eliminate the battering of the walls, particularly on the proposed east elevation;
 - b. The battering of the chimney on the guest house be reduced or eliminated consistently with the reduced or eliminated battering of the exterior walls;
 - c. The stonework of the exterior chimney be modified so that the stonework is either entirely replaced with stucco or reduced so that the stone is not visible on the upper part of the chimney exposed to the road;
 - d. Any stonework on the proposed guesthouse be actual stone, not a stone façade or veneer, and all stonework shall be harmonious with the stone of the significant garage structure and the existing north lot-line retaining wall, not contemporary in appearance; and
 - e. The width of the bridge over the acequia shall not exceed five feet, as shown in the Applicant’s drawings.

IT IS SO ORDERED ON THIS 24th DAY of SEPTEMBER, 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

Land Use Department | Historic Preservation Division

Plan Number: 2024-009042--HDRB

Project Description: 2024-009042-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 clarification for the bullnose dimensions allowed for the new structure.

Project Location(s): 645 GARCIA ST
Santa Fe, NM 87505

Contacts:

Applicant: Graham Hogan
400 Gold AVE SW 850
Albuquerque, NM 87102

graham@studiogp.co

Historic District: HD: Downtown And Eastside

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:

Historic District Inventory Number:

Year of Construction: vacant lot

Project Type: Remodel

Historic Building Name: Windmill Hill Subdivision

City of Santa Fe, New Mexico

memo

DATE: September 24, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-009042-HDRB, 645 Garcia St., Downtown and Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, requests clarification on a condition of approval for the residential 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: Bullnose Documentation

STAFF RECOMMENDATION:

Staff recommends the “bullnose” corners to be 1”. The Applicant is seeking clarification of the term “bullnose” or rounded structural corners and edges on the proposed new construction to ensure compliance with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

At their meeting on August 13, 2024 the Board approved an approximately 3,608 sq. ft. residential structure at 645 Garcia Street, with the condition that the corners of the structure be “bullnosed” (Case#2024-008759). Following Board approval, the applicant requested clarification from staff on the exact dimensions of the “bullnose” condition. Staff recommended a 1” bullnose.

The applicant is requesting clarification from the Board on exact dimensions of the condition of approval:

- 1) Rounded “bullnosed” corners and edges needs to be clarified for the applicant.

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

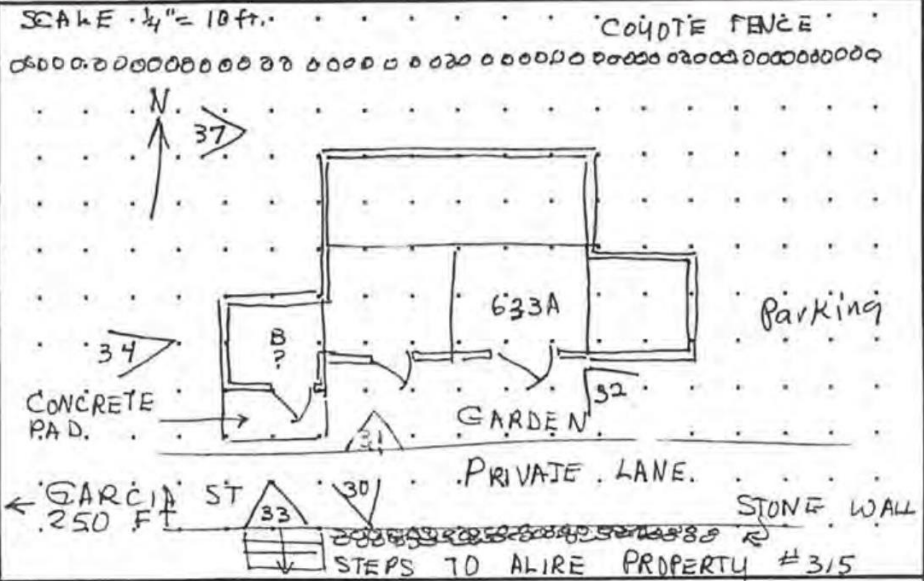
IDENTIFICATION	ADDRESS: <u>634 A+B GARCIA ST.</u> <u>633A</u>		ID NUMBER: <u>051600316</u>
	UTM REFERENCE EASTING NORTHING		BUILDING NAME:
	ZONE <u>12 13</u>		LEGAL DESCRIPTION: TNSP <u>17</u> N RANGE <u>10</u> E SEC <u>30</u> NW 1/4 SW 1/4
BUILDING DATA	FIELD MAP Santa Fe Historic Structures Survey 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>		
BUILDING DATA	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) _____		
BUILDING DATA	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		
BUILDING DATA	BUILDING THREATENED? _____ YES <input checked="" type="checkbox"/> NO		
	SIGNIFICANCE		
	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 <u>CONT</u> <input checked="" type="checkbox"/>			
LOCAL DESIGNATION: <u>Core</u> _____ HISTORIC DISTRICT _____ SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING _____ NON-CONTRIBUTING			
LOCAL LANDMARK _____ YES _____ NO			

PHOTO



#31 SOUTH FACE

SITE PLAN

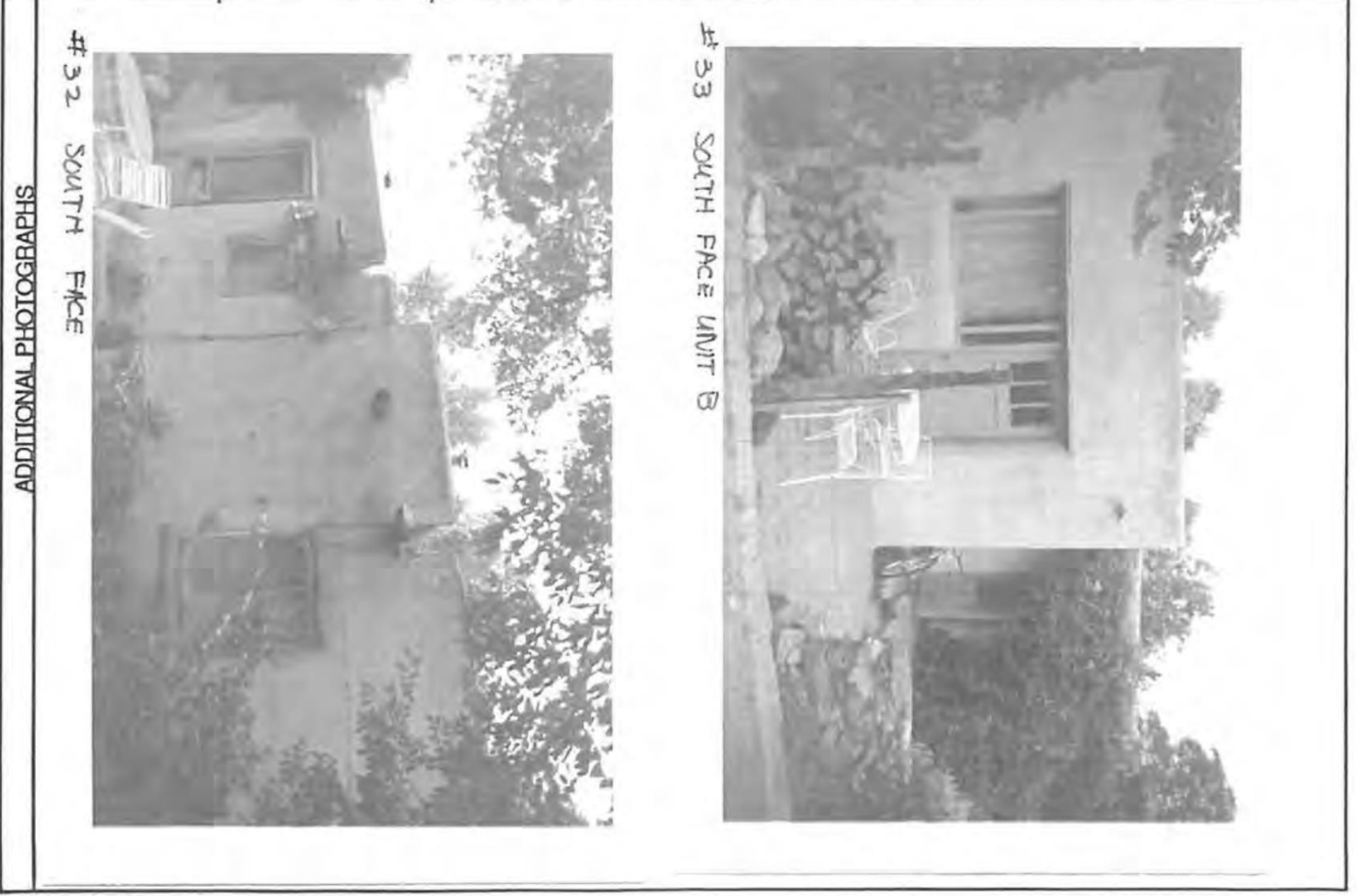


SURVEYED 7.3-91 BY AC

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 6 PANES PAIRED	EAST 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 4 TO 5 SECTIONS	WEST END IS MOST RECENT
OTHER		

COMMENTS RENTAL PROPERTY OWNED BY ALIRE FAMILY
 PROBABLY 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



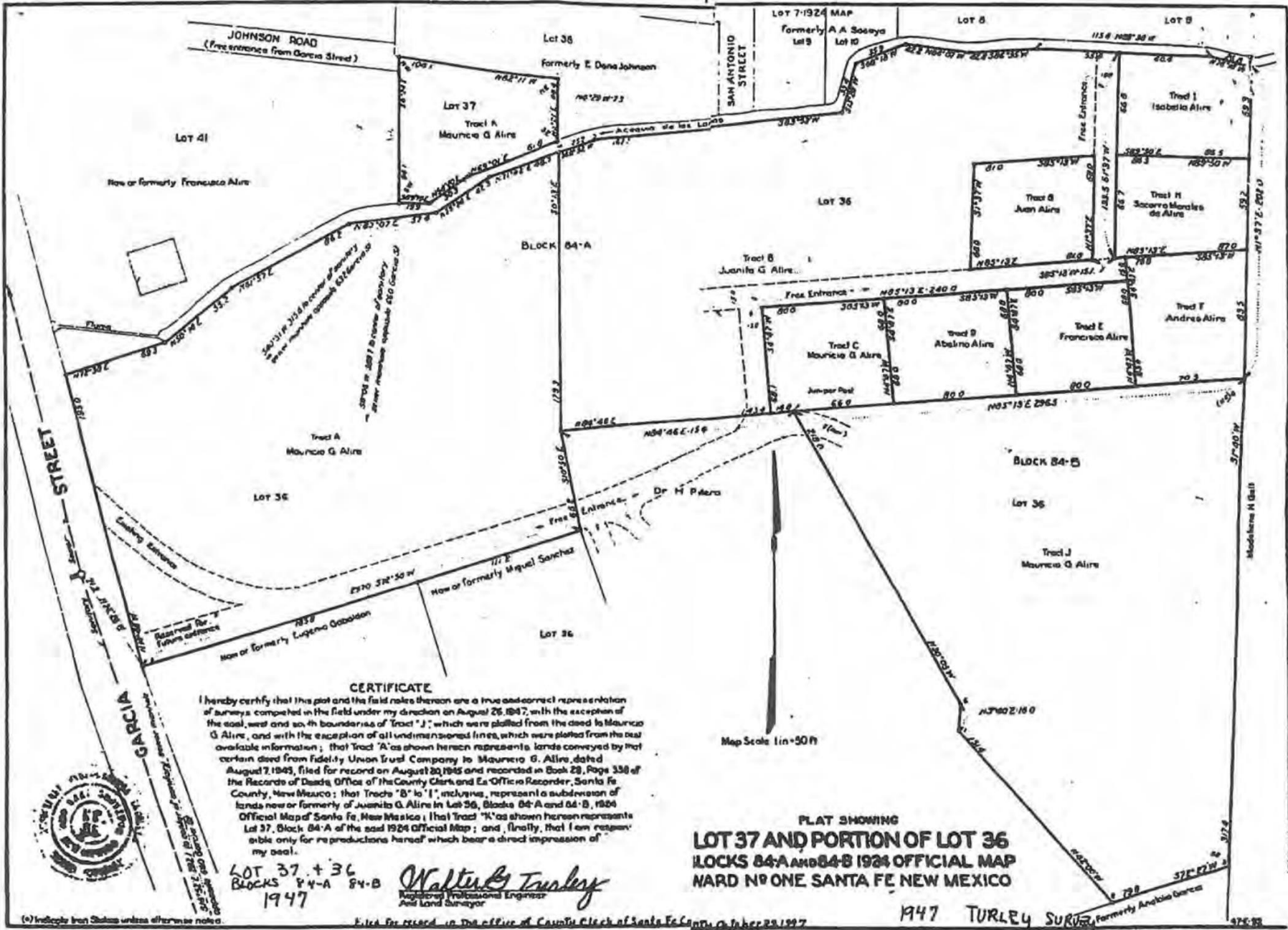
#37 NW CORNER UNIT A



#34 WEST FACE UNIT B



#30 ROCK WALL



(*) Indicate from Station unless otherwise noted.

Filed for record in the office of County Clerk of Santa Fe County, New Mexico, on December 23, 1947.

M-415



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

To Be Completed By Applicant:	Site Address: 645 Garcia Street, Santa Fe, NM 87505
Date Submitted: May 31, 2024	Proposed Construction Description: New single family 3 bedroom/3 bath custom home.
Property Owner of Record: Windmill Hill Property Owner LLC	
Applicant/Agent Name: Michael Blum/ Graham Hogan	TOTAL ROOF AREA: 3590 sf
Contact Person Phone Number: (202) 361 - 1005	
Zoning District: <u>R3</u>	Lot Coverage : 21.6 % <input type="checkbox"/> Open Space Required: 60%
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: <u>15ft</u> Minimum: <u>10ft</u> 2 nd Front? _____ Proposed Rear: <u>12'10"</u> ft Minimum: <u>10ft</u> Proposed Sides: <u>L73ft R 17ft</u> Minimum: <u>15ft</u>
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	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
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed <u>2</u> Accessible _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 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.

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.

Sincerely,

A handwritten signature in black ink that reads "Paul A. Duran". The signature is written in a cursive style with a large, stylized "A".

Paul Duran

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Bullnose Average

Bullnose in inches	Garcia St. Address
4	633
2	637
3	623
3	623 A/B
6	626
1.5	624
5	631
2.5	625
6	627
5	629
5	629 1/2
3	628

3.833333333 Neighborhood Average

Aug. 26th, 2024

PROJECT DESC: 2024-008759-HDRB 645 Garcia St. Downtown and Eastside Historic District, New custom home.

CASE NUMBER: 2024-008759-HDRB

PROJECT TYPE: New Construction

LOCATION: 645 GARCIA ST.
Santa Fe, NM 87505

CONTACT: Graham Hogan, architect & agent for Michael Blum, property owner.

1. REQUEST:

The new custom home to be built at 645 Garcia St. was reviewed at the Aug. 13th HDRB hearing and has been approved to proceed for building permit. At the hearing, HRDB stipulated that the to-be built structure shall have "eased" corners.

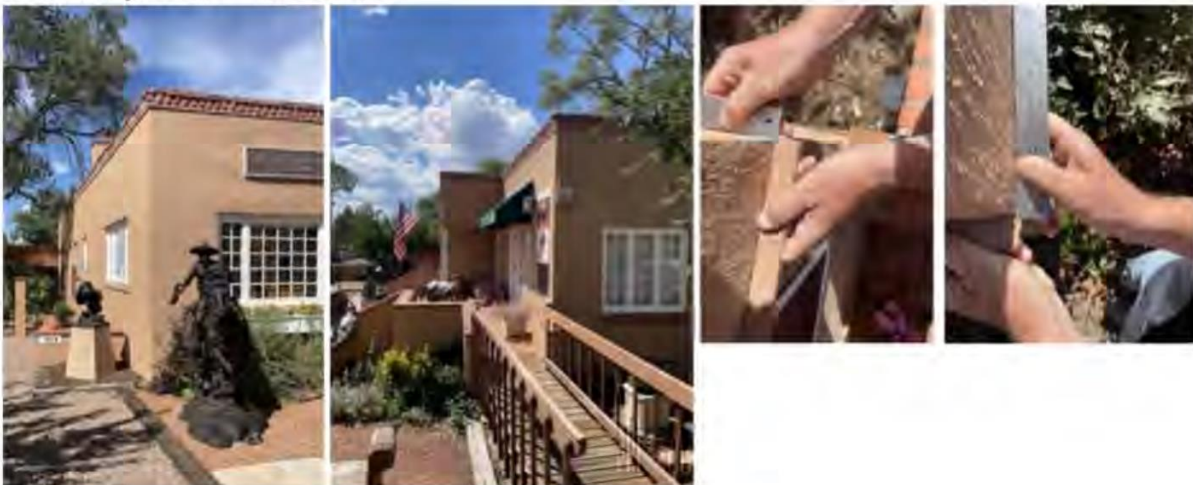
The new home construction follows the Recent Santa Fe Style standards. There is no specific standard that specifies how sharp or bullnosed the corners must be. Accordingly, we kindly request 1/4" eased (rounded) corners.

Included in the BOARD ACTION follow up letter provided by Staff, it was noted the discussed 'eased' corners should be 1" or more rounded corners. As HRDB did not specify the dimension of the "eased" edge, and we would like to build 1/4" eased edges, we were advised by Staff to return to HRDB for clarification. We greatly appreciate HRDB's time, resources and consideration in clarifying this matter, and sincerely apologize for any inconvenience or misunderstanding that has cost unnecessary time.

We have surveyed a number of houses and buildings in the Downtown and Eastside Historic District and there are many examples of structures with eased/bullnosed corners in line with our proposed design. For HRDB's review and consideration, we respectfully submit 30+ *publicly visible* structures in the Downtown and Eastside Historic District with eased edges under 1/2". Please see photos below of surveyed buildings in the area for reference.

Thank you for your consideration.

1. 421 Canyon Road – 1/32" bullnose



2. 203 Canyon Road (Gallery Wild)– 1/4" bullnose



3. 377 Garcia Street – 1/4" bullnose



4. 208 Delgado – various dimensions



5. 135 Camino Escondido – roughly 1/4" bullnose



6. 616 1/2 Canyon – various dimensions



1/8" bullnose



1/4" bullnose

7. Wheelwright Museum of the American Indian, Museum Hill - 1/4" bullnose



Museum of Navajo Ceremonial Art, ca.1932, Ernest Klee, Wheelwright Museum Archives.



8. 553A Garcia Street – 3/8" bullnose



9. 370 Garcia Street – 3/8" bullnose



10. 639 Garcia Street- 1/8" bullnose



11. 506 San Antonio – roughly (3/8 or 1/4)" bullnose



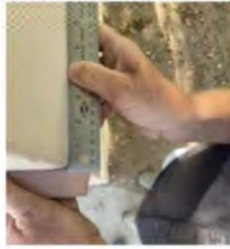
12. 479 Camino De Las Animas – roughly 1/4" bullnose



13. 222 Delgado – 1/4" bullnose



14. 700 Acequia Madre (Acequia Madre Elementary) – various dimensions



1/4" bullnose



3/4" bullnose



1/16" bullnose



1" bullnose

15. 817 E Alameda – various dimensions



1/4" bullnose



3/8" bullnose

16. 635 Canyon – roughly 1/4 inch bullnose



17. 818 Camino Atalaya – various dimensions



roughly 1/16" bullnose



1/32" bullnose

18. 530 Calle Corvo – roughly 1/4" bullnose



19. 415 Canyon – 1/2" bullnose



20. 569 Garcia Street (Garcia Street Club) – 1/2" bullnose



21. 225 Canyon (Prickly Poppy) – 1/2" bullnose



22. 225 Canyon (Owen Gallery) – 1/2" bullnose



23. 815 E Alameda – various dimensions



1/2" bullnose



3/8" bullnose

24. 523 E Alameda – 5/8" bullnose



25. New Mexico State Capitol - 1/16" bullnose



26. 413 Old Santa Fe Trail (Lamy Building) - 1/2" bullnose



27. 413 Old Santa Fe Trail (Lew Wallace Building) - 1" bullnose



28. 1120 Paseo de Peralta (PERA Building) - 1/16"-1/4" bullnose



29. New Mexico Office of the State Engineer - 1/16" bullnose



30. Bataan Memorial Building - 1/8" bullnose



31. Museum of International Folk Art, Museum Hill - 1/2" bullnose



32. Capitol North Building- 1/8" bullnose



33. Court of Appeals- 3/4" bullnose



34. Jerry Apodaca Building -1/2" bullnose



35. 414 Don Gaspar -3/4" bullnose



-END-

PROJECT MATERIALS



STUCCO

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



STONE Walls & Cistern

-Local river rock-



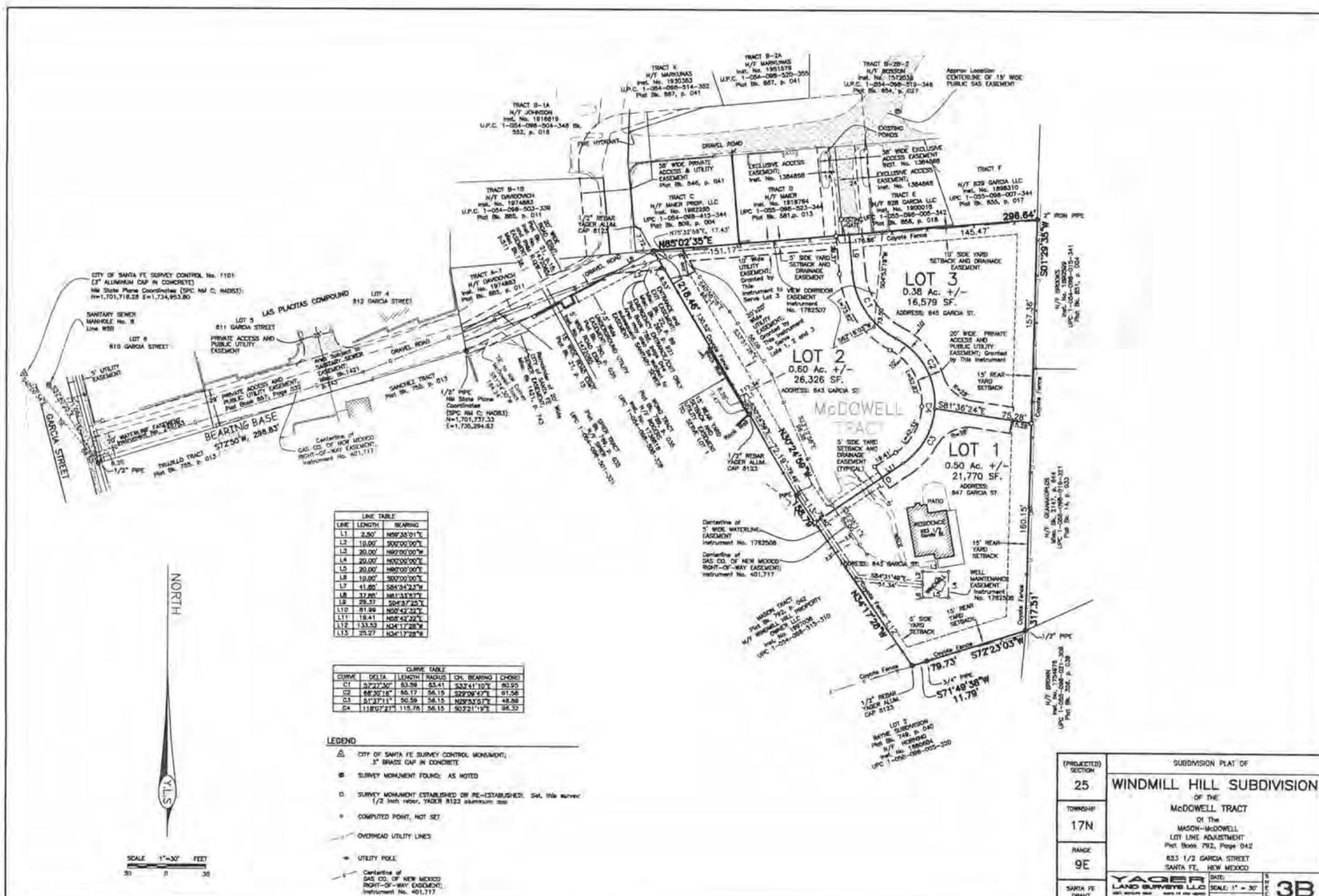
WOOD Fascia, headers, soffits & trellis
-Clear coat finish-



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



LINE TABLE

LINE	LENGTH	BEARING
L1	2.50'	N89°30'01" E
L2	10.00'	S02°00'00" E
L3	20.00'	N89°00'00" W
L4	20.00'	N02°00'00" E
L5	20.00'	N89°00'00" E
L6	10.00'	S02°00'00" E
L7	41.80'	S84°34'23" W
L8	37.80'	N41°33'27" E
L9	28.57'	S04°37'25" E
L10	81.99'	N02°42'21" E
L11	18.41'	N88°48'32" E
L12	13.53'	N34°17'28" W
L13	25.97'	N34°17'28" W

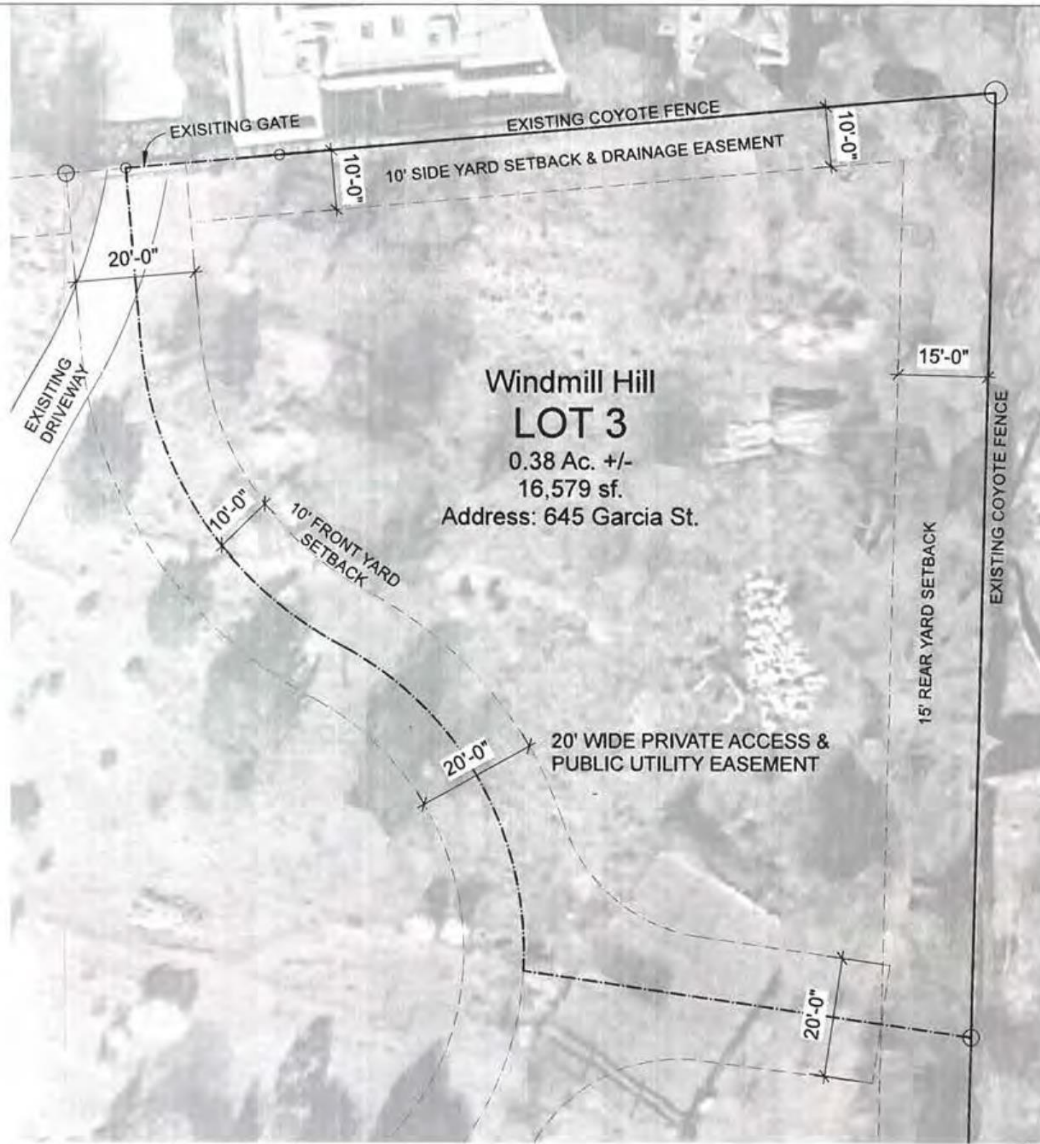
CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	27°27'50"	83.99	83.41	S33°41'10" E	80.95
C2	88°30'18"	86.17	56.19	S27°30'47" E	61.58
C3	81°37'11"	50.59	58.15	N09°35'07" E	48.89
C4	118°02'27"	115.76	58.15	N03°21'19" E	98.32

- LEGEND
- ▲ CITY OF SANTA FE SURVEY CONTROL MONUMENT, 3" BRASS CAP IN CONCRETE
 - SURVEY MONUMENT FOUND, AS NOTED
 - SURVEY MONUMENT ESTABLISHED OR RE-ESTABLISHED. Set this survey 1/2 inch rebar, YAGER 8123 aluminum cap
 - COMPLETED POINT, NOT SET
 - OVERHEAD UTILITY LINES
 - UTILITY POLE
 - Centerline of GAS CO. OF NEW MEXICO RIGHT-OF-WAY EASEMENT, Instrument No. 401,717

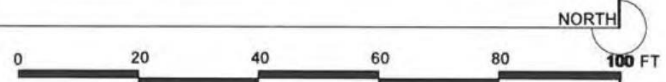
SCALE 1"=30' FEET

(PROJECTED) SECTION	25	SUBMISSION PLAT OF WINDMILL HILL SUBDIVISION OF THE McDOWELL TRACT OF THE MASON-McDOWELL LOT LINE ADJUSTMENT Plat Book 792, Page 042 833 1/2 GARCIA STREET SANTA FE, NEW MEXICO
TOWNSHIP	17N	
RANGE	9E	
SANTA FE COUNTY		
YAGER SURVEYORS LLC 1000 UNIVERSITY BLVD. SUITE 100 SANTA FE, NM 87505 505-833-2173		DATE 05-03-2017 SCALE 1"=30'
3B		



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

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





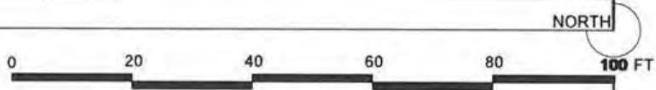
20' WIDE PRIVATE ACCESS & PUBLIC UTILITY EASEMENT

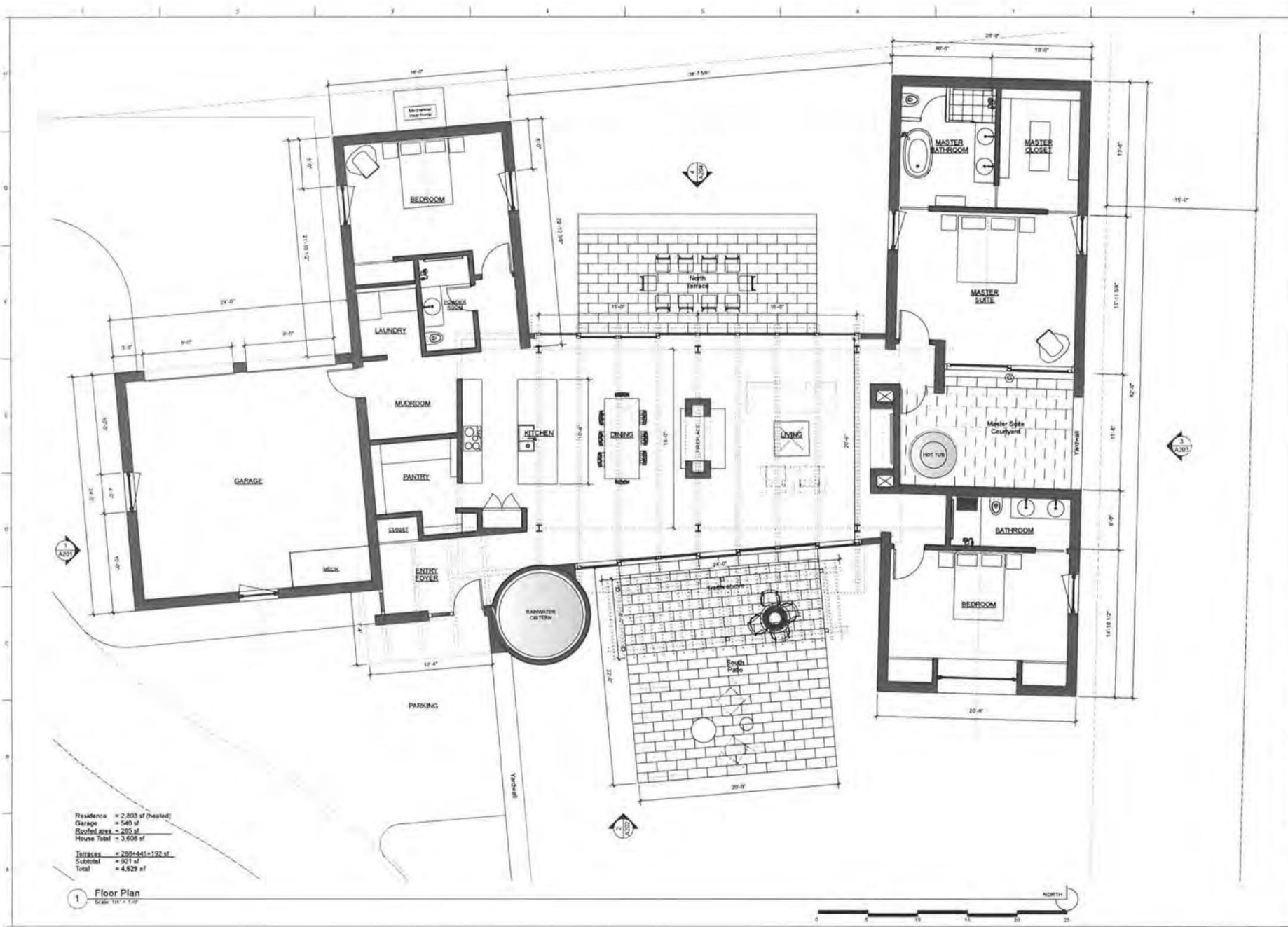
Windmill Hill
LOT 3
 0.38 Ac. +/-
 16,579 sf.

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

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

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





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

10001 11/20/2024
645 Garcia St., Santa Fe, NM 87505
TEL: 505.424.1188

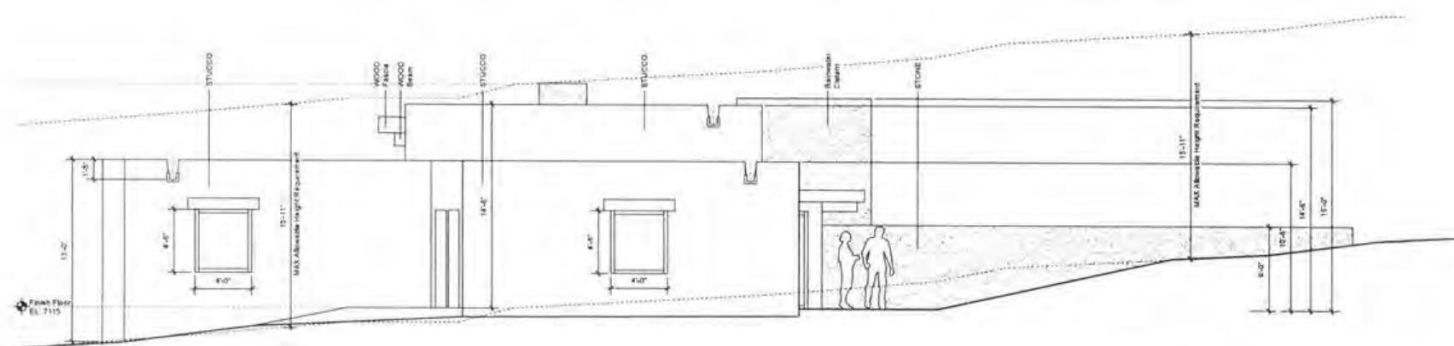
StudioGP, Inc.
ARCHITECTS
10001 11/20/2024



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

DATE:	07.19.2024
PROJECT NAME:	24-002
CLIENT:	07.19.2024
DESIGNER:	
ARCHITECT:	
ENGINEER:	
CONTRACTOR:	

FLOOR PLAN
A101



1 West Elevation
Scale: 1/4" = 1'-0"

STUDIO GP ARCHITECTS
1000 S. GARDEN AVENUE, SUITE 100
SANTA FE, NM 87505
TEL: 505.825.1234

StudioGP Inc
ARCHITECTS
1000 S. GARDEN AVENUE, SUITE 100
SANTA FE, NM 87505
TEL: 505.825.1234



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

PROJECT NAME:

DATE	DESCRIPTION
	Issue for design development

START-UP PROJECT NO: 24-002

DATE: 07.19.2024

DRAWN BY: ..

CHECKED BY: ..

SET NO:

DRAWING TITLE:

ELEVATION

A201

WINDMILL HILL RESIDENCE
 645 GARCIA ST. SANTA FE, NM 87505
 311.111.1111

StudioGP Inc
 ARCHITECTS
 AMERICAN PRINCIPALS ASSOCIATION
 AIA 1912-1913



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

PROJECT NAME:

DATE	REVISION

FINAL-OR PROJECT NO: 24-002

DATE: 07.19.2024

DRAWN BY: ..

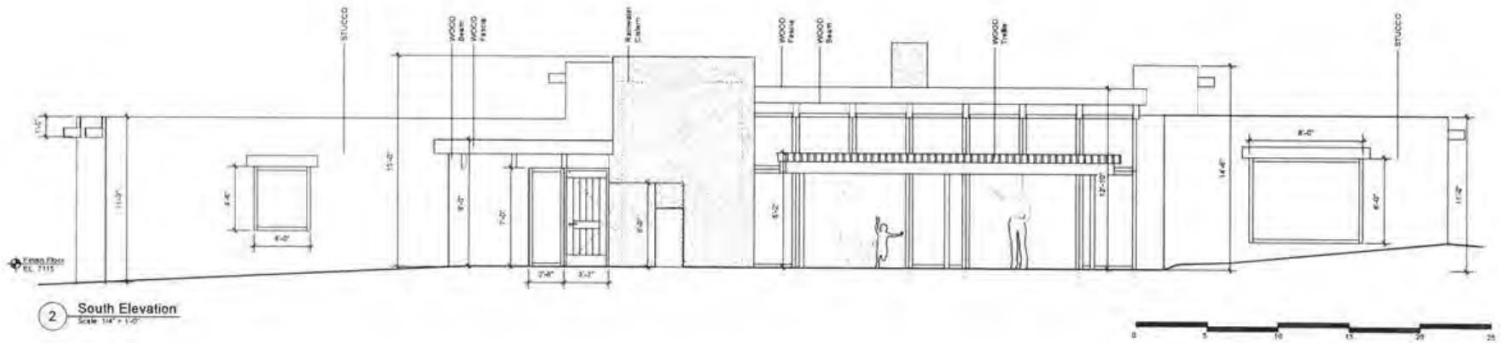
CHECKED BY: ..

SET NO:

SHEET TITLE:

ELEVATION

A202

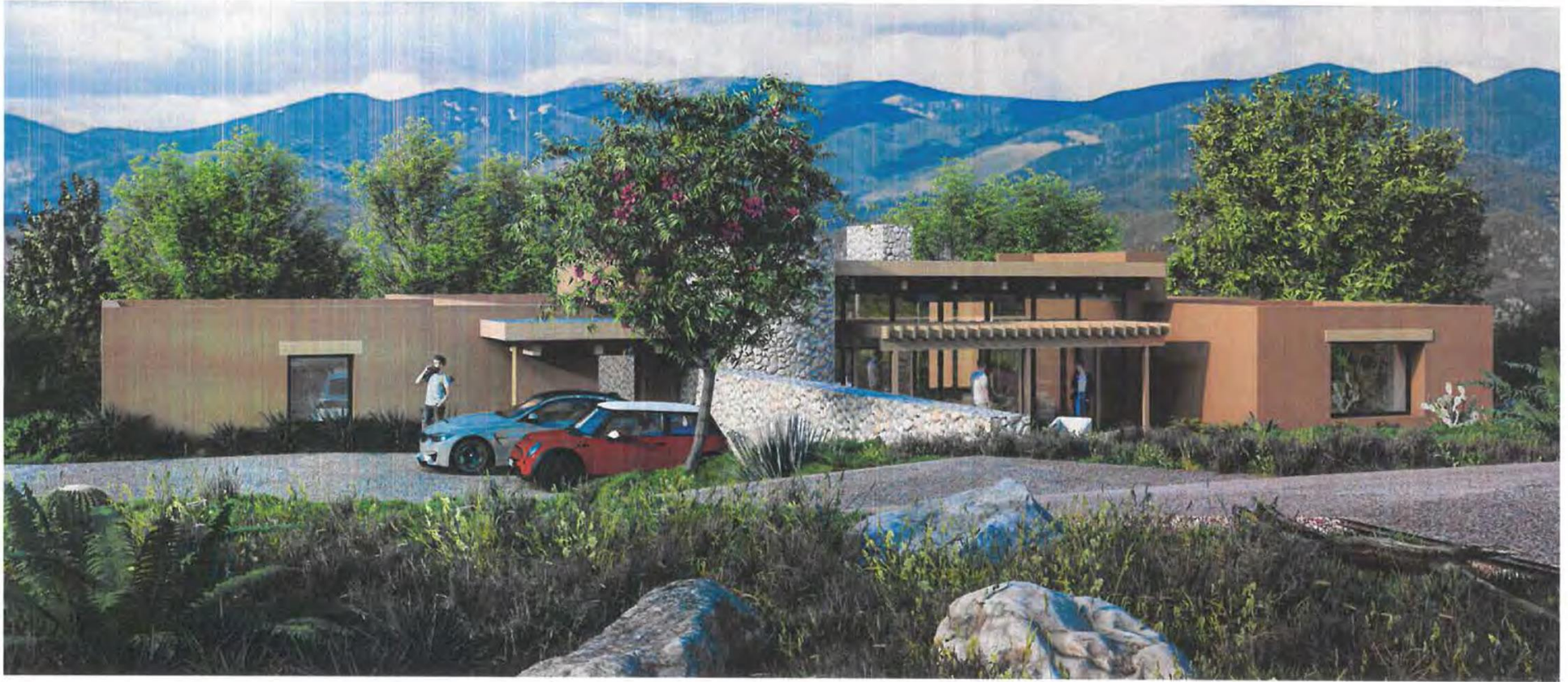


2 South Elevation
 Scale: 1/4" = 1'-0"



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

Memorandum

Date: August 9, 2024

To: Public Works and Utilities Committee and Governing Body

From: Erin K. McSherry, City Attorney EM

RE: Soldier's Monument Next Steps

EXECUTIVE SUMMARY

If adopted, the proposed resolution would require the City Manager to investigate the feasibility of relocating the Soldiers' Monument from the center of the Santa Fe Plaza to the Santa Fe National Cemetery. If relocation is feasible the City Manager will proceed with proposing budget and contracts for removing the plaque that originally stated "To the heroes who have fallen in the various battles with savage Indians in the Territory of New Mexico" and for relocating the monument including steps to preserve, protect, and minimize harm to the Plaza, preserving its historic social and economic purposes as a place of community gathering and celebration, inclusive for all.

BACKGROUND

In October of 2020, protestors damaged and tore down the upper portion of Soldier's Monument at the center of the Plaza. Through the "Culture History Art Reconciliation and Truth" ("CHART") process, adopted by resolution in 2021, the Governing Body sought public feedback and recommendations regarding a variety of matters, including the path forward for the Soldiers' Monument. The CHART final report, issued in 2022, concluded that there was division in the Santa Fe community regarding the desired next steps for the Monument. In the Spring of 2023, Councilors proposed and later withdrew a resolution that proposed to reassemble the Soldiers' Monument in the Plaza, preserving its cracks to document its history, and to add inclusive language to the base. This resolution represents a second proposal for the Soldiers' Monument.

ATTACHMENTS:

Resolution
FIR

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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2024-__

INTRODUCED BY:

Councilor Carol Romero-Wirth

Councilor Alma Castro

Councilor Amanda Chavez

A RESOLUTION

**DIRECTING THE CITY MANAGER TO INVESTIGATE THE FEASIBILITY OF
RELOCATING THE SOLDIERS' MONUMENT TO THE SANTA FE NATIONAL
CEMETERY AND, IF FEASIBLE, TO TAKE APPROPRIATE STEPS TO RELOCATE
THE MONUMENT; RECOGNIZING THE DISTINCT PURPOSES OF THE PLAZA
AND THE MONUMENT.**

WHEREAS, the Governing Body of the City of Santa Fe ("City") recognizes the community's need to move forward after the emotional events of October 2020, when the obelisk located in the Santa Fe Plaza ("Plaza"), also known as the "Soldiers' Monument" or "Obelisk", was damaged and partially torn down; and

WHEREAS, the City sought public feedback and a recommendation regarding the Soldiers' Monument during the "Culture History Art Reconciliation and Truth" ("CHART") process; and

WHEREAS, CHART's final report, published in August of 2022, stated that "Data collected over 11 months of public engagement (including dialogues, meetings, conversations,

1 interviews, phone calls and email communications) and the results of two surveys indicate that the
2 Santa Fe community is still divided about what to do about Soldier’s Monument”; and

3 **WHEREAS**, ongoing public division about the Soldiers’ Monument was evidenced in the
4 Spring of 2023 when four City councilors introduced a resolution proposing to reassemble it,
5 preserving the cracks as part of history, and incorporating new, more inclusive language around its
6 base; and

7 **WHEREAS**, after receiving hours of largely unsupportive public testimony about the
8 proposed resolution, including polarized perspectives, some members of the public describing pain
9 felt regarding the existence of the Soldiers’ Monument and other members of the public describing
10 pain felt as a result of damage to the Soldiers’ Monument, the councilors decided to withdraw the
11 resolution from further consideration by the Governing Body; and

12 **WHEREAS**, the Plaza is listed on the National and State Registries of Historic Properties
13 because, in 1975, the City nominated the City park for that recognition with the federal government
14 (“City’s Nomination”); and

15 **WHEREAS**, the City’s Nomination was very clear that the property it was nominating
16 was *the Plaza* rather than any particular object then existing in the Plaza:

- 17 • The City’s Nomination identifies 1609 as the year of the founding of the City of
18 Santa Fe, when the Plaza began as a “feature” of the City, and 1846 as the year
19 that, from the Plaza, General Kearny proclaimed the annexation of New Mexico
20 into the United States; and
- 21 • The City’s Nomination describes the condition of the Plaza as “altered”: having
22 decreased from two city blocks to one and now including landscaping, flagstone,
23 walks, benches, and cottonwood trees”; by contrast, “[i]n Spanish times”, the Plaza
24 was once twice as large and “an open expanse of packed dirt”; and
- 25 • The City’s Nomination, states that after 1846, “[u]pon the arrival of the Anglo-

1 Americans, the Plaza was fenced in and planted with alfalfa, then reduced to its
2 present size, and finally enclosed by buildings on the three sides confronting the
3 Palace”; and

- 4 • The City’s Nomination described the Plaza as a “site”, rather than a “structure” or
5 “object”; the “present use” as a “park”, rather than “museum”, “government”, or
6 “military”, among other options; described access as “unrestricted” rather than
7 “restricted”; and described the significance as “transportation”, with the
8 explanation that, beginning in 1821, the trade route to Santa Fe from the United
9 States was opened and “the Plaza provided the final goal for the caravans on their
10 eight- or ten-week journeys” for traders and travelers on the Santa Fe Trail; and
- 11 • The City’s Nomination describes the Soldiers’ Monument as present in the Plaza
12 (“a soldiers’ monument erected after the Civil War”), but did not identify the
13 Soldiers’ Monument as the basis for the Plaza’s significance, nor did it identify the
14 significance of the Plaza under any of the following available options: “sculpture”,
15 “military”, “politics/government”, “art”, “exploration/settlement”, or “landscape
16 architecture”; and

17 **WHEREAS**, the Soldiers’ Monument’s purpose is distinct from the Plaza’s; the Soldiers’
18 Monument was funded by the Territorial Legislature of New Mexico in the 1860s and erected on
19 federal land to recognize local veterans: three sides of the base of the Soldiers’ Monument
20 commemorate soldiers who fought in the United States Civil War in battles with Confederate
21 forces, including in the Battle of Glorieta Pass that allowed the Union to retain control of the
22 American Southwest; and the fourth side originally stated "To the heroes who have fallen in the
23 various battles with savage Indians in the Territory of New Mexico" (“Fourth Plaque”); and

24 **WHEREAS**, the Soldiers’ Monument, its plaques, and its location on the Plaza have been
25 controversial for at least the last 115 years:

- 1 • In 1909, New Mexico Governor Bransford Prince publicly opposed a proposal to
2 cut out the word ‘Rebel’ in three places on the plaques and replace it with
3 “Confederate”.
- 4 • In July of 1973, the City’s Council voted to remove the entire Soldiers’ Monument
5 after receiving a letter from then Governor Bruce King that requested removal of
6 the Fourth Plaque, stating that the “word ‘savage’ was offensive to Indians and
7 non-Indians”.
- 8 • In September of 1973, the City Manager reported that David King, the State
9 Planning Officer at that time, requested that the Council rescind its action
10 regarding the Soldiers’ Monument and the Council voted to rescind.
- 11 • In 1974, someone chiseled out the word “savage” from the Fourth Plaque and,
12 shortly thereafter, the All Indian Pueblo Council "strongly urged that" the word
13 savage not ever appear on the Soldiers’ Monument again.
- 14 • In 2000, the NAACP, Santa Fe Branch, submitted a Guest Editorial responding to
15 the Historic Santa Fe Foundation, defending the NAACP’s proposal to remove the
16 Soldiers’ Monument from its location in the Plaza, noting that “we . . . have a
17 beautiful Ve[eteran’s Cemetery w[h]ere we have many ceremonies every year to
18 honor those killed, as a potential ideal setting for the monument.”
- 19 • Also in 2000, the Historical Society of New Mexico wrote to the City of Santa Fe’s
20 Mayor, Council, Manager and “People of Santa Fe” that “the words ‘savage
21 Indians’ excluded the Pueblo Indians who had always been regarded by the
22 Spanish, the Mexicans and then the ‘Anglos’ as ‘civilized’ Indians, and [i]n that
23 removal or destruction of the Monument would be akin to ‘book burning’ . . .” .

24 **WHEREAS**, the Plaza previously featured other structures in its center; a 1992
25 Archeological Report regarding the Plaza describes at least three prior structures:

- 1 • a rock sundial in the late 1820s;
- 2 • a pyramid that replaced the sundial, “fifty feet in height”, erected as a “memento” of
- 3 Mexican independence, which came down in 1845; and
- 4 • a bullring that briefly replaced the pyramid; and

5 **WHEREAS**, the City’s Historic District Code does not apply to the Soldiers’ Monument
6 and associated structures because they are “objects” excluded from the Code’s requirements;
7 “objects” include “sculpture, monuments, boundary markers, statuary and fountains”. *See* SFCC
8 1987, § 14-12.1 (emphasis added); and

9 **WHEREAS**, the New Mexico Prehistoric and Historic Sites Preservation Act, NMSA
10 1978, Sections 18-8-1 to -8 (“PHSPA”), applies to a City program or project if the project would
11 (1) be an adverse effect on the Plaza; and (2) has a prudent or reasonable alternative. *See* Sections
12 18-8-7; and 18-8-3(C); and

13 **WHEREAS**, the City of Albuquerque and Rio Arriba County have recently suffered
14 violence in relation to the placement of controversial monuments spaces; for example, on
15 September 28, 2023, a shooter violently attacked community members celebrating Rio Arriba
16 County officials’ decision to postpone the County’s plans to relocate a statue of conquistador Juan
17 de Oñate to just outside the County Annex building; and, on June, 2020, there was a shooting in
18 Albuquerque during a protest of a statue of the conquistador Juan de Onate; and

19 **WHEREAS**, continuing the status quo of a plywood box surrounding the Soldiers’
20 Monument’s base or reconstructing the Soldiers’ Monument in the Plaza detract from its use as a
21 community gathering space and reconstruction could be a safety threat to the public; and

22 **WHEREAS**, the Santa Fe National Cemetery (“National Cemetery”), located
23 approximately one mile northwest from the Plaza, is a national shrine to veterans; it flies the U.S.
24 flag over well-kept grounds and headstones and monuments that commemorate the lives and
25 services of veterans; and

1 **WHEREAS**, at the close of the Civil War, the federal government established what
2 became the National Cemetery for the reinterment of Union soldiers who died during the Civil War
3 there.

4 **WHEREAS**, initial interments at the National Cemetery were the remains of 265 U.S.
5 soldiers from the battlefields of Glorieta, Koslouskys, and Fort Marcy.

6 **WHEREAS**, the National Cemetery also includes monuments and memorials dedicated to
7 groups of veterans, including several memorials honoring veterans who served during the 1800s; a
8 memorial to World War II Glider Pilots; a memorial to Women Who Served in the Navy; and a
9 China-Burma-India Veterans Memorial dedicated to the memory of the men and women who
10 fought in World War II; and

11 **WHEREAS**, the National Cemetery’s dedicated purposes and the Soldiers’ Monument’s
12 purposes are aligned; and

13 **WHEREAS**, determining the next steps for the Soldiers’ Monument requires the
14 Governing Body to propose a plan; and

15 **WHEREAS**, relocating the Soldiers’ Monument to the National Cemetery would not
16 adversely affect the Plaza; and

17 **WHEREAS**, there is not a prudent and feasible alternative to relocating the Soldiers’
18 Monument to the National Cemetery: the relocation would protect both the Plaza and the Soldiers’
19 Monument and would sustain, if not enhance, the historic basis for the City’s Nomination, including
20 the importance of the Plaza’s location at the end of the Santa Fe Trail and the Plaza’s use as a
21 central and historic town plaza and park that is accessible to all, used as a community gathering
22 place for social and economic purposes.

23 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
24 **CITY OF SANTA FE** that the City is committed to the Plaza’s continued use as a City park and
25 central plaza, accessible to all; and to continuing the Plaza’s historic social and economic purposes,

1 featuring community gatherings and celebrations.

2 **BE IT FURTHER RESOLVED** that the City Manager shall investigate whether it is
3 feasible to move the Soldiers’ Monument to the National Cemetery, preferably close to where the
4 Civil War soldiers that the Monument commemorates were laid to rest.

5 **BE IT FURTHER RESOLVED** that, if the relocation is feasible, the City Manager shall
6 proceed with proposing budget and contracts to expend funds to remove the Fourth Plaque and
7 relocate the Soldiers’ Monument, including steps to preserve, protect, and minimize harm to the
8 Plaza.

9 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2024.

10

11

12

ALAN WEBBER, MAYOR

13

14 ATTEST:

15

16 GERALYN F. CARDENAS, INTERIM CITY CLERK

17 APPROVED AS TO FORM:

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20 ERIN K. McSHERRY, CITY ATTORNEY

21

22

23

24

25 *Legislation/2024/Resolutions/Establishing Next Steps for Soldier’s Monument*

FISCAL IMPACT REPORT

General Information:

(Check) Bill: _____ Resolution: X


Short Title(s): Soldier's Monument Next Steps

Sponsor(s): Councilors Carol Romero-Wirth, Alma Castro, and Amanda Chavez

Reviewing Department(s): City Attorney's Office

Staff Completing FIR: Erin McSherry Date: 8/8/2024 Phone: (505) 955-6512

Reviewed by City Attorney:  Date: Aug 9, 2024

Reviewed by Finance Director:  Date: Aug 9, 2024

Summary:

If adopted, the proposed resolution would require the City Manager to investigate the feasibility of relocating the Soldiers' Monument from the center of the Santa Fe Plaza to the Santa Fe National Cemetery. If relocation is feasible, the City Manager would propose the budget and contracts to remove the plaque that included language about "savage Indians" and relocate the Soldiers Monument, while preserving, protecting, and minimizing harm to the Plaza.

Departments Affected:

The City Manager

Consequences of Not Enacting Legislation:

If this legislation is not adopted, the City Manager will not investigate the feasibility of relocating the Soldiers' Monument to the Santa Fe National Cemetery, nor will the City Manager propose budget and contracts for the relocation.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:

None.

Performance and Administrative Implications:

This Resolution calls for the City Manager to investigate the feasibility of relocating the Soldiers Monument. If feasible, the City Manager would take the appropriate steps to relocate the monument and remove the plaque with language about "savage Indians" from the Soldiers' Monument.

Fiscal Implications:

This FIR estimates the budgetary impact for the feasibility assessment for relocation, including cost assessments for future contracts. It does not include the cost of reconstruction and relocation.

Fiscal Impact

_____ Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 25	FYE __	FYE __	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
<u>Personnel and Benefits*</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	
<u>Capital Outlay</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	
<u>Contractual/</u>	\$ 10,000	\$ _____	\$ _____	<u>N</u>	<u>NR</u>	<u>100</u>	
<u>Professional Services</u>							
<u>Operating</u>	\$ _____	\$ _____	\$ _____		_____	_____	\$ _____
<u>Total:</u>	\$ _____	\$ _____	\$ _____				\$ _____

Expenditure Narrative: Ten thousand is likely a high estimate for the feasibility and cost assessment services called for in the Resolution.

Revenue

Revenue Type	FYE __	FYE __	FYE __	Recurring (R) or Non-recurring (NR)	Fund
General Fund	\$ _____	\$ _____	\$ _____	_____	_____
Special Revenue	\$ _____	\$ _____	\$ _____	_____	_____
CIP	\$ _____	\$ _____	\$ _____	_____	_____
Enterprise	\$ _____	\$ _____	\$ _____	_____	_____
Internal Service	\$ _____	\$ _____	\$ _____	_____	_____
Trust and Agency	\$ _____	\$ _____	\$ _____	_____	_____
Federal	\$ _____	\$ _____	\$ _____	_____	_____
Other	\$ _____	\$ _____	\$ _____	_____	_____
Total	\$ _____	\$ _____	\$ _____		

Revenue Narrative:



September 11, 2024

Honorable Mayor and Governing Body,

The Veteran's Advisory Board was initially inclined to support the City Council Resolution to relocate the Soldier's Monument from the plaza to the Santa Fe National Cemetery. The unknown question at the time, however, was whether or not the cemetery and, more explicitly, the Office of Memorial Affairs at the VA, would approve a relocation application from the city. The city leadership had reached out to the cemetery director but had not discussed its resolution with the Office of Memorial Affairs.

In doing research into this issue, we found a memorandum dated January 3, 2009 from the Under Secretary of Memorial Affairs titled *Guidelines and Requirements for Review and Acceptance of Memorials in National Cemeteries*. This document establishes policies and procedures for organizations wishing to establish memorials on national cemeteries.

In three places in the document there are clear restrictions on the memorials that would be approved. The language in each is essentially identical. In paragraphs 3.1.6 (Commemorative Works), 3.3.6 (Inscriptions), and 4.1.6 (Standardized Memorial Monuments) the guidelines note that applications for memorials that "could be considered offensive" will not be approved. Given the history of controversy and vandalism surrounding the Soldier's Monument, we are highly skeptical the VA's Office of Memorial Affairs would look favorably on a request from the City of Santa Fe to relocate the monument to the National Cemetery.

The Veteran's Advisory Board therefore recommends the city retain the monument on the plaza, its historic resting place, and undertake the following measures:

- Restore the obelisk on top of the monument's base
- Contract for the construction of a neutrally-worded plaque to cover the controversial inscription on the north-facing plinth
- Update the interpretive brass plaque on the concrete stand at the south side of the monument to add an explanation as to why a new plaque was installed on the north-facing plinth
- Install security cameras to monitor the monument 24/7 as a deterrent to any further vandalism

The Board recognizes that any solution as to the location of the monument will meet with opposition from some. Given the long history of the monument on the plaza, we believe that keeping it in its present location with the added measures addressed above is a solution likely to be the least offensive to citizens and veterans in Santa Fe.

***Voted on 09/10/2024**

APPROVED Unanimously by the Members of the Veterans Advisory Board of the City of Santa Fe

Respectfully submitted,

Jim Williams, Chairperson

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT TO RESOLUTION NO. 2024-__
Establishing Next Steps the Soldiers' Monument Oblisk

Mayor and Members of the City Council:

In relation to Resolution No. 2024-__:

DIRECTING THE CITY MANAGER TO INVESTIGATE THE FEASIBILITY OF RELOCATING THE SOLDIERS' MONUMENT TO THE SANTA FE NATIONAL CEMETERY AND, IF FEASIBLE, TO TAKE APPROPRIATE STEPS TO RELOCATE THE MONUMENT; RECOGNIZING THE DISTINCT PURPOSE OF THE PLAZA AND THE MONUMENT.

I intend to propose the following amendment(s)

1. On page 1, line 13, after the word "AND" *delete* " , IF FEASIBLE, TO TAKE APPROPRIATE STEPS TO RELOCATE THE MONUMENT;"
2. On page 7, lines 5 to 8, *delete* "BE IT FURTHER RESOLVED that, if the relocation is feasible, the City Manager shall proceed with proposing budget and contracts to expend funds to remove the Fourth Plaque and relocate the Soldiers' Monument, including steps to preserve, protect, and minimize harm to the Plaza."

This amendment WILL change the caption. X

This amendment WILL NOT change the caption.

Respectfully submitted,



Michael Garcia, Councilor

Approved as to Form:



Erin K. McSherry, City Attorney

ADOPTED: _____

NOT ADOPTED: _____

DATE: _____

GERALYN F. CARDENAS, Interim City Clerk










Amendment A - Establishing Next Steps Soldiers' Monument Obelisk

Final Audit Report

2024-09-18

Created:	2024-09-18
By:	CHRISTINE SPIERS (cmspiers@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1mKM40woCmzErnp9hcZok6zTDZFu68Bp

"Amendment A - Establishing Next Steps Soldiers' Monument Obelisk" History

-  Document created by CHRISTINE SPIERS (cmspiers@santafenm.gov)
2024-09-18 - 11:29:36 PM GMT- IP address: 216.207.130.218
-  Document emailed to Erin McSherry (ekmcsherry@santafenm.gov) for signature
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-  Signer mjgarcia@santafenm.gov entered name at signing as Michael Garcia
2024-09-18 - 11:47:38 PM GMT- IP address: 174.231.20.106
-  Document e-signed by Michael Garcia (mjgarcia@santafenm.gov)
Signature Date: 2024-09-18 - 11:47:40 PM GMT - Time Source: server- IP address: 174.231.20.106
-  Agreement completed.
2024-09-18 - 11:47:40 PM GMT

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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2024-__

INTRODUCED BY:

Councilor Carol Romero-Wirth

Councilor Alma Castro

Councilor Amanda Chavez

GREEN - Amendment A Garcia

A RESOLUTION

**DIRECTING THE CITY MANAGER TO INVESTIGATE THE FEASIBILITY OF
RELOCATING THE SOLDIERS' MONUMENT TO THE SANTA FE NATIONAL
CEMETERY AND, ~~IF FEASIBLE, TO TAKE APPROPRIATE STEPS TO RELOCATE
THE MONUMENT;~~ RECOGNIZING THE DISTINCT PURPOSES OF THE PLAZA
AND THE MONUMENT.**

WHEREAS, the Governing Body of the City of Santa Fe ("City") recognizes the community's need to move forward after the emotional events of October 2020, when the obelisk located in the Santa Fe Plaza ("Plaza"), also known as the "Soldiers' Monument" or "Obelisk", was damaged and partially torn down; and

WHEREAS, the City sought public feedback and a recommendation regarding the Soldiers' Monument during the "Culture History Art Reconciliation and Truth" ("CHART") process; and

WHEREAS, CHART's final report, published in August of 2022, stated that "Data collected over 11 months of public engagement (including dialogues, meetings, conversations,

1 interviews, phone calls and email communications) and the results of two surveys indicate that the
2 Santa Fe community is still divided about what to do about Soldier’s Monument”; and

3 **WHEREAS**, ongoing public division about the Soldiers’ Monument was evidenced in the
4 Spring of 2023 when four City councilors introduced a resolution proposing to reassemble it,
5 preserving the cracks as part of history, and incorporating new, more inclusive language around its
6 base; and

7 **WHEREAS**, after receiving hours of largely unsupportive public testimony about the
8 proposed resolution, including polarized perspectives, some members of the public describing pain
9 felt regarding the existence of the Soldiers’ Monument and other members of the public describing
10 pain felt as a result of damage to the Soldiers’ Monument, the councilors decided to withdraw the
11 resolution from further consideration by the Governing Body; and

12 **WHEREAS**, the Plaza is listed on the National and State Registries of Historic Properties
13 because, in 1975, the City nominated the City park for that recognition with the federal government
14 (“City’s Nomination”); and

15 **WHEREAS**, the City’s Nomination was very clear that the property it was nominating
16 was *the Plaza* rather than any particular object then existing in the Plaza:

- 17 • The City’s Nomination identifies 1609 as the year of the founding of the City of
18 Santa Fe, when the Plaza began as a “feature” of the City, and 1846 as the year
19 that, from the Plaza, General Kearny proclaimed the annexation of New Mexico
20 into the United States; and
- 21 • The City’s Nomination describes the condition of the Plaza as “altered”: having
22 decreased from two city blocks to one and now including landscaping, flagstone,
23 walks, benches, and cottonwood trees”; by contrast, “[i]n Spanish times”, the Plaza
24 was once twice as large and “an open expanse of packed dirt”; and
- 25 • The City’s Nomination, states that after 1846, “[u]pon the arrival of the Anglo-

1 Americans, the Plaza was fenced in and planted with alfalfa, then reduced to its
2 present size, and finally enclosed by buildings on the three sides confronting the
3 Palace”; and

- 4 • The City’s Nomination described the Plaza as a “site”, rather than a “structure” or
5 “object”; the “present use” as a “park”, rather than “museum”, “government”, or
6 “military”, among other options; described access as “unrestricted” rather than
7 “restricted”; and described the significance as “transportation”, with the
8 explanation that, beginning in 1821, the trade route to Santa Fe from the United
9 States was opened and “the Plaza provided the final goal for the caravans on their
10 eight- or ten-week journeys” for traders and travelers on the Santa Fe Trail; and
- 11 • The City’s Nomination describes the Soldiers’ Monument as present in the Plaza
12 (“a soldiers’ monument erected after the Civil War”), but did not identify the
13 Soldiers’ Monument as the basis for the Plaza’s significance, nor did it identify the
14 significance of the Plaza under any of the following available options: “sculpture”,
15 “military”, “politics/government”, “art”, “exploration/settlement”, or “landscape
16 architecture”; and

17 **WHEREAS**, the Soldiers’ Monument’s purpose is distinct from the Plaza’s; the Soldiers’
18 Monument was funded by the Territorial Legislature of New Mexico in the 1860s and erected on
19 federal land to recognize local veterans: three sides of the base of the Soldiers’ Monument
20 commemorate soldiers who fought in the United States Civil War in battles with Confederate
21 forces, including in the Battle of Glorieta Pass that allowed the Union to retain control of the
22 American Southwest; and the fourth side originally stated "To the heroes who have fallen in the
23 various battles with savage Indians in the Territory of New Mexico" (“Fourth Plaque”); and

24 **WHEREAS**, the Soldiers’ Monument, its plaques, and its location on the Plaza have been
25 controversial for at least the last 115 years:

- 1 • In 1909, New Mexico Governor Bransford Prince publicly opposed a proposal to
- 2 cut out the word ‘Rebel’ in three places on the plaques and replace it with
- 3 “Confederate”.
- 4 • In July of 1973, the City’s Council voted to remove the entire Soldiers’ Monument
- 5 after receiving a letter from then Governor Bruce King that requested removal of
- 6 the Fourth Plaque, stating that the “word ‘savage’ was offensive to Indians and
- 7 non-Indians”.
- 8 • In September of 1973, the City Manager reported that David King, the State
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- 10 regarding the Soldiers’ Monument and the Council voted to rescind.
- 11 • In 1974, someone chiseled out the word “savage” from the Fourth Plaque and,
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- 15 the Historic Santa Fe Foundation, defending the NAACP’s proposal to remove the
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- 17 beautiful Ve[eteran]’s Cemetery w[h]ere we have many ceremonies every year to
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- 22 Spanish, the Mexicans and then the ‘Anglos’ as ‘civilized’ Indians, and [i]n that
- 23 removal or destruction of the Monument would be akin to ‘book burning’ . . .” .

24 **WHEREAS**, the Plaza previously featured other structures in its center; a 1992
 25 Archeological Report regarding the Plaza describes at least three prior structures:

- 1 • a rock sundial in the late 1820s;
- 2 • a pyramid that replaced the sundial, “fifty feet in height”, erected as a “memento” of
- 3 Mexican independence, which came down in 1845; and
- 4 • a bullring that briefly replaced the pyramid; and

5 **WHEREAS**, the City’s Historic District Code does not apply to the Soldiers’ Monument
6 and associated structures because they are “objects” excluded from the Code’s requirements;
7 “objects” include “*sculpture, monuments, boundary markers, statuary* and fountains”. *See* SFCC
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14 violence in relation to the placement of controversial monuments spaces; for example, on
15 September 28, 2023, a shooter violently attacked community members celebrating Rio Arriba
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17 de Oñate to just outside the County Annex building; and, on June, 2020, there was a shooting in
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19 **WHEREAS**, continuing the status quo of a plywood box surrounding the Soldiers’
20 Monument’s base or reconstructing the Soldiers’ Monument in the Plaza detract from its use as a
21 community gathering space and reconstruction could be a safety threat to the public; and

22 **WHEREAS**, the Santa Fe National Cemetery (“National Cemetery”), located
23 approximately one mile northwest from the Plaza, is a national shrine to veterans; it flies the U.S.
24 flag over well-kept grounds and headstones and monuments that commemorate the lives and
25 services of veterans; and

1 **WHEREAS**, at the close of the Civil War, the federal government established what
2 became the National Cemetery for the reinterment of Union soldiers who died during the Civil War
3 there.

4 **WHEREAS**, initial interments at the National Cemetery were the remains of 265 U.S.
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6 **WHEREAS**, the National Cemetery also includes monuments and memorials dedicated to
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8 memorial to World War II Glider Pilots; a memorial to Women Who Served in the Navy; and a
9 China-Burma-India Veterans Memorial dedicated to the memory of the men and women who
10 fought in World War II; and

11 **WHEREAS**, the National Cemetery's dedicated purposes and the Soldiers' Monument's
12 purposes are aligned; and

13 **WHEREAS**, determining the next steps for the Soldiers' Monument requires the
14 Governing Body to propose a plan; and

15 **WHEREAS**, relocating the Soldiers' Monument to the National Cemetery would not
16 adversely affect the Plaza; and

17 **WHEREAS**, there is not a prudent and feasible alternative to relocating the Soldiers'
18 Monument to the National Cemetery: the relocation would protect both the Plaza and the Soldiers'
19 Monument and would sustain, if not enhance, the historic basis for the City's Nomination, including
20 the importance of the Plaza's location at the end of the Santa Fe Trail and the Plaza's use as a
21 central and historic town plaza and park that is accessible to all, used as a community gathering
22 place for social and economic purposes.

23 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
24 **CITY OF SANTA FE** that the City is committed to the Plaza's continued use as a City park and
25 central plaza, accessible to all; and to continuing the Plaza's historic social and economic purposes,

1 featuring community gatherings and celebrations.

2 **BE IT FURTHER RESOLVED** that the City Manager shall investigate whether it is
3 feasible to move the Soldiers’ Monument to the National Cemetery, preferably close to where the
4 Civil War soldiers that the Monument commemorates were laid to rest.

5 ~~**BE IT FURTHER RESOLVED** that, if the relocation is feasible, the City Manager shall~~
6 ~~proceed with proposing budget and contracts to expend funds to remove the Fourth Plaque and~~
7 ~~relocate the Soldiers’ Monument, including steps to preserve, protect, and minimize harm to the~~
8 ~~Plaza.~~

9 PASSED, APPROVED, and ADOPTED this _____ day of _____, 2024.

10
11 _____
12 ALAN WEBBER, MAYOR
13

14 ATTEST:

15 _____
16 GERALYN F. CARDENAS, INTERIM CITY CLERK

17 APPROVED AS TO FORM:

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19 _____
20 ERIN K. McSHERRY, CITY ATTORNEY
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