



# AGENDA

HISTORIC DISTRICTS REVIEW  
BOARD  
OCTOBER 22, 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](http://www.youtube.com/@cityofsantafe). The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

**Join on Zoom:** <https://santafenm-gov.zoom.us/j/81633973427>

**By Phone:** 301 715 8592

**Webinar ID:** 816 3397 3427

**Written Public Comment:** Members of the public may submit written public comments by 5 p.m. the Monday prior to the meeting via the virtual comment "button" at <https://santafe.primegov.com/public/portal>.

The agenda and packet for the meeting will be posted at <https://santafe.primegov.com/public/portal>.

All cases under 'new business' may be visited during the field trip between noon and 2 pm on the day of the hearing.

### 1. ROLL CALL

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF MINUTES:**

- a. October 8, 2024

**4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW**

**5. MATTERS FROM THE PUBLIC**

**6. STAFF COMMUNICATIONS**

**7. OLD BUSINESS**

**8. NEW BUSINESS**

- a. 2024-009042-HDRB, 645 Garcia St., Downtown & Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, has received Board approval 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](mailto:paduran@santafenm.gov))
- b. 2024-009207-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure. (Lani McCulley, [ljmcculley@santafenm.gov](mailto:ljmcculley@santafenm.gov))
- c. 2024-009202-HDRB, 925 Acequia Madre, Downtown & Eastside Historic District, Contributing, Gregory Waits, agent for Jason Flanagan, owner, requests status review with primary façade designation. (Paul Duran) **(Postponed)**
- d. 2024-009209-HDRB, 626 Gomez Rd., Don Gaspar Area Historic District, Contributing, Mifsud Associates Architects, agent for Andrej

Davidson, owner, proposes to construct 212 sq. ft. of portal additions to the maximum allowable height of 12'-10" and construct a 6'-0" high fence. (Lani McCulley)

- e. 2024-009208-HDRB, 505 Apodaca Hill, Downtown & Eastside Historic District, Non-contributing, Galen P. Briggs, owner, requests approval for the construction of three portals with a maximum height of 11'-2" and totaling 441 sq. ft. and the replacement of a window with a French door on the west façade. (Paul Duran)

**9. DISCUSSION ITEMS**

**10. MATTERS FROM THE BOARD**

**11. NEXT MEETING: Tuesday, November 26, 2024**

## **Minutes of the Historic Districts Review Board**

**October 8, 2024**

**5:30PM**

*\*Minutes created from YouTube video and transcript.*

### **Call to Order**

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

### **1. Roll Call**

Roll Call indicated a presence of a quorum as follows:

#### Members Present

Ms. Cecilia Rios, Chair  
Mr. Anthony Guida, Vice Chair  
Ms. Jennifer Biedscheid  
Ms. Mary Ellen Degan

#### Members Absent

Ms. Madelein Aguilar Medrano  
Mr. John Bienvenu  
Ms. Amanda Mather

#### Others Present

Ms. Heather Lamboy, Planning and Land Use Director  
Mr. Gary Moquino, Historic Preservation Division Manager  
Mr. Frank E. Ruybalid, Assistant City Attorney  
Ms. Amanda Romero, Senior Planner  
Ms. Lani McCulley, Senior Planner  
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and in the Historic Preservation Division.

### **2. Approval of Agenda**

Mr. Moquino stated two New Business items on the agenda needed to be changed. Item c. 2024-009130 (925 Acequia Madre) is postponed. Item d. 2024-009129 (544 Canyon Road) no longer requires an exception.

**Vice Chair Guida moved to approve as amended. Member Biedschied seconded. The motion passed unanimously by voice vote.**

### **3. Approval of Minutes**

Chair Rios stated that there were no minutes to approve.

### **4. Approval of Findings of Fact and Conclusions of Law**

Chair Rios stated that there were four Findings of Fact and Conclusions of Law from July 23, 2024, to approve. No changes from Staff or the Board were made to the findings and conclusions.

**Member Degnan moved to approve the Findings of Fact and Conclusions of Law. Member Biedscheid seconded. Vice Chair Guida abstained. Chair Rios, Member Biedscheid, and Member Dengan voted to approve by voice vote. The motion passed with three votes.**

### **5. Matters from the Public**

Chair Rios asked anyone from the audience that wished to comment to please come forward to be sworn in.

Stephanie Beninato spoke regarding HVAC units and other rooftop equipment in the historic districts. She stated that she is compiling a photo show for the Board however she wanted to point to the Georgia O’Keeffe Museum on Johnson Avenue as they have an approximately 10 ft. high HVAC system that is visible from the street. She pointed to this as a blatant example of not screening rooftop equipment. She stated that there is a lot of this going on downtown and questioned how long it takes to do enforcement. She brought up the significant structure at 123 E. Santa Fe Avenue with the white vinyl siding and she asked the Board to consider downgrading it to contributing. Ms. Beninato stated that she realized it may take a long time to take property owners to court or perform other types of enforcement actions but suggested that if properties were downgraded that the unpermitted changes people make may be more in line with the way things are in the historic districts.

Ms. Beninato also wishes that people would speak more factually about cases because the discussion that were had at the previous hearing were not based on fact or historic preservation principles.

Rick Martinez was sworn and thanked Chair Rios and the members of the Board for hearing him. He wanted to let the Board know that the red caboos at St. Francis was painted red over the weekend without approval from the City. He stated that the caboos has ATSF on it, but it was a caboos for the Denver Rio Grande Railway caboos. Mr. Martinez spoke to a board member of Keep Santa Fe Beautiful and that they stated they wanted to return it to the historical status. He went on to state that the historical status was not restored per the photo he brought which was displayed for the public (minute 8:39 of the meeting). The new design states “Santa Fe” two times. He knows it is not under the purview of the board, but he wanted to bring it to the Board’s attention. Mr. Martinez wants to know: why can someone get away with doing things over the weekend and not get punished? The historical character was not restored. He worked on the caboos at Salvador Perez and was careful to keep its character.

## **6. Staff Communications**

Chair Rios asked if there were any staff communications. Mr. Moquino stated that Daniel Alvarado would give an update on the code rewrite. Mr. Alvarado introduced himself as the Senior Planner acting as the project manager of the development code rewrite. He thanked the Board for hearing him. He provided a brief update on the status of Phase I of the code rewrite. Mr. Alvarado put up a PowerPoint for the Board and audience. Phase I constitutes high-level proposed changes to the historic section of the code and looks to understand what may come in future phases. He stated that if people in the audience would like to look at the work currently being done, they could find the draft of Phase I online on the City webpage and that people could contact him via email if they had specific questions. A QR code is available to access the draft and information about the code rewrite. He noted that Phase I was focused on making a user-friendly document.

Mr. Alvarado noted verbally and showed in his presentation the timeline for the three phases of the Land Development Code rewrite. He also presented the project Engagement Timeline to date as well as the Phase I Adoption Timeline. He also relayed the priorities of the Historic Subcommittee that was formed earlier in the year and the difference between substantive and non-substantive changes. A slide labeled Zoning Districts demonstrated how the code will change visually for ease of use. In a slide on the overlay districts he noted overall changes to them and explained that there were no major changes in the

Historic District Overlay currently. Mr. Alvarado also explained broader changes to the Land Development Code and spoke about affordable housing.

For Phase II Mr. Alvarado stated that the changes would be more substantive and there will be more engagement with this phase as part of the General Plan update. He explained that there may be deeper discussion about the historic districts and the Santa Fe style as the process moves forward and with the General Plan as there maybe be other ways to address BCD overlap with historic requirements, move to a form-based code, and determine how to employ more effective methods to architectural styles across Santa Fe to achieve the goals of the General Plan. He noted there is a desire to provide more administrative authority and create incentives.

Chair Rios noted that this is a big and involved project and the City has been waiting for this for a long time; since 2004. She continued saying, at the committee stage everyone is being thorough and when the last stamp of approval is given, we should have something that is better than we have today.

## **7. Old Business**

No items were listed under Old Business.

## **8. New Business**

**a. 2024-009127-HDRB, 330 Otero St.**, Downtown & Eastside Historic District, Contributing, Fritz and Lynn Denny, agents/owners propose to replace windows on a residential structure, an exception is requested to Section 14-5.2(D)(5)(b) to remove historic material. (Lani McCulley, [LJMcCulley@santafenm.gov](mailto:LJMcCulley@santafenm.gov))

Ms. McCulley presented her staff report for 330 Otero, stating that the building is a contributing structure to the Downtown and Eastside Historic District and the primary facades are the east elevation and the southeast corner windows of the structure.

The applicant requested to replace all of the windows on the home and an exception was required to remove historic material. A window assessment was completed to determine the condition of the windows and their estimated age. The replacement is proposed to be in-kind with no change in openings on the primary façades. Wood and stucco will be repaired as well. The stucco will be in cementitious “Adobe.”

Chair Rios asked: what the total number of windows that are being asked to be replaced? She also asked why the windows need to be replaced.

Ms. McCulley stated that the windows at the southeast corner are leaking.

Vice Chair Guida asked if the garage door would be replaced.

Ms. McCulley replied that it would not be replaced.

Fritz Denny, owner and resident of the house at 330 Otero Street, Santa Fe, New Mexico, was sworn in by Ms. Romero.

Mr. Denny stated that all the windows on the house are leaking except for those located under the portal. He stated that he is just trying to preserve the house and is not asking to make any changes. He said he is just trying to keep the house from falling into disrepair. The windowsill is of stucco and is falling off the house as is the case at the bedroom windows and other areas of the house.

Chair Rios asked the Board if they had any questions about the project at this time. Hearing no questions she asked members of the public if they had anything to say.

Ms. Beninato, PO Box 1601, Santa Fe, New Mexico, approached the podium and was sworn in by Ms. Romero. She stated that the Board had just learned that some of the windows have been replaced and she hopes that they were replaced in-kind and not with something totally different. She also stated that the Board heard that window B could be repaired and not replaced as it is historic, so she asked the Board to at least retain that one window.

Chair Rios thanked Ms. Beninato and asked if there were other speakers in the audience or on Zoom. Mr. Moquino stated that there were no commenters on Zoom.

Vice Chair Guida made a comment to the Board. He thanked Mr. Denny for looking for a similar lite pattern and that what is requested is not a like-for-like replacement but that the style is wood clad Marvin windows, and it meets the style of the Stamm home. He continued and stated that there are other window makers that could more closely match the windows, but they are ridiculously expensive. There are times when the Board has asked people to retain historic windows and add storm windows. He believes that, in balance, what Mr. Denny is proposing is good. Acknowledging that there is some adverse effect to the home Vice Chair Guida finds that the exception should be granted.

Chair Rios stated that she agreed with Vice Chair Guida's comments. She thinks the project is a good project and visually what we see is consistent with what is existing.

Member Biedscheid stated that her initial thought was to require restoration of window B but she agrees with the other Board members.

**Vice Chair Guida moved to approve the project as submitted finding the exception has been met. Member Biedscheid seconded. The motion passed unanimously.**

**b. 2024-009128-HDRB, 410 Camino Cabra, Downtown & Eastside Historic District.** Non-Contributing, Gayla Bechtol Architect, agent for Stephanie Fine, owner, proposes to demolish a 1,276 sq. ft. residential structure. (Lani McCulley)

Ms. McCulley presented the staff report stating that the house was built before 1948 in the Spanish Pueblo Revival style and is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant requested to demolish the structure and replace the structure with a new residence which has not yet been designed.

Ms. McCulley stated that Staff found the demolition criteria to be met and stated the condition that archaeological clearance be obtained prior to the demolition permit being issued.

Chair Rios clarified that the Board was only reviewing the demolition. Ms. McCulley replied yes.

Gayla Bechtol, 320 Aztec Street, Santa Fe, New Mexico, approached the podium and was sworn by Ms. Romero. Ms. Bechtol showed the Board a footprint of the proposed structure but wanted to make sure that the Board understood that the demolition was being requested because a remodel would be so substantial that it would constitute a demolition of the existing house.

Chair Rios asked if there were any questions from the Board for Ms. Bechtol. There were no questions.

Chair Rios asked if there was anyone from the public that would like to comment.

Ms. Beninato, previously sworn, approached the podium and stated that the footprint of the existing house is much smaller than the proposed footprint for the new residential structure. She requested the Board discuss when a house could actually be added on to but that it would just be easier to demolish it. She wanted to know what the historic criteria was.

John Eddie, 14 Avenida Campo Verde, Santa Fe, New Mexico, was sworn by Ms. Romero. Mr. Eddie addressed the Board and asked them to dig into this case a bit as it is not often that an applicant comes to the board simply to demolish a house with little explanation beyond the difficulty of building onto the house. He said there is a question raised about the structural integrity of the house and if there is structural integrity then maybe there is an argument for maintaining it. He stated that sometime non-contributing houses add the culture and the character of the neighborhood. Ms. Rios thanked him for his comments.

Tom Wilmouth, the neighbor of the property owner at 410 Camino Cabra, Santa Fe, New Mexico, was sworn in by Ms. Romero. He stated he is the neighbor of the property owner and was present as a character witness and that he didn't have an opinion about the demolition or addition. He said he has shared a driveway with the owner of the property and that he will be the most impacted by the project and feels she is doing it the right way.

Stephanie Fine, 6609 Vista Loma, Albuquerque, New Mexico, and owner of 410 Camino Cabra was sworn in by Ms. Romero. Ms. Fine stated that the house was cold and uncomfortable as the house is on concrete floors and there is no insulation. In conversation with Ms. Bechtol about her options to maintain the integrity of the neighborhood she said her wish is to be sensitive to the historic neighborhood and not overbuild.

Chair Rios thanked Ms. Fine for her comments and stated that hearing from the homeowner provides perspective for the Board.

There was no other public comment from the audience or on Zoom.

Member Degnan stated that one of the commenters brought up the concern for going straight to demolition and she found this a valid concern as she does not think the HDRB wants to focus on approving demolitions. She asked, how often do we demolish?

Mr. Moquino stated that in his recollection there have not been many demolitions but of late there are more requests for demolitions.

Mr. Guida stated that in his time on the Board he has reviewed probably ten demolition cases. In this case he was considering the demolition criteria and the responses provided by the applicant. One major consideration is that the property is non-contributing, it does not contribute to a streetscape or blockfront, and the consideration of condition and structural integrity has been discussed. The applicant has done a good job of explaining the structural condition. He found the responses to the demolition criteria and Staff's agreement with them to be enough for him to find demolition to be a prudent measure for this building. He thinks a new design for the property is better than attempting to retain any of the material or design from the existing structure.

Member Beidscheid stated that demolition requires careful consideration. In this case the structural assessment of the building stated that the building is not to code and there are some concerns about how there is no crawls space and the CMU. She acknowledged that there are many houses not built to code that exist today and in the renovations of those structures there is usually a lot of effort put into bringing them up to code to protect what is worth saving, like adobe construction or other elements that the Board deems characteristic of the historic districts. This property does not seem to have any of that, and she hopes that the applicant will choose some of the characteristics of the existing house, like vigas under the portal or blue paint, that harken back to the existing structure. She noted that the house is non-contributing, it does not add to the streetscape, and it is structurally compromised so she did agree with the applicant that bringing the structure up to code would not be effective.

Chair Rios stated that the Board and Ms. Bechtol, who has been before the Board many times, understand that there are old buildings in pretty bad shape and they are given historic status and those structures are renovated. She understands both sides of this issue. There would need to be a lot of effort put into this particular building, having to redo the plumbing and electrical but in many old buildings those things are accomplished, and the building turns out wonderful. This building was thoroughly evaluated by the Board and determined to be non-contributing to the district. She then requested a motion from the Board.

**Member Beidscheid moved to approve the application for demolition noting that the demolition criteria have been met as documented in Staff's report. Member Guida seconded the motion. The motion passed unanimously.**

d. **2024-009129-HDRB, 544 Canyon Rd.** Downtown & Eastside Historic

District, Contributing, Jon Dick, agent for Jeff Serra, owner, proposes to construct a 118 sq. ft. addition to a height of 10 ft. 5 ½ inches where the maximum allowable is 15 ft.8 inches and patio with steps.

Mr. Duran presented the staff report to the HDRB. He noted the structure at 544 Canyon Road is contributing to the Downtown and Eastside Historic District and that the north and south elevations are contributing. He showed a slide of the property and indicated the primary elevations and described their façades.

The applicant proposed a 118 sq. ft. portal addition to the west elevation of the house as well as a brick walkway and steps. The stucco will be El Rey cementitious stucco in “Adobe.” Exceptions to exceed 50% of the historic footprint and creating an addition to a primary façade were evaluated but Staff found that no exceptions were required.

Chair Rios asked the public visibility of the project.

Mr. Duran stated public visibility of the property was extremely low, if any.

Member Biedscheid asked if the window being removed is historic or was it previously replaced?

Mr. Duran deferred to the applicant to answer the question.

Jon Dick, 112 Camino Escondido, Santa Fe, New Mexico, was sworn in by Ms. Romero. Mr. Dick responded to Member Biedscheid’s question stating that the window in question is part of the 2013 addition to the house and is a non-historic window. He went on to say he did not have much to add to what Staff presented and that the addition being requested is very modest. The addition is designed to replicate the character of what is there now.

Chair Rios asked if anyone from the public wished to comment. There was no one in the audience or on Zoom that wished to comment on the case.

Chair Rios requested a motion.

**Member Degnan moved to approve the application as recommended by Staff. Member Biedscheid seconded the motion. The motion passed unanimously.**

## 9. Discussion Items

Chair Rios asked if there were any discussion items from Staff or the Board.

Ms. Lamboy stated that the consultant team would be coming to town the next week and that a more user-friendly digital platform was going to be initiated so both the development community as well as the community at large can access information. An example is that people can pull information off of the digital platform so that they do not need to ask a member of Staff or do a public records request to get information. This way things are more self-service and accessible 24/7. She stated that the City is really excited about the development of that platform and she would be bringing this platform to the Board for some feedback in the future as the project progresses.

Ms. Lamboy also wanted to let the Board know that the engagement process for the General Plan will begin in 2025. The City is hoping that the General Plan and the Land Development Code can unfold together a little bit because there have been a lot of General Plan questions raised with the Land Development Code update. She believes it is a really great opportunity and very rare to have these two projects going at the same time.

She also stated that the other project being worked on is the historic status map updated. It has been the case that when a status was changed it has not been changed on the digital platform. We have done a lot of work since the map was created in the 1990s, so the historic status map update will come before the Board for approval in the near future.

## 10. Matters from the Board

There were no matters from the Board.

## 11. Next Meeting

Chair Rios stated the next meeting will be October 22, 2024.

## 12. Adjournment

Chair Rios asked for a motion to adjourn.

**Member Degnan moved to adjourn the meeting. Member Biedscheid seconded. The motion passed unanimously and the meeting concluded at approximately 6:55 PM.**



# City of Santa Fe, New Mexico

# memo

**DATE:** October 22, 2024  
**TO:** Historic Districts Review Board  
**FROM:** Paul A. Duran, Senior Planner, Historic Preservation Division

---

**2024-009042-HDRB, 645 Garcia St.,** Downtown & Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, has received Board approval 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.

## **REFERENCE ATTACHMENTS (Sequentially):**

### **CITY SUBMITTALS**

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:** Staff's Bullnose Streetscape Summary

### **APPLICANT SUBMITTALS**

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:** Applicant's Bullnose Streetscape Summary

## **STAFF RECOMMENDATION:**

Staff recommends the bullnose dimensions be four inches in diameter given the Garcia Street neighborhood bullnose average along the streetscape from the subject property which complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

## **BACKGROUND & SUMMARY:**

The vacant lot at 645 Garcia Street is located within the Downtown and Eastside Historic District. The proposed development of Lot 3 in the Windmill Hill subdivision is approximately 3,608 sq. ft. of roofed area on a 0.38-acre lot. Lot 3 is in the Windmill Hill Subdivision where there is one established residence identified as Lot 1 and Lot 2 which is a vacant lot. The subdivision is set

back from Garcia Street and access is via a private drive. The site is concealed by an existing 8' high coyote fence along the subdivision's north, east, and south boundaries.

On August 13, 2024, in Case No. 2024-008759-HDRB, the Board approved the construction drawing set with the condition that the stucco corners will be bullnosed. Staff gave a recommendation to the applicant for a 1" bullnose for the stucco corners. The applicant would like a 1/8" to 1/4" bullnose and believes the 1" bullnose staff has requested is excessive. Staff did an assessment of the surrounding 12-structures along Garcia Street where the property is located and collected an average dimension of 3-3/4" bullnose. Staff is now requesting a 4" bullnose for the subject property. The applicant is coming to the Board for clarification of the exact dimensions for the bullnose.

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		

### 645 Garcia Street Neighborhood Bullnose Calculation Summary

#### 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


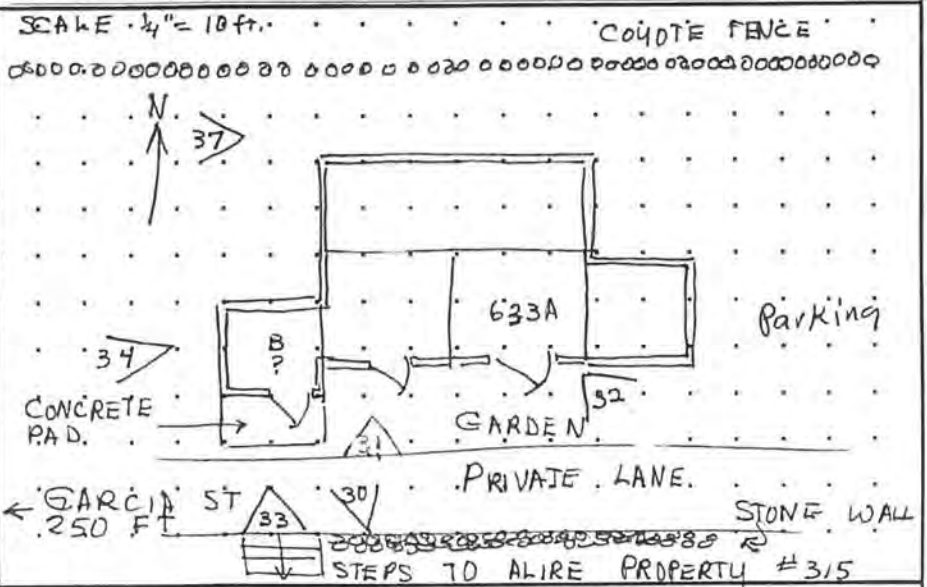
Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (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

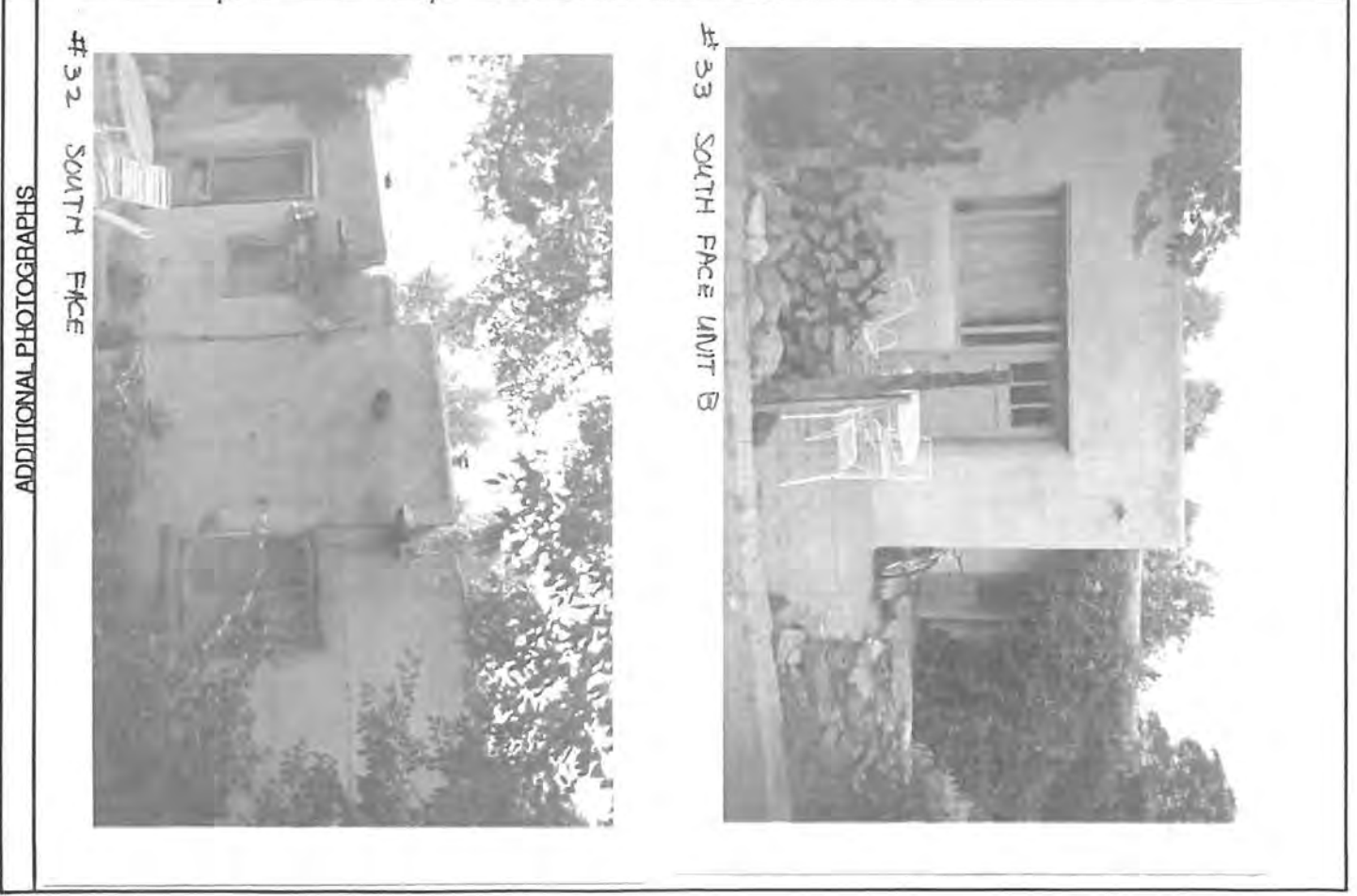
IDENTIFICATION	ADDRESS: <u>634 A+B GARCIA ST.</u> <u>633A</u>	ID NUMBER: <u>051600316</u>	
	BUILDING NAME:		
	UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>	LEGAL DESCRIPTION: TNSP <u>17</u> N RANGE <u>10</u> E SEC <u>30</u> NW <u>1/4 SW 1/4</u>	
FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85			
			DATE OF CONSTRUCTION: <u>1930</u> ESTIMATE _____ ACTUAL
SOURCE(S) OWNER	ARCHITECTURAL STYLE: <u>PUEBLO REVIVAL</u>		
USE:	HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____		
SURROUNDINGS: <u>RESIDENTIAL</u>	#31 SOUTH FACE SCALE $\cdot \frac{1}{4}'' = 10 \text{ ft.}$		
BUILDING DATA	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR _____ NOT SIMILAR	COYOTE FENCE 	
	ASSOCIATED BUILDINGS ON SITE: _____ YES <input checked="" type="checkbox"/> NO	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? _____ YES <input checked="" type="checkbox"/> NO _____ ELIGIBLE _____ CONTRIBUTING _____ NON-CONTRIBUTING	
	WHAT TYPE?	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"/>	
	IF INVENTORIED, LIST ID NUMBER(S)	LOCAL DESIGNATION: <u>Core</u> _____ HISTORIC DISTRICT _____ SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING _____ NON-CONTRIBUTING LOCAL LANDMARK _____ YES _____ NO	
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR _____ MODERATE _____ MAJOR	OVERALL CONDITION: _____ EXCELLENT _____ GOOD <input checked="" type="checkbox"/> FAIR _____ DETERIORATED		
EXPLAIN: <u>NONE VISABLE</u>	BUILDING THREATENED? _____ YES <input checked="" type="checkbox"/> NO		

SURVEYED 7.3-91 BY AC

NEGATIVES WITH NMHPD ROLL # 3 NEG # 29 TO 37

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

COMMENTS RENTAL PROPERTY OWNED BY ALIRE FAMILY  
 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



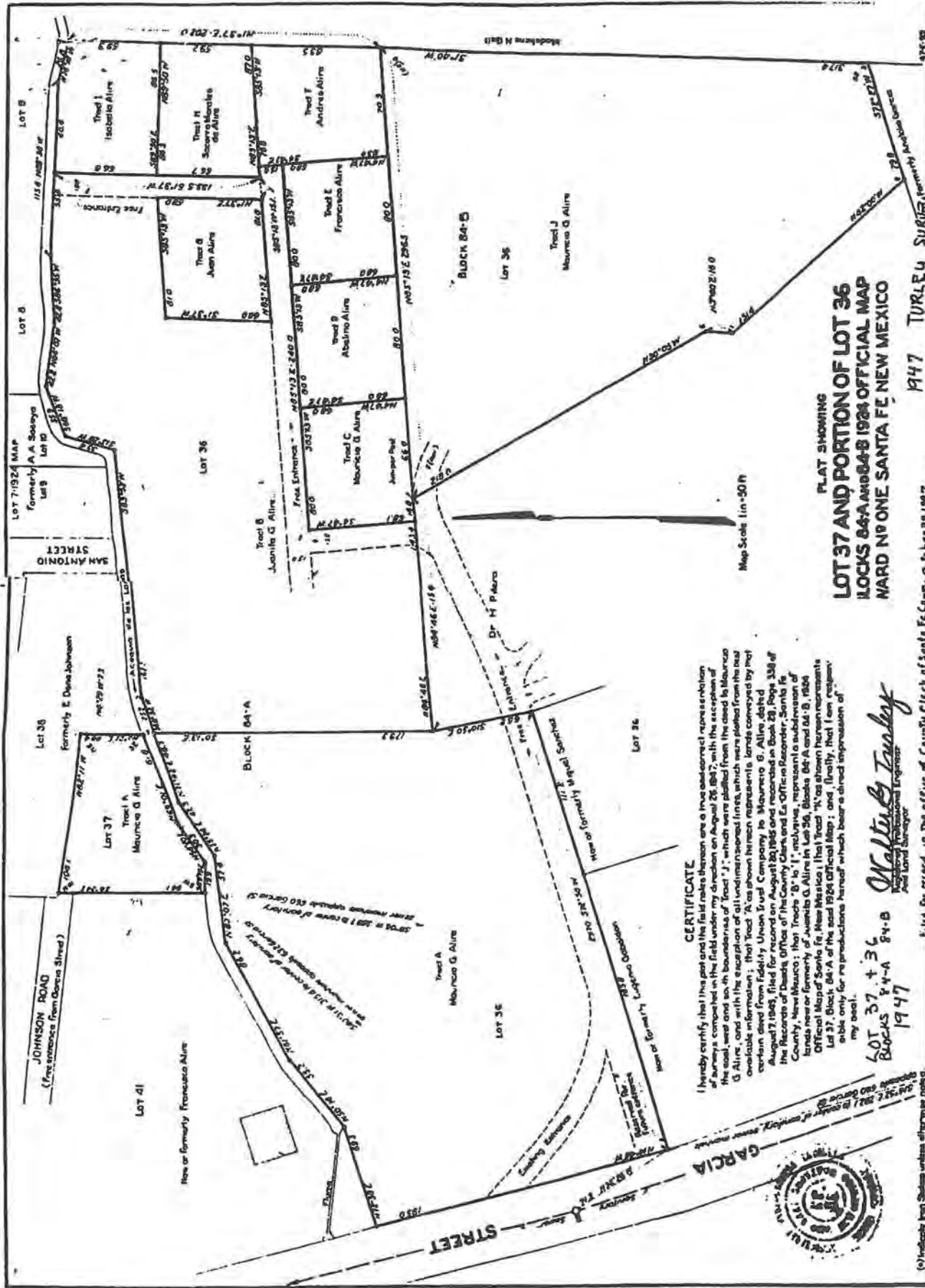
#37 NW CORNER UNIT A



#34 WEST FACE UNIT B



#30 ROCK WALL



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

1947 TURLEY SURVEY M-415

**CERTIFICATE**

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

LOT 37 + 36  
BLOCKS 84-A + 84-B  
1947  
Walter Turley  
Professional Engineer  
and Land Surveyor



Filed for record in the office of County Clerk and Ex. Office Register, Santa Fe, N.M., on August 28, 1947.

(\*) Indicate by Shading areas where there is a discrepancy between this plat and the field notes.



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

June 4, 1997

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

To Whom It May Concern:

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

Sincerely,

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



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<p><b>To Be Completed By Applicant:</b></p> <p>Date Submitted: <u>May 31, 2024</u></p> <p>Property Owner of Record: <u>Windmill Hill Property Owner LLC</u></p> <p>Applicant/Agent Name: <u>Michael Blum/ Graham Hogan</u></p> <p>Contact Person Phone Number: <u>(202) 361 - 1005</u></p> <p>Zoning District: <u>R3</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____  <input type="checkbox"/> Flood Zone*  <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR:  <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit:  <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector**  <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential  <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division.  ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: <u>645 Garcia Street, Santa Fe, NM 87505</u></p> <p>Proposed Construction Description: <u>New single family 3 bedroom/3 bath custom home.</u></p> <p>TOTAL ROOF AREA: <u>3590 sf</u></p> <p>Lot Coverage : <u>21.6</u> %  <input type="checkbox"/> Open Space Required: <u>60%</u></p> <p>Setbacks:  Proposed Front: <u>15ft</u> Minimum: <u>10ft</u>  2<sup>nd</sup> Front? _____  Proposed Rear: <u>12'10"</u> Minimum: <u>10ft</u>  Proposed Sides: <u>L73ft R 17ft</u> Minimum: <u>15ft</u></p> <p>Height: Proposed <u>15ft</u>  Maximum Height: <u>15'-11"</u> or  <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance  <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces:  Proposed <u>2</u> Accessible _____  Minimum: _____</p> <p>Bicycle Parking**:  Proposed: _____ Minimum: _____  <small>** Commercial Requirement</small></p>
--	--

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

PRINT NAME

OWNER  APPLICANT  AGENT

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

5-31-24

SIGNATURE

DATE

<p><b>To Be Completed By City Staff:</b></p> <p><b>Additional Agency Review if Applicable:</b></p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: <u>   /   /   </u></p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: <u>   /   /   </u></p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u>   /   /   </u></p> <p>Notes: _____</p> <p><b>Zoning Approval:</b></p> <p><input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: <u>Subdivision plat must be recorded before applying for building permits.</u></p> <p>REVIEWER: <u>Stephanie Perea</u> DATE: <u>06/17/24</u></p> <p>Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.</p>	
--	--


## 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



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.**

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



3/8" bullnose



1/4" bullnose



3/8" bullnose



1/2" bullnose

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



6. 616 1/2 Canyon – various dimensions

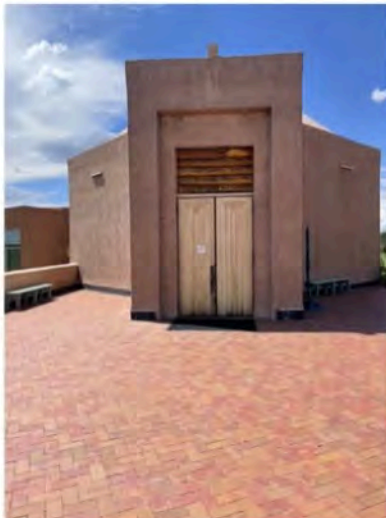


1/8" bullnose



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.



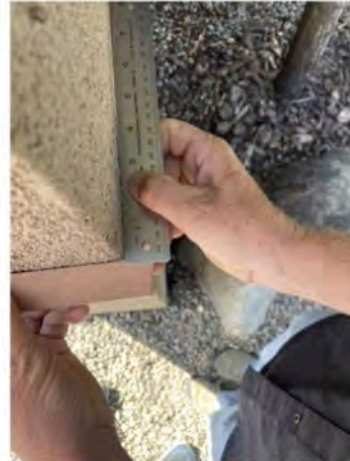
8. 553A Garcia Street – 3/8" bullnose



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" 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



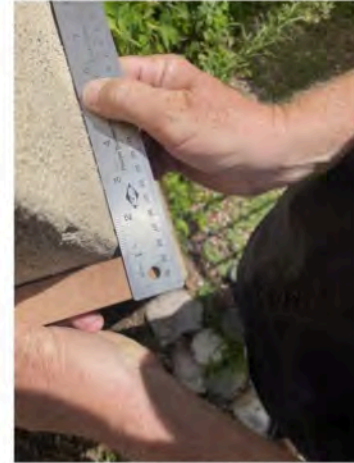
22. 225 Canyon (Owen Gallery) – 1/2" bullnose



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



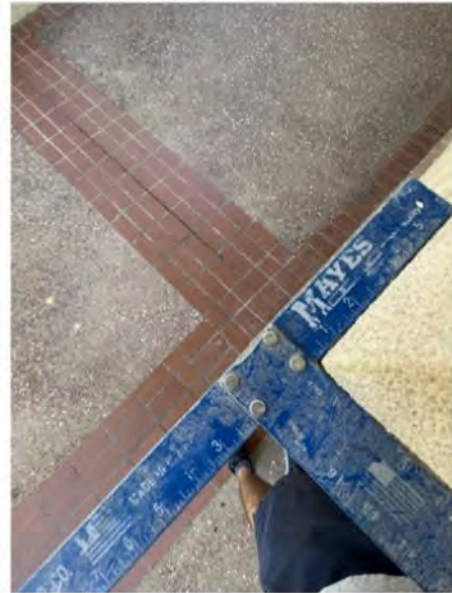
30. Bataan Memorial Building - 1/8" bullnose



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



32. Capitol North Building- 1/8" bullnose



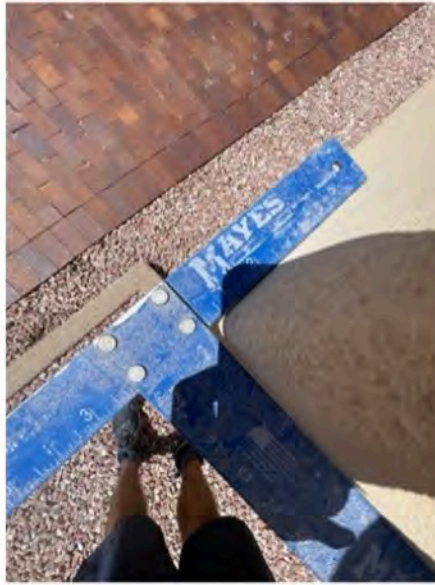
33. Court of Appeals- 3/4" bullnose



34. Jerry Apodaca Building - 1/2" bullnose



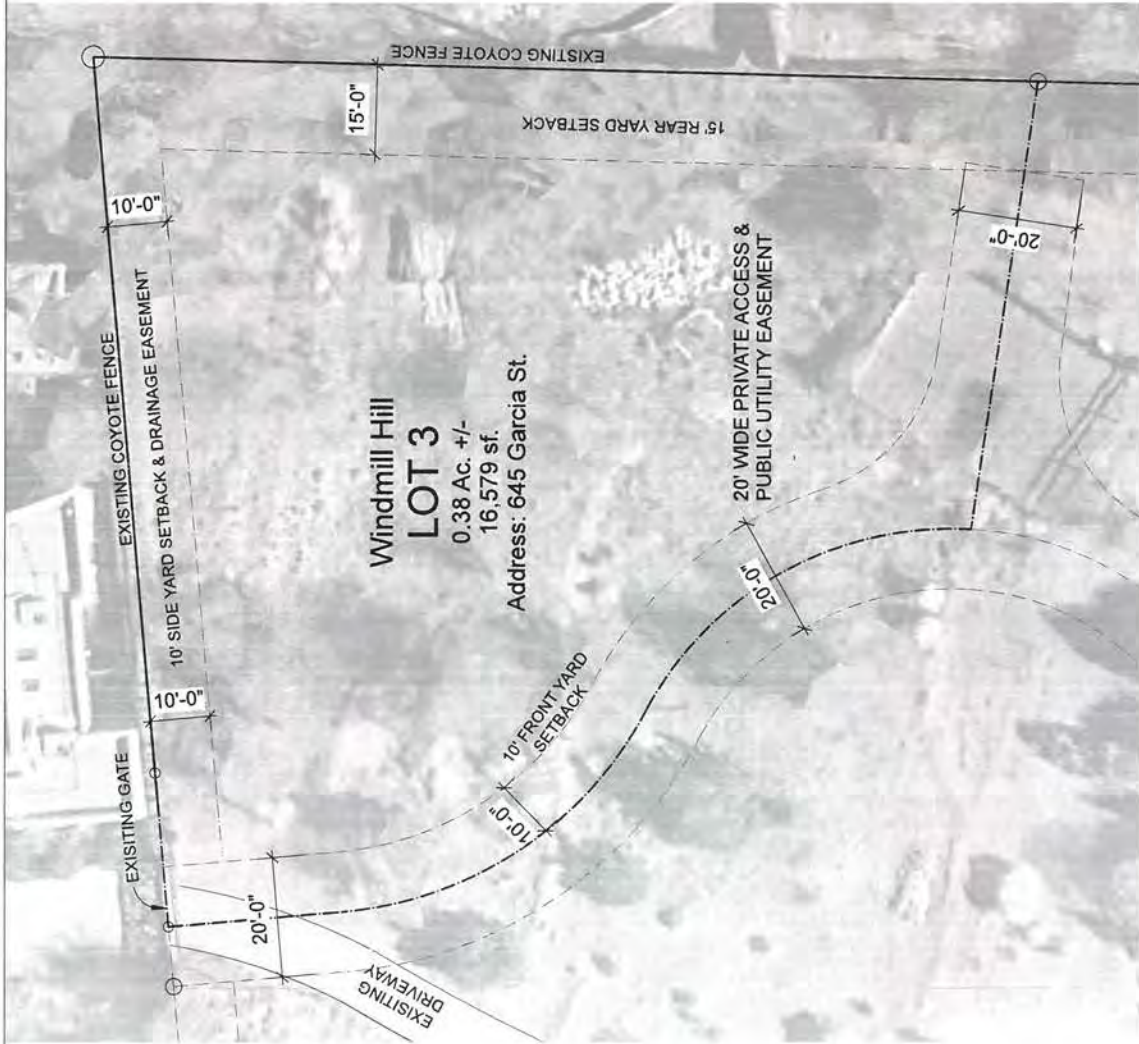
35. 414 Don Gaspar -3/4" bullnose



-END-

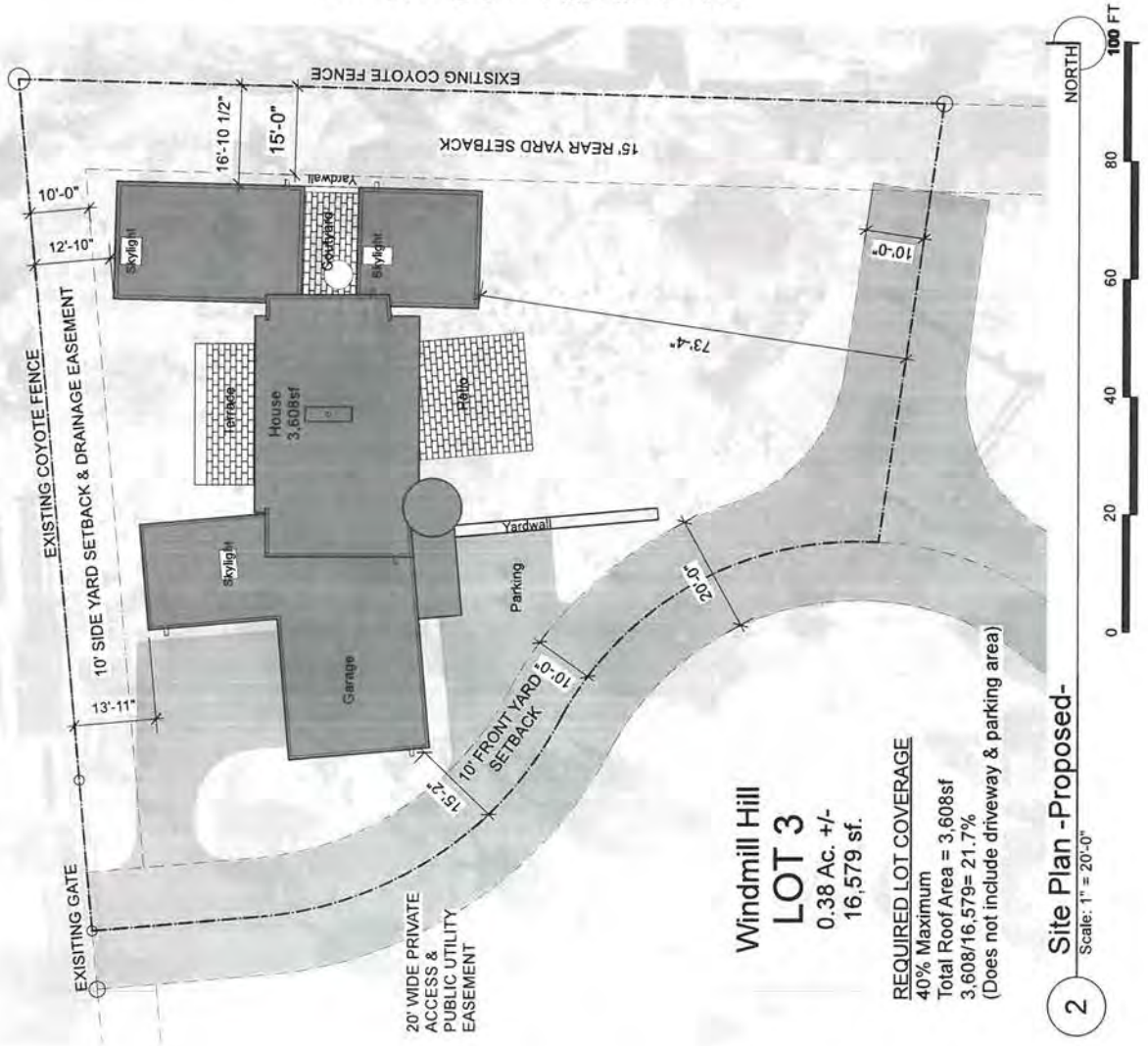


**Windmill Hill Lot 3 Residence**  
645 Garcia St.  
Santa Fe, NM 87505



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

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



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

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

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



WORK SHEET 2024-002  
 ARCHITECTURE & INTERIOR DESIGN  
 10000 W. 10th Ave. Suite 100  
 Denver, CO 80202

StudioP Inc  
 ARCHITECTS  
 645 Garcia St. Santa Fe, NM 87505

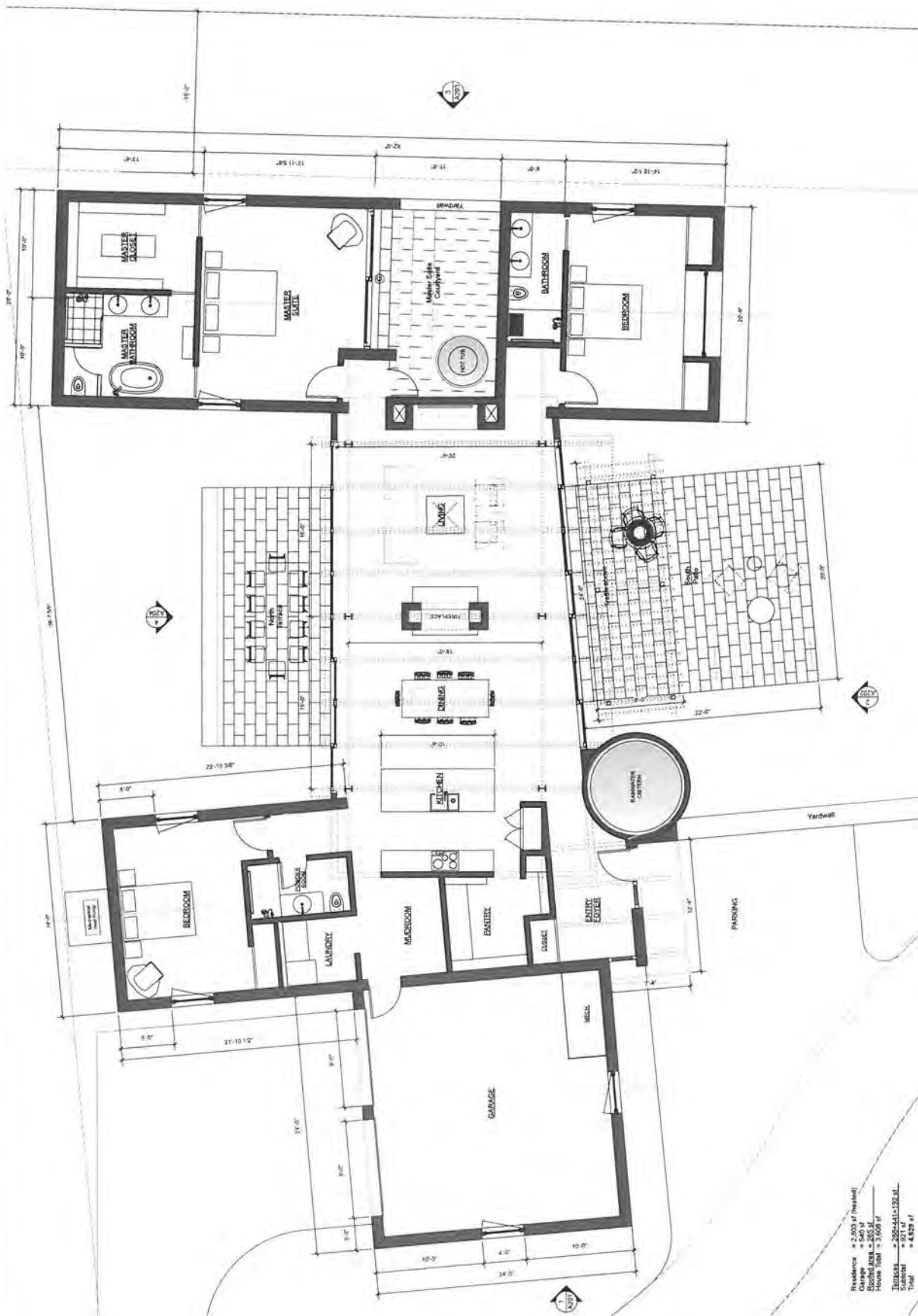


Windmill Hill Residence  
 645 Garcia St.  
 Santa Fe, NM 87505

DATE	10/25/2024
PROJECT NO.	24-002
ISSUE NO.	07.19.2024
PROJECT TITLE	WINDMILL HILL RESIDENCE
OWNER	645 GARCIA ST. SANTA FE, NM 87505
ARCHITECT	STUDIO P ARCHITECTS
SCALE	AS SHOWN

FLOOR PLAN

A101



Residence = 2,003 sf (heated)  
 Sunroom = 205 sf  
 Garage = 1,000 sf  
 House Total = 3,208 sf  
 Terrace = 282-441-132-41  
 Subtotal = 921 sf  
 Total = 4,129 sf

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

1000 S. 10th St.  
Albuquerque, NM 87102  
505.243.8888

StudioGR LLC  
ARCHITECTS  
1000 S. 10th St.  
Albuquerque, NM 87102  
505.243.8888



Windmill Hill Residence  
645 Garcia St  
Santa Fe, NM 87505

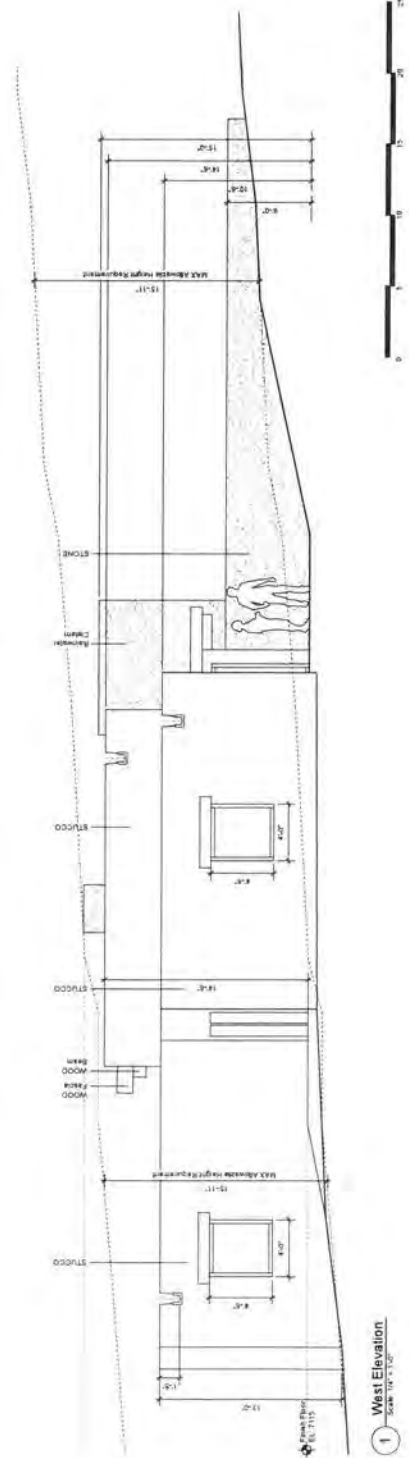
PROJECT NAME

DATE	07.19.2024
PROJECT NO.	24-002
CLIENT	STUDIOGR LLC
ARCHITECT	STUDIOGR LLC
SCALE	AS SHOWN
DATE	07.19.2024

CHECKED BY	
DATE	07.19.2024
PROJECT NO.	24-002
CLIENT	STUDIOGR LLC
ARCHITECT	STUDIOGR LLC
SCALE	AS SHOWN
DATE	07.19.2024

ELEVATION

A201



1 West Elevation  
Scale: 1/8" = 1'-0"



A203

ELEVATION

SHEET NO.

PROJECT TITLE

DESIGNED BY

DATE: 07.19.2024

24-002

PROJECT NO.

PROJECT NAME

DATE

PROJECT NO.

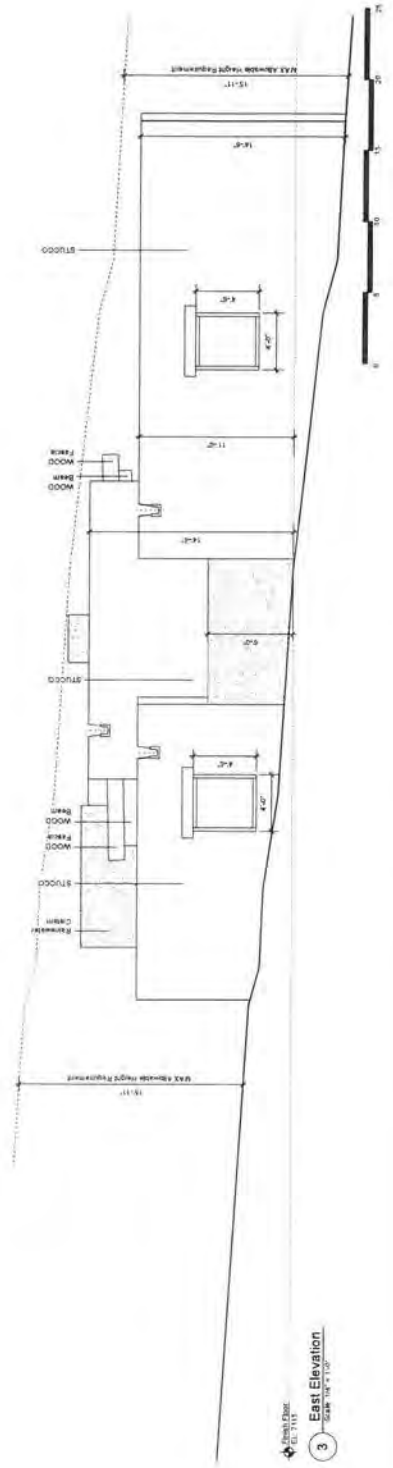
PROJECT NAME

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



StudioGP llc  
ARCHITECTS

101.000.0000.0000  
101.000.0000.0000  
101.000.0000.0000



3 East Elevation  
SCALE: 1/4" = 1'-0"

WINDMILL HILL RESIDENCE  
ARCHITECTS  
1000 10TH AVENUE SW  
ALBUQUERQUE, NM 87102  
TEL: 505.263.1111

STUDIO 110  
ARCHITECTS  
1000 10TH AVENUE SW  
ALBUQUERQUE, NM 87102  
TEL: 505.263.1111

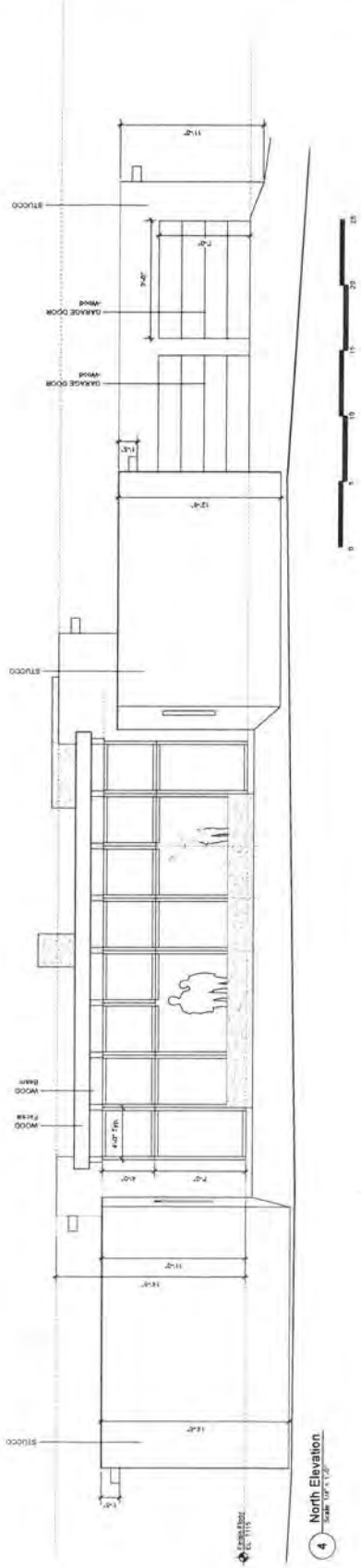


Windmill Hill Residence  
645 Garcia St  
Santa Fe, NM 87505

PROJECT NAME

DATE	07/19/2024
SCALE	AS SHOWN
DATE OF ISSUE	24-002
PROJECT NO.	24-002
DATE	07/19/2024
PROJECT NO.	24-002
DATE	07/19/2024
PROJECT NO.	24-002
DATE	07/19/2024
PROJECT NO.	24-002

ELEVATION  
A204



4 North Elevation  
LOOK UP

## PROJECT MATERIALS

---



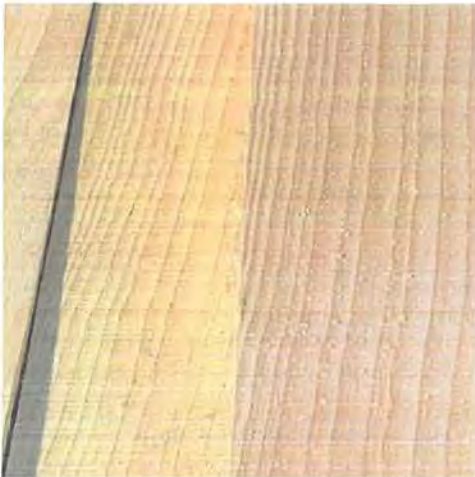
### STUCCO

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



### STONE Walls & Cistern

-Local river rock-



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



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

## Windmill Hill Lot 3 Residence

645 Garcia St.  
Santa Fe, NM 87501



**Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87501



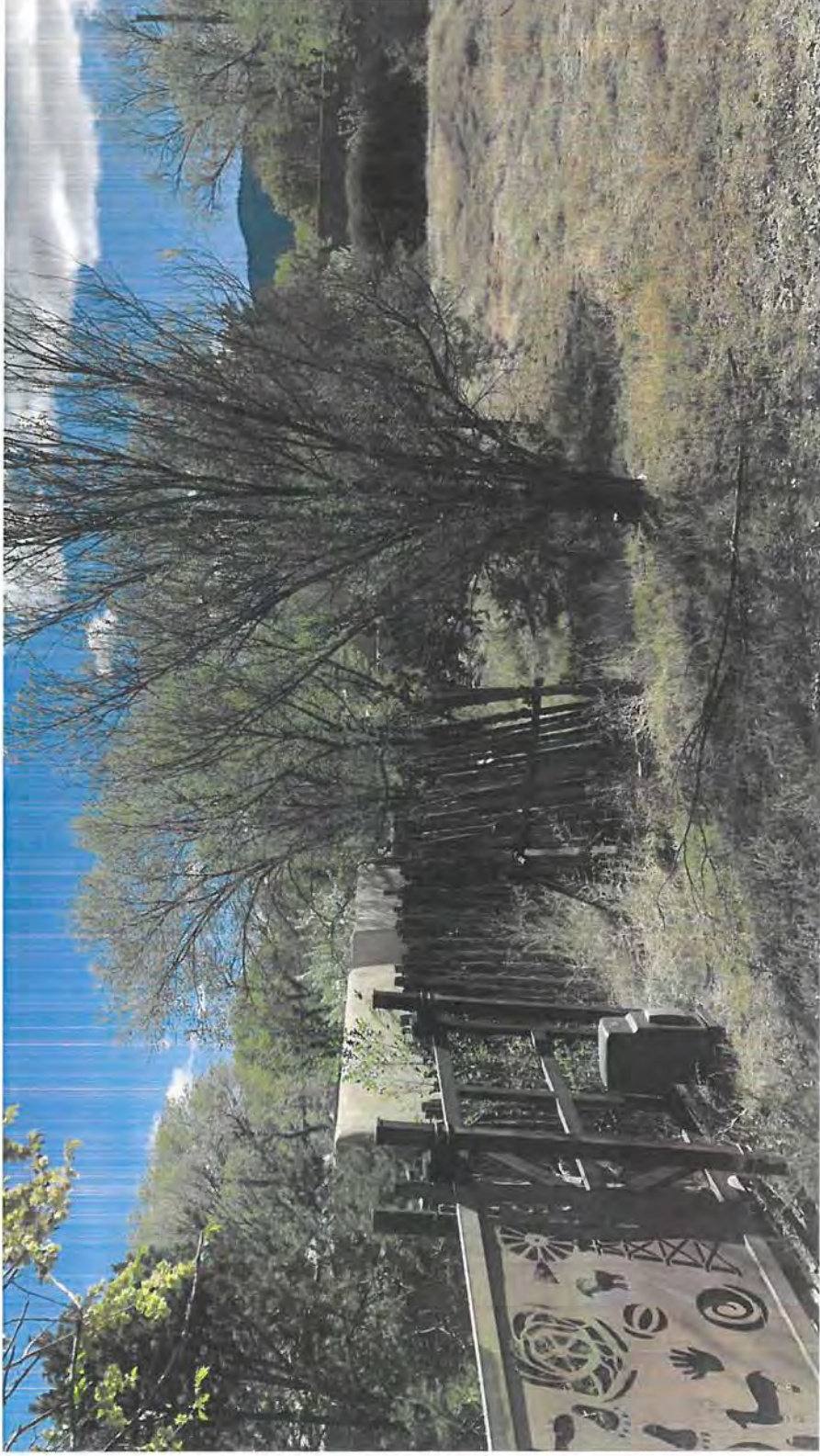
**Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87501



**Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87501



1 EXISTING SITE PHOTO Looking East

## Windmill Hill Lot 3 Residence

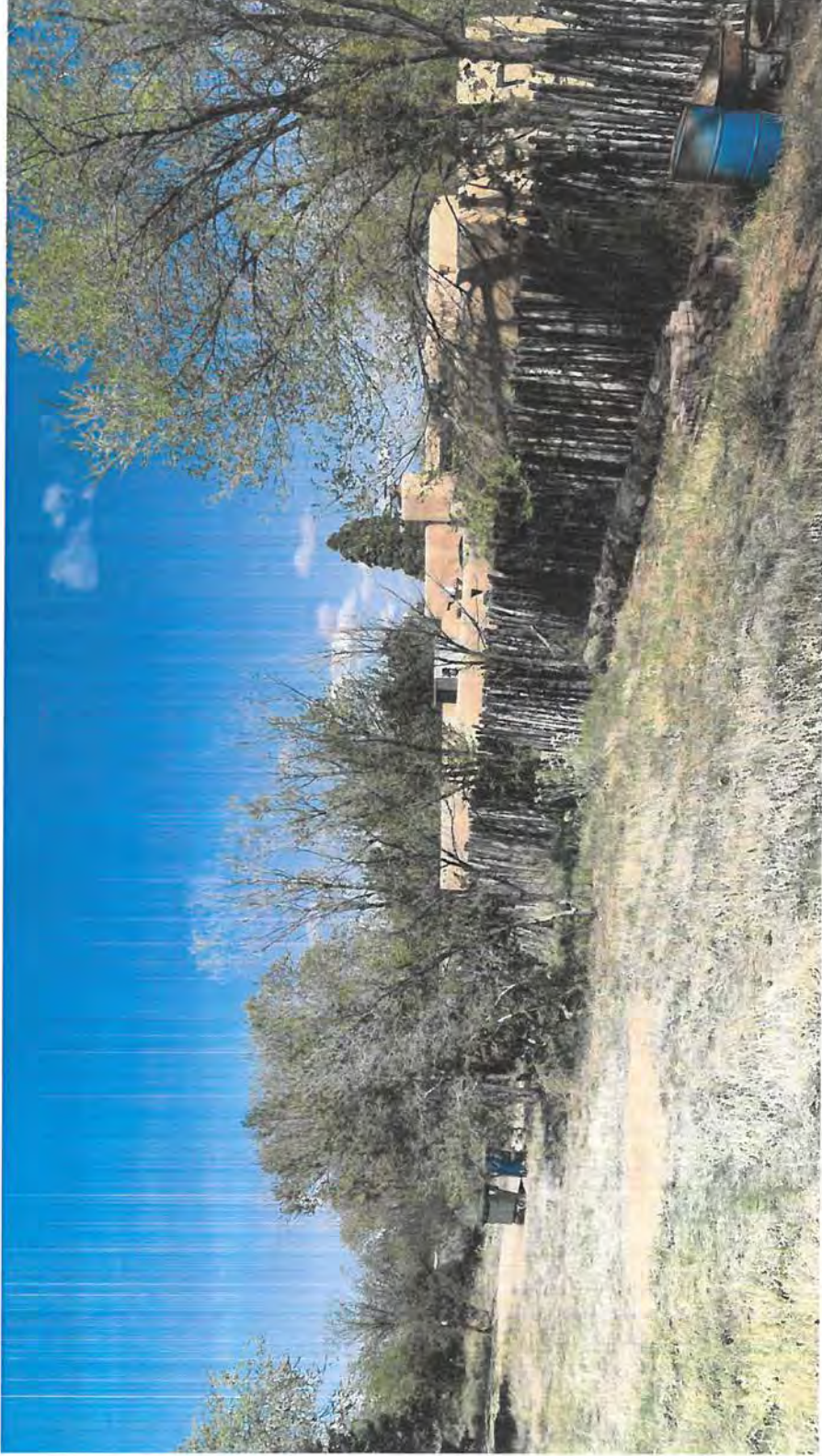
645 Garcia St.  
Santa Fe, NM 87505



2 EXISTING SITE PHOTO Looking North

**Windmill Hill Lot 3 Residence**

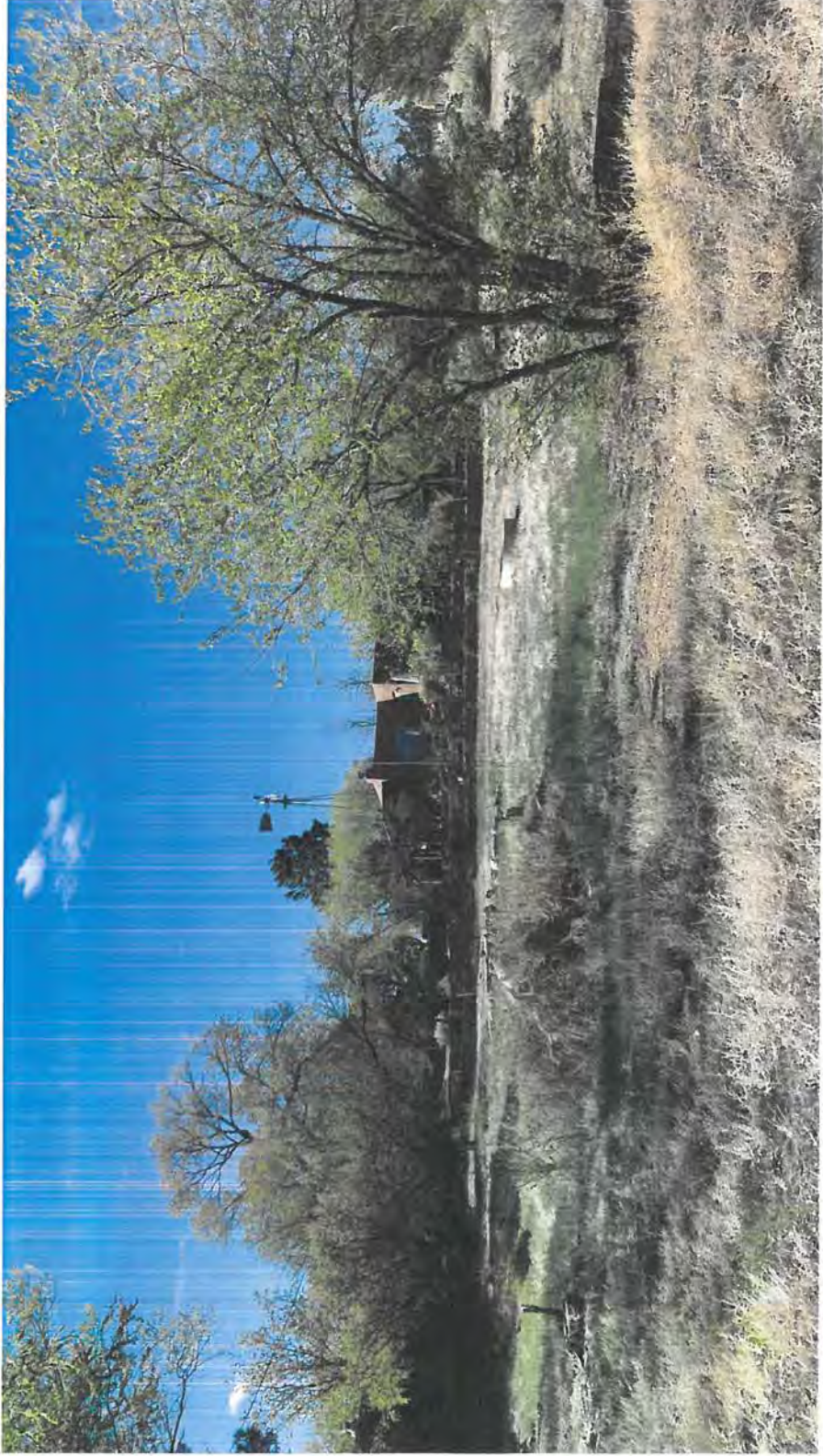
645 Garcia St.  
Santa Fe, NM 87505



**3 EXISTING SITE PHOTO Looking West**

## **Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87505



4 EXISTING SITE PHOTO Looking South

**Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87505



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2024-009207--HDRB

**Project Description:** 2024-009207-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

**Project Location(s):** 710 CANYON RD  
Santa Fe, NM 87501

**Contacts:**

Applicant: CONRON AND WOODS ARCHITECTS      OFFICE@CORONADOWOO.  
1222 LUISA ST STE A  
SANTA FE, NM 87505

Property Owner: Anna M Hamilton      a.mph@mac.com

**Historic District:** HD: Downtown And Eastside

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:** Yes

**Publicly Visible Facade-North:** Yes

**Publicly Visible Facade-South:**

**Publicly Visible Facade-West:**

**Historic District Inventory Number:** 2024

**Year of Construction:** 1912

**Project Type:** Historic Status Review

**Historic Building Name:** Alarid House

# City of Santa Fe, New Mexico

# memo

**DATE:** October 22, 2024  
**TO:** Historic Districts Review Board Members  
**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-009207-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [Façade Diagram]

### APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [2024 HCPI]

## STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and the north façade (façade 1) be designated as primary due to the craftsman influence of unpainted patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof, and thick adobe walls, per 14-5.2(C) Designation of Significant and Contributing Structures.

## BACKGROUND & SUMMARY:

The commercial property includes two structures. The front building faces the street and was constructed before 1912. The back building was built in 1988 and is non-contributing due to age. The front building was previously a residence and is contributing to the Downtown and Eastside Historic District.



Figure 1: Location of 710 Canyon Road

The front structure is a square structure with thick adobe walls and a pitched terneplate metal roof. The northwest corner has a long narrow wing addition.

The north elevation (façade 1) has a gable roof with craftsman influence including unpainted patterned shingles, knee braces, and grouped narrow wood windows in the attic. The ground level has thick adobe walls with few openings containing pedimented windows and a door and an inset porch lined with stout square posts. The east elevation (façade 2) faces the gravel driveway and holds one window, and the wall is supported by a raised concrete foundation.



Figure 2: North Street Facing Elevation

The south elevation (façade 3) ground level features an addition which according to the Historic Survey was constructed between 1966 & 1973. The addition is constructed with a flat roof and frame with a single glazed door opening near the west end. A portal traces the edge of the addition and continues along the east side of the wing. The owner believes the portal most likely was constructed as part of the 1987 approval; however, the case file is not available for confirmation. The upper level maintains the feel of the craftsman but without the shingled siding. There are paired single light windows at the center of the gable. The west elevation (Façade 6) is simple housing a single window.

The long narrow wing (facades 4 and 5) is a mix of adobe and concrete masonry with recent windows and a door. The 1966 aerial shows the wing composed of three separately roofed structures. The 1973 aerial shows the three structures under a unified roof. The rear wing has been modified in recent decades. There have been doors and architectural details removed.

The applicant requests the following:

- 1) Confirmation of status of the front street facing building.
- 2) Designation of primary facades.

Staff finds that the craftsman influence of unpainted patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof, and thick adobe walls are architectural elements worthy of preservation and recommends that the north or façade 1 be designated as primary for this contributing structure.

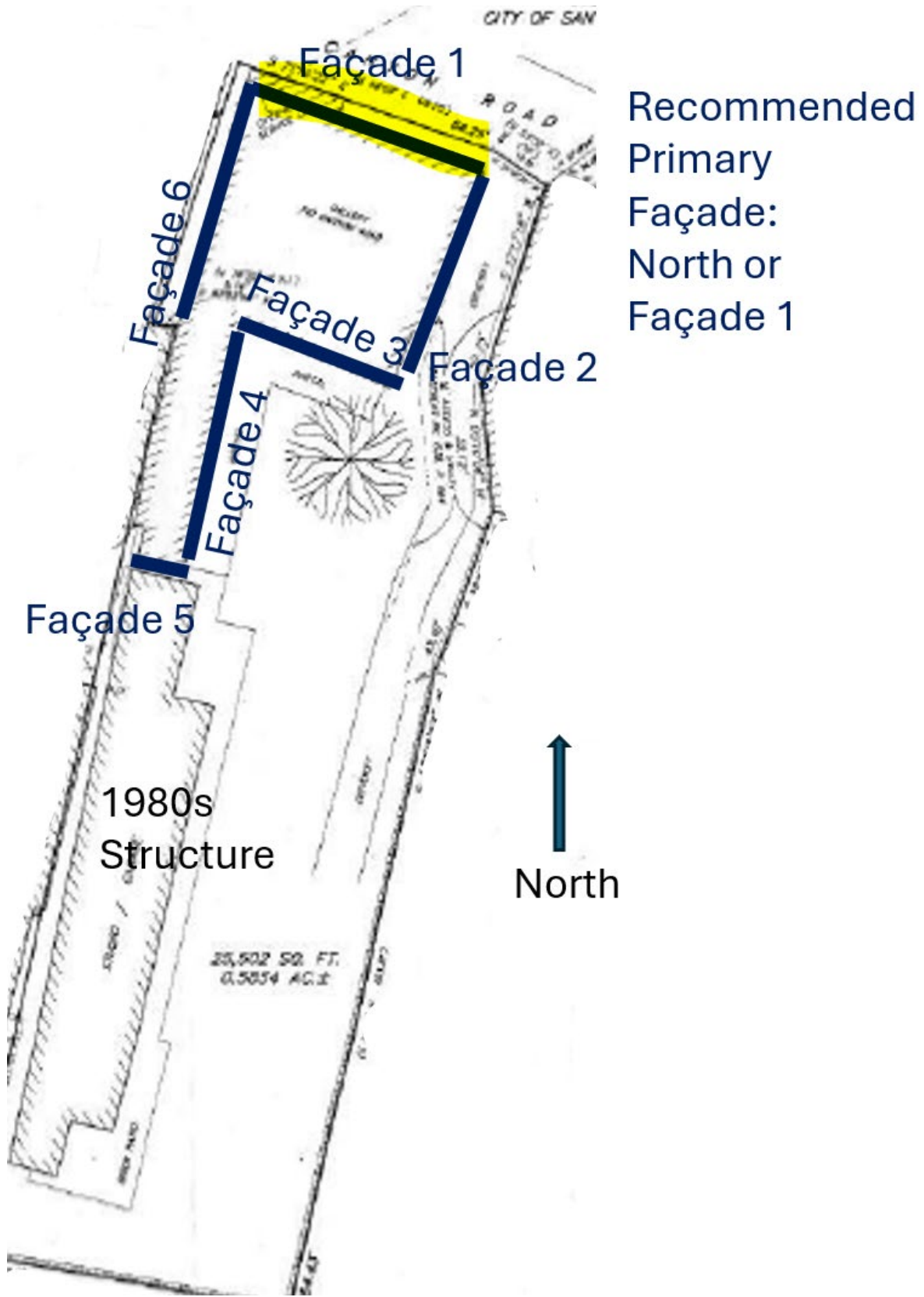


Figure 3: Façade Diagram

## **RELEVANT CODE CITATIONS:**

### **14-5.2 HISTORIC DISTRICTS**

#### **(A) General Provisions**

##### **(1) General Purpose**

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

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

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

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

###### **(a) Status Designation**

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

###### **(b) Board Authority to Review Status Designation**

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

#### **14-12 Significant Structure:**

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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

14-12 Noncontributing Structure:

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

14-12 Primary Façade:

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

14-12 Historic Compound

An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

**(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.

## **Conron & Woods Architects**

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

### Letter Of Request

I would like to request a review of the status of the 710 Canyon Road Residence submittal packet.


Also requesting for the primary facades to be designated.

Thank You  
Henry Avila  
Project Manager  
Design/ Drafting  
Conron & Woods Architects  
1222 Luisa St Suite A  
Santa Fe, NM 87505  
505-983-6948

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

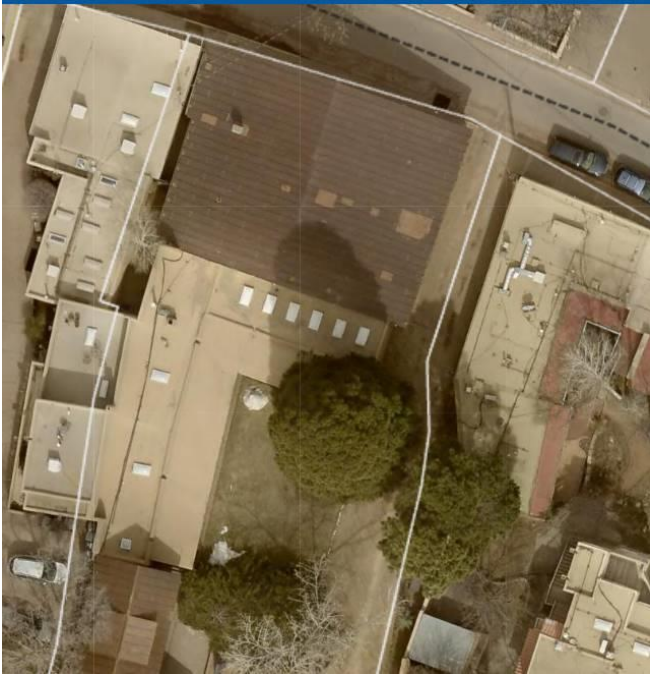
Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 20, 2024; Revised September 23, 2024

For HPD Office use only: HCPI No. _____ District No. _____ NRHP ___ SRCP ___ Criteria ___ A ___ B ___ C ___ D		
1. Name of property:  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	2. Location:  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A  4. County: Santa Fe Parcel # 12554880
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house/gallery & wing <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: August 26, 2024		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input type="checkbox"/> No: No previous survey located		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6807268,-105.9284561		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north (Canyon Road) elevation. Camera facing south.		
11. Brief Description of the Property:  The property consists of a rectangular 0.6-acre parcel running from north to south. It includes the Front Building, a former house, and a separate structure, the back building, built in the 1980s which contains an apartment, a laundry room, and a six-car garage. This survey only covers the front building and its wing.  <i>Continued on Page 5.</i>		
12. Who uses the property? Private gallery		
13. Construction Date: Date: Before 1912 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: 1912 King's map		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input type="checkbox"/> Similar <input checked="" type="checkbox"/> Dissimilar – Gable-front form Comments: N/A		

**HCPI Base Form (FORM 1)**

*(Continued from other side)*

<b>16. Additional Perspective:</b> (Photos, drawing, footprint, etc., indicate north arrow when possible)	
 <p style="font-size: small; margin-top: 10px;">Source: Office of the Santa Fe County Assessor <i>parcel lines may not be accurate</i></p>	<p><b>17. Surveyor:</b> (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 <a href="mailto:John@archhistoryservices.com">John@archhistoryservices.com</a> w/ Giulia Caporuscio</p> <p>For: Conron &amp; Woods Architects</p> <hr/> <p><b>18. Owner (if known) and other knowledgeable people:</b></p> <p>Current owner: Juan and Anna M. Hamilton Revocable Trust, Et Al.</p>
<p><b>19. Is Property Endangered?</b>    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> No    <input type="checkbox"/> Yes    How?</p>	
<p><b>20. Significance to Current Community:</b>    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> None    <input type="checkbox"/> Low    <input type="checkbox"/> Moderate    <input type="checkbox"/> High Describe: Unknown</p>	
<p><b>21. Other Significance or Information of Interest:</b> (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p><b>22. National or State Register:</b></p> <p>Is this property individually listed on a historic register?    <input type="checkbox"/> Unknown    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes If yes:    <input type="checkbox"/> State    <input type="checkbox"/> National If 'no' or unknown, do you think this property is eligible for listing?    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p><b>23. National or State Historic District: City of Santa Fe</b></p> <p>Is this property in a historic district?    <input type="checkbox"/> Unknown    <input type="checkbox"/> No    <input checked="" type="checkbox"/> Yes If yes:    <input type="checkbox"/> Significant    <input checked="" type="checkbox"/> Contributing: Front Building    <input type="checkbox"/> Non-contributing    <input checked="" type="checkbox"/> No Status: 1980s Back Building Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district?    <input type="checkbox"/> State    <input type="checkbox"/> National    <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p><b>24. Supplemental Forms:</b></p> <p><input type="checkbox"/> None    <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2)    <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2  
 HCPI No. \_\_\_\_\_ District No. \_\_\_\_\_ NRHP \_\_\_\_\_ SRCP \_\_\_\_\_ Criteria A B C D

<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> August 26, 2024
--	---	--

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

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

**10. Window Types**

Operation	Material	Glazing	Number
Casement	Wood	1	1
Casement (grouped)	Wood	1	2
Casement (grouped)	Wood	6/1	1
Casement (grouped)	Wood	6	1
Casement (grouped)	Wood	8	1
West elev.? (grouped)	Wood	2/1 ?	1
Hung Sash	Wood	1/1	1
South elev. Attic (grouped)	Wood	1	1

**11. Door Types**

Type	Style	Material	Number
Single-Leaf	Full Light	Wood	3

Based on visibility and access during survey.

**12. Chimneys**  N/A

**13. Porches**     N/A  
 Type:  Entry     Partial-Width     Full-Width  Wrap: L-Shape

**14. Other Significant Features** N/A

- 15. Modifications:**   No known modifications
1. Various modifications of façade details and window heads; post-1913; historic photograph
  2. East elevation ground level addition c.1967; aerial photographs
  3. Modification of wing; starting in c.1967 and continuing into 1990s; aerial photographs, architectural drawings, and material and visual evidence
  4. Removal of west door of front façade and filling in of opening; 1983 photograph

# HCPI Detail Form (FORM 2)

(Continued from other side)

**16. Primary Architectural Style**           Not Applicable

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

Notes:      Other: Vernacular with Craftsman gabled roof

**17. Documents Available and Their Locations**

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

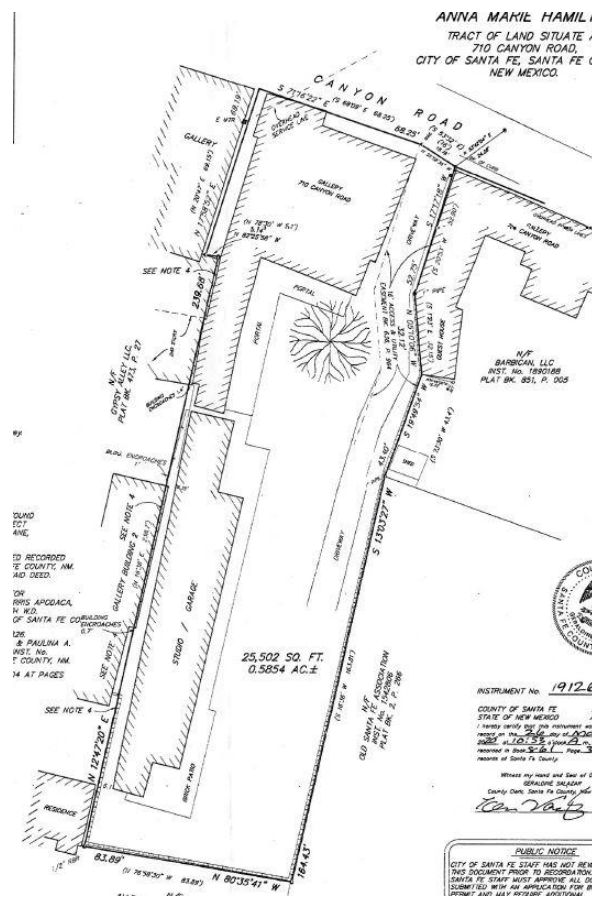
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

**SITE:**

**18. Attached or Associated Properties: 1980s back building**

Are associated properties eligible for listing:

**19. Site Plan: Portion of 2020 survey plat. Courtesy of Del Rio Surveys, Inc..**



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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> August 26, 2024			

## Architectural Description Continued

### Front Building

The main building facing Canyon Road is a thick adobe-walled square with a pitched roof, which was likely added after the original construction. Attached to it is a long section, the wing, that historically contained separate rooms. The front building was probably built in the early 20th century, but its back has been modified in recent decades. There have also been changes to its facade, mainly involving the removal of a door and architectural details. It contains a gallery, a kitchen, and two restrooms. None of the original residential spaces remain. The wing has been more modified with new walls, a roof, and a non-historic entryway

### **North (Façade) Elevation**

The front of the building overlooks Canyon Road and features a wide, medium-pitched gable roof with a Craftsman influence (Photos 1 & 2). This style is characterized by unpainted patterned shingles, knee braces, and grouped 6/1 narrow wood windows in the attic. The ground-level portion of the house is quite different in style. It has thick adobe walls with a few openings containing pedimented windows and one door. At the east end of the building, there is an inset porch lined with stout square posts.

The opening at the west end holds three 8-light wood sash set deeply into the wall (Photo 3). The windows have a narrow muntin pattern; it is unclear if they are original. A historic photograph of the building from around 1913 shows what appears to be a narrower opening at this location, without a pedimented head (Figs. 2 & 3). Adjacent to the window stood a door that has since been removed, with its opening filled (Fig. 11). The portal has a door and window set near the east end. These comprise a full-light door and a 1/1 hung sash window. Both are surmounted by pedimented heads (Photos 5 & 6).

Looking again at the 1913 photo shows that the porch posts have been simplified and given a stocky, late Pueblo style look. This alteration also removed or stuccoed over of wood trim (Fig. 3).

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria    A   B   C   D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

### East Elevation

The building's east side is situated along a gravel driveway and has simple fenestration with only one window opening. This window consists of three six-light sash (Photo 7). The east wall is supported by a raised concrete foundation, indicating that it was reconstructed due to adobe failure.<sup>1</sup>

### South Elevation

The ground level of the south elevation features an addition that, based on aerial photographs, was constructed between 1966 and 1973 (Photo 8). Most of this addition is obstructed by a large Sequoia tree which was planted by the previous owner, Oliver Seth, in 1966.<sup>2</sup>

The flat roof and frame addition has a single opening near the west end containing a glazed door. A new portal traces its edge and continues along the wing. The upper level of the old house maintains the Craftsman-like feel but without the shingled siding. Paired single-light windows pierce the center of the gable.

### West Elevation

Sitting close to a neighboring property, the west elevation has a single window at the bathroom (Photo 9).

### Wing

The long and narrow wing is a combination of older and more recent construction with a mix of adobe and concrete masonry unit walls (Photo 10, Fig. 12). A modern portal shelters its east facade, which is broken by several openings holding recent windows and a door (Photo 11). The windows are single-light, crank-out casement, and the door is fully glazed (Photo 12). The west side of the wing abuts a neighboring wall and has no openings.

<sup>1</sup> Anna Marie Hamilton, telephone conversation with John W. Murphey, August 13, 2024.

<sup>2</sup> Anna Marie Hamilton, email communication to John W. Murphey, September 17, 2024.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria    A   B   C   D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

A 1966 aerial photograph shows the wing composed of three separately roofed structures (Fig. 6). These spaces may have had a utilitarian use before the property was first converted into a gallery. By 1973, they had been unified with one roof and a portal (Fig. 7).

## Historical Overview

In the late 1980s, Juan Hamilton — the former assistant and confidant of Georgia O’Keeffe and an artist in his own right — took on an adobe home on Canyon Road. He changed its interior radically, transforming the space into a “1980s, New York City-style” art gallery.<sup>3</sup> The building was the former home of Seferino and Paulina Alarid. It had been moved out of domestic use in 1967 when it became the Canyon Road Gallery. Hamilton later named his creation Tantalus and has used it as a private gallery to display his sculpture since 1985.

### The Alarids

The famed arts district of Canyon Road began as a trail along the Santa Fe River, leading from Puebloan settlements in the valley to the mountains. It followed a river bench, providing a level grade conducive to movement. In colonial times it gained the name of “El Camino del Cañon” and served as a resource route to the mountains along with providing local access to agricultural plots along the river. These long, narrow lots began to fill in with adobe homes fronting the road in the late 19th century.

Seferino Alarid acquired the lot where the gallery now stands in 1906 from the Sena family.<sup>4</sup> By 1912, as shown on the King’s map, the front lot was occupied by the subject building, which consisted of a square mass facing Canyon Road with a wing behind it (Fig. 1). The age of the house likely predated the map by so many decades. With some evident hyperbole, a newspaper account from the 1960s called it “one of the oldest in the city.”<sup>5</sup> But tracing Spanish language deeds before statehood is another pursuit. The

<sup>3</sup> Hamilton, telephone conversation, August 13, 2024.

<sup>4</sup> Documento Gorantiazado, Cresencia G. de Sena and others to Seferino Alarid and Paulina G. de Alarid, recorded August 20, 1906, Book O1/Page 307, Instrument # 1912000273, Santa Fe County, New Mexico.

<sup>5</sup> “Mrs. Seth’s Gallery is Opening Today,” *Santa Fe New Mexican*, June 11, 1967, D-3.

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

## Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria    A   B   C   D	
<b>1. Name of property:</b>  <b>Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery</b>	<b>2. Location:</b>  <b>710 Canyon Road Downtown and Eastside Historic District - Santa Fe</b>	<b>3. Local Reference Number:</b> <b>Santa Fe ID: N/A</b>			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

second lot owned by Alarid to the south was left undeveloped. He would deed this piece to his son Benjamin Alarid. Benjamin would build a house on the property, addressed 777 Acequia Madre, along with a blacksmith shop.<sup>6</sup>

The federal population census from two years prior showed Seferino and Paulina living on Canyon Road, although no specific address was provided.<sup>7</sup> The household consisted of six children ranging in age from two to 27. At the time, 54-year-old Seferino worked as a blacksmith and was listed as the owner of his business. Subsequent city directories confirm that the Alarid family resided at a house addressed 710 Canyon Road.

By 1930, as recorded in the census of that year, Seferino and Paulina were living alone on the property.<sup>8</sup> At 74, Seferino had retired. Paulina Gonzales y Alarid died early on the morning of January 12, 1937, of influenza. She was 87. Following tradition, her body lay in state at home before the funeral mass.<sup>9</sup>

Seferino continued to live in the house on Canyon Road, and he opened it up as a polling place and a bus stop. He passed away in the house on the night of March 28, 1949. He was survived by only two children, his daughters Maria and Lucille.

His granddaughter, Paulina, and her husband, Carlos Spiess, later occupied the property. A roofer, Carlos, announced the opening of Spiess Roofing Service, located at 710 Canyon Road (Fig. 8) in 1958. It can be assumed that the house served as his office and the property as a storage yard. The business was short-lived, as Spiess was implicated in a shooting on Cerrillos Road in 1961.<sup>10</sup> City directories indicate that other Alarid family members lived on the property during this time, and that Maria Alarid was the property owner.

<sup>6</sup> “777 Acequia Madre, Benjamin B. and Josefita P. Alarid House and Blacksmith Shed, Santa Fe, Santa Fe County, New Mexico,” New Mexico Historic Cultural Properties Inventory 1 & 2. Prepared for City of Santa Fe, Historic Districts Review Board, September 24, 2013.

<sup>7</sup> U.S. Census Bureau, 1910; Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624\_918; Page: 11a; Enumeration District: 0223; FHL microfilm: 1374931.

<sup>8</sup> Ibid, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0003; FHL microfilm: 2341134.

<sup>9</sup> “Mrs. Alarid Passes Away,” *Santa Fe New Mexican*, January 27, 1937, 3.

<sup>10</sup> “Police Hold Spiess for Café Shooting,” *Santa Fe New Mexican*, October 22, 1961, 9. Spiess was later found not guilty.

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

## Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria    A   B   C   D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

The property was surveyed for the family in 1965. The resulting plat map showed the same house captured in the King’s map 53 years earlier but with a different dimension to the back wing (Fig. 9). Nothing further was added to the property aside from a small shed which may have been associated with Spiess’s former business. Two years later, Seferino and Paulino’s daughter, Lucille Alarid, and granddaughter, Paulina Spiess, sold it to Oliver and Jean Seth, who would use it as an art gallery.<sup>11</sup>

### Jean Seth’s Canyon Road Art Gallery

In 1967, at the age of 45, Jean Seth — who was not an artist — opened an ambitious gallery in the old Alarid-Spiess House. Jean MacGillivray was born in 1922 in Las Animas Valley, Colorado. Her father, Allen MacGillivray, immigrated with three brothers from Scotland to the New Mexico Territory to raise sheep.<sup>12</sup> He died before Jean was born, leaving her mother, Della Comer Grandella MacGillivray, to raise Jean and her two brothers on the family ranch. The work was likely difficult, and the family relocated to Santa Fe when Jean was six.<sup>13</sup>

Jean attended public schools in Santa Fe, leaving in 1940 to enter Mills College in Oakland, California. The college at the time was a prestigious liberal arts school with a strong emphasis on music, dance, and painting. It attracted many European Jewish emigres who were escaping the Nazis. Its roster during Seth’s time included modernist French composer Darius Milhaud. It was likely in this fertile setting that Seth was exposed to art.

After graduating from college, she moved to New York City and began working for the FBI as a paymaster.<sup>14</sup> A few years later, she returned to Santa Fe. She initially worked as a salesperson at Old Mexico Shop and later as a stenographer at First National Bank. In Santa Fe, she reconnected with Oliver Seth, a former schoolmate. Seth, from a prominent New Mexico family, was a Yale-educated attorney and a partner at the Seth

<sup>11</sup> Warranty Deed, Paulina A. Alarid Spiess and Lucille [Luz] Alarid to Oliver and Jean M. Seth, recorded April 10, 1967, Book 248/Page 219, Instrument # 1299526, Santa Fe County, New Mexico.

<sup>12</sup> Robin Martin, “Jean Seth: 1922-2013,” *Santa Fe New Mexican*, C-1.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

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

## Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

and Montgomery law firm. His father, O. C. Seth, had been Georgia O’Keeffe’s attorney.<sup>15</sup> Jean and Oliver got married in 1946.

When they acquired the old Alarid property on Canyon Road, Oliver was serving as a federal judge in the 10th Circuit Court of Appeals — a position he had been appointed to by President Kennedy.<sup>16</sup> Jean spent the spring and early summer of 1967 converting the old house into a gallery. A newspaper account described it as "completely restored and remodeled exposing old vigas and refinishing old floors."<sup>17</sup>

The Canyon Road Art Gallery opened on the afternoon of June 11, 1967, with Georgia O’Keeffe in attendance. It had twelve rooms, each devoted to a different style of art including traditional, modern, and Southwestern. Later that year, it showed the works of Bernique Longley, a painter and associate of Alexander Girard. The gallery displayed a variety of artwork, from the cowboy paintings of Charles Marion Russell to Marilyn Thuma, an unknown artist that O’Keeffe persuaded Seth to exhibit.<sup>18</sup>

The gallery had a significant impact in promoting local artists and initially two rooms were dedicated to showcasing their work. Jean's obituary mentions her role in advancing the careers of Ramon Kelley, Ben Ortega, Valerie Graves, and other local talents.<sup>19</sup>

The business soon took on the name Jean Seth’s Canyon Road Art Gallery and Jean managed it for 15 years. In 1982, she turned it over to her daughter, Laurel Seth. Laurel ran the gallery for two more years, until the family closed its doors on March 30, 1984 citing changes in the art world. That same year, the property was purchased by Juan Hamilton, Inc.

<sup>15</sup> Roxana Robinson, *Georgia O’Keeffe: A Life* (New: Harper & Row, 1989), 542.

<sup>16</sup> Scott Sandlin, “Judge Oliver Seth Dies,” *Albuquerque Journal*, March 29, 1996, D-3.

<sup>17</sup> “Mrs. Seth’s Gallery is Opening Today.”

<sup>18</sup> The artist was Marilyn Thuma (AKA Mym Tuma) who contacted O’Keeffe with a fan letter when she was student at Stanford University. Seth’s Gallery is Opening Today; “O’Keeffe & Me, Abstracts of Our Letters, Part Two: Our Visits,” <http://www.okeeffeandme.com/visit.ihtml.html>, accessed September 17, 2024; Calla Hay, “Paso Por Acqui,” *Santa Fe New Mexican*, August 4, 1971, 5.

<sup>19</sup> Martin, Jean Seth: 1922-2013,” C-1 and C-3.

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

## Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
<b>1. Name of property:</b>  <b>Tantalus</b> <b>Seferino and Paulina Alarid House</b> <b>Jean Seth Canyon Road Art Gallery</b> <b>Juan Hamilton – Private Gallery</b>	<b>2. Location:</b>  <b>710 Canyon Road</b> <b>Downtown and Eastside Historic District -</b> <b>Santa Fe</b>	<b>3. Local Reference Number:</b> <b>Santa Fe ID: N/A</b>			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

### Tantalus

The often-told story of Juan Hamilton — a 26-year-old potter knocking on the back door of Georgia’s O’Keeffe’s Ghost Ranch home looking for work — is mostly accurate. Hamilton, who was employed at nearby Ghost Ranch Presbyterian Center as a handyman, wanted to meet the famous artist. He had attempted this before and got nowhere. This time, he came alone. O’Keeffe initially rejected him but later reflected that Hamilton “came just the moment I needed him” (Fig. 10).<sup>20</sup>

John Bruce Hamilton was born in Dallas on December 22, 1945, where his father, Alan H. Hamilton, was completing a doctorate from the Dallas Theological Seminary. His father had traveled widely through Latin America, where he worked in child evangelism.<sup>21</sup> Juan moved to South America with his parents when he was six.<sup>22</sup> Growing up in Colombia, Ecuador, and Venezuela, Spanish became his primary language. O’Keeffe would later appreciate his command of Spanish, as it helped it with her staff. After twelve years of missionary work, the family returned to the United States after his father became the secretary of the Commission on Ecumenical Mission and Relations of the Presbyterian Church.<sup>23</sup>

Juan attended Hastings College in Nebraska, graduating with a double major in American literature and fine art.<sup>24</sup> As the Vietnam War escalated, he was classified as 4-F, missing the conflict.<sup>25</sup> He enrolled in New York University and spent six months in Japan, living with the family of a Japanese fisherman.

In 1969, he left for California and enrolled in Claremont Graduate School (Claremont Graduate University), where he studied sculpture under Henry Takemoto. While there, he met Victoria Weber, a fellow artist from Vermont. After attending only one semester,

<sup>20</sup> Quoted in Laurie Lisle, *Portrait of an Artist: A Biography of Georgia O’Keeffe*, New York: Washington Square Press, 1986, 403.

<sup>21</sup> “Alan H. Hamilton Gets Doctor Degree,” *The News-Herald* (Franklin, Penn.), September 6, 1946, 3.

<sup>22</sup> Anna Marie Hamilton, telephone conversation with John W. Murphey, September 21, 2024.

<sup>23</sup> “Alan Hamilton Named to Council Post for Presbyterian Missions,” *The News-Herald*, October 13, 1960, 2.

<sup>24</sup> Hunter Drohojowska-Philp, *Full Bloom: The Art of Georgia O’Keeffe*, New York: W. W. Norton & Company, 2004, 512.

<sup>25</sup> Hamilton, telephone conversation, September 21, 2024.

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

## Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
<b>1. Name of property:</b>  <b>Tantalus</b> <b>Seferino and Paulina Alarid House</b> <b>Jean Seth Canyon Road Art Gallery</b> <b>Juan Hamilton – Private Gallery</b>	<b>2. Location:</b>  <b>710 Canyon Road</b> <b>Downtown and Eastside Historic District -</b> <b>Santa Fe</b>	<b>3. Local Reference Number:</b> <b>Santa Fe ID: N/A</b>			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

Hamilton and Weber left Claremont and moved to Vermont, where they got married in November 1970.<sup>26</sup>

Reflecting the back-to-the-land movement of the time, Juan and Victoria "homesteaded" on a wooded lot in Brattleboro, where Juan built a log cabin warmed by a wood-burning stove.<sup>27</sup> They made pottery and grew organic vegetables, living the Vermont hippie lifestyle. However, their time in the woods didn't last long, as the couple divorced two years later.

Dejectedly, Hamilton moved back into his parents' home in New Jersey. Using their church connections, his parents got Juan a job at the Ghost Ranch Presbyterian Center, about a mile from O'Keeffe's home and studio. They wanted to keep their son on the straight and narrow path.<sup>28</sup>

O'Keeffe was startled by Hamilton's appearance at her screen door and sent him packing. She didn't have any work for him.<sup>29</sup> But thinking quickly of her situation, she stepped outside and called to Hamilton who had by then worked his way down her driveway: "Do you know how to pack a painting?"<sup>30</sup> Thus began a nearly 15-year relationship, with Juan serving first as a helper, moving to art assistant and traveling companion, and eventually becoming her manager and the executor of her estate.

He was much maligned in later years, being accused of undue influence over the artist's life and finances. However, following the contentious 1987 final settlement of her estate, the view of their relationship has become more nuanced.<sup>31</sup> They were both strong-willed artists who needed each other.

For his part, Hamilton brought new inspiration to O'Keeffe, teaching her how to sculpt with clay, giving her an artistic lifeline as her eyesight continued to deteriorate.<sup>32</sup> She

<sup>26</sup> Vermont State Archives and Records Administration; Montpelier, Vermont; accessed via Ancestry.com.

<sup>27</sup> Drohojowska-Philp, *Full Bloom*, 512.

<sup>28</sup> Hamilton, telephone conversation, September 21, 2024.

<sup>29</sup> Anna Marie Hamilton has heard the story that during this pause, O'Keeffe asked her cook whether Hamilton was handsome. When she heard affirmative, she changed her mind and called him back. Ibid.

<sup>30</sup> Robinson, *Georgia O'Keeffe*, 525.

<sup>31</sup> Ibid.

<sup>32</sup> Ibid., 530.

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

## Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
<b>1. Name of property:</b>  <b>Tantalus</b> <b>Seferino and Paulina Alarid House</b> <b>Jean Seth Canyon Road Art Gallery</b> <b>Juan Hamilton – Private Gallery</b>	<b>2. Location:</b>  <b>710 Canyon Road</b> <b>Downtown and Eastside Historic District -</b> <b>Santa Fe</b>	<b>3. Local Reference Number:</b> <b>Santa Fe ID: N/A</b>			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

could no longer paint, and clay became her medium. He elevated her stature, managing the production of her influential monograph, *Georgia O’Keeffe* (1972), and worked to raise the price of her paintings. O’Keeffe served as Hamilton’s mentor, encouraging his art and giving him confidence. She bought him a kiln and installed it at Ghost Ranch. With her influence and connections, Hamilton was introduced to important art dealers, leading to his first show at the Robert Miller Gallery in New York.<sup>33</sup>

In 1984, Hamilton acquired the Art Gallery on Canyon Road through his connection with the Seths.<sup>34</sup> Initially, the work involved renovating the interior of the old Alarid house. Where Jean Seth exposed and polished vigas, he hid them. He attempted to incorporate other existing materials such as wood flooring, but when they proved to be too worn he introduced new materials to match.<sup>35</sup> The renovated gallery, was completed around 1985. It was later named Tantalus after the Greek mythological figure and Mount Tantalus, the volcanic cinder cone in Oahu.<sup>36</sup>

The settling of O’Keeffe’s estate and its attendant lawsuits consumed Hamilton’s time. Attempting to maintain his other house on Old Santa Fe Trail overextended him. Working with realtor Margo Cutler, he put the Canyon Road property up for sale in 1986. A real estate ad from that year described it as an “[i]ncredible contemporary space with multiple commercial possibilities. Glowing pale oak floors, clean lines, plenty of parking.”<sup>37</sup>

Hamilton eventually pulled the listing and moved into the house around 1987 with his wife, Anna Marie, and their two children.<sup>38</sup> They lived on the property on a part-time basis until 1994. The front building was a showcase for his sculptures. The property did not include a studio or kiln; Hamilton did most of his creative work at his residence in Abiquiu.

<sup>33</sup> Hamilton, telephone conversation, September 21, 2024.

<sup>34</sup> Hamilton, email communication, September 17, 2024.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

<sup>37</sup> Margo Cutler [advertisement], *Santa Fe New Mexican*, May 4, 1986, D-9.

<sup>38</sup> Hamilton, email communication, September 10, 2024.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria    A   B   C   D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

During this period, Hamilton built the back house and made other improvements. These were all reviewed by the Historic Design Review Board and permitted by the City of Santa Fe. Juan and Anna Marie moved back into the house about five years ago.

The old building now sits quietly along the street, with no signage and only a rusty bell hanging from the front gable that Juan found many years ago in an antique store.<sup>39</sup>

### Evaluation of Historical Status

Constructed before 1912, the front building has interest for its hybrid vernacular form and Craftsman style. While its façade has experienced some fenestration alteration and a simplification of detail, it is being recommended as the primary façade. The rear elevation and wing have experienced too many changes, which have affected the historic integrity aspects of design, materials, and workmanship.

While artist Juan Hamilton owns the building, and lived in it for a time, other properties better convey his biography and period of creative work.

---

<sup>39</sup> Hamilton, email communication, September 17, 2024.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>	
HCPI No. _____	District No. _____      NRHP    SRCP    Criteria    A   B   C   D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe
	<b>3. Local Reference Number:</b> Santa Fe ID: N/A
	<b>4. County:</b> Santa Fe
	<b>5. Date of Survey:</b> August 26, 2024

## Illustrations

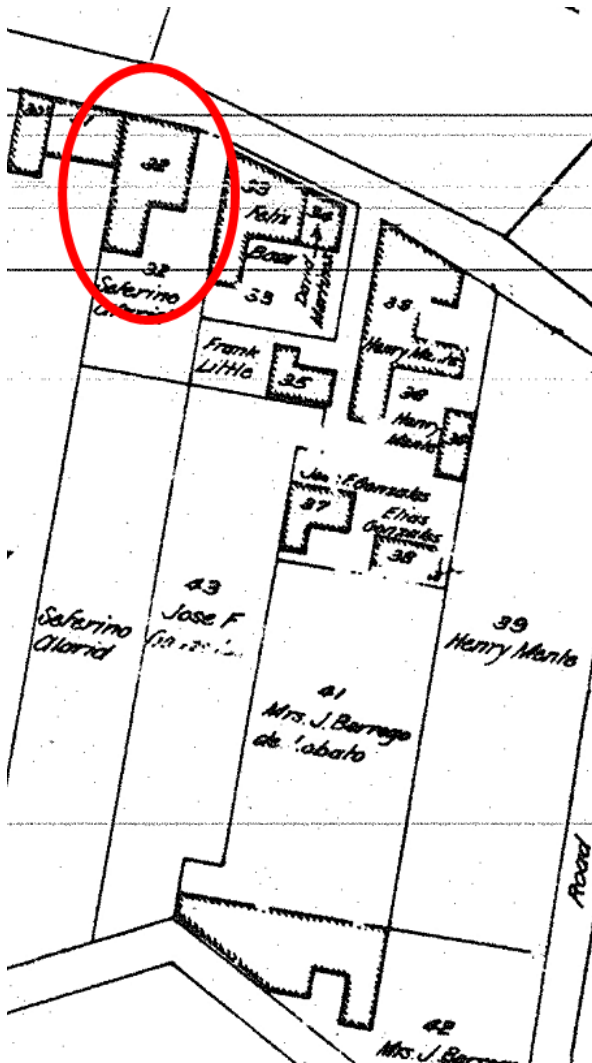
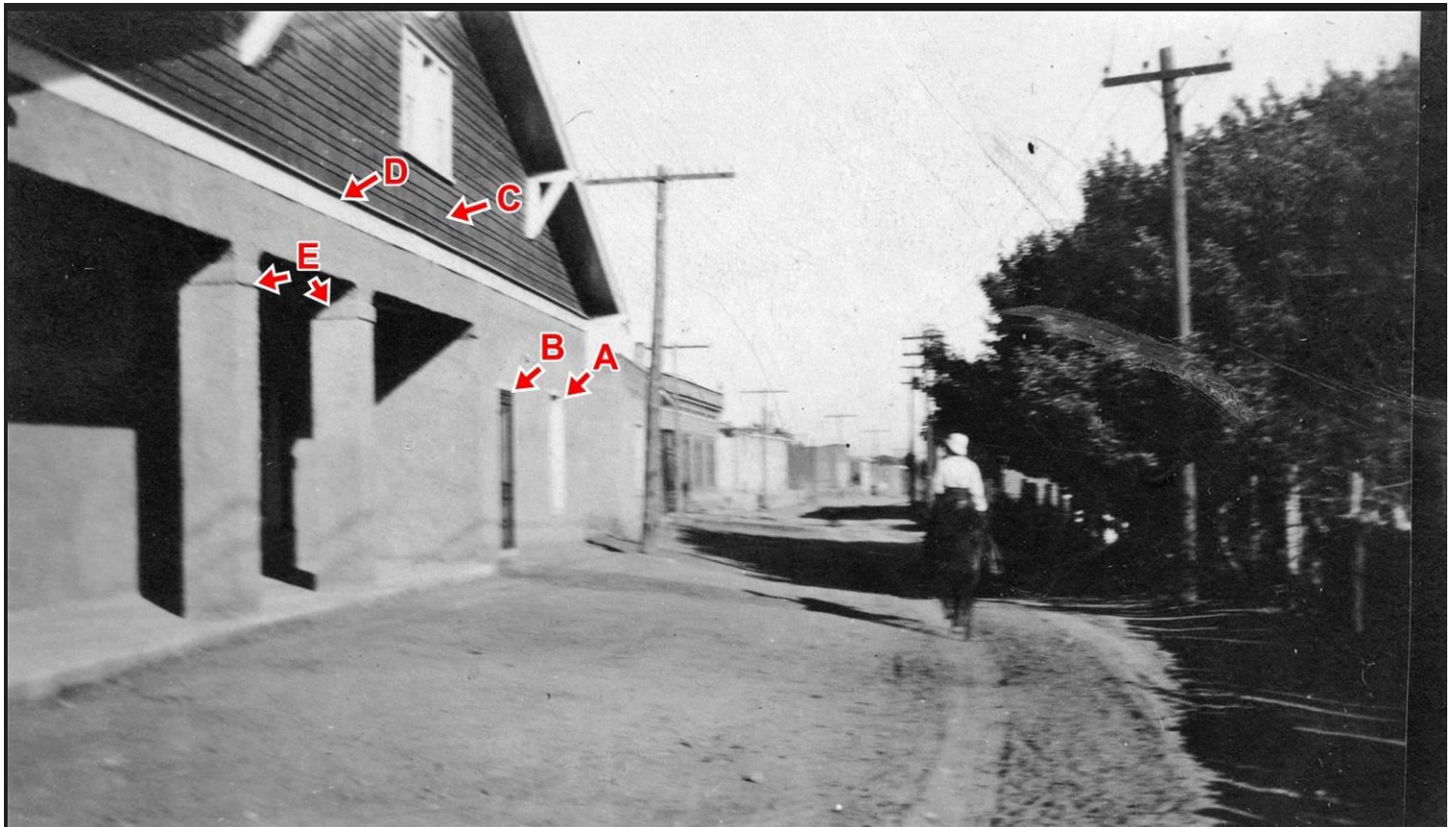


Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912. Subject building circled.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2		NRHP _____ SRCP _____	Criteria A B C D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			



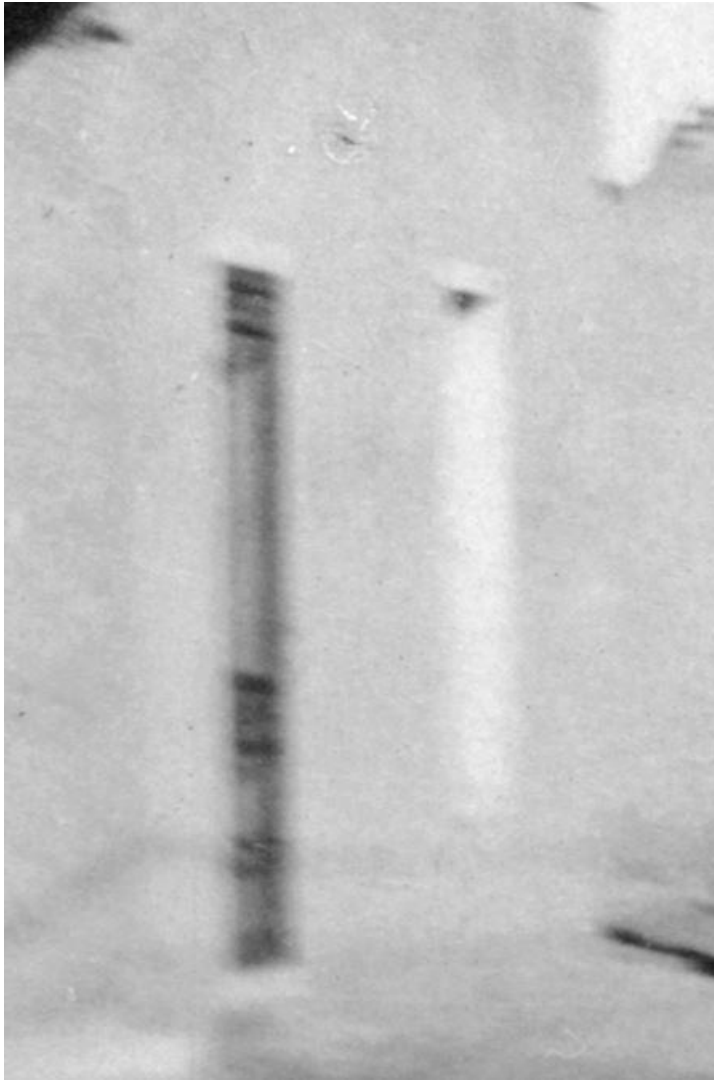
**Figure 2: Façade, c.1913. A. West window appears to be narrower and does not have pedimented head; B. presence of door; C. different type of gable cladding; D. presence of wood trim or frieze; E. capital on porch supports.**

Title: Coming home on Canyon Road early in the morning, Santa Fe, New Mexico  
 Date: 1913?. Negative Number: 042882. Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA). Study copy only; not for reproduction.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe
<b>3. Local Reference Number:</b> Santa Fe ID: N/A	<b>4. County:</b> Santa Fe
<b>5. Date of Survey:</b> August 26, 2024	

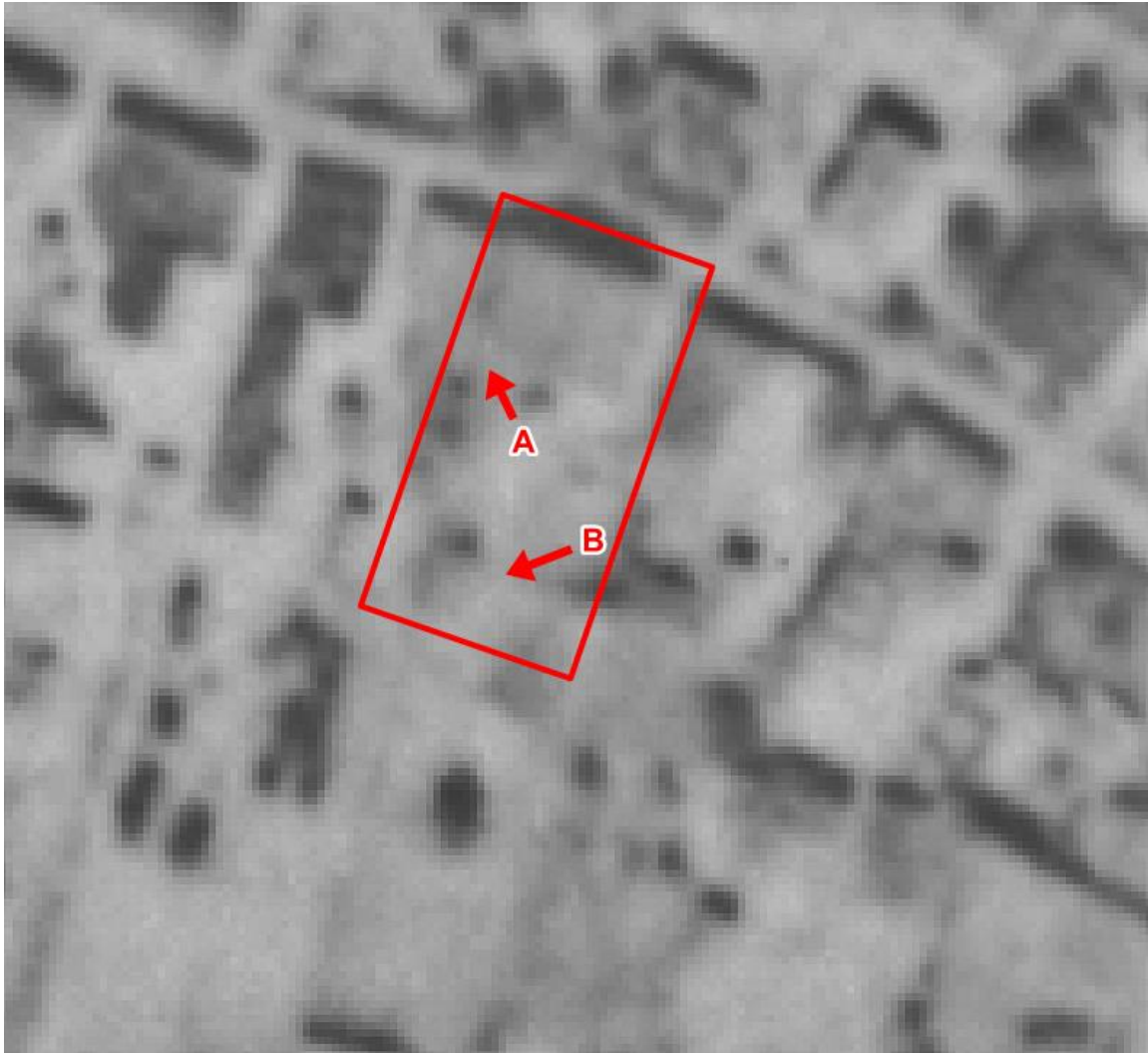


**Figure 3: Blowup of Figure 2 showing west door and window.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> August 26, 2024			

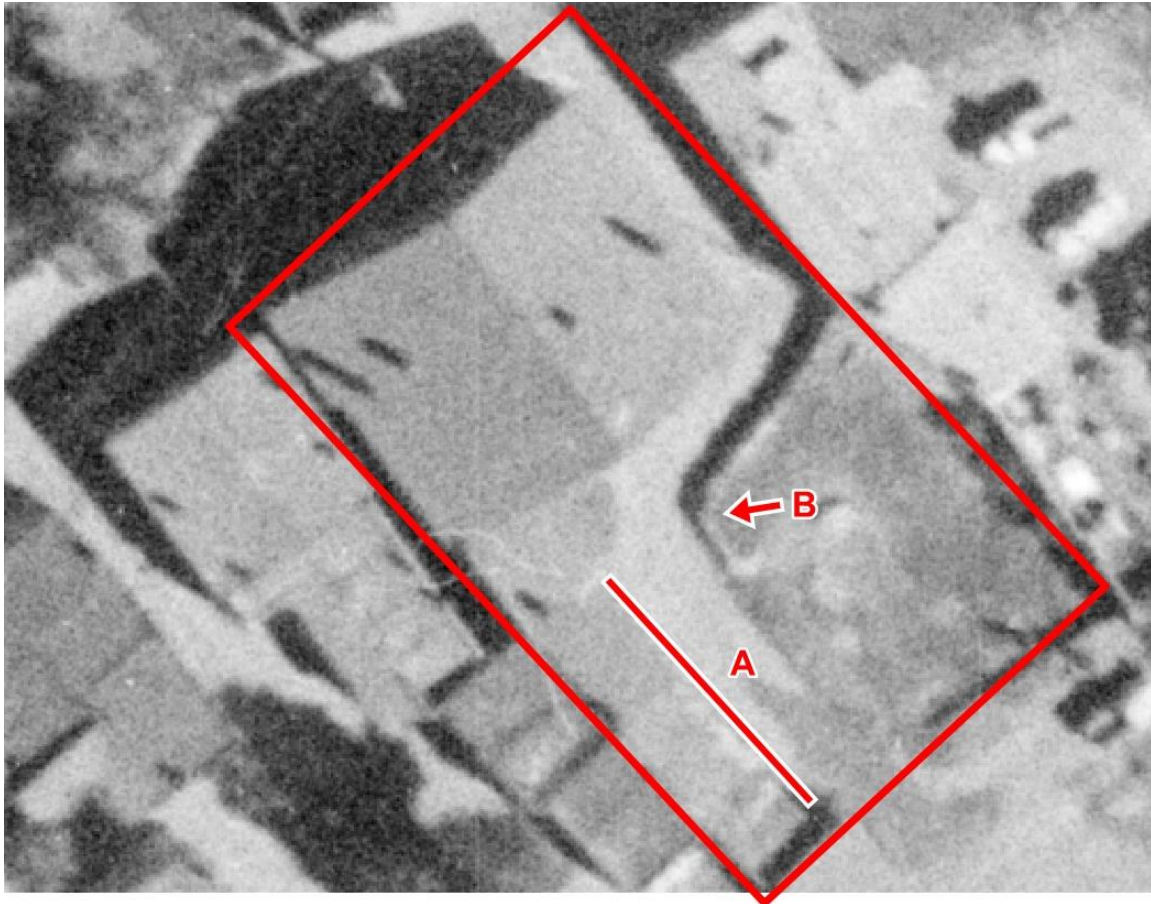


**Figure 4: October 25, 1948, aerial photograph. A. The wing does not appear to exist as a unified structure; B. potentially a separate dwelling or shed.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
				<b>4. County:</b> Santa Fe	
				<b>5. Date of Survey:</b> August 26, 2024	



**Figure 5: November 10, 1958, aerial photograph. A. existence of wing; B. presence of wall (removed).**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A		<b>4. County:</b> Santa Fe	
		<b>5. Date of Survey:</b> August 26, 2024			



**Figure 6: May 2, 1966, aerial photograph. Wing consists of separately roofed structures with a short portal at corner (arrow).**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> August 26, 2024			



**Figure 7: May 11, 1973, aerial photograph. A. ground-level addition; B. structures of wing unified under one roof; portal is present.**

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

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2		NRHP	SRCP	Criteria	A	B	C	D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery		<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe		<b>3. Local Reference Number:</b> Santa Fe ID: N/A			<b>4. County:</b> Santa Fe			
							<b>5. Date of Survey:</b> August 26, 2024			



Figure 8: April 10, 1958, advertisement for Spiess Roofing Service. Courtesy of the *Santa Fe New Mexican*.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2		Criteria    A    B    C    D
HCPI No. _____	District No. _____	NRHP    SRCP
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> August 26, 2024

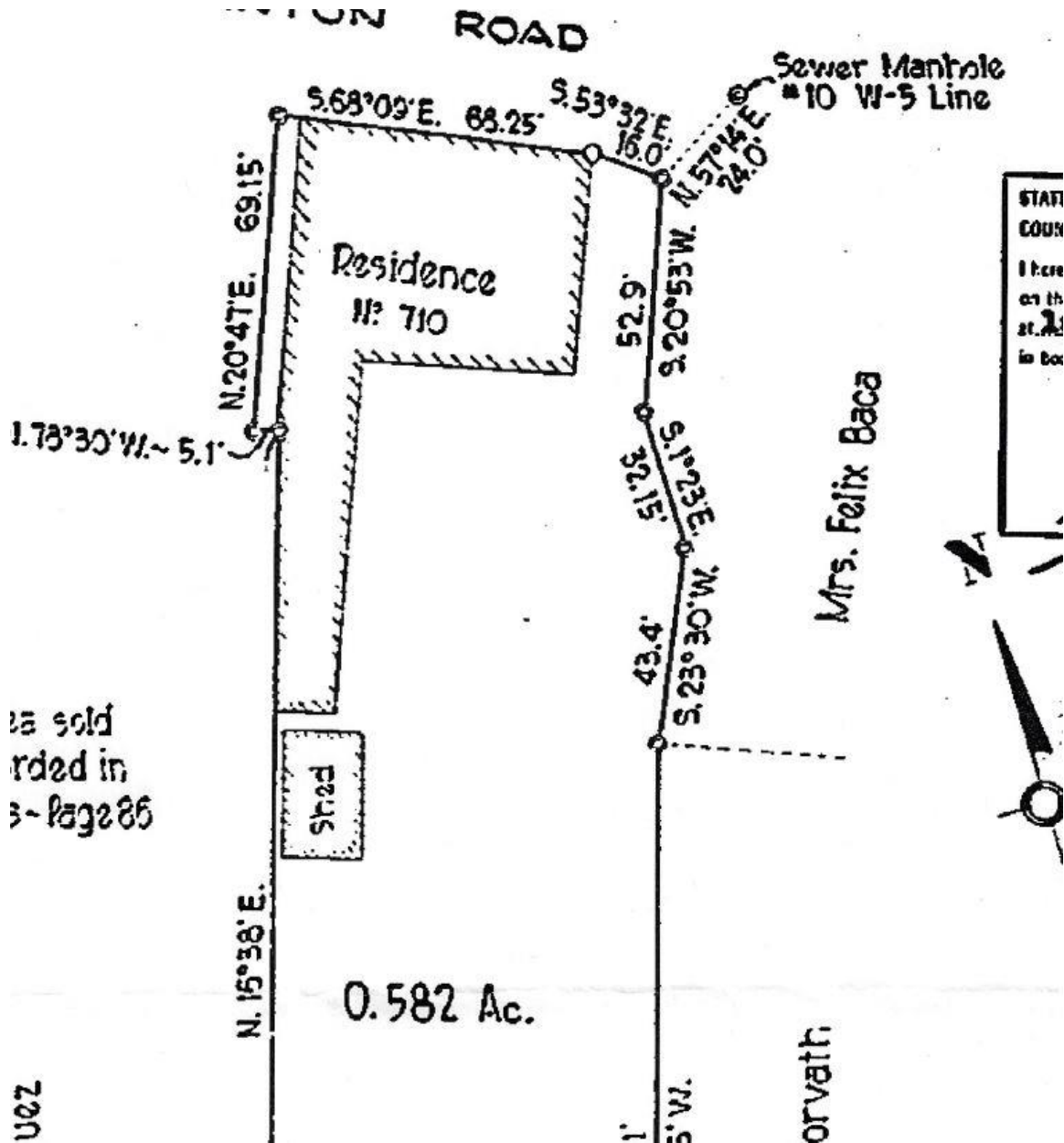
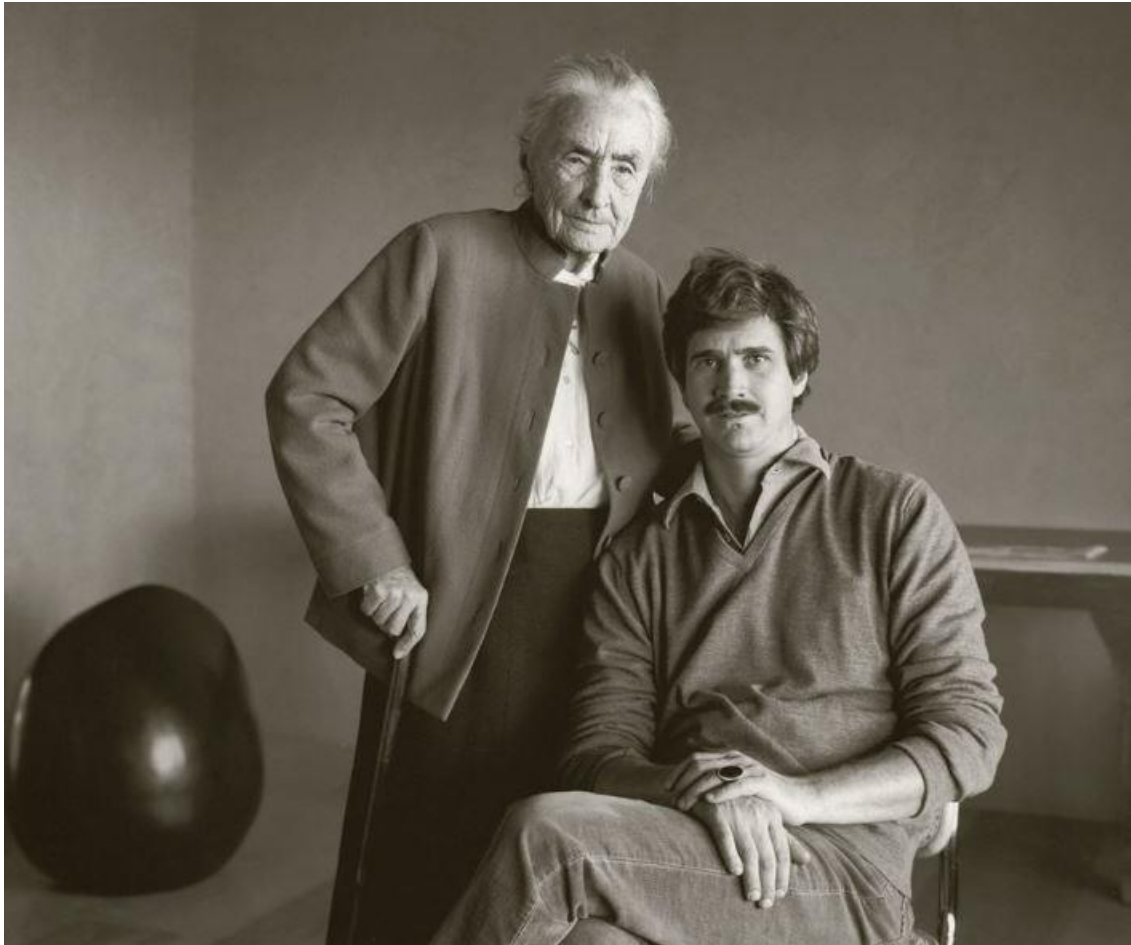


Figure 9: 1965 survey plat. The shed has been removed. Courtesy of the Santa Fe County Clerk.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> August 26, 2024			



**Figure 10: 1983 photograph of Georgia O’Keeffe and Juan Hamilton. Will Craft, photographer. Courtesy of Harpersbizarre.com.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe
<b>3. Local Reference Number:</b> Santa Fe ID: N/A	
<b>4. County:</b> Santa Fe	
<b>5. Date of Survey:</b> August 26, 2024	



**Figure 11: Crop and blowup of 1983 photograph showing presence of west door or window (arrow).**

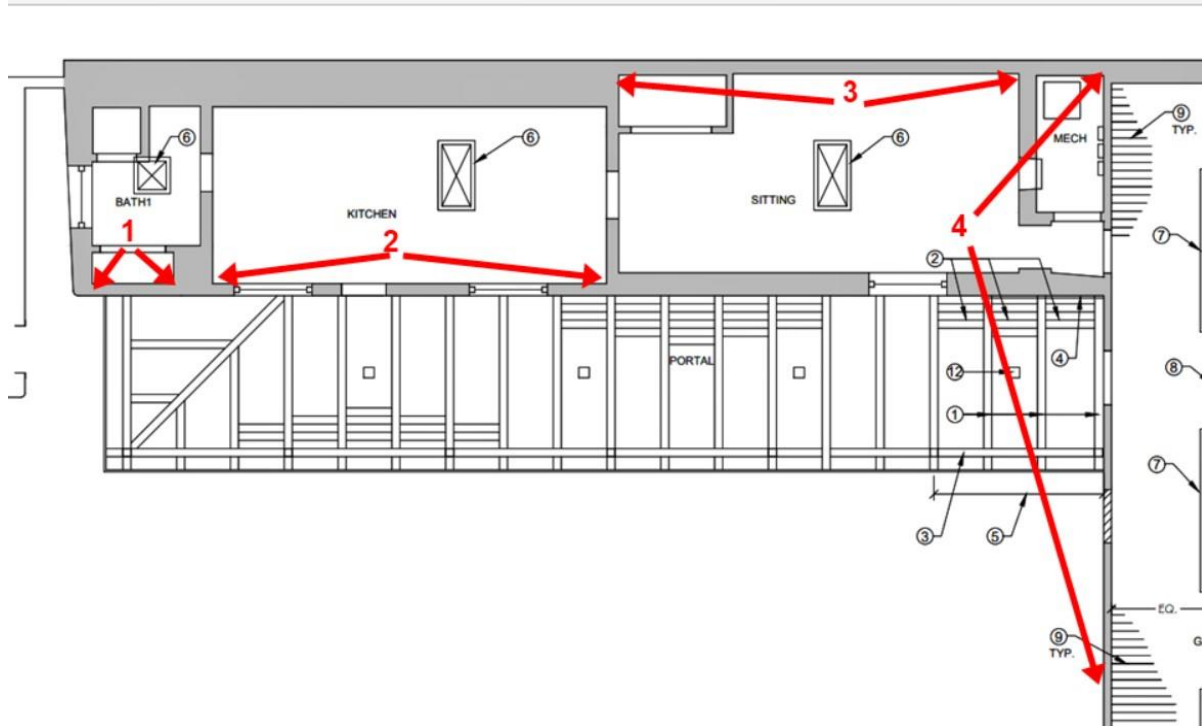
Title: Canyon Road, Santa Fe, New Mexico

Date: 1983. Negative Number: 122865. Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA). Study copy only; not for reproduction.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		NRHP _____ SRCP _____ Criteria A B C D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			



**Figure 12: Wall composition of wing. 1 & 2. CMU; 3. CMU; 4. Frame. The thicker walls are adobe. Drawing courtesy of Conron & Woods Architects.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria    A   B   C   D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			

## Survey Photographs

(All images taken by Giulia Caporuscio on August 26, 2024, unless otherwise noted)



**Photo 2: 1980s Back Building. Camera facing southwest.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County: Santa Fe</b>			
		<b>5. Date of Survey: August 26, 2024</b>			



**Photo 3: Front Building. North façade. Camera facing south.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A  <b>4. County:</b> Santa Fe  <b>5. Date of Survey:</b> August 26, 2024



**Photo 4: North elevation. West window. Camera facing up.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> August 26, 2024



**Photo 5: North elevation. East window. Camera facing south.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe
<b>3. Local Reference Number:</b> Santa Fe ID: N/A	
<b>4. County:</b> Santa Fe	
<b>5. Date of Survey:</b> August 26, 2024	



**Photo 6: East elevation. Camera facing southwest.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>	
		NRHP _____ SRCP _____	Criteria A B C D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A	
		<b>4. County: Santa Fe</b>	
		<b>5. Date of Survey: August 26, 2024</b>	



**Photo 7: East elevation. Camera facing west.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A			
		<b>4. County:</b> Santa Fe			
		<b>5. Date of Survey:</b> August 26, 2024			



**Photo 8: South elevation. c.1967 addition highlighted. Camera facing north.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;">Please complete HCPI FORM 1 before completing FORM 2</span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe
<b>3. Local Reference Number:</b> Santa Fe ID: N/A	
<b>4. County:</b> Santa Fe	
<b>5. Date of Survey:</b> August 26, 2024	



**Photo 9: West elevation. Camera facing south.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		NRHP _____ SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A	<b>4. County: Santa Fe</b>		
		<b>5. Date of Survey: August 26, 2024</b>			



**Photo 10: Wing. East elevation. 1980s building (highlighted); parapets of adjoining properties (arrow). Camera facing northwest.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____ <u>      </u> NRHP <u>      </u> SRCP    Criteria <u>      </u> A <u>      </u> B <u>      </u> C <u>      </u> D	
<b>1. Name of property:</b>  <b>Tantalus</b> <b>Seferino and Paulina Alarid House</b> <b>Jean Seth Canyon Road Art Gallery</b> <b>Juan Hamilton – Private Gallery</b>	<b>2. Location:</b>  <b>710 Canyon Road</b> <b>Downtown and Eastside Historic District -</b> <b>Santa Fe</b>	<b>3. Local Reference Number:</b> <b>Santa Fe ID: N/A</b>
		<b>4. County: Santa Fe</b>
		<b>5. Date of Survey: August 26, 2024</b>



**Photo 11: Wing. East elevation. Camera facing northwest.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <span style="float: right;"><i>Please complete HCPI FORM 1 before completing FORM 2</i></span>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe
<b>3. Local Reference Number:</b> Santa Fe ID: N/A	<b>4. County:</b> Santa Fe
<b>5. Date of Survey:</b> August 26, 2024	



**Photo 12: Wing. East elevation. Fenestration. Camera facing west.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>	
		NRHP _____ SRCP _____	Criteria A B C D
<b>1. Name of property:</b>  Tantalus Seferino and Paulina Alarid House Jean Seth Canyon Road Art Gallery Juan Hamilton – Private Gallery	<b>2. Location:</b>  710 Canyon Road Downtown and Eastside Historic District - Santa Fe	<b>3. Local Reference Number:</b> Santa Fe ID: N/A	
		<b>4. County: Santa Fe</b>	
		<b>5. Date of Survey: August 26, 2024</b>	



**Photo 13: Front Building. Gallery. Camera facing north.**



West Elevation Camera Facing South



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2024-009209--HDRB

**Project Description:** 2024-009209-HDRB, 626 Gomez Rd., Don Gaspar Area Historic District, Contributing, Mifsud Associates Architects, agent for Andrej Davidson, owner, proposes to construct 212 sq. ft. of portal additions to the maximum allowable height of 12'-10" and construct a 6'-0" high fence.

**Project Location(s):** 626 GOMEZ RD  
Santa Fe, NM 87505

**Contacts:**

Applicant: PAUL MIFSUD  
1700 PASEO DE PERALTA SUITE A  
SANTA FE, NM 87501

SFARCHITECT@COMCAST

Property Owner: Andrej Davidson

**Historic District:** HD: Don Gaspar Area

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:** Yes

**Publicly Visible Facade-North:** Yes

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:**

**Historic District Inventory Number:** 1995

**Year of Construction:** 1935-1942

**Project Type:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

**DATE:** October 22, 2024  
**TO:** Historic Districts Review Board Members  
**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-009209-HDRB, 626 Gomez Rd., Don Gaspar Area Historic District, Contributing, Mifsud Associates Architects, agent for Andrej Davidson, owner, proposes to construct 212 sq. ft. of portal additions to the maximum allowable height of 12'-10" and construct a 6'-0" high fence.

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [previous case documents]

### APPLICANT SUBMITTALS

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

## STAFF RECOMMENDATION:

Staff recommends denial of the proposed project because the design and materials are not harmonious to the adobe structure; therefore, the application does not comply with Section 14-5.2(D) General Design Standards for all Historic Districts, or 14-5.2(H) Don Gaspar Area Design Standards.

## BACKGROUND & SUMMARY:

The single-family Pueblo Revival style residence at 626 Gomez is listed as contributing to the Don Gaspar Area Historic District with the east elevation designated as the primary.



Solomonic pattern and have a clear sealer over the natural wood. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.

- 3) Construct a 57 sq. ft. portal on the north end of the west elevation to the maximum allowable height of 12' 10". The wood posts and beams are carved with a Solomonic pattern and have a clear sealer over the natural wood. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.
- 4) Construct a coyote fence to a height of 6'0" with varying latillas on the west property line.

The existing residential structure is 1,477 sq. ft., the new additions are 210 sq. ft. or 14% of the existing footprint.

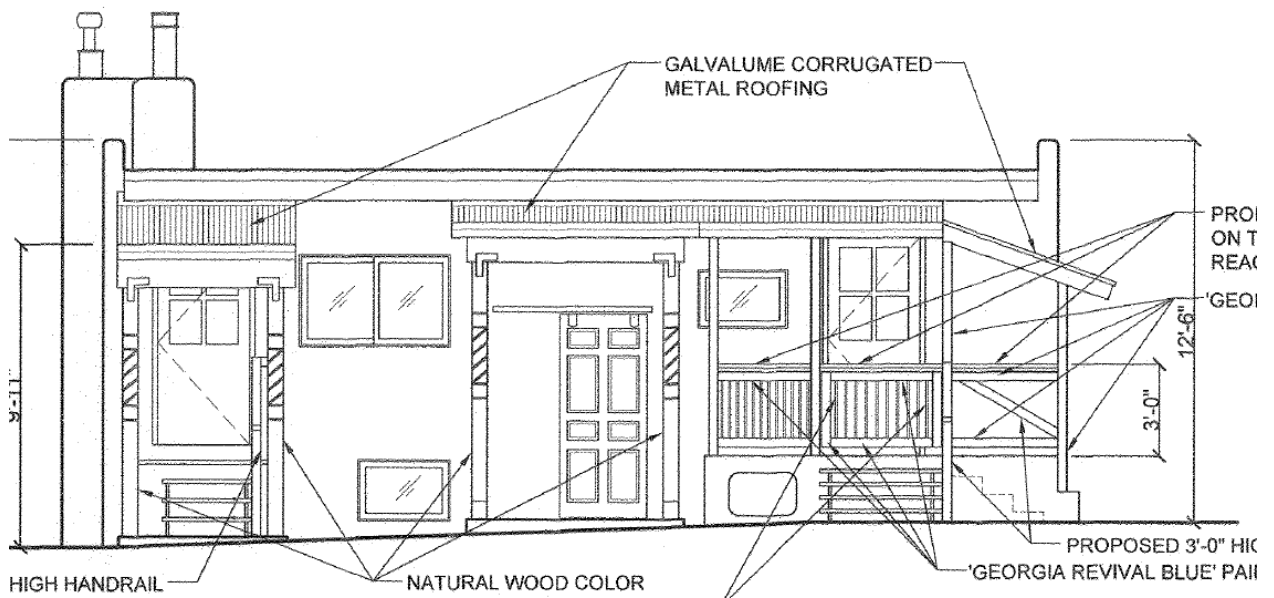


Figure 2: West Elevation Post Construction



Figure 3: Image of the three constructed portals on the west elevation.

## **RELEVANT CODE CITATIONS:**

### **14-5.2 HISTORIC DISTRICTS**

#### **(A) General Provisions**

##### **(1) General Purpose**

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

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

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

(Ord. No. 2004-26)

##### **(1) Purpose and Intent**

It is intended that:

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

#### **(D) General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

##### **(2) Additions**

- (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*.
- (e) The height of additions:
  - (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*.

#### **(H) Don Gaspar Area Historic District**

##### **(1) District Standards**

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


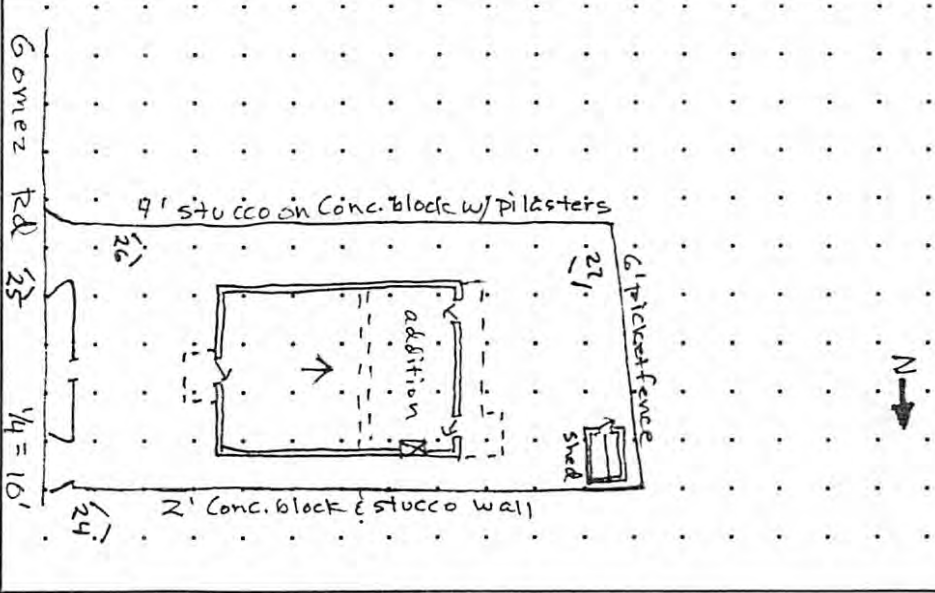
- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting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

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

(2) Walls; Fences; Solar Collectors; Administration

*Applications* for erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION	ADDRESS: <i>626 Gomez</i>	ID NUMBER: 0516 00556	
	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP <u>17</u> <u>N</u> S RANGE <u>9</u> <u>E</u> W SEC <u>25</u> <u>NW</u> 1/4 <u>NW</u> 1/4	BUILDING NAME: SANTA FE ID NUMBER: <u>H 2198.0</u>
	FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992		
	DATE OF CONSTRUCTION: ____ ESTIMATE <u>by 1942</u> ACTUAL SOURCE(S) <u>City Directory</u>		
BUILDING DATA	ARCHITECTURAL STYLE: <u>Vernacular</u>	PHOTO	
	USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____		
	SURROUNDINGS: <u>residential</u>		#25 East Elevation
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? <u>shed</u> IF INVENTORIED, LIST ID NUMBER(S) _____		
	DEGREE OF REMODELING: ____ MINOR <input checked="" type="checkbox"/> MODERATE ____ MAJOR		
EXPLAIN: <u>addition across rear w/ alum sliding windows</u>			
OVERALL CONDITION: ____ EXCELLENT <input checked="" type="checkbox"/> GOOD ____ FAIR <input type="checkbox"/> DETERIORATED	SIGNIFICANCE		
BUILDING THREATENED? ____ YES <input checked="" type="checkbox"/> NO			
SURVEYED <u>6/95</u> BY <u>MJH</u>			




LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?  
 YES  NO  ELIGIBLE \* Now more than 50 years old. Maintains integrity  
 CONTRIBUTING  NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?  
 YES  NO  ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT  
 SIGNIFICANT  CONTRIBUTING  NON-CONTRIBUTING

LOCAL LANDMARK  YES  NO

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Shed w/parapet drains at rear, metal canal on front porch, alum. gutters & spouts	
BUILDING WALLS	orange stucco	
FOUNDATIONS		
DOORS	<p>wood</p> 	<p>wood</p>  <p>Colonial style wood screen doors</p>
WINDOWS	<p>wood d.h.w. paired &amp; single</p> 	<p>Original wood screens</p> <p>Fixed wood frame picture window</p> <p>Addition: Aluminum sliding units</p>
PORCHES OR PORTALES	<p>Front: stuccoed 3' wall &amp; pilasters w/parapet</p> <p>Across rear: 4x4 posts, 2x6 beams, 2x4 rafters, corrugated fiberglass roof</p>	
BALCONIES		
COURTYARDS		
FENCES/WALLS	<p>N. side: stucco over conc. block E &amp; S side: stucco over conc. block with pilasters.</p> <p>W. side: 6' cedar picket fence</p>	
ARCH. DETAILS	recessed windows painted med. blue	
OTHER	Basement under old & new parts of house	

COMMENTS This area is not on Sanborn maps. The addition at rear has little effect on the historic character since it is hardly noticeable from the street & is clearly different from the original portion

ADDITIONAL PHOTOGRAPHS



#26 South Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

626 Gomez

ID NUMBER: 0516 0556

SANTA FE ID NUMBER: H 2198.0

SURVEYED/RESEARCHED

DATE 6/95 BY MJH




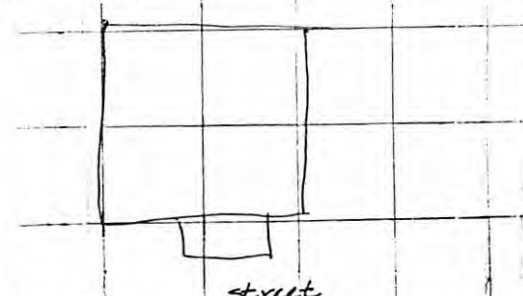
#22 West Elevation



#24 North Elevation

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2198

building threatened? yes		surveyed date 8-82 by E.T.		county Santa Fe	ID no. 051600
field map number Don Gaspar Neighborhood 356		UTM reference zone 12 13		easting northing 414416 2419-10	
location description Calle Yonca				city/town Santa Fe	
building name				legal description tnsp N S range E W sec 1/4 1/4	
film roll by E.T. no. 18		negative nos. 16		loc. of neg. City of Santa Fe	
				building-site plan	
					
date of construction 1935 estimate _____ actual				source	
use present residential				historic residential	
condition _____ excellent _____ fair _____ good _____ deteriorating				degree of remodeling <input checked="" type="checkbox"/> minor _____ moderate _____ major	
style Pueblo Revival		foundation material N/A		describe:	
		wall material/surface stucco		surroundings yes	
architectural features parapet porch canales wood 3-1				relationship to surroundings <input checked="" type="checkbox"/> similar _____ not similar	
				district potential <input checked="" type="checkbox"/> yes _____ no	
				significance _____ significant _____ contributing	
comments 3' stucco wall				<input checked="" type="checkbox"/> supporting _____ intrusive	
				associated buildings? <input checked="" type="checkbox"/> yes	
				what type? shed	
				if inventoried, list ID nos.	
				see back? _____ yes	



**City of Santa Fe**  
Land Use Department  
200 Lincoln Ave.  
Santa Fe, New Mexico 87504-0909

**PROJECT** 2024-008514-HDRB. 626 Gomez Road. Don Gaspar Area Historic District. Contributing.  
**DESC:** Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure.

**CASE NUMBER:** 2024-008514--HDRB

**PROJECT TYPE:** Primary Elevation Designation

**LOCATION:** 626 GOMEZ RD  
Santa Fe, NM 87505

**CONTACTS:** Applicant Andrej Davidson  
Property Owner Andrej Davidson

## BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 23, 2024. The decision of the Board was to retain the contributing status of the residence and assign the primary facades as the north, south, and east facades excluding the 1980's addition on the west end of the building and excluding the block window on the east facade, and to designate the front yardwall and shed as non-contributing.

For further information please call 505-955-6605.

Sincerely,

---

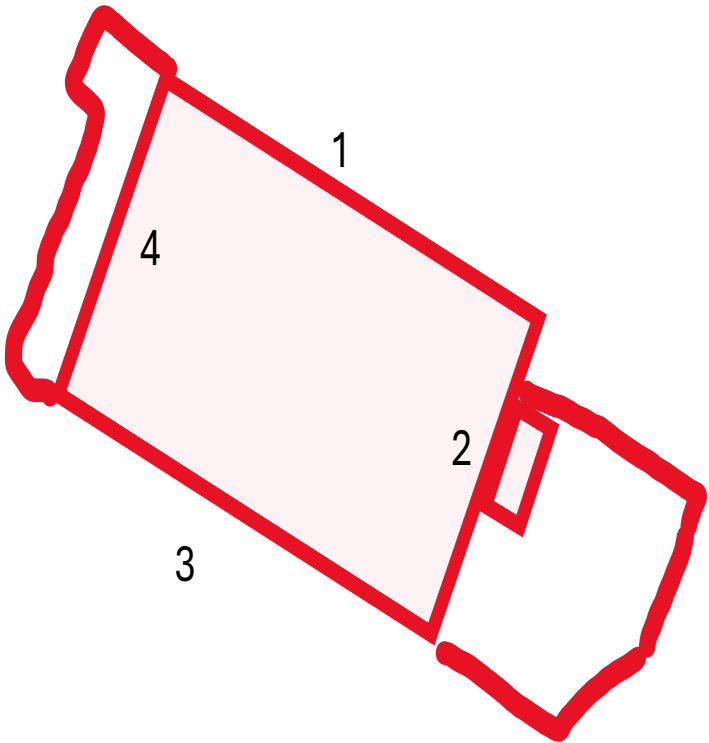
Lani McCulley

**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.**

Shed recommended  
Non-contributing



Façade Map with previous  
rear porch layout



North

Facade 2  
designated  
Primary

Yardwall  
recommended  
Non-contributing



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		<b>Site Address:</b> 626 Gomez Rd. Santa Fe, NM 87505
Date Submitted: Augst 7, 2024		<b>Proposed Construction Description:</b> Rebuild rear porch, fence, driveway
Property Owner of Record: Andrej Davidson		
Applicant/Agent Name: Andrej Davidson, Masha Keady		<b>TOTAL ROOF AREA:</b> 1757 sq ft
Contact Person Phone Number: ( 505)9202247 5053979556		
Zoning District: <u>R21</u>		<b>Lot Coverage :</b> <u>40</u> % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>Don Gaspar Area Historic Dist.</u>		<b>Setbacks:</b> Proposed Front: _____ Minimum: _____ 2 <sup>nd</sup> Front? _____ Proposed Rear: <u>15 ft</u> Minimum: <u>15 ft</u> Proposed Sides: L _____ R _____ Minimum: _____
<b>Submittals Reviewed with PZR:</b> <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		<b>Height:</b> Proposed <u>11.5 ft</u> Maximum Height: <u>13.25 ft</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
<b>Supplemental Zoning Submittals Required for Building Permit:</b> <input type="checkbox"/> Zero Lot Line Affidavit		<b>Parking Spaces:</b> Proposed _____ Accessible _____ Minimum: _____
<b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		<b>Bicycle Parking**:</b> Proposed: _____ Minimum: _____ ** Commercial Requirement
<b>Use of Structure:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
<b>Terrain:</b> <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.

Andrej Davidson, Masha Keady

PRINT NAME

OWNER  APPLICANT  AGENT

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

*Masha Keady*

8/7/2024

SIGNATURE

DATE

<b>To Be Completed By City Staff:</b>	2024-008938-PAR
<b>Additional Agency Review if Applicable:</b>	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
<b>Zoning Approval:</b>	
<input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u>Legal Lot of Record Provided, fence approved at 6', and existing shed to remain</u>	
REVIEWER: <u>Rebekah Clouser</u>	DATE: <u>8 / 16 / 2024</u>



1405 Luisa Street, Suite 6, Santa Fe, NM 87505

tel. 505.982.8363  
fax. 505.989.3311

email: sfarchitect@comcast.net

MIFSUD ASSOCIATES ARCHITECTS LLC

www.santafearchitects.com

Lani McCulley  
Planner  
Historic Preservation Division  
200 Lincoln Avenue  
Santa Fe, NM 87504-0909

September 23, 2024

Dear Lani,

Mifsud Associates Architects, LLC, on behalf of their clients, John and Masha Keady, respectfully request approval for work done previously at an existing residence located at **626 Gomez Road** in Santa Fe.

The project includes an existing single story residence of approximately 1,409 gross square feet and 1,777 square feet of roofed area. The work completed consists of the extension of existing roof overhangs at the rear of the structure to cover steps and landings accessing doorways at the rear of the home.

The allowable maximum height for this site has been determined to be 13'-3" above finished grade. The height of the structure is, and will remain to be, about 12'-6" above the lowest grade. The Owner also wishes to reconstruct an existing six foot tall fence along the rear (west) property line that has fallen down with a new six foot high coyote fence. On July 23, 2024 the Historic Districts Review Board acted to retain contributing status of the residence and assigned the primary facades as the south, north, and east facades excluding the 1980's addition on the west end of the building and the block window on the east façade. The board also designated the front yardwall and rear shed as non-contributing. The portals that were added are situated entirely along the west façade of the building.

The architectural style of the existing house shares elements of the Spanish Pueblo Revival Style. The additions of the extended roof overhangs and wooden steps did not include any stucco work or replacing any windows or doors. The wood posts and beams at the portal on the South side of the West Elevation are painted with Sherwin Williams, Georgian Revival Blue with a satin sheen (#7609). This color was selected because it matches the existing paint color of all of the windows of the house. The wood posts and beams at the portal at the center and North side of the West Elevation are carved with a sort of a Solomonic pattern and have a clear sealer over the natural wood. The portals are roofed with corrugated metal with a Galvalume finish with matching fascias and flashings.

Thank you for your consideration of our request and please let me know if there are additional requirements or information that is needed for this approval. Thank you again for your assistance, and if you have any questions, please feel free to contact me.

Sincerely,

Paul Mifsud  
Mifsud Associates Architects, LLC












West Porch Prior to 2023 Construction



West Porch prior to 2023 Construction



West porch prior to 2023 Construction



West Porch  
(south end) after  
the construction



West Elevation: southern and center portals showing the storage addition at the center portal



Southern Portal





6"

88"

3 1/2"

58 inches

Deck width 56"

8"

7"

7"

4"

Stair width 47"  
Step depth = 12"



◀ 5 feet ▶

117"

4"

96"

51 1/4"

3 feet



Center Portal



Center Portal



6

11 1/2"

16"

118"

92"

80"





Northern Portal

7Inches

11 inches

5 inches

7 feet 5  
1/2 inches

3 inches

10  
7





Sherwin-Williams  
Duration  
Georgian Revival Blue

















# City of Santa Fe, New Mexico

# memo

**DATE:** October 22, 2024  
**TO:** Historic Districts Review Board  
**FROM:** Paul A. Duran, Senior Planner, Historic Preservation Division

---

**2024-009208-HDRB, 505 Apodaca Hill**, Downtown & Eastside Historic District, Non-contributing, Galen P. Briggs, owner, requests approval for the construction of three portals with a maximum height of 11'-2" and totaling 441 sq. ft. and the replacement of a window with a French door on the west façade.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:** Previous HDRB Case Documents

**APPLICANT SUBMITTALS**

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

**STAFF RECOMMENDATION:**

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

**BACKGROUND & SUMMARY:**

The single-family residence at 505 Apodaca Hill is listed as non-contributing to the Downtown and Eastside Historic District. The main residence was constructed in the late 1940s on a 0.43-acre lot which totaled 1,944 sq. ft. of roofed area. In 1977, a guest house was constructed on the southeast section of the property which totaled 525 sq. ft. of roofed area. In 2022, a garage was constructed on the southwest section of the property which totaled 1,375 sq. ft. The main residence, guest house, and garage are constructed in the Santa Fe Pueblo Revival architectural design style

as illustrated by the flat roofs, high rounded parapets, wooden viga elements, and recessed doors and windows. The property has undergone significant additions and remodel throughout time and the proposed remodel of the portals and change of the window to a French door will not adversely impact the structures current status or impact on the streetscape or historic district.

Previous Historic Districts Review Board (HDRB) cases include:

On October 22, 2013, in Case No. H-13-092, the HDRB approved staff's recommendation of maintaining the main residence as non-contributing, a 350 sq. ft. addition to the main house with a 400 sq. ft. portal that wraps around the western façade, new aluminum-clad forest green windows, raising of the parapets to 18", re-stucco with cementitious stucco color Sahara, and coyote fence.

On July 22, 2014, in Case No. H-14-057, the HDRB approved remodeling of the guest house and the construction of a bracketed eyebrow over the entry door on the north elevation.

On October 14, 2014, in Case No. H-14-057, the HDRB approved an amendment to the previous approval by constructing a 176 sq. ft. portal on the north elevation instead of the eyebrow with square posts with an exposed header and a standing seam shed roof with the condition that the portal finishes shall match that of the portal on the primary residence.

The current request (Case 2024-009208) is for the construction of three portals, two portals on the eastern and western façade of the main residence, and one on the western façade of the guest house with a maximum height of 11'-2" and totaling 446 sq. ft respectively. Also included is the replacement of a window with a French door on the west façade on the main residence.

- 1) Construct a 136 sq. ft. portal to a height of 10' 4" on the eastern façade of the main residence.
- 2) Construct a 100 sq. ft. portal to a height of 10' 4" on the western façade of the main residence.
- 3) Construct a 210 sq. ft. portal to a height of 11' 2" on the western façade of the guest house.
- 4) Replace window with a French door on the western façade of the main residence.

## **14-5.2 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.



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<p><b>To Be Completed By Applicant:</b></p> <p>Date Submitted: June 10, 2024</p> <p>Property Owner of Record: Galen P Briggs</p> <p>Applicant/Agent Name: Galen P Briggs</p> <p>Contact Person Phone Number: ( 786 457 1752</p>	<p>Site Address: 505 Apodaca Hill, Santa Fe, NM 87501</p> <p>Proposed Construction Description: Construction/Replacement of 3 Portals on Property</p> <p>TOTAL ROOF AREA: 441 sq ft</p>
<p>Zoning District: <u>East Side</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____  <input type="checkbox"/> Flood Zone*  <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR:  <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit:  <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector**  <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential  <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p>	<p>Lot Coverage : <u>&lt;40</u> %  <input type="checkbox"/> Open Space Required: _____</p> <p>Setbacks: Casita Portal 10' from fence  Proposed Front: _____ Minimum: _____  2<sup>nd</sup> Front? _____  Proposed Rear: _____ Minimum: _____  Proposed Sides: L _____ R _____ Minimum: _____</p> <p>Height: Proposed <u>8'4"</u>  Maximum Height: _____ or  <input type="checkbox"/> Regulated by Historic Districts Ordinance  <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces:  Proposed <sup>2</sup> _____ Accessible _____  Minimum: <u>2</u></p> <p>Bicycle Parking**:  Proposed: _____ Minimum: _____  ** Commercial Requirement</p>

\* 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.

Galen P Briggs [ 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.

Galen P Briggs June 10, 2024  
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: \_\_\_\_\_

REVIEWER: Stephanie Perea DATE: 7/17/24

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



**City of Santa Fe**  
Land Use Department  
200 Lincoln Ave.  
Santa Fe, New Mexico 87504-0909

**PROJECT DESC:** 2022-004743-HDRB. 505 Apodaca Hill. Downtown and Eastside Historic District. Non-contributing. Wyndham Carlisle, agent for Galen Briggs, owner, proposes to add 1,375 sq.ft. free-standing garage, door, window and portal alterations on 2,401 sq.ft. building, and repair yard wall and fencing.

**CASE NUMBER:** 2022-004743--HDRB

**PROJECT TYPE:** Remodel

**LOCATION:** 505 APODACA HILL  
Santa Fe, NM 87505

**CONTACTS:** Applicant

Wyndham Carlisle

369 Montezuma AVE 405  
Santa Fe, NM 87501

Property Owner

Galen Briggs

## BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Mar 08, 2022. The decision of the Board was to to approve the project as submitted, but the applicant required to revise the overhangs of the principal portal to bring in line with the existing chimney and that the latillas be of varying heights and submit the drawings to staff for final approval. The Board also asked that the applicant not install muntins on the existing window behind the tree.

For further information please call 505-955-6605.

Sincerely,

Angela Bordegaray

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



# City of Santa Fe, New Mexico

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

www.santafenm.gov

*Javier M. Gonzales, Mayor*

**Councilors:**

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

**Project description:** Request to amend an approval to remodel a non-contributing residential structure and a casita with no historic status designation.

Case number: H-14-057

Project Type: HDRB

**PROJECT LOCATION (S):** 505 Apodaca Hill

**PROJECT NAMES:**

OW – Iscah Carey  
Santa Fe, NM 87501

505 Apodaca Hill

AP – Fernando Garica, Praxis Architects, Inc.  
Santa Fe, NM 87505

102 Marquez Place, #310B  
(505) 473-7766

**BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on July 22, 2014. The decision of the Board was to approve the application with the conditions that there shall be no visible rooftop appurtenances and that any exterior lighting for both the main residence and the casita shall be approved by staff before a construction permit application is submitted. For further information please call 955-6605.

Sincerely,

David Rasch  
Planner Supervisor, Preservation Division

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



# City of Santa Fe, New Mexico

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

www.santafenm.gov

*Javier M. Gonzales, Mayor*

**Councilors:**

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

Project description: Gabriel Browne of Praxis Architects Inc., agent for Iscah Carey, owner, proposes, proposes to amend a previous approval to remodel a non-contributing guest house.

Case number: H-14-057

Project Type: HDRB

**PROJECT LOCATION(S):** 505 Apodaca Hill

**PROJECT NAMES:**

OW – Iscah Carey  
Santa Fe, NM 87501

505 Apodaca Hill  
505-470-0383

AP – Praxis Inc.  
Santa Fe, NM 87505

1012 Marquez Place #310B  
505-473-7766

**BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on October 14, 2014. The decision of the Board was to approve you application with the condition that the portal finishes shall match that of the portal on the primary residence. For further information please call 955-6605.

Sincerely,

David Rasch  
Supervising Planner, Historic Preservation Division

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



# City of Santa Fe, New Mexico

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

David Coss, *Mayor*

**Councilors:**

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Peter N. Ives, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Bill Dimas, Dist. 4

Ronald S. Trujillo, Dist. 4

October 23, 2013

Project description: remodeling project to include partial demolition of walls, construction of a 350 sq. ft. addition, raising parapets to 11'-7" below the highest existing parapet, replacing windows, and making other changes.

Case Number: H-13-092

Project Type: HDRB

**PROJECT LOCATION (S):** 505 Apodaca Hill

**PROJECT NAMES:**

OW – Iscah Carey  
Santa Fe, NM 87501

505 Apodaca Hill  
505-470-0383

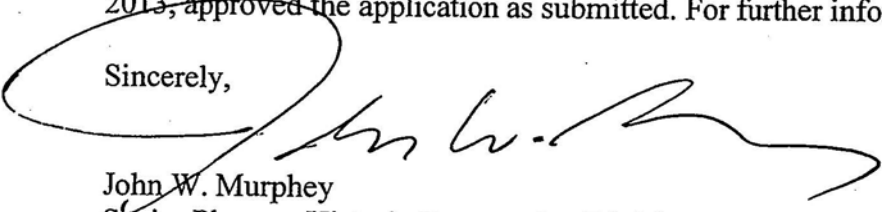
AP – Michael Grant  
Santa Fe, NM 87505

2407 Agua Fria Street  
505-438-2699

**BOARD ACTION**

This is to certify that the Historic Districts Review Board (HDRB), at their hearing on October 22, 2013, approved the application as submitted. For further information please call 955-6605.

Sincerely,

  
John W. Murphey  
Senior Planner, Historic Preservation Division

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

# 505 Apodaca Hill - Santa Fe - NM

## Proposal for 3 New Portals

### Goal:

- Embrace Portal Architecture of Two Portals Approved by HDRB on March 15, 2022 Utilizing Same Architecture, Materials and Finishes
- Enhance Historic Appearance, Livability and Value of Property

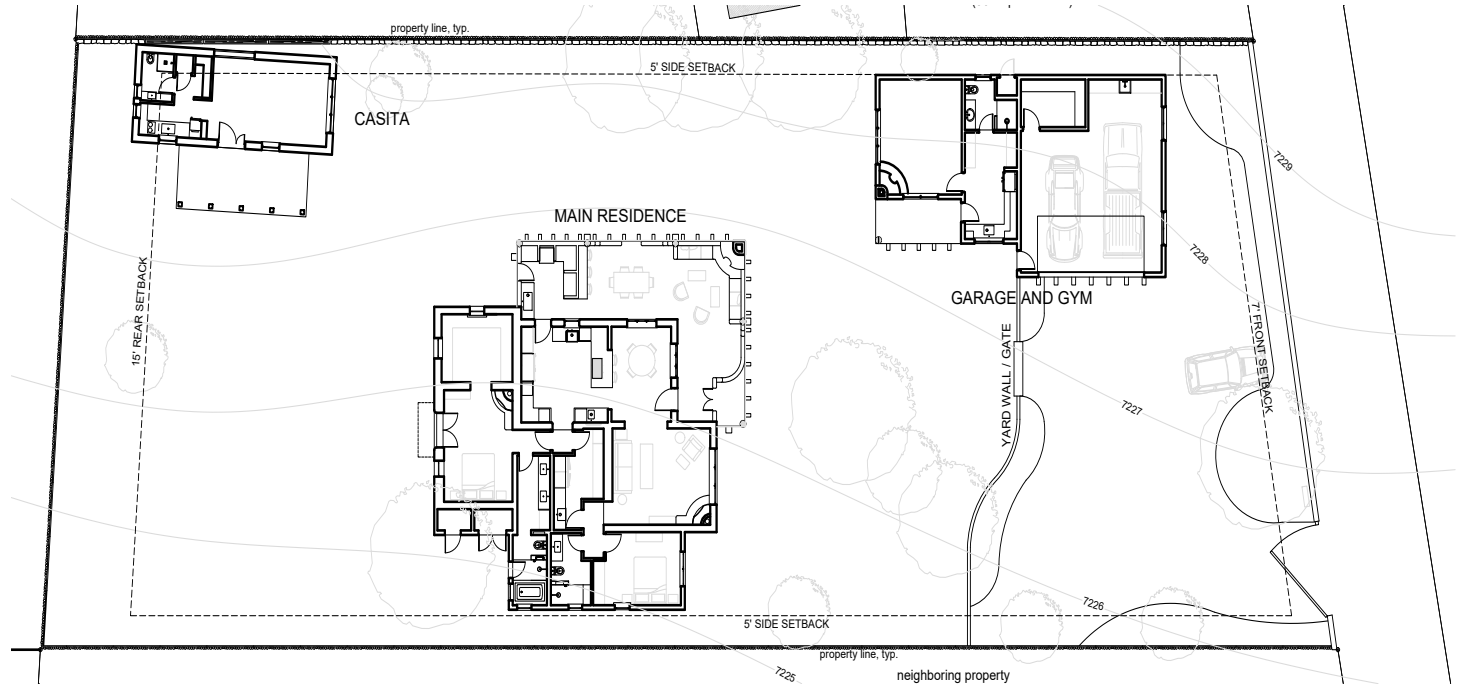
### Requesting two new portals to be constructed off of bedrooms of home.

- **Proposed East Portal**  
**136 sq ft**, is located on the east side of the Main Residence outside Bedroom 1.
  - Floor reddish brown flagstone to match the back patio. Height from finished floor to Parapet top 10'4".
  - Materials: 6" pine vigas with center 30 inch spacing, pine tongue and groove ceiling, TPO roof, and douglas fir 10" posts, corbels and 8" by 12" perimeter beams.
- **Proposed West Portal**  
**100 sq ft**, is located on the west side of the Main Residence outside Bedroom 2. (Note: Requesting replacement of Existing Window with a French door, 64" x 80", for access to this new portal.)
  - Floor 2" dark brown brick consistent with remaining portal floors. Height from finished floor to Parapet top 10"4".
  - Materials: 6" pine vigas with center 30 inch spacing, pine tongue and groove ceiling, TPO roof, and douglas fir 10" posts, corbels and 8" by 12" perimeter beams.

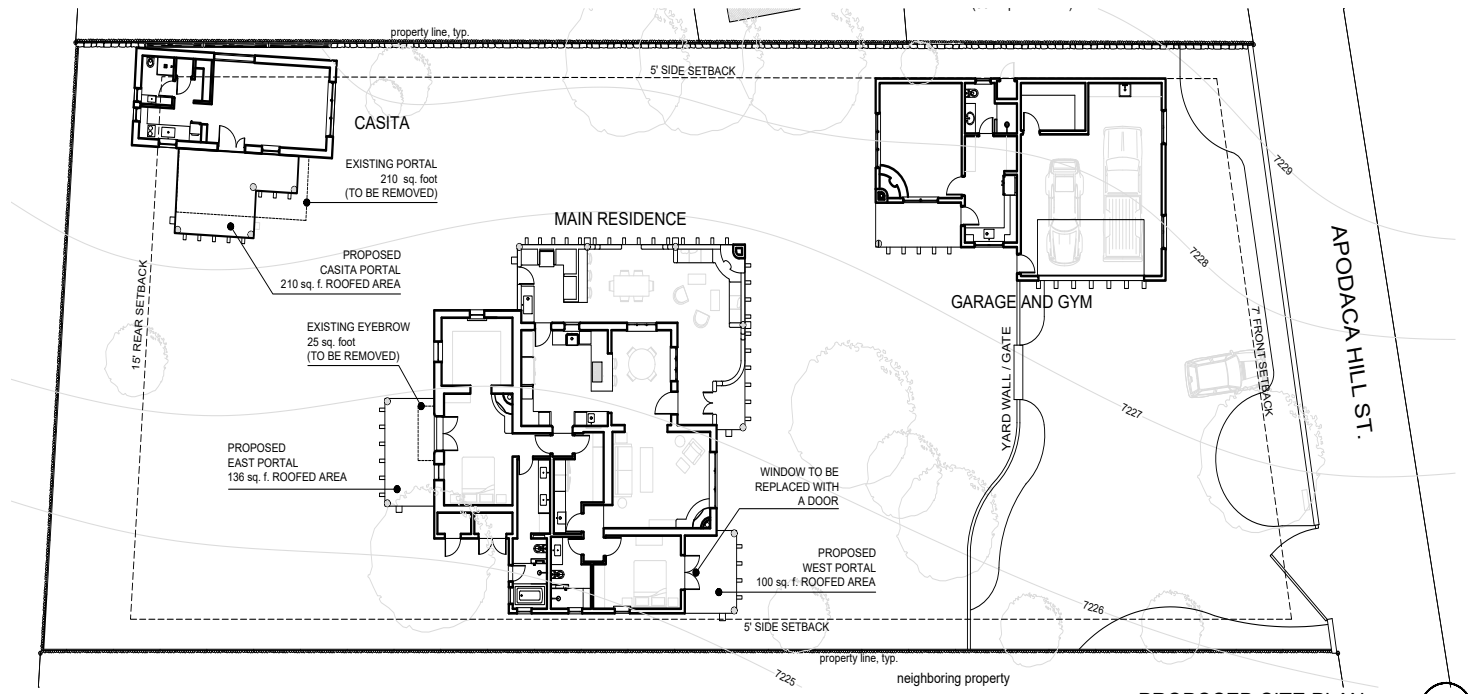
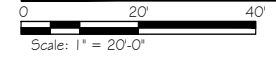
### Requesting replacement of casita portal at back of property with new portal of same size but footprint and design to embrace functionality and architecture of remaining property.

- **Proposed Casita Portal**  
**210 sq ft**, is located in front of a detached casita at the southeast corner of property.
  - Floor 2" dark brown brick consistent with remaining portals. Height from finished floor to Parapet top 11"2".

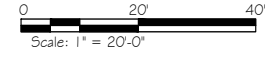
- Materials: 6" pine vigas with center 30 inch spacing, pine tongue and groove ceiling, TPO roof, and douglas fir 10" posts, corbels and 8" by 12" perimeter beams.



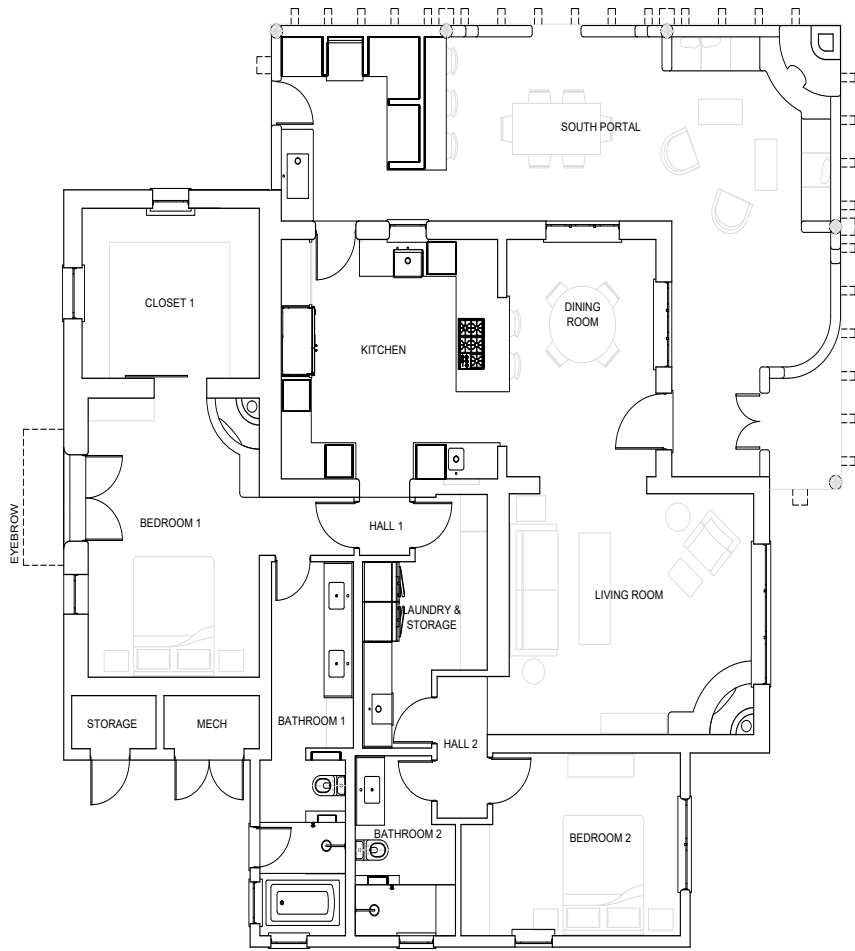
**EXISTING SITE PLAN**



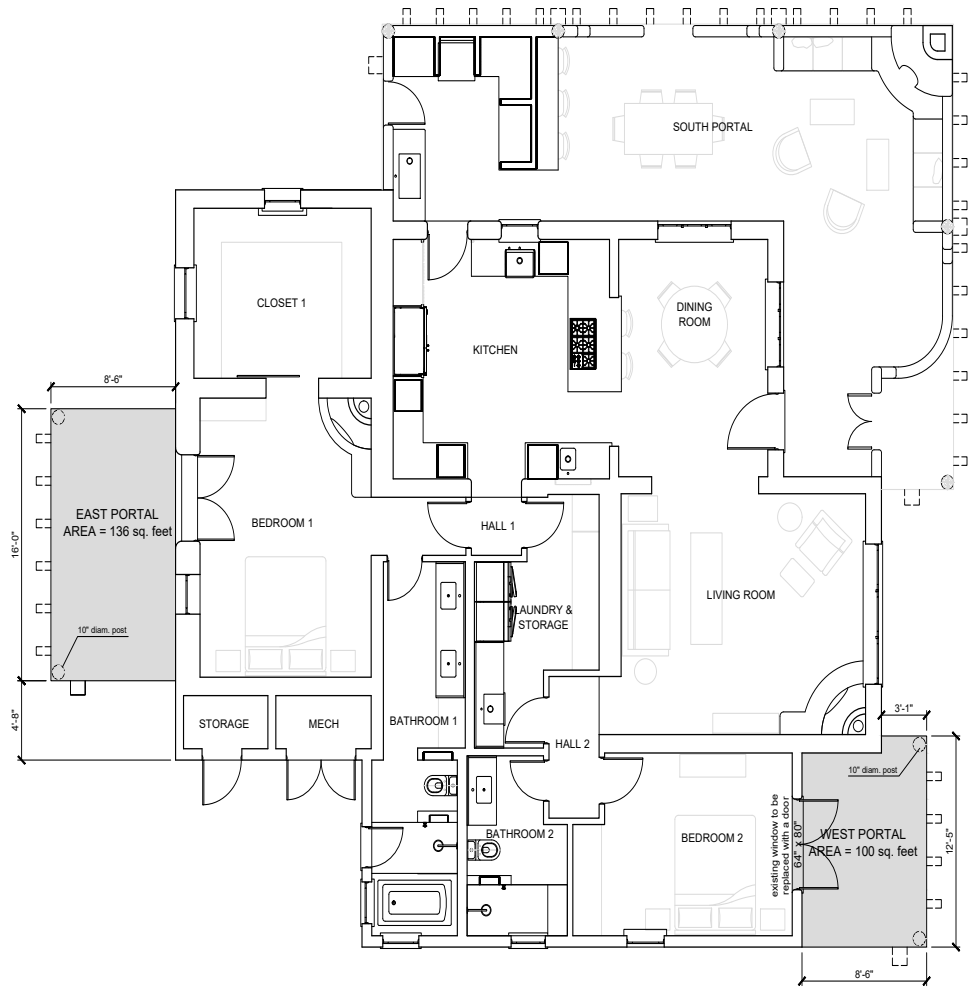
**PROPOSED SITE PLAN**



505 APODACA HILL  
 property use: single family residential  
 lot size: .43 AC (18,913 SF)  
 lot coverage: < 40%  
 zoning: R1  
 historic: eastside  
 flood zone: no

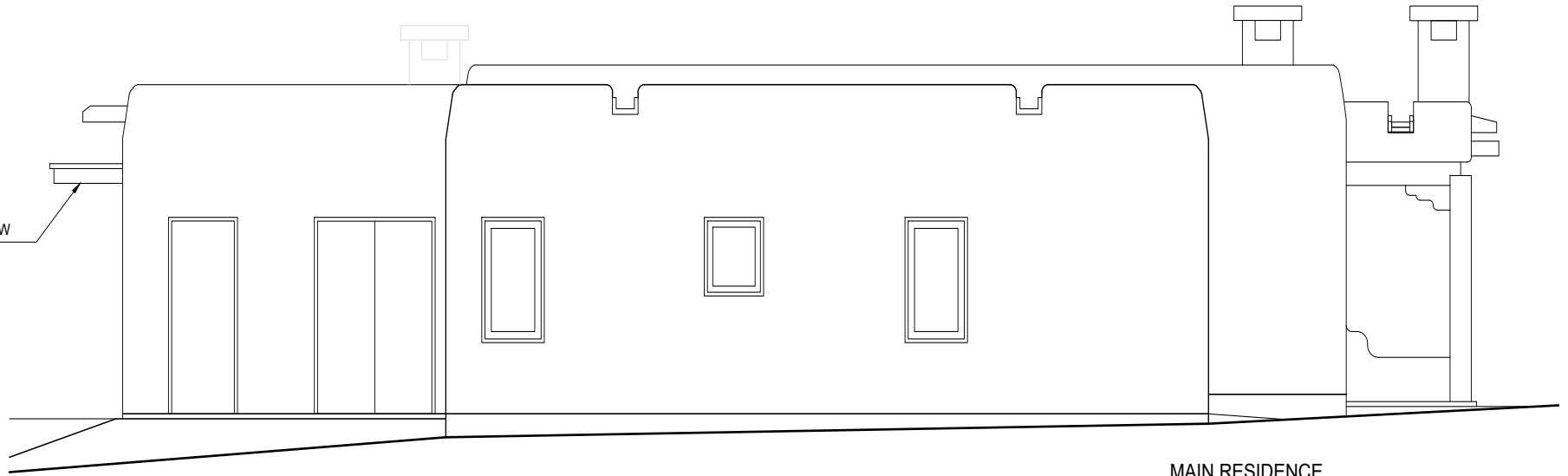


MAIN RESIDENCE  
EXISTING PLAN

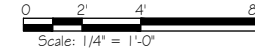


MAIN RESIDENCE  
PROPOSED PLAN

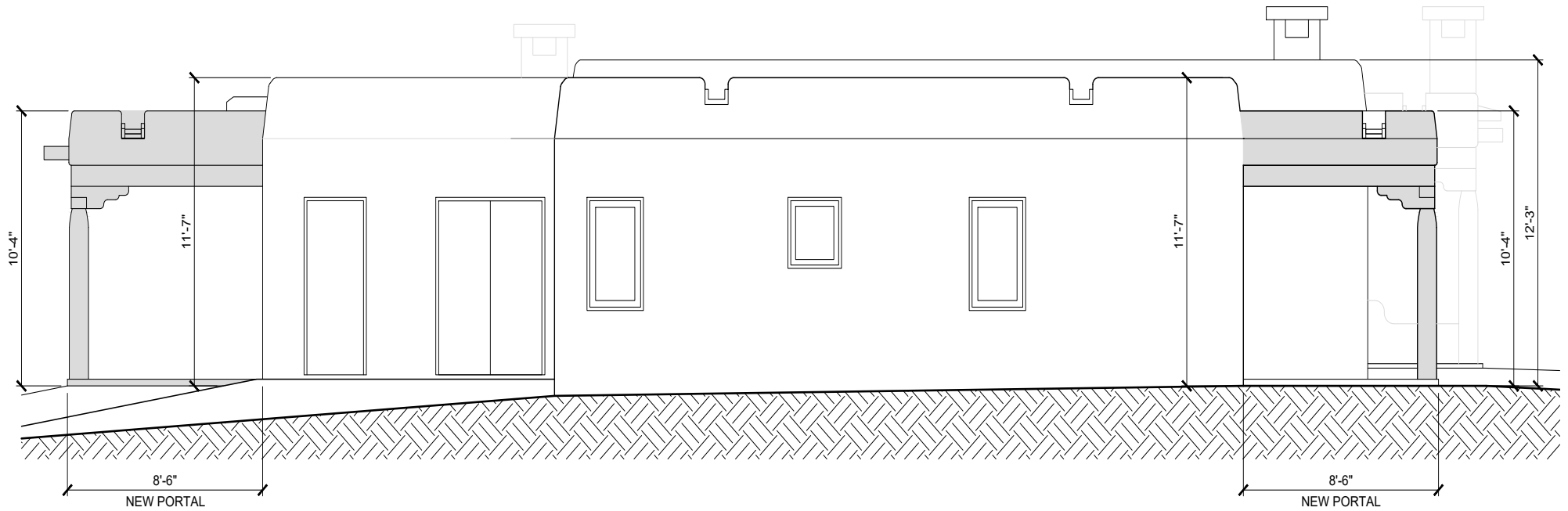
REMOVE  
EYEBROW



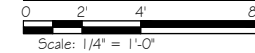
MAIN RESIDENCE  
EXISTING NORTH ELEVATION



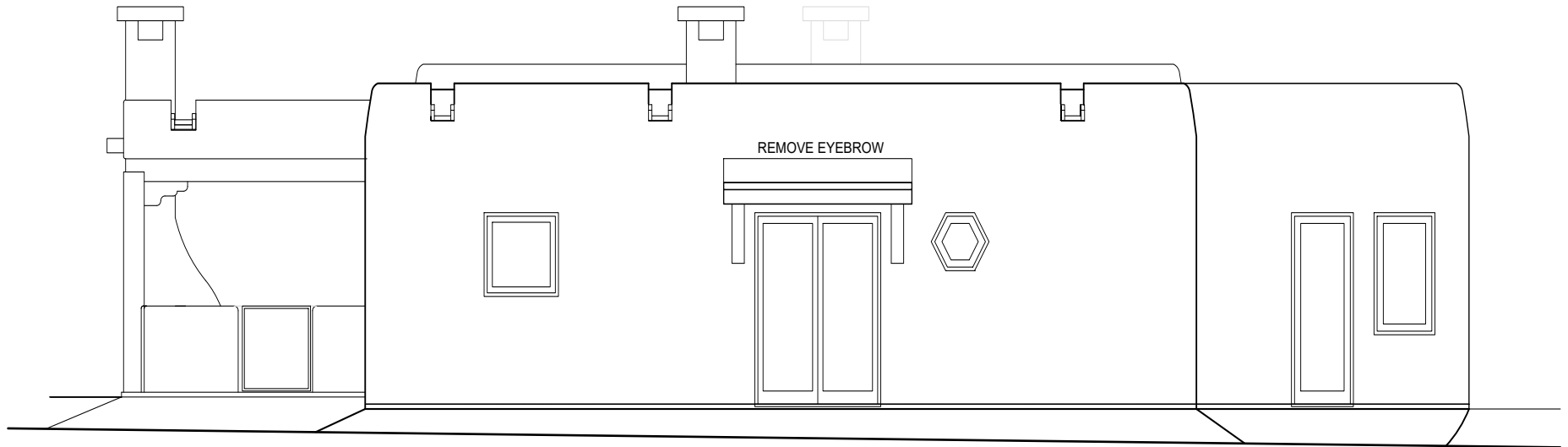
Scale: 1/4" = 1'-0"



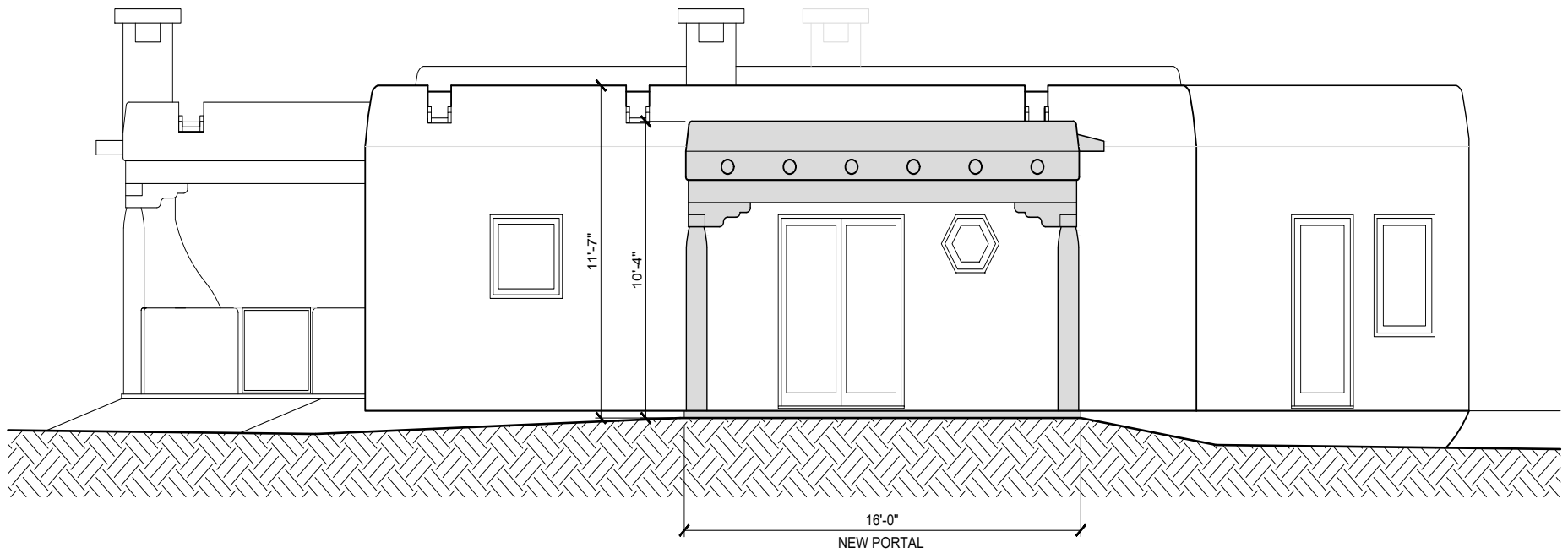
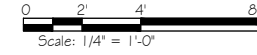
MAIN RESIDENCE  
PROPOSED NORTH ELEVATION



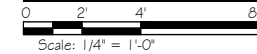
Scale: 1/4" = 1'-0"

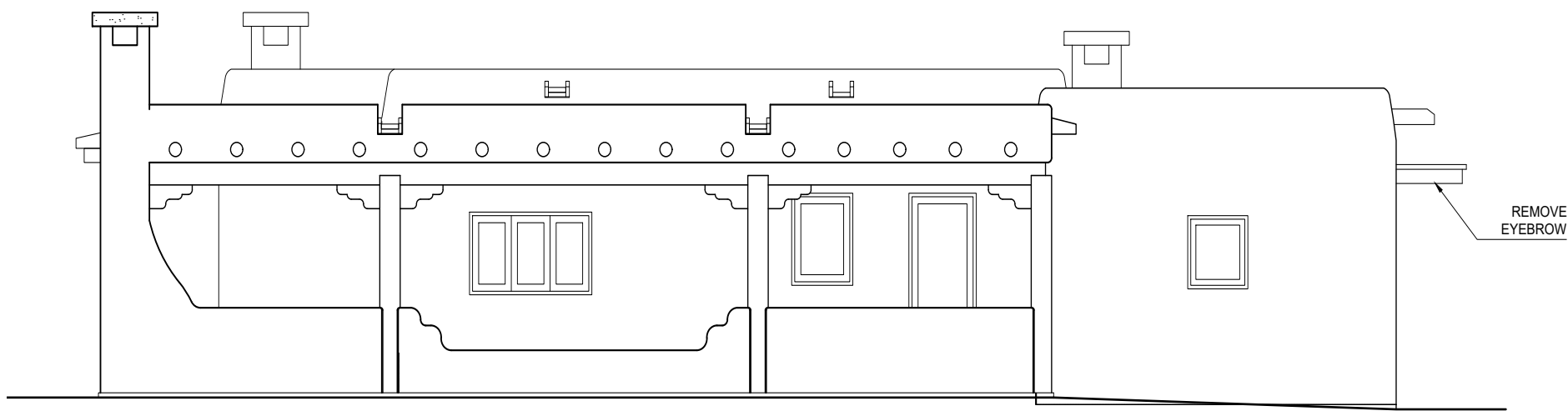


MAIN RESIDENCE  
EXISTING EAST ELEVATION

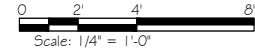


MAIN RESIDENCE  
PROPOSED EAST ELEVATION

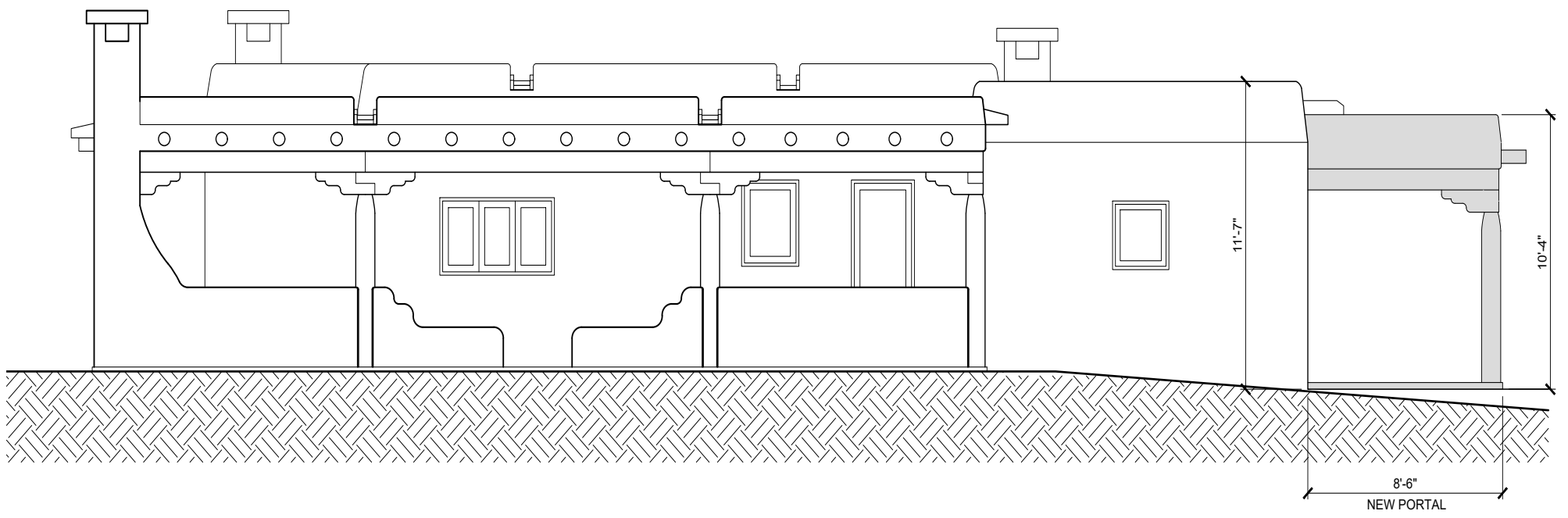




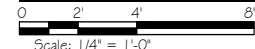
MAIN RESIDENCE  
EXISTING SOUTH ELEVATION



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



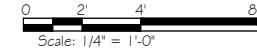
MAIN RESIDENCE  
PROPOSED SOUTH ELEVATION



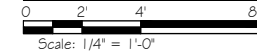
Scale: 1/4" = 1'-0"

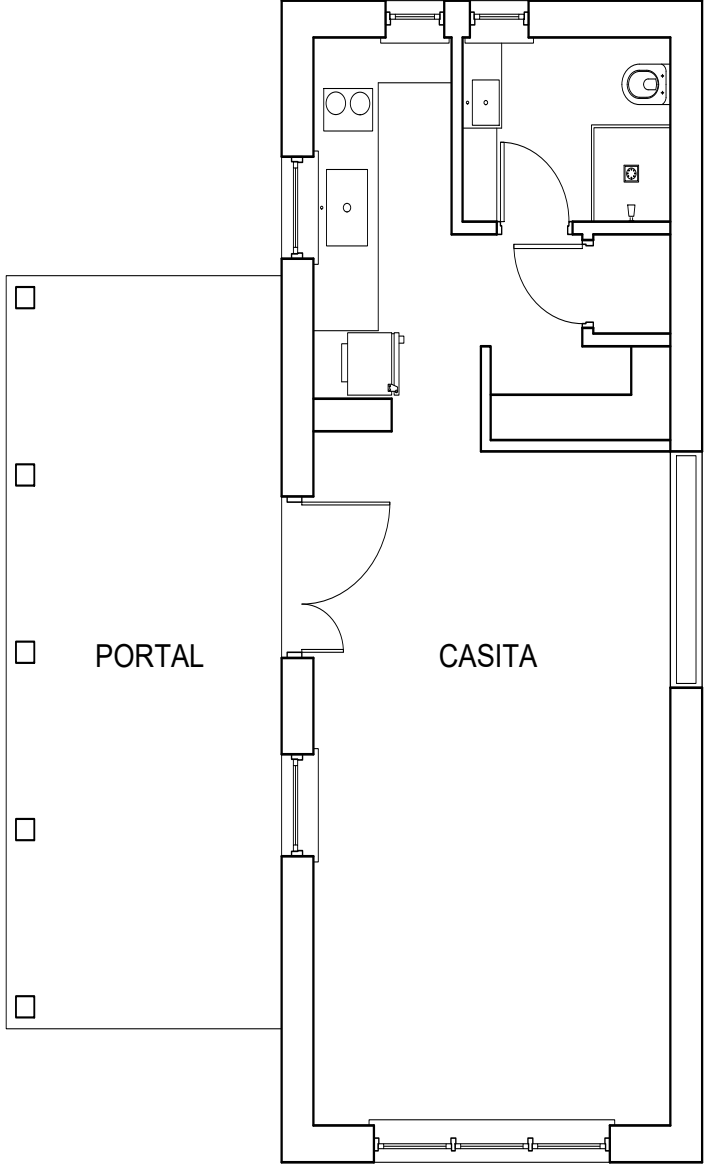


MAIN RESIDENCE  
EXISTING WEST ELEVATION

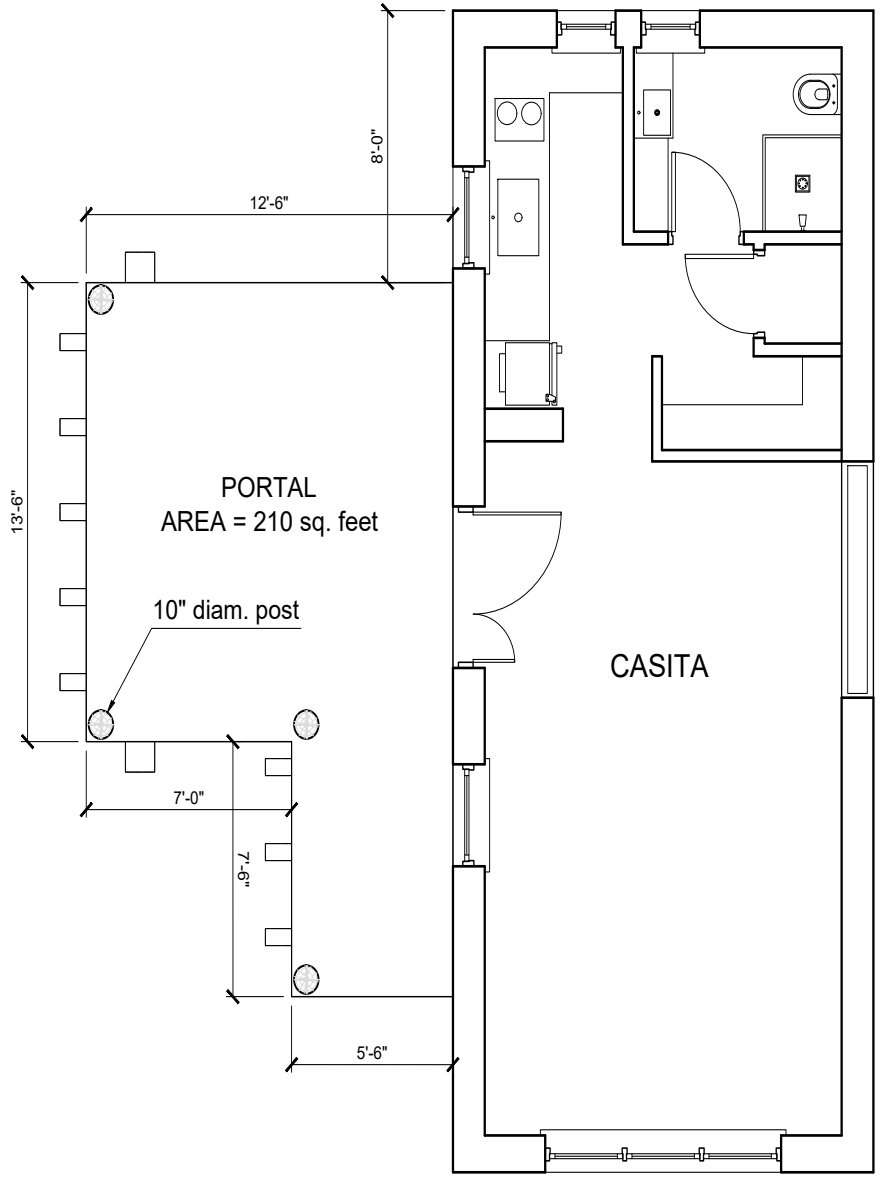


MAIN RESIDENCE  
PROPOSED WEST ELEVATION

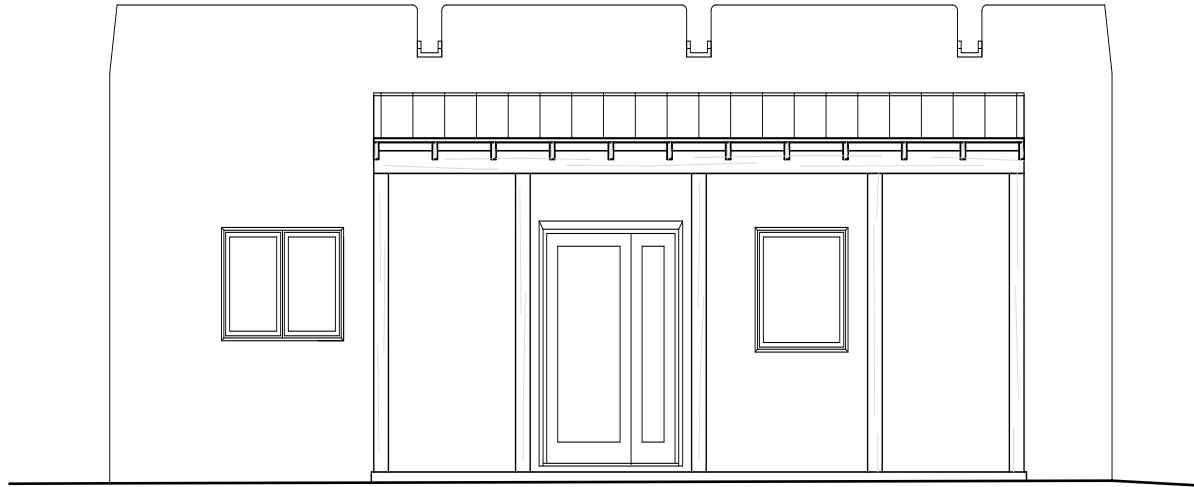




**CASITA - EXISTING PLAN**



**CASITA - PROPOSED PLAN**

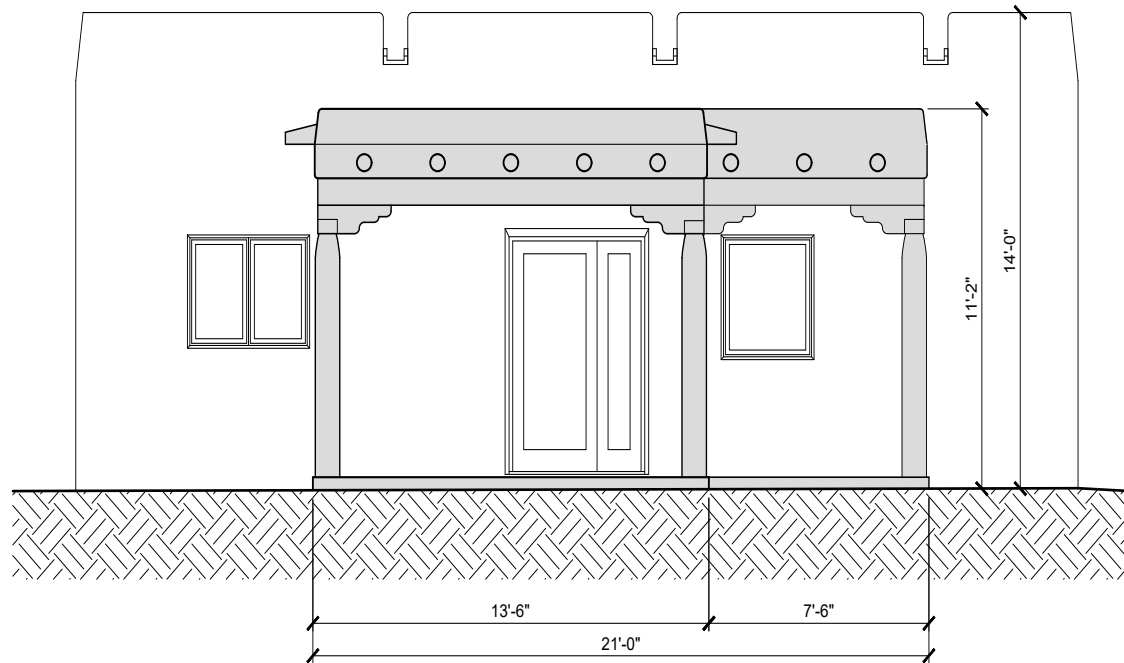


REMOVE ENTIRE PORTAL  
STRUCTURE

CASITA  
EXISTING NORTH ELEVATION

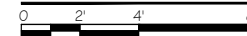


Scale: 1/4" = 1'-0"

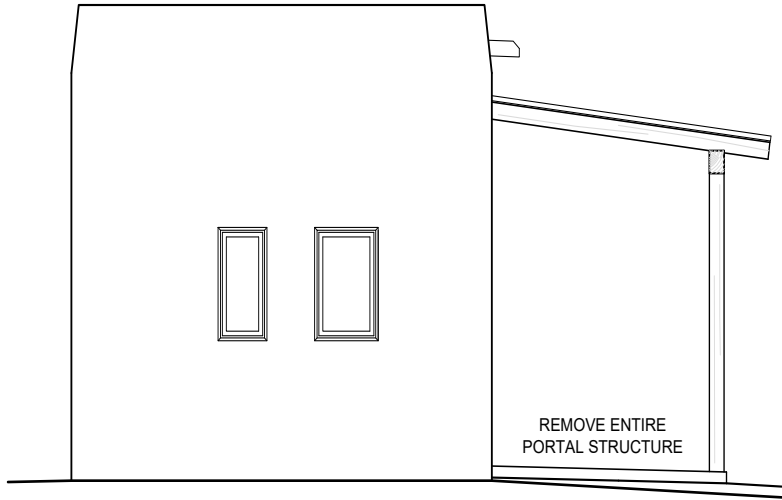


NEW PORTAL

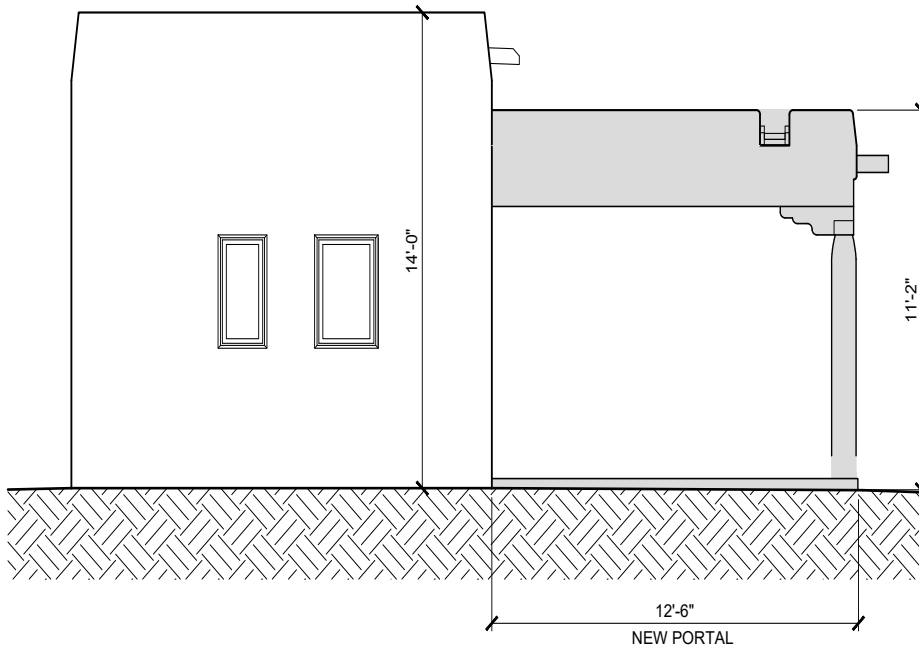
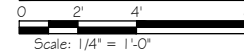
CASITA  
PROPOSED NORTH ELEVATION



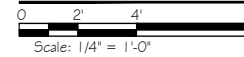
Scale: 1/4" = 1'-0"

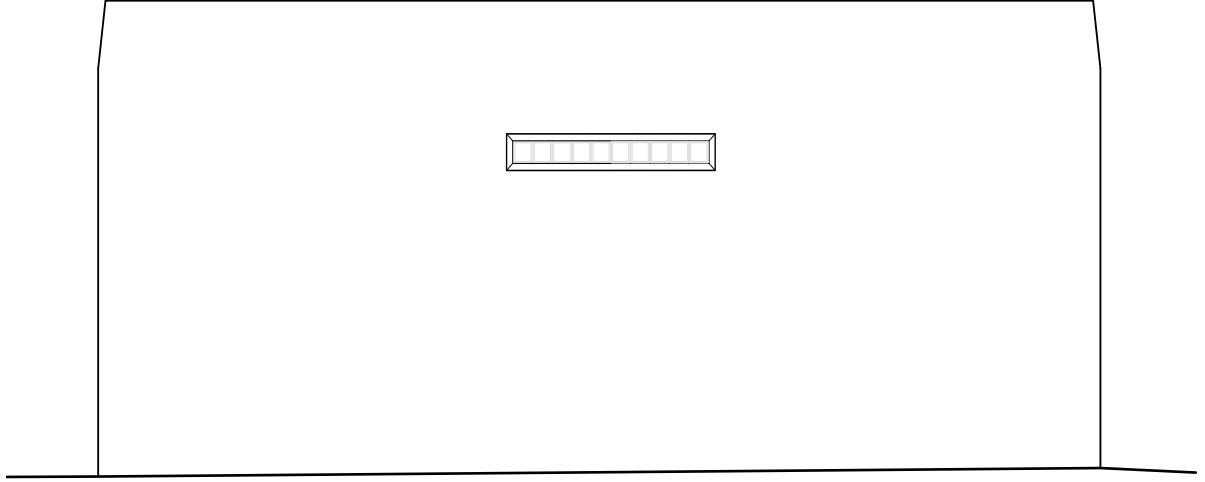


CASITA  
EXISTING EAST ELEVATION

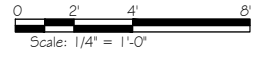


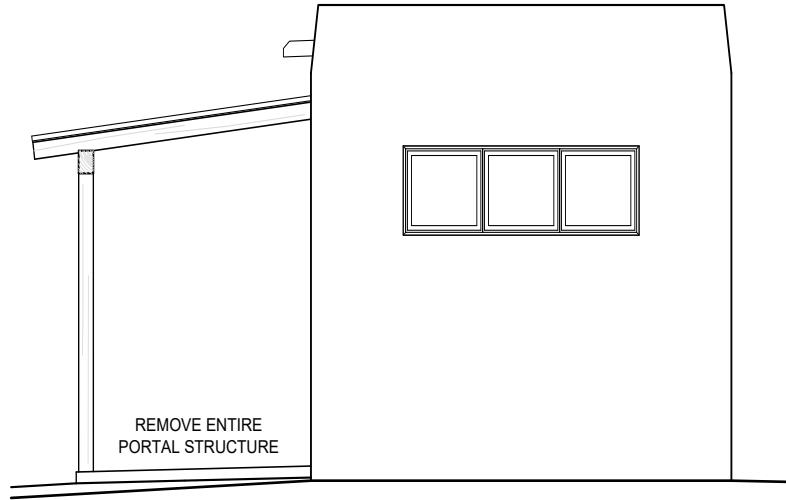
CASITA  
PROPOSED EAST ELEVATION





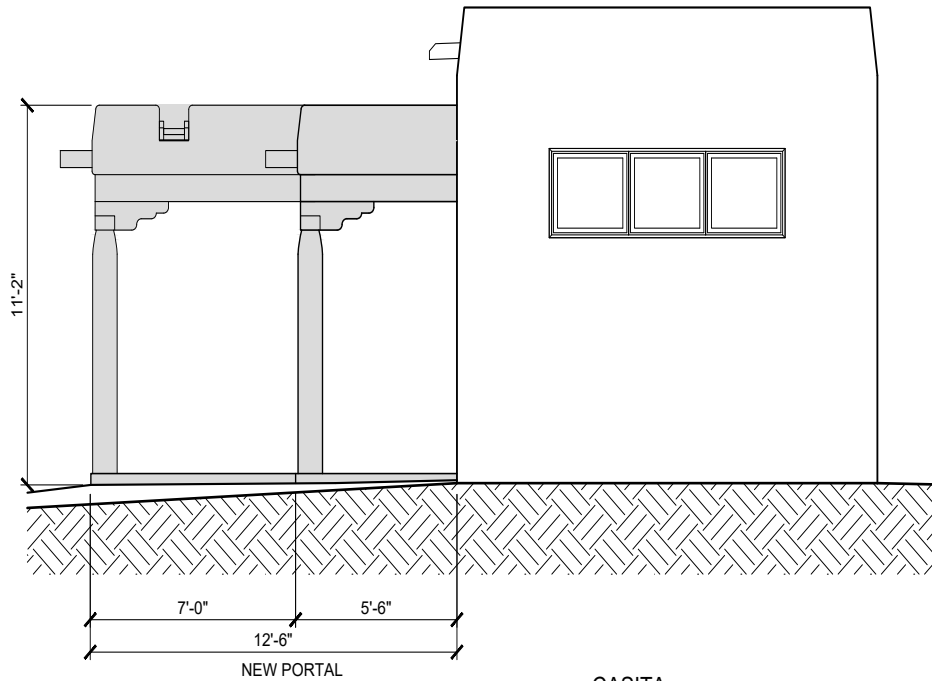
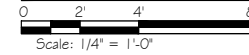
CASITA  
SOUTH ELEVATION (NO CHANGE)





REMOVE ENTIRE  
PORTAL STRUCTURE

CASITA  
EXISTING WEST ELEVATION



11'-2"

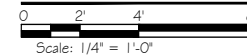
7'-0"

5'-6"

12'-6"

NEW PORTAL

CASITA  
PROPOSED WEST ELEVATION



# 505 Apodaca Hill - Santa Fe - NM

## Proposed Exterior Finishes

### For Main Residence and Casita

- Stucco—Synthetic LA LUZ for Parapets of Proposed Portals and Repairs on Exterior Walls

### For Proposed Portals

- Pine Vigas: Dark Walnut Stain
- Pine Tongue and Groove: Light Walnut Stain
- Douglas Fir Posts, Corbels and Perimeter Beams: Dark Walnut Stain

### Flooring

- Brick Flooring: Dark Brown for the Proposed West Portal of the Main Residence (Bedroom 2) and Proposed Portal of the Casita
- Flagstone Flooring: Reddish Brown for the Proposed East Portal (Bedroom 1)

### French Door

- **Alder Wood Door with Clean Coat Sealer** for Proposed West Portal of the Main Residence (Bedroom 2) matching existing French Door of Bedroom 1

















