City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
NOVEMBER 26, 2024
5:30 PM
CITY COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

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

By Phone: 301 715 8592

Webinar ID: 816 3397 3427

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

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

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

2. APPROVAL OF AGENDA

3. **APPROVAL OF MINUTES:**

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

   a. 2024-008621-HDRB. 821 Dunlap St. Unit D (July 23, 2024)

   b. 2024-008322-HDRB. 5 Cerro Gordo Rd. (July 23, 2024)

   c. 2024-008623-HDRB. 918 Acequia Madre Unit H (July 23, 2024)

   d. 2024-008626-HDRB. 301 Hillside Ave. (July 23, 2024)

5. **MATTERS FROM THE PUBLIC**

6. **STAFF COMMUNICATIONS**

7. **OLD BUSINESS**

8. **NEW BUSINESS**

   a. 2025 Historic District Review Calendar

   b. 2024-009321-HDRB, 1 Plaza Fatima, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

   c. 2024-009370-HDRB, 1030 ½ W. Houghton St., Don Gaspar Area Historic District, non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory. (Lani McCulley)

   d. 2024-009376-HDRB, 907 Don Miguel Pl. Downtown and Eastside Historic District, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, property owners, request a status review with primary

façade designation(s) if applicable on a contributing structure. (Paul Duran, paduran@santafenm.gov)

e. 2024-009378-HDRB, 835 E. Alameda St., Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Carole Peet, owner, proposes to construct a 284 sq. ft. addition to a height of 13'-3" where the maximum allowable is 13'-3", relocate HVAC. (Gary Moquino, GSMoquino@santafenm.gov)

f. 2024-009369-HDRB, 345 Garcia St., Downtown & Eastside Historic District, Contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall. (Lani McCulley)

g. 2024-009372-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing and no-historic status, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, requests a status review with primary façade designation, if applicable, for an accessory structure. (Lani McCulley)

h. 2024-009400-HDRB, 821 Acequia Madre, Downtown and Eastside Historic, Gayla Bechtol, agent for Mary and Elaine Alarid, property owners, propose a 794 sq. ft. addition on the north elevation and portals to the main house, constructing a 4' tall yard wall, insertion of new windows and light fixtures, and raising the building height from 13'-6" to 24'0" where the maximum building height is 16'-11" and a 1,223 sq. ft. remodel of the garage with a second story with a height of 24'0". Exceptions are requested to 14-5.2(D)(2)(e)(ii) the height of additions for contributing structures and 14-5.2(D)(2)(d) additions on the side must be set back a minimum of ten (10) feet from the primary façade.. (Paul Duran)

i. 2024-009381-HDRB, 532 Don Gaspar Ave., Don Gaspar Area Historic District, Significant, Hannon Structures, agent for Andras Szantho, owner, requests to make changes to a previous approval including installation of a porch railing, HVAC with screening, exterior lighting, and

accessible lift door. An exception is requested to 14-5.2(D)(5)(b) to add a porch railing on a primary facade. (Lani McCulley)

j. 2024-009377-HDRB, 449 Camino Monte Vista, Downtown & Eastside Historic District, Lorn Tryk, agent for Joseph and Mark Clark Rev. Trust, owner, proposes to construct a 4,695 sq. ft. residence, a 1,111 sq. ft. casita, a 436 sq. ft. accessory structure and an 877 sq. ft. garage to a maximum height of 17'-10" where the maximum allowable is 18'-0", 5'-0" to 6'-0" high yard and retaining walls. (Paul Duran)

k. 2023-007675-HDRB, 918 D Acequia Madre, Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Chris Richter and Todd Davis, owners, proposes to construct a 677 sq. ft. addition to a height of 11'-0" where the maximum allowable is 16'-2", replace windows and doors, add a chimney, add overhangs over doors, 5'-6" high yard walls, relocate and redesign existing trash enclosure coyote fence, install HVAC, and stucco. (Gary Moquino)

l. 2024-009398-HDRB, 346 Hillside Ave., Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Martha Davis, owner, requests to alter a previous approval including removing a fireplace, changes to windows, doors, exterior stairs, patio, installing a water feature, HVAC, skylights, constructing fencing with pedestrian and vehicle gates to the maximum allowable height of 4'-11", and adding a standing seam metal roof. An exception is requested to 14-5.2(D)(6) for changing the roof material not in-kind[. (Lani McCulley, ljmcculley@santafenm.gov) **(POSTPONED)**

m. 2024-009399-HDRB, 465 Camino Manzano, Downtown and Eastside Historic District, Richard Martinez, agent for Craig Smith and Carolyn Kenney, property owners, propose to change the design of the south entrance portal on the primary facade, construct exterior fireplace in courtyard, recess to the garage, raise courtyard wall to 8', replace pedestrian gate with 6'-8" board gate, replace all windows and doors, and construct an 8' tall coyote fence. Two exceptions to 14-5.2(D)(2)(c) for design changes to the primary façade and 14-5.2(D)(2)(d) additions are not permitted to the side unless the addition is set back a minimum of ten feet from the primary façade on a contributing structure. (Paul Duran)

n. 2024-009323-HDRB, 312 Pino Rd, Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Bonny and Byron Goldstein, owner, proposes to replace windows and doors, install window grilles, construct screening, install HVAC, relocate a basement entrance. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic materials and 14-5.2(D)(5)(b) to add window grilles. (Paul Duran) **(POSTPONED)**

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, December 10, 2024

12. ADJOURN

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

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

Case # 2024-8621-HDRB
Address – 824 Dunlap St., Unit D
Agent's Name – Watson and Associates
Owner/Applicant's Name – Kary Myers

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 23, 2024.

BACKGROUND

The single-family residence at 824 Dunlap St., Unit D, is listed as non-contributing to the Westside-Guadalupe Historic District due to its modernity. The 1,100-square-foot unit is one of three approved in 2003 and constructed in 2003/2004. It is set back from Dunlap Street in the back of the complex and has minimal visibility from the public street. It is designed in a contemporary Santa Fe Style with sharp corners, a flat roof, canales and wall-dominated masses. The north-facing elevation of the building features rusted steel portals and single-lite doors. Exterior stucco color is a light yellow with a skip trowel finish. There have been no exterior renovations since the original construction.

The Applicant proposes the following exterior alterations:

1. Replace the latilla fence along the south and east property lines by installing new steel posts and reinstalling approximately 85 lineal feet of existing latilla fence along the same alignment to its original height of 7'8" for the east section and 7'0" for the south section where the maximum allowable height is 8'0".
2. Construct a CMU yard wall 6'0" high for 12 feet between the back of house and south property line to enclose backyard, stuccoed to match existing house color and texture.
3. Construct a CMU storage shed unit with the rear of the storage structure abutting the yard wall. The storage unit will be 9'4" high and will have single panel doors facing east into the property. The stucco will match the existing house texture and color.
4. Install three light sconces at the storage shed: two on the west side and one on the east.
5. Install an un-primed steel pedestrian gate to 6'5" high in the west CMU wall between the house and the storage structure.
6. Install un-primed steel window canopies over three (3) west side windows and one (1) south side window. The canopies are un-primed 1" square steel tubing and corrugated metal. The west side canopies will be 2'0" deep by 3'10" wide, and the south side canopy will be 2'0" deep x 6'3.5" wide. They will patina to achieve a color that matches existing unprimed steel elements on the house.

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The supporting steel framework for the coyote fence shall be on the interior of the fence, toward the residence, as required by code.

IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andrea Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8322-HDRB
Address – 5 Cerro Gordo Rd.
Agent's Name – Gregory Waits
Owner/Applicant's Name – Randy Sadler

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 23, 2024.

BACKGROUND

The property at 5 Cerro Gordo Rd. has a 2,782-square-foot Spanish Pueblo Revival style residential structure that is designated as significant to the Downtown and Eastside Historic District. The home was built before 1924 and is the former home and studio of Santa Fe artist Sheldon Parsons. The home is characterized by a flat roof with parapets, earth tone stucco, a long portal on the west elevation, and other elements of the Old Santa Fe Style. The studio and home are now two living units, addressed as 3 Cerro Gordo Rd. and 5 Cerro Gordo Rd. A free-standing casita on the property has the address 1 Cerro Gordo Rd.

A 1993 Historic Building Inventory noted its significant historic status, indicated that the property had been well maintained and that most alterations were made to the property by Parsons by the 1930s. The HDRB approved a rehabilitation and repair project in 2001, which included structural repair of the garage roof on the main building, replacement of non-historic windows and doors, and re-roofing and re-stuccoing for both buildings. See Case # H-01-54. The property was considered significant at that time, but afterward was erroneously designated on the City's Buildings Historic Status map as non-contributing. The HDRB corrected this error, re-affirming the property's significant status in a hearing January 25, 2005. See Case # H-05-16.

The HDRB approved the installation of pedestrian gates, construction of coyote fences and the reconstruction of a stone wall on the property in a hearing November 12, 2013, on Case # H-13-096. On December 13, 2016, the Board approved changes in windows and the addition of 51-square-foot bathroom to the east elevation of the home, finding that an exception to add to a primary elevation had been met. In a modification to the 2016 approval, the Board on September 12, 2017, approved a second-story expansion for a similar-sized bathroom addition, also on the east elevation. See Case # H-16-101.

The Applicant now requests Board approval of the following items:

1. Construct a 350-square-foot free-standing garage to a height of 9'0". The new garage would have a flat roof with parapets, openings on the north and south elevations, a 4'6" x 2'6" opening on the west elevation and solid wall massing on the east elevation. The new garage would be finished with cementitious Buckskin or Sto Suede stucco to match the existing residence. The new garage would be separated from the existing structure by six inches, and a

buttress at the street-facing wall of the existing, adjacent garage would conceal the six-inch separation.

2. Construct a stone wall to retain the north side of the excavation, to match the existing low stone wall along the driveway.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the project and recommended a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The Applicant did not apply for an exception to the Historic Districts Code, which prohibits additions to primary facades or attached to a significant portion of a historic structure. See SFCC Sections 14-5.2(D)(2)(c-d). The Applicant claimed that the six-inch detachment from the existing structure made these Code sections inapplicable.
9. The Board finds that due to the close proximity of the proposed new garage structure, with the separation concealed by a buttress, the new garage would appear to be an attachment to the existing, significant structure, in disregard for SFCC Sections 14-5.2(D)(2)(c-d).
10. The Board finds that the proposed new garage structure could cause the adjacent significant structure at 3 Gerro Gordo Rd. and 5 Cerro Gordo Rd. to lose its significant historic status, and alterations that cause a significant or contributing structure to lose its historic status are prohibited by SFCC Section 14-5.2(D)(1).
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board

review as herein described have been met.

12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board denies Items # 1-2 as set forth in the application.
3. The denial of this application shall not prohibit the Applicant from excavating and adding retaining walls to create parking for two vehicles at the same location and in the same footprint, but not covered by the garage, if approved in a future application and it satisfies all other City Code requirements.

IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andrea Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8623-HDRB
Address – 918 Acequia Madre, Unit H
Agent's Name – Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Cole Martelli and David Muck

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 23, 2024.

BACKGROUND

The single-family residence currently under construction on a previously vacant lot at 918 Acequia Madre, Unit H, is in the Downtown and Eastside Historic District. The 3,874-square-foot, single-family residence in the Spanish Pueblo style with white painted Territorial style wood beams and posts at the portals was approved by the Historic Districts Review Board on July 27, 2021. See Case # 2021-3901-HDRB.

The height of the structure was proposed at the maximum allowable height of 15'0". The windows are dark bronze, metal clad with simulated divided lites. The east elevation windows under the portal have wooden shutters. Stucco color is El Rey "Buckskin." The project features white picket fencing 4'0" tall along segments of the north and south elevations. Retaining walls were necessary to retain the hill at the back (west) and east sides of the house. The backyard retaining wall was designed as stacked stone and includes a planting strip. The stuccoed retaining wall was proposed at 6'0" tall. There is also a low stacked-stone retaining wall at the street. No rooftop appurtenances taller than the parapets were proposed. Ground mounted HVAC were proposed to be behind walls and not publicly visible. All gates were to be wood, painted white to match the woodwork on the house.

The Applicant made changes to the design during construction, and requests HDRB approval for these modifications to the previously approved design:

House Alterations:

1. The house was lowered by 2'0" to better fit the site.
2. Increased the garage by 40 square feet (2'0" x 20'0").
3. Increased the sunroom by 15 square feet (1'0" x 15'0") and the doors have been made wider.
4. Increase the entry portal by 13 square feet (0'6" x 25'0").
5. Canale locations have been added.
6. Exterior lighting has been added.

North Elevation

7. The picket fence for the A/C condensing unit screening has been redesigned.

8. The mechanical room door has been changed from a flush panel door to a white 2-panel door.
9. Coyote fencing has been added to the top of the retaining walls.
10. Brick covered stairs were added to get down to the lowered area of the lot.
11. Handrails are provided at those stairs.
12. The window on the south elevation of the kitchen was moved to the north side of the kitchen.

East Elevation

13. Added trim to windows "C" & "A".
14. Exterior light fixture locations are now shown on elevation drawings.
15. Changed divisions of window "S" from 2 over 4 to 3 over 5.
16. The picket fencing screen design has been changed.
17. The garage door paneling design has been changed slightly.
18. The gate on the left side of the elevation has been changed from a plank gate to a (4) panel gate to match the garage door panel design.

South Elevation

19. Parapet over the mechanical room was raised on the south and west side to hide the vents.
20. The screen fence around the A/C condensing unit has been redesigned.
21. The window in the kitchen has been moved to the north wall of the kitchen.

West Elevation

22. The trim around the door under the portal has been eliminated.
23. The divisions on window "R" have been changed from 2 over 4 to 2 over 5.
24. Brick stairs have been added in front of the portal and to the south of the garage to get down to the lower level of the property.
25. The sunroom windows were made taller, and the panels underneath have been eliminated and replaced with stucco.
26. Windows "L" and "N" have been lowered by 8".
27. The windows on the west elevation of the kitchen were moved to the center of the wall and a third window was added.

Site Alterations

28. The retaining walls were reconfigured on the west and north elevations to adapt to the lowering of the house.
29. Stacked-stone planters were added to break up the height of the house as well as provide a barrier for fall protection at walls higher than 30" above grade on one side.
30. The stacked-stone retaining walls have been changed to stuccoed retaining walls.
31. Brick covered stairs were added to get down to the lowered area of the lot in (2) locations.
32. Handrails are provided at the added stairs.
33. 4'0"-5'0" coyote fencing has been added to the top of the retaining walls to provide privacy.

34. A 6'0" high retaining wall was added at the south lot line going north 27' to hold back the existing grade as well as provide guest parking.
35. Tiered stacked stone planters were added directly across the entry portal up against the neighboring yard wall.

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-35 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andrea Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8623-HDRB
Address – 918 Acequia Madre, Unit H
Agent's Name – Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Cole Martelli and David Muck

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 23, 2024.

BACKGROUND

The single-family residence currently under construction on a previously vacant lot at 918 Acequia Madre, Unit H, is in the Downtown and Eastside Historic District. The 3,874-square-foot, single-family residence in the Spanish Pueblo style with white painted Territorial style wood beams and posts at the portals was approved by the Historic Districts Review Board on July 27, 2021. See Case # 2021-3901-HDRB.

The height of the structure was proposed at the maximum allowable height of 15'0". The windows are dark bronze, metal clad with simulated divided lites. The east elevation windows under the portal have wooden shutters. Stucco color is El Rey "Buckskin." The project features white picket fencing 4'0" tall along segments of the north and south elevations. Retaining walls were necessary to retain the hill at the back (west) and east sides of the house. The backyard retaining wall was designed as stacked stone and includes a planting strip. The stuccoed retaining wall was proposed at 6'0" tall. There is also a low stacked-stone retaining wall at the street. No rooftop appurtenances taller than the parapets were proposed. Ground mounted HVAC were proposed to be behind walls and not publicly visible. All gates were to be wood, painted white to match the woodwork on the house.

The Applicant made changes to the design during construction, and requests HDRB approval for these modifications to the previously approved design:

House Alterations:

1. The house was lowered by 2'0" to better fit the site.
2. Increased the garage by 40 square feet (2'0" x 20'0").
3. Increased the sunroom by 15 square feet (1'0" x 15'0") and the doors have been made wider.
4. Increase the entry portal by 13 square feet (0'6" x 25'0").
5. Canale locations have been added.
6. Exterior lighting has been added.

North Elevation

7. The picket fence for the A/C condensing unit screening has been redesigned.

8. The mechanical room door has been changed from a flush panel door to a white 2-panel door.
9. Coyote fencing has been added to the top of the retaining walls.
10. Brick covered stairs were added to get down to the lowered area of the lot.
11. Handrails are provided at those stairs.
12. The window on the south elevation of the kitchen was moved to the north side of the kitchen.

East Elevation

13. Added trim to windows "C" & "A".
14. Exterior light fixture locations are now shown on elevation drawings.
15. Changed divisions of window "S" from 2 over 4 to 3 over 5.
16. The picket fencing screen design has been changed.
17. The garage door paneling design has been changed slightly.
18. The gate on the left side of the elevation has been changed from a plank gate to a (4) panel gate to match the garage door panel design.

South Elevation

19. Parapet over the mechanical room was raised on the south and west side to hide the vents.
20. The screen fence around the A/C condensing unit has been redesigned.
21. The window in the kitchen has been moved to the north wall of the kitchen.

West Elevation

22. The trim around the door under the portal has been eliminated.
23. The divisions on window "R" have been changed from 2 over 4 to 2 over 5.
24. Brick stairs have been added in front of the portal and to the south of the garage to get down to the lower level of the property.
25. The sunroom windows were made taller, and the panels underneath have been eliminated and replaced with stucco.
26. Windows "L" and "N" have been lowered by 8".
27. The windows on the west elevation of the kitchen were moved to the center of the wall and a third window was added.

Site Alterations

28. The retaining walls were reconfigured on the west and north elevations to adapt to the lowering of the house.
29. Stacked-stone planters were added to break up the height of the house as well as provide a barrier for fall protection at walls higher than 30" above grade on one side.
30. The stacked-stone retaining walls have been changed to stuccoed retaining walls.
31. Brick covered stairs were added to get down to the lowered area of the lot in (2) locations.
32. Handrails are provided at the added stairs.
33. 4'0"-5'0" coyote fencing has been added to the top of the retaining walls to provide privacy.

34. A 6'0" high retaining wall was added at the south lot line going north 27' to hold back the existing grade as well as provide guest parking.
35. Tiered stacked stone planters were added directly across the entry portal up against the neighboring yard wall.

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-35 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andrea Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8626-HDRB
Address – 301 Hillside Ave.
Agent's Name – Autotroph, Inc.
Owner/Applicant's Name – Girls Inc. of Santa Fe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 23, 2024.

BACKGROUND

The commercial structure at 301 Hillside Ave. is listed as contributing to the Downtown and Eastside Historic District. The structure at the top of the hill is a territorial style with brick coping, square columns, and wood trim at the windows and doors. The hardscaping of the property consists of existing low 36"-high, stuccoed retaining walls with 48" coyote fences set back 46" to 54" from the retaining wall along the street frontages. There is access to a play area on Hillside Avenue that consists of concrete steps and a 48"-high latilla pedestrian gate. The driveway leading to the parking up the hill is also lined with 48" latilla fence. About 41 feet up the driveway there is a chain that is used to block traffic when the business is closed.

The southeastern property line consists of a 6'0" high latilla fence, while the eastern property line has a 6'0" chain-link fence. The northwestern property line consists of a 48" high latilla fence, 6'0" high chain-link fence, and a low stucco wall with latilla fence on top. Inside the fence line is a network of retaining walls and 48"-high latilla fences with pedestrian gates at each of the outdoor areas. While the property has been maintained with administrative approvals for items such as asphalt repair and replacement, step repairs and installation, safety handrails, mechanical equipment, and a re-roof, there are no alterations to the building on file with the Historic Preservation Division.

The Applicant proposes the following alterations:

1) Install 6-foot-high latilla fences in the location of the existing 48"-high fences along the Paseo de Peralta and Hillside Avenue frontages, along the northwestern lot line, and approximately 41 feet from the base of the driveway up to the chain used to block the access. The maximum allowable height along the street frontages is 47", an exception is requested to exceed the maximum allowable height, Section 14-5.2(D)(9)(c)(ii)(C).
2) Replace the chain at the driveway with a metal vehicle gate with a height of 6'0". The gate will be metal slats in a metal frame.
3) Install 36"-high coyote fencing to the northeast of the gate along the southern playground area.
4) Replace the pedestrian gate on Hillside Avenue with a 48"-high metal pedestrian gate that will be metal slats in a metal frame.
5) Replace the 48" pedestrian gate at the entry to the southern playground area with a 48"-high pedestrian gate that will be metal slats in a metal frame.

6) Replace and install four interior property pedestrian gates that will be metal slats in a metal frame – three at the northern playground area and one that leads from the parking lot to the building.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff finds that all the exception criteria have been met and recommends approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(9)(c)(ii)(C), yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
9. The maximum height of the yard walls and fences on that streetscape is 47 inches. The Applicant proposes to construct a street frontage fence to a height that exceeds the maximum allowable height for the streetscape.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(C) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape because only the height and not the style of fence and the locations of the fence are being changed;

b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the property layout, along a heavily traveled thoroughfare, presents a danger to the students who attend Girls Inc.;
c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts: the higher, propose coyote fencing at the Girls, Inc., property will better shield the girls at that location, and they will no longer be visible to persons who pose a hazard to them;
d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape: the property at 301 Hillside Ave. is alongside a heavily traveled thoroughfare accessible to the public, which presents a danger to the students who attend it;
e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the special conditions or circumstances are not the result of actions by the Applicant; and
f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1): the coyote fencing at the Girls, Inc., property has been present for over 20 years, the height of the new fence will be consistent with the Hillside Avenue portion of the neighborhood and will be set back at least three feet from the retaining wall at the street so that the appearance of an unusually tall barricade will be avoided.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves Items # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:

a. the metal frames of the gates shall be powder coated, or a rust to dark brown shade, to match the primary material,
b. the pedestrian gate on Hillside Avenue shall have latillas on the exterior so that it blends in with the latilla fence, although the structure of the gate behind the latillas may be metal,
c. the latillas shall be uneven,
d. the framework for the fencing shall be to the interior of the property, and
e. the latillas shall be unpeeled.

IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

2025 HISTORIC DISTRICTS REVIEW BOARD HEARING SCHEDULE

11:00 AM APPLICATION SUBMITTAL DEADLINE	5:00 PM STAFF REQUEST FOR ADDITIONAL INFORMATION	5:00 PM APPLICANT TO PROVIDE ADDITIONAL INFORMATION	5:00 PM AGENDA IS PUBLISHED IN PG/CG	AGENDA IS PUBLISHED IN NEWSPAPER	5:00 PM 5 PM APPLICANT DEADLINE TO DISPLAY POSTER	5:00 PM PACKET TO PRIMEGOV/ CIVICGOV	**12:00 PM / 5:30 PM** FIELD TRIP / HDRB HEARING
MONDAY	**WEDNESDAY**	**FRIDAY**	**THURSDAY**	**SUNDAY**	**MONDAY**	**THURSDAY**	**TUESDAY**
16-Dec	18-Dec	20-Dec	26-Dec	29-Dec	30-Dec	9-Jan	14-Jan
			9-Jan	12-Jan	13-Jan	23-Jan	28-Jan
13-Jan	15-Jan	17-Jan	23-Jan	26-Jan	27-Jan	6-Feb	11-Feb
			6-Feb	9-Feb	10-Feb	20-Feb	25-Feb
10-Feb	12-Feb	14-Feb	20-Feb	23-Feb	24-Feb	6-Mar	11-Mar
			6-Mar	9-Mar	10-Mar	20-Mar	25-Mar
10-Mar	12-Mar	14-Mar	20-Mar	23-Mar	24-Mar	3-Apr	8-Apr
			3-Apr	6-Apr	7-Apr	17-Apr	22-Apr
14-Apr	16-Apr	18-Apr	24-Apr	27-Apr	28-Apr	8-May	13-May
			8-May	11-May	12-May	22-May	27-May
12-May	14-May	16-May	22-May	25-May	26-May	5-Jun	10-Jun
			5-Jun	8-Jun	9-Jun	18-Jun (Wednesday)	24-Jun
9-Jun	11-Jun	13-Jun	18-Jun (Wednesday)	22-Jun	23-Jun	3-Jul	8-Jul
			3-Jul	6-Jul	7-Jun	17-Jul	22-Jul
14-Jul	16-Jul	18-Jul	24-Jul	27-Jul	28-Jul	7-Aug	12-Aug
			7-Aug	10-Aug	11-Aug	21-Aug	26-Aug
11-Aug	13-Aug	15-Aug	21-Aug	24-Aug	25-Aug	4-Sep	9-Sep
			4-Sep	7-Sep	8-Sep	18-Sep	23-Sep
15-Sep	17-Sep	19-Sep	25-Sep	28-Sep	29-Sep	9-Oct	14-Oct
			9-Oct	12-Oct	13-Oct	23-Oct	28-Oct
10-Oct (Friday)	15-Oct	17-Oct					No Hearing
			30-Oct	2-Nov	3-Nov	13-Nov	18-Nov
10-Nov	12-Nov	14-Nov	20-Nov	23-Nov	24-Nov	4-Dec	9-Dec

NOTE: Time and date of hearing may be subject to change. Please contact the Historic Preservation Division at historicpreservation@santafenm.gov for confirmation. No submittal changes after staff writes agenda or postponement is automatic. Incomplete submittals will not be placed on agenda. Staff will make determination of completeness and notify applicant of hearing date.

2025 HISTORIC DISTRICTS REVIEW BOARD HEARING SCHEDULE - INTERNAL

11:00 AM	5:00 PM	5:00 PM	5:00 PM	5:00 PM	12:00 PM	3:00 PM	10:00 AM	3:00 PM	5:00 PM	1:00 PM	12:00 PM & 5:30 PM	12:00 PM
APPLICATION SUBMITTAL DEADLINE (PUBLIC)	STAFF DETERMINES IF APPLICATION IS COMPLETE	STAFF REQUEST ADDITIONAL INFORMATION FROM APPLICANT	APPLICANT MUST PROVIDE ADDITIONAL INFORMATION	STAFF ENTER CASE IN EG & WRITES AGENDA CAPTION	COMPLETED CAPTIONS DUE	POST AGENDA PG & NEWSPAPER	CREATES POSTER FOR APPLICANTS TO DISPLAY	STAFF REPORTS TO MANAGER DUE	COMPLETED PACKETS DUE	PACKET TO PRIMEGOV	FIELD TRIP & HDRB HEARING	FOF & COLs & BOARD ACTION LETTERS DUE
MONDAY	TUESDAY	WEDNESDAY	FRIDAY	MONDAY	WEDNESDAY	THURSDAY	FRIDAY	MONDAY	WEDNESDAY	THURSDAY	TUESDAY	WEDNESDAY
16-Dec	17-Dec	18-Dec	20-Dec	23-Dec	26-Dec (Thursday)	26-Dec	27-Dec	6-Jan	8-Jan	9-Jan	14-Jan	15-Jan
						9-Jan	10-Jan	17-Jan (Friday)	22-Jan	23-Jan	28-Jan	29-Jan
13-Jan	14-Jan	15-Jan	17-Jan	21-Jan(Tuesay)	22-Jan	23-Jan	24-Jan	3-Feb	5-Feb	6-Feb	11-Feb	12-Feb
						6-Feb	7-Feb	17-Feb	19-Feb	20-Feb	25-Feb	26-Feb
10-Feb	11-Feb	12-Feb	14-Feb	17-Feb	19-Feb	20-Feb	21-Feb	3-Mar	5-Mar	6-Mar	11-Mar	12-Mar
						6-Mar	7-Mar	17-Mar	19-Mar	20-Mar	25-Mar	26-Mar
10-Mar	11-Mar	12-Mar	14-Mar	17-Mar	19-Mar	20-Mar	21-Mar	31-Mar	2-Apr	3-Apr	8-Apr	9-Apr
						3-Apr	4-Apr	14-Apr	16-Apr	17-Apr	22-Apr	23-Apr
14-Apr	15-Apr	16-Apr	18-Apr	21-Apr	23-wed	24-Apr	25-Apr	5-May	7-May	8-May	13-May	14-May
						8-May	9-May	19-May	21-May	22-May	27-May	28-May
12-May	13-May	14-May	16-May	19-May	21-May	22-May	23-May	2-Jun	4-Jun	5-Jun	10-Jun	11-Jun
						5-Jun	6-Jun	16-Jun	18-Jun	18-Jun (Wednesday)	24-Jun	25-Jun
9-Jun	10-Jun	11-Jun	13-Jun	16-Jun	18-Jun	18-Jun (Wednesday)	20-Jun	30-Jun	2-Jul	3-Jul	8-Jul	9-Jul
						3-Jul	3-Jul (Thursday)	14-Jul	16-Jul	17-Jul	22-Jul	23-Jul
14-Jul	15-Jul	16-Jul	18-Jul	21-Jul	23-Jul	24-Jul	25-Jul	4-Aug	6-Aug	7-Aug	12-Aug	13-Aug
						7-Aug	8-Aug	18-Aug	20-Aug	21-Aug	26-Aug	27-Aug
11-Aug	12-Aug	13-Aug	15-Aug	21-Aug	20-Aug	21-Aug	22-Aug	29-Aug (Friday)	3-Sep	4-Sep	9-Sep	10-Sep
						4-Sep	4-Sep (Thursday)	15-Sep	17-Sep	18-Sep	23-Sep	24-Sep
15-Sep	16-Sep	17-Sep	19-Sep	22-Sep	24-Sep	25-Sep	26-Sep	6-Oct	8-Oct	9-Oct	14-Oct	15-Oct
						9-Oct	10-Oct	20-Oct	22-Oct	23-Oct	28-Oct	29-Oct
10-Oct (Friday)	14-Oct	15-Oct	17-Oct	20-Oct	22-Oct						No Hearing	
						30-Oct	31-Oct	10-Nov	12-Nov	13-Nov	18-Nov	19-Nov
10-Nov	12-Nov (Wednesday)	12-Nov	14-Nov	17-Nov	19-Nov	20-Nov	21-Nov	1-Dec	3-Dec	4-Dec	9-Dec	10-Dec

NOTE: Time and date of hearing may be subject to change. Please contact the Historic Preservation Division at historicpreservation@santafenm.gov for confirmation. No submittal changes after staff writes agenda or postponement is automatic. Incomplete submittals will not be placed on agenda. Staff will make determination of completeness and notify applicant of hearing date.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009321--HDRB

Project Description: 2024-009321-HDRB, 1 Plaza Fatima, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure.

Project Location(s): 1 PLAZA FATIMA
Santa Fe, NM 87501

Contacts:

Applicant:	Mark Lopez 11 Five Jays LN Santa Fe, NM 87508	moonlightdrafting@aol.com
Property Owner:	Mark Kreloff 1 Plaza Fatima 1 Plaza Fatima Santa Fe, NM, NM 87501	kreloff@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West:

Historic District Inventory Number: 1984

Year of Construction: by 1935

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2024-009321-HDRB, 1 Plaza Fatima, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: previous case documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and the east elevation and southeast corner be designated as the primary facades, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1 Plaza Fatima is a 2,222 sq. ft. Spanish-Pueblo Revival style designated as contributing to the Downtown and Eastside Historic District.

The residence was constructed before 1935 of adobe with stucco finish, flat roof, six-lite wooden casement windows with inset wood lintels, and parapets.

The east elevation consists of cubic offsets that appear in its original design with 6-lite wood casement windows painted turquoise. The units have a geared, "crank-out" operation. The windows sit deep within the wall, contrasting with the 1970s addition. A "tucked" wood lintel sits above the opening (See Figure 1). It is unclear if this or the other lintels are original.

Inside the fence is the primary entrance to the house. It has a wood door with a decorative window at the top. Affixed to the door is a carved wood plaque reading "1 Plaza Fatima." Beyond the entry façade is a projection cut with one opening holding paired 6-light casements.



Figure 1: East elevation

The south elevation at the east end shows what is likely the original fenestration openings, beginning with a set of five 6-light casement windows. Comparing the current façade with the 1984 survey photo, the lintels in the 1984 photo are fully exposed lumber, with the current tucked element calling into question the treatment given to the other headers across the house. In addition, new *viga* ends have been attached to the elevation, and the stylized stepped canales were replaced with off-the-shelf trough units.

West of the altered portion of the south elevation, begins the 1970s addition. The addition was constructed between 1973 and 1978. The roughly 1,066-square-foot appendage has similar wood casement windows but set closer to the edge of the outer wall. The addition is entered through an ornamental wood door. This addition was roughly 48% of original footprint of the building.

The west elevation is entirely made of the 1970s addition. It has three openings fitted with casement windows topped with tucked lintels.

The north elevation of the building encompasses a courtyard. The original building, forming the east and north sides of the courtyard, has similar fenestration to other façades of the house. The courtyard's west wall represents the addition and has French doors. The east end of the original building has no openings; the west end includes a single opening holding 6-light casements.

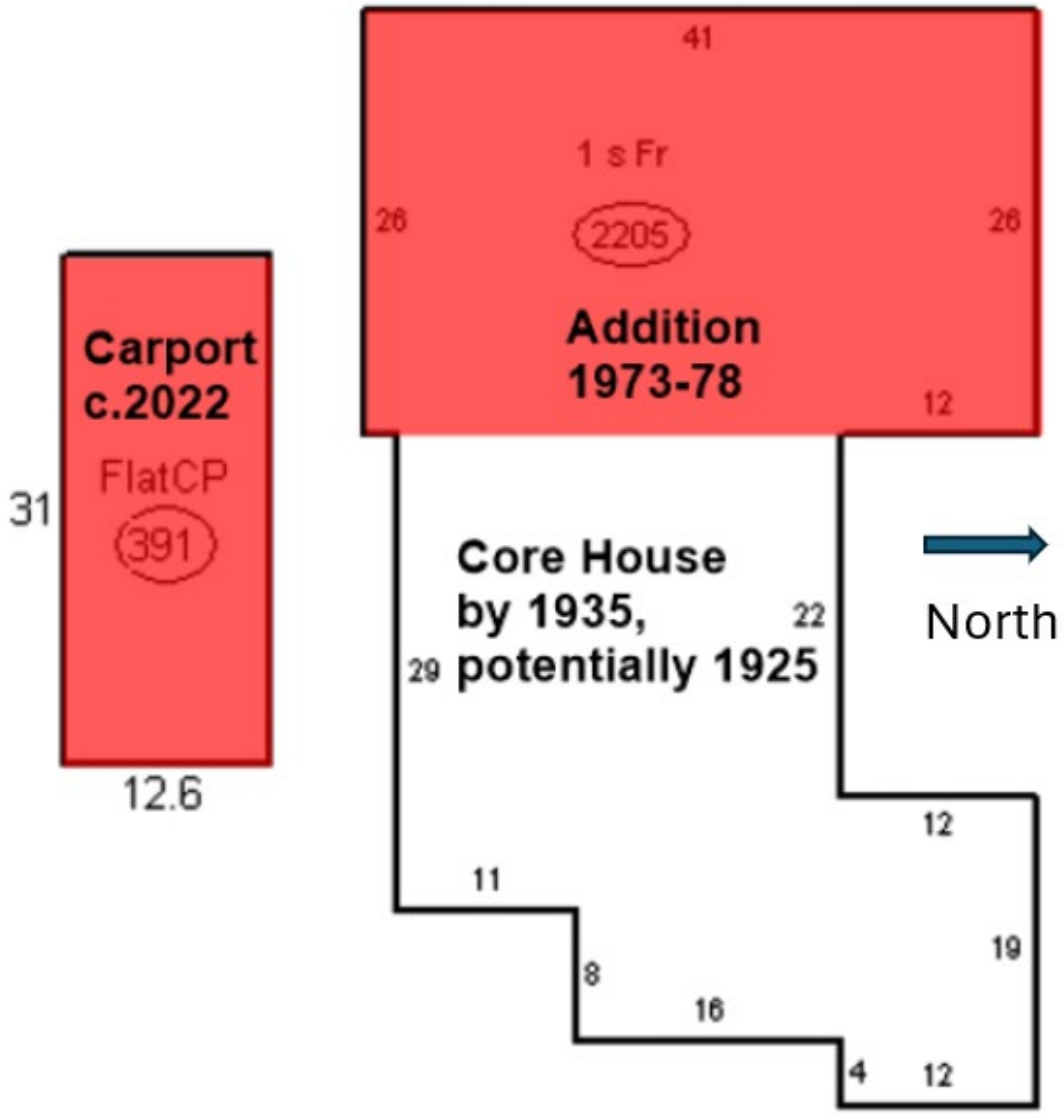


Figure 2: Additions diagram courtesy of 2024 HCPI

The HCPI mentions that the south façade had an alteration sometime between 2005 and 2020 and the windows and doors were replaced prior to 2020. There is no case on file in the Historic Preservation Division showing approval for any alterations during that time frame.

In 2022, case# 2022-004715-HDRB, the HDRB approved the construction of a free-standing carport in the driveway south of the house. The carport matches the Spanish-Pueblo Revival style of the residence.

The applicant requests:

1) Primary façade designation for a residential structure.

The house has historical significance for its association with Rosa Margaret Curtis, who developed Plaza Fatima. Compromising this association is the 1970s addition, which changed the overall design of the 1930s house, as evidenced by aerial photographs. The addition lost much of the integrity aspects of design, materials, feeling, and association, the house conveys of the Curtis period. However, the east façade and southeast corner still represent this period. The additions are likely to be historic in their own right as they may have been constructed prior to 1975.

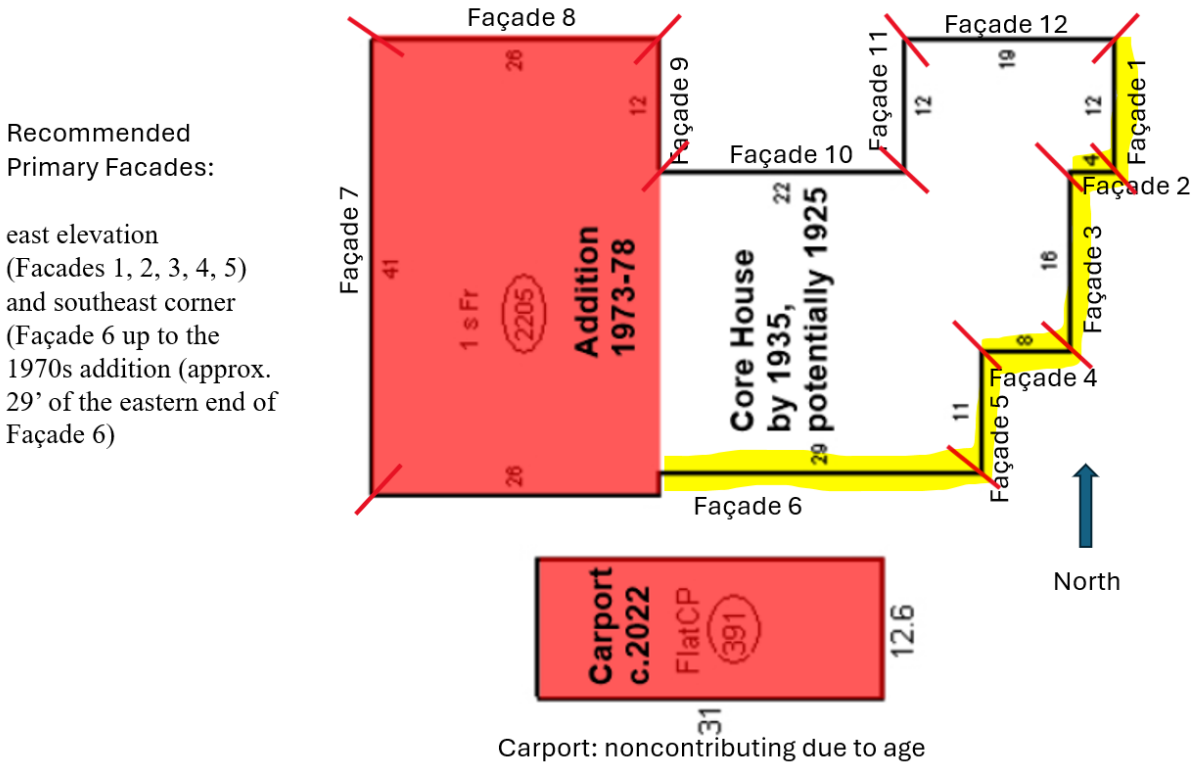


Figure 3: Facade Diagram

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

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.

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMcC

NEW MEXICO HISTORIC BUILDINGS INVENTORY FORM

H 3693

building threatened? yes	surveyed date 26-10-84 by mb	county Santa Fe	ID no. 051611255
field map SFHD	number 3-1255	UTM reference zone 12 13 easting	northing

location description
#1 Plaza Fatima *

city/town
Santa Fe

land grant/reservation

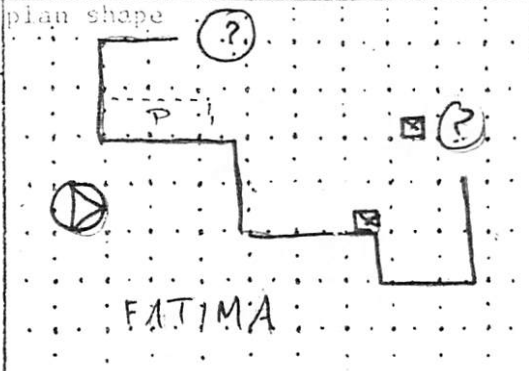
building name

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

film roll by mb no. 10	negative nos. 28	loc. of neg. HPB



plan shape



date of construction
Pre 1928 estimate ___ actual
source

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
_x_ fair ___ deteriorating

degree of remodeling
_x_ minor ___ moderate ___ major
describe:

style
Pueblo Revival

foundation material
NV

wall material/surface
Adobe / Stucco

architectural features
Roof - Flat w undulating parapet, mtl lined wd canales
2 msry chimneys, 4 mtl flues, vigas w mtl caps
Windows - 6 lt csmt, heavy indented lintels, wd sills
Door - NV
Portal - msry pier

surroundings
Res

relationship to surroundings
_x_ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible _x_ of interest ___ none
if eligible, why? contrib

comments

* Compound Dorothy Curtis - File w Delgado

associated buildings? _x_ yes
what type?
Carport
if inventoried, list ID nos.

see back? ___ yes

PROPOSAL LETTER

DATE····· OCOBER 4, 2024
ADDRESS····· 1 PLAZA FATIMA
DISTRICT····· DOWNTOWN AND EASTSIDE

DEAR HISTORIC DESIGN REVIEW BOARD :

THANK YOU FOR YOUR ATTENTION AND REVIEW OF THIS REQUEST FOR STATUS AND PRIMARY FACADE DESIGNATION AT 1 PLAZA FATIMA IN THE DOWNTOWN AND EASTSIDE DISTRICT.

THIS REQUEST IS BASED ON THE OWNERS DESIRE TO BUILD A FREE STANDING ATTACHED 60 SQUARE FOOT PORTAL TO PROTECT THE FRONT DOOR FROM THE WEATHER.

WE HAVE SUPPLIED AN HCPI AND AGREE WITH THE CONSULTANT'S RECOMMENDATIONS REGARDING STATUS AND PRIMARY FACADES. WE LOOK FORWARD TO YOUR REVIEW. THANK YOU IN ADVANCE FOR YOUR STATUS AND PRIMARY FACADE DESIGNATION CONSIDERATIONS ON THIS PROJECT.

FAST & ACCURATE AutoCAD DRAWINGS and DESIGNS
planning × architectural × civil × survey × graphic

M A R K L O P E Z - SANTA FE, NM
moonlightdrafting@aol.com
phone 505-424-8769

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 9, 2024

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Tract A
Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property

2. Location:

1 Plaza Fatima
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: H-3093

4. County: Santa Fe
Parcel # 10248064

5. Property Type:
_x Buildings: house
_x Structures: carport
__ Site __ Object

6. Date of Survey:
August 25, 2024

7. Previous Survey Date(s):
_x_Yes: October 26, 1984, Michael Belshaw; August 2005, Catherine Colby
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6814763,-105.9328179



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.

11. Brief Description of the Property:

The subject home is one of nine houses lining a cul-de-sac called Plaza Fatima. The 1.1-acre development is located on the west side of Delgado Street. It is organized around a circular drive with a landscaped area at its center (Photo 2). The area started to be developed in 1925, with several adobe homes whose construction was likely overseen by Daisy Parker, a British immigrant who later went by the name of Rosa Margaret Curtis. One Plaza Fatima is probably one of the development's early homes, as shown in a 1935 aerial photograph (Fig. 2).

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1935
_x_Known __ Estimated Source: aerial photograph

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

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

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

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



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

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

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

For: Current owner, Mark H. Kreloff and Allison E. Moore

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

Current owner: Mark H. Kreloff and Allison E. Moore

N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: House __ Non-contributing __ No Status
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-3093
Tract A Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property	1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: August 25, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	6	36
Casement	Wood	8	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	1-panel w/ window	Wood	2
Single-Leaf	Decorative/carved	Wood	1
Double	French	Wood	1

12. Chimneys __ N/A
Two, low stuccoed stacks at corners; one is original

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date:Between.1973 and 1978, app. 1,066-square-foot addition; aerial photographs
#2 Date: Between 2005 and 2020; alteration of south façade; visible and material evidence
#3 Date: Recent; pre-2020; replacement of windows and doors; visible and material evidence
#4 Date: c.2022, introduction of carport

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

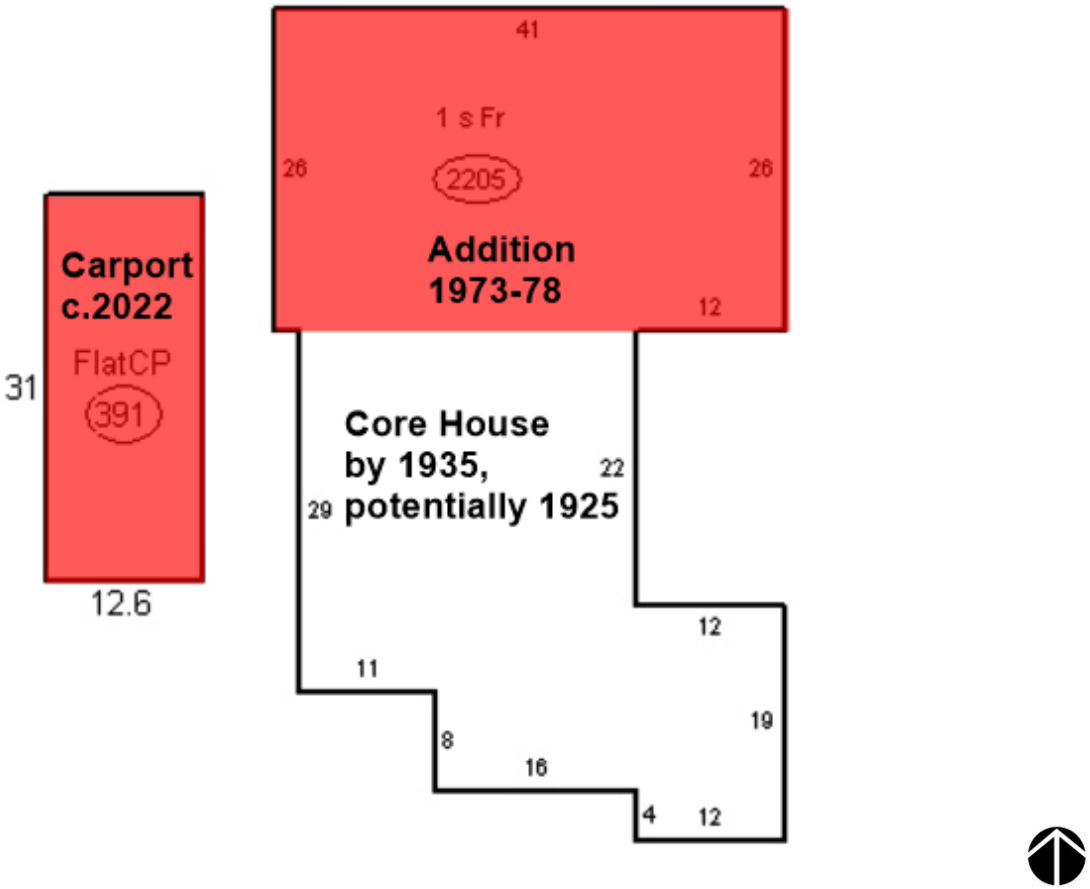
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: N/A; County Assessor Footprint Plan,



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		4. County: Santa Fe
		5. Date of Survey: August 25, 2024

Architectural Description Continued

In the late 1950s the area took on the name of Plaza Fatima. Only a few homes had addresses with the Plaza Fatima name attached to them at that time, and the subject house was not one of them. Currently, of the nine homes in the cul-de-sac, five have a Plaza Fatima address.

House

The house is positioned at the northwest corner of Plaza Fatima, across a concave parcel responding to the curve of the cul-de-sac (Photo 3). The 0.13-acre parcel includes the home and a recent carport. The house and its 1970s addition are roughly 2,205 square feet, enclosing three bedrooms and two bathrooms. A non-historic addition represents roughly 48% of the building's footprint (Field 19).[1]

East (Front) Elevation

Most of the façade sits behind a coyote fence, creating a private yard. It presents a composition of cubic offsets that appear in its original design (Photos 3 & 4). A bank of four 6-light wood casement windows painted turquoise is visible to the public. Like all windows in the house, these are replacement units. They are modern with a geared, "crank-out" operation. The windows of this portion of the house sit deep within the wall, contrasting with the 1970s addition. A "tucked" wood lintel surmounts the opening. It is unclear if this or the other lintels are original.

Inside the yard is the primary entrance to the house. It has a wood door with a lightning-bolt "window" (Photos 5 & 6). Affixed to the door is a carved wood plaque reading "1 Plaza Fatima." The door's vintage is unclear, but it doesn't appear to be historic. Beyond the entry façade is a projection cut with one opening holding paired 6-light casements (Photo 5).

[1] This is based on Santa Fe County Assessor calculations.

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South Elevation

This elevation faces a gravel parking area, protected by a c.2022 HDRB-approved carport (Photo 7). The east end shows what is likely the original fenestration openings, beginning with a ribbon of five 6-light casement windows (Photo 8). These, too, are replacements.

Comparing the current façade with the 1984 survey photo reveals change (Fig. 9). The lintels in the 1984 photo are fully exposed lumber, with the current tucked element calling into question the treatment given to the other headers across the house. In addition, new *viga* ends have been attached to the façade, and the stylized stepped canales were replaced with off-the-shelf trough units.

West of the altered façade begins the 1970s addition (Photo 9). Based on aerial photographs, it was constructed between 1973 and 1978. The roughly 1,066-square-foot appendage has similar wood casement windows but set closer to the edge of the outer wall (Photo 10). The addition is entered through an ornamental wood door.

West Elevation

The west elevation is entirely made of the 1970s addition. It has three openings fitted with casement windows topped with tucked lintels (Photos 11 & 12).

North Elevation

The back of the side of the building is enhanced by a private courtyard around an indent created by the 1970s addition. The original building, forming the east and north sides of the courtyard, has similar fenestration to other façades of the house (Photo 13). The courtyard's west wall represents the addition and has French doors (Photo 14). The east end of the original building has no openings (Photo 15); the west end includes a single opening holding 6-light casements (Photo 16).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Introduction

The two previous surveys for this property mistakenly identified the assumed developer of Plaza Fatima, a little enclave of Pueblo Revival homes off Delgado Street. The problem began in 1984, when former economic historian Michael Belshaw attributed Plaza Fatima to Dorothy Curtis. Dorothy Curtis never existed. This mistake was later picked up by architect Catherine Colby, who gave the area making up Plaza Fatima the handle The Dorothy Curtis Parker Compound. This person also never existed.[2]

Daisy Parker (AKA Rosa Margaret Parker-Curtis), an Auckland-born painter, acquired the property holding future Plaza Fatima in 1925. By the following year, she was described in a newspaper account as the "owner of two or three houses" off Delgado Street.[3] A 1935 Soil Conservation Service aerial photograph shows the subject house's core was in place then (Fig. 2). This information and a 1950 survey plat indicates it is one of Parker-Curtis' holdings (Fig. 5).

The parcel, identified on the 1950 plat as Tract A, eventually took on the name No.1 Plaza Fatima. Parker appears to have never lived in the home but instead resided at 334 Delgado, a house along the east side of the development. Who lived at 1 Plaza Fatima before the mid-1960s is a mystery, as the home had no consistent address.

In 1970, Anita Bergere deeded the house and property to herself and Christina Herdman as joint tenants. In the recent past, it was the site of the annual Christmas train display, organized by its now-deceased owner, Richard H. Herdman, Christina's husband.

[2] Colby did provide the name Daisy to the author. This helped identify the actual name associated with the development. Catherine Colby, email to John W. Murphey, August 11, 2024.

[3] "Who Are the Newcomers?," *Santa Fe New Mexican*, April 30, 1926, 6.

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The Land

On May 21, 1925, Daisy Parker received a deed for a large tract of land on the west side of Delgado Street, a road that had recently been constructed over an orchard.[4] Coincidentally on the same day, Kate Chapman — an artist and adobe home builder — acquired land bordering Parker's new property.[5] Chapman's piece stretched all the way to Acequia Madre. Newspaper research does not point to any apparent connection between Parker and Chapman.[6]

Both parcels came from the estate of Mary Persis Maltby Victory. Born in New York in 1848, Victory arrived in New Mexico in 1878 by stagecoach with her sister and brother William T. Thornton, who had been appointed U.S. District Attorney for the territory.[7] She married politician and attorney John Patrick Victory in 1890. Patrick died ten years later, and Mary left Santa Fe in 1921, relocating to Havana, Cuba, where she passed away in 1941. Her departure and the subsequent sale of her Santa Fe land allowed for the creation of Delgado Street between Acequia Madre and Cayon Road.

Rosa Margaret Parker

Rosa Margaret Parker was born in Auckland, New Zealand, where her father, Captain Lindsay Cole Parker, appears to have been temporarily stationed. The date was April 3, 1893.

The captain — a former British army officer — had a great capacity for travel which his daughter would inherit to a smaller degree. His obituary claimed that he had circumnavigated the globe thrice and sailed across the Atlantic 40 times.[8] His post-military travels brought him to New Mexico in the 1890s, where he established a ranch

[4] Warranty Deed, Mary M. Victory to Rosa Margaret Parker, recorded June 11, 1926, Book 6/Page 179, Instrument # 31704, Santa Fe County, New Mexico.
[5] Warranty Deed, Mary M. Victory to Kate Chapman, recorded March 1, 1927, Book 6/Page 370, Instrument # 33071, Santa Fe County, New Mexico.
[6] Parker-Curtis does not appear in Colby's book on Kate Chapman; Catherine Colby, *Kate Chapman: Adobe Builder in 1930s Santa Fe* (Santa Fe: Sunstone Press, 2012).
[7] "Former Resident of Havana Dies at Havana, Cuba," *Santa Fe New Mexican*, January 10, 1914, 1.
[8] "Lindsay Cole Parker [obituary]," *Santa Fe New Mexican*, June 11, 1921, 6.

and orchard outside Silver City. Two of his daughters, Emma and Dorothy, were born in the New Mexico territory.

In her childhood, Rosa lived with her mother, Anna Rachel Parker, in Southbourne, England. Southbourne was a town in Dorset County along the English Channel in the southwest of the country. There, she attended school and later the Ursuline Convent in Greenwich.[9] The 1911 English census places Rosa, 18, living in Southbourne with her mother and two sisters. Her father is indicated to be abroad.[10]

Rosa and her two sisters would join Captain Parker five years later on a voyage from Bristol to New Orleans. They arrived on March 7, 1916.[11] From New Orleans they traveled to Santa Fe, where the captain and his three daughters would reside in a home on Garcia Street. A March 1917 news piece in the *New Mexican* reported that "Miss Rosa M. Parker" had been one of four applicants accepted to join the Santa Fe Woman's Club.[12] In 1921, Rosa left for London, and she would not return to Santa Fe for a few years.

She was back in Santa Fe by 1923, then going by the youthful and American-sounding name of Daisy Parker. In 1924 she left for London again to visit her parents. She returned in April 1925 and in short order set up a stenography business in the Chamber of Commerce building, advertising her services in the *New Mexican* (Fig. 3). The following month, she acquired the property on Delgado Street from Mary Victory.

Newspaper articles suggest Parker built a few houses off Delgado Street that she initially marketed as rentals. One was advertised in 1926 as a "Furnished house, in orchard ground, 3 rooms, sleeping and garage, $37.00, Daisy Parker."[13]

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[9] Phil Kovinick, and Mariam Yoshiki- Kovinick, *An Encyclopedia of Women Artists of the American West* (Austin: University of Texas Press, 1998), 65.

[10] The National Archives of the UK (TNA); Kew, Surrey, England; *Census Returns of England and Wales, 1911.*

[11] National Archives at Chicago; Chicago, Illinois; ARC Title: *Declarations of Intention For Citizenship, 1903-1981*; NAI Number: *M1285*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: RG 21.

[12] "Woman's Club Notes," *Santa Fe New Mexican*, March 17, 1917, 3.

[13] "To [sic] Late to Classify," *Santa Fe New Mexican*, March 6, 1926, 8.

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The Artist

A biographical entry in an encyclopedia of Western women artists states that Rosa attended South Kensington School in London without providing a date.[14] The "South Kensington School" was not so much a place but a system of art education that leaned toward industrial art and design rather than fine art. Parker likely attended the South Kensington School of Design, the locus of the system. A separate account says she attended the Slade School of Fine Art, another public university in London.[15]

A 1923 note in the *New Mexican* — the first to cover Parker as an artist — announced that she was leaving for a multiple-week sketching tour. This was something she would do frequently. She began showing pieces at the Museum of New Mexico art gallery soon after. Judging by their titles, they depicted the usual New Mexico subjects — wood vendors, burros, and rustic corrals. Parker would later turn her eyes westward toward the Navajo Nation and like many people of her time, she held a romanticized view of Native Americans (Fig. 4). She worked primarily in oil and signed her work as Rosa M. Curtis.

The new last name came from her brief marriage to Fayette S. Curtis, Jr., a Yale-trained educator who served as the headmaster of the Los Alamos Ranch School, a private school for boys. The couple met in Santa Fe and were married at the Church of Holy Faith in June 1926. But their marriage would only last six months. Fayette passed away in October. An article describing his funeral noted that his widow, Daisy Parker, "is at the sanitarium for rest for a couple of weeks."[16] Two years later she would become the heir to his estate.

Daisy, now Rosa M. Curtis, continued to paint and show artwork in Santa Fe, principally at the museum in group shows with other local artists. A note in 1933 for a Museum of New Mexico show remarked that Curtis "has some very interesting canvasses of Indians and horses, rather impressionistic, delightful colors, ably handled."[17]

[14] Kovinick and Kovinick, *An Encyclopedia of Women Artists of the American West*, 65.
[15] "Rosa M. Curtis," *Santa Fe New Mexican*, April 10, 1944, 2. The article misidentified the college as the Shade School of Art.
[16] "Funeral of F. S. Curits, Jr.," *Santa Fe New Mexican*, November 5, 1926, 6.
[17] "Interesting Pictures in Museum Gallery," *Santa Fe New Mexican*, June 10, 1933, 3.

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In late May 1939, Curtis left for a summer-long sketching trip. Something occurred during that trip that sent her into a paranoid state. By early August, the Santa Fe County District Judge had ordered her to the State Insane Asylum in Las Vegas. This followed an examination by three doctors who found she had slipped into "paranoidal praecox[18]," a late phase of onset paranoia that often includes severe delusions.[19] Curtis was later transferred to the Colorado Springs Psychopathic Hospital, where she spent an unknown amount of time in recovery.[20]

By 1942, Curtis was back in Santa Fe painting. In the following decade, Rosa continued to show her work around Santa Fe. Her home and studio were at 324 Delgado Street. In July 1960, one of her pieces, "Navajos," was displayed at the annual Rodeo de Santa Fe exhibition at the Museum of New Mexico Art Gallery. Four months later, she was dead.

Rosa, who had been going by Rosa Curtis, died in Espanola on November 29, 1960. There was no newspaper coverage of her death or funeral. Rosa Margaret Parker-Curtis is buried by herself at Rosario Cemetery. A small red granite grave marker states that she was born in Auckland.

Plaza Fatima

Newspaper accounts indicate that Parker owned a few houses off Delgado Street. An August 13, 1925, note in the *New Mexican* stated that James Evans and his wife "have rented one of Miss Daisy Parker's new houses on Delgado Street."[21] It went on to state that Janet Hubley had rented another. This piece, an ad in 1926 for a rental home under Daisy's name, and the previously mentioned "two or three houses" reference were the only items linking Parker to what would later be called Plaza Fatima.

[18] Paranoidal Praecox appears to be related to an older psychiatric definition, Paranoid Praecox Psychosis, which refers to schizophrenia.
[19] "Mrs. Curtis to State Hospital," *Santa Fe New Mexican*, August 5, 1939, 3.
[20] U.S. Census Bureau, Year: 1940; Census Place: El Paso, Colorado; Roll: m-t0627-00462; Page: 1A; Enumeration District: 21-86B.
[21] "People Coming and Going in Santa Fe," *Santa Fe New Mexican*, August 13, 1925, 6.

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Deeds from the late 1940s show Curtis selling off property that was part of the 1925 land acquisition, with some assumed to contain rental houses.[22] A January 1947 deed to Calvin D. Wilson involved a house that included "all household furniture and furnishings . . . [and] a Frigidaire refrigerator."[23] Wilson's house is now 332 Delgado Street and stands on the east side of the plaza. The June 1950 survey plat for Curtis suggests the subject house was not part of these transactions and was still used as a rental.

1 Plaza Fatima

Two months after the survey plat was completed, Rosa Margaret Curtis sold Tract A, holding the subject house, to Anita L. Bergere and Mamie E. Meadors.[24] Anita was the oldest daughter of Alfred Maurice Bergere, an Englishman who had made his fortune in sheep ranching in the late 19th century. The Texas-born Mamie Meadors was the partner of Nina Otero-Warren, the first Hispanic woman to run for Congress. Together, Meadors and Otero-Warren homesteaded a ranch in the 1930s near today's Las Campanas and, in 1947, established Las Dos Realty and Insurance Company.[25]

Mamie died in 1951. Otero-Warren, as the executor of her estate, received the Plaza Fatima house and other property in Santa Fe.[26] By the 1960s, the house was going by the address 1 Plaza Fatima. Given Las Dos Realty's business of selling and leasing homes, it is assumed the Plaza Fatima property served as a rental.

[22] The author found five deeds involving land owned by Curtis on the west side of Delgado Street. Because of their "iron stake" property boundary descriptions, it is unclear how many tracts were within the Plaza Fatima cul-de-sac.

[23] Warranty Deed, Rosa Margaret Curtis to C. D. Wilson, recorded January 29, 1947, Book 27/Page 612, Instrument # 84105, Santa Fe County, New Mexico.

[24] Warranty Deed, Rosa Margaret Curtis to Nina Otero Warren and Mamie Meadors, recorded August 4, 1950, Book 50/Page 439, Instrument # 99496, Santa Fe County, New Mexico.

[25] Mariana Brandman, "Adelina 'Nina' Otero-Warren,"
National Women's History Museum, 2022, https://www.womenshistory.org/education-resources/biographies/adelina-nina-otero-warren.

[26] Executor's Deed, Mamie E. Meadows Deceased Estate to Nina Otero Warren, recorded July 30, 1952, Book 74/Page 230, Instrument # 109353, Santa Fe County, New Mexico

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Tract A** **Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property**	**2. Location:** **1 Plaza Fatima** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3093** **4. County: Santa Fe** **5. Date of Survey: August 25, 2024**

Evolution of House Footprint

The first available aerial, from 1935, shows the core house. It involved a simple compound ground plan that likely started with a single room (Fig. 2). This structure is not shown on the 1912 King's map (Fig. 1), so the assumption is that the core building dates to the 1925 period. Its distinguishing feature was its east façade, but it had several setbacks. This core plan remained through the early 1970s, as evidenced by a 1973 aerial (Figs.6 & 7). Between 1973 and 1978, a significant rectangular addition was appended to the back of the house, significantly increasing its square footage and changing its design (Figs. 7 & 8). In 2022, the Board approved a project to build a new carport.

Evaluation of Historical Status

The house potentially has historical significance for its association with Rosa Margaret Curtis, who presumably developed Plaza Fatima. This development appears to have similar intentions to Kate Chapman's nearby Plaza Balentine, which it pre-dated.

Compromising this association is the large 1970s addition, which changed the overall design of the 1930s house, as evidenced by aerial photographs. With the addition, every elevation, save the front façade, changed. Losing the integrity aspects of design, materials, feeling, and association, the house, as a whole, can no longer convey the Curtis period. Still, limited areas of the exterior – the east façade and southeast corner – represent her period.

Given the Board's decision about whether the 1970s addition damaged its design, the house could remain Contributing. In this case, the east elevation and southeast corner would be recommended as the primary facades, with the provision that the changed fenestration, including all windows and doors, would not be part of the designation.

Outside the ordinance definition of Contributing status, the house likely holds significance as an LGBTQ heritage resource. However, as with the Curtis-Plaza Fatima association, the decision would have to be made as to whether the 1970s addition damaged the home's ability to represent this history.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations



Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912.
The general location of future Plaza Fatima development highlighted.

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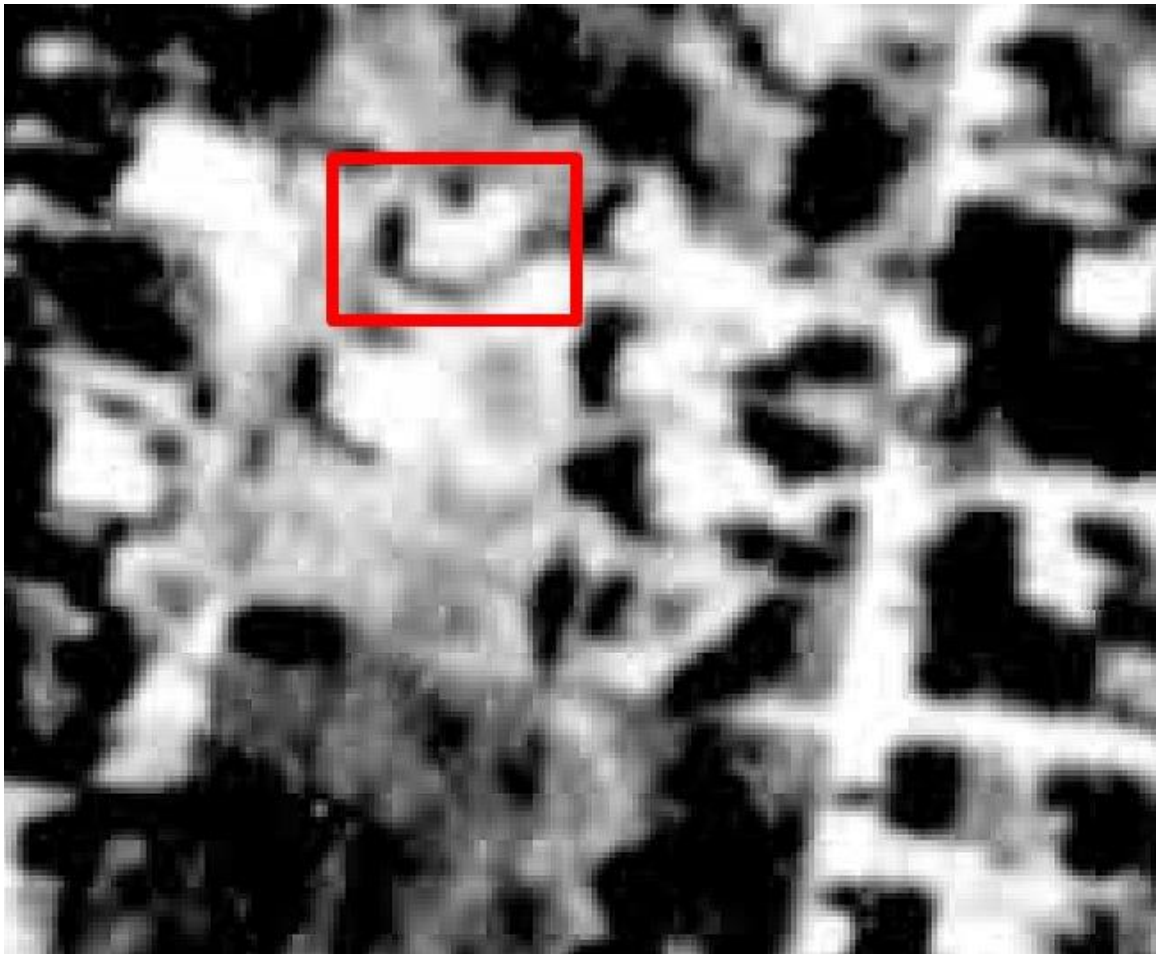

Figure 2: 1935 aerial photograph. Subject house highlighted.

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Figure 3: December 1925 advertisement for Dorothy Parker's stenography business. Courtesy of the *Santa Fe New Mexican*.

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Figure 4: "Native Americans on Horseback," no date. Rosa M. Curtis.

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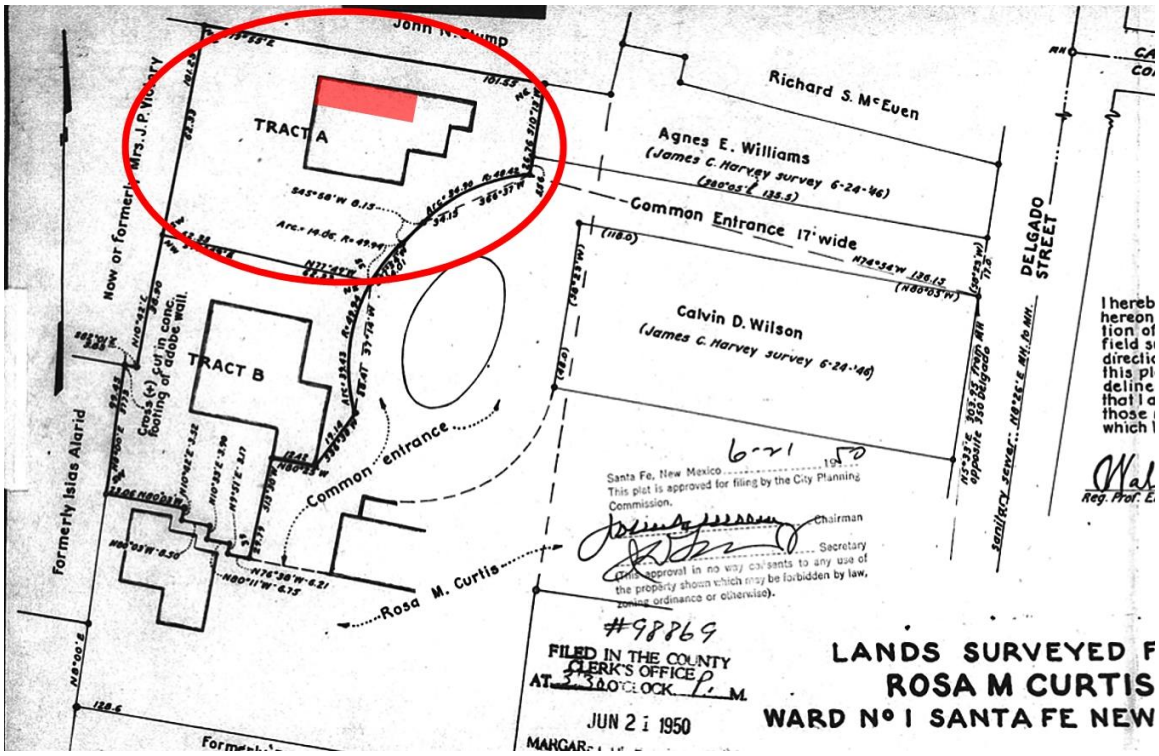

Figure 5: June 21, 1950, survey plat identifying the property as Tract A. Given previous and subsequent aerial photographs, the footprint does not seem accurate at the northwest corner, as highlighted in red.

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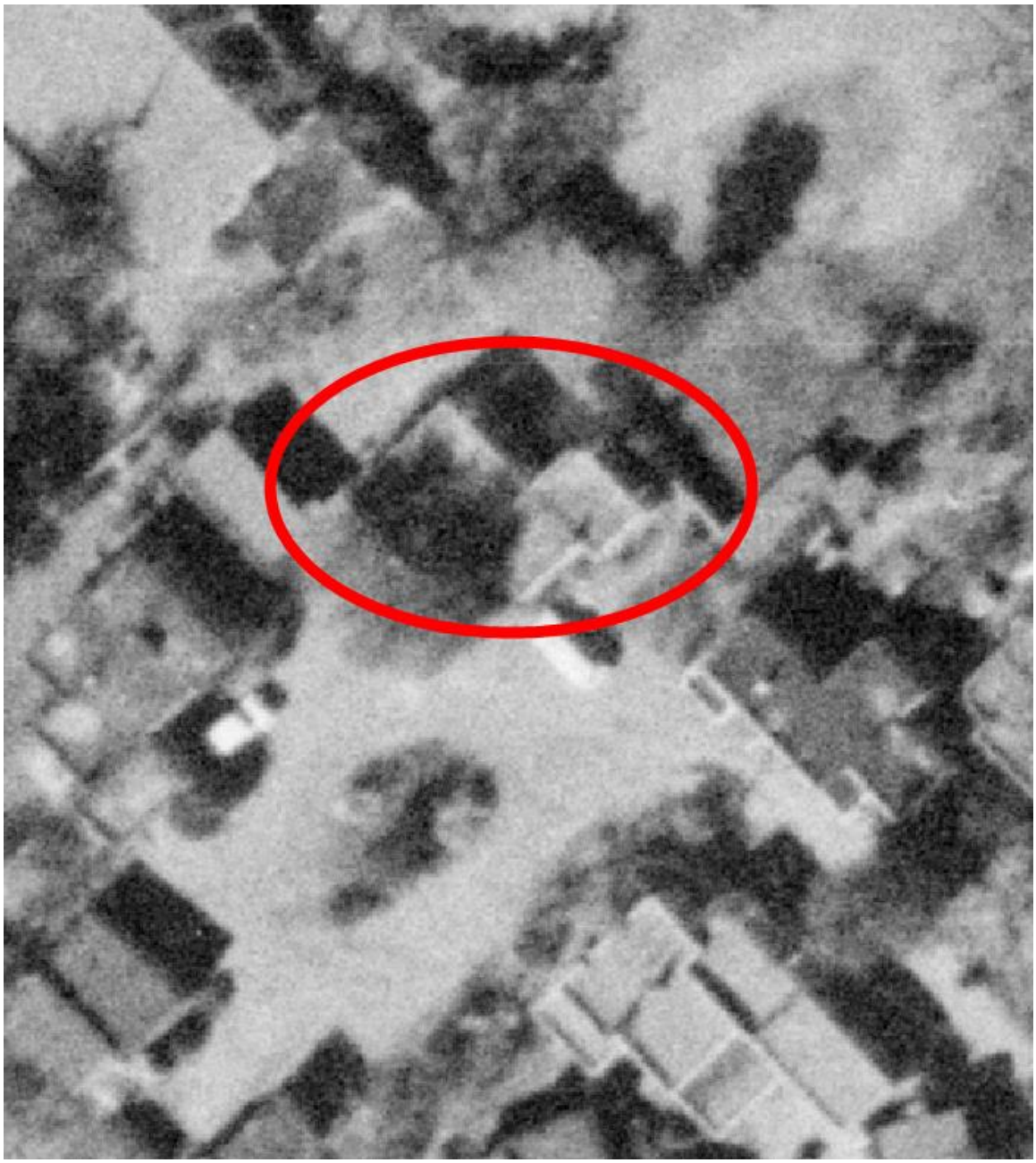

Figure 6: November 10, 1958, aerial photograph. Subject house highlighted. Note presence of an earlier carport.

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

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Figure 7: May 11, 1973, aerial photograph. Subject house highlighted.

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Figure 8: September 11, 1978, aerial photograph. Note absence of present west addition.

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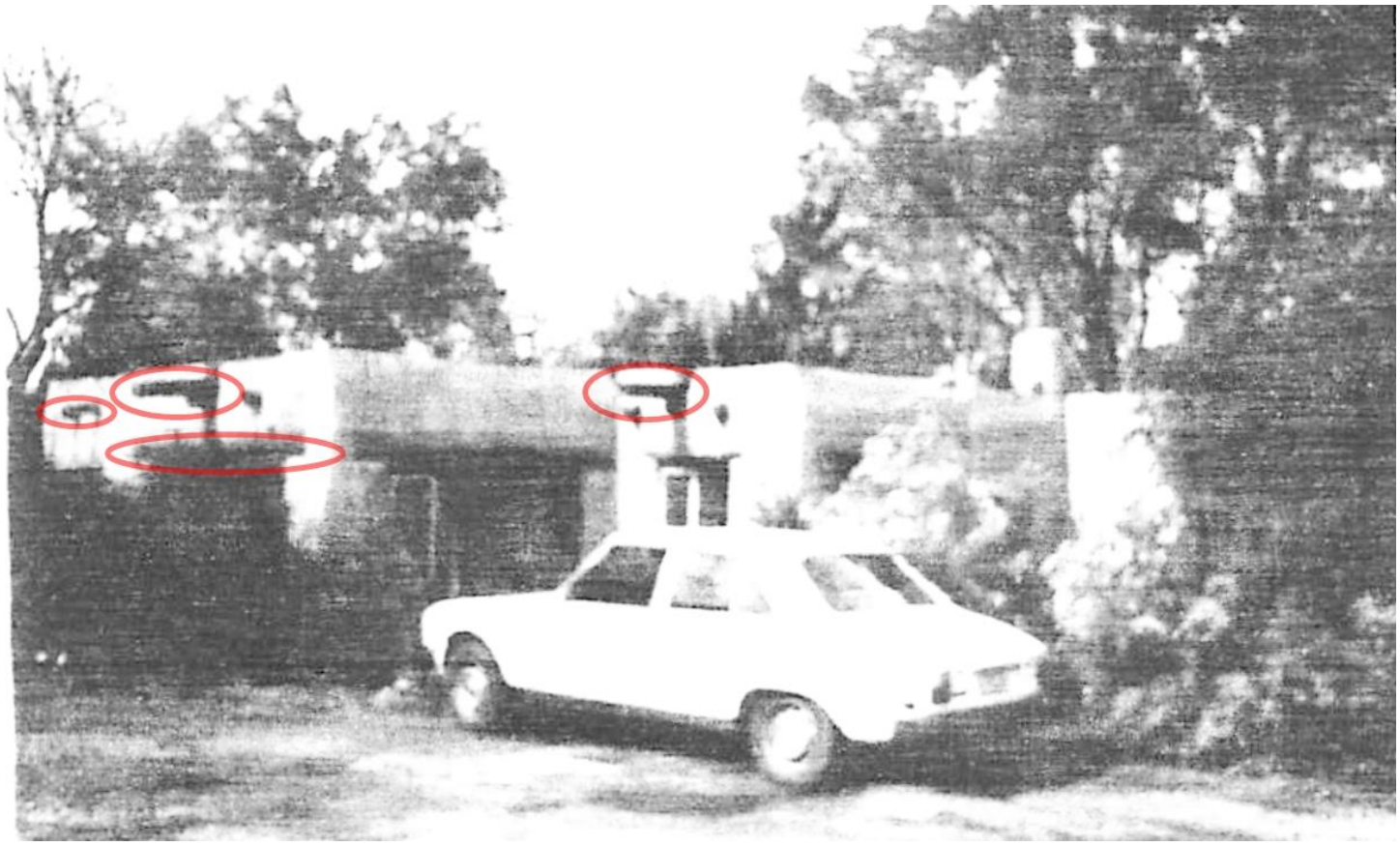

Figure 9: Copy of October 26, 1984, HBI survey photograph. Michael Belshaw. Note stylized canales, lack of vigas across south elevation, and squared lintels over south elevation window.

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Survey Photographs

(All images taken by Giulia Caporuscio on August 25, 2024).



Photo 2: Plaza Fatima sign. Camera facing southwest.

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Photo 3: 1 Plaza Fatima. Setting and east elevation. Camera facing northwest.

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Photo 4: East elevation oblique. Camera facing northwest.

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Photo 5: East elevation at entry. Camera facing west.

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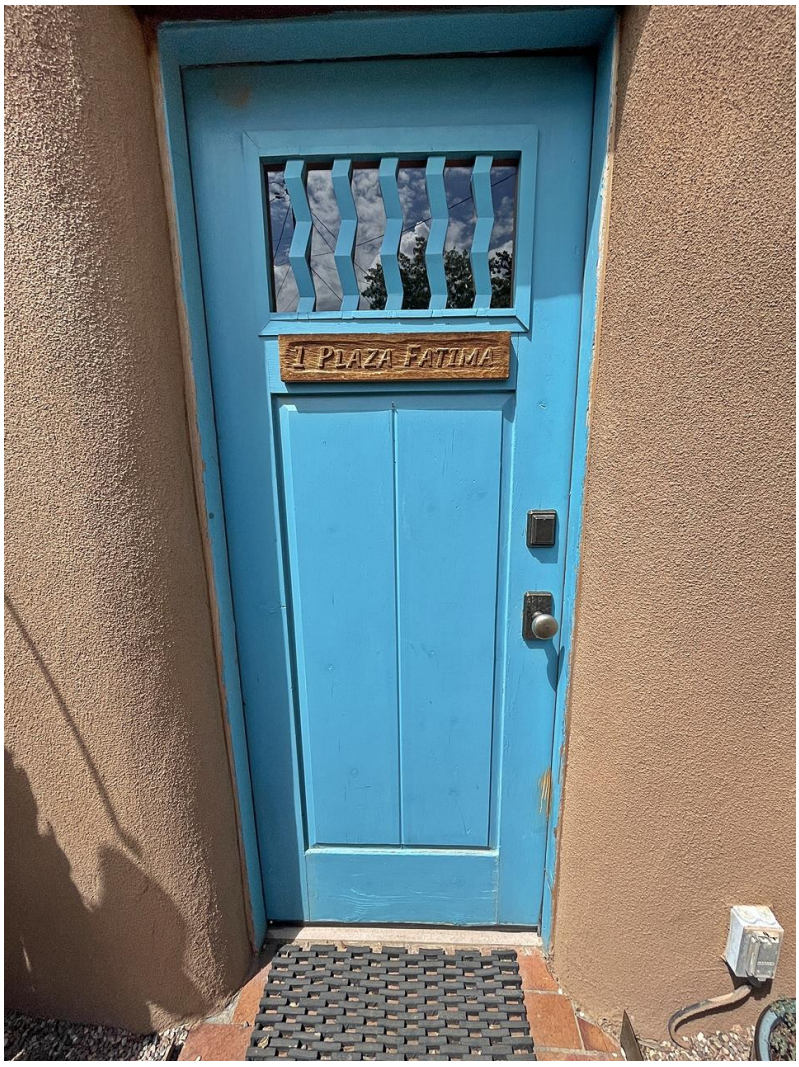

Photo 6: East elevation, front door. Camera facing west.

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Photo 7: South elevation oblique and recent carport at left. Camera facing northwest.

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Photo 8: South elevation. Original portion of building after renovation. Camera facing north.

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Photo 9: South elevation. Mid-1970s addition highlighted in red. Camera facing north.

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Photo 10: South elevation. Mid-1970s addition, window detail. Camera facing north.

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Photo 11: West elevation. Mid-1970s addition, north end. Camera facing east.

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Photo 12: West elevation. Mid-1970s addition, south end. Camera facing east.

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Photo 13: North elevation at courtyard. Original portion of building. Camera facing southeast.

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Photo 14: North elevation at courtyard. Mid-1970s addition highlighted in red. Camera facing southwest.

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Photo 15: North elevation. Original portion of building. Camera facing west.

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Photo 16: North elevation. Mid-1970s addition. Camera facing west.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009370--HDRB

Project Description: 2024-009370-HDRB, 1030 ½ W. Houghton St., Don Gaspar Area Historic District, non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory.

Project Location(s): 1030 W HOUGHTON ST 1/2
Santa Fe, NM 87505

Contacts:

Applicant:	JEFFREY SERES 122 LORENZO RD Santa Fe, NM 87501	jeffreyseres@gmail.com
Property Owner:	FRANCESCA BANCI 1030 W Houghton Street Santa Fe, NM 87505	francesca@lapiswealth.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 1995

Year of Construction: late 1940s

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-009370-HDRB, 1030 ½ W. Houghton St., Don Gaspar Area Historic District, non-contributing and no- historic status (accessory building), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the residence structure be maintained as non-contributing and the status of the accessory structure be designated as non-contributing to the Don Gaspar Area Historic District, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1030 ½ West Houghton is listed as non-contributing to the Don Gaspar Area Historic District.

The vernacular style residence is constructed of adobe with cementitious stucco painted pink. The residence was most likely constructed in the late 1940s. On the east side of the residence, panels of wrought-iron balustrade hold the 66-square-foot porch structure. The porch floor is concrete;

the ceiling is finished with stucco. The perma-stone-like treatment of the building wall has been stuccoed over giving a false depth of the inset of the window. The east houses two steel combination windows, one sliding vinyl window and another steel window, and the main entry to the house. The windows are deep set with angled reveals. Each steel window is topped with a wood block lintel.

The north wall has an opening near the center holding a ½-lite wood panel door. This door appears to be original according to the 2024 HCPI. A three-angle piece of galvanized metal shelters the opening.

The west elevation contains one steel combination window, and the roof drains over this side through three galvanized gutters; electrical and gas lines run along the base.

The south elevation holds one steel combination window topped with a wood block lintel.



Figure 1: Main Residence

The accessory structure is located north of the dwelling and is constructed of concrete blocks. The west half shows on a 1958 aerial in the 2024 HCPI form. The structure appears to be made of three sections and totals about 360 sq. ft. The eastern end of the building encroaches onto the adjacent property and according to aerials, was built after 1969. The western end is the older section and has steel casement windows bracketing a wood door. Going to the east the center area steps down in height and holds a single five-panel wood door perforated with holes. At the eastern end the roof steps up for another rectangular room with a five-panel door. The east has a 6-lite barn sash window. The eastern encroaching section of the accessory structure was approved for demolition under case 2022-005830-HDRB in 2022, which included the renovation of the main residence located at 1030 W Houghton St.



Figure 2: Accessory Structure

The applicant requests:

1) Status Review with primary façade designation, if applicable, for a residential structure.
2) Status Review with primary façade designation, if applicable, for an accessory structure.

Though the residence has maintained its overall footprint since 1958 and retains most of its original windows, staff finds that the residence is non-contributing due to the alterations which are misleading on the eastern elevation and that the residence does not particularly contribute to the primary home's setting or the West Houghton streetscape.

The accessory structure appears to be two buildings of different construction with an addition to merge them into a single building. The conflicting styles and construction types create a rough appearance that is not cohesive to the neighborhood and the streetscape. Therefore, staff finds this to be a non-contributing structure.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

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.

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LJMCM

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 1030½ W. Houghton

ID NUMBER: 0516 00 523.1

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2409.1

TNSP 17 (N) S RANGE 9 (E) W SEC 26 NE 1/4 SE 1/4

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

BUILDING DATA

DATE OF CONSTRUCTION:
Owner
1932 ESTIMATE by 1937 (Manuel St.) ACTUAL
SOURCE(S) City Directory

ARCHITECTURAL STYLE:
S-P Rev / vernacular

USE:

HISTORIC: (residential)
OTHER _____

PRESENT: (residential)
OTHER _____

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? House & storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516 00 523

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: Decorative stucco wainscot, wrought iron balustrade windows replaced.

OVERALL CONDITION:

____ EXCELLENT ____ GOOD

X FAIR ____ DETERIORATED

BUILDING THREATENED?

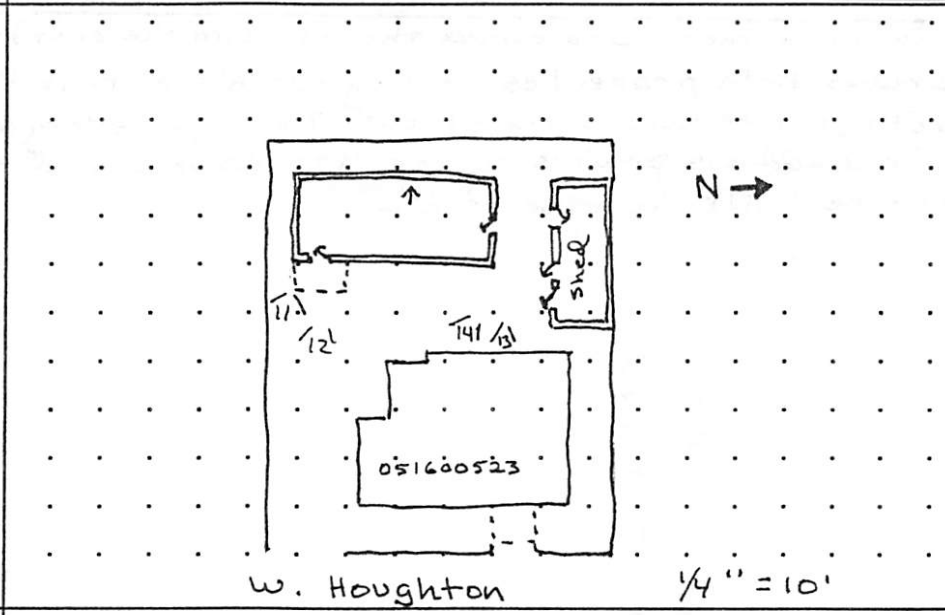
____ YES X NO

PHOTO



#12 East Elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

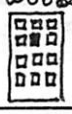
____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 6/95 BY MJH

NEGATIVES WITH NMHPD ROLL # MJH4 NEG # 11 TO 13

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat w/ parapet, metal canales
BUILDING WALLS	adobe w/ Lt. brown stucco
FOUNDATIONS	stone & concrete
DOORS	wood  wood 
WINDOWS	metal casement
PORCHES OR PORTALES	wrought iron posts & balustrade, wood corbels & beam
BALCONIES	
COURTYARDS	
FENCES/WALLS	N: picket & conc. block E: stucco on block S: vertical planks over stucco on block W: stone below, conc. block above
ARCH. DETAILS	multicolor, pointed, stucco (looks like stone facing) under porch as wainscot & surrounding window
OTHER	Concrete block shed: with decorative stucco

COMMENTS Willy Romero built this house in 1932. It originally faced Don Cubero but he had no easement for access from that street. He got an easement from his father (who owned the house to the east) to W. Houghton. Now he owns both properties, renting out his parents home. Two of his brothers live across the street. The city directory does not indicate a Don Cubero address previous to the 1937 Manuel st address but the owner is sure he built the house in 1932.

ADDITIONAL PHOTOGRAPHS



#11 South Elevation

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

IDENTIFICATION

ADDRESS

1030½ W. Houghton

ID NUMBER: 0516 00 523.1

SANTA FE ID NUMBER: H 2409.1

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#13 North Elevation



#14 S. Elevation of shed

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

February 20, 2024

Members of the Historic Districts Review Board

City of Santa Fe

200 Lincoln Ave.

Santa Fe, N.M.

RE: 1030 ½ W. Houghton St. – Status Review

Dear Board Members,

On behalf of the property owner, Francesca Banci, we are pleased to submit the attached HCPI prepared by John Murphey, dated Feb. 8, 2024, and existing drawings of the property. We agree with the findings and recommendations included in the HCPI and request the residence and storage building at 1030 ½ W. Houghton St. remain Non-Contributing.

Thank you for your consideration of this request.

Regards,

Jeffrey J. Seres AIA
Seres architecture

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: February 8, 2024

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Willie Romero House**	**2. Location:** **1030½ West Houghton Street** **Don Gaspar Area Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-24091** **4. County: Santa Fe** **Parcel # 12305792**

5. Property Type:
_x Buildings: house and storage bldg.
_ Structures:
_ Site __ Object

6. Date of Survey:
January 14, 2024

7. Previous Survey Date(s):
_x_Yes: June 1995
_ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.675226,-105.9473371



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing east. January 14, 2024.

11. Brief Description of the Property:

The house sits behind the Alberto and Anastacia Rodriguez de Romero home (1030) at the bottom of West Houghton Street in the Don Gaspar Area Historic District and is designated Non-Contributing. While close (15' distance) to the older home and historically connected to that dwelling, it sits on its own parcel. The current property owner owns both lots. The small, rectangular subject parcel includes the house and an adjacent storage building. The southern portion of the house is partially visible from the street, approximately 60' west of its centerline (Photo 2).

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date:
Date: c.1949-50
_ _Known _x_ Estimated Source: deeds, city directories, census, family accounts

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

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

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

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



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

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

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

For: Francesca Banci

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

Romero family members

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing : House x_ No Status: Storage Building
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-24091
Willie Romero House	1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 14, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster _x_ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types: House and Storage Building

Operation	Material	Glazing	Number
Casement	Steel	3-3	2
Combination	Steel	3C-1F-3C	1
Combination	Steel	3C-3F-3C	4
Combination	Steel	3C-6F-3C	1
Barn Sash	Wood	6	1
Sliding	Aluminum	1-1	1

11. Door Types: House and Storage Building

Type	Style	Material	Number
Single-Leaf	½-Glass/ 4-Panel	Wood	2
Single-Leaf	5-Panel	Wood	2
Single-Leaf	?	?	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Recent; replacement of bathroom window at house; material evidence
#2 Date: Post-1969; additions made to east end of original storage building; aerial photographs

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

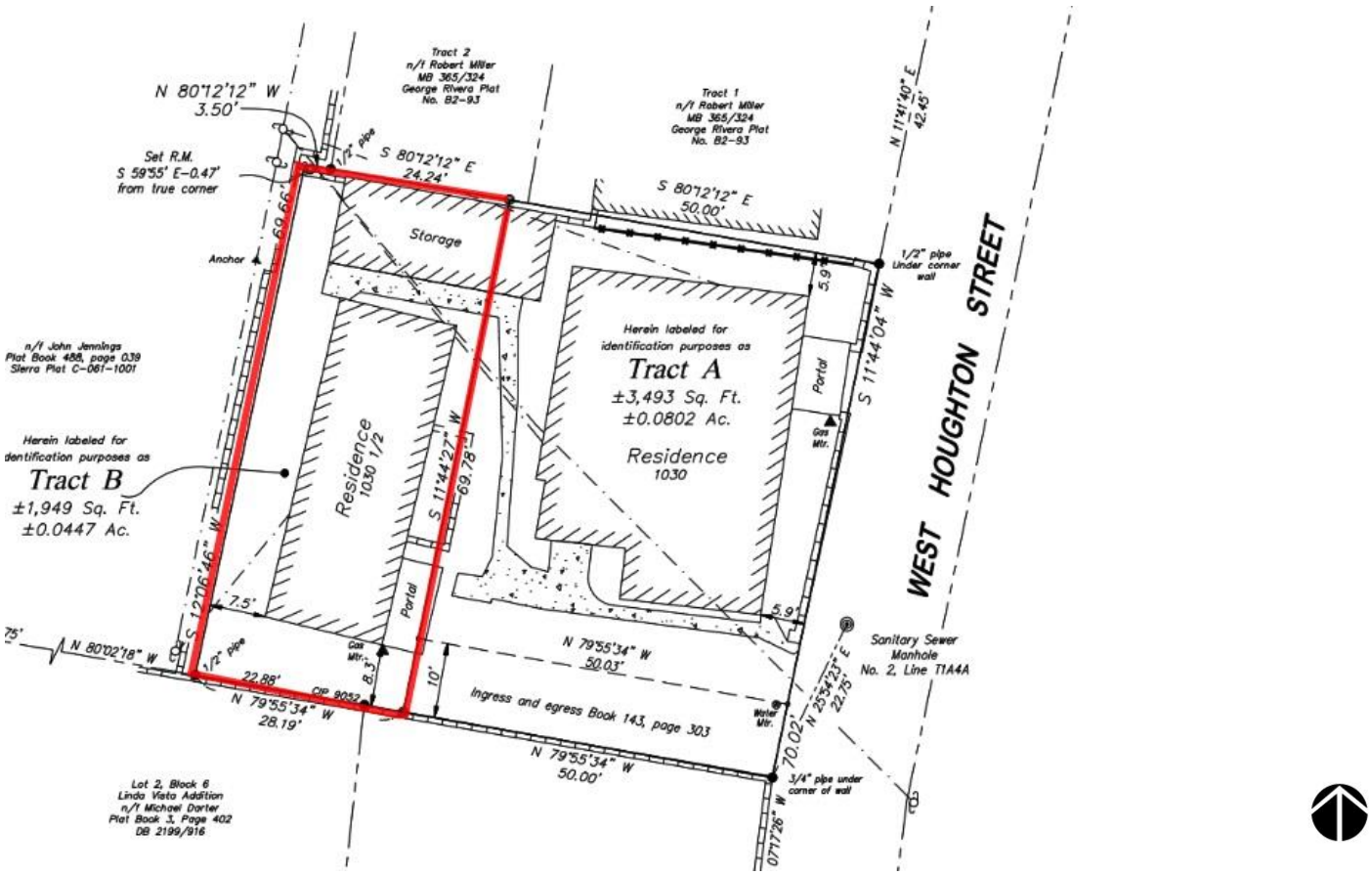
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Courtesy Seres Architecture LLC.



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Architectural Description Continued

House

The Willie Romero House is arranged on a north-south axis as a rectangle. The roughly 18' x 43' adobe holds a living room, bedroom, kitchen, and bathroom. These are arranged in a one-room deep plan, similar to a railroad flat. The building is made of adobe and finished with a recent cementitious stucco painted in pink. It is vernacular in construction and appearance.

East (Main) Façade

The east elevation faces the driveway with a porch that is of a different height (Photo 3). Panels of wrought-iron balustrade hold the 66-square-foot structure. Its floor is concrete; the ceiling is finished with stucco (Photo 4).

Historically, the porch wall had a Perma-Stone-like treatment (Fig. 1). Before the recent sale, this feature was covered in stucco, resulting in the window now having a pronounced stucco enframement that wasn't there previously.

The wall holds the main entry and a window looking into the living room. The window is a standard steel combination unit with 3-light crank-out casements framing a fixed light center panel. These units are used across the house, except at the bathroom. The windows sit deep in the wall with angled reveals. Most have block headers. A steel security gate obscures the adjacent door.

The elevation moves northward with another steel combination window at the bedroom (Photo 5), followed by a newer aluminum sliding unit at the bathroom and a steel window daylighting the kitchen (Photo 6).

North

The north side of the building creates a narrow passage between the dwelling and the storage building (Photo 7). The primarily solid wall has an opening near the center holding a door. The ½-light wood panel door leads to the kitchen and appears original.

(Photo 8). A three-angle piece of galvanized metal shelters the opening. The rustic canopy postdates the 1995 survey.

West

The west elevation, looking upon a block wall, is the utilitarian side of the home. The roof drains over this side through three galvanized gutters; electrical and gas lines run along its base (Photos 9). The elevation contains one window — a steel combination unit at the kitchen.

South

This elevation works as the south living room wall and contains one window. Like the others, it is a standard steel combination unit topped with a wood block lintel (Photo 10). While most of the building has crisp lines, there is a lumpy quality to this elevation and the southwest corner, characteristic of adobe construction (Photo 11).

Storage Building

North of the dwelling stands a block building which has been for storage and, potentially, substandard housing (Photo 12). The origin of the structure is unclear, but the west half appears on a 1958 aerial (Fig. 5). The building is made of three pieces, enclosing roughly 360 square feet. The eastern end extends into the adjacent property and was built after 1969 (Fig. 6).

The structure faces south onto the home with a façade of multiple doors. The older west section has two steel casement windows bracketing a wood door. Like across the house, the windows are standard units of steel sash with exterior hinges and are opened by a rotary handle. They are topped with larger blocks than found on the home. The door, a ½-light and panel unit, mirrors the home's north entry. The lower portion of the wall has a Perma-Stone-like finish. Contrasting with the material across the porch, it was made to look like multi-colored bricks.

The building steps down to the east with a narrow, lower volume. This space has a single five-panel wood door perforated with holes, signaling the space may have worked as an outdoor pantry. The roof steps up again to the final piece: another rectangular room

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		4. County: Santa Fe
		5. Date of Survey: January 14, 2024

with a five-panel door. The west end of the building has a combination steel window (Photo 13); the east has a 6-light barn sash (Photo 14).

Historical Overview

While there is countervailing information on the home's origin, family memory holds that it was built in the late 1940s by Willie Romero after he returned from the war, perhaps with the help of his brother (see Appendix). The 1995 survey guessed that it had been built in 1932 by Willie Romero, who would have been only ten years old.

The subject dwelling ties historically to the home fronting West Houghton Street. This was the home of Willie's parents, Alberto and Anastacia Romero. The Romeros acquired the 1030 West Houghton property around 1917 from the heirs of Encarnación Lujan. It was historically part of the Mesita de Juana Lopez grant.[1]

The area that would hold the lower half of West Houghton was not touched in the late 19th century during a mini land rush south of the new capitol. Eastern investors, including the street's namesake, poured into Santa Fe, acquiring vast tracts south of the river that were platted as grid-iron additions.

To the north and northwest lay Allen's (originally Allan) Highland Addition, to the northeast, the Buena Vista Addition, and to the south, Houghton's estate (Fig. 2). John D. Allan, a Canadian-born investor and Chicago resident, platted the eponymous subdivision. Buena Vista was created by Atchison, Topeka, and Santa Railway stockholders, including George W. Morse of New York and William S. Houghton of Boston.[2] Born in 1816 in Boxboro, Massachusetts, William Stevens Houghton came from a prominent family and made his own fortune in the wholesale boot and shoe business.[3]

Perhaps too far south and complicated by a meandering acequia, the area that would become West Houghton was never formally platted, resulting in its idiosyncratic

[1] Marie Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe* (Albuquerque: University of New Mexico Press, 2007), 4.
[2] John W. Murphey, "Building the South Capital Neighborhood" [area context], Draft, (20220, 5-6.
[3] This contradicts with the often-mentioned misnomer that Houghton Street is named after Joab Houghton, the New Mexico supreme court judge of the 1840s.

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development pattern. It began when Benito Ortiz laid out the street pattern and erected several houses.[4] Alberto and Anastacia's home, built around 1918, anchored the end of future West Houghton.

As Marie Romero Cash, the granddaughter of Alberto and Anastacia and the niece of Willie, wrote, it became a "neighborhood of Spanish families, many of whom were related by degrees and most of whom had been born in the neighborhood."[5] In this way, it differed both in development and population from the adjacent Allen addition (Don Cubero Avenue), which was populated with mainly Anglos living in custom-built, Pueblo Revival-styled modern homes (Fig. 3).

Willie Romero

Willie Romero arrived in the neighborhood in the 1920s. He was born on August 27, 1922, as William R. Romero. Despite his parents' intentions, he quickly took to the name Willie (sometimes spelled Willy).

The 1930 census, the first to record him, showed him living in his front house with his parents, Alberto and Anastacia. He was seven at the time and the second youngest of five siblings, ranging in age from four to 19.[6] He attended school while his father worked as a laborer, "doing odd jobs." His older sister, Manuelita, 16, was a servant in a private home; his brother Emilio, 19, worked for the highway department. The house and land were valued at $500. A decade later, the following census still had Willie living at home with his parents in the house fronting West Houghton.[7]

Out of high school, he worked as a delivery boy for Zook's Pharmacy on the Plaza. He roared around town on a motorcycle — one picture shows him on a Harley-Davidson (Fig. 4). In 1941, he crashed his motorcycle into a car, breaking his left leg. Hanging on to

[4] Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe*, 4.
[5] Ibid.
[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 11B; Enumeration District: 0009; FHL microfilm: 2341134.
[7] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 16A; Enumeration District: 25-9B.

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him were three friends, who were also injured. The driver of the car was the only person cited for his reckless behavior.[8]

Like many young men of his generation, Romero served during World War II. He registered for the draft on June 30, 1942. His draft card indicated he had no job and that his left leg had been broken below the knee.[9] These facts were likely intertwined. Regardless of past injury, the Army took Willie, sending him to Fort Benning in Georgia. There, he was promoted to first-class private, serving in the military until September 1943, when he was honorably discharged.[10]

What became of Willie immediately after the war is unclear, as he does not appear in Santa Fe public records. He eventually married a local girl, Maria (Mary), who had two children from a previous marriage. Family memory recalls that it was around the late 1940s that he built the small home behind his parent's house.

Willie acquired the land not from his father but from the Ortiz family who lived west of Don Cubero Avenue. This transaction was formalized on January 14, 1947, with a deed between Miguel and Marina Ortiz and Willie Romero.[11]

Neither Willie Romero nor the house appears in the 1949 city directory. Romero, however, is recorded in the 1950 census as living at a home at 1032 West Houghton. Later city directories identify it as the "rear" house behind 1030 West Manhattan.[12] These findings are important as they demonstrate the house was likely not completed until 1950.

Willie lived in this newly built home with his wife, Mary, and her son, Delfino. Mary worked at La Fonda as a waitress, while Willie appears not to have had a job, at least not

[8] "Youth Suffers Broken Leg," *Santa Fe New Mexican*, June 5, 1941, 1.
[9] National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 105.
[10] "Briefs," *Santa Fe New Mexican*, April 12, 1943, 2.
[11] Warranty Deed, Miguel S. and Marina R. Ortiz, to Willie Romero, recorded February 25, 1947, Book 33/Page 29, Instrument # 1947084487.
[12] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 76; Enumeration District: 26-28.

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one that would appear in a city directory.[13] His niece, Marie Cash Romero, recalled he was more of a handyman.[14]

He did have musical talent, playing guitar and singing, and assembled a traditional band where his niece was mustered to play the accordion.[15] The band played at parties, weddings, and other small events "all over" Santa Fe.[16]

Deeds show Willie and Mary's house going back and forth in ownership in the 1950s. Willie's younger brother, Rudolfo (Rudy), who worked with sheet metal, used his parent's house as collateral to build homes. Willie would also deed his home to his brother to get out of a financial pinch.[17] Years later, Willie's home would end up being owned by one of Rudy's children.

Mary died in 1968, and from then on, Willie lived in the house as a bachelor.[18] He died in 2007, after living 85 years. His obituary stated, "he liked to be the story teller, embracing [the family] with memories of a Santa Fe of long ago."[19]

After his death, the property went to one of his brother's children, who rented out Willie's home. It was leased to a woman living on a fixed income for fourteen years until she moved in February 2023 to senior subsidized housing south of Alta Vista Street. According to the current owner, it was overrun by mice before when she acquired the property in February 2021.[20]

[13] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1949 (El Paso: Hudspeth Directory Company, 1951), 309. Review of Santa Fe city directories, 1950-1960. At different times in the late 1950s, Willie is not recorded in the directories, while Mary continues live at the house.
[14] Marie Romero Cash, telephone call with John W. Murphey, December 14, 2023.
[15] Ibid.
[16] E. J. Martinez, telephone call with John W. Murphey, December 14, 2023.
[17] Romero Cash, telephone call with John W. Murphey.
[18] Martinez, telephone call with John W. Murphey.
[19] "Willie Romero," *Santa Fe New Mexican*, September 16, 2007, C-2.
[20] Francesca Banci, telephone call with John W. Murphey, December 13, 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

Constructed around 1950, the Willie Romero house is a vernacular building tucked behind a much older home which is a better example of the Spanish-Pueblo Revival style and traditional construction. While the subject dwelling has maintained its overall footprint since 1958 and retains most of its original windows, it does not particularly contribute to the primary home's setting or the West Houghton streetscape. For this reason, the recommendation is to maintain a Noncontributing status.

The Storage Building is of rougher construction, with only its west portion predating 1958. Part of its east section has already been approved for demolition by the HDRB.[21] Therefore, the recommendation is to designate the portion in the subject parcel as Noncontributing.

[21] Angela Bordegaray, City of Santa Fe, Board Action Letter, Case# 2022-005830, September 28, 2022.

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		4. County: Santa Fe
		5. Date of Survey: January 14, 2024

Appendix

Family Memory and a Burro Barn

Several members of the Romero family who grew up on the street were interviewed about the origin of Willie Romero's house. They all recalled — or assumed — that it was built in the late 1940s after Willie Romero returned from the war. One story floating around was that the house was assembled from a burro shed. Of the family members interviewed, only Terry Lockhart (Teresa Romero), 83, who grew up across the street, distinctly recalled a barn or shed somewhere on the greater property. E. J. Martinez, 86, who grew up north of Willie Romero's house, remembered a shed that was possibly on the Miguel Ortiz property (which stood to the west and is now addressed 1015 Don Cubero Avenue). This *could* be the north-south structure seen on a 1935 aerial (Fig. 3). All recalled that the lot on Don Cubero was an open field used by the family for play and passage. They also agreed that Willie, possibly with the help of family members, built the current structure — and it did not incorporate a burro shed.[22]

[22] Marie Romero Cash, telephone call with John W. Murphey; E. J. Martinez, telephone call with John W. Murphey; Terry Lockhart, telephone call with John W. Murphey, December 17, 2023.

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

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Illustrations



Figure 1: Photo from 1995 HBI survey.
Courtesy NMCRIS.

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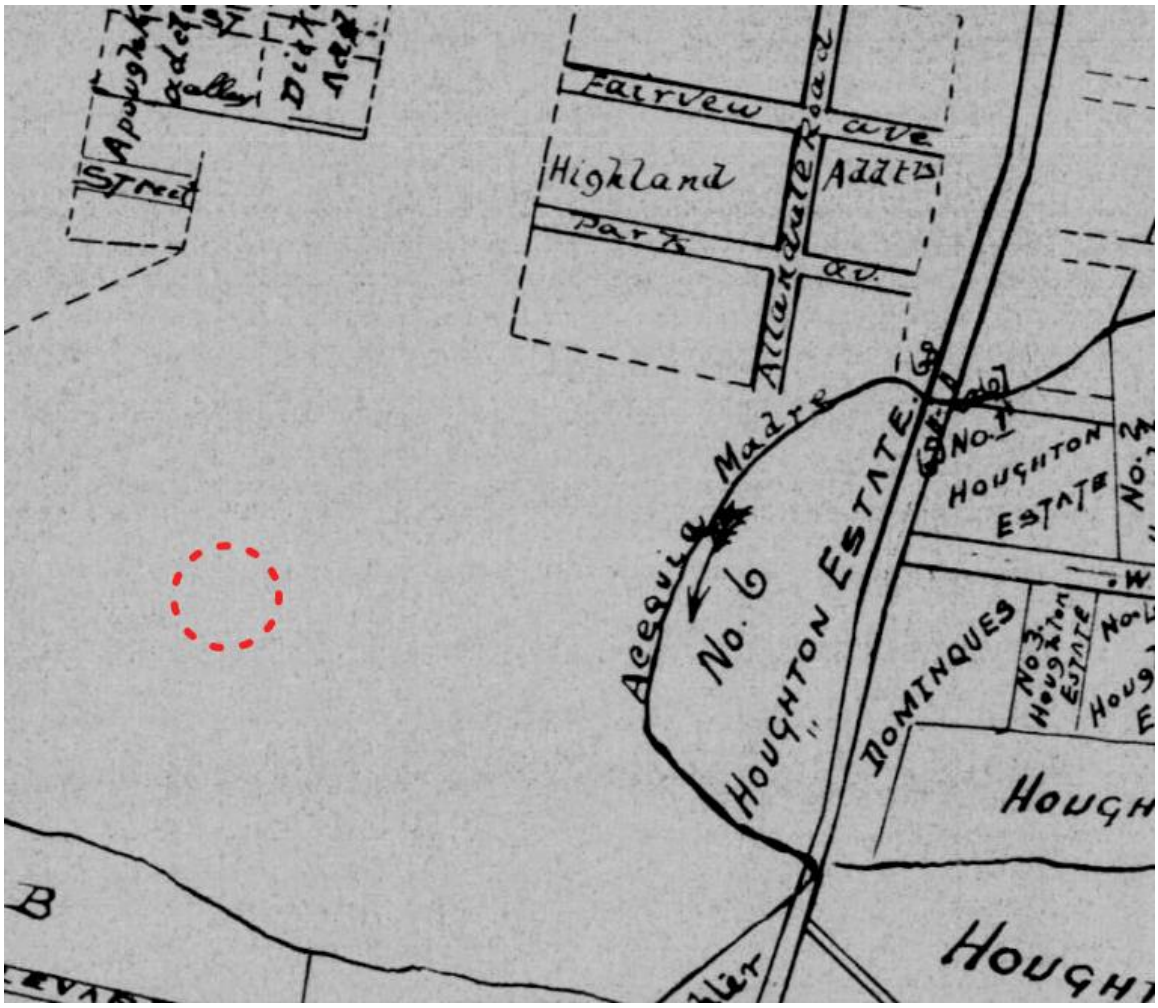

Figure 2: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98. Rough approximation of future subject property.

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

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Figure 3: 1935 aerial photograph overlaid contemporary aerial.
North-south oriented building roughly in the area of the greater Romero property.

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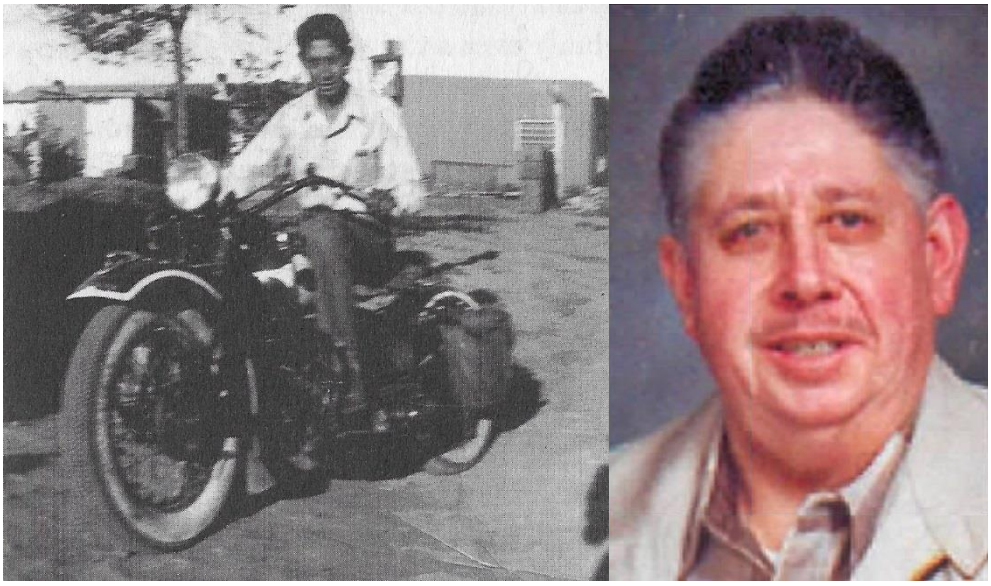

Figure 4: Willie Romero (1922-2007).
Left, c. 1940s image of Willie on a Harley-Davidson; right, undated photo.
Courtesy Marie Romero Cash and Romero family.

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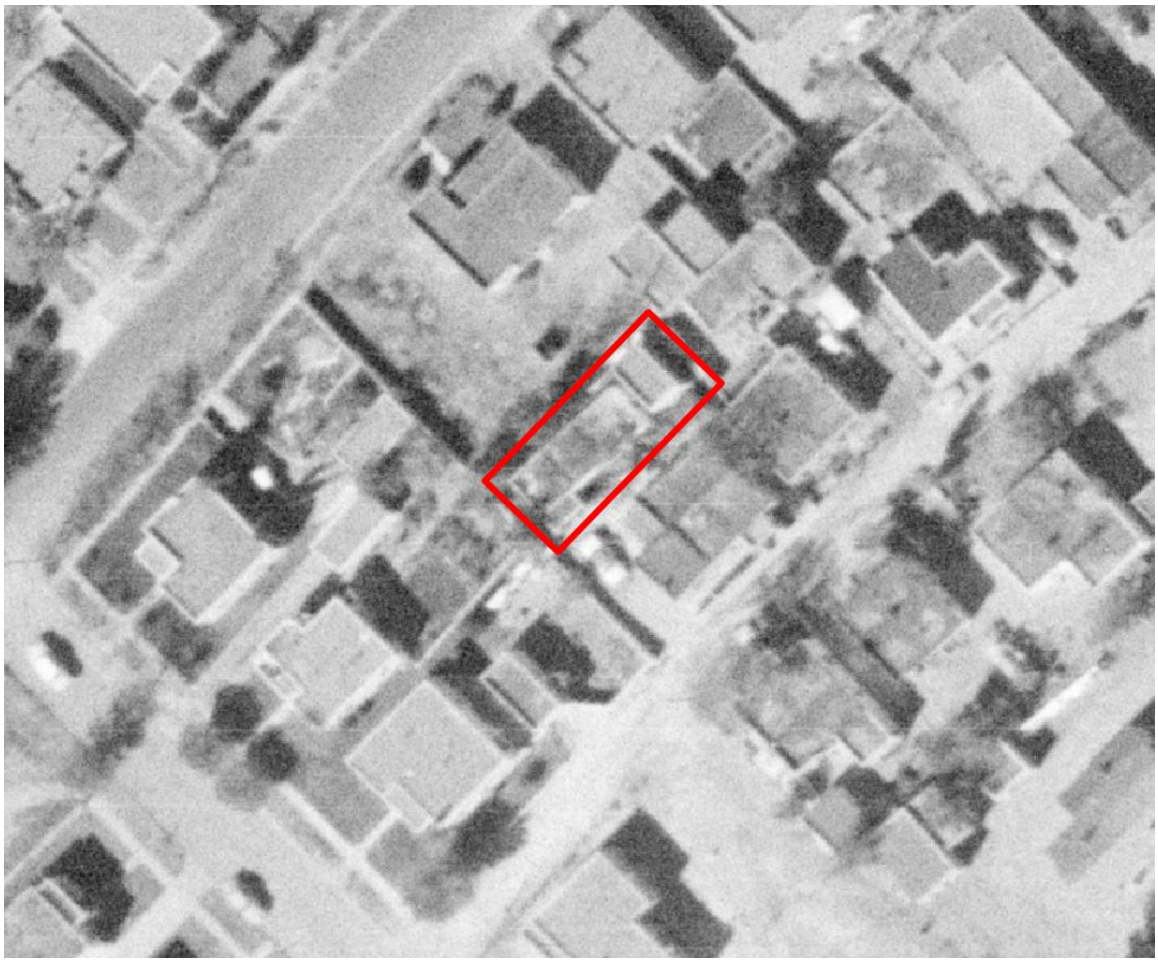

Figure 5: November 10, 1958, aerial photograph.
Note shorter length of storage building.

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Figure 6: February 27, 1969, aerial photograph.
Note shorter length of storage building.

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Survey Photographs

(All images taken by Giulia Caporuscio on January 14, 2024, unless otherwise noted)

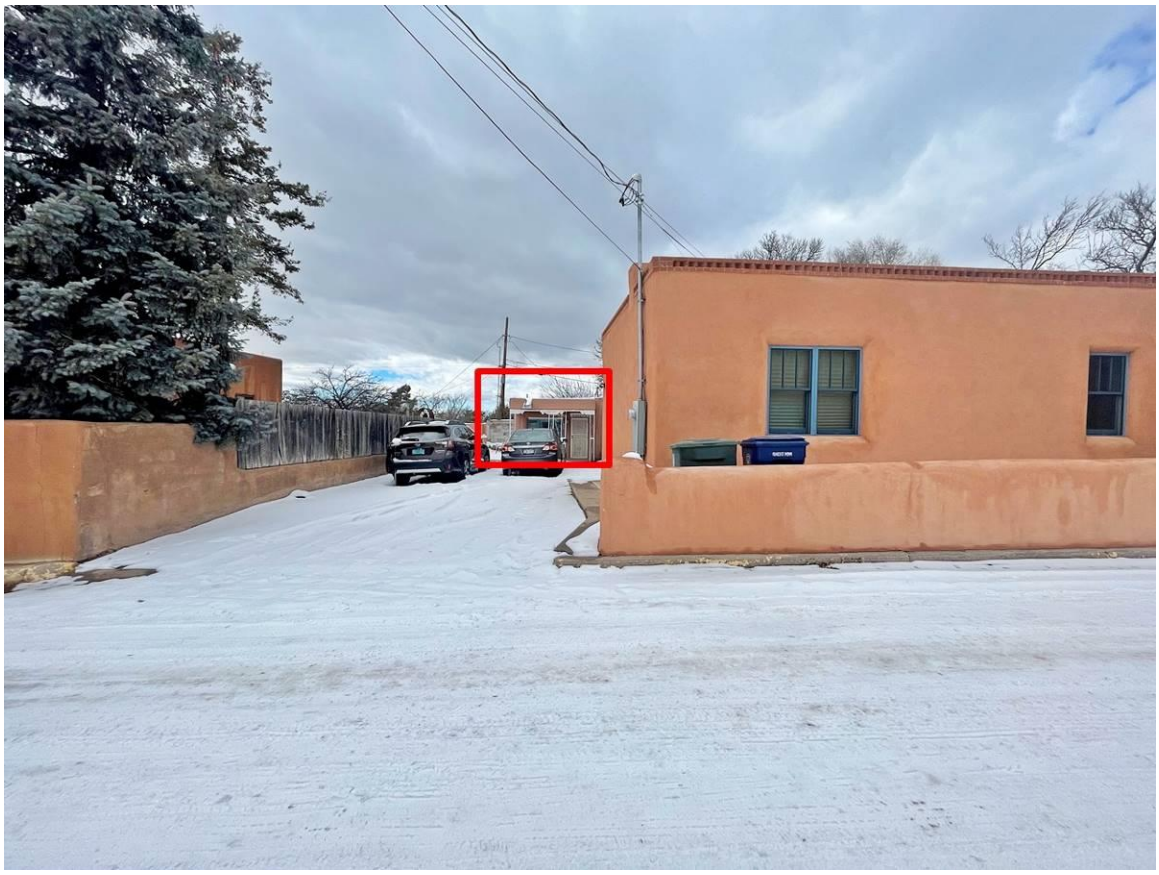

Photo 2: View from street. Subject house highlighted. Camera facing west.

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Photo 3: House. South and east elevations. Camera facing northwest.

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Photo 4: East elevation, porch. Camera facing west.

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Photo 5: East elevation, bedroom window. Camera facing west.

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Photo 6: East elevation. Camera facing southwest.

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Photo 7: East and north elevations. Camera facing southwest.

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Photo 8: North elevation, entry. Camera facing southeast.

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Photo 9: North and west elevations. Camera facing southeast.

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Photo 10: South elevation. Camera facing north.

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Photo 11: West and south elevations. Camera facing northeast.

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Photo 12: Storage Building. South elevation facing northwest. Right portion of building located in adjacent parcel.

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

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Photo 13: West and south elevations. Camera facing northeast.

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Photo 14: East elevation. Camera facing northwest.

1030 ½ W. Houghton St. Banci Residence 2-20-2024



East Side – Residence Front Elevation



North Side Residence Elevation

1030 ½ W. Houghton St. Banci Residence 2-20-2024



West Side – Residence Rear Elevation



South Side Residence Elevation

1030 ½ W. Houghton St. Banci Residence 2-20-2024



W. Houghton St. – Looking North



W. Houghton St. – Looking South

1030 1/2 W. Houghton St. **Banci Residence** **2-20-2024**



Storage Building – South Side Elevation



Storage Building – East Side Elevation

1030 ½ W. Houghton St. **Banci Residence** **2-20-2024**



Storage Building – West Side Elevation


1030



City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

---

2024-009376-HDRB, 907 Don Miguel Place, Downtown and Eastside Historic District, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, property owners, request a status review with primary façade designation(s) if applicable on a contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x__ Proposal Letter
_x_ Historic Inventory Form	_x__ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
_x__ Other: Previous HDRB Case Documents	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing and the wooden shed as non-contributing and designate the west façade on the main structure as primary identified as number four in the façade diagram excluding the portal or any non-historic materials, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 907 Don Miguel Place is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was constructed in 1949 on a 0.13-acre lot totaling 640 sq. ft. of roofed area. The structure was built in the quintessential Santa Fe Pueblo Vernacular design style as seen by the adobe and cinder block construction materials, low flat roof, and recessed divided lite wood casement windows and doors. A New Mexico Historic

Building Inventory (HBI) form was completed on the structure in 1983, 1992, and a Historic Cultural Property Inventory (HCPI) form in 2006. Given the minimal alterations on the main structure the status should be maintained as contributing with the west façade designated as primary excluding the portal or any non-historic materials.

There is a non-historic woodshed located on the north end of the property. It appears to be wood frame and plywood board construction materials. The 1983 HBI form identifies a metal shed on the property, but that structure no longer exists. The woodshed does not meet the 50-year threshold or contributes to the Downtown and Eastside Historic District and should be given a non-contributing status.

Previous Historic Districts Review Board (HDRB) cases include:

On November 14, 2006, in Case No. H-06-102, the HDRB upgraded the historic status of the main residential building to contributing.

The current request (Case 2024-009376-HDRB) is for status review with primary façade designation(s) if applicable.



907 Don Miguel Place: 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**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

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

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

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

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

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

DEFINITIONS:

14-12 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.

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Paul Duran	PAD

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:
None

2. Location:
907 Don Miguel Place
Santa Fe, NM

3. Local Reference Number:
051600223 (H1869)

4. County
Santa Fe County, NM.

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

6. Date of Survey:
July 20, 2006

7. Previous Survey Date(s):
June 16, 1983
May 5, 1992

8. Name of Project:
Lisa Ortiz Family

9. UTM NAD 27
Zone: 13S
Easting: 416534
Northing: 3948275
Elevation: 7,153 ft. amsl



1. View north of south elevation with stem wall alteration (ArcCom 07-20-06).

10. Photo Information: digital on file at ArcCom.

11. Brief Description of the Property: Single-story 640 square foot vernacular adobe dwelling built in 1949, now tenant-occupied and in poor condition. Interior includes living room, kitchen, bedroom, and bathroom. Roof is rolled asphalt composition and appears to have been recently repaired and in fair condition. Cinderblock alteration attached to south dwelling wall. Other alterations include front door portal addition, replacement metal casement window on west elevation, and covered (plastered) window on south elevation. The cinderblock stem wall and the west elevation portal do not appear on 1958 NMDOT aerial photograph (p. 8) or 1983 HCPI survey form (p. 23). 907 Don Miguel Place is located within the Santa Fe Historic Review District.

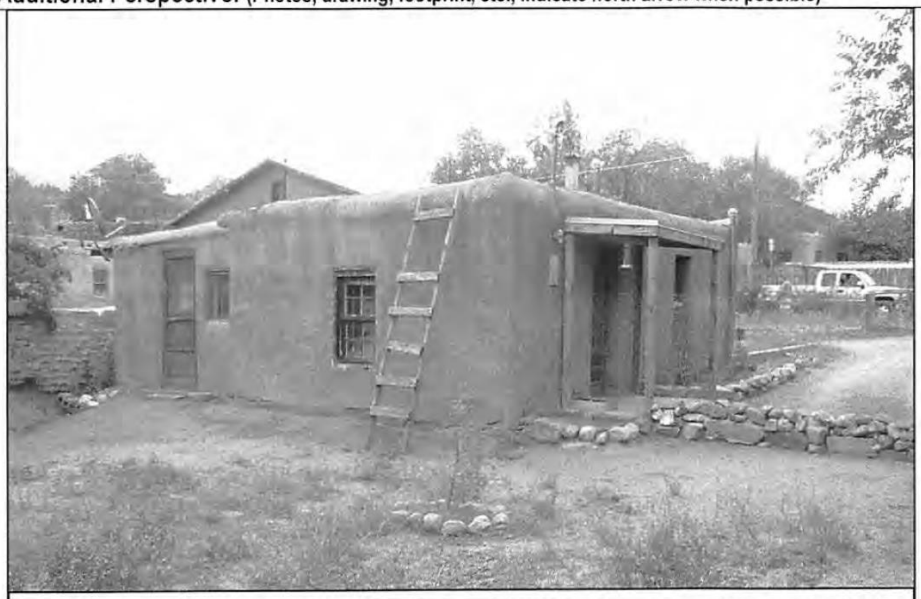
12. Who uses the property? Tenant-occupied..

13. Construction Date:
Date: 1949 X Known ___ Estimated Source: 1) personal communication from Cruz Rios, third-generation lifelong resident of 909 Don Miguel Place, July 20, 2006. 2) Hudspeth City Directories 1949 is first entry.

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

15. Relationship to Surroundings: X Similar Dissimilar
Comments: neighbor hood is combination of vernacular and Spanish-pueblo revival (p. 21).

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



2. View south of north (left) and west (right) elevation. Frame portal on west elevation is a post-1958 alteration (ArcCom 07-20-06).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

18. Owner (if known) and other knowledgeable people:
Owner 1949-2001: Dionicio Chavez
Owner 2001-present: Gilbert and Helen Ortiz
Neighbor: Cruz Rios
909 Don Miguel Place. Lifelong third-generation neighbor.

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

20. Significance to Current Community: __ Unknown X None Low Moderate High
Describe: Non Contributing Alterations:

a. south elevation cinder block stem wall on south elevation believed to be post-1983 based on plan sketch on HCPI for of 06-16-83;
b. west elevation front door portal believed to be post-1983 based on plan sketch on HCPI for of 06-16-83;
c. west elevation metal casement window replacement (date not known);
d. south elevation window removal without replacement (plaster covered; date not known).

21. Other Significance or Information of Interest: The historic antiquity of the Camino del Monte Sol Historic District is rich with Spanish Colonial lore. One such documented story told by David H. Snow, Historian, is especially memorable, and suggests that the river terraces southeast of the Plaza near the peripheries of the Barrio de Analco, remained subject to attack by Apache, Utes, Navajos, and others well after the Pueblo Revolt and Reconquest. Snow remarks on the Colonial Period importance of the Arroyo de Tierra Blanca, less than 200 meters (656 feet) west of 907 Don Miguel Place (McIntosh and Snow 2004:23-24). The structure at 907 Don Miguel Place is believed to have been constructed in 1949.

Hernando Martin, witness in a civil claim brought in 1697 in Santa Fe, declared that,

> "....an Indian servant was sent with the mule in order that he go and get the *tierra blanca* and that this declarant then went from this Villa to weed his corn field that is above the *cienega* upriver, and after a short time he heard an alarm toward the side of the hill [on] the road to Pecos, where they found the said Indian dead...." ["....*despacho un indisuelo con el macho para que fuera por la ttierra blanca y questte declarante consecuttivamentte salio destta dha Villa a escardar en su milpa questta por ensima de la zienega asia el rrio arriva y que luego denttro de poco rrato oyo una alarido azia la falda del montte camino de los pecos en donde se allo luego muertto el dho Yndisuelo que iva por la dha tierra....*"] (SANM II:64a Roll 3, frames 10-49. 'Civil claim brought by Antonio Sisneros against Lorenzo de Madrid for non-payment of a mule lost by the latter as a result of having borrowed it for the purpose of carrying an Indian servant to gather tierra blanca. Settled in favor of Sisneros, as the Indian boy was killed by Apaches on the other side of the river by the road to Pecos, and the mule lost.')

Our knowledge of the uses and occupation of lands south of the Santa Fe River, in the newly settled Villa de Santa Fe, rests solely on mention of the extant chapel dedicated to San Miguel, in 1628. How much earlier that structure, and the Mexican Indian residences of the *barrio de Analco* existed, is not known. Not until August of 1680 do documents refer to the "*milpas*" (agricultural fields) of San Miguel, although it can be inferred that they had been under cultivation at least as early as the erection of the church (Hackett and Shelby 1942:13; Kubler 1937). We are, nevertheless, ignorant of the extent of those fields and residences, either of Indians or of Spanish villagers, prior to the Revolt of 1680. The account cited above, however, suggests that the area up river, and south and east of the Analco, generally was not safe for some years following the resettlement of Santa Fe in 1693.

A nearby and readily accessible source of lime, or of white calcareous clay (*yeso*), for use on interior walls by the Villa's residents, must surely have been known, however, by its pre-Revolt inhabitants. Moreover, there is no reason to believe that the "road to Pecos" identified in the civil claim, also was not in use by the 17th century citizens. The hill, and the nearby road are among the defining features for examination of the early history of the Camino de Monte Sol District. Subsequent documents pertaining to activities in the vicinity, from the early 18th century, also mention a *fundición* (or furnace), acequias, agricultural fields, and established residences. The arroyo today called "Tierra Blanca," coursing northward down the east side of Camino del Monte Sol, no doubt recalls the fate of the Indian and the borrowed mule.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown X No Yes
yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? X No Yes
Why? Lack of stylistic integrity due to alterations.

23. National or State Historic District: NO
Is this property in a historic district? __ Unknown No X Yes
If yes: __ Contributing X Non-contributing __ Unknown
If 'yes', what is the name of the district? Santa Fe Historic Review District National

24. Supplemental Forms:
__ None X HCPI Detail Form (FORM 2) X Continuation Sheets, X Exhibits (p. 12) # pages: 24 total (HCPI1, HCPI2, Continuation)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: 051600223 (H1869)
none	907 Don Miguel Place Santa Fe, NM	4. County Santa Fe County, NM.
		5. Date of Survey: 07-20-06

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

X Adobe __ Brick Composition X Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone: __ Random Coursed __ Stone: River Rock __ Stone: Rusticated __ Stone: Tabular

X Stucco __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood: __ Horizontal Siding __ Wood: Jacal Wood: Log __ Wood: Shingle

X Wood: ROOF JOISTS VISIBLE ON EAST ELEVATION, PORTAL ON WEST ELEVATION
Other:

7. Number of Stories: __ N/A
Number: X 1 11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A
Shape: X Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None X Low
__ Medium __ Steep
Features: __ Eave X Parapet (low)
Materials: __ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
X Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation Material Glazing Number 6

Notes: west elevation window is interior metal casement sliding with exterior wood casement .

11. Doors __ N/A

Type single leaf Style Material Number 2

Notes:

12. Chimneys none

13. Porches 1

Type: Entry X Partial-Width (overhang)
__ Full-Width __ Wrap

14. Other Significant Features: Post-1958 concrete block stem wall attached to south elevation. Area enclosed by stem wall (610 square feet) is approximately equal to the dwelling area (640 square feet).

15. Modifications: __ No known modifications

#1. Concrete block stem wall (25.6 x 25.8 feet) Date: pre-1983. X Known Estimated__ Source: HCPI survey for of 06-16-1983 does not indicate stem wall. Aerial photo of 1958 does not indicate stem wall.

#2. Portal (4 x 4 feet) on conrete pad on front door, west elevation. Date: pre--1983. X Known __ Estimated__ Source: HCPI survey for of 06-16-1983 does not indicate stem wall. Aerial photo of 1958 does not indicate stem wall.

#3. west elevation metal casement window replacement. Date: post 1960s ___ Known X Estimated__ Source: window composition

#4. south elevation window removal without replacement (plaster covered). Date: Not known ___ Known ___ Estimated __ Source:

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

City of Santa Fe
1983 NM HCBI Form
1989 Historic Districts Handbook. City of Santa Fe Planning Division.
1992 NM HCBI Form

Hudspeth City Directories
1949 Frey Angelica Library

Martin, Hernando
1697 SANM II:64a Roll 3, frames 10-49. New Mexico State Library Spanish Archives (SANM).

McAlester, Virgina and Lee McAlester
2005 A Field Guide to American Houses. Alfred A. Knopf, New York.

McIntosh, Thomas I. and David H. Snow
2004 Rural to Suburban East Side Transition,834 El Caminito, Santa Fe, New Mexico,NMCRIS 89557.City of Santa Fe Planning Division.

NM DOT
1958 Aerial Photograph of 11-10-1958. On file at NM DOT, Santa Fe.

Stoner, J. J.
1882 Bird's Eye View of the City of Santa Fe, NM 1882. City of Santa Fe Planning Division.

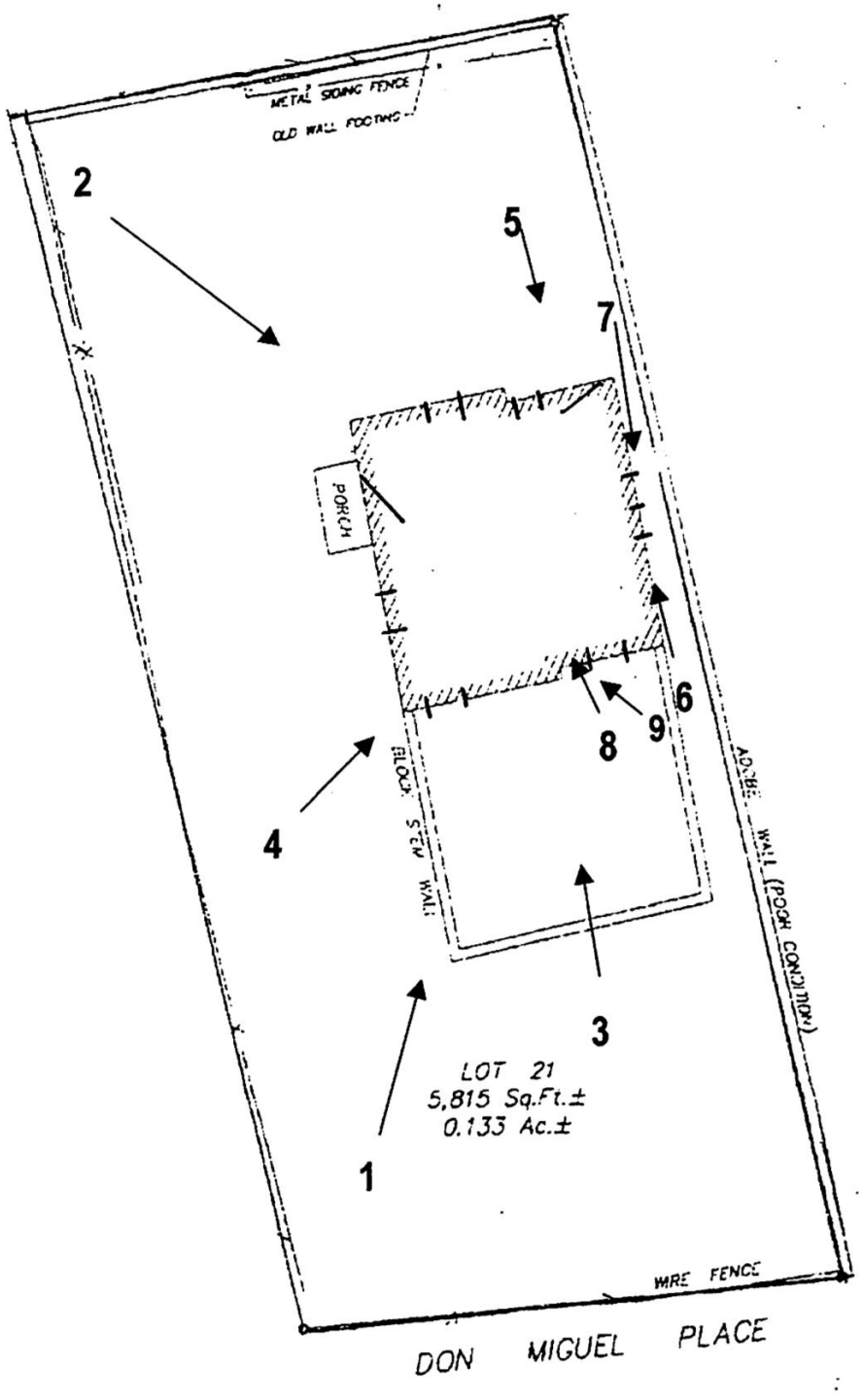
Sze, Corrine P. and Beverly Spears
1988 Santa Fe Historic Neighborhood Study. City of Santa Fe Planning Division.

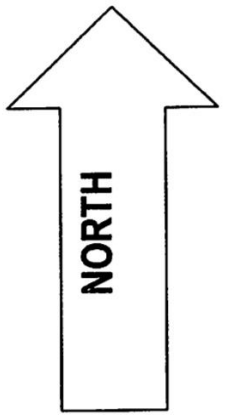
UNM EDAC
2006 UNM Earth Data Analysis Center, Albuquerque.

SITE:

18. Attached or Associated Properties: no **Are associated properties eligible for listing? no**

19.Site Plan:





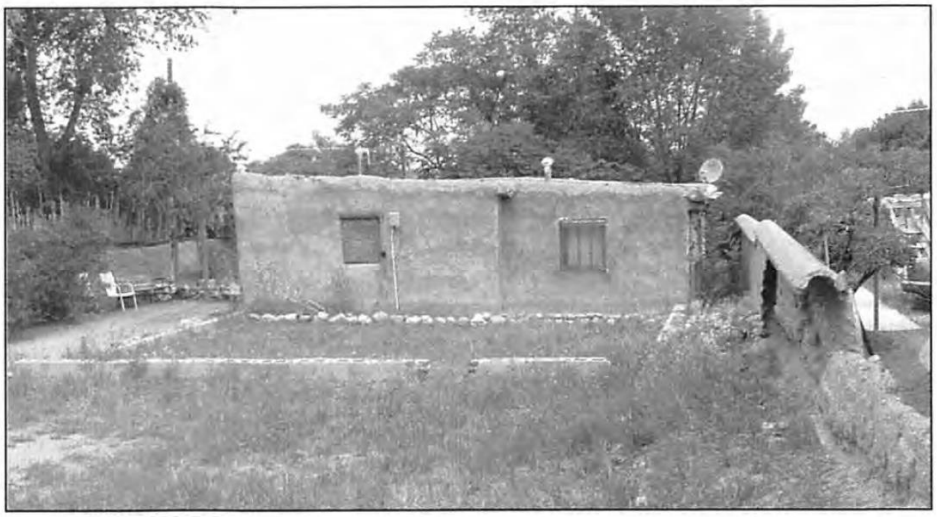
14.8'

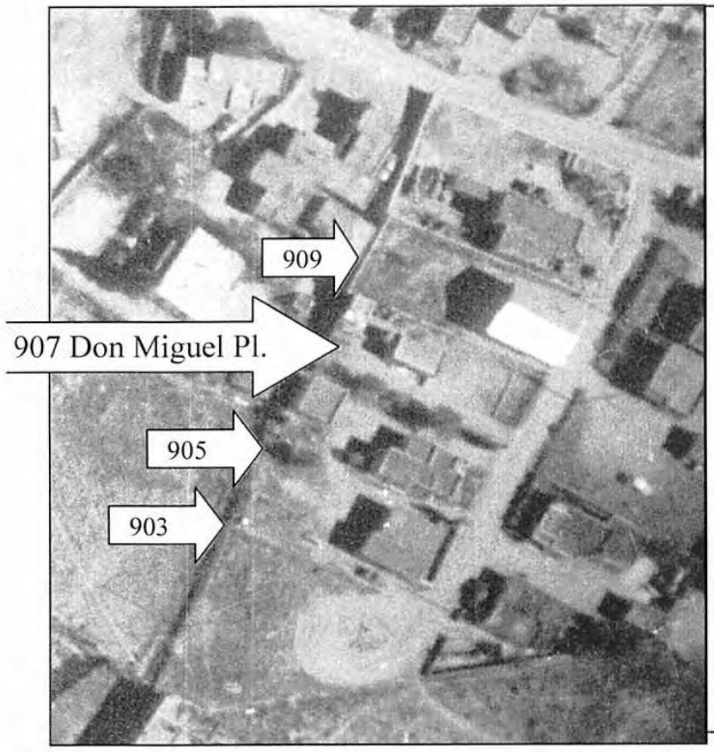
Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

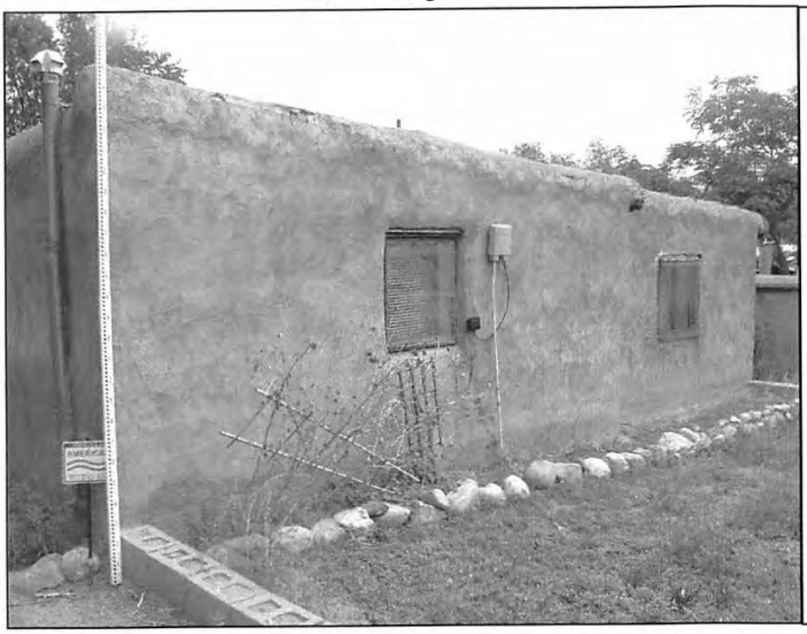
For HPD Office use only: HCPI No._____ District No._____		
1. **Name of property:** (historic and/or current name for property) none	2. **Location:** 907 Don Miguel Place Santa Fe, NM.	3. Local Reference Number: 051600223 (H1869 4. County Santa Fe County, NM 5. Date of Survey 07-20-2006

3. View north of south elevation. One window was removed and plastered over at an unknown date. Shadow of plastered window is visible between two existing windows on south elevation (ArcCom 07-20-06).

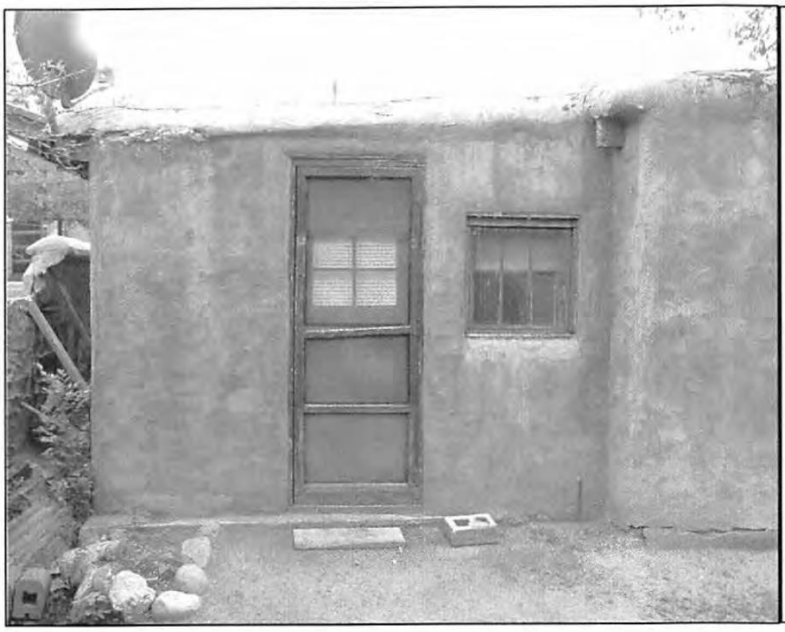




1958 NMDOT Aerial Photograph shows the absence of concrete block stem wall alteration (NM DOT 11-10-58).



4. View northeast of south elevation. Concrete block stem wall is a structural, post-1958 alteration . Elevation at southwest corner measures 2.5 meters (8.2 feet), (ArcCom 07-20-06).



5. View south of northeast half of north elevation. Door and window appear to be unaltered (ArcCom 07-20-06).

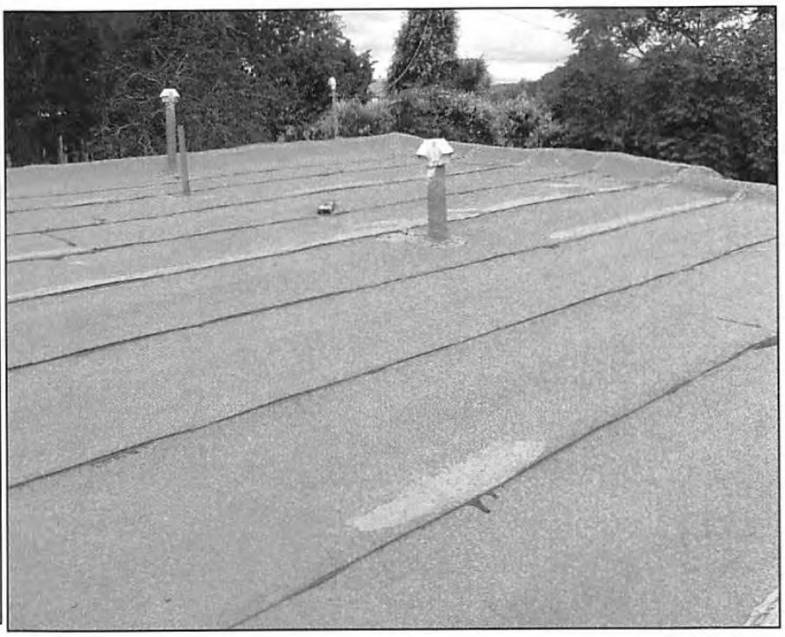


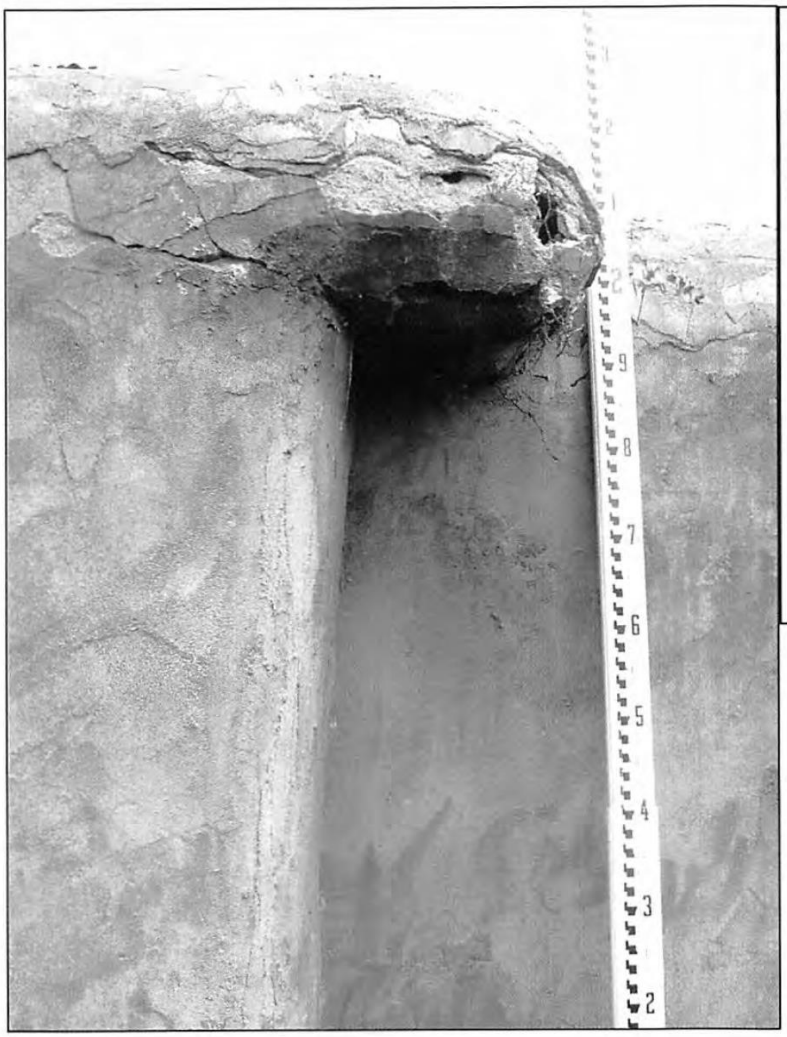
6. View north of portion of east elevation. Windows appear unaltered. Plastered adobe is in poor condition (ArcCom 07-20-06).

7. View south of portion of east elevation (same windows as in previous photo 6). Windows appear unaltered. Plastered adobe is in poor condition (ArcCom 07-20-06).



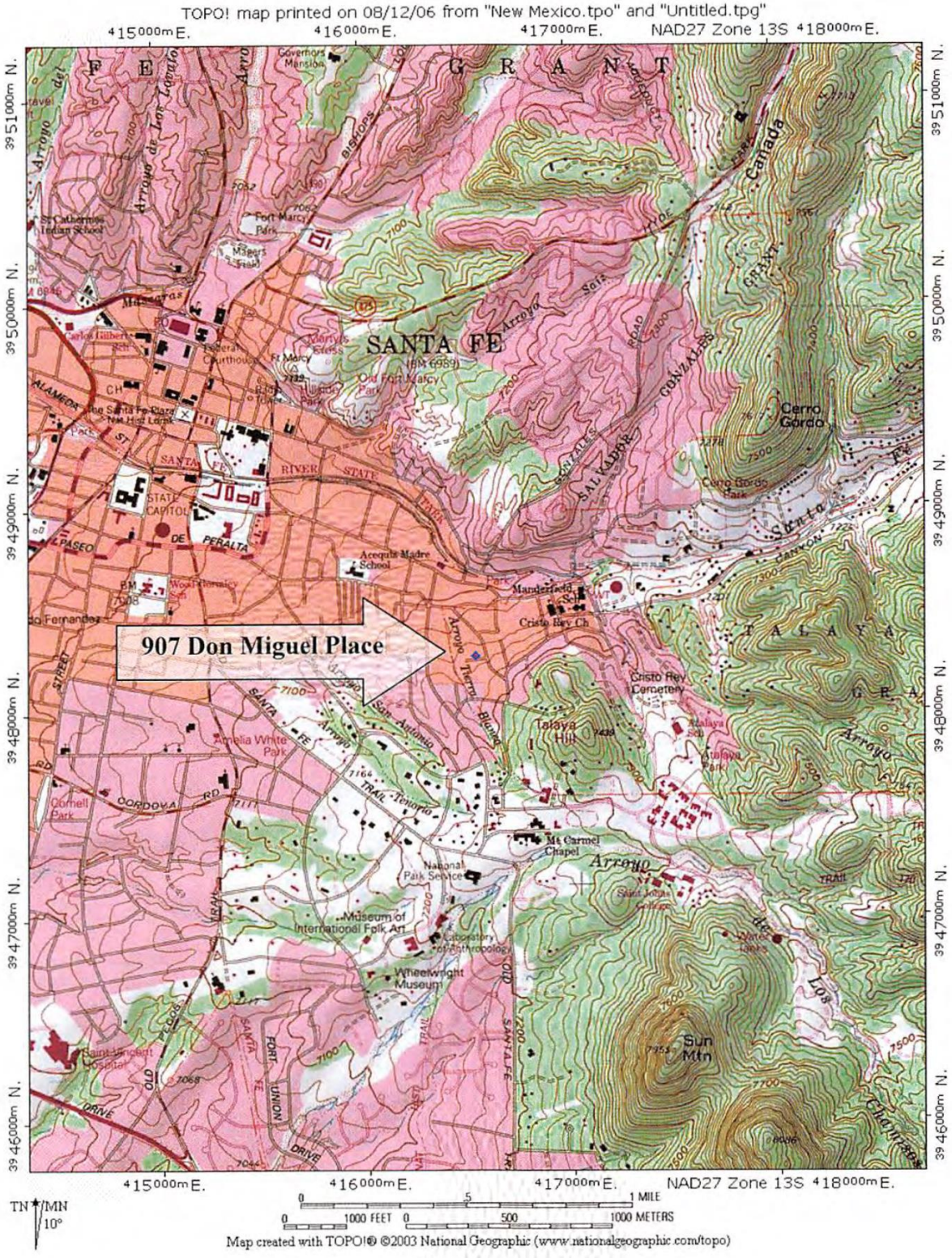
8. View northwest of rolled composition roof (ArcCom 07-20-06).



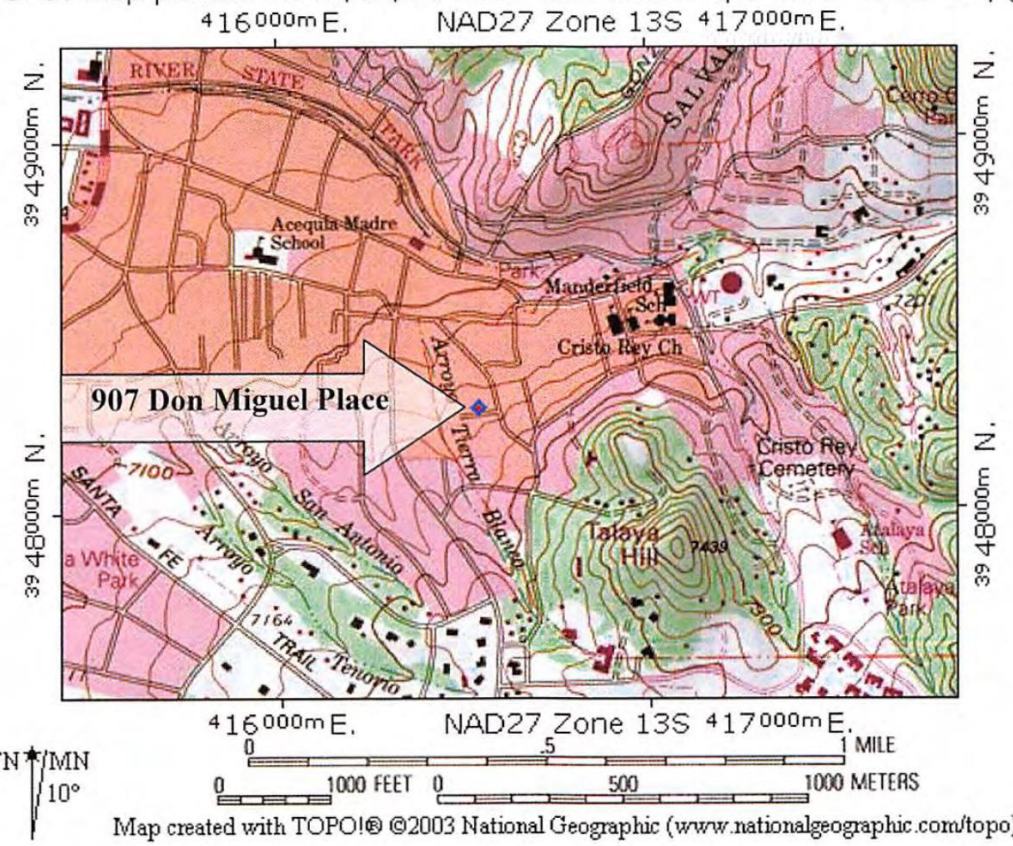


9. View north of roof-wall joint indicates adobe, mesh wire, and plaster construction. A near mid-point on the south elevation, rood measures 2.1 meters (6 feet 7 inches), (ArcCom 07-20-06).

EXHIBIT A. Maps.
1. 1:24,000 (National Geographic TOPO 2003).



TOPO! map printed on 08/12/06 from "New Mexico.tpo" and "Untitled.tpg"

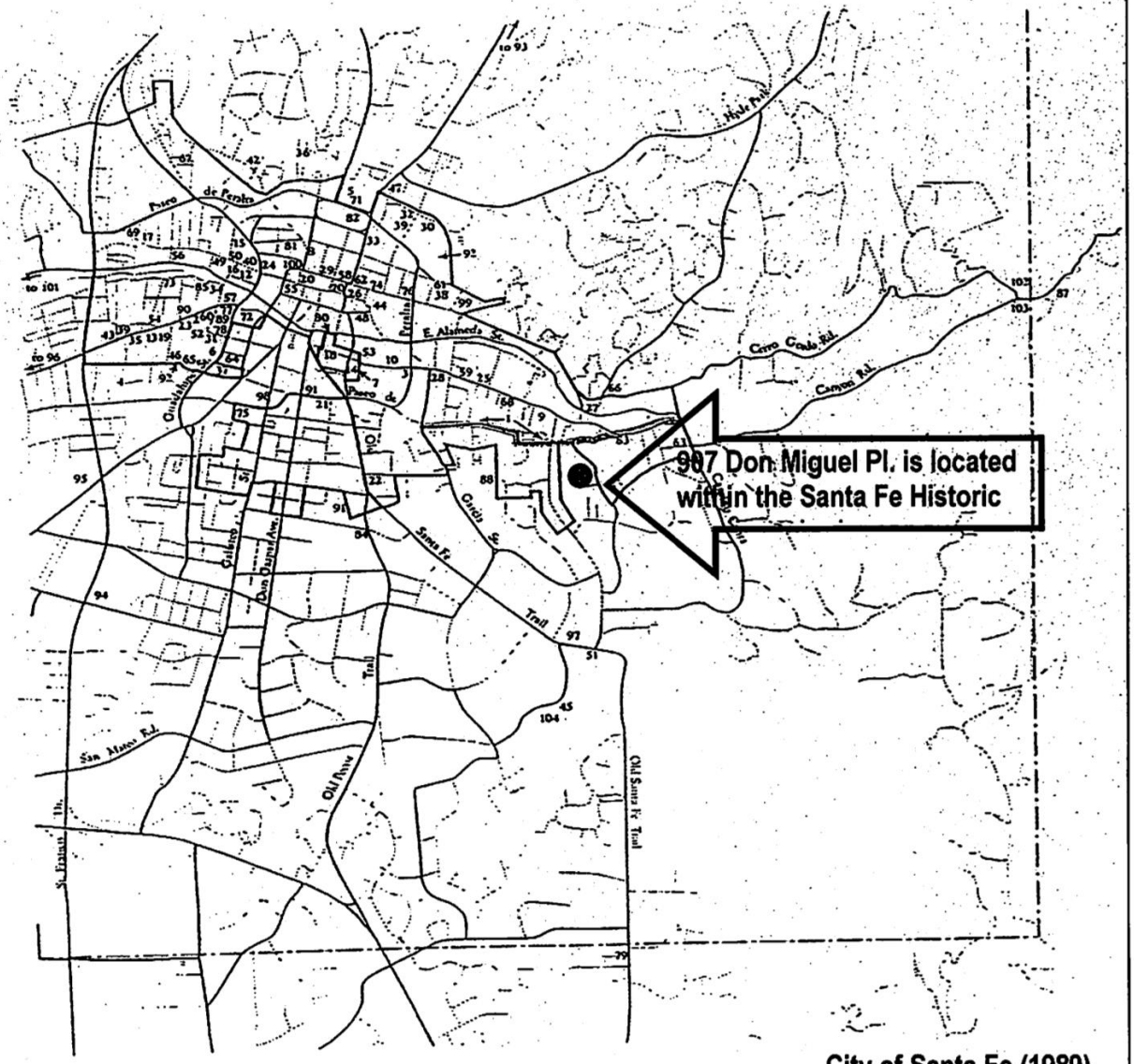


Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

2. Map of National Register of Historic Propertuies and NM Registered Cultural Properties (City of Santa Fe 1989).

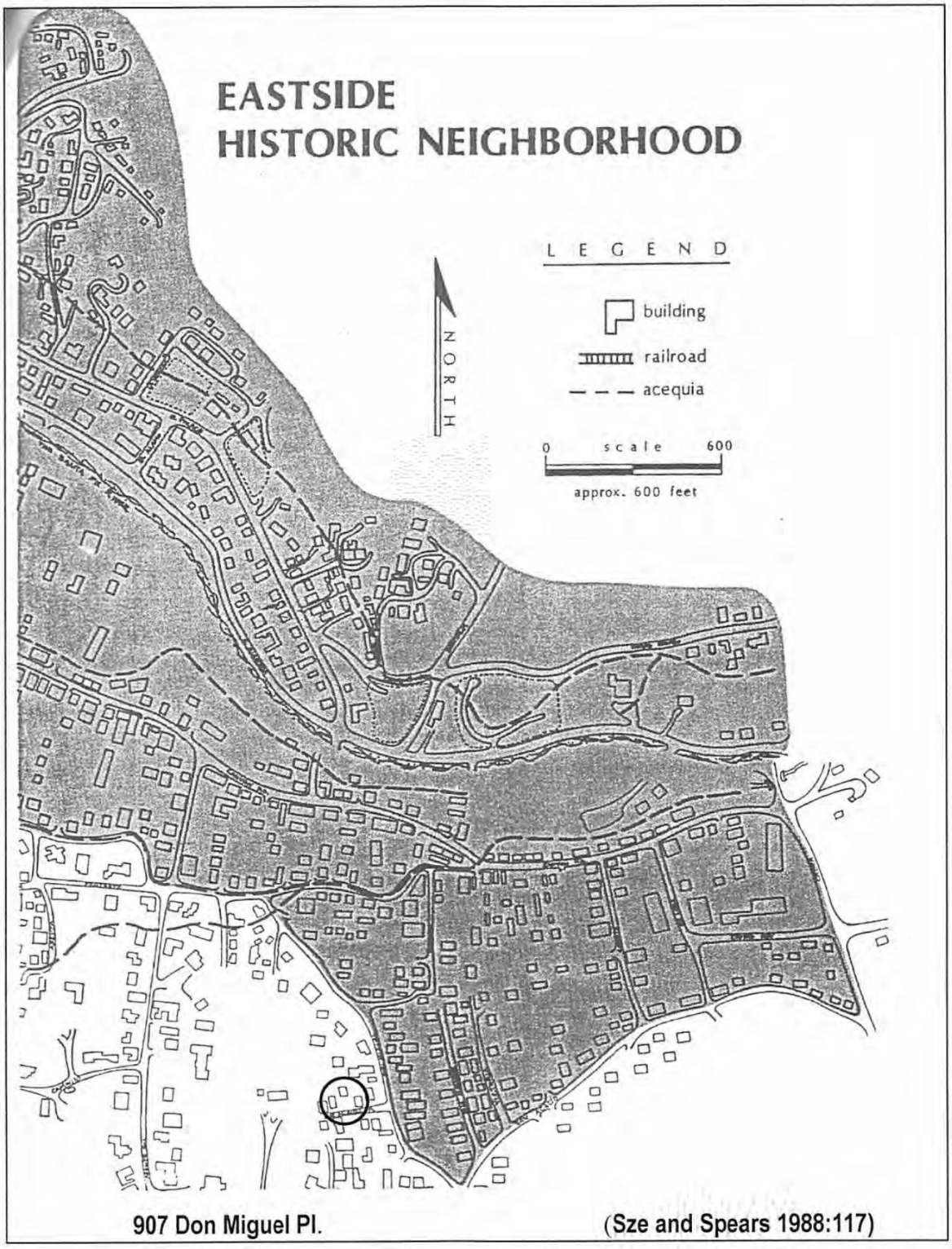
MAP: NATIONAL REGISTER OF HISTORIC PLACES & STATE REGISTER OF CULTURAL PROPERTIES

MAPA DEL REGISTRO NACIONAL DE LUGARES HISTORICOS Y REGISTRO ESTATAL DE PROPIEDADES CULTURALES



City of Santa Fe (1989)

3. Map of Eastside Historic Neighborhood and 907 Don Miguel Place encircled (Sze and Spears 1988:117).



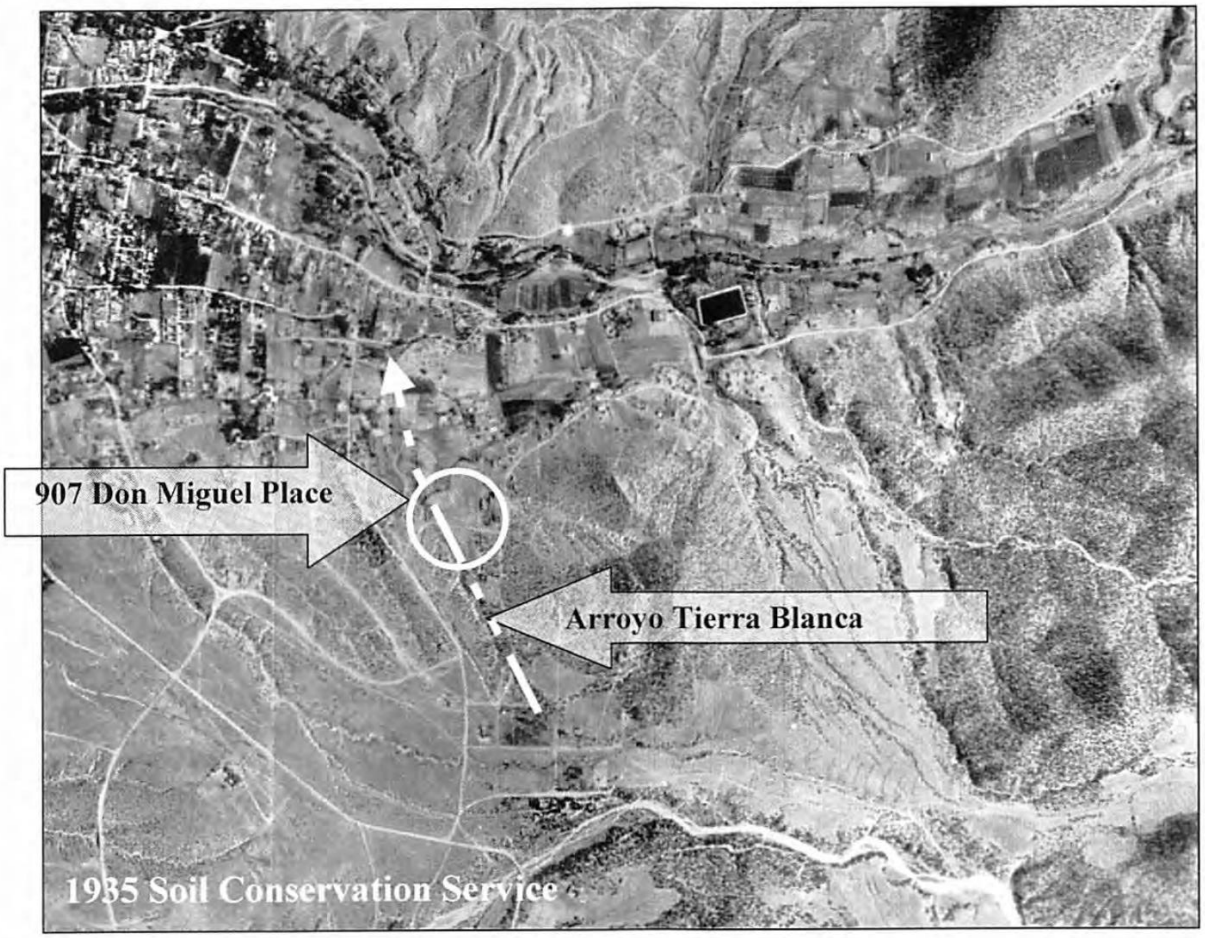
907 Don Miguel Pl. (Sze and Spears 1988:117)

4. Map: 1882 J. J. Stoner Birdseye View of the City of Santa Fe, NM (Sze and Spears 1988:147).

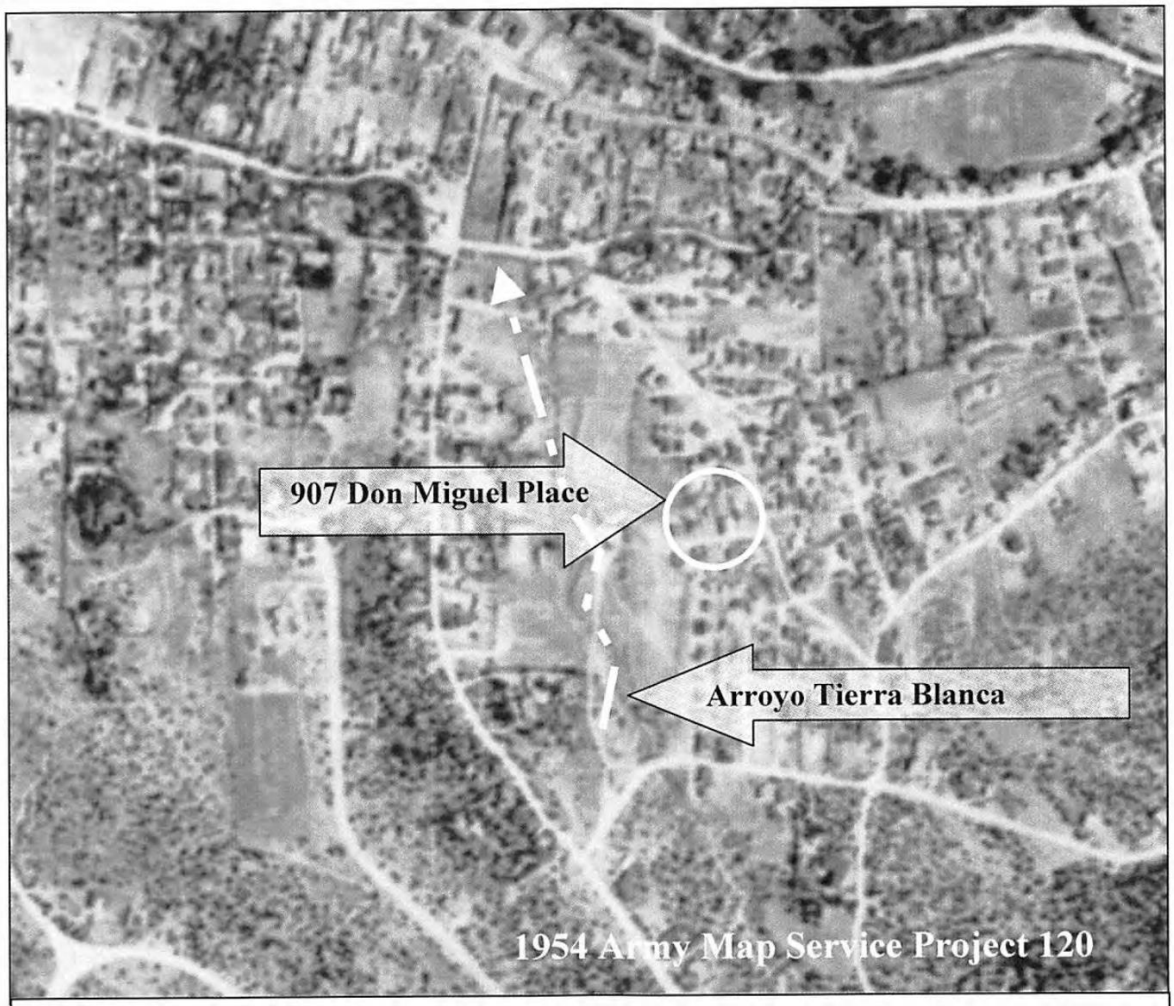


STONER MAP 1882 (Sze and Spears 1988:147)

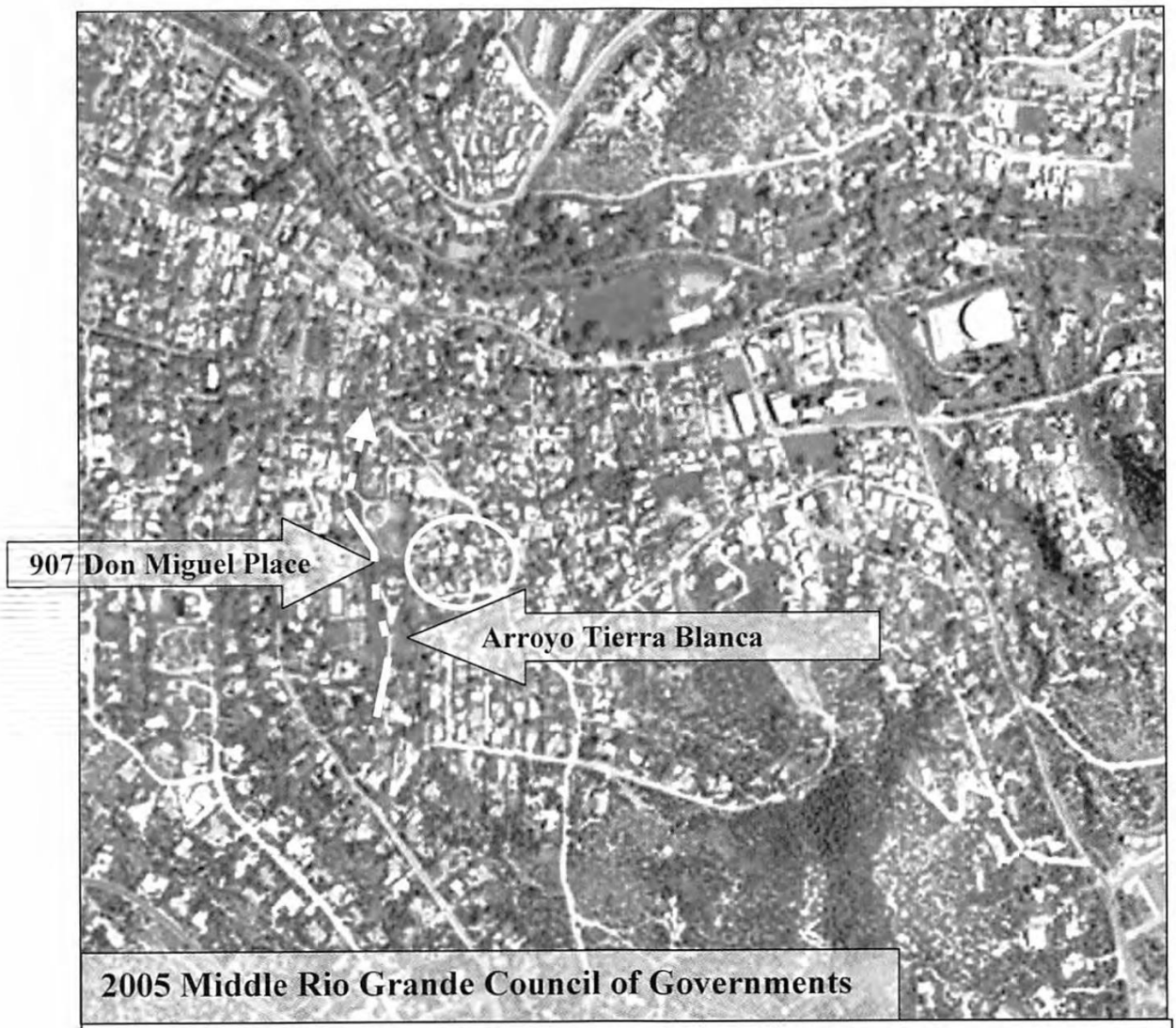
EXHIBIT B. Aerial Photographs: 1935, 1954, 2005.



1935 Soil Conservation Service (UNM EDAC 2006).



1954 Army Map Service Project 120 (UNM EDAC 2006).



2005 Middle Rio Grande Council of Governments (UNM EDAC 2006).

EXHIBIT C. Neighboring Properties



1. View west of Don Miguel Place shows the house of Cruz and Matilda Rios at 909 Don Miguel Place immediately east of 907 Don Miguel Place. Cruz Rios states that his house, built in the 1940s, predates the house on 907 Don Miguel Place (ArcCom 07-20-06).

2. View northwest of vernacular dwelling at 903 Don Miguel Place predates 1958, and is immediately west of 907 Don Miguel Place (ArcCom 07-20-06).





3. View northwest of pueblo-revival dwelling at 901 Don Miguel Place post dates 1958 and is two lots west of 907 Don Miguel Place (ArcCom 07-20-06).

H1869

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 907 DON MIGUEL PLACE
DIONICIO CHAVEZ OWNER 1949

ID NUMBER: 05160022 3

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4

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

BUILDING DATA

DATE OF CONSTRUCTION:

_____ ESTIMATE 1949 ACTUAL

SOURCE(S) CITY DIRECTORY

ARCHITECTURAL STYLE:

SP. PUEBLO VERNACULAR

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: FOUNDATION VISIBLE ON SOUTH

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

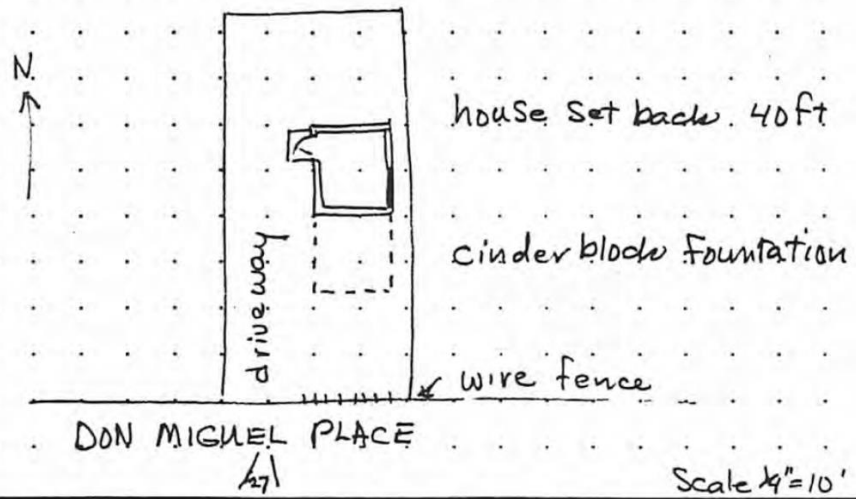
____ YES X NO

PHOTO



#5-27 SW CORNER

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/5/92 BY AC

NEGATIVES WITH NMHPD ROLL # Ac 5 NEG # 27 TO ____

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BROWN STUCCO	BLD IS IN GOOD CONDITION
FOUNDATIONS	NOT VISIBLE	
DOORS	NOT VISIBLE	
WINDOWS	WOOD CASEMENT BLUE TRIM	
PORTALES		
CANALES		
PORCHES	SMALL WOODEN PORCH AT DOORWAY	
BALCONIES		
ROOFS	FLAT WITH PARAPETS	PARAPETS UNEVEN & IRREGULAR
COURTYARDS		
FENCES/WALLS	WIRE FENCE SOUTH SIDE	
ARCH. DETAILS	CINDER BLOCK FOUNDATION SOUTH SIDE	
OTHER	PROBABLY OWNER BUILT	PROBABLY BUILT IN SECTIONS

COMMENTS THIS SMALL UNASSUMING BLD. IS TYPICAL OF SIMPLE OWNER BUILT DWELLINGS & MAY BE CONSIDERED CONTRIBUTING IF NOT CHANGED.

ADDITIONAL PHOTOGRAPHS

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 16-6-83 by mb	county Santa Fe	ID no. 051600223
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description

907 don Miguel Place

city/town Santa Fe

~~land grant/reservation~~

building name

legal description tnsp 17 N range 10 E sec 30 NW ¼ SE ¼

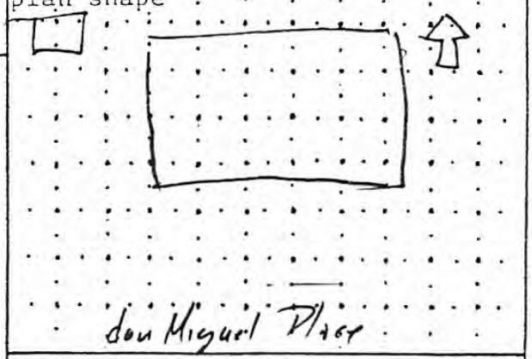
film roll by mb no. 12

negative nos. 18, 19

loc. of neg. HPB



plan shape



date of construction Pre 1982 estimate ____ actual

source 1982 directory

use
present residential
other ____
historic residential
other ____

condition
___ excellent X good
___ fair ___ deteriorating

style Spanish Pueblo Vernacular!

foundation material Not vis

wall material/surface Stucco

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features

Windows - 2 + 3 lite steel casement, blue trim, metal awnings
Shed roof - slope to E w overhang
3 metal flues

surroundings Residential

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

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

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
o setback
acequia

Streetscape

associated buildings? X yes
what type? Metal shed
if inventoried, list ID nos.

see back? ___ yes

City Of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Maintain the Non-Contributing status on a residential building.
Project number: 06-10100102
Case number: H-06-102
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 907 Don Miguel Place

PROJECT NAMES:

OW - Gilbert & Helen Ortiz
Santa Fe, NM 87505-5917

907 Don Miguel Place
505-660-1041

AP - Thomas I. McIntosh
Santa Fe, NM 87504

P.O. Box 89
505-982-2341

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, November 14, 2006, acted on the above referenced case. The decision of the board was to upgrade the historic status of the building to Contributing.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: November 14, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Long-Range Planning Division Director RL

FROM: Marissa C Barrett, Historic Preservation Planner MCB

CASE # H-06-102

ADDRESS: 907 Don Miguel Place
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Building Height Calculation

APPLICANT SUBMITTALS

_x_ Proposed Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___ Other:

STAFF RECOMMENDATIONS:

Staff recommends that the building is upgraded to contributing status based on the eligibility of age, maintaining most of the original massing and material, minor alterations, and that the structure is a good example of a simple owner built dwelling which contributes to the character of the Downtown and Eastside Historic District

BACKGROUND AND SUMMARY:

The approximately 640 square foot Spanish Pueblo Vernacular style single family residence located at 907 Don Miguel Place was constructed in 1949 and includes character defining elements such as a uneven, undulating parapet, single pane wood windows, an overhang on the east elevation, and a non-historic simple portal on the west elevation.

The building has had minor alterations that include an enclosed window which has been stuccoed over on the south elevation, a cinderblock foundation on the south elevation, a simple portal addition on the west elevation, and a window alteration on the west elevation (possible a door changed to a window). The 2006 Historic Cultural Properties Inventory (HCPI) consultant dates the cinderblock foundation as being constructed after 1983. However, although not discussed in the 1983 HCPI the foundation appears in the photo of the building and is listed on the 1992 HCPI.

The 1992 HCPI suggests a non-contributing status, however the building was not eligible for contributing at the time of the survey since it was not yet 50 years old. Under "comments" in the survey the consultant states, "This small unassuming building is typical of simple owner built dwellings and may be considered contributing if not changed".

The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District. The consultant suggests non-contributing status and the applicant is asking to maintain that status.

The owner postponed this case on the October 24, 2006 hearing for collection of more information. That information is to be presented the night of the hearing.

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 907 Don Miguel Place Santa Fe, NM

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [ ] Don Gaspar [ ] Westside-Guadalupe [ ]
Transition [ ] Historic Review [X]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Status Review

CONSTRUCTION COST: $ _____ FEE: $ _____ + $20 Poster Cost = $ _____

OWNER: Gilbert and Helen Ortiz PHONE#: 505-983-8473

OWNER ADDRESS: _____

CITY, STATE, ZIP CODE: _____

APPLICANT: Thomas McIntosh for Lisa Ortiz PHONE #: 505-982-2341

ADDRESS: Post Office Box 89

CITY, STATE, ZIP CODE: Santa Fe, NM 87504

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [ ]
Antenna [ ]

PREAPPLICATION MEETING: Date: _____ Case Planner: _____

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] NO [ ]
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? _____

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Thomas McIntosh for Lisa Ortiz 08-18-06
Signature of Applicant/Owner Date

RECEIVED
AUG 18 2006
12:00 noon

H-06-102

October 28, 2024

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

Re: 907 Don Miguel Place, Santa Fe, NM - Historic Status Review & Primary Facade

Dear Board Members,

We are the new owners of the humble adobe at 907 Don Miguel Place. We are eager to have the H-Board's assessment of its historic qualities and look forward to understanding and preserving them. We have great respect for the house, the street on which it sits and the incredible state of preservation that exists overall in the Downtown & East Side Historic District.

In 2006, a Historic Properties Inventory Survey (HCPI) was prepared for the property which notes the 648 square foot residence was built in 1949, and includes four alterations, two of which post-date 1958. A room addition on the south side was never completed and all that remains to date is the concrete block stem wall. Other alterations that have occurred over time are a detached portal at the front door and replacement of an existing door into a window on the west, non-street facing elevation. A window on the south, street facing elevation, is covered (stuccoed) over. The approx.. 60 ft. setback from the street of our long neglected house is an anomaly to the streetscape. Other structures along Don Miguel Place are right on the street line. Don Miguel Place is a dead end street with minimal public traffic.

Previous HCPI surveys of the property assigned a non-contributing status to the structure. The 2006 HCPI also recommended the property remain non-contributing. The HDRB upgraded the status to contributing in 2006.
We request the Board revisit the current status to confirm the contributing status or consider if the status should be non-contributing.

If the contributing status is maintained, establishing the primary façade will allow us to plan to protect and make the house livable once again. As you may know, it has been unoccupied for 8 years, or perhaps longer (the previous owner purchased it in foreclosure). We anticipate the need to upgrade the electricity, water and sewer lines to the street. We will consider replacing the portal at the front door (the north west side of the structure), as the existing portal is detached from the residence, rickety & nearly falling down. If permissible, the portal would be rebuilt with the understanding it must not diminish the historic characteristics of the house.

The modest form, height and proportion of the adobe are its charm. The windows definitely need to be addressed ASAP. They are all painted shut on the inside such that they do not open. They do not fit well within their frames, due to age and/or initial carpentry. Our aim is to make the house energy efficient. We will get the counsel of a historic window expert and understand that H-Board approval is required for any alteration or replacement.

Finally, we are considering adding permissible additional space. If confirmed to have contributing status – up to ½ the existing 648 feet. This will be presented to the Board for consideration.

We have met practically all the residents on Don Miguel Place who came out to greet us when we first appeared at the house. They were pleased to hear that we will live there ourselves and have modest goals to restore the property. We feel welcomed into the neighborhood and believe we have their support.

Sincerely,

Sarah Kennington & Steve Bardwell

sarah@infinityranch.net; steve@infinityranch.net
cell: 818/ 216-2138; 818/ 516-1437



RANQUILLO
ACEQUIA
MADRE
CAMINO
DON
MIGUEL
CAMINO SIN NOMBRE
SAN
ACACIO
CAMINO
168
169
170
175
137

907 Don Miguel Place Bardwell-Kennington Residence 10-28-2024



South Side – Residence Front Elevation



West Side - Residence Elevation

907 Don Miguel Place **Bardwell-Kennington Residence** **10-28-2024**



North Side – Residence Rear Elevation



East Side - Residence Elevation

907 Don Miguel Place **Bardwell-Kennington Residence** **10-28-2024**



Don Miguel Place – Looking North East



Don Miguel Place – Looking East

907 Don Miguel Place **Bardwell-Kennington Residence** **10-28-2024**



Don Miguel Place – Looking West



Don Miguel Place – Looking North West

907 Don Miguel Place Bardwell-Kennington Residence 10-28-2024



Existing Detached Portal – West Side Elevation



Existing Window - South Front Elevation

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009378--HDRB

Project Description: 2024-009378-HDRB, 835 E Alameda St., Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Carole Peet, owner, proposes to construct a 284 sq. ft. addition to a height of 13'-3" where the maximum allowable is 13'-3", relocate HVAC, yard walls, and hardscaping.

Project Location(s): 835 E ALAMEDA ST
Santa Fe, NM 87501

Contacts:

Property Owner:	Carole Peet	cepeet@gmail.com
Applicant:	John Padilla	japadillaarchitect@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1985

Year of Construction: 1930s

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board Members

FROM: Gary Moquino, Planner Manager, Historic Preservation Division

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2024-009378-HDRB, 835 E Alameda St., Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Carole Peet, owner, proposes to construct a 284 sq. ft. addition to a height of 13'-3" where the maximum allowable is 13'-3", relocate HVAC, yard walls, and hardscaping.

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 835 East Alameda Street is listed as non-contributing to the Downtown and Eastside Historic District. The residence is 1,800 sq. ft. in a Spanish Pueblo style. According to documents provided in the 2001 case, the residence was constructed in the 1930s. Windows were replaced as per the Historic Cultural Properties Inventory, HCPI (no case docs to back this up).

In 1997, H-96-157 the HDRB approved window, door, and roof replacement, installation of skylights and changing iron grilled supports on the portal to wood supports.

In 2001, H-01-112 the HDRB approved construction of a 274 sq. ft. addition on the north elevation, the relocation of doors on the north elevation, installation of skylights, an additional window on the east elevation, rebuilding of the stone wall on east of property, and demo and rebuilding of portions of the courtyard walls and gate on west of property.

The applicant now proposes the following exterior alterations:

1) Demolition of the existing trellis structure on the north side of the residence.
2) Construction of a 284 sq. ft. sunroom to the maximum allowable height of 13'-3".
3) Second floor bay windows on the west elevation at the courtyard will be replaced in-kind.
4) Existing ground mounted will be removed, relocated to main house roof and screened.
5) Sunroom doors will be flanked by light fixtures to match the existing south front portal and the west yard wall fixtures.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(4) Compliance with General and Specific Design Standards Required

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

(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.

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior		

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H282

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516/2319
field map SFHD # 5	number 2319	UTM reference zone 12 13	easting northing

location description: 835 E ALAMEDA

city/town: SANTA FE

~~land grant/reservation~~

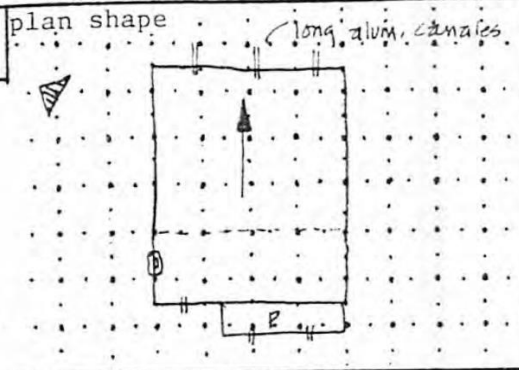
building name:

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

film roll by SL no. 32	negative nos. 7	loc. of neg. HPB



plan shape



date of construction: '34-'44 estimate ___ actual

source: directory

use
present ✓ residential
other ___
historic ✓ residential
other ___

condition
___ excellent ___ good
✓ fair ___ deteriorating

SPR

wall material/surface

degree of remodeling
✓ minor ___ moderate ___ major
describe: replaced old windows w/ smaller sliding alum.

architectural features
flat parapet around perimeter (steps on W/E sides) to conceal shed to NE.

windows: sliding alum. (ugh!)

doors: solid w/ 1 sm pane

surroundings: residential

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ___ of interest ✓ none

if eligible, why? alt.

comments

associated buildings? ✓ yes
what type? delapidated shed at rear
if inventoried, list ID nos.

see back? ___ yes

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 02/28/24.

Property Owner of Record: Carole Peet

Applicant/Agent Name: JOHN A. PADILLA.

Contact Person Phone Number: (505 6000 · 1082

Site Address: 835 E. ALAMEDA STREET.

Proposed Construction Description: NEW SUN ROOM

TOTAL ROOF AREA: 230 SF. Total 1730 sq ft

Zoning District: R-21

Overlay: ☐ Escarpment -
☐ Flood Zone*
☐ Other: -

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

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

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

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

Terrain: ☐ 30% slopes -NA-

Lot Coverage : ~~40~~ % 38%
☐ Open Space Required: ~~50~~ %

Setbacks: ~~Established by Dev Plan.~~
Proposed Front: 8.5' Minimum: 7'
2nd Front? _____
Proposed Rear: 25' Minimum: 15'
Proposed Sides: L 18.5' R 8' Minimum: 5'

Height: Proposed 10'-0"
Maximum Height: 14' or
☑ ✓ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible -
Minimum: -

Bicycle Parking:**
Proposed: - Minimum: _____
** Commercial Requirement

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

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

JOHN A. PADILLA [☐OWNER ☐APPLICANT ☑ ✓ AGENT]
PRINT NAME

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

SIGNATURE 02/28/24. DATE

To Be Completed By City Staff:

Case No. 2024-008072

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

Zoning Approval:
☑ ✓ **Preliminary Approval ☐ with conditions ☐ Rejected**
Comments/Conditions: Legal lot of record provided. Lot coverage is 38%, under allowable 40%.
Scope is the enclosure of the existing trellis and transforming it into a sunroom.

REVIEWER: Carly Venditti Carly Venditti **DATE:** 3/25/24

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

Revised 20 November 2020

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Jim Romero, City Manager

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

Project description : AD 247 SF TO BLDG/INC WL TO 5'6"/REHAB
Project number : 01-10100138
Case number : H-01-112
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **835 E ALAMEDA**
HISTORIC DISTRICT: **DOWNTOWN & EASTSIDE**

PROJECT NAMES:

OW - Stephen Burns
Santa Fe, NM 87501

835 E Alameda
505-820-2349

AP - Greg Allegretti
Santa Fe, NM 87501

600 Agua Fria
505-986-9033

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 18, 2001, acted on the above referenced case. The decision of the board was to conditionally approve your request, changes to the building are approved. Approval of the wall is postponed until such time as the applicant applies for a height exception for the wall height.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
Historic Preservation Planner

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

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
David Coss, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Larry A. Delgado, Dist. 1
Patti J. Bushee, Dist. 1
Cristopher D. Moore, Dist.2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Peso Chavez, Dist. 4

Project description . : WHLSLE WIN/DOR REPL,REROF,SKYLI,PORT,REN
Project number . . . : 96- 10100159
Case Number . . . . . : H-96-157
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 10/30/96

PROJECT LOCATION(S) : **835 East Alameda**

PROJECT NAMES:

OW- LaRoche, Carole 834 East Palace
Santa Fe, NM 87501 (505) 9861436

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on November 26, 1996, acted on the above referenced case. The decision of the Board was to table your request. The HDRB expressed concern relative to changes in design as expressed by the applicant and through the requirements of the Uniform Building Code 1991. Resubmittal deadlines are as follows: 12pm on 12/2/96 for the 12/10/96 HDRB; and 11am on 12/11/96 for the 1/14/97 HDRB.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

835 E. Alameda - Site



11/16/2023, 8:03:36 AM

Santa Fe County Parcels

Major Roads

Roads

Parcels

Address Points

1:282

0 0 0.01 0.01 mi

0 0 0.01 0.02 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

November 30, 2024

Lani McCulley
Senior Planner
Historic Preservation Division
Planning &Land Use Department
City of Santa Fe

RE: Sunroom Addition
835 Alameda Street

Dear Lani,
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed Sunroom Addition in the rear yard at the north façade of the residence at 835 E. Alameda Street. This address is in the Downtown and Eastside Historic District and has non-contributing status.

The improvements for the carport include:

- Remove the existing wood trellis on the north side of the existing residence.
- Addition of a new 284 SF Sunroom at the location of the original trellis.
- The new structure will be in a Santa Fe style finished with stucco to match the existing residence.
- The Sunroom will have single-pane windows with transoms above to open for ventilation.
- The Sunroom will be accessed by French doors with single-lites and flanked by single-pane windows with transoms above to open for ventilation.
- The existing ground-mounted mini-split condenser will be removed and relocated to the main house roof. All rooftop appurtenances will be screened from visible to the public way.
- Second Floor Bay Windows in the west elevation at the courtyard are replaced in kind.
- The Sunroom doors will be flanked by light fixtures to match the existing south front portal and the west yard wall fixture.

The proposed improvements should not require an exception and are allowed within the Downtown and Eastside Historic District.

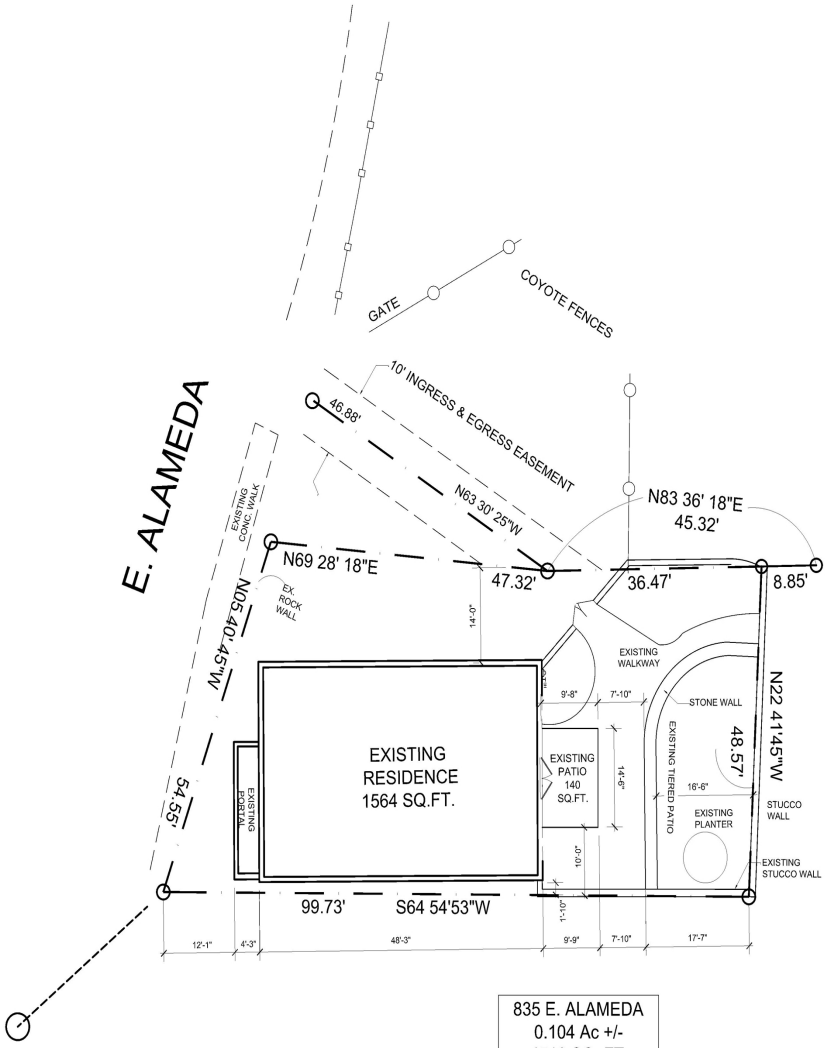
We request the Historic Design Review Board (HDRB) determine the submission meets the standards of the district and approve our proposal.

Thank you for consideration of our request. Please let me know if you require any additional information.

Sincerely,

John A. Padilla, AIA
Architect

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

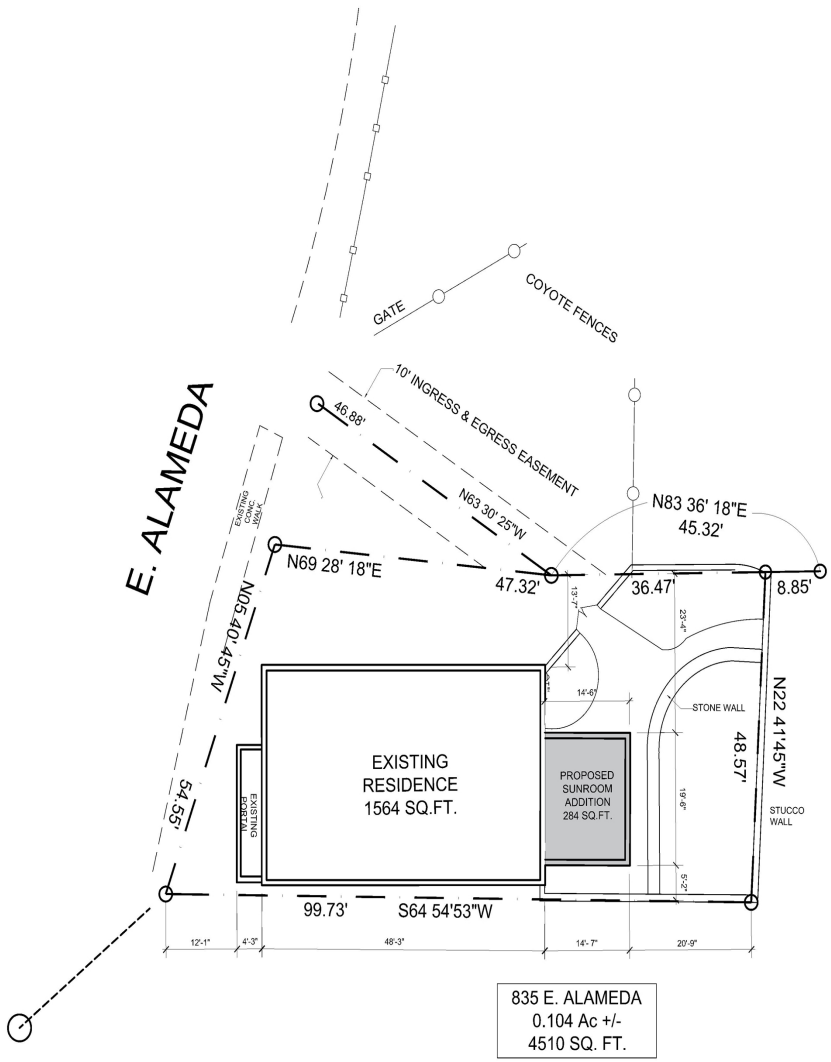


835 E. ALAMEDA
0.104 Ac +/-
4510 SQ. FT.

GRAPHIC SCALE
10' 0 10' 20'
(IN FEET)

NORTH

EXISTING SITE PLAN SCALE: 1"=10'-0"



835 E. ALAMEDA
0.104 Ac +/-
4510 SQ. FT.

GRAPHIC SCALE
10' 0 10' 20'
(IN FEET)

NORTH

PROPOSED SITE PLAN SCALE: 1"=10'-0"

JAP ARCHITECT

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

SUNROOM ADDITION & ALTERATIONS
835 E. ALAMEDA
SANTA FE, N.M.

PROJECT NO.: 835EALAMEDA
ISSUE DATE: 10/30/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED SITE PLAN

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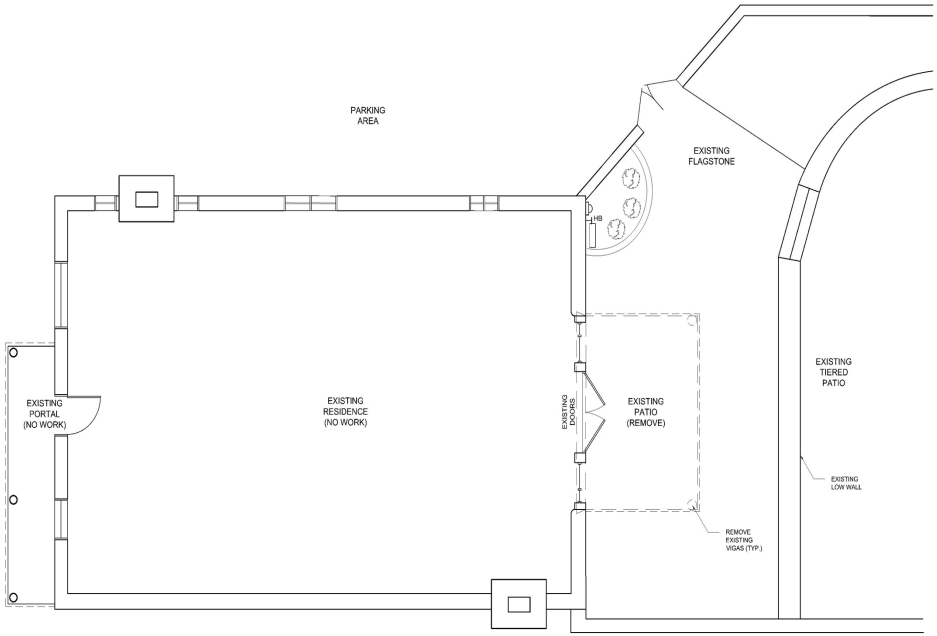
JOHN A. PADILLA AIA

SHEET NO:

SP-1



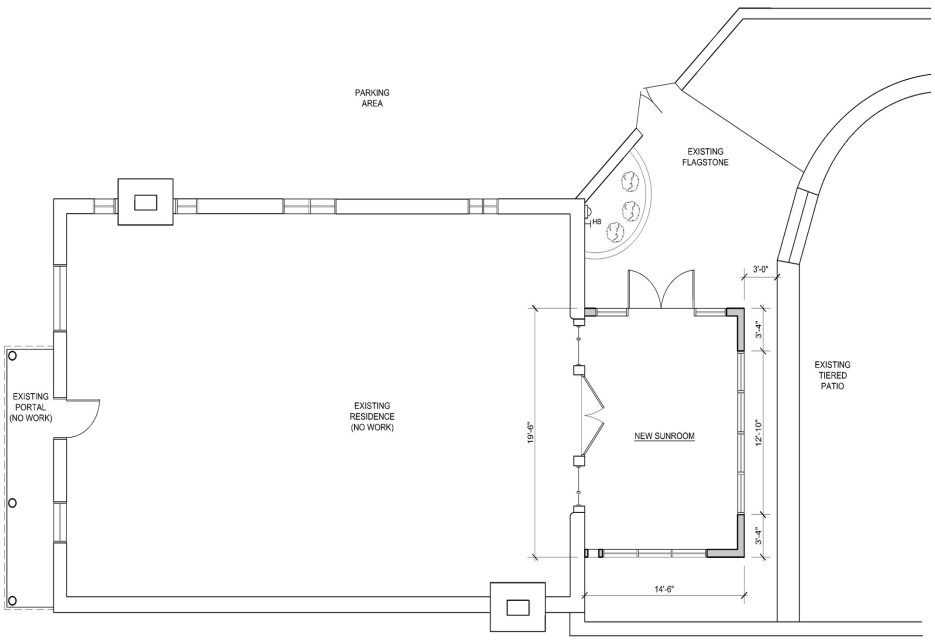
LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

NORTH

EXISTING TRELLIS PATIO FLOOR PLAN — SCALE: 3/16" =1'-0" — 3



LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

NORTH

PROPOSED SUNROOM FLOOR PLAN — SCALE: 3/16" =1'-0" — 1

JAP ARCHITECT

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japadillaarchitect@gmail.com
padillaarchitect.com

SUNROOM ADDITION & ALTERATIONS

835 E. ALAMEDA
SANTA FE, N.M.

PROJECT NO.: 835EALAMEDA
ISSUE DATE: 10/30/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING
&
PROPOSED
FLOOR PLAN

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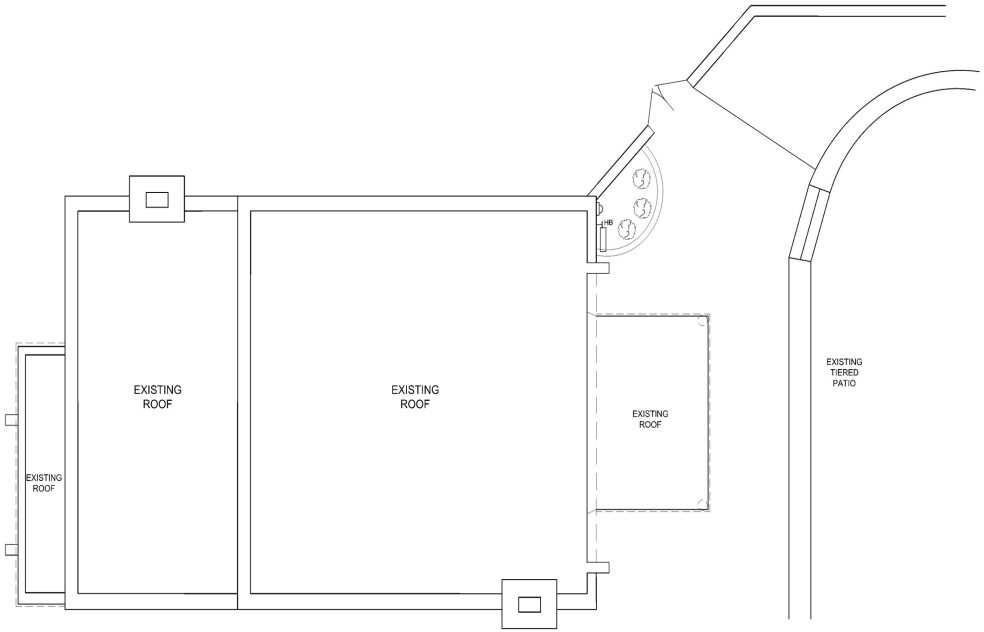
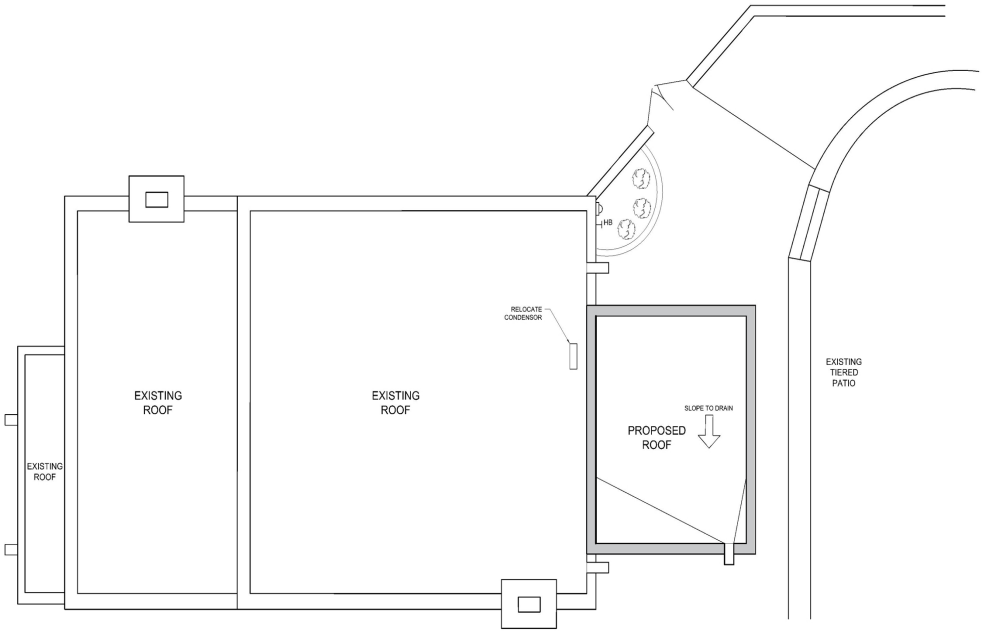
SHEET NO:

A-1



EXISTING ROOF PLAN SCALE: 3/16"=1'-0" 3



PROPOSED ROOF PLAN SCALE: 3/16"=1'-0" 1

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japadillaarchitect@gmail.com
padillaarchitect.com

SUNROOM ADDITION & ALTERATIONS
835 E. ALAMEDA
SANTA FE, N.M.

PROJECT NO.: 835EALAMEDA
ISSUE DATE: 10/30/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED ROOF PLAN

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SHEET NO:

A-2

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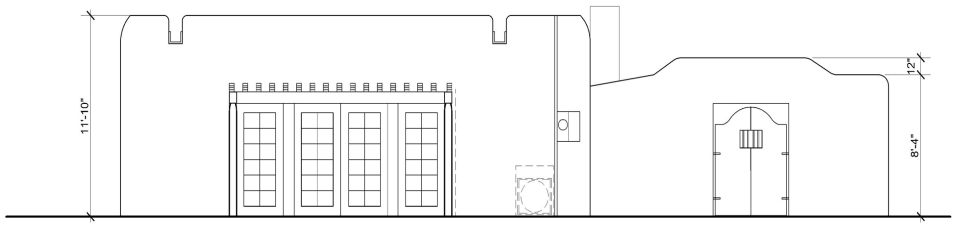
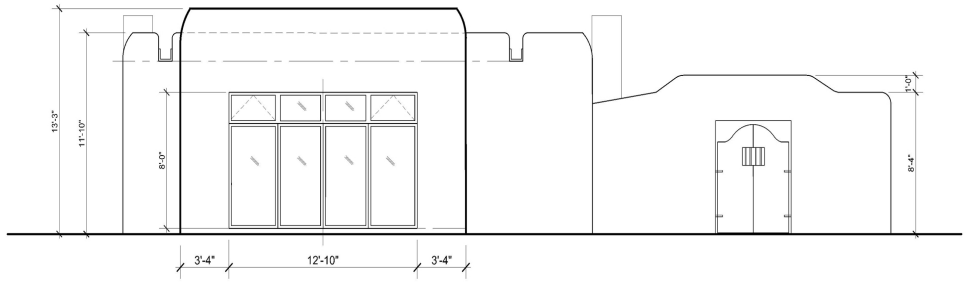
japadillaarchitect@gmail.com
padillaarchitect.com

SUNROOM ADDITION & ALTERATIONS
835 E. ALAMEDA
SANTA FE, N.M.



EXISTING TRELLIS PATIO NORTH ELEVATION — SCALE: 1/4"=1'-0" — 2



GRAPHIC SCALE
4' 0 4' 8'
(IN FEET)

PROPOSED ADDITION NORTH ELEVATION — SCALE: 1/4"=1'-0" — 1

PROJECT NO.:	835EALAMEDA
ISSUE DATE:	10/30/2024
DRAWN BY:	RDE
CHECKED BY:	JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED NORTH ELEVATIONS

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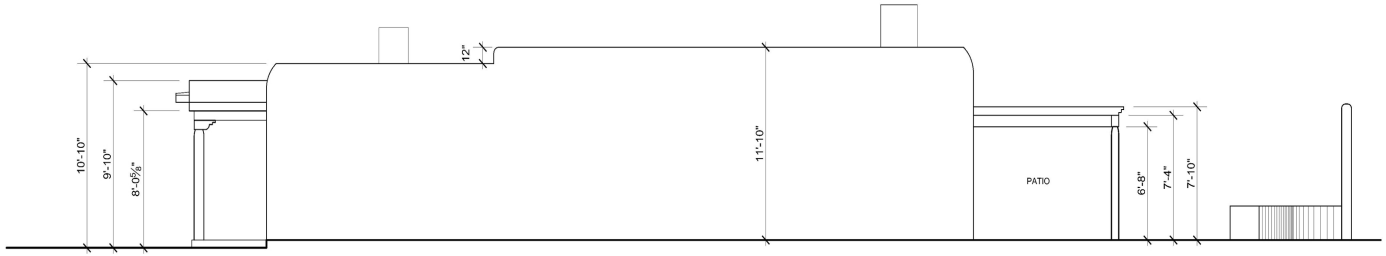
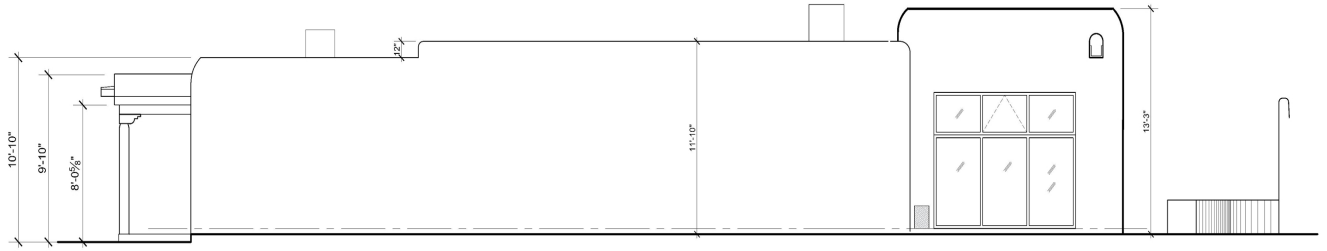
JOHN A. PADILLA AIA

SHEET NO:

A-3



EXISTING PORTAL AND TRELLIS EAST ELEVATION SCALE: 1/4"=1'-0" 2



GRAPHIC SCALE
4' 0 4' 8'
(IN FEET)

PROPOSED ADDITION EAST ELEVATION SCALE: 1/4"=1'-0" 1

JAP ARCHITECT

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SUNROOM ADDITION & ALTERATIONS
835 E. ALAMEDA
SANTA FE, N.M.

PROJECT NO.: 835EALAMEDA
ISSUE DATE: 10/30/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED EAST ELEVATIONS

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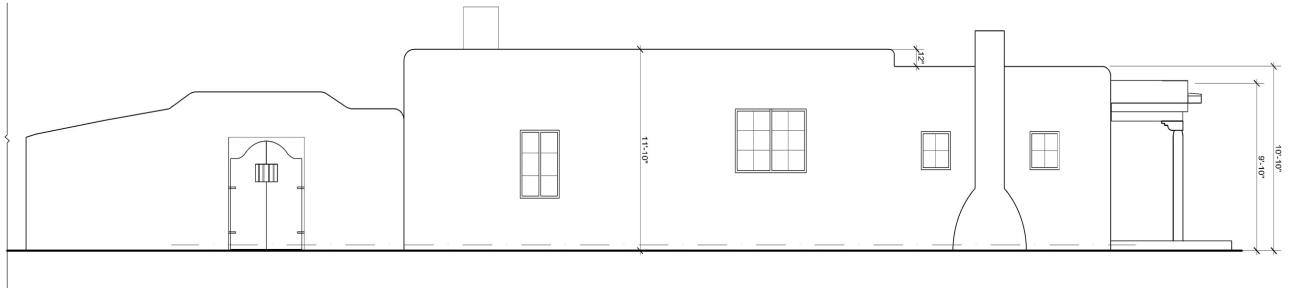
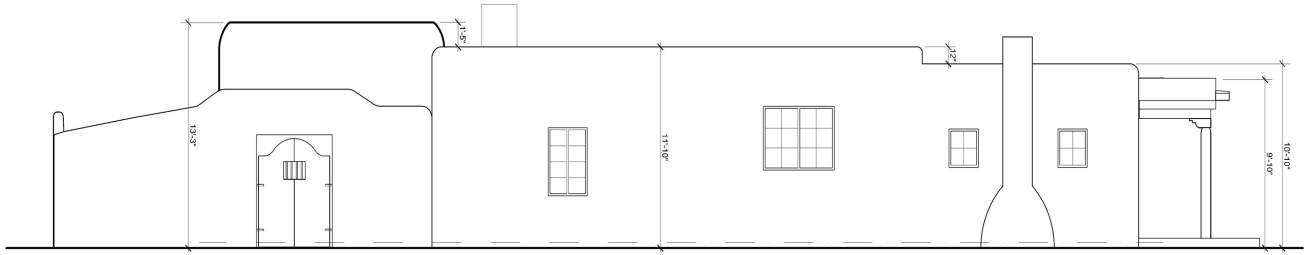
SHEET NO:

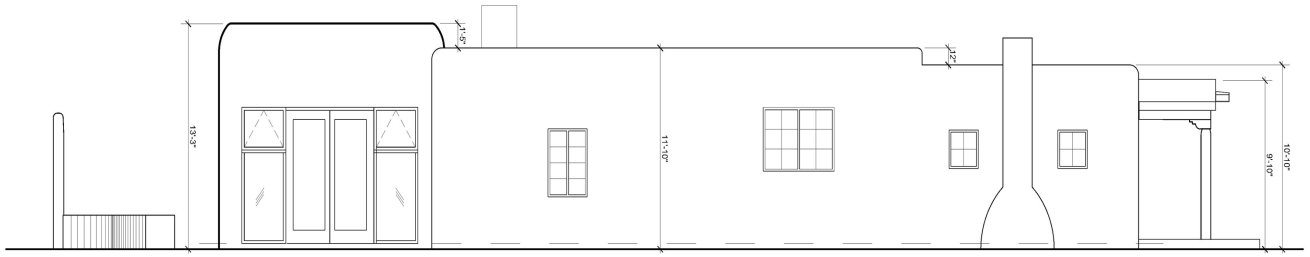
A-3.1



EXISTING TRELLIS PATIO WEST ELEVATION



PROPOSED ADDITION WEST ELEVATION (WITH YARD WALL & GATE) SCALE: 1/4"=1'-0" 2



GRAPHIC SCALE
4' 0 4' 8'
(IN FEET)

PROPOSED ADDITION WEST ELEVATION (WITHOUT YARD WALL & GATE) SCALE: 1/4"=1'-0" 1

JAP ARCHITECT

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(505) 660-1682
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padillaarchitect.com

SUNROOM ADDITION & ALTERATIONS
835 E. ALAMEDA
SANTA FE, N.M.

PROJECT NO.: 835EALAMEDA
ISSUE DATE: 10/30/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED WEST ELEVATIONS

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SHEET NO:

A-3.2

JAP ARCHITECT

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padillaarchitect.com

SUNROOM ADDITION & ALTERATIONS
835 E. ALAMEDA
SANTA FE, N.M.

PROJECT NO.: 835EALAMEDA
ISSUE DATE: 10/30/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING SOUTH ELEVATION

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SHEET NO:

A-3.3



GRAPHIC SCALE
4' 0 4' 8'
(IN FEET)

EXISTING PORTAL SOUTH ELEVATION

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

1

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009369--HDRB

Project Description: 2024-009369-HDRB, 345 Garcia St., Downtown & Eastside Historic District, Contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall.

Project Location(s): 345 GARCIA ST
Santa Fe, NM 87501

Contacts:

Property Owner: ROBERT HOLLEYMAN II
2245 46TH ST NW

Applicant: Gayla Bechtol gayla@gbasantafe.com
320 Aztec Street AVE
SANTA FE , NM 87505

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

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1984

Year of Construction: early 1930s

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-009369-HDRB, 345 Garcia St., Downtown & Eastside Historic District, Contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be downgraded to non-contributing due to the number of alterations and additions to the original structure including all fenestrations, and the status of the accessory structure be downgraded to non-contributing while the front wall be designated as contributing due to it helping define the character of the streetscape, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence and the accessory structure at 345 Garcia Street are listed as contributing to the Downtown and Eastside Historic District.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 sq. ft. and evolved over time as it is constructed of adobe, concrete block and wood frame. According to the 2024 HCPI there were significant changes to the structure circa 1987 including replacement of all of the windows and doors, the introduction of new openings and closure of old openings; replacement of the Territorial-type pediment trim; raising of the ceiling, roof, and parapets at the back of the house; alteration of the former carport fenestration; change of front or west wall at the vehicular entrance, a pedestrian entry, and possibly at other points of fenestration. Historic Preservation Division does not have the 1987 case file and cannot verify the full extent of the alterations; however, photographs from the 1987 case were retained an attached to the HCPI.


Figure 1: East elevation with front yard wall

The accessory structure in the southeast corner of the property currently serves as a guesthouse. The front portion appears to have started out as a shed as it has a mixture of board sidings. The remaining portion appears to be an enclosed carport according to the HCPI. A wood structure attaches to the building on the west to create a partial carport. The accessory structure was erected after 1958 and does not match the style of the home. Staff did note when visiting the site that the rear or eastern wall was partially built of particle board. This structure is not mentioned on the 1985 HCPI for the property so the reason for its' contributing status is unclear.


Figure 2: Guesthouse: west elevation under carport

A tall street wall, partially serving as a retaining wall, crosses the front of the property. The base is retaining and is constructed of stone. The remaining portion height of the wall is stuccoed and the full height is about 53". Near the center is an arched opening at the pedestrian gate. The area of the gate was previously a parking space in the 1950s-60s according to aerial photographs. The current driveway and pedestrian entrance were constructed by 1973 and is historic. The second portion of the wall connects to the front wall in the northwest corner and extends east. It is about 39" in height and in areas shows several layers of plasterwork.



Figure 3: Yardwalls with construction dates

The applicant requests:

1) Downgrade of the designation for the main residential structure from contributing to non-contributing.
2) Downgrade of the designation for the accessory structure from contributing to non-contributing.
3) Historic status designation of the yard and retaining wall.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

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 Historic district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic 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.

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMRM

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2090

building threatened? yes	surveyed date 2-10-84 by mb	county Santa Fe	ID no. 051611160
field map SFHD	number 3-1160	UTM reference zone 12 13 easting	northing

location description: 345 GARCIA *

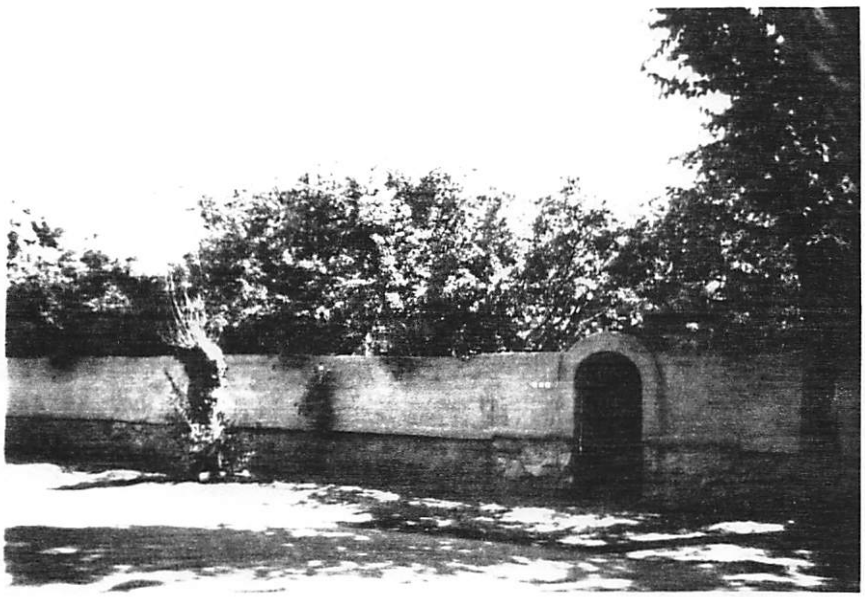
city/town: Santa Fe

land grant/reservation:

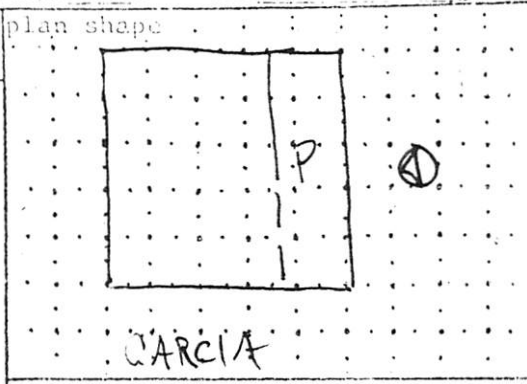
building name:

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

film roll by mb no. 7	negative nos. 20	loc. of neg. HPB



plan shape



date of construction: 1929-33 estimate ____ actual

source: Bus/Dir

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe(?) Stucco

architectural features
Roof - flat, shed overhang above portal, Most not vis

Windows 6/6 w pediment, white trim.

Door - NV

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why? contrib.

comments

* Very little visible fr. street

associated buildings? ___ yes.
what type?

if inventoried, list ID nos.

see back? ___ yes

Case # H-87-124
345 Garcia St.





Case#H-87-124
345 Garcia St.























GAYLA BECHTOL
ARCHITECT

Lani McCulley
City of Santa Fe
Historic Preservation Division
Planning and land Use Department

October 28, 2024

RE: Status Review of 345 Garcia Street and Primary Facade Designation

Dear Ms. McCulley,

We propose the HDRB reviews the new HCPI by John Murphey and designate whether the main building will remain contributing and designate the primary facade. In addition we propose the outbuilding also be reviewed.

Mr. Murphey did not designate the recommended status for the main building but assumed the board would vote that the house would retain its status. We do not contest the opinion however we would like to point out that probably no openings in the house other than the windows flanking the fireplace remain in their original location, the front door has changed position and the front southwest room was actually a front porch.

Please note in the photographs the location of a light switch next to a door-sized bookcase in the current living room. And a scored concrete step at the location of the door on the outside. Admittedly these are subtle clues to changes so we are actively looking for photographs of the house during its Folklorica days as mentioned in the the HCPI. The other change not mentioned in Mr. Murphey's HCPI is another entrance closer to the parking space off Garcia might have been the "front porch". I mention these because of the nature of most houses on the street, and accepted practice in the 30's, that front doors face the street, especially in a compact bungalow-style house such as this. Unfortunately the aerial photographs do not reveal when the south portal was built, but again, these more bungalow-style homes, in whatever style was appropriate, in this case it was Territorial Revival (selective demolition has not occurred to reveal brick parapets) were built facing the street. This house was renovated over the years so that we arrive in its current south-facing orientation. If the portal had been original to the house the portal would have had Territorial Revival style wood columns and beams, but the portal is with corbels and vigas in the Pueblo Spanish Style.

Even with the changes the house contributes to the district but only the north facade around the chimney seems to have any integrity. We concur with Mr. Murphey the outbuilding is non-contributing.

Sincerely,



Gayla Bechtol, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 11, 2024

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **José Alfonso and Celine C. Armijo House**	**2. Location:** **345 Garcia Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2090** **4. County: Santa Fe** **Parcel # 11697280**

5. Property Type:
_x Buildings: 1 house
_x_Structures: walls
__ Site __ Object

6. Date of Survey:
September 29, 2024

7. Previous Survey Date(s):
_x_Yes: February 10, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6815363,-105.9331141



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View south and east elevations, facing northwest.

11. Brief Description of the Property:

Likely constructed in the early 1930s in an orchard, this Pueblo Revival house is focused on its south elevation and its adjoining patio. The home sits on the east side of Garcia Street just south of the Mary Victory property, from which it was carved out. A tall street wall, partially serving as a retaining wall, crosses the front of the property (Photo 2). Included on the 0.25-acre lot is a former carport now used as a guesthouse. The house, which appears to have at least two additions, encloses 2,687 square feet and is constructed of adobe, concrete block, and frame. It has three bedrooms and three baths. The house and former carport are Contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before 1933-34
_ _Known _x_ Estimated Source: Deeds and city directories

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

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

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

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



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

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

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

For: Current owner: Robert Holleyman and Bill J. Keller

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

Current owner: Robert Holleyman and Bill J. Keller

N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: house and former carport __ Non-contributing _x_ No Status: walls
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

_x_Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types House only

Operation	Material	Glazing	Number
Hung-Sash	Wood	1/1	2
Hung-Sash	Wood	6/6	13
Hung-Sash	Wood	8/8	1
Casement	Wood	6	3
Casement	Wood	8	2
Combination	Wood	6C-6F-6C	1
Awning	Wood	6	1
Bay	Wood	6/6-16F 6/6	1

11. Door Types House only

Type	Style	Material	Number
Single-Leaf	½-Light	Wood	1
Hung-Sash	10-light	Wood	1

12. Chimneys __ N/A Exterior, molded, NW

13. Porches __ N/A
Type: __ Entry __Partial-Width __x Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Multiple. c.1987, wholesale window and door replacement; introduction of new openings and/or closure of old openings; replacement and installation of new Territorial-type pediment trim; raised ceiling, roof, and parapets at back of house; alteration of former carport fenestration; change of front (west) wall at vehicular entrance, pedestrian entry, and possibly at other points.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x Other: Vernacular

17. Documents Available and Their Locations

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

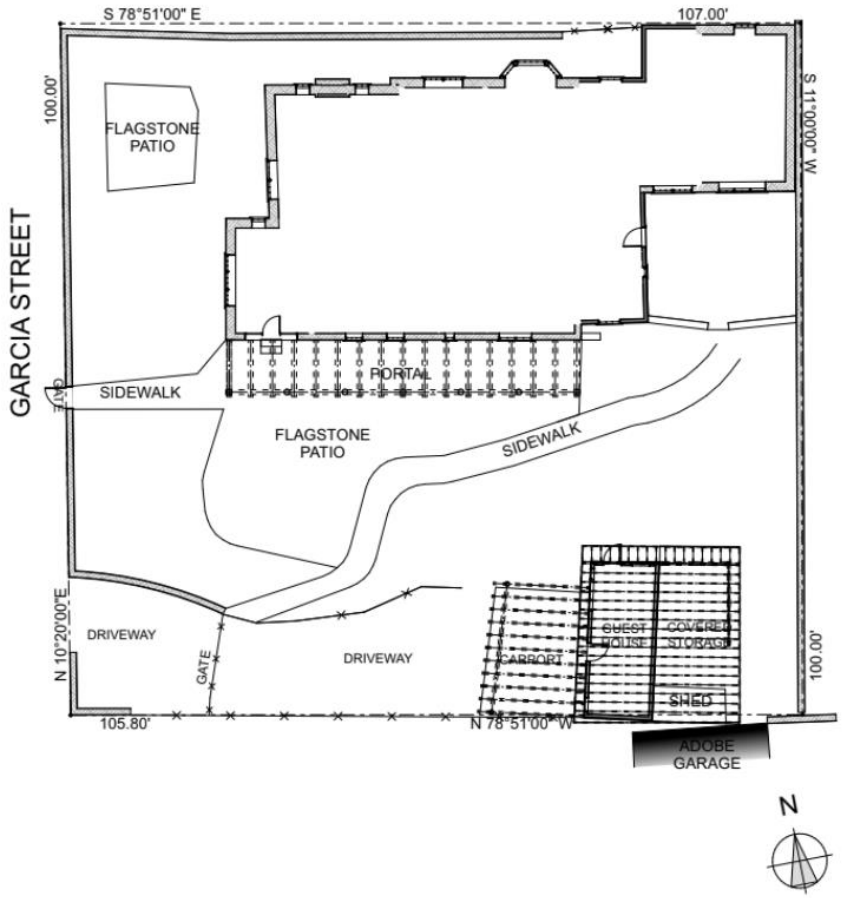
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Current site plan. Courtesy Gayla Bechtol Architect.



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Architectural Description Continued

The house sits at a higher grade than the street and is oriented south with a long shade-making *portal*. The date of the portal is unknown but appears on 1958 aerial photograph (Fig. 5). The south elevation has the most architectural expression of the building and, as it holds the main entry, would be considered its front. The portal, which stretches 50', looks over a flagstone patio (Photo 3).

In its shadow is a line of fenestration that has been altered over the years. This is established by comparing current conditions with how the porch appeared in 1987 before being renovated (Fig. 9). Some window openings were removed, while others were newly installed. One enters the house at the west end of the portal through a narrow ten-light wood door flanked by divided side lights. Marching east are various multi-light windows, all with pedimented heads.

At the east end of the portal, the building steps back a few feet to what appears to be an enclosed porch (Photos 1 & 4). The space has a different type of parapet than the older portion of the house. In the 1980s, the roofs of this room, the primary bedroom, the library, and the two baths were raised to a uniform height and given new parapets with vents.[1]

Stepping 18' back from this section is the last piece of the house — the primary bedroom suite (Photo 5). Based on aerial photographs, this room was constructed by 1958 but may have served a different purpose (Fig. 5). The enclosed porch is now a bathroom, which along with the bedroom frames a private patio (Photos 5 & 6). According to a 1987 photo, the patio elevations have significantly changed in fenestration — both doors and windows (Fig. 10). Like the rest of the house, the elevations are presently pierced with newer units topped with pedimented heads.

West Elevation

The west elevation faces the street with a façade divided by a 6' offset (Photo 7). Both pieces have Territorial-style window heads topping groupings of hung sash (Photo 8). A 1987 photo of the right (south) window shows that it had a different casing and head

[1] "Notes," Sharon Mitchell Residence drawings, August 1987, John Dessau, 5.

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trim (Fig. 11). In the photo, the end pediment stopped where it met the vertical casing. Presently, it extends beyond this juncture by a few inches and has a different type of molding. In the 1980s, the windows terminated at the bottom with a piece of horizontal casing. Today, they rest on a sill with no casing. According to the current owner, the patch of ivy on the north side of the façade covers what may be an infilled door opening.[2]

North

The north elevation sits close to the property line, separating it from the old Mary Victory house. A low stuccoed wall and *latilla* pole fence define the property line. This side of the building was also altered in the 1980s. Starting at the west is a molded, stucco chimney flanked by modern casement windows trimmed with triangular heads (Photo 9). Moving eastward, one encounters an asynchronous bay window (Photos 10 & 11) which was added in the 1980s. It mimics the style of a similar window on the south elevation of the Mary Victory house facing the subject house.

The area east of the bay window was bumped out in the 1980s to extend the wall of the library room to meet a new primary bedroom closet (Photo 12). As seen in the 1987 photograph, the library at the time contained a window and a door (Fig. 12). The north elevation terminates at the primary bedroom closet addition.

Guesthouse (former carport and shed)

An older wood structure sits at the southeast corner of the property. It is composed of two pieces. The front piece, facing the driveway, likely started as a shed (Photo 13). It has a mixture of diagonal plank and tongue-and-groove board siding. It is entered from this elevation by a ½-light wood door. A barn sash casement window and a steel combination window flank the door. A non-historic wood structure attaches to the building, creating a shaded parking spot. The north side has a pedestrian door and a modern window (Photo 14). The roof appears to have been extended over the façade by

[2] Robert Holleyman, email Gayla Bechtol, October 11, 2024.

dummy rafters. The east side faces the former carport (Photo 15). It is now used as an outdoor work area.

Walls

The property has two sections of stucco wall. The first is a roughly 80-foot-long section that runs across the front of the property (Photo 2). It rests on a stone base and serves as a retaining wall. The inside measurement varies between 51" and 53" above the finished grade. It is 12" thick at its top. Near its center is an arched opening that rises 90" above grade, opening to a rock-lined channel flanking a flagstone path leading to the house (Photo 16). The area south of the linear section at the driveway appears to be altered. The wall's origin is unclear.

Aerial photographs and physical evidence indicate that the current pedestrian gate and path were a parking space in the 1950s-60s. The variation in rock masonry around the gate supports this, as well as a 1966 aerial which shows an automobile parked in this position (Fig. 6). However, the current difference in elevation between the street and the house suggests that the parking pad may have been carved out of the ground, as the pedestrian entry is now. Whatever the case, the location of the parking spot would not have been congruent with the home's design or grade. By 1973, the current driveway had been established (Fig. 7).

The second piece of wall connects to the front wall at the northwest corner. It extends eastward for approximately 80' (Photo 18). It measures 39" above grade with a 15" thickness. Areas where the stucco has deteriorated show several layers of traditional plasterwork. It appears to be of the same vintage as the front wall.

Historical Overview

The subject parcel and its resulting home came through the winnowing of the Mary Persis Maltby Victory property. As Easterners, Mary and her husband, John Patrick Victory, had erected a traditional two-story gabled house on land now addressed 333 Garcia Street. An apple orchard and *acequia*-irrigated alfalfa fields surrounded it. After her husband died in 1900, the land went to Mary. The nearly five-acre parcel included

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over 500' of frontage on Garcia Street and the same amount along future Delgado Street, which was partially created from her land.

Houses in the Orchard

Born in New York in 1848, Victory arrived in New Mexico in 1878 by stagecoach with her sister and brother William T. Thornton, who had been appointed U.S. District Attorney for the territory.[3] She married politician and attorney John Patrick Victory in 1890. After his death, Mary left Santa Fe and relocated to Santa Barbara.

In the 1920s, Mary Victory began selling her land fronting Garcia Street and eventually sold the two-story house. A 1921 advertisement described the land as "attractive building lots with fruit trees and alfalfa on Garcia Street, adjoining Victory home."[4] Deeds show that some of the transactions were made as options. The property became more attractive when a sewer line was installed along Garcia Street in 1926.

A 1927 article in the *New Mexican* announced that the lots, with their "fruit and shade trees," were quickly disappearing, lamenting that "it will not be long until the old associations will be gone and in their stead will be a row of modern houses."[5]

In 1932, Victory, then living in New York, deeded one of the last lots — the subject parcel — to J. Alfonso Armijo and his wife, Celine Armijo.[6] Victory died ten years later in Havana, Cuba, at age 82.

A House of Music, A House for Entertaining

The Armijos, who had been living on Hillside Avenue, moved to their new Garcia Street property in the early 1930s. They built the house circa 1933-34, presumably after receiving the deed for the property from Mary Victory on April 6, 1932. City directories

[3] "Former Resident of Santa Fe Dies at Havana, Cuba," *Santa Fe New Mexican*, January 10, 1914, 1.
[4] "Lots for Sale," *Santa Fe New Mexican*, April 11, 1921, 5.
[5] "Old Victory Property on Garcia Street is Rapidly Being Sold," *Santa Fe New Mexican*, April 8, 1927, 3.
[6] Warranty Deed, Mary M. Victory to J. A. and Celine C. Armijo, recorded April 12, 1932, Book 10/Page 462, Instrument # 43322, Santa Fe County, New Mexico. The deed was recorded again under Instrument # 43323.

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suggest it was constructed during this period. The Armijos lived in the adobe home for about 15 years.

José Alfonso, a native Santa Fean, was born in 1899 and grew up on Hillside Avenue.[7] He served in the Army during World War I and graduated from St. Michael's College. José was in his 30s when they acquired the Garcia Street property and managed the Santa Fe post office mail department. He would later become assistant postmaster.[8]

Celine was born in Conejos, Colorado, and lived there until her family relocated to Santa Fe in 1914. She attended Loretto Academy and later Loretto Heights College in Denver. She was a singer and pianist, starting as a member of the Loretto Academy choir and singing from the loft of the famous chapel.[9] José and Celine got married in 1928.

Newspaper accounts show that the house was a site for entertainment. While it wasn't grand, it had a large patio and surrounding garden. These events mainly revolved around Celine's activities with *La Sociedad Folkorica*, a Spanish preservation society and the League of United Latin American Citizens (LULAC), a Hispanic/Latino civil rights organization. Several of these events appeared at the top of the *New Mexican*'s weekly society column.

In 1945, the paper described a LULAC party held at the house "as one of the most colorful pre-Fiesta events…Floodlights and luminarias lit up the exterior, and the members and their guests sang and danced to Kellogg's Marimba Orchestra music."[10] José was selected one year to portray Don Diego de Vargas.

In the late 1940s, the Armijos left Garcia Street and returned to Hillside Avenue. They rented out their Garcia Street home for a time. In early 1948, Roy Ringwald, the musical arranger for Fred Waring's Pennsylvanians, leased the home. Waring, once called the "The Man Who Taught America How to Sing," later joined him on Garcia Street.[11] It's not hard to imagine that they worked on music at the patio home.

[7] 1900 and 1910 federal censuses.
[8] "Jose A. Armijo [obituary]," *The Kansas City Times*, February 28, 1978, 5-C.
[9] "Celine 'Nina' Armijo [obituary]," *The Kansas City Times*, November 24, 1996, C-4.
[10] "Fiesta Queen is Guest at Lulac's Party," *Santa Fe New Mexican*, August 28, 1945, 3.
[11] "Waring Will Visit," *Santa Fe New Mexican*, March 20, 1948, 1.

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In 1950, the Armijos moved away from Santa Fe, relocating to Kansas City, Missouri where José died in 1978. Celine passed away in the same city 18 years later.

Bankers and Lawyers

Before moving to Kansas City, the Armijos sold the Garcia Street house to Lafayette Cantrell and Jessie Hart Wright, a middle-aged couple with Southern roots.[12]

Lafayette was a Texas native, and the president of Santa Fe National Bank. He arrived in New Mexico in 1946 from Blackwell, Oklahoma, where he had been hired from to become the president of the newly formed Santa Fe bank. He had managed a large bank in Blackwell for 14 years and had served as the Oklahoma Bankers' Association president.[13] Jessie was born in South Carolina but moved to the Oklahoma Territory with her family before statehood. She married Lafayette in 1913. Federal censuses recorded her as being self-employed as a fiction writer and a gardener. The couple owned other land around Santa Fe and invested in oil in Oklahoma.

Their household in the Garcia Street home included Jessie's mother and sister. Like many well-off Santa Feans, the Wrights got help from a maid. Living in the house was Della Alarid, a young woman in her 20s who came from Colorado.[14]

Unlike the Armijos, the Wrights lived quietly. Their only appearance in the newspaper occurred in 1950 when a natural gas leak at the house nearly asphyxiated the family.[15] Lafayette and Jessie, however, had a civic streak, helping establish the Santa Fe Sinfonietta and Choral Society. Lafayette served on various boards, including the Santa Fe Boys Club and the St. Vincents Hospital Advisory Board.[16]

[12] Warranty Deed, J. A. and Celine C. Armijo to L. C. Wright, recorded June 1, 1948, Book 34/Page 540, Instrument # 89313, Santa Fe County, New Mexico.
[13] "Wright Ends 14 Year Active Career in City," *The Blackwell Tribune-Journal*, February 10, 1946, 1.
[14] 1950 U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 20; Enumeration District: 26-5.
[15] "Santa Feans Overcome by Gas Fumes," *Santa Fe New Mexican*, February 14, 1950, 1.
[16] "L. C. Wright, SF Banker, Dies at Home," *Santa Fe New Mexican*, October 31, 1962, 1.

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Lafayette Cantrell Wright died in the house in 1962. He was 74 years old. Jesse, the executor of his estate, sold the property in 1963 to John A. and Sharon O. Mitchell.[17]

John Anthony Mitchell was born in 1936 near Chicago. His father, Stephen A. Mitchell, was an attorney who had run for governor in the state of Illinois in 1960. The family summered in Colfax County and later built a vacation home in Talpa.[18]

John graduated from Cornell University in 1958 and, the same year, married his high school sweetheart, Sharon Oelerich. After John graduated with a law degree from the University of Chicago in 1961, they moved to Santa Fe and he joined his father's law firm. The father and son formed the First Northern Savings and Loan in Taos a year later and were involved in developing the Taos Ski Valley.[19] Most of the recent changes to the house occurred during the Mitchell family's ownership.

In Santa Fe, John became involved in local activities, helping form the Historical Eastside Neighborhood Association which worked to preserve the Eastside's historic character. John Mitchell died in 2010. Sharon lived in the house until shortly before it went up for sale in 2023.[20]

Evaluation of Historical Status

House

The house has undergone significant changes over its 90 years of existence, particularly across the south elevation and the back side of the home. All the windows and doors have been replaced, with at least eight openings modified in size or location.[21]

[17] Warranty Deed, Jessie Hart Wright to Sharon O. and John A. Mitchell, recorded July 29, 1963, Book 203/Page 438, Instrument # 267026, Santa Fe County, New Mexico. This followed an executrix deed made the same day (Instrument # 267025).
[18] "John Anthony Mitchell [obituary]," *Santa Fe New Mexican*, May 6, 2010, A-10.
[19] Ibid.
[20] Robert Holleyman, email Gayla Bechtol, October 11, 2024.
[21] "General Project Description & Notes," Sharon Mitchell Residence drawings, August 1987, John Dessau), 4.

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The original design of the west elevation is not known, but it seems to have undergone fewer changes compared to the south and rear parts of the house. If the Board decides to maintain its Contributing status, the recommendation is to designate the west elevation and the northwest corner (the area around the chimney) as the primary façades.

Guesthouse

It is unclear why the guesthouse, a former shed and carport, was designated Contributing. Erected after 1958, the building is utilitarian and does not match the style of the home.

Walls

Portions of the front wall and the entire span of the north wall appear to be vintage. It is recommended to designate the sections that retain integrity as a Contributing structure.

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Illustrations



Figure 1: Approximate location of subject parcel highlighted.
P. C. Gaynor, "Map of Santa Fe," 1892.

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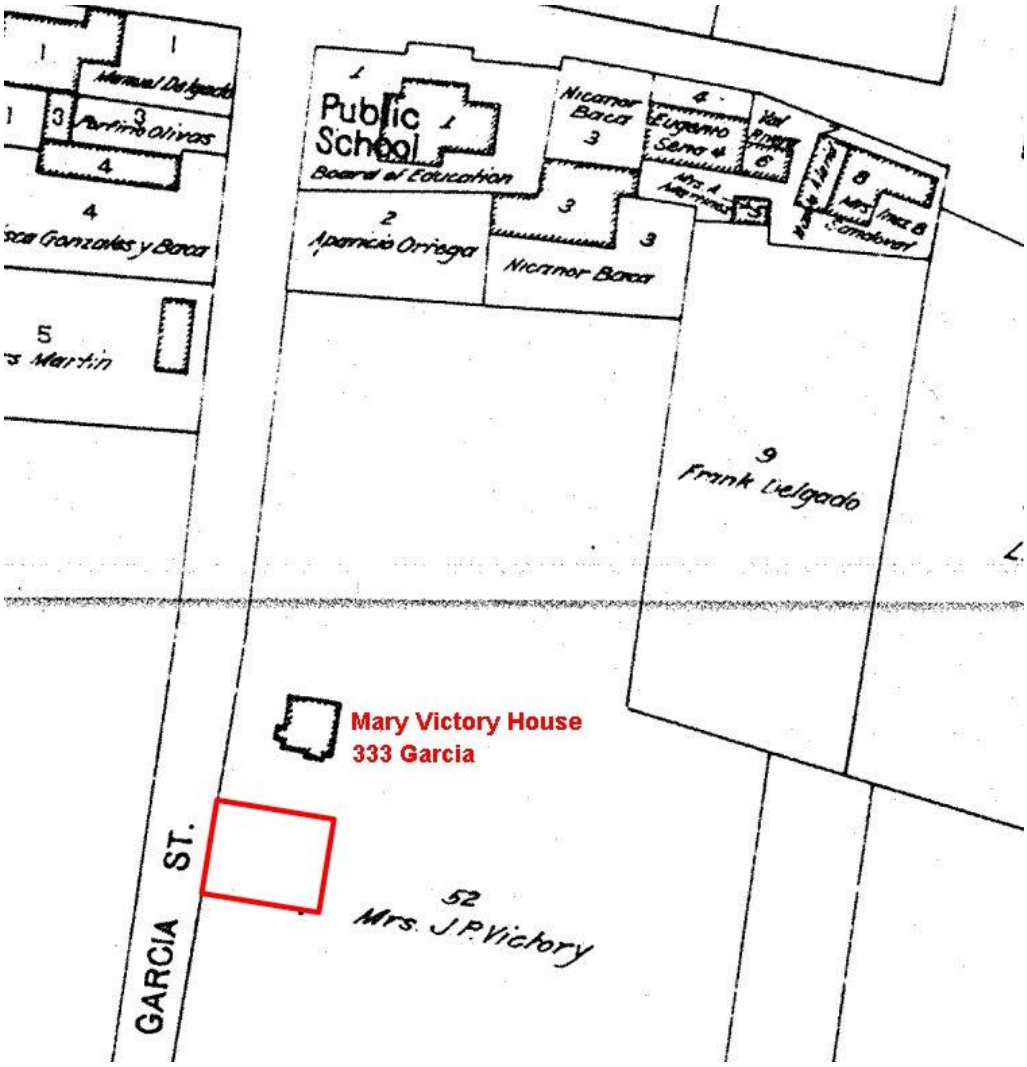

Figure 2: Approximate location of subject parcel highlighted.
N. L. King, "Official Map of the City of Santa Fe," 1912.

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Figure 3: 1927. Approximate location of subject parcel highlighted.
Portion of "Plat of Mrs. J. R. Victory on Garcia Street, Precinct No, 3, Block 58, City of Santa Fe, N.M." Surveyed February 18, 1927. Instrument No. P-1189564. Courtesy of Santa Fe County Clerks Office.

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Figure 4: 1935 aerial photograph, Image # 1261. Subject house highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **José Alfonso and Celine C. Armijo House**	**2. Location:** **345 Garcia Street** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2090** **4. County: Santa Fe** **5. Date of Survey: September 29, 2024**



Figure 5: November 10, 1958, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: May 2, 1966, aerial photograph. Circle shows car parked at what is now pedestrian entry.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 7: May 11, 1973, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 8: September 11, 1978, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 9: 1987 photograph of south elevation. Circles indicate fenestration that was changed by either elimination or enlargement of opening. Compare with Photo 3. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 10: 1987 photograph of south elevation, primary bedroom suite. Circles indicate fenestration that was changed by new openings. Compare with Photos 5 & 6. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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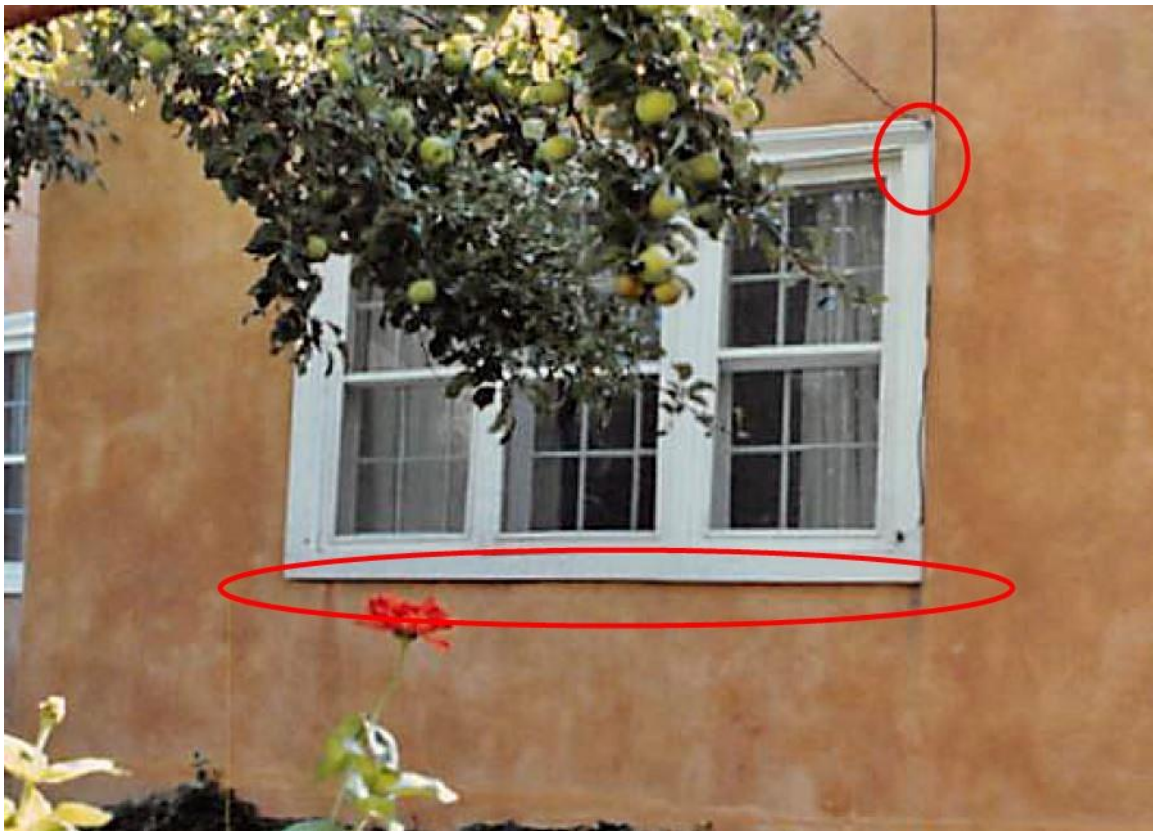

Figure 11: 1987 photograph of west elevation, right window. Circles indicate changes of trim, casing, and sill. Compare with Photo 8. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 12: 1987 photograph east end of north elevation. Circle indicates change of wall position and fenestration. Compare with Photo 12. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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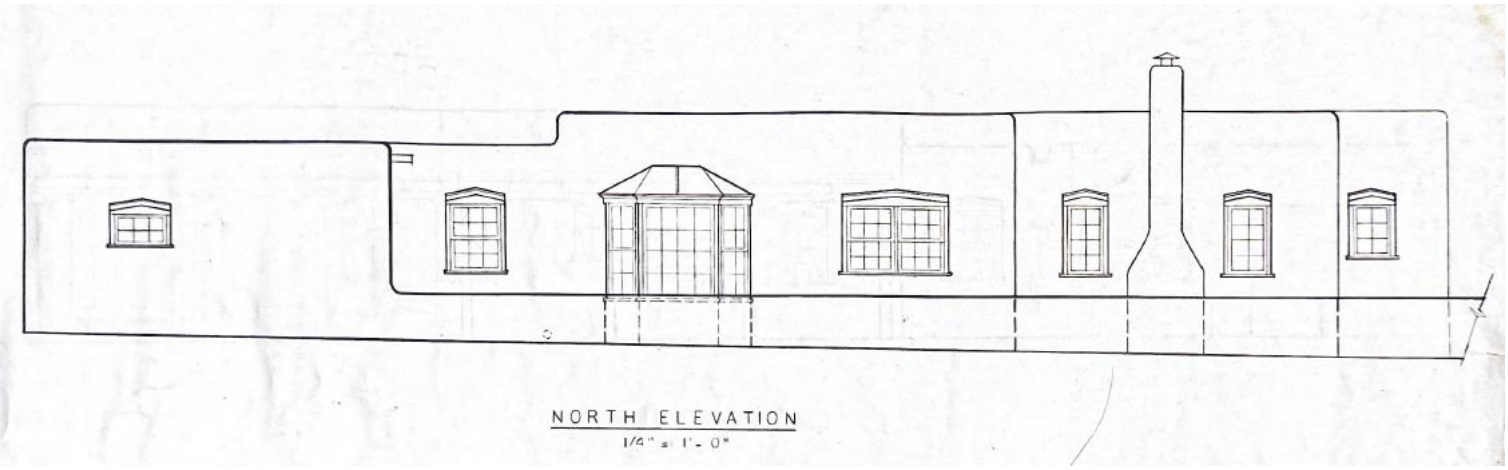

Figure 13: North elevation, proposed, August 1987. Courtesy of John Dessau. Note introduction of bay window.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Giulia Caporuscio, September 29, 2024, unless otherwise noted)



Photo 2: Front wall taken from street. Camera facing east.

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Photo 3: South elevation, west end. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: South elevation, east end and presumed enclosed porch. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: South elevation, primary bedroom suite. Camera facing north.

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

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Photo 6: East elevation and presumed enclosed porch. Camera facing west.

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

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Photo 7: West elevation. Camera facing east.

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

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Photo 8: West elevation, detail of right (south) window. Camera facing east.

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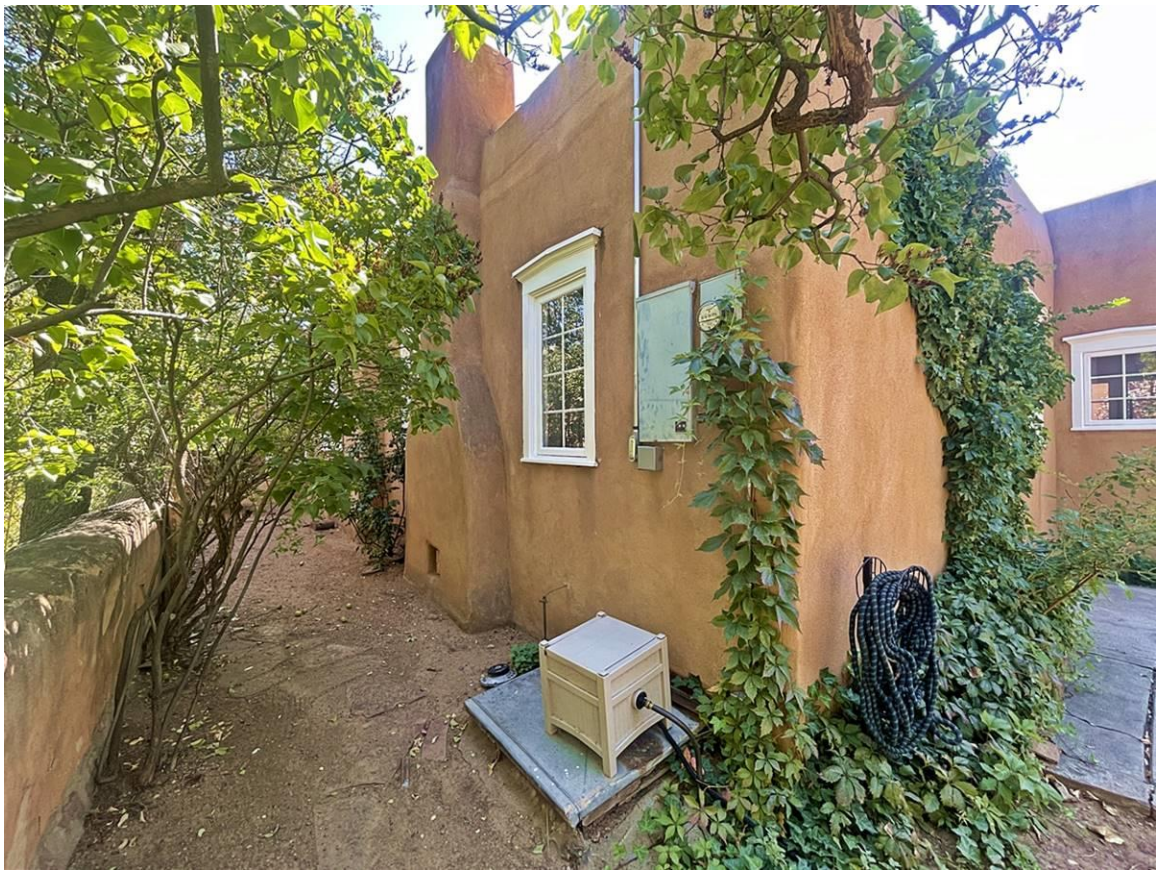

Photo 9: North elevation oblique. Camera facing southeast.

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

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Photo 10: North elevation, bay window in distance. Camera facing southeast.

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Photo 11: North elevation, east end. Camera facing southwest.

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

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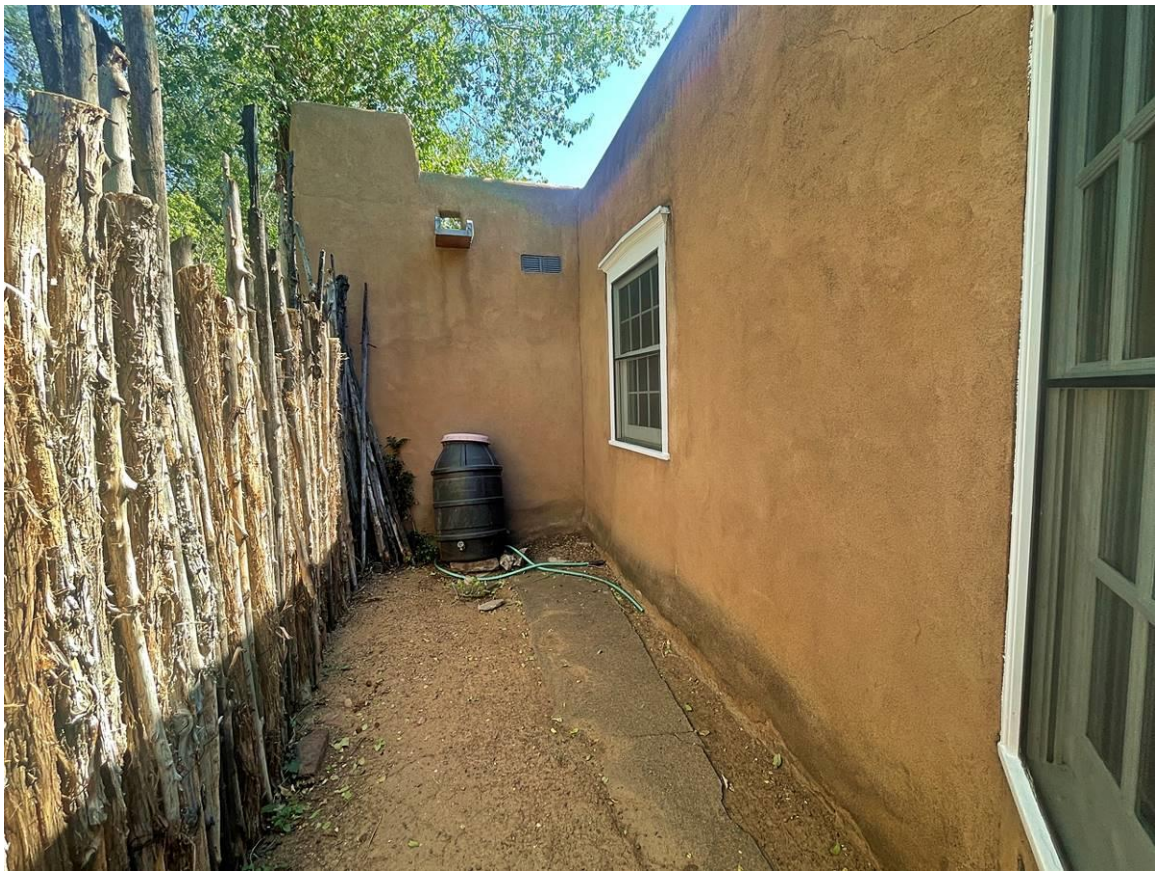

Photo 12: North elevation, east end. Camera facing southeast.

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

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Photo 13: Guesthouse, west elevation. Camera facing east.

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

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Photo 14: Guesthouse, north elevation. Camera facing south.

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Photo 15: Former carport. Camera facing southeast.

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

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Photo 16: Front wall, entry gate. Camera facing west.

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

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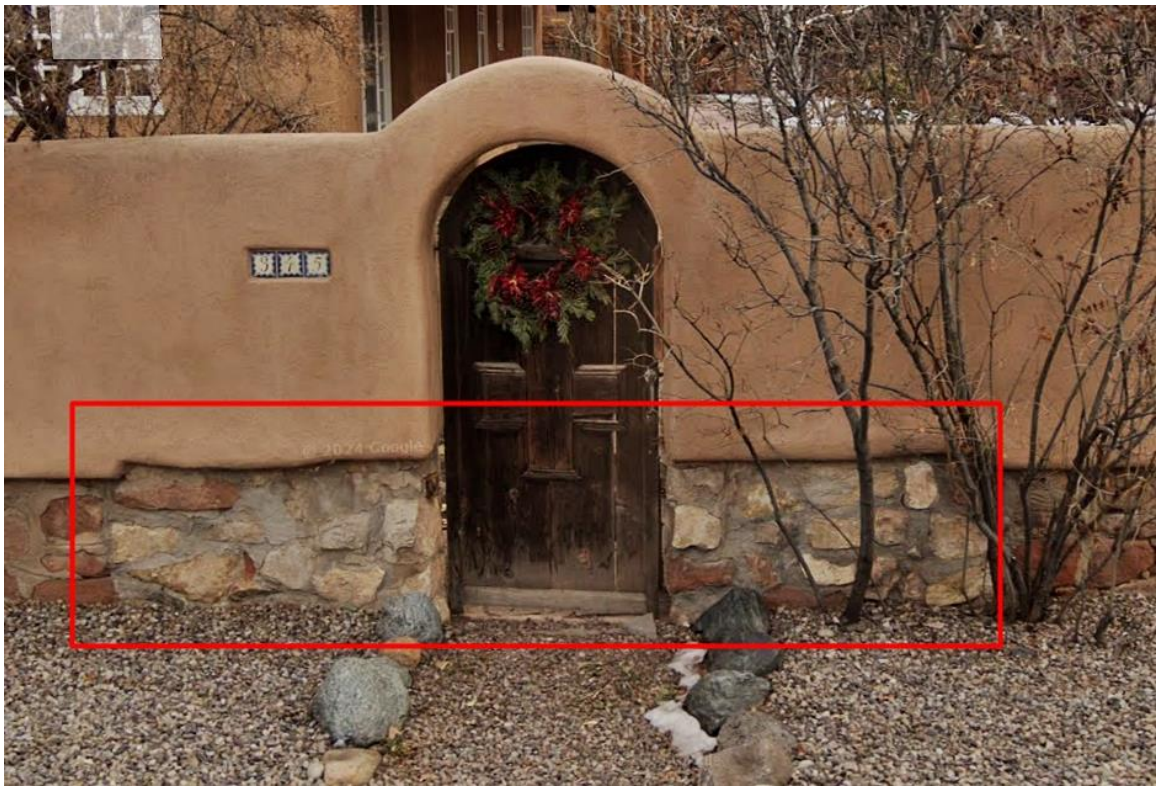

Photo 17: Altered portion of base of wall. Google Street View, December 2023.

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

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Photo 18: North property wall. Camera facing north.

GAYLA BECHTOL
ARCHITECT



Living Room facing west. Note light switch, now blank, next to the old doorway.

GAYLA BECHTOL
ARCHITECT



Living Room facing Northwest

GAYLA BECHTOL
ARCHITECT



Photo of driveway entrance at wall. Notice different stone and stucco.

GAYLA BECHTOL
ARCHITECT



Pedestrian entrance facing west and Garcia Street, formally the car entrance. Notice different stone and grout pattern.

GAYLA BECHTOL
ARCHITECT



Garcia Street wall. Notice the difference in stone pattern and grout. this entrance would have lined up with the former pedestrian entrance facing west, and Garcia Street.

GAYLA BECHTOL
ARCHITECT



North view of outbuilding

GAYLA BECHTOL
ARCHITECT



Southeast corner

GAYLA BECHTOL
ARCHITECT



Northeast corner

GAYLA BECHTOL ARCHITECT



Southwest Corner

GAYLA BECHTOL
ARCHITECT

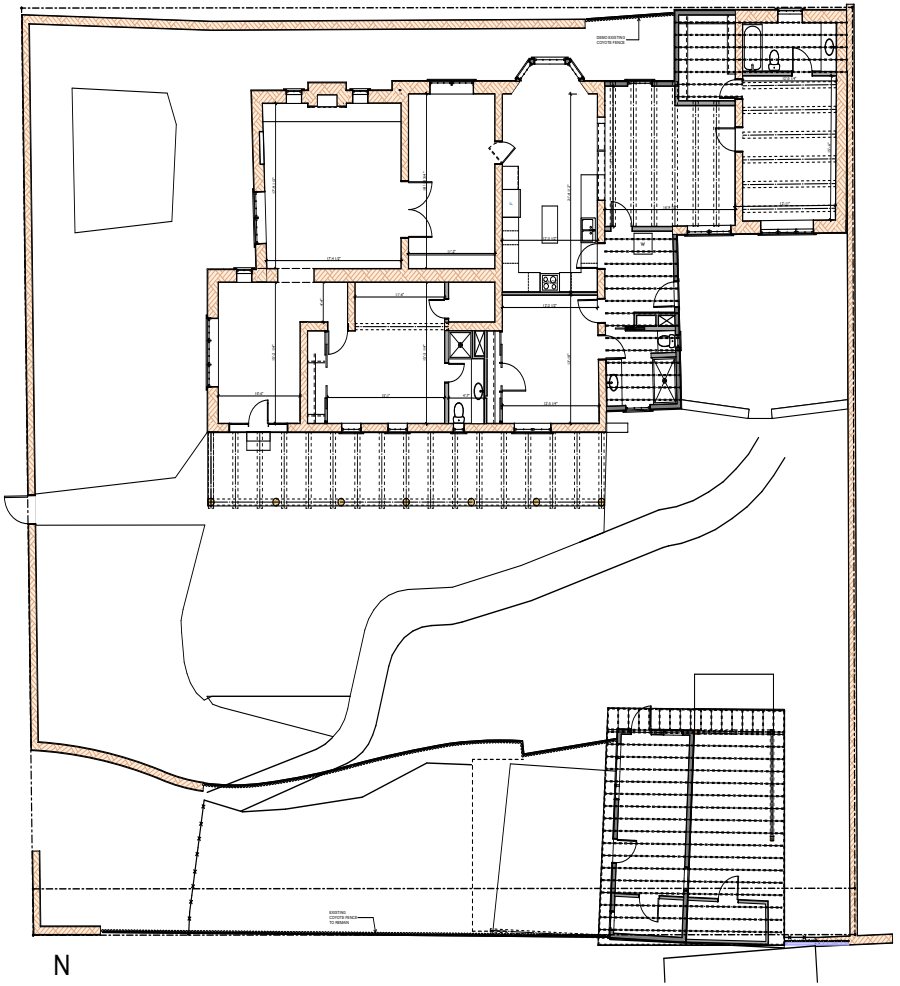


From the Northeast corner.

GAYLA BECHTOL
ARCHITECT



Garcia Street view



N

1 Existing Site Plan
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence
345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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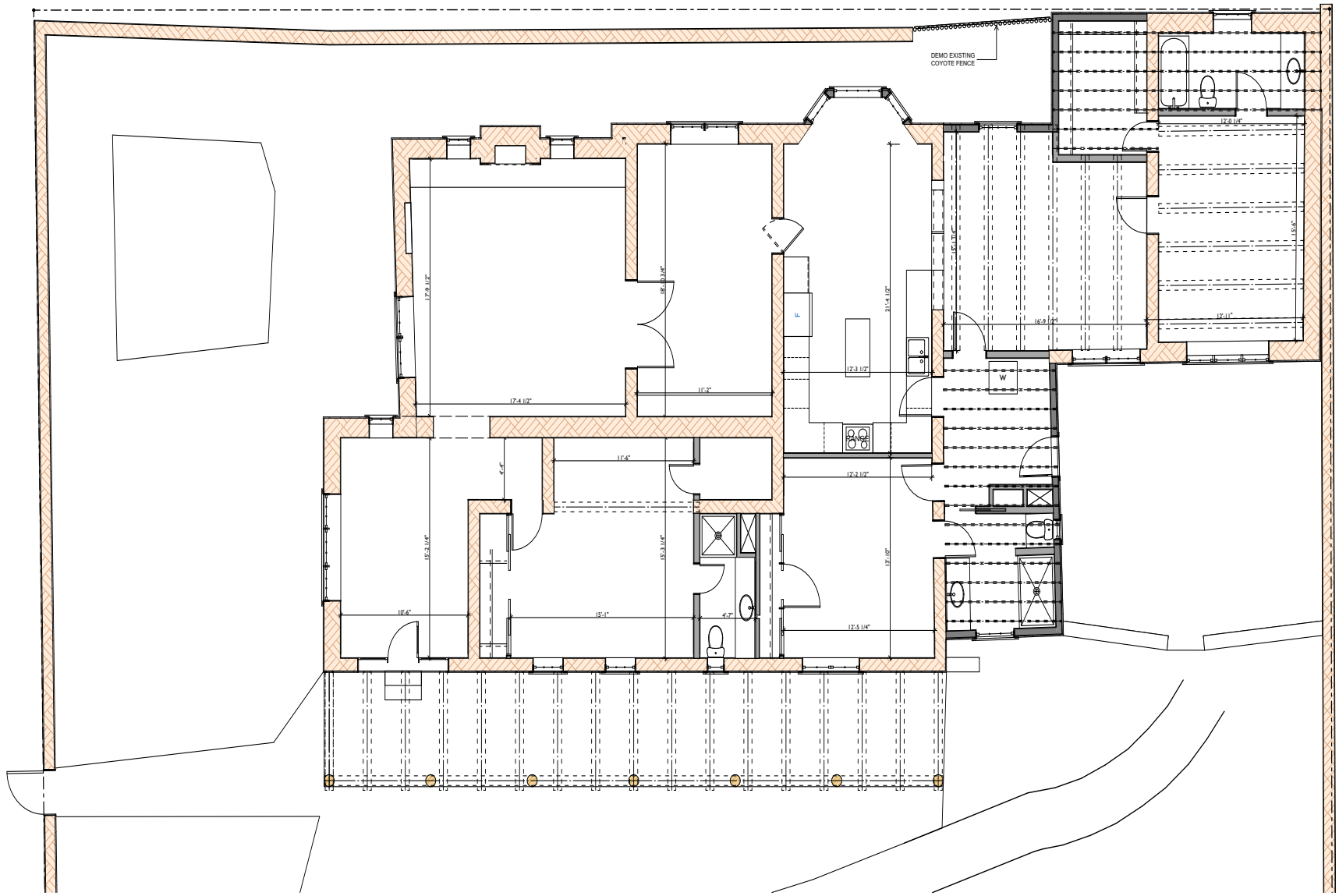
Holleyman Keller Residence

ISSUED:

EXISTING SITE PLAN

EX.1

Printed: 10/31/24



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

0 2" 4" 8"

GBA
GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
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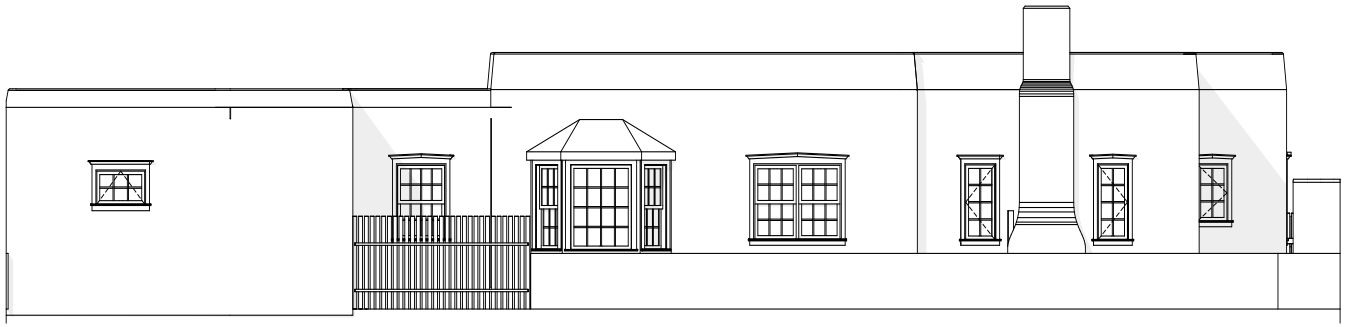
Holleyman Keller Residence

ISSUED:

EXISTING HOUSE PLAN

EX.2

Printed: 10/31/24



1 Existing North Elevation
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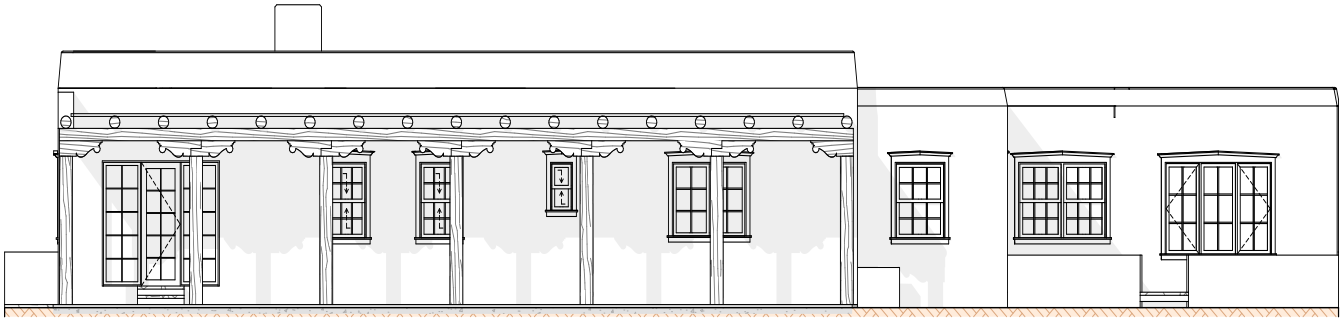
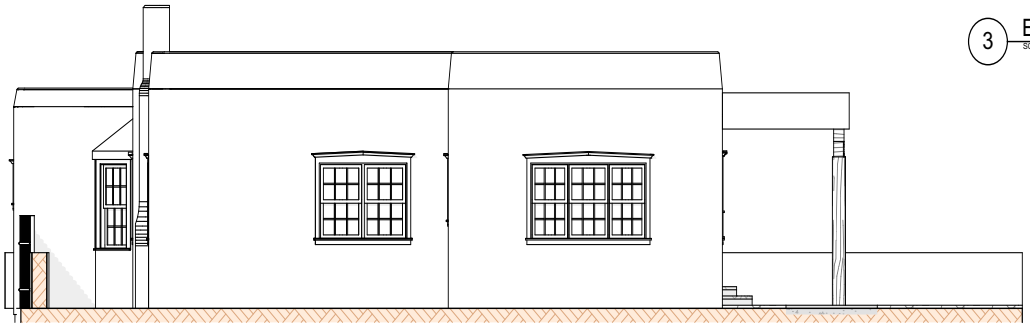
2 Existing East Elevation
SCALE: 1/4" = 1'-0"



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



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

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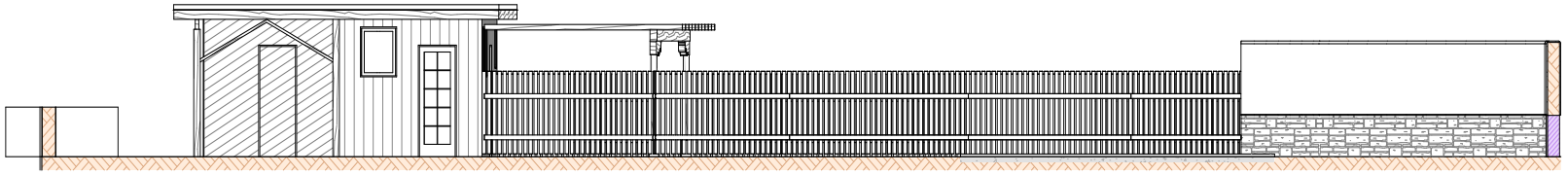
ISSUED:

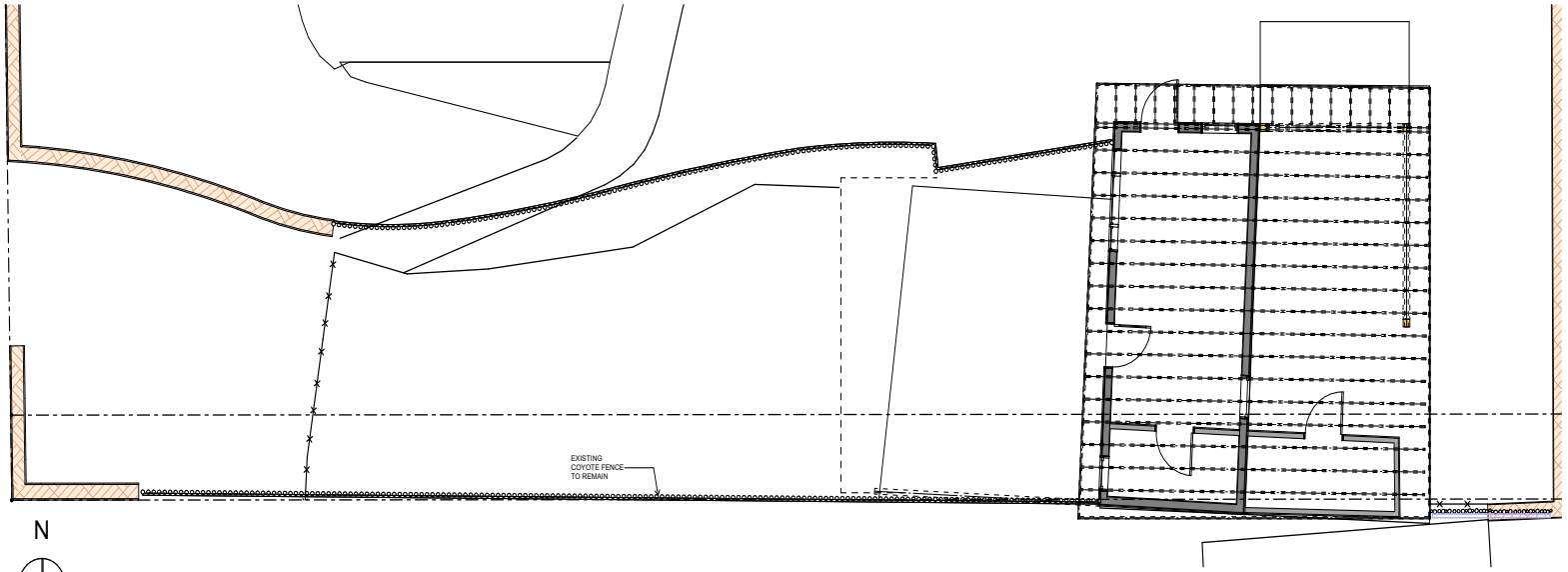
EXISTING HOUSE ELEVATIONS

EX.3

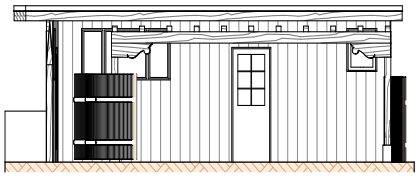
Printed: 10/31/24



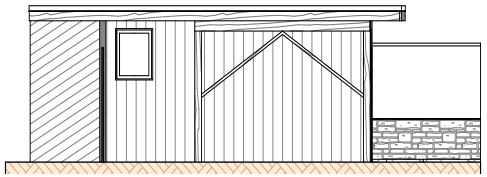
1 Carport North Elevation
SCALE: 1/4" = 1'-0"



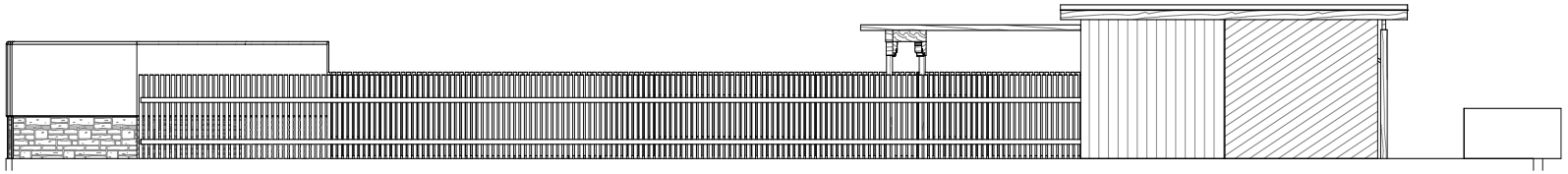
5 Existing Floor Plan
SCALE: 1/4" = 1'-0"



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



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



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

GBA
GAYLA BECHTOL ARCHITECT

320 Aztec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence

ISSUED:

OUTBUILDING PLANS AND ELEVATIONS

EX.4

Printed: 10/31/24

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009372--HDRB

Project Description: 2024-009372-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing and no-historic status, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, requests a status review with primary façade designation, if applicable, for an accessory structure.

Project Location(s): 1182 CERRO GORDO RD
Santa Fe, NM 87501

Contacts:

Applicant:	M Kay 1660 OLD PECOS TRL B Santa Fe, NM 87505	mkay@hdc.contractors
Property Owner:	Lisa A Falls 1184 Cerro Gordo RD Santa Fe, NM 87501	lafalls@aol.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 1983 and 2024

Year of Construction: btwn 1948 and 1960

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-009372-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing and no-historic status, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, requests a status review with primary façade designation, if applicable, for an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommend the historic status of the accessory structure be designated as significant, the upper retaining walls be designated as contributing, and the lower retaining wall at the acequia be designated as contributing per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1182 Cerro Gordo is listed as contributing to the Downtown and Eastside Historic District. Tucked behind and below the grade of the residence sits an accessory structure which does not currently have a designated status. Further to the rear of the property at the bottom is an archaeological remnant of *Acequia de la Muralla*. The acequia does not have a distinct channel profile and is mainly identified by the short retaining wall to the north and the

vegetation that grows along its path. Acequias in the Cerro Gordo neighborhood speak to the cultural history of the neighborhood in that the Cerro Gordo community was mostly agricultural in character. The acequia should be preserved and not impacted by this or any other future development on the site.



Figure 1: Remnant of *Acequia de la Muralla with retaining wall to the right*

To the rear of the residence there are several sections of stone retaining walls holding back the slope upon which the house sits. The most extensive of these is 80 linear feet roughly 6' high wall section located directly below the house. The east section is built with local, undressed stone, mostly quartzite, laid in random courses. The exposed mortar is made of cement. The west section, which is situated lower on the slope, consists of more uniform, block-like stones arranged in regular courses at its east end. This section appears to be of heavier construction, with supporting end piers, and has been repointed with cement mortar. This portion does not appear on the 1978 aerial. The end of the wall at the west consists of dry-laid river cobbles. Part of the upper retaining wall is visible in a 1960 aerial photograph. The origin of the other walls is unclear.



Figure 2: Upper retaining wall which shows in the 1960 aerial photograph

Attached to the upper retaining wall is a three-walled stone accessory structure of indeterminate age, designated on plat maps as the "Rock Shed." The stone structure does not appear in the 1948 aerial photograph, however a structure in this relative location is shown on the 1960 aerial.

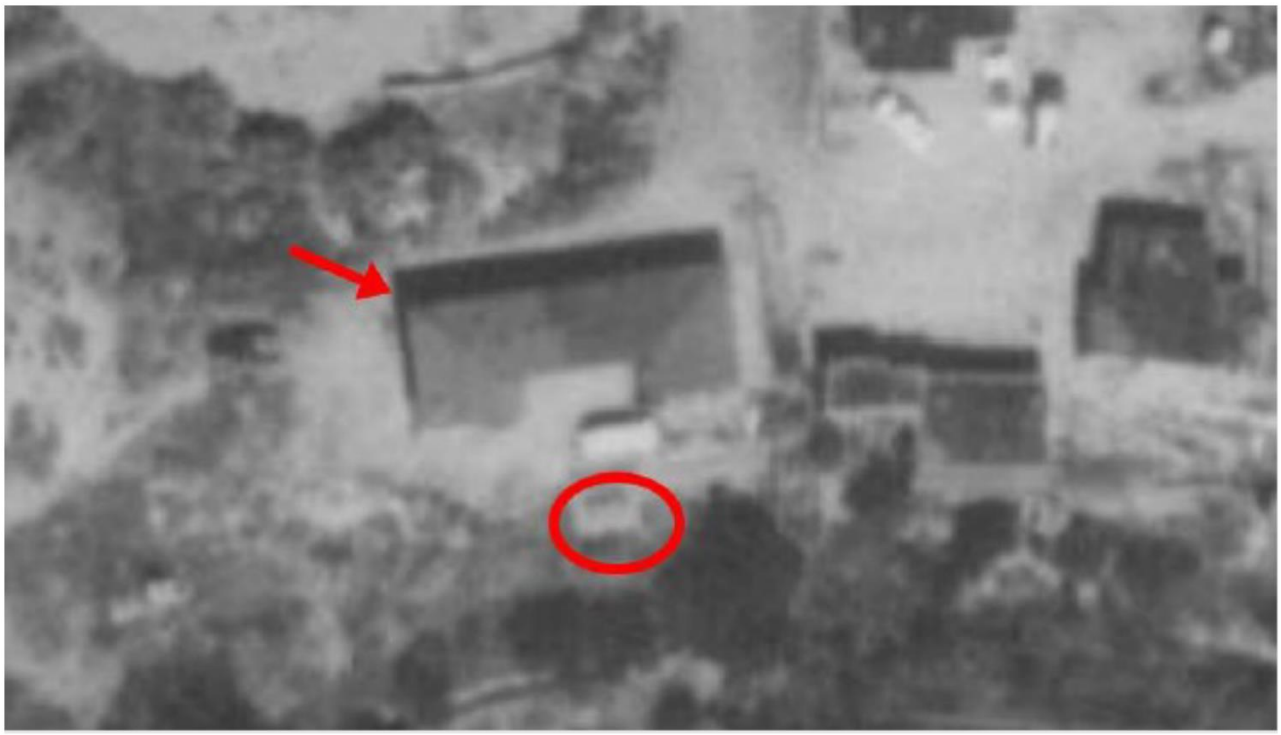


Figure 3: 1960 Aerial showing the shed structure location

The structure, which is roughly 84 square feet, is made of quartzite and other local and imported stones. The main pattern consists of medium-sized flat and oblong stones with smaller rocks filling the gaps between them. These rest on a base of smaller rocks and cobbles. The stones are laid in mud mortar with cement patching at the window and top of the wall. The southeast corner is made of much larger stones, arranged almost like cornerstone supports. The rocks of the upper courses near the roofline are from a different source and are tabular. The entrance to the structure is on the east through double wood doors of an older vintage. The interior is one room with an earthen floor and a new wood joist ceiling created by a deck above it. Staff notes this deck is the subject of a red tag issued on the property for work without a permit. The roof previous to the recent deck

structure was constructed of red metal. The walls are partially mud-plastered, with sections that may be reconstructed or shored up with additional stones.



Figure 4: Exterior of the Shed



Figure 5: Stone shed structure interior



Figure 6: Previous red panel roof on the shed

The applicant requests:

1) Status review with primary façade designation, if applicable, for an accessory structure.
2) Status designation for retaining walls.

These types of stone structures were located throughout the development of Cerro Gordo Road. The most outstanding of which is a garage located at 1666 Cerro Gordo Road and the stone church across from 1163 Cerro Gordo, across from 1588 Cerro Gordo, and at 1666 ½ Cerro Gordo. Each of these structures have contributing or significant status. In addition to the buildings there are a significant number of rock retaining walls, most of which remain unstatused. The structures vary in size and material based on the location along the road and the acequias. This storage shed is typical of a shed from the era in which it was constructed and has been well maintained over the years partially due to the metal roof which protected it from weather damage. Due to the character of the structure, staff recommends it be designated as significant so that the whole structure would be preserved.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

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.

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

Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMM

building threatened?	surveyed	county	ID no.
yes	date 7-7-83 by mb	Santa Fe	051600644 H1334

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 1182 Cerro Gordo

city/town: Santa Fe

~~land grant/reservation~~

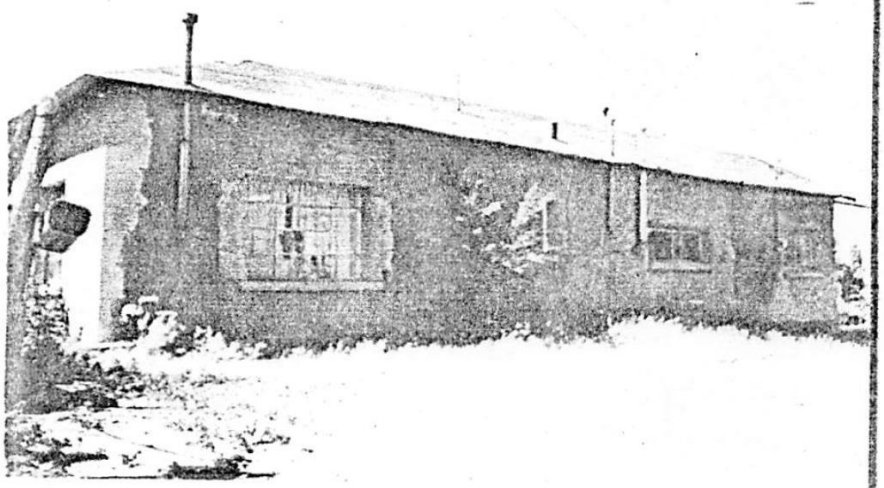
building name: Vigil

legal description: tnsp 17 N range 10 E sec 30 NE¼ NW¼

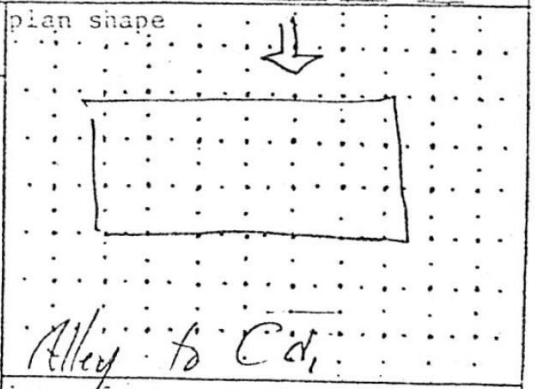
film roll: by M no. 28

negative nos.: 31

loc. of neg.: HPB



plan shape



date of construction: Pre 1928 estimate ____ actual

source: Directory

use

present: residential

other ____

historic: residential

other ____

condition: ___ excellent X good ___ fair ___ deteriorating

style: Mountain Vernacular

foundation material: Concrete

wall material/surface: Stucco

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

describe: Reset windows

architectural features

Windows - 3 lite steel casement & fixed, concrete sill
lite over, — alum sldg,
Roof - hip, roll roofing
4 metal flues/vents - rigable

surroundings: Res

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ eligible X of ___ none

if eligible, interest

why?

associated buildings? yes

what type?

if inventoried, list ID nos.

see back? ___ yes

comments

Streetscape: wall, hedge, wire fence, [illegible], landscape, street trees, stone curb, 0 setback, acequia

Alley

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 1334

building threatened? yes	surveyed date 7-7-83 by mb	county Santa Fe	ID no. 051600644
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1182 Cerro Gordo

city/town: Santa Fe

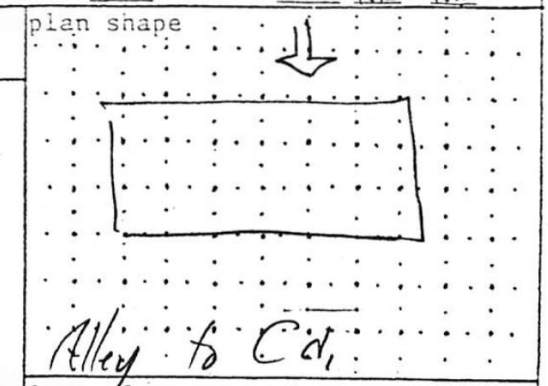
land grant/reservation: ~~X~~

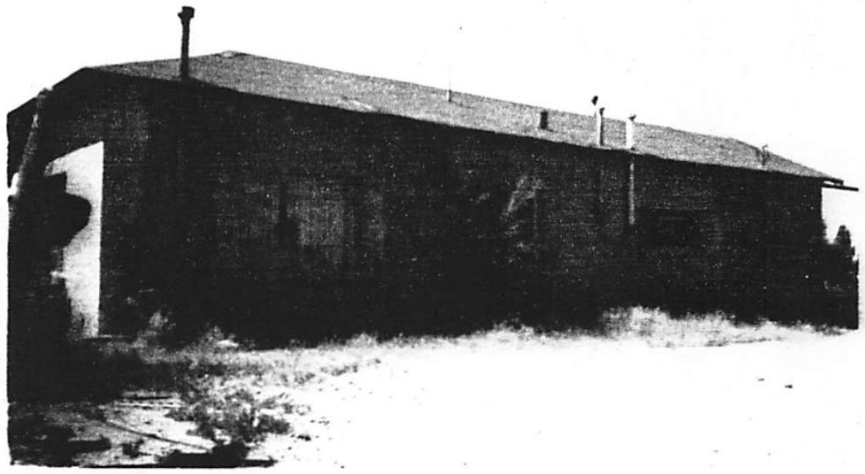
building name: Vigil

legal description: tnsp 17 N ☐ range 10 E ☒ sec 30 NE¼ NW¼

film roll by mb no 28	negative nos. 31	loc of neg. HPB

plan shape





date of construction: Pre 1928 estimate _____ actual

source: Directory

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

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe: Reset windows,

surroundings: Res

relationship to surroundings
___ similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: Mountain Vernacular

foundation material: Concrete

wall material/surface: Stucco

architectural features

Windows - 3 lite steel casement & fixed concrete sill
1 lite over — aluminum,
Roof - hip, roll roofing
4 metal flues/vents - visible

comments

Streetscape
wall
hedge
wire fence
board fence
landscape
street trees
stone curb
0 setback
2 cerquita

Alley

HIGH DESERT CONTRACTORS, LLC

License: 397335
P.O. Box 33136
Santa Fe, New Mexico 87594
1660 Old Pecos Trail, Suite B
Santa Fe, New Mexico 87505
Telephone: (505) 986-8515
www.hdc.contractors

October 28, 2024

To Whom this May Concern:

This is a proposal letter asking for a status review of the shed and the primary façade for the contributing structure located at 1182 Cerro Gordo Road.

Thank you,

M Kay
High Desert Contractors

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 20, 2024 -F X

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

**Juan Pedro Williams/
Acsencio and Dolores Vigil/
Juan José and Lettie Vigil House**

2. Location:

**1182 Cerro Gordo Road
Downtown and Eastside Historic District
Santa Fe**

3. Local Reference Number:
Santa Fe ID: H-1334

4. County: Santa Fe
Parcel # 910005068

5. Property Type:
_x Buildings: 1 house
_x_Structures: Stone walls and attached structure
__ Site __ Object

6. Date of Survey:
September 14, 2024

7. Previous Survey Date(s):
_x_Yes: July 7, 1983, Michael Belshaw
_x No: stone structure and retaining walls

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6815058,-105.9190395



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north and west elevations. Camera facing southeast. The west portal is not historic.

11. Brief Description of the Property:

This former farmhouse sits approximately 200’ south of Cerro Gordo Road, at the top of a steep escarpment descending to the Santa Fe River (Fig. 1). It is approached by a private gravel drive, giving access to several newer homes that crowd around it. Before these homes, the house sat alone on this brow overlooking the Santa River valley. There are several stone-retaining walls of unknown vintage near the house. A crude stone structure likely dating from the mid-20th century is attached to one of these walls. At the bottom of the property is an archaeological remnant of *Acequia de la Muralla*. Per the Santa Fe County Assessor data, the house encloses 1,746 square feet containing two bedrooms and 1.5 baths.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before 1914
_x_Known __ Estimated Source: hydrographic survey map (Fig. 3).

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

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

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

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



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

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

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

For: Lanalee Lewis Revocable Trust

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

Current owner: Lanalee Lewis Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: house __ Non-contributing _x_ No Status: Stone structure and retaining walls
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1334
Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House	1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 14, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone: __ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood: __ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam _x_Metal: ribbed panel, red
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Clad Wood	4	1
Casement	Clad Wood	6	5
Casement	Clad Wood	8	7
Casement	Clad Wood	10	2
Awning	Clad Wood	4	2

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-Light	Clad Wood	1

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __x Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

See Summary of Changes

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular, farmhouse with Craftsman-style porch

17. Documents Available and Their Locations

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

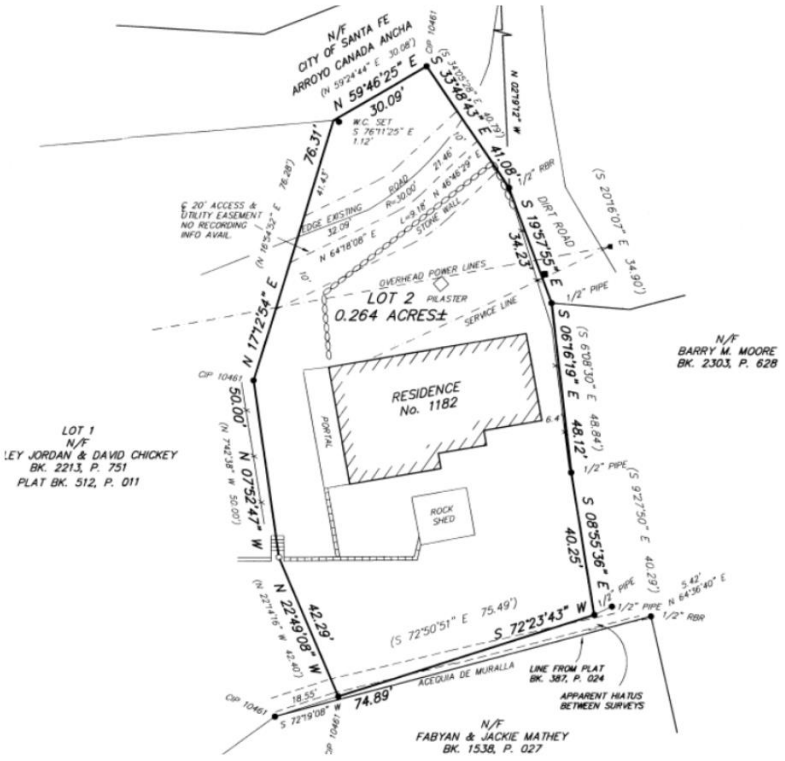
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2005 boundary survey map. Courtesy Del Rio Surveys, Inc.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**

Architectural Description Continued

Summary of Changes

Constructed before 1914, the original Juan Pedro Williams home had a C-shape plan, typical of a 19th-century Hispanic farmhouse (Fig. 3). The pitched roof building had hipped connections, where the wings met the core block at the north. These short wings created a courtyard that likely was enhanced in the winter with solar gain. This ground plan and roof form remained through the early 1960s (Fig. 6).

Between 1960 and 1966, a flat roof addition was constructed between the wings, lessening the size of the courtyard (Fig. 7). By 1973, the hipped connection at the west side of the building had been simplified to a gable end (Fig. 8). By 1978, the west wing had been widened and extended southward, joining with the flat roof addition and removing the entire historic courtyard (Fig. 9).

Between 1998 and 2005, a portal was installed across the west elevation, introducing a non-historic Craftsman element to the vernacular home (Fig. 11 & Field 19). In 2007, all of the house's fenestration was changed.[1]

House

The original house, built possibly in the 19th century, consisted of a C-shaped ground plan facing south. This plan, as summarized above, has been considerably altered. The home's south direction points to a traditional idea of solar orientation. Adobe homes with this ground plan were positioned southward to catch the afternoon solar gain during the winter. The "arms" enclosed this warmth and created a courtyard. More intact examples of these climatically adapted C-plan farmhouses are found further up the canyon at 1320 and 1325 Cerro Gordo Road.

North Elevation

The long north side of the building faces a gravel parking court with a flat façade penetrated by various windows (Photos 1 & 2). The windows, of different sizes and

[1] RPA & Associates, LLC., Historic Assessment No. 150824-HA, August 15, 2024.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**

operations, are all recent: c.2007 Marvin white-clad, single divided-light wood units. These same windows are found throughout the house. The older openings have heavy lug sills that have been stuccoed. One opening, the second from the west at the kitchen, appears to have been significantly reduced in size and is missing its sill (Fig. 10). The roof has a medium-pitch and is covered with red ribbed metal panels.

West Elevation

A recent porch defines the west elevation (Photos 3 & 4). The 238-square-foot structure, spanning the entire façade, was constructed between 1998 and 2011 (Fig. 11). With its bulky square posts and shed roof, it gives the feeling of a Craftsman-style house. A glass door and paired casement windows penetrate the wall (Photo 5). Neither are original.

South and East Elevations

The south elevation, perched at the top of the slope, has experienced more change. It begins at the west end with a projected gable (Photo 6). Somewhere between 1973 and 1978, the original west wing was widened and extended southward, creating this façade (Figs. 8 & 9). This alteration removed the last vestige of the historic patio. Moving eastward, one encounters a flat-roof addition constructed between 1960 and 1966 (Photos 7 & 8). It has a pronounced overhang and the same white-clad windows found elsewhere in the house.

The surviving east wing of the original C plan sits back four feet from the 1960s addition (Photo 9). Its gable end is simple, containing only one window. Rounding the corner is the east elevation with its single window (Photo 10). A *contra pared* traces the outline of the unaltered wing.

<u>Stone Structure and Retaining Walls</u>

Several sections of stone retaining wall help hold back the slope. The most extensive of these is a roughly 6’ high wall section located directly below the house. Part of this section (the upper retaining wall) is visible in a 1960 aerial photograph (Fig. 6). The origin of the other walls — given their lesser construction and tree cover in aerial photographs — is unclear. Attached to the upper retaining wall is a three-walled stone structure of indeterminate age, designed on plat maps as the “Rock Shed.”

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Upper Retaining Wall

The wall extends 80 feet across the property from east to west. It is divided into two sections, with a stone structure or shed located roughly in the middle. The wall has an average height of 6 feet. The east section is built with local, undressed stone — mostly quartzite — laid in random courses (Photo 10). The exposed mortar is made of cement. The west section, which is situated lower on the slope, is constructed differently. It consists of more uniform, block-like stones arranged in regular courses at its east end (Photo 11). This section appears to be of heavier construction, with supporting end piers, and has been repointed with cement mortar. This portion does not appear on the 1978 aerial (Fig. 9). The end of the wall at the west is of different construction, consisting of dry-laid river cobble (Photo 12).

Stone Structure (Rock Shed)

A stone structure is attached to the eastern part of the upper wall (Photos 13 & 14). The building, which is roughly 84 square feet, is made of quartzite and other local and imported stones laid in irregular and straight courses. The change in the types of stone and coursing indicates it was built in several phases.

The main pattern consists of medium-sized flat and oblong stones with smaller rocks filling the gaps between them (Photo 15). These rest on a base of smaller rocks and cobbles. The stones are laid in mud mortar with cement patching at the window and top of the wall (Photo 16). The southeast corner is made of much larger stones, arranged almost like quoins. This heavier construction may be of a different construction period (Photo 14). The rocks of the upper courses near the roofline are from a different source and are tabular, suggesting that the structure was raised in height (Photos 13-15).

It is entered on the east through double wood doors of an older vintage (Photo 13). The interior is one room with an earthen floor and a new wood joist ceiling created by a deck above it (Photo 17). The walls are partially mud-plastered, with sections that may be reconstructed or shored up with additional stones.

The stone structure does not appear on the 1948 aerial photograph (Fig. 5). A structure in this relative location is shown on the 1960 aerial but is smaller and narrower (Fig. 6). It achieved its current size and shape by 1966 (Fig. 7).

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Acequia Remnant

A remnant alignment of Ditch No. 8, also known as *Acequia de la Muralla*, runs along the bottom of the lot (Photo 18). The ditch does not have a distinct channel profile and is mainly identified by the short retaining wall to the north and the vegetation that grows along its path.

Historical Overview

Cerro Gordo – Above the Santa Fe River

After the Pueblo Revolt and Reconquest in the late 17th century, Spanish settlers returned to *La Villa Real de la Santa Fe de San Francisco de Asís*, seeking to reestablish their holdings. Additional colonists arrived in the early 18th century, finding most of the better tracts around the Plaza had already been claimed. Many of the newer settlers fanned out along the Santa Fe River, looking for suitable land to establish a family farm. One of these was José Antonio Lucero.

Cerro Gordo (the fat hill) falls within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. Lucero petitioned for land outside of the official pueblo (city) grant to be "sufficiently large to permit the planting of two fanegas (an unspecified size of land) of corn."[2]

Taking possession of it in October 1732, Lucero found the grant much smaller than requested. Despite its deficiency, he and his descendants worked the grant and were still in possession of it after the American conquest in 1846. Juan Lucero, who claimed to be a descendant, petitioned for confirmation of the grant in the 1880s. At its initial survey in 1885 the grant was at 700 acres and took in much of the Cerro Gordo area. But after a private court claims hearing, it was reduced to a mere nine acres.[3]

[2] Quoted in J. J. Bowden, "Antonio Lucero Grant," (New Mexico History, New Mexico State Records and Archives Center), https://newmexicohistory.org/2015/07/17/jose-antonio-lucero-grant, accessed September 12, 2024.
[3] U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://econtent.unm.edu/digital/collection/catron/id/2104, accessed September 12, 2024.

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Starting in the 19th century, the former Lucero grant was divided into smaller tracts worked primarily as farmland (Fig. 2). By the late 19th century, most of the area south of Cerro Gordo Road near its junction with Lorenzo Road was owned by George Holmes, an Irish immigrant and stonemason. His land, as shown on the 1897-98 White's map, stretched from the Santa Fe River northward to the south edge of Cerro Gordo Road (Fig. 2). The south portion of his land was irrigated by Ditch No. 8 (*Acequia de la Muralla*), a remnant of which exists on the property.

Holmes came to Santa Fe in 1849 as part of the American Calvary.[4] He served in the Union Army and married a Santa Fe native, Maria, which may explain why the land came into his possession. The 1880 census places George and Maria proximate to Juan Pedro Williams, suggesting they were neighbors.[5]

George Holmes died in his Cerro Gordo Road home in 1914. His heirs would subdivide the land into smaller plots. These were owned by interrelated family members bearing the Lucero, Williams, and Vigil surnames. Through this process, the subject parcel would be further reduced in size.

Juan Pedro Williams

The first view of the property is provided in the 1914 hydrological survey (Fig. 3). The map shows a roughly C-shaped farmhouse on land owned by Juan Pedro Williams. This residence, though highly modified, is the subject house. A few other buildings surrounded the house but did not include today's stone structure. The land to the south, irrigated by Ditch No. 8, was being used to grow beans.

This farmstead is associated with a household documented in the 1900 federal census. The census recorded Juan Pedro Williams residing in "Upper Canyon," another name for the upper Santa Fe River valley. Wiliams, the head of the household, was 46, and his wife, Felciana Sena y Williams, 38. Juan was born in New Mexico, but his father was from Kentucky; Feliciana was a native of New Mexico.[6] Their home included five

[4] "Local Items [Old Soldier Dies]," *Santa Fe New Mexican*, May 13, 1914, 4.
[5] U.S. Census Bureau, 1880; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 804; Page: 18c; Enumeration District: 040.
[6] U.S. Census Bureau, 1900; Census Place: Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 11; Enumeration District: 0119.

children aged from an infant to 22 years old. The infant, Dolores Vigil, is directly connected to 1182 Cerro Gordo Road.

Juan Pedro Williams died in his adobe farmhouse in 1925 at 75.[7] An affidavit recorded in 1946 indicated he, as Williams' descendant, had been an owner of the property for many years, which at the time included more acreage.[8] Four years later, his siblings deeded the subject parcel to Ascencion Vigil[9], the man who married Juan Pedro's youngest daughter.[10]

The Vigil House

Born about 1897, Ascencio grew up in the Pecos area, where his father, José F. Vigil, farmed. In 1925 he married Dolores Williams. The young family lived near Glorietta, where Ascencio did odd jobs and Dolores taught school.[11] By the 1930s, as indicated in city directories, they had moved into her father's old farmhouse overlooking the river. They lived adjacent to her brother, Manuel Williams, and old Cerro Gordo Road friends and acquaintances. For a time, both households were given the 1182 Cerro Gordo Road address.

A deed tells us that the Vigil house was very small, consisting of just four rooms.[12] Still, it sheltered a burgeoning family that included Vigil's four children. Ascencio's parents also lived in the home. Dolores passed away in 1937, leaving Ascencio a widower.

The revised family composition was captured in 1940. It included his aging father, five children, and a nephew.[13] The youngest child, Juan José, born a year before his mother's

[7] "Juan P. Williams," *Santa Fe New Mexican*, February 7, 1925, 6.
[8] Affidavit, Elvira W. [Williams] Lujan and Tranquilino Lujan to Petrolino Armijo et al. including Juan P. Williams, recorded January 1, 1946, Book 30/Page 421, Instrument # 83439, Santa Fe County, New Mexico.
[9] His name appears in legal documents with various spellings (Ascencion, Ascencio, Asencion, Asensio). The decision was to go with Ascencion and Ascencio.
[10] Spanish Deed, Elvira Williams y Lujan and Tranquilino Lujan to Ascencio Vigil, recorded March 1, 1950, Book 35/Page 479, Instrument # 97090, Santa Fe County, New Mexico.
[11] U.S Census Bureau, 1930; Census Place: Glorieta, Santa Fe, New Mexico; Page: 4B; Enumeration District: 0026; FHL microfilm: 2341134.
[12] Warranty Deed, Ascencion Vigil to Juan Jose Johnny and Lettie Mae Vigil, recorded February 6, 1962, Book 187/Book 34, Instrument # 254505, Santa Fe County, New Mexico.

death, would inherit the property. Ascencio's mother, Marlillita, had died in the home in 1937; his father followed her a month after the census was taken. As was the tradition at the time, his body lay in state at the home until the funeral mass took place.[14] This tradition was also honored with Ascencio's mother and wife.

Ascencio, 42, was the owner of the house, which was valued at $200. He worked year-round as a builder, earning $450 per annum. His brother-in-law and many interrelated families with the Martinez surname lived nearby.

Most of the men were also employed in the building industry. Because of the New Deal and its various work-relief programs, farming was no longer a central occupation for Upper Canyon residents. Farming would further decline in the war years as most young Santa Fe men (and many women) joined the armed services or moved to the West Coast to work in the war industry.

By the following decade, Asencio had remarried. His much-younger wife, Vivianita, worked as a hotel dishwasher. Ascencio also worked as a hotel busboy.[15] It can be assumed the hotel was La Fonda. By this time, it was all cash work, with most of the Upper Canyon farming fields going fallow. The two children remaining at home, Antonio and Juan José, attended school. Antonio would later serve in the Marine Corps during the Korean Conflict.

Johnny and Lettie

In 1962, Ascencio deeded the property and its four-room house to Juan José (now known as Johnny) and his wife, Lettie Mae Reed.[16] The couple had married in 1957. They divorced at some point in the 1980s and Lettie Mae returned to Albuquerque where she had grown up.

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[13] U.S. Census Bureau, 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 15B; Enumeration District: 25-20B.

[14] "Obituary Notices [Jose F. Vigil]," *Santa Fe New Mexican*, May 21, 1940, 5.

[15] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 2; Enumeration District: 26-19.

[16] Warranty Deed, Ascencion Vigil to Juan Jose Johnny and Lettie Mae Vigil, 1962.

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Johnny worked as a corrections officer at the state prison until his retirement. Later, as with many in his profession, he took a part-time job as a security officer. Driving home late from his security job at Las Campanas on the night of October 25, 2000, he was struck by an automobile driven by an ex-convict fleeing the police.[17] Johnny Vigil died on the scene. He was 65.

A year later, the house was cleared of its contents during a multi-day estate sale and then put on the market. It sold in 2002. With the sale, the house and land lost their century-old association with the history Upper Canyon farming and mixed Hispanic-Anglo families.

Evaluation of Historical Status

House

The house shown on the 1914 hydrographic map has been considerably modified along its west and south elevations. These changes began in the 1960s and continued through the 2000s.

The alterations included additional living area and mass, which changed the building's character-defining C-shaped ground plan. In addition, a c.2000s porch on the west elevation introduced a new design that makes it appear the house is from the Craftsman period. The cumulative alterations have affected the historic integrity aspects of design, material, and workmanship, and association and feeling.

If the Board determines that the house still qualifies as a Contributing property, it is recommended to designate the north elevation as the primary façade, as it has undergone the least amount of change (aside from the plain east elevation).

[17] Veronica Gonzalez, "Chase Leads to Homicide Charge," *Santa Fe New Mexican*, October 26, 2000, 1.

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Stone Structure and Retaining Walls

The stone walls and stone structure (or shed) reveal multiple construction periods, with the shed taking its current form only in the 1960s. The shed shows vernacular construction in some areas, primarily the south wall. Other areas show reconstruction or different stonework. The removal of the roof has further compromised its integrity. Overall, it does not seem to be a Contributing structure.

By their very nature, the retaining walls do not come under the jurisdiction of the Board, as they do not meet the definition of a Structure; something that stands “on the ground.”

Acequia Remnant

At this point, the remnant of *Acequia de Muralla* is best treated as an archaeological feature.

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Illustrations

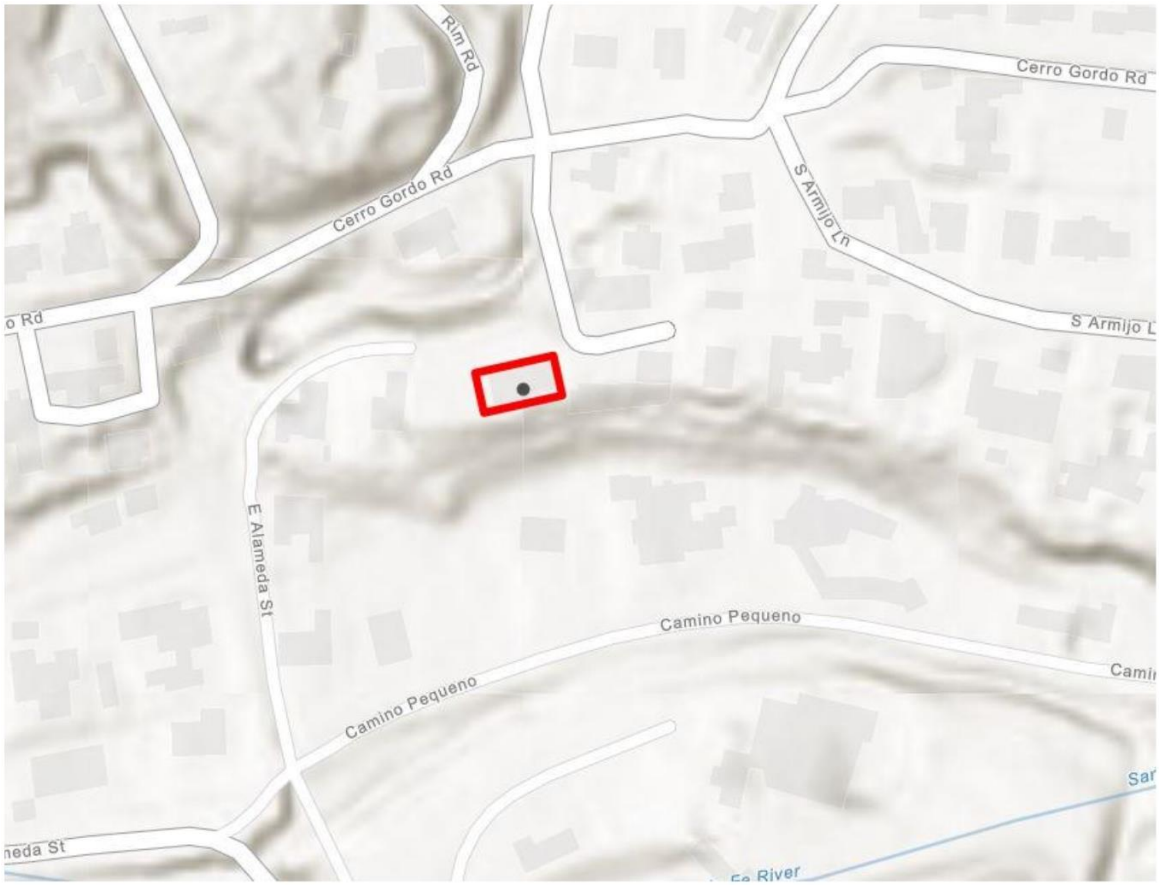

Figure 1: Terrain map showing the building's siting in relation to the escarpment.

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Figure 2: 1897-98 map showing the larger parcel under the ownership of George Holmes. Source: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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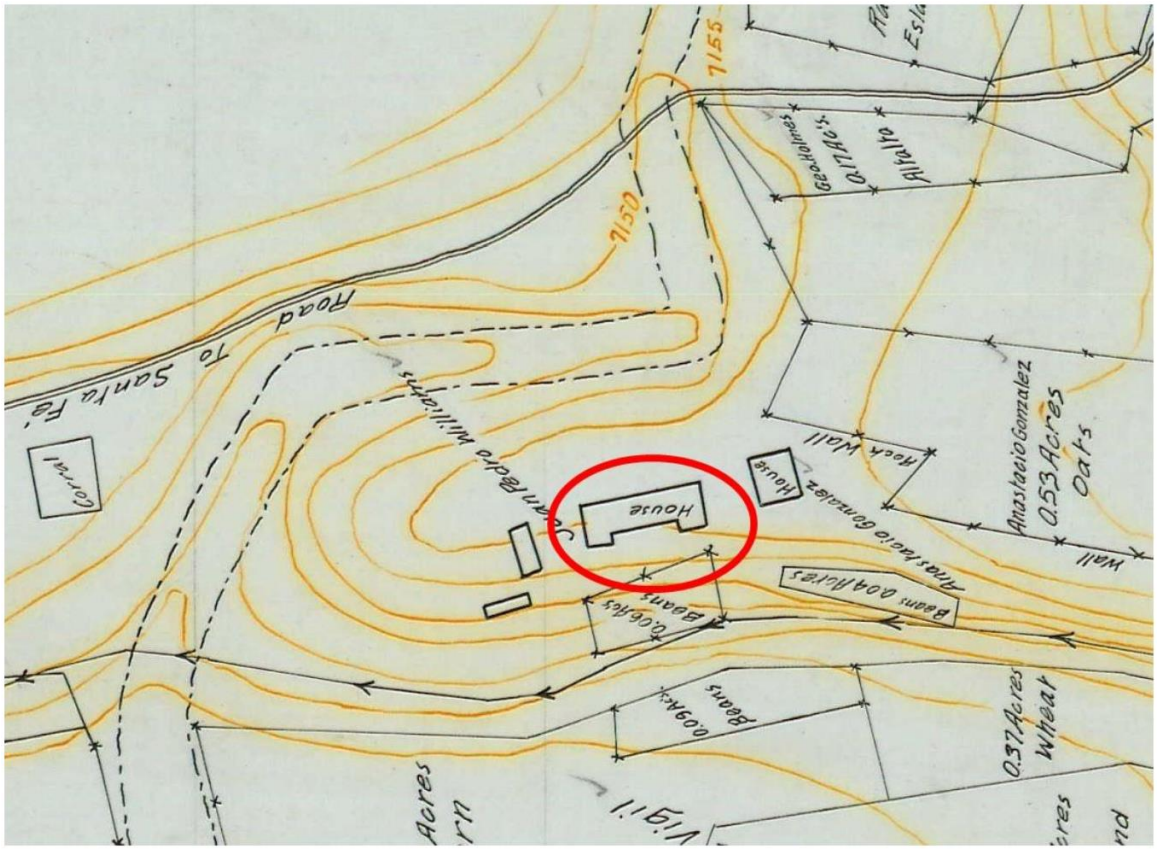

Figure 3: Juan Pedro Williams farmhouse, c.1914. Note stone structure is not shown. Source: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919).

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Figure 4: Subject house, 1935. Note stone structure is not shown. Source: United States Soil Conservation Service, Sheet # 1009.

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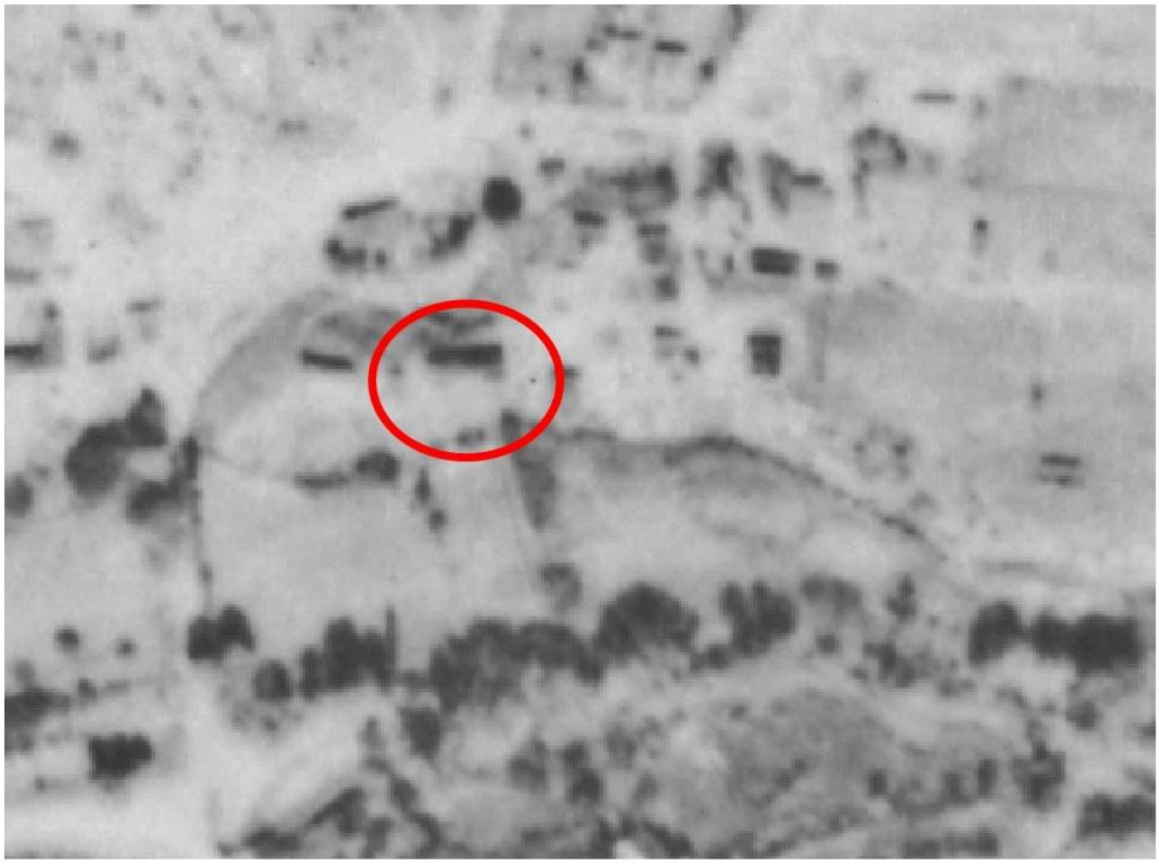

Figure 5: October 25, 1948, aerial photograph. Note stone structure is not shown.

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Figure 6: September 25, 1960, aerial photograph. Note hipped gable connection (arrow) and presence of a structure near the current day stone building (circle). Upper retaining wall and acequia are visible.

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Figure 7: May 2, 1966, aerial photograph. Note the flat roof addition (upper arrow) and the current stone structure (lower arrow). Noted that this structure is wider than the structure shown in Figure 6.

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Figure 8: May 11, 1973, aerial photograph. Note the west connection has been simplified to a gable end (circle).

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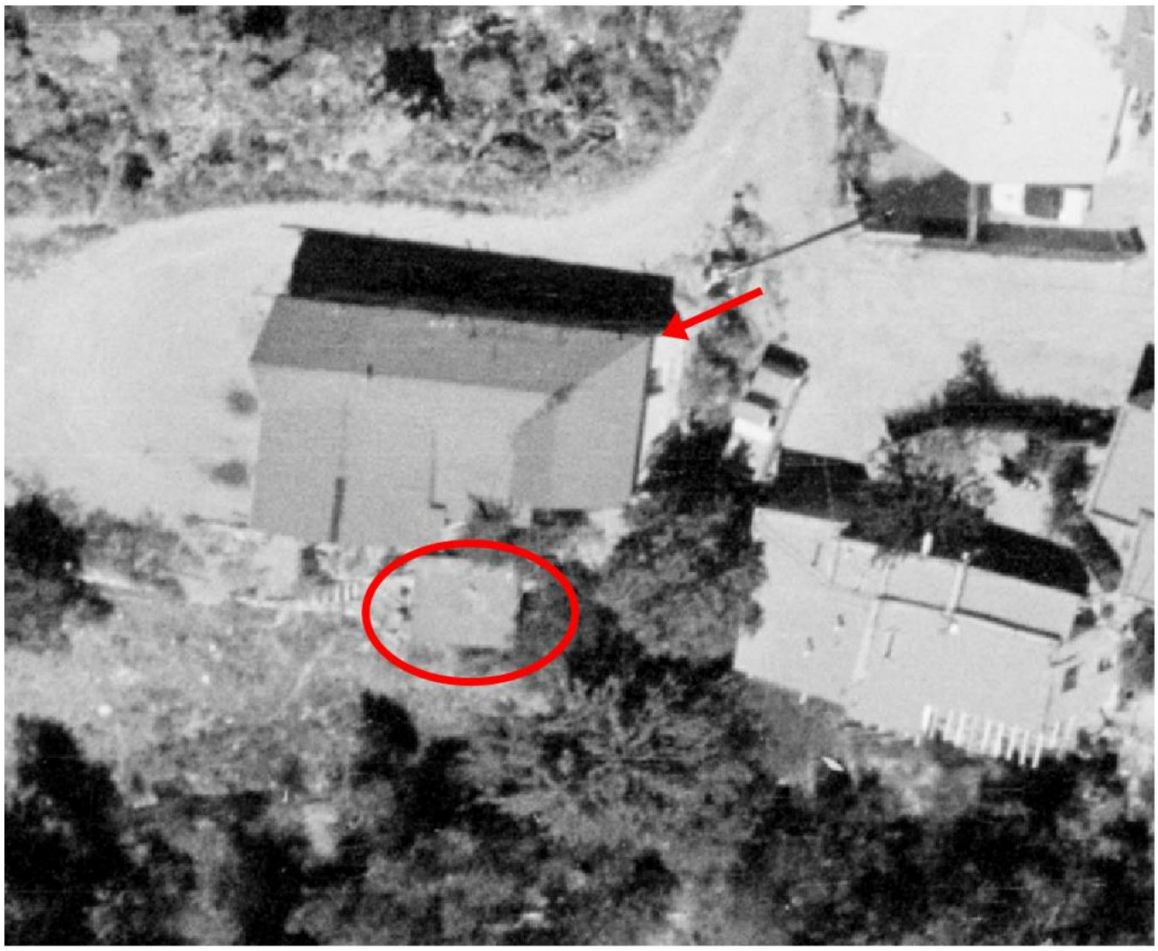

Figure 9: September 11, 1978, aerial photograph. Note closeness of stone structure to house (circle) and retention of hipped connection at east side of the house. Note also absence of west elevation porch and the west of the upper retaining wall.

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Figure 10: Copy of July 7, 1983, HBI survey photo taken by Michael Belshaw. Note presence of steel windows and lug sill at kitchen window (circle). Courtesy of NMCRIS.

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Figure 11: Left, 1998 survey plat, without a porch across the west elevation; right, 2011 real estate advertisement, showing recent west elevation porch addition.

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Survey Photographs

(All images taken by Giulia Caporuscio on September 14, 2024, unless otherwise noted).

House



Photo 2: North elevation. Camera facing south. M. Kay, August 14, 2024.

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Photo 3: West elevation. Camera facing southeast. Craftsman-style porch (highlighted) postdates 1978. M. Kay, August 14, 2024.

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Photo 4: West elevation. Camera facing northeast. Craftsman-style porch (highlighted) postdates 1978.

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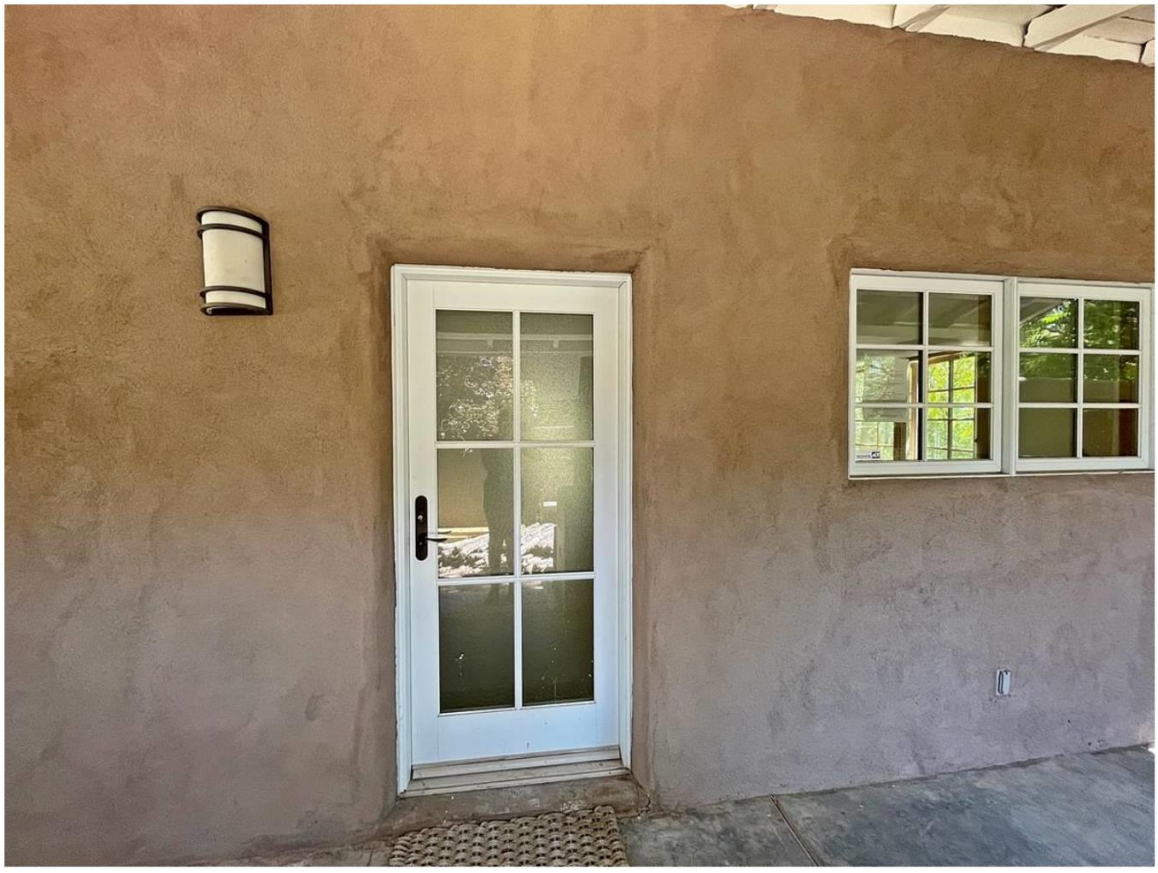

Photo 5: West elevation. Entry and fenestration. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 6: South elevation. Circa 1973-78 extension of west arm of historic C-shape plan. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 7: South elevation. Circa 1960-66 addition built across courtyard at center. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 8: South elevation. The highlighted area represents 1960s and '70s additions filling in the historic patio area. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 9: East elevation oblique. This façade likely represents original, unaltered construction. 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._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 10: Stone structure (left) and upper retaining wall (right). Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 11: Upper retaining wall (left) and stone structure (right). Camera facing northeast. M. Kay, August 14, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 12: Upper retaining wall at west end. Camera facing north. M. Kay, August 14, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 13: Stone structure. 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: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 14: Stone structure. South 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: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 15: Stone structure. South elevation. Camera facing northwest. M. Kay, August 14, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 16: Stone Structure. Mortar at window opening. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Juan Pedro Williams/ Acsencio and Dolores Vigil/ Juan José and Lettie Vigil House**	**2. Location:** **1182 Cerro Gordo Road Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-1334** **4. County: Santa Fe** **5. Date of Survey: September 14, 2024**



Photo 17: Stone structure. Interior. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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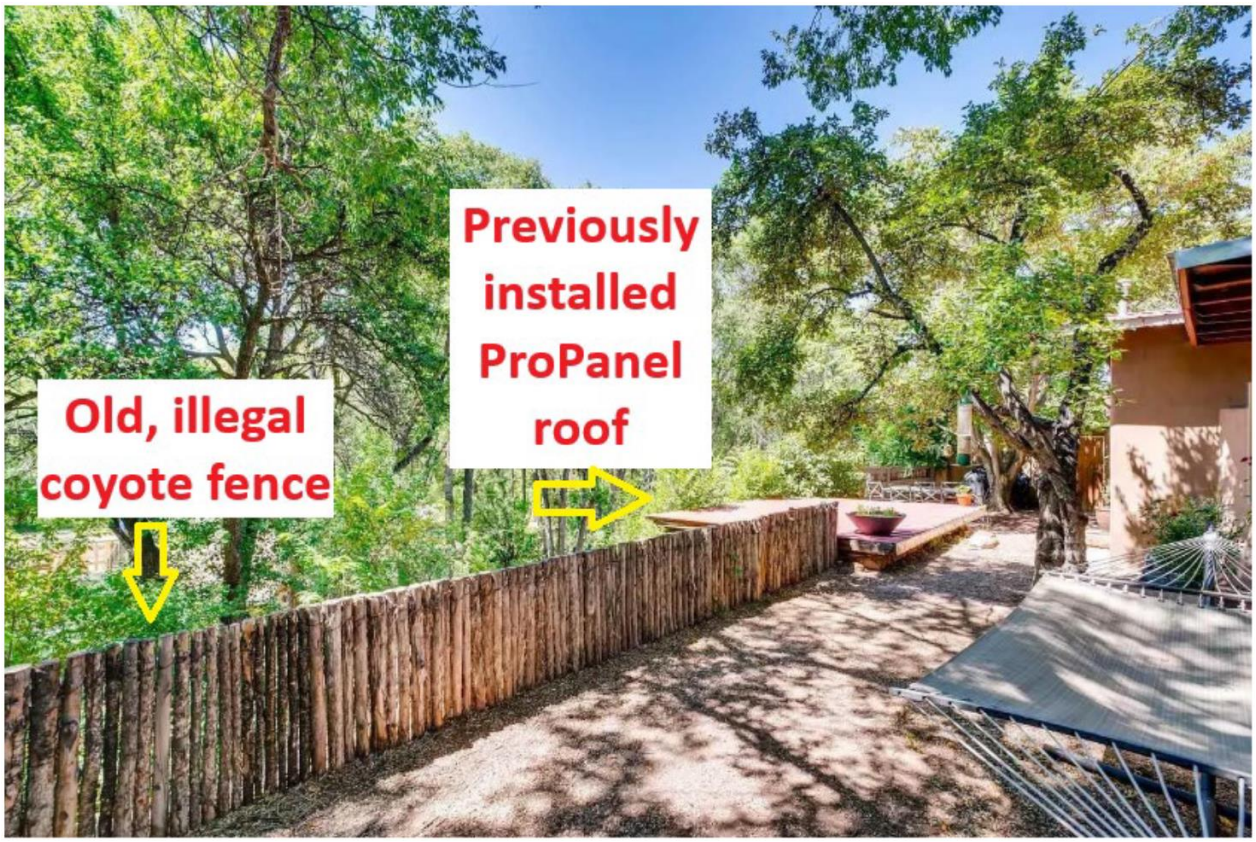
Photo 18: Remnant of *Acequia de la Muralla* or Ditch No 8. Camera facing southwest.



This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. The Red propanel material served as the stone shed's roof prior.



This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. Old, illegal coyote fence lines the backyard area. Its illegal because this fence is only 30 feet tall and poses a risk of injury or death. Also in this picture is another view of the propanel material used as a roof for the stone shed below.



This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. In this picture is another view of the ProPanel material used as a roof for the stone shed below.



Figure 18: This is a picture of the south elevation from Zillow. This shows what the Backyard area looked like before Lisa Andree Falls took over ownership. In this picture is another view of the ProPanel material used as a roof for the stone shed below. Also the red arrows point out where the fencing used to be. Both picket and coyote fence were used. Both sections of fence were 30” tall



Another picture of the deck floating above the shed



Shed



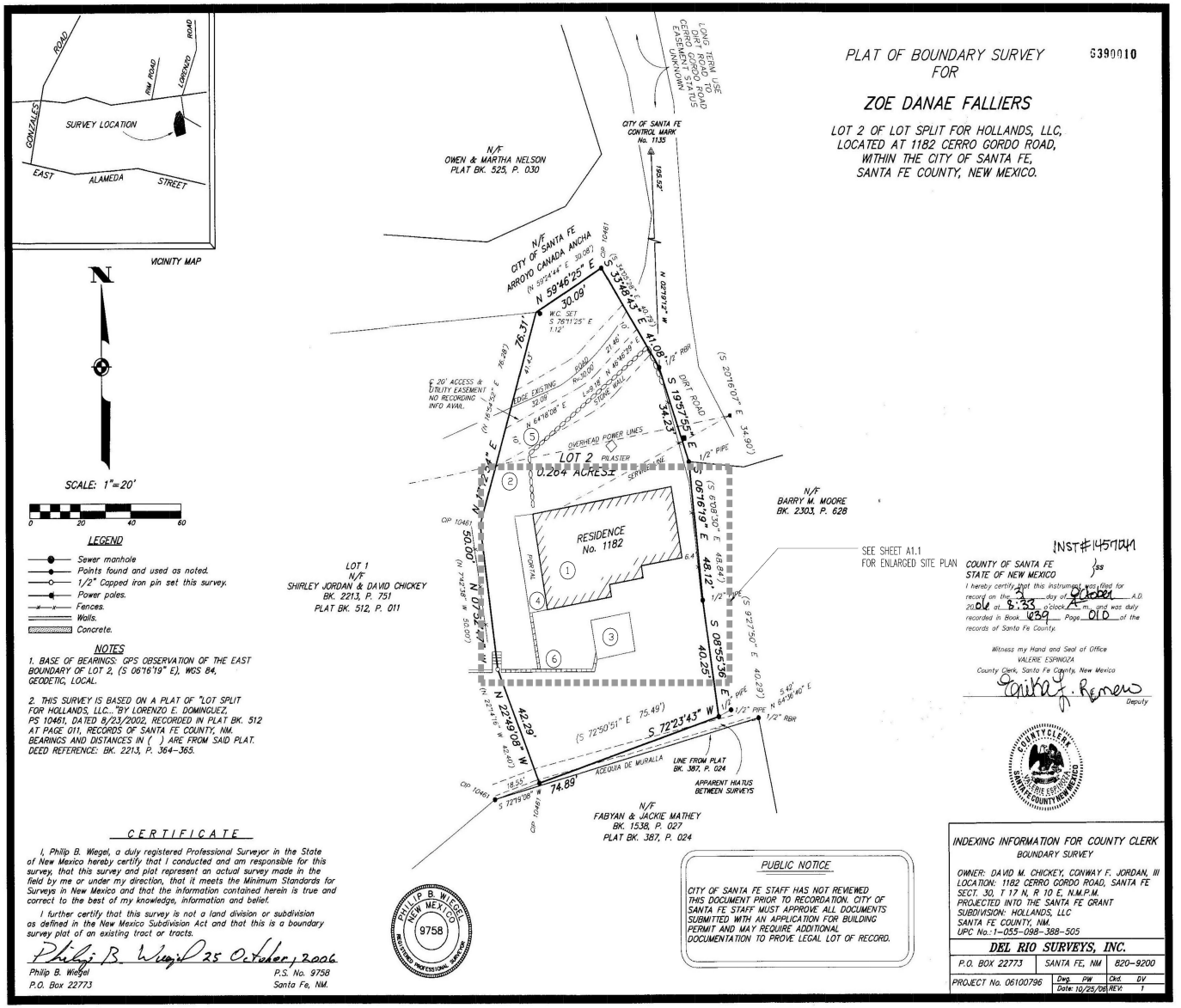
Inside shed



Inside shed



Outside shed



1 EXISTING SITE PLAN

North
1:20

NOTES

1. EXISTING HOUSE
2. EXISTING DRIVE
3. EXISTING SHED WITH DECK
4. EXISTING PORTAL
5. EXISTING COYOTE FENCE
6. EXISTING YARD WALL

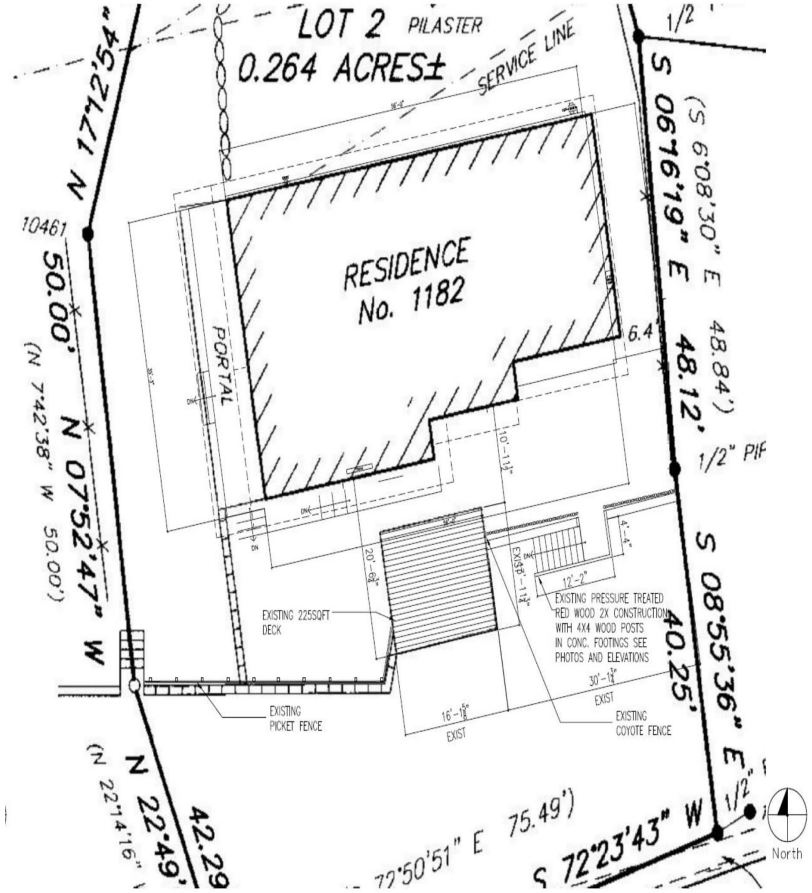
DECK & RAILING REHAB
1182 CERRO GORDO
SANTA FE NM
87501

Issues No.	Date	Description
1	07/08/24	

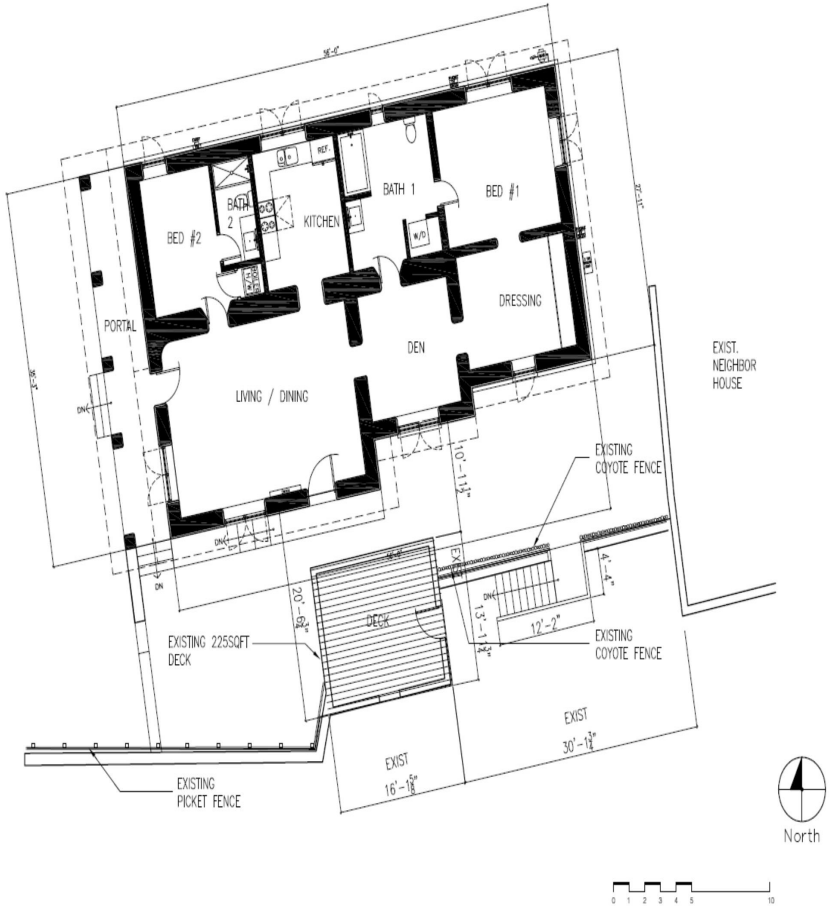
Revisions No.	Date	Description

Title: EXISTING SITE PLAN

Scale: AS NOTED
Sheet: A1.0
Job: 07-24

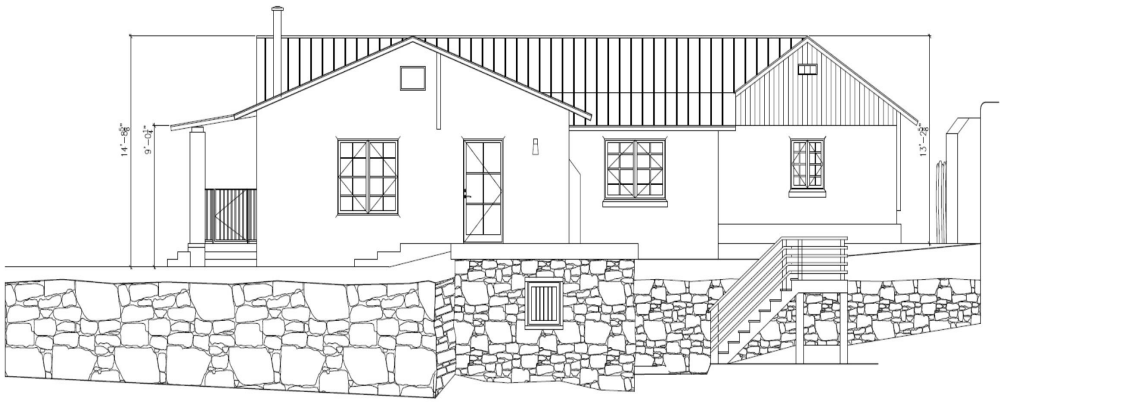


1 EXISTING SITE PLAN 1/8" =1'-0"



EXISTING FLOOR PLAN

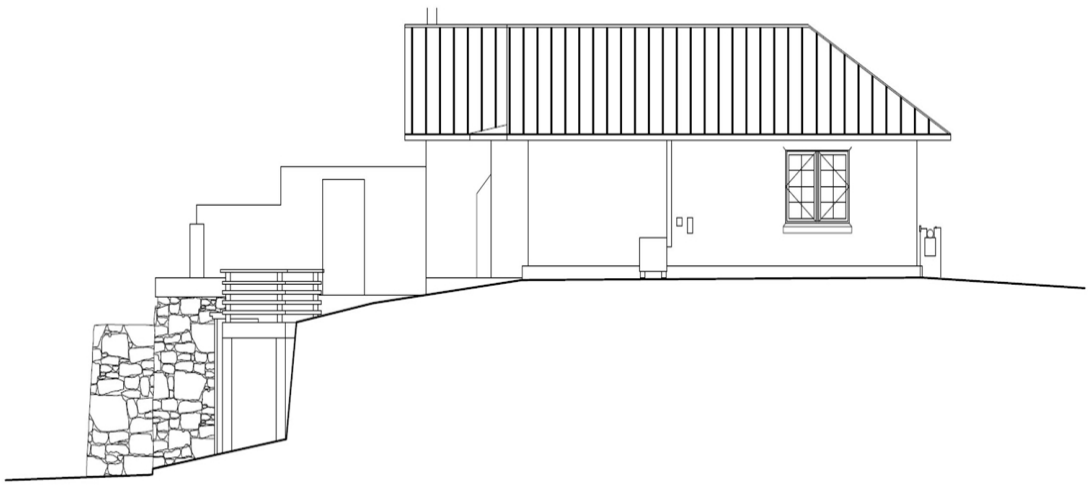
1/8" =1'-0"



0 1 2 3 4 5 10

2 EXISTING SOUTH ELEVATION

1/4"=1'-0"



EXISTING EAST ELEVATION

1/4"=1'-0"

City of Santa Fe, New Mexico

memo

DATE: **November 26, 2024**

TO: **Historic Districts Review Board**

FROM: **Paul A. Duran, Senior Planner, Historic Preservation Division**

2024-009400-HDRB, 821 Acequia Madre, Downtown and Eastside Historic District, Gayla Bechtol, agent for Mary and Elaine Alarid, property owners, propose a 794 sq. ft. addition of a bedroom and portals to the main house, constructing a 4' tall yard wall, installation of new windows and light fixtures, and raising the current 13'-6" roof height to 24' where the maximum building height calculation is 16'-11" and a 1,223 sq. ft. remodel of the garage with a second story to a height of 24' and request exceptions to 14-5.2(D)(2)(e)(ii) the height of additions for contributing structures and 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade on a contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the exception criteria has been met and 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 821 Acequia Madre is listed as contributing and the garage and yard wall as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built in the late 1940s on a 0.19-acre lot and comprises of approximately 1,400 sq. ft. of roofed area. The main structure was built in the Spanish Pueblo Revival architectural design style as seen by the adobe block construction material, flat roof with rounded parapets, and recessed doors and windows. The garage was built in the 1960s and constructed out of masonry cinder block and stucco. A yard wall encapsulates an open area between the main house and the garage and is approximately 4 ft. high and constructed out of masonry cinder block. The main structure has had an addition added to the north elevation with a portal on the east elevation. The proposed remodel of the main structure and the garage will provide the owners with the space needed to live while preserving the contributing status and primary façade of the structure.

Previous Historic Districts Review Board (HDRB) cases include:

On March 15, 2022, in Case No. 2022-004717-HDRB, Member Guida moved to designate the house as contributing, but not the garage, with the primary façade being the south façade facing Acequia Madre. Member Biedscheid seconded the motion and suggested a friendly amendment that the wall stay as non-contributing. Member Guida accepted the friendly amendment. The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

The current request (Case 2024-009400-HDRB) is for a remodel which includes the following alterations:

Main House:

1) Construct a 296 sq. ft. addition with a 280 sq. ft. portal.
2) Raise the roof height from a maximum height of 16’-11” to 17’-6” and 18’-11” respectively for which an exception is requested.
3) Construct a 4’ high yard wall in front of the primary south façade for which an exception is requested.

Garage:

1) Construct a 358 sq. ft. ground floor addition and 428 sq. ft. garage with a 437 sq. ft. second story addition on top of the current garage.
2) Raise the roof height from a maximum height of 16’-11” to 24’ for which an exception is requested.

Exterior Finishes:

1) Stucco will be cementitious color buckskin.
2) Wood trim will be painted white and turquoise.
3) New windows will be true divided lite.
4) Light fixtures will be shielded wrought iron.

5) Concrete will be colored brown.
6) Brown gravel will be placed at the work site.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(E)(ii): Staff requests an exception to 14-5.2(D)(e)(ii) allowed maximum building height of 16'-11" to 17'-6" and 18'-11" respectively on the main house and 24' on the garage.

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

Applicant Response: The addition is well off the street. The raised portions of the existing house are set back from the primary facade.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof meets the current zoning code requirements 14-7.2 Residential Districts and does not adversely impact the contributing status of the main house or non-contributing status of the garage, the streetscape, or the Downtown and Eastside Historic Districts..

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

Applicant Response: In order to stay in this house, the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and grandfather built and they grew up in. If they are unable to make the ADU bigger the property will not accommodate both families.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

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

Applicant Response: In order to stay in this house, the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and grandfather built and they grew up in. If they are unable to make the ADU bigger the property will not accommodate both families.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

(iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Applicant Response: The property will not accommodate a two-bedroom casita and garage without the second floor. The floor-to-floor heights, even with the minimum 8', plus 1'-6" of structure between the floors, a 6" rise from grade, plus another 1' for roof framing, and at least 3' for a parapet to accommodate a low slope roof on the high side is 22'. At 24' the ceiling heights can be raised to 9', a more comfortable height. The existing house ceilings are very low, and sagging, on a crawl space above grade.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: The applicant didn't build this house, garage, or subdivide the land, the parcel has been this shape since the Scanlon map of the 1920's.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

(vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: The home has been occupied by the same family for several decades and with this addition and harmonious outward appearance of these two structures they will be allowed to remain here for decades to come. The families' longevity, history and preservation of the interesting architectural character of their home contributes to the economic, cultural and general welfare of the people of Santa Fe that is deemed essential by the governing body. These additions will allow the two sisters to stay in their family home.

Staff Response: Staff has evaluated and agrees with the applicant's response. The proposed design and raising of the roof on the main house and garage will provide the owners with the space necessary to live in their families home comfortably while still preserving the historic status and design standards of the district in which the property resides.

Exception to 14-5.2(D)(2)(d): Staff requests an exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is setback a minimum of ten (10) feet from the primary façade.

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

Applicant Response: The 4’ wall will not block the view of the house from the street.

Staff Response: Staff has evaluated and agrees with the applicant’s response. The proposed yard wall will provide the owners with the necessary security desired while still preserving the historic status and design standards of the district in which the property resides.

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

Applicant Response: The enclosed yard will allow a more full use of the property by the applicants. There is no way to enclose the yard unless the driveway is also enclosed hence attaching to the house.

Staff Response: Staff has evaluated and agrees with the applicant’s response. The proposed yard wall will provide the owners with the necessary security desired and full use of the property while still preserving the historic status and design standards of the district in which the property resides.

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

Applicant Response: The applicants wish to remain in the house they grew up in. This remodel and addition will allow the applicants to share the house.

Staff Response: Staff has evaluated and agrees with the applicant’s response. The proposed yard wall will provide the owners with the necessary security desired and full use of the property while still preserving the historic status and design standards of the district in which the property resides.

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;

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(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.

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	
Planner Senior	Paul Duran	PAD

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

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

2 Location *(Address or description of location)*

821 ACEQUIA MADRE

3 Local Reference Number

4 County

SANTA FE

5 Property Type

☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of Survey

6 / 27 / 03

7 Previous Survey Date(s)

___ / ___ / 84

☐ No previous survey

8 Name of Project

9 U T M

Zone

Easting

Northing



10 Photo Information

Negative Location: CITY OF SANTA FE View of: WEST / SOUTH

Roll #: 10

Frame #: 15

11 Brief Description of the Property *(What is it?)*

SMALL RECTANGULAR VERNACULAR HOUSE

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

13 Construction Date

Date: PRE-1953 ☒ Known ☐ Estimated Source: CITY DIRECTORIES

14 Setting

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

15 Relationship to Surroundings ☒ Similar ☐ Dissimilar

Comments:

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

GIOVANA BUCKLEY
505 465-0029

18 Owner (if known) and Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

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

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

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

Describe:

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

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

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

If yes: ☐ State ☐ National

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

Why?

23 National or State Historic District

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

If yes: ☐ Contributing ☒ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? SANTA FE ☐ State ☒ National

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<<<**

For HPD Office use only: HCPI No. District 3 Local Reference Number

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

2 Location *(Address or description of location)*

821 ACEQUIA MADRE

4 County: SANTA FE

5 Date of Survey: 7-21-03

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Visible Construction Material

- ☐ Adobe
- ☐ Brick
- ☐ Composition
- ☐ Concrete: Block
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☐ Other: _____

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☒ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugated ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: _____

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
CASEMENTS	METAL	2X8	1

Notes:

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
1 LEAF	1 SMALL LT.	WOOD	1

Notes:

12 Chimneys *(Describe whether interior or exterior and material)*

13 Porches ☐ Not Applicable

Type: ☒ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap

14 Other Significant Features

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

☒ No known modifications

1. GARAGE ADDED Date: 1968 ☒ Known ☐ Estimated Source: OWNER
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Primary Architectural Style

☐ Not Applicable

☐ Art Deco/Streamline Moderne	☐ Gothic Revival	☐ Mission Revival	☐ Pueblo	☒ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern New Mexico	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Prairie	☐ Spanish-Colonial	☐ Tudor Revival

Notes:

☐ Other: _____

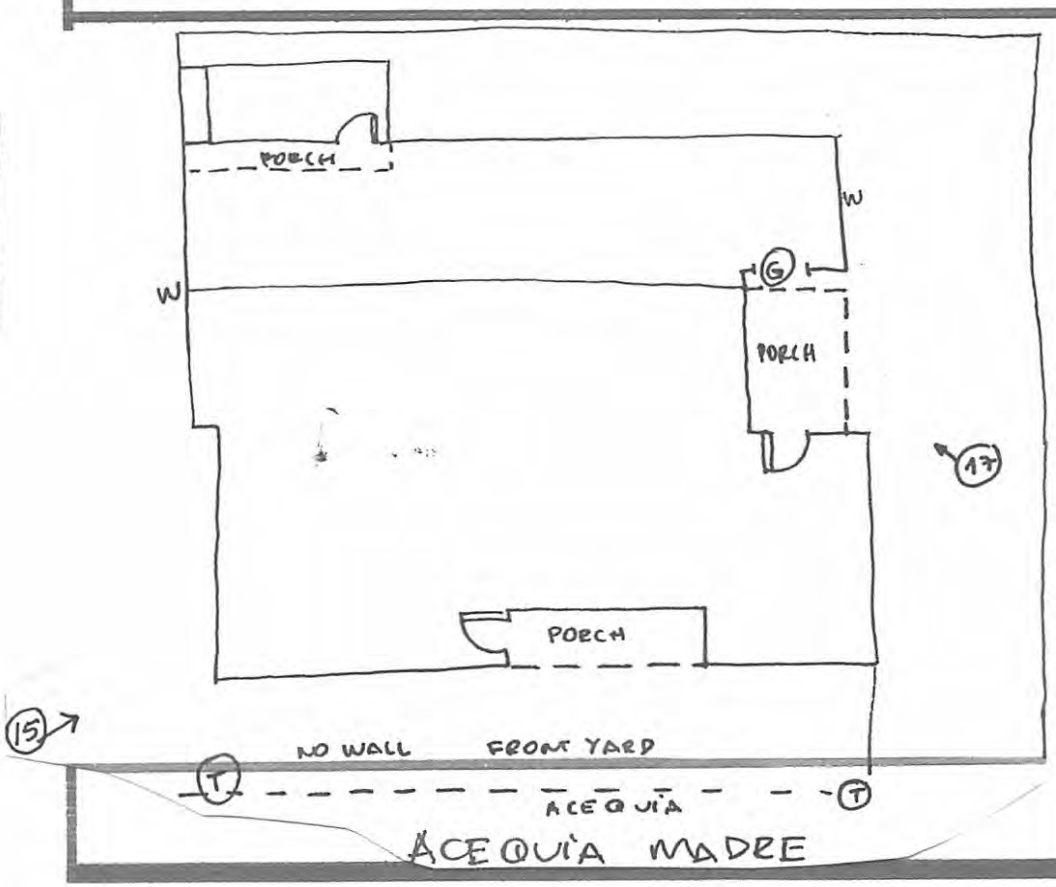
17 Documents Available and Their Locations *(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)*

SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

Notes:

LEGEND

(T)	TREE
G	GATE
———	YARD WALL
═══	BUILDNG WALL
	DOOR
(3)	PHOTO LOCATION
	NORTH ARROW

yes	date 14-XI-84 / mb	county Santa Fe	ID no. 051611473 H83
field map number SFHD-6-473		UTM reference easting zone 12 13	northing

location description: 821 Acequia Madre

city/town: SANTA FE

land grant/reservation:

building name:

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

film roll	negative nos.	loc. of neg.
by mb no. 17	32	HPB



plan shape:

date of construction: P ____ estimate ____ actual

source: BD

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

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

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style:

foundation material:

wall material/surface:

architectural features:

comments:

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 6 FEB 2024

Property Owner of Record: ALARID CO LLC

Applicant/Agent Name: GAYLA BECHTOL, AIA

Contact Person Phone Number: 505 660 6301

Site Address: 921 Acequia Madre

Proposed Construction Description: Add bedroom and replace portal to existing house. A garage, 2 bedrooms to existing garage.

TOTAL ROOF AREA:

Zoning District: RC 2

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: HISTORIC

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans

☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

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

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

Terrain: ☐ 30% slopes NA

* Requires an additional review conducted by Technical Review Division.

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

Lot Coverage: 3955 %

☐ Open Space Required: 4791

Setbacks:

Proposed Front: NA Minimum: 7'

2nd Front? _____

Proposed Rear: 610' Minimum: 5/15

Proposed Sides: L 0 R 0 Minimum: 0/5

Height: Proposed 24'

Maximum Height: 16'11" or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 4 Accessible NA

Minimum: 3

Bicycle Parking**:

Proposed: ____ Minimum: NA

** Commercial Requirement

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

Gayla Bechtol, AIA [☐OWNER ☐APPLICANT ☒AGENT]

PRINT NAME

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

SIGNATURE

6 Feb 2024

DATE

To Be Completed By City Staff:

Case No. 2024-007957

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: Preliminary approval upon submittal of zero lot line affidavit for L (west side) setback at time of building permit application

REVIEWER: Carly Venditti Carly Venditti DATE: 3 /1 /24

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

Revised 1-14-13

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 821 Acequia Madre

HISTORIC DISTRICT: Downtown & Eastside [X] Don Gaspar Area [ ] Westside-Guadalupe [ ]
(from attached map) Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: STATUS REVIEW + PRIMARY FACADE DESIG.

CONSTRUCTION COST: $ 0 NA X

BASE FEE: $ 250.00 **+ EXCEPTION:** $ NA **+ POSTER:** $ 25 **= TOTAL:** $ ____

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) ($25 per poster with one (1) poster per street frontage)

OWNER: Alarid Co LLC, MARY ALARID-ENRIGHT **PHONE #:** 408.892.6077
OWNER MAILING ADDRESS: 821 ACEQUIA MADRE
CITY, STATE, ZIP CODE: SANTA FE, NM 87505
EMAIL: alaridco@gmail.com

AGENT: GAYLA BECHTOL, AIA **PHONE #:** 505.660.6301
MAILING ADDRESS: 320 AZTEC ST. #C
CITY, STATE, ZIP CODE: SANTA FE, NM, 87501
EMAIL: gayla@gbasantafe.com

PREAPPLICATION MEETING/SITE VISIT: 17 Sep 2021 Case Planner: Angela S. Bordegaray

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AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at: 821 Acequia Madre

I/We authorize GAYLA BECHTOL, A/A to act as my/our agent to execute this application.

Signed: Mary Alarid Sec. Alarid Co LLC Date: 1-6-2022

Printed Name: MARY ALARID-ENRIGHT

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

****ALL signatures on this page are required**

Application form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.

City of Santa Fe

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

PROJECT DESC: Historic Status Review and Primary Facade(s) Designation

CASE NUMBER: 2022-004717--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 821 ACEQUIA MADRE
Santa Fe, NM 87505

CONTACTS:	Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505
	Property Owner	Mary Alarid	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on March 15, 2022. The decision of the Board was to designate the main house historically contributing, the garage and yard wall non-contributing. The board designated the south elevation the primary facade.

For further information please call 505-955-6605.

Sincerely,

Angela S. Bordegaray

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.**

GAYLA BECHTOL
ARCHITECT

To:

City of Santa Fe HDRB staff

September 19, 2024

Re: Proposed Work at 821 Acequia Madre

Work Complete:

Status review (contributing) and primary façade designation (front, street facing) for 821 Acequia Madre. Detached Garage is non-contributing.

> The house is a simple rectangle low sloped shed roof stucco over adobe structure with concealed beams inside with wood windows, both 3/1 and some 6/6, and two wood panel entry doors with glass panels. A wood framed portal was added in the 70's on the east side off the driveway. A garage, also a simple rectangle with a low sloped shed roof, was also built out of CMU at the same time.
>
> The stucco color of the house and garage have changed over the years, from gray, to light brown, then darker brown with white at the portals, with brown below. The yard walls were painted brown as they are now. The house was built by the parents of the current owners, the Alarid family, next to their parent's house in 1948. The current owners grew up in the house and wish to modify it to suit their current needs for family vacations and visiting family.

Work Proposed:

On the main house (1704 House + 218 SF Portal) we will add an addition (296 Bedroom Addition +280 Portal) with a bedroom, bath, closet and wrap-around portal to the existing adobe house. (Proposed Main House Total = 2498). The interior of the house we propose to enlarge kitchen, reconfigure bedrooms and bathrooms, and laundry. We will repair as necessary the floor and ceiling structure, currently the ceiling is sagging. The ceiling over the new dining room and the bedroom will be raised 2'-0". Future solar photovoltaics and/or ground source heat pump for heating and cooling will be investigated. A 4' wall and gravel parking will be added at the front of the house necessitating a new culvert at the existing acequia lateral. The wall will zigzag behind the existing stone curb of the acequia. The existing elm tree at the foot of the driveway remains.

the south facade remain as is. The existing wood double hung windows on the north will be reused in the new bedroom addition.

The Spanish Pueblo Revival garage (620 SF Garage) shall be remodeled keeping the window and wall and existing gate at the property line adding a larger garage (New Ground Floor Living 358 + New Garage 428) and building a second story (437 SF) so that there will be two bedrooms with a small kitchen adjacent to new garage/multi- purpose area for workshop. The second floor stepback is 15' from the rear property line, and from the access easement to the west. A terrace/deck/portal is accessed from the second floor of the casita. The walls of the additions to the garage are battered in order to disguise the massing and to differentiate the style from the simplified style of the main house. The proposed height is 24'-0".

Finishes:

Color of stucco and wood trim: Buckskin or similar with white/turquoise painted trim

New windows are painted wood true divided lite.

Light fixtures- Shielded Wrought iron similar to existing.

Colored Concrete and brown gravel in site work.

Exception Criteria:

Criteria for height exception (14-5.2(D)(e)(ii) from allowed maximum of 16'-11" for both structures.

Do not damage the character of the streetscape-

Response: The addition is well off the street. The raised portions of the existing house are set back from the primary facade.

Prevent a hardship to the applicant or an injury to the public welfare.

Response: In order to stay in this house the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and grandfather built and they grew up in. If they are unable to make the ADU bigger the property will not accommodate both families.

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

Same Response: In order to stay in this house the two owners, sisters, bought their siblings share so that they can continue to live in the house their father and family

built. If they are unable to make the ADU bigger the property will not accommodate both families.

Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

Response: The property will not accommodate a two bedroom casita and garage without the second floor. The floor to floor heights, even with the minimum 8', plus 1'-6" of structure between the floors, a 6" rise from grade, plus another 1' for roof framing, and at least 3' for a parapet to accommodate a low slope roof on the high side is 22'. At 24' the ceiling heights can be raised to 9', a more comfortable height. The existing house ceilings are very low, and sagging, on a crawl space above grade.

Are due to special conditions and circumstances which are not a result of the actions of the applicant

Response: The applicant didn't build this house, garage, or subdivide the land, The parcel has been this shape since the Scanlon map of the 1920's.

Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Response:The home has been occupied by the same family for several decades and with this addition and harmonious outward appearance of these two structures they will be allowed to remain here for decades to come. The families' longevity, history and preservation of the interesting architectural character of their home contributes to the economic, cultural and general welfare of the people of Santa Fe that is deemed essential by the governing body. These additions will allow the two sisters to stay in their family home.

An exception is needed for the proposed wall attached to the primary facade 14-5.2(D)(2)(d)(d).

Do not damage the character of the district.

Response: The 4' wall will not block the view of the house from the street.

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

Response: The enclosed yard will allow a more full use of the property by the applicants. There is no way to enclose the yard unless the driveway is also enclosed hence attaching to the house.

Strengthen the unique heterogenous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Response: The applicants wish to remain in the house they grew up in. This remodel and

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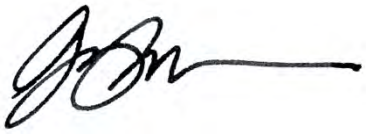
ARCHITECT

addition will allow the applicants to share the house.

We submitted preliminary drawings for the Preliminary Zoning Review and HDRB staff Prelim review. We have revised the drawings based on their comments. The east setback was increased to 5'. We are asking for a height exception so that a 9' ceiling with a buildable parapet is possible.

Thank you for your consideration.

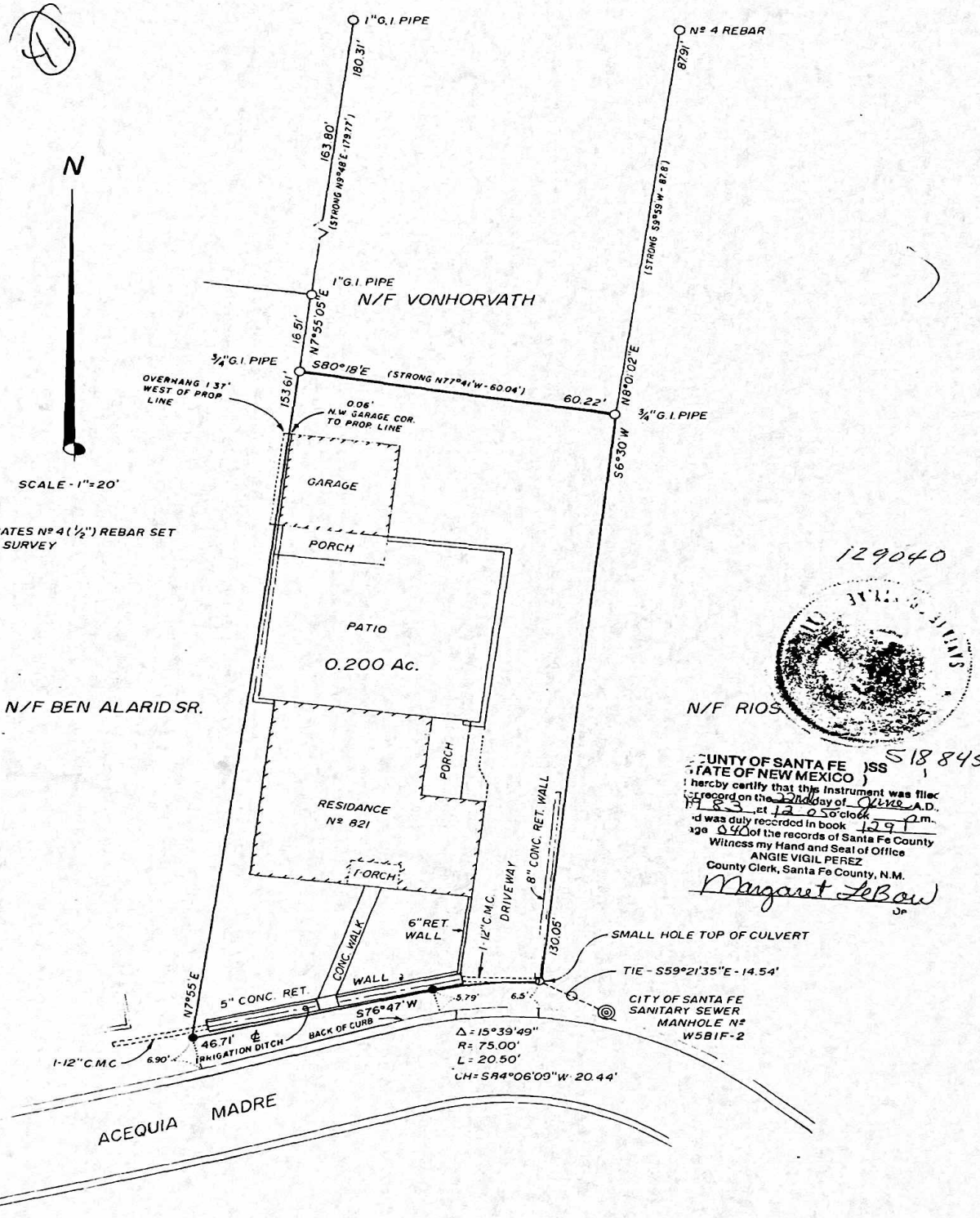
Sincerely,



Gayla Bechtol, AIA



S.F.
Kings 1912



129040

518845

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 2nd day of June A.D. 1983 at 12 05 o'clock P.m. and was duly recorded in book 129 page 040 of the records of Santa Fe County
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M.
Margaret LeBow
Dp

PLAT OF SURVEY
FOR
BEN JR. & LOYOLA ALARID
PORTION OF LOT 43, BLOCK 83B,
KINGS MAP, CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY PREFORMED IN THE FIELD BY ME 24 MAY 1983.

BERNIE A. ALARID P.L.S. Nº 5338

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
NO. 5338
BERNIE A. ALARID

Buyer: Santa Fe Double C Properties, LLC ILR No. 196-0713
Seller: Josefita P. Alarid

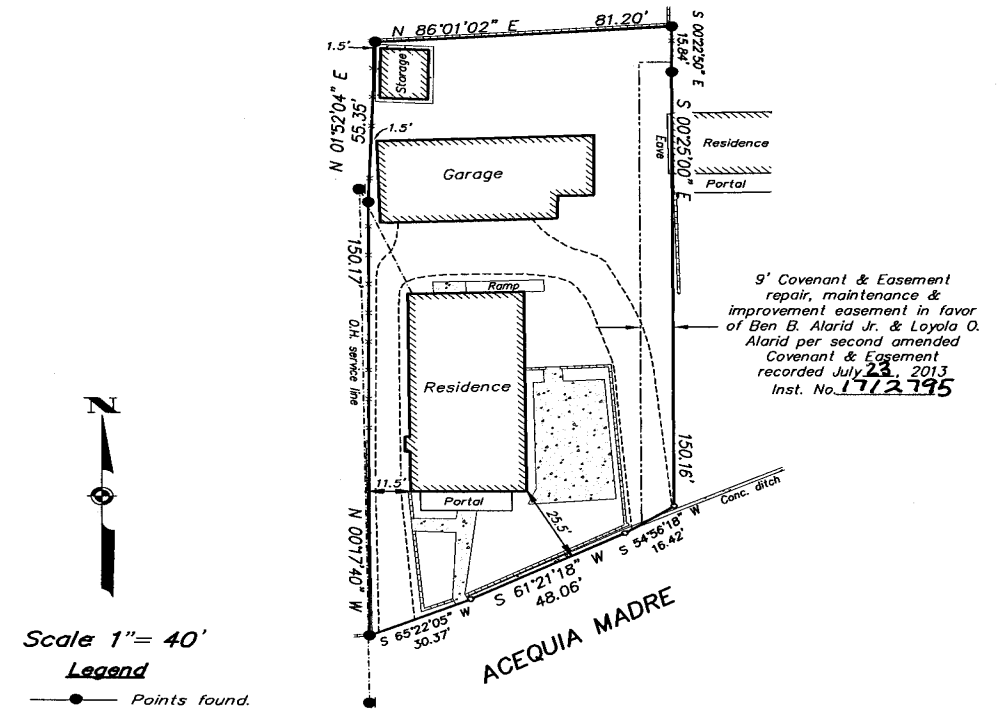
IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,
To Title Co.: Prima Title, LLC
To Underwriter:
To Lender:
that on July 17, 2013 I made an inspection of the premises situated at 777 Acequia Madre, Santa Fe, Santa Fe County, New Mexico, briefly described as: A tract of land

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.
Boundary Survey Plat for Josefita P. Alarid Revocable Trust...,
recorded in Plat Book 612, Page 045.

NOTE: The error of closure is one foot for every 20,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 12-0724 as provided by Title Company.

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

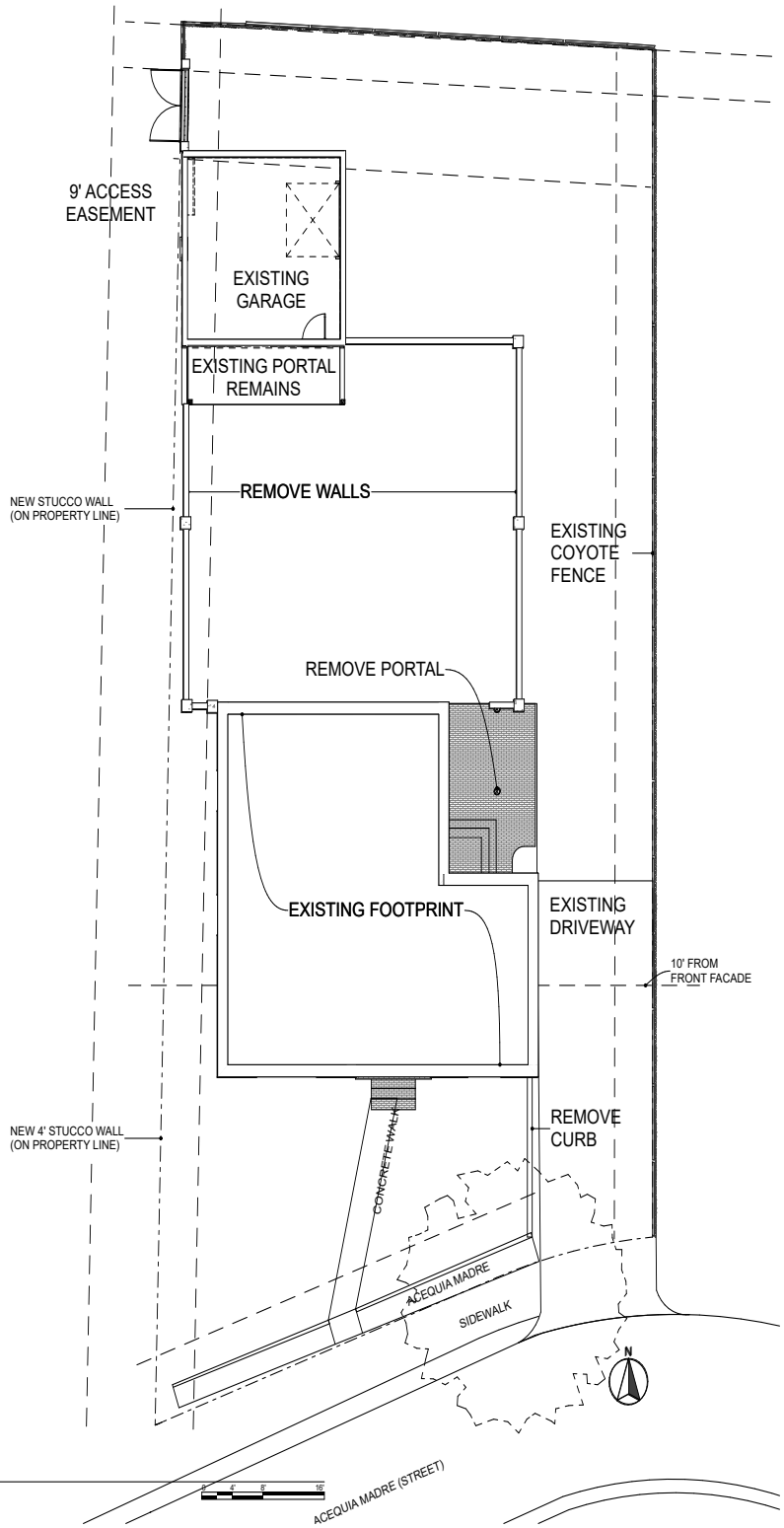


SIERRA LAND SURVEYING, Inc.
1452 South St. Francis Drive, Santa Fe, NM 87505
(505) 983-5932 Phone (505) 983-5960 Fax

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

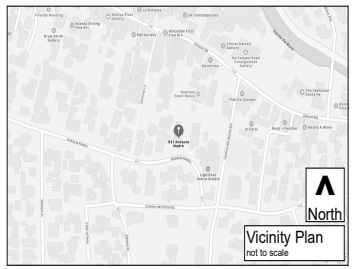
Exhibit A

SFC CLERK RECORDED 07/23/2013



1 / 1.1 Existing Site Plan

SCALE: 1/8" = 1'-0"



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DOWNTOWN/EASTSIDE

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Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

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Existing Site Plan

1.1

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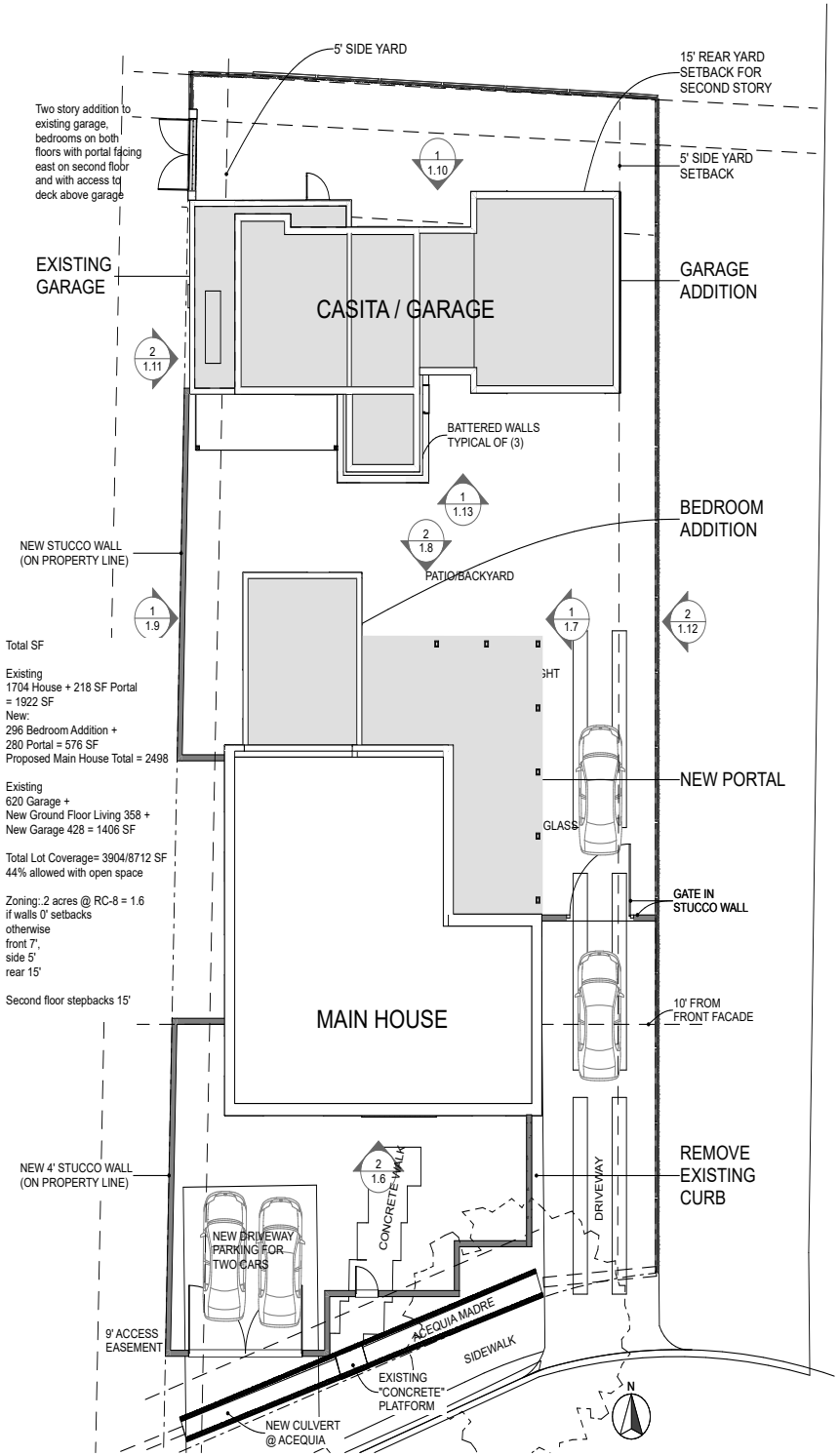

1 / 1.2 Proposed Site Plan

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

821 Acequia Madre Design HDRB Submittal.pln; 1.2 Site Plan; 100%; 11/18/24, 10:05 AM

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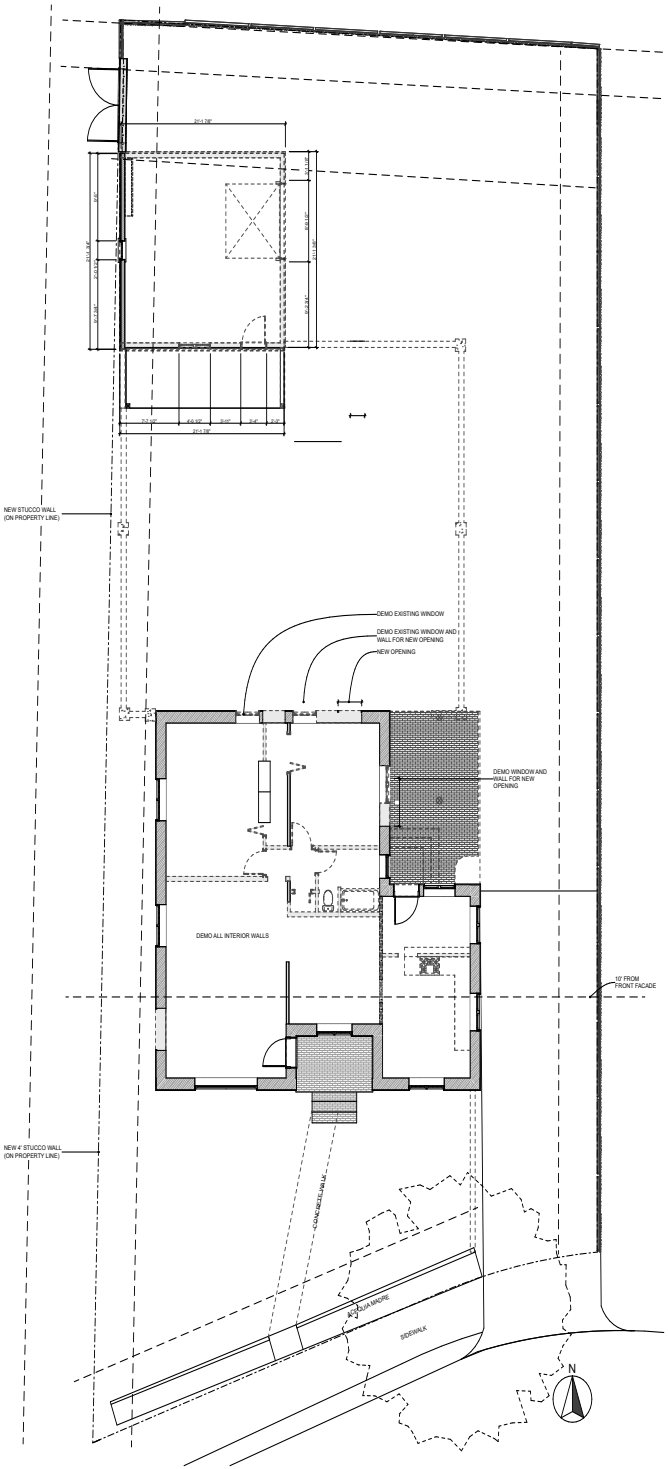
Site Plan

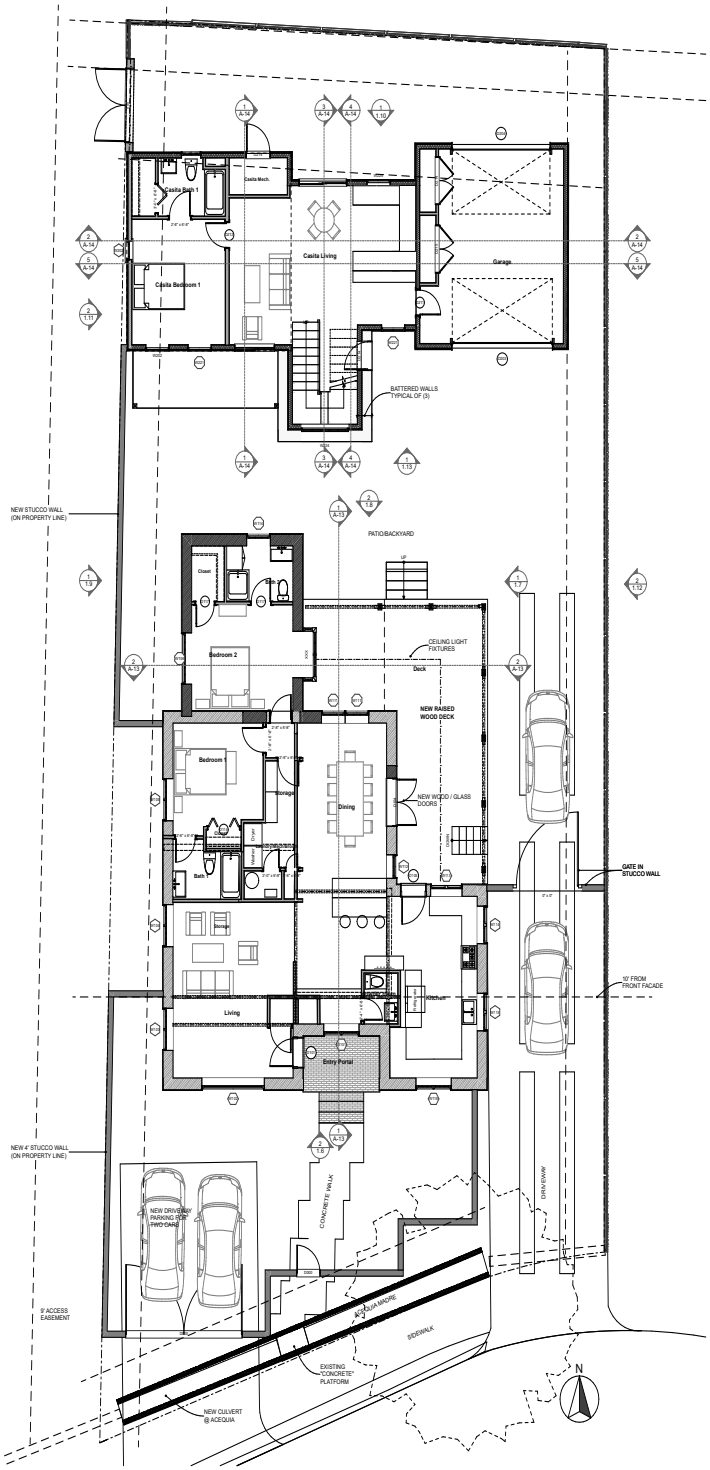
1.2

Printed: 11/18/24



2 / 1.3 Ground Floor Plan - Existing/Demolition

SCALE: 1/8" = 1'-0"



1 / 1.3 Main Floor Plan - Proposed

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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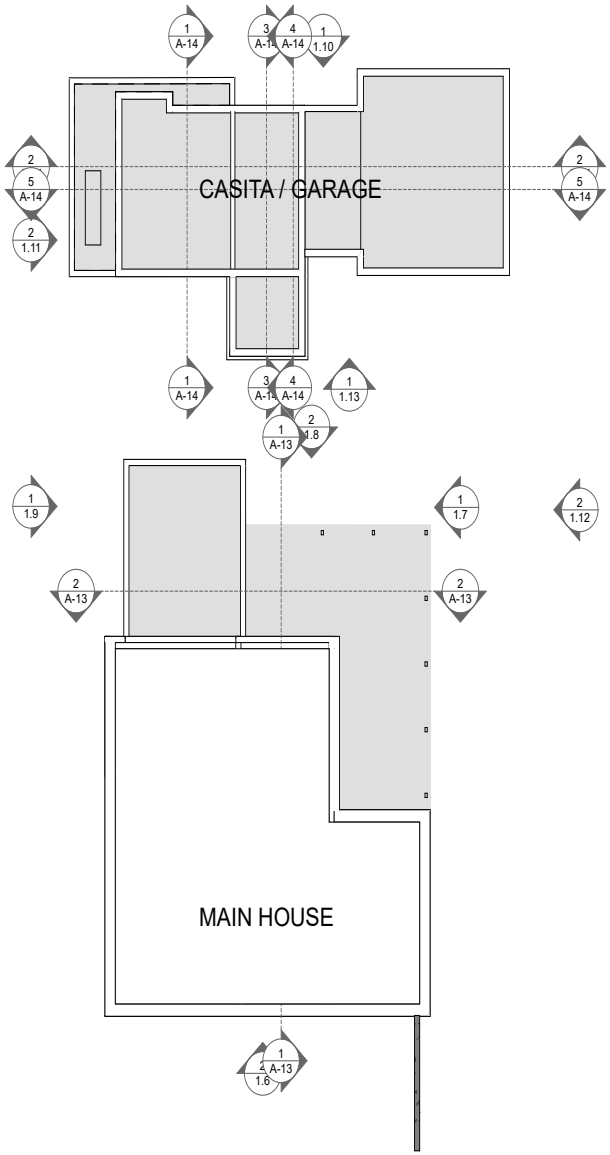
Existing/Proposed Main Level Plan

1.3

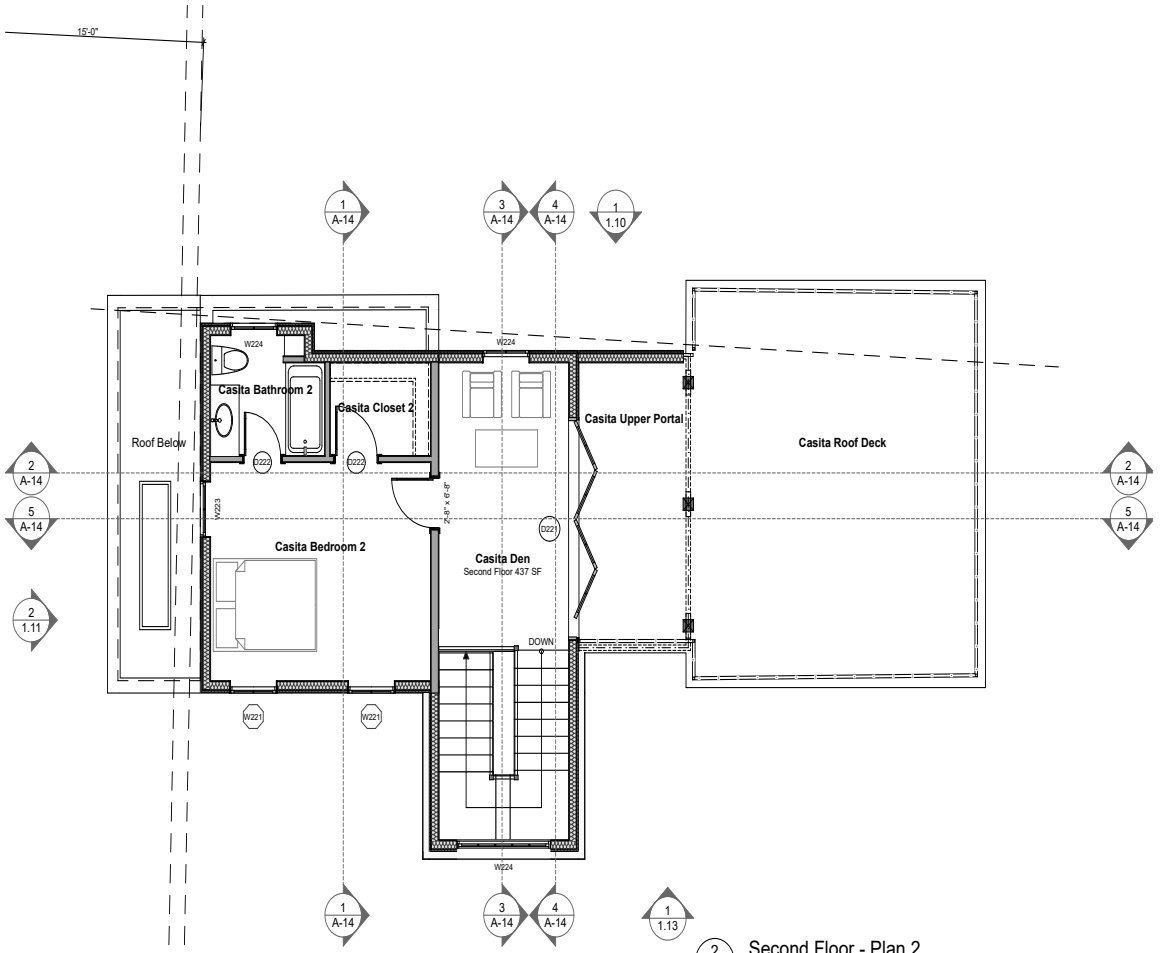
Printed: 11/18/24



1 1.4 Roof Plan - Proposed - Shown with both Structures as Planned

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 1.4 Second Floor - Plan 2

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

0 2' 4' 8'

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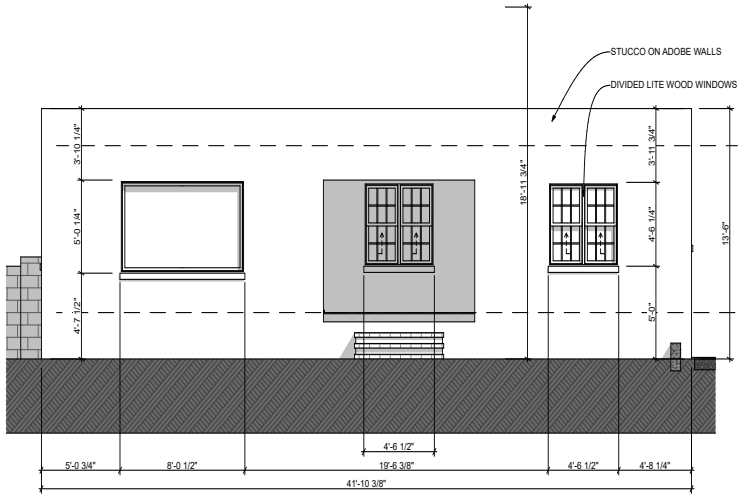
Roof Plan

1.4

Printed: 11/18/24

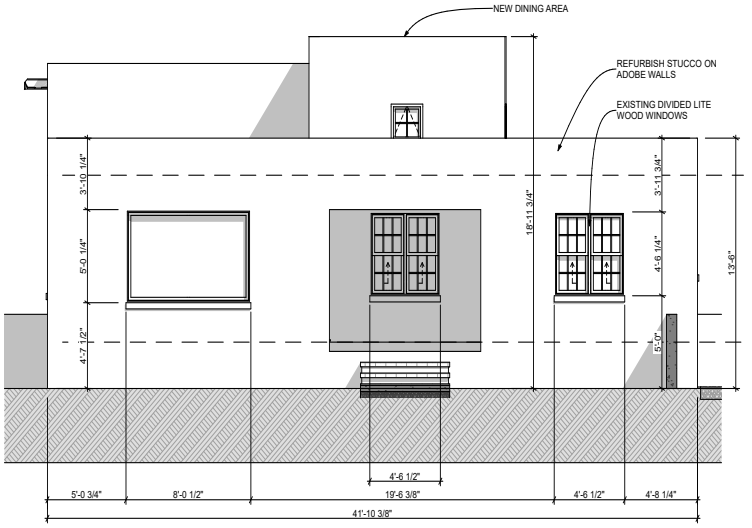


1
1.6

Existing South Elevation - Plan 1

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

0 2' 4' 8'



2
1.6

Proposed South Elevation - Main House

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

0 2' 4' 8'

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Front House Elevations

1.6

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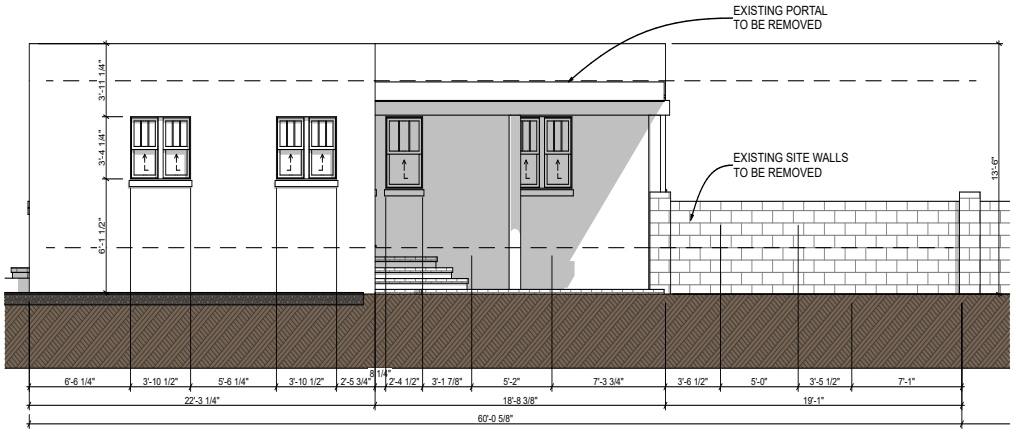
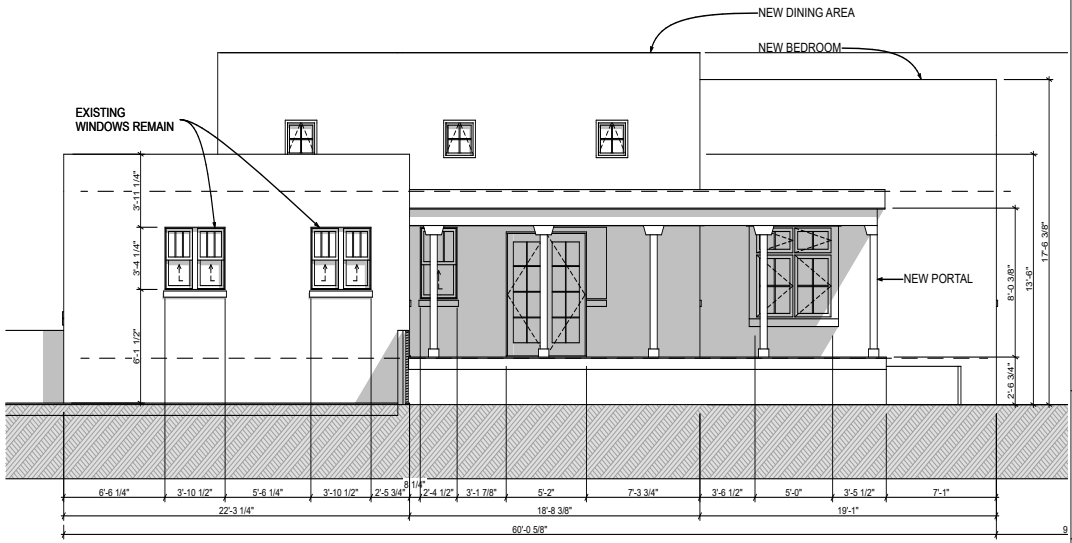


1
1.7

Existing East Elevation - Plan 1

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

0 2' 4' 8'



2
1.7

Proposed East Elevation - Main House

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

0 2' 4' 8'

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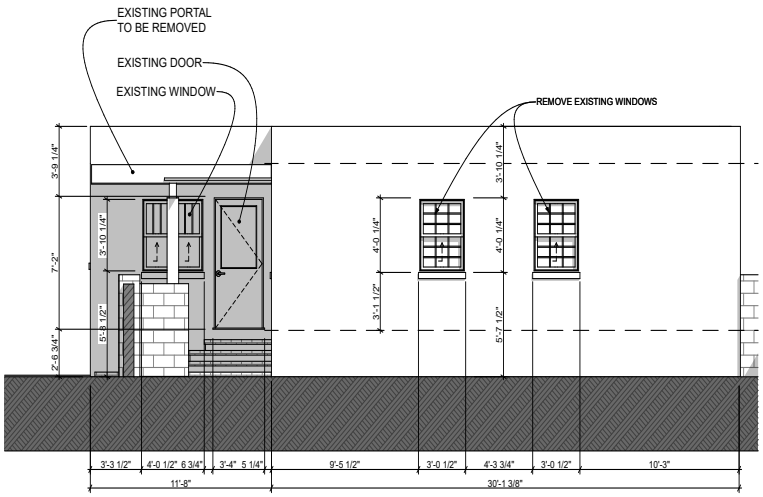
Front House

1.7

Printed: 11/18/24

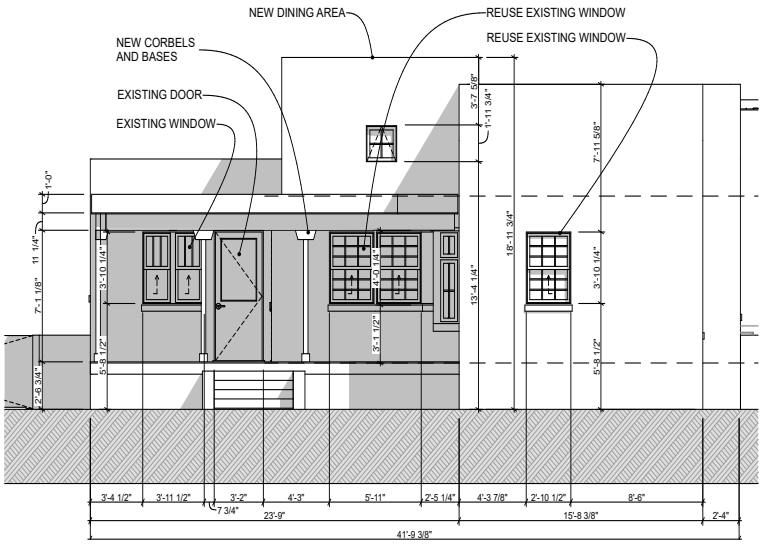


1
1.8

Existing North Elevation - Plan 1

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

0 2' 4' 8'



2
1.8

Proposed North Elevation - Main House

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

0 2' 4' 8'

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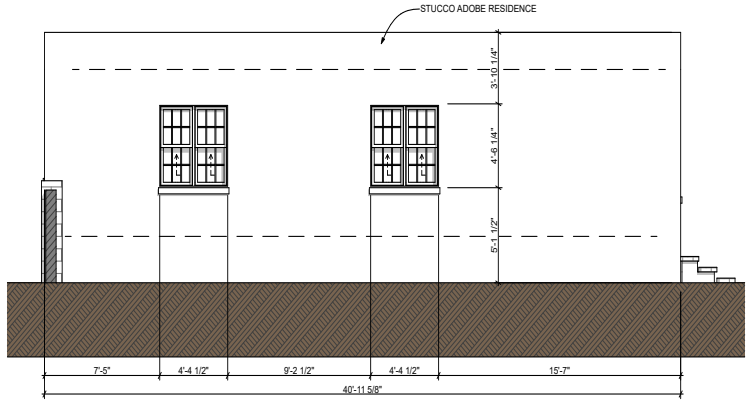
Front House Elevations

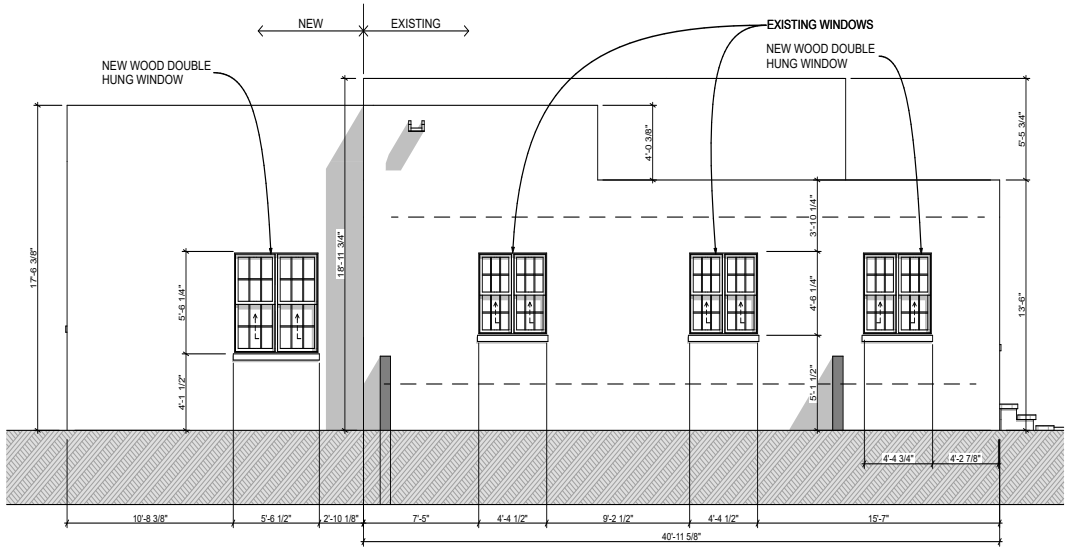
1.8

Printed: 11/18/24



1 / 1.9 Existing West Elevation - Plan 1

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



2 / 1.9 Proposed West Elevation - Main House

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

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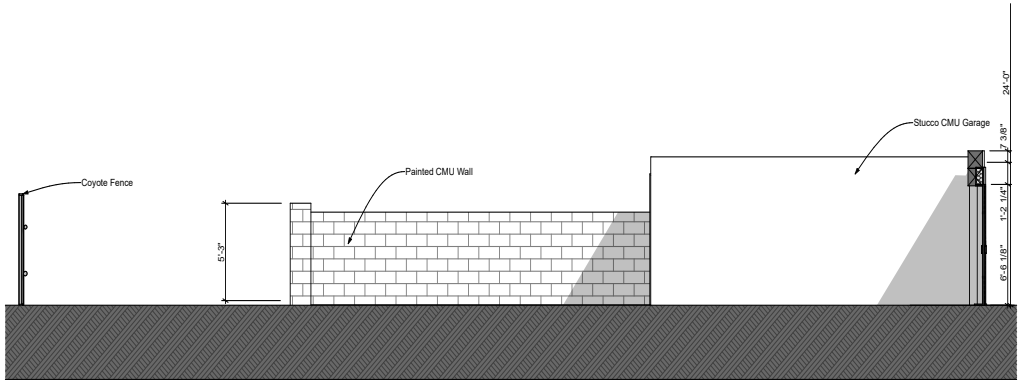
Front House

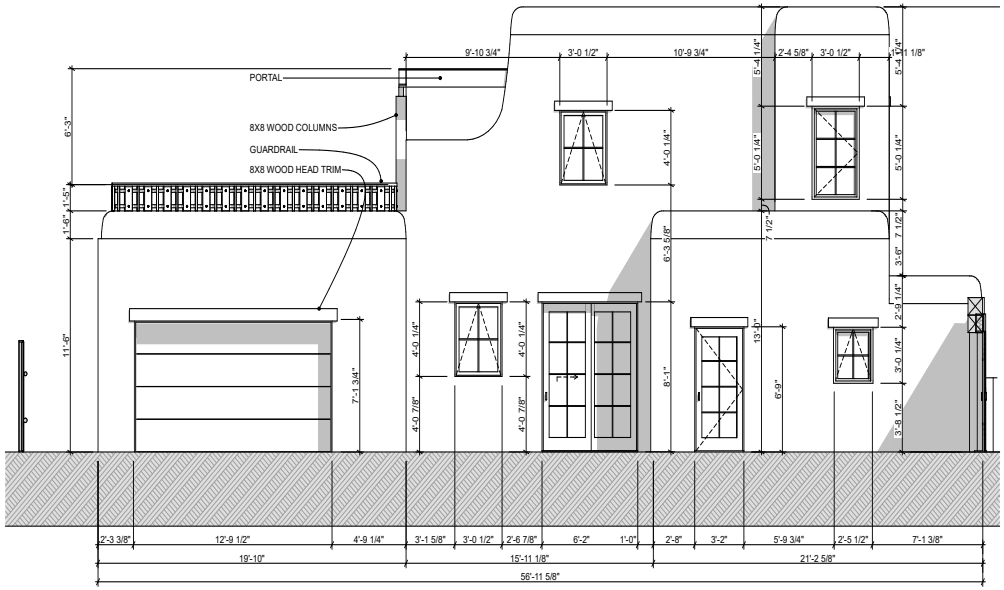
1.9

Printed: 11/18/24



1 / 1.10 Existing North Elevation

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



2 / 1.10 Proposed North Elevation - Casita

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

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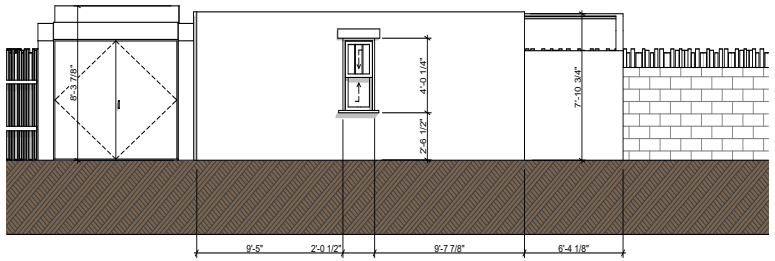
Back House Elevations

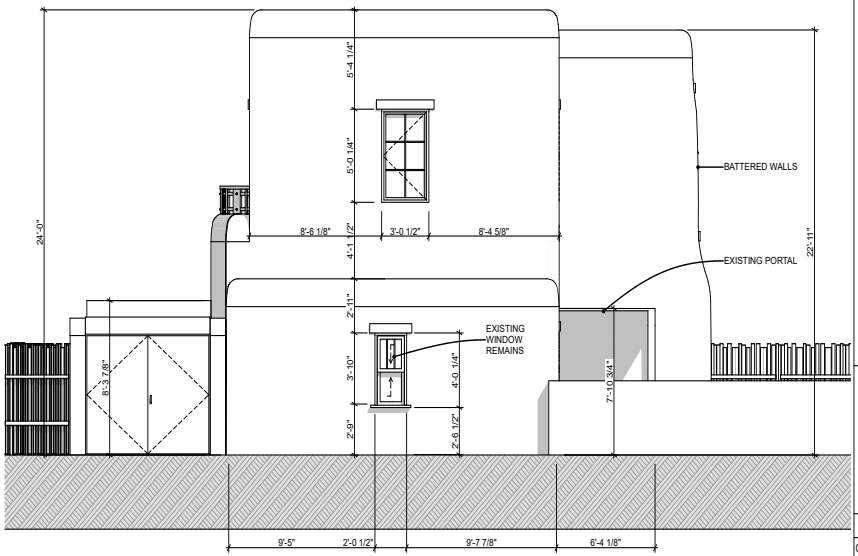
1.10

Printed: 11/18/24



1 / 1.11 Existing West Elevation

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



2 / 1.11 Proposed West Elevation - Casita

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

GAYLA BECHTOL ARCHITECT

320 Aztec Street Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

HDRB Review

821 Acequia Madre
Santa Fe , NM 87501

Project Number: 2021

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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ALARID RENOVATION AND ADDITION

821 ACEQIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

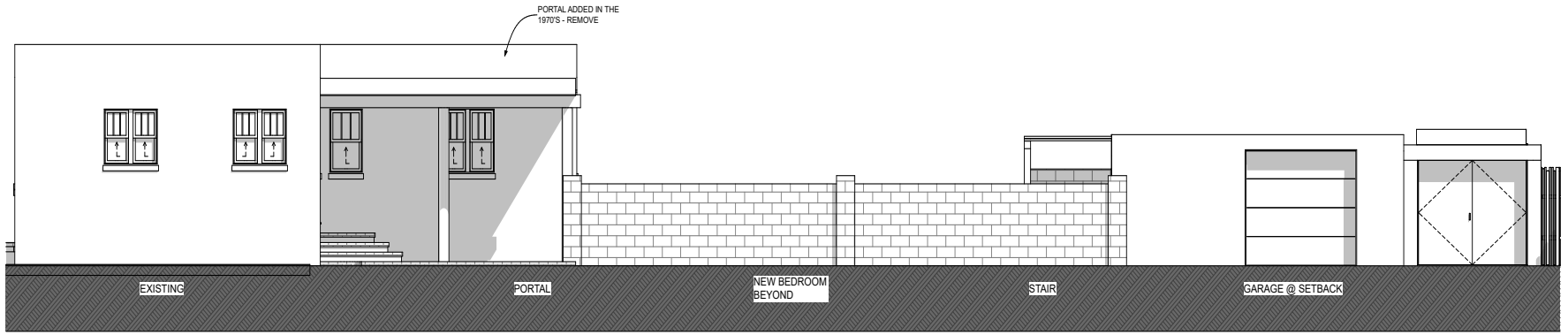
ISSUED:

05/29/24 - HDRB Submittal

Back House

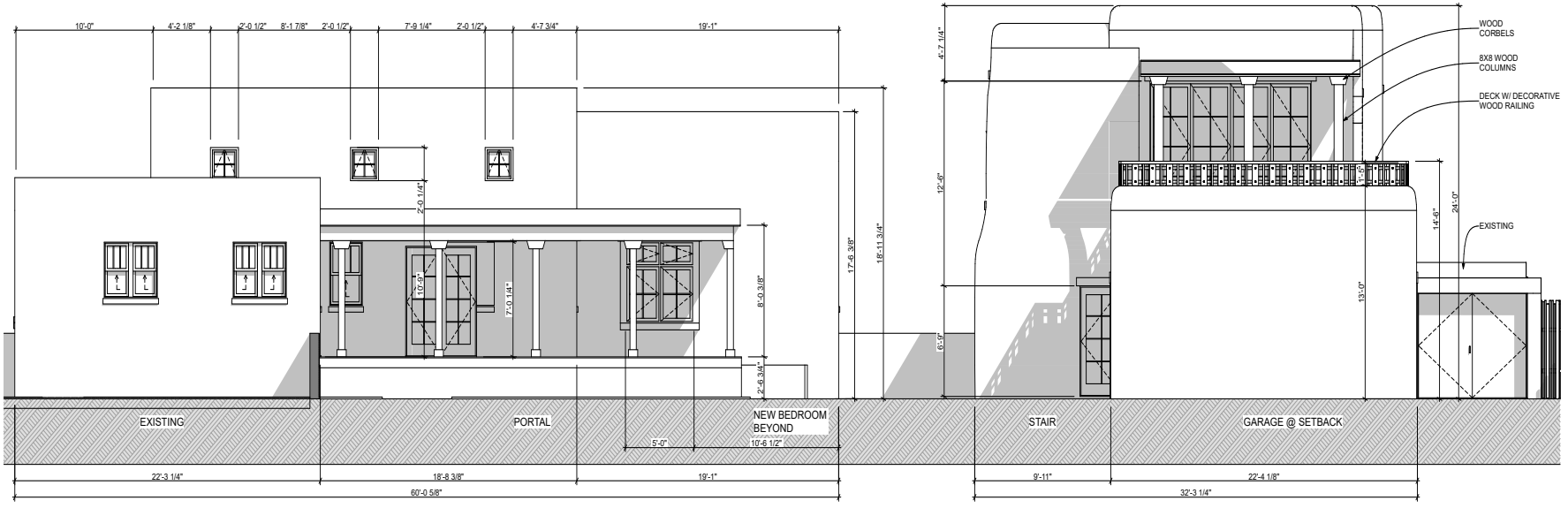
1.11

Printed: 11/18/24



1 / 1.12 East Elevation

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



2 / 1.12 East Elevation - Proposed - Shown with both Structures as Planned

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

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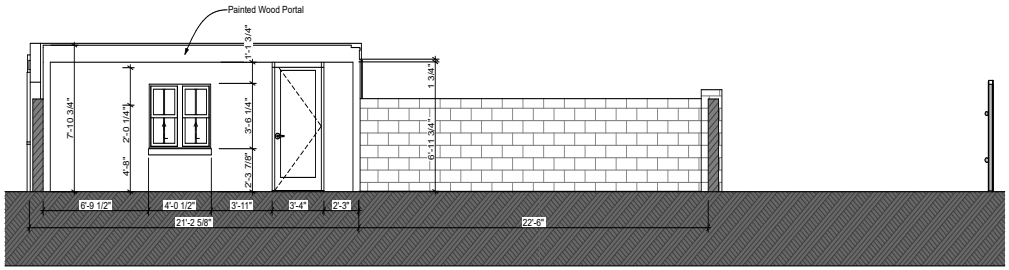
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
05/29/24 - HDRB Submittal

Driveway Elevations

1.12

Printed: 11/18/24



1 / 1.13 Existing South Elevation

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

0 2' 4' 8'



2 / 1.13 Proposed South Elevation - Casita

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

0 2' 4' 8'

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No. 2824
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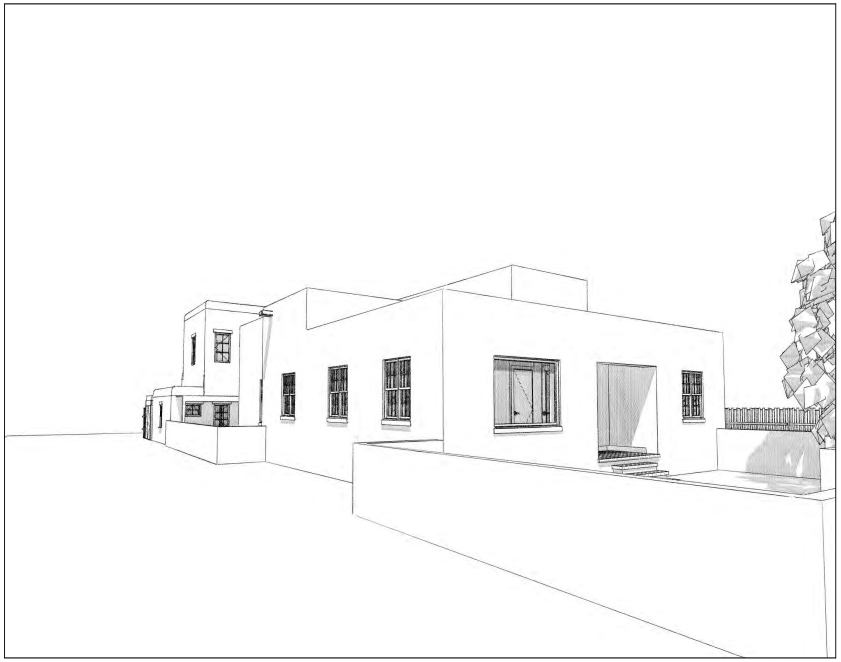
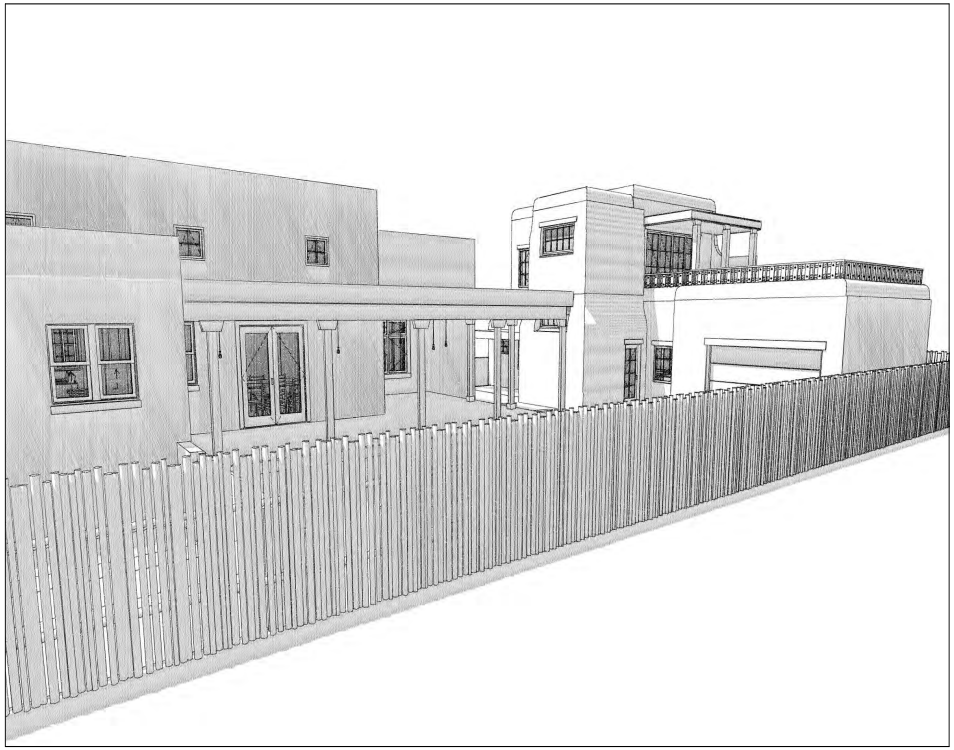
Back House Elevations

1.13

Printed: 11/18/24

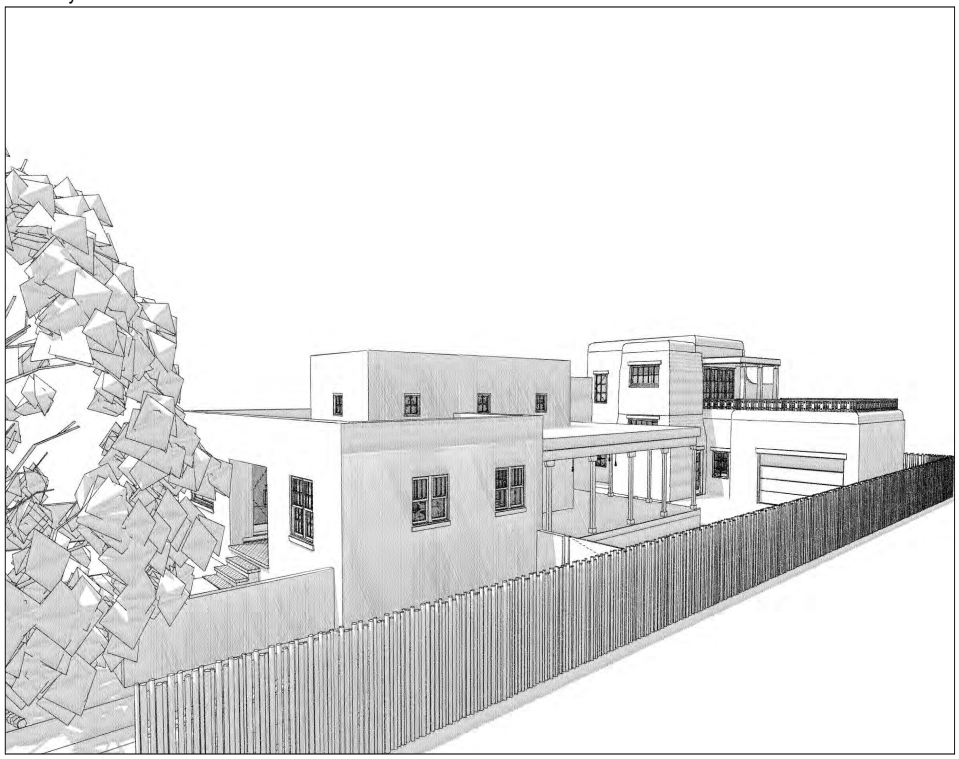


View of Southwest



View of Northeast

Birds Eye View of Northeast



View of West



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Santa Fe , NM 87501

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821 ACEQIA MADRE
HISTORIC DISTRICTS REVIEW
DOWNTOWN/EASTSIDE

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
05/29/24 - HDRB Submittal

Renderings

1.5

Printed: 11/18/24

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



Southeast Corner

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



South Elevation

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



East view from Driveway of Portal

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



East view from Driveway of wall and house

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



North Façade

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



South façade of Garage

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



Southwest Corner at Access Easement

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



West Façade of Garage and Gate

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



West facing façade at Access Easement

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



East façade of garage

GAYLA BECHTOL ARCHITECT

821 Acequia Madre Photos 2021



North façade and gate

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009381--HDRB

Project Description: 2024-009381-HDRB, 532 Don Gaspar Ave., Don Gaspar Area Historic District, Significant, Hannon Structures, agent for Andras Szantho, owner, requests to make changes to a previous approval including installation of a porch railing, HVAC with screening, exterior lighting, and accessible lift door. An exception is requested to 14-5.2(D)(5)(b) to add a porch railing on a primary facade.

Project Location(s): 532 DON GASPAR AVE
Santa Fe, NM 87505

Contacts:

Property Owner:	Andras Szantho 210 Montezuma Ave. Ste. 200	andras@szantholaw.com
Applicant:	KENNETH HANNON 17-D AMADO SUENO SANTA FE , NM 87507	hannonstru@aol.com

Historic District: HD: Don Gaspar Area

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: Yes

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1995

Year of Construction: 1928

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board Members

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

---

2024-009381-HDRB, 532 Don Gaspar Ave., Don Gaspar Area Historic District, Significant, Hannon Structures, agent for Andras Szantho, owner, requests to make changes to a previous approval including installation of a porch railing, HVAC with screening, exterior lighting, and accessible lift door. An exception is requested to 14-5.2(D)(5)(b) to add a porch railing on a primary facade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

_x_ **Zoning Review Sheet**

_x_ **Other**: previous case documents

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

_x_ **Site Plan/Floor Plan**

_x_ **Elevations**

_x_ **Photographs**

_x_ **Other:** Exception Criteria

STAFF RECOMMENDATION:

Staff does not find that the exception criteria have been met but the Board may find that they have upon further testimony; therefore, staff recommends denial of item 1 to install the white railing on the porch. Otherwise, staff recommends approval of items 2- 8 of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

BACKGROUND & SUMMARY:

The single-family residence at 532 Don Gaspar Avenue is a Craftsman Bungalow style listed as significant to the Don Gaspar Area Historic District. It was built in 1928 and is documented as

Tyler's Drug Store in 1928. It is located on the corner of West Santa Fe Avenue and Don Gaspar Avenue. It has a detached garage to the west of the main house, that is designated as contributing.

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. The primary entrance is on the east elevation which has a porch with brick piers and wrought iron hand railing. The front door has one large light with transom windows and two sidelights plus dental molding. Most of the windows are double hung, wood framed with concrete sills. The upper lights on the east elevation are surrounded by wood shingles. From the east, two symmetrical chimneys can be seen. The south elevation also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west elevation, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Included on the west elevation is a dormer window, four double hung windows, and a single light door. A wooden ramp was also added at a later date to the front/east porch. A small white picket fence attached to the porch and extended southward to the edge of the property.



Figure 1: Front Façade of Structure prior to construction, circa November 2021

The single-family residence located at 532 Don Gaspar Avenue appears to be a twin to 528 Don Gaspar Avenue, with identical building footprints, orientation, roof profiles and material finishes. Both are in excellent condition and maintain their historic character in a way that exemplify the craftsmanship of the style and era in which they were built.

The property at 532 Don Gaspar came before the HDRB in 2022 under case #2022-005790-HDRB for exterior alterations including replacing roofing, windows and doors, the rear west porch, and

installing picket fencing. An exception to section 14-5.2(D)(5)(b) for replacing architectural features rather than repairing them was granted.

However, during construction, the applicant made alterations without seeking approval from the HDRB. The applicant failed their historic interim inspection as a result of these alterations. The applicant continued to work without approval and was issued a Stop Work Order (red tag) on September 24, 2024. Now, the applicant is before the board to request approval of those exterior alterations including:

1) Install a white railing on the front east porch. An exception to section (D)(5)(b) for adding an architectural feature on a primary façade.
2) Install 3 ground mounted HVAC units on the west elevation behind the newer porch to minimize visibility.
3) Construct a 4'-0" high coyote fence just inside the existing chain link fence on the northwest corner of the building to shield the view of the HVAC units from the north and east.
4) Install exterior lighting at the access door to the basement.
5) Install the door on the previously approved ADA lift.
6) Install the required ADA sidewalk to access the lift from the parking area and the street to the south.
7) Install the asphalt parking area with automobile bumpers and appropriate striping.
8) Install gravel mix in tan along the east and south of the residence.



Figure 2: Alteration made in the field with the railing on the porch October 2024

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(5)(b): The applicant requests an exception to add an architectural feature to a significant structure.

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

Applicant Response: "Architecture" Adding back character to district plus be ADA compliant.

Applicant Addendum to Response: The railing on the front porch does not damage the character of the district. It is in keeping with the design of the building and the type of architecture of the building. It mirrors the railing on the back porch and the color is matched to the other elements of the residence. This helps the structure blend in with the Don Gaspar Area Historic District.

Staff Response: Staff agrees with this amended statement. Staff recognizes that the railing is in keeping with the design of the building and the type of architecture of the building. It mirrors the railing on the back porch and is colored to match the other elements of the residence. This helps the structure blend in with the Don Gaspar Area Historic District.

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

Applicant Response: ADA compliant for welfare of disabled.

Applicant Addendum to Response: The railing prevents hardship by providing much needed fall protection on the front porch area.

Staff Response: Staff disagrees with this amended statement. While staff recognizes that the applicant installed the railing as a fall protection measure, fall protection is not required at this height under the code.

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

Applicant Response: No public walkways infringed upon. Safe but open spaced for total Architectural views.

Staff Response: Staff does not find that the applicant has addressed the criteria. However, staff does recognize that the railing mirrors the railing on the back porch and is colored to match the other elements of the residence. The applicant also considered a black metal railing to match the neighboring twin building which was installed in the 1970s.

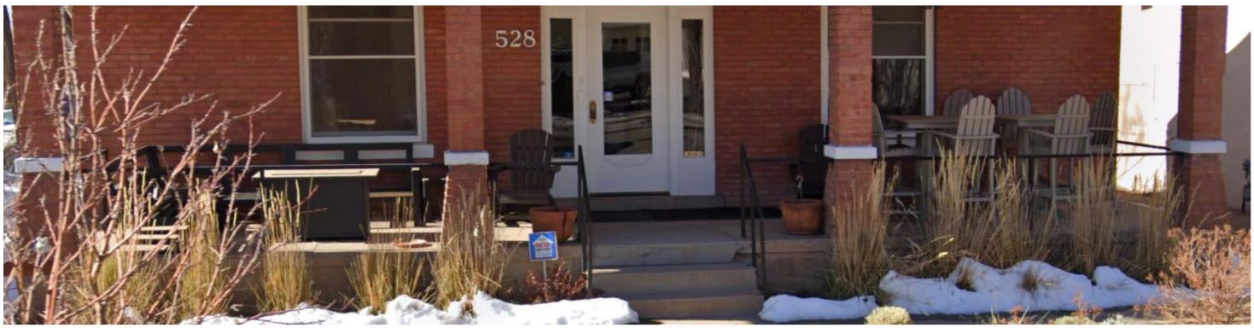


Figure 3: Railing on street facing elevation of twin structure at 528 Don Gaspar

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing

structure in a manner that will make the addition indistinguishable from the existing *structure*.

(c) Additions are not permitted to *primary façades*.

(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.

(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)

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMM

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 532 Don GASPAR

ID NUMBER: 051600 304

BUILDING NAME: —

SANTA FE ID NUMBER: H 1803

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP ___ N S RANGE ___ E W SEC ___ ___1/4 ___ 1/4

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

DATE OF CONSTRUCTION:

1928-9 ESTIMATE 1912-28 ACTUAL

SOURCE(S) City Direc. | Sanborn

BUILDING DATA

ARCHITECTURAL STYLE: Craftsman Bungalow

USE:

HISTORIC: (residential)

OTHER ___

PRESENT: residential

OTHER commercial

SURROUNDINGS: Bldgs. res. – RES & commercial uses –

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

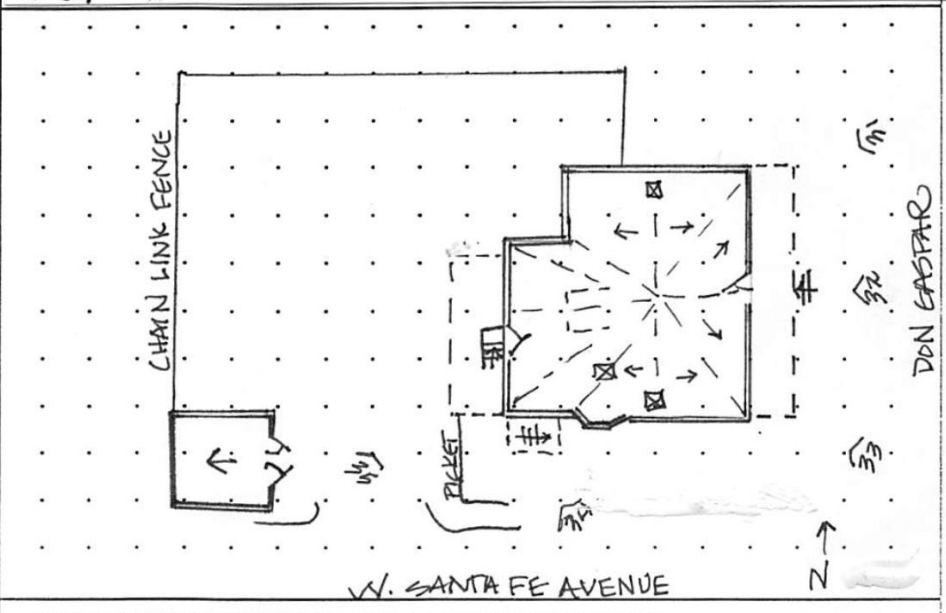
___ YES ✓ NO

PHOTO



#32 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/95 BY #P/DB

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 31 TO 35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Pitched gable w/metal tile, cross-gable north to south, projecting dormer, hip E-W
BUILDING WALLS	Red brick
FOUNDATIONS	Raised concrete foundation with basement
DOORS	E- large light wood door w/ dentil moulding, raised wood medallion, 3 light operable transom and sidelights W- wood panel with single upper light and transom
WINDOWS	E- 1/1 dhw w/ wood frames, concrete sills S- bay 1/1 w/ wood cornice flanked by 1/1 windows w/ conc. sills W. 2 2 light casements N- 3 1/1 dhw w/ wood frames, concrete sills
PORCHES OR PORTALES	E- projecting hip roof of metal tile, wd cornice, bead board cieling & brick piers raised painted stone/concrete slab, concrete steps & wd. ramp W- wood lattice w/ wd steps w/ balustrade
BALCONIES	
COURTYARDS	NW flagstone patios
FENCES/WALLS	SW corner white picket, W wood lattice, N chain link E- no fence
ARCH. DETAILS	
OTHER	

COMMENTS Dormer has hexagonal painted exterior tile, suggesting it was added at a later date metal storm windows, brick chimneys, swamp cooler Exterior basement entrance SW w/shed roof

ADDITIONAL PHOTOGRAPHS



#31 N. elevation



#33 S. elevation

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

IDENTIFICATION

ADDRESS

532 DON GASPAR

ID NUMBER: 051600

SANTA FE ID NUMBER: H-1803

SURVEYED/RESEARCHED

DATE _____ BY _____



#34 S. elevations



#35 W. elevations

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

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

IDENTIFICATION		
	ADDRESS 532 DON GASPAR	ID NUMBER: 0516 SANTA FE ID NUMBER: SURVEYED/RESEARCHED DATE _____ BY _____



#36 NW corner

Associated building: Garage 21'x21'
historic use: garage
Current use: storage
shed roof w/ block coping, wood & metal faschia, stuccoed on entire structure, wood lintel over door has been stuccoed over, double leaf wd plank door, standing seam metal roof, batterd walls (due to adobe construction)

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1803

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 304	UTM reference zone 12 (13)	easting 414900 northing [illegible]

location description: 532 Don Gaspar

city/town: Santa Fe

land grant/reservation:

building name:

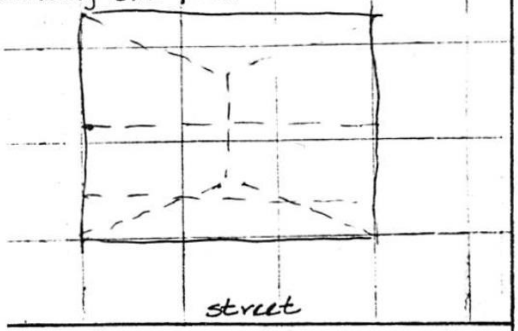
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 11

negative nos. 2A

loc. of neg. City of Santa Fe

building-site plan





ate of construction: 1910 estimate 1912-1928 actual

ource: City Directory - Sanborn

se
resent (residential)
other ___
istoric (residential)
other ___

ondition
___ excellent X good
___ fair ___ deteriorating

style: Late Victorian

foundation material: concreted over

wall material/surface: brick

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features:
gable roof: gables covered w/ pressed metal
porch across front
cross gable - front truncated
wd dlh 1-1
top & side lights door

surroundings: Mix

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

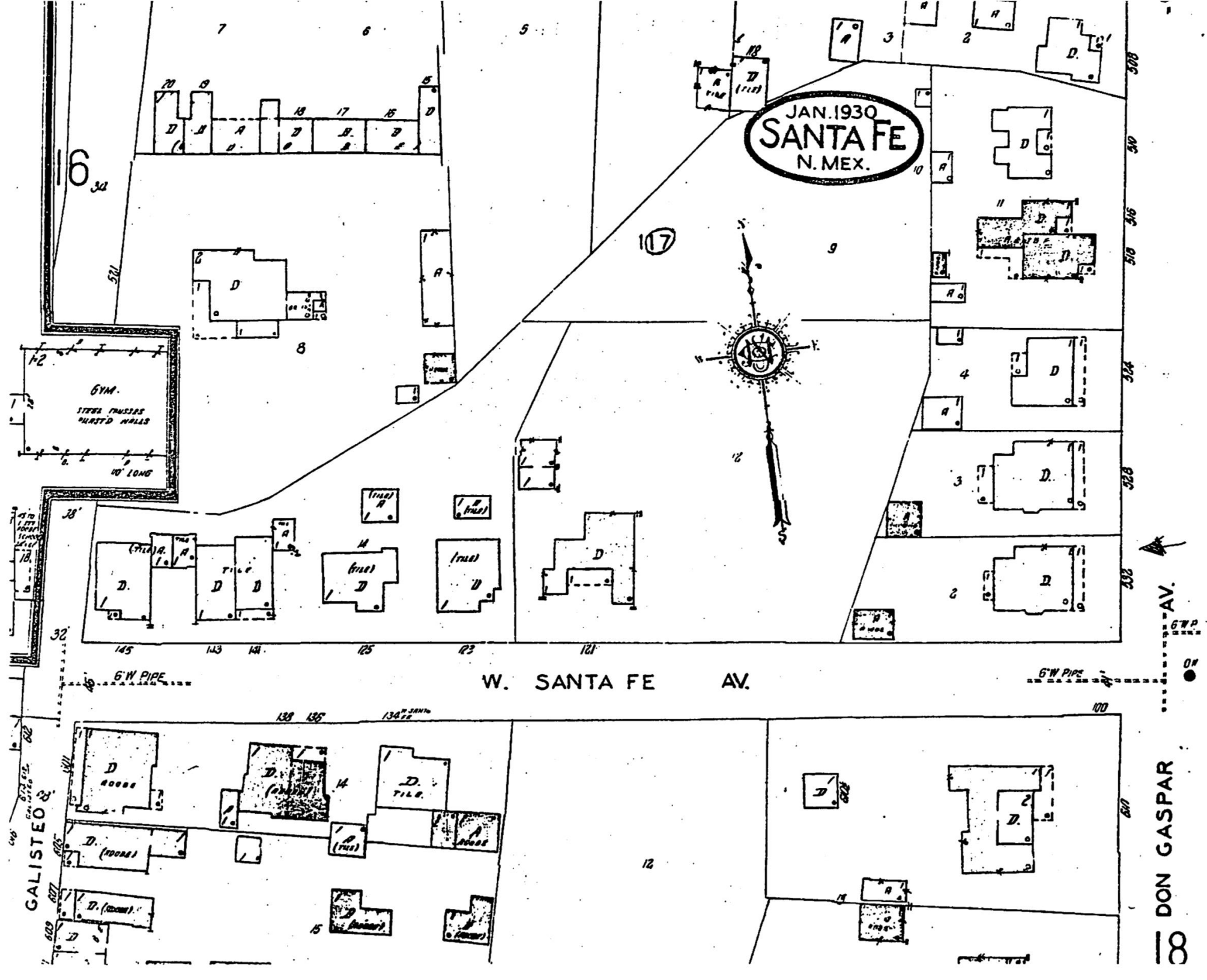
significance
~~X~~ significant X contributing
~~date~~
___ supporting ___ intrusive

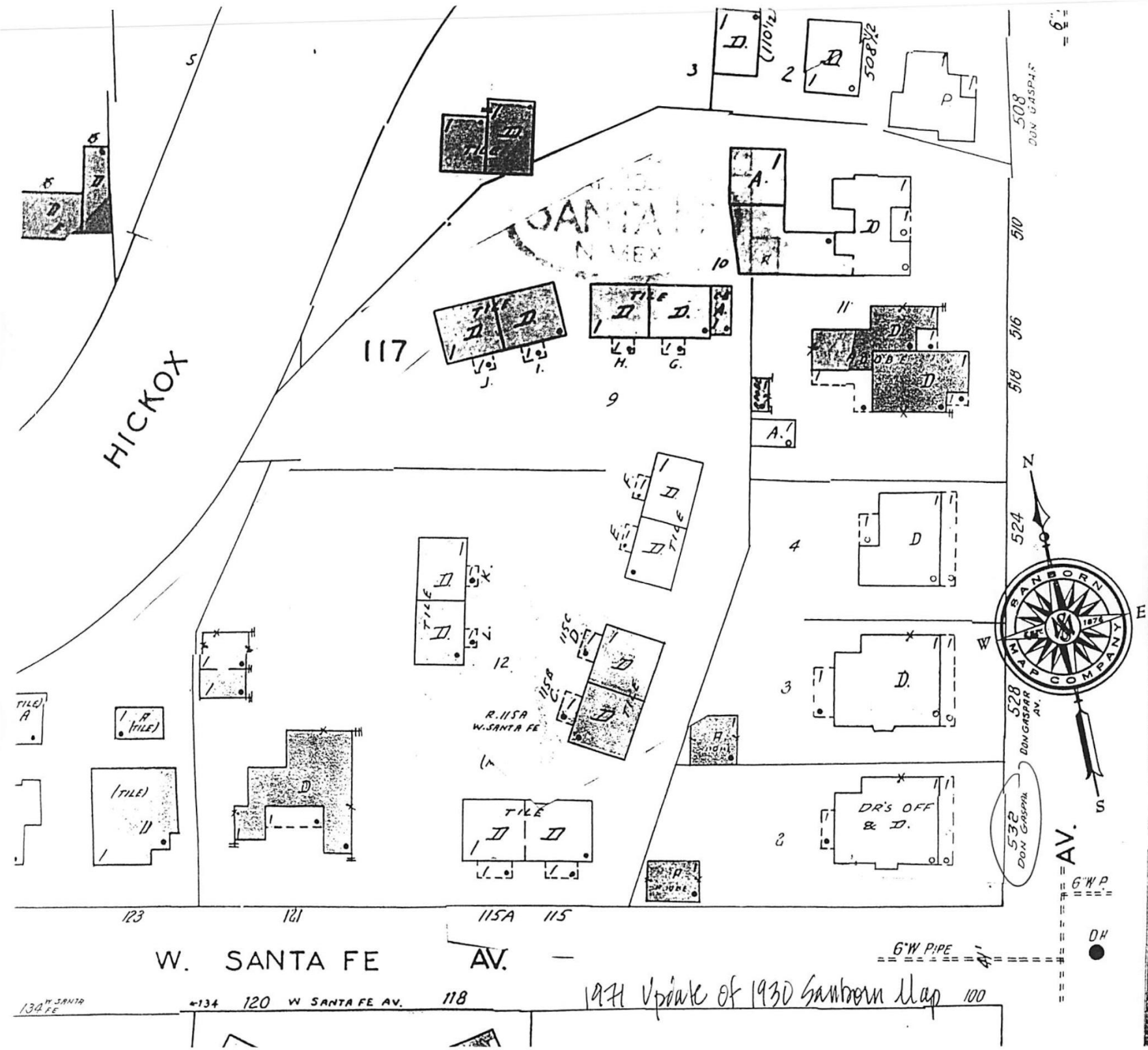
comments:
similar to #303
Justine Thomas - blt in early teens

1936-37 cd - McCauley 20
1928 cd Tyler WC Tylers drugstore
on 1930 Sanborn

associated buildings? X yes
what type? adobe garage
if inventoried, list ID nos.

see back? ___ yes


JAN. 1930
SANTA FE
N. MEX.
GYM.
STEEL TRUSSES
PURLIN WALLS
10' LONG
W. SANTA FE AV.
6" W. PIPE
6" W. PIPE
6" W. PIPE
DON GASPAR AV.
GALISTEO ST.
117
6
18



1971 Update of 1930 Sanborn Map

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 532 Don Gaspar Avenue (rear)

OLD ID NUMBER:

SANTA FE ID NUMBER: 18031

UTM REFERENCE EASTING NORTHING

ZONE 12 13 414770 3948500

LEGAL DESCRIPTION:

TNSP 17N ; RANGE 9E SEC 28 NW 1/4 NE 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:
1930 ESTIMATE
1930 ACTUAL

SOURCE(S)
City Dir.
Sanborns

BUILDING DATA

ARCHITECTURAL STYLE:
New Mexico Vernacular

USE:

HISTORIC: residential garage

OTHER _____

PRESENT: residential storage

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

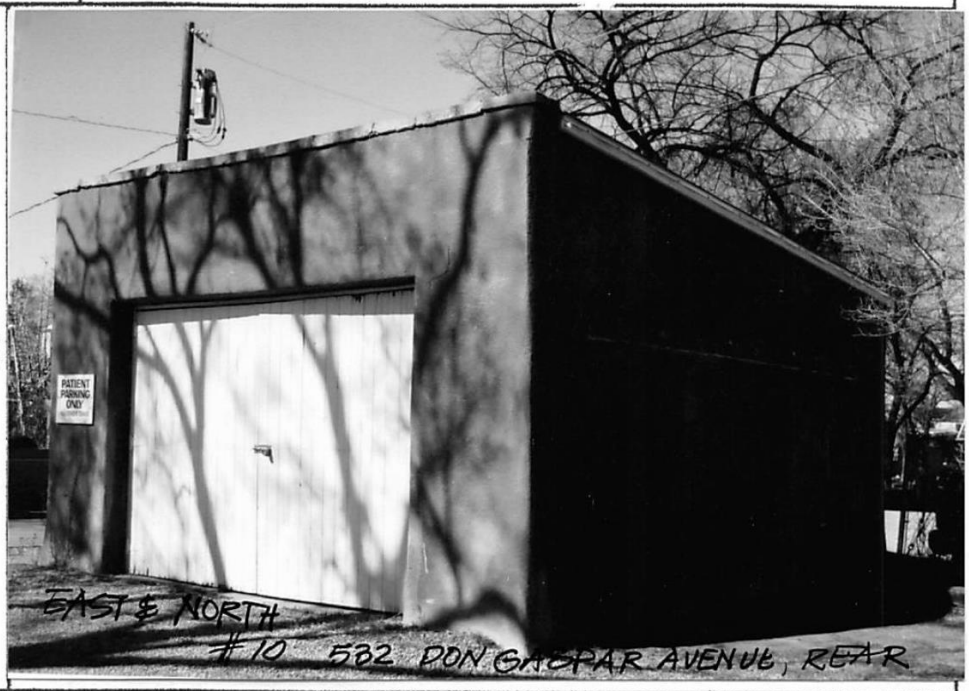
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

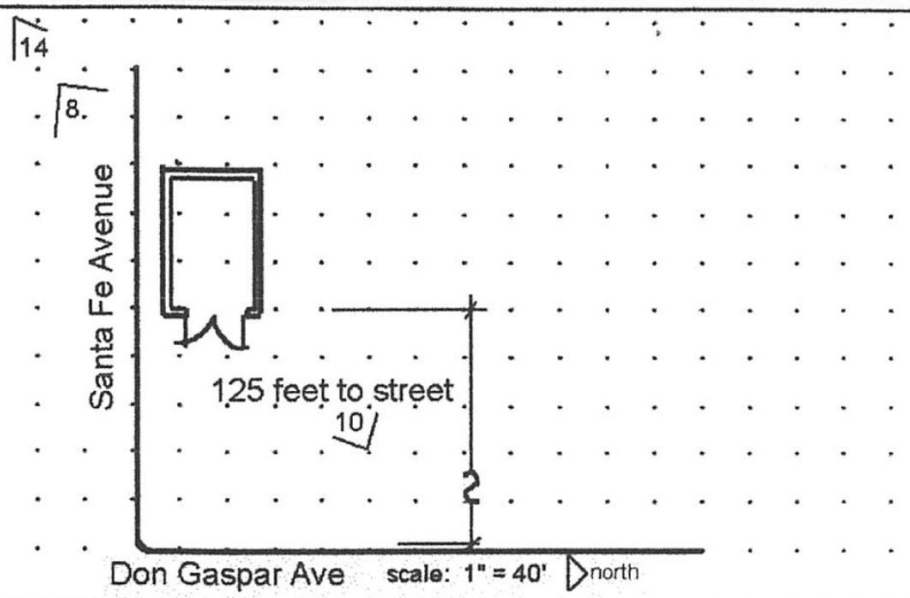
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

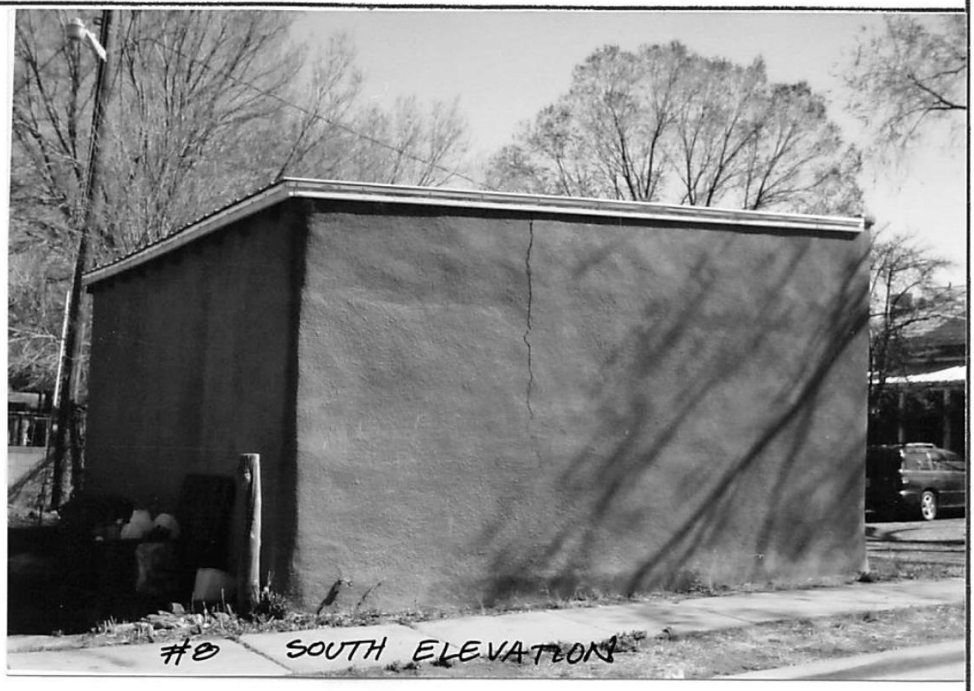
SURVEYED 2000 BY CC

NEGATIVES WITH NMHPD ROLL # 1 NEG # s 10, 12, 15

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed roof , metal with parapet at front		
BUILDING WALLS	adobe		
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.)	12 feet
DOORS	pair of vertical wood board doors approx 4 feet wide each		
WINDOWS	none		
PORCHES OR PORTALES	none		
ARCHITECTURAL DETAILS			
FENCES/WALLS	chain link fence at sidewald & conc. blk. wall at back		
SITE FEATURES	asphalt paving surrounding building		
OTHER/ COMMENTS	old Doctor office sign remains		

ADDITIONAL PHOTOGRAPHS



ARCHITECTURAL FEATURES STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed roof , metal with parapet at front	
SUB DRAIN WALLS	adobe	
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 12 feet
DOORS	pair of vertical wood board doors approx 4 feet wide each	
WINDOWS	none	
PORCHES OR PORTALES	none	
ARCHITECTURAL DETAILS		
FENCES/WALLS	chain link fence at sidewalk & conc. blk. wall at back	
SITE FEATURES	asphalt paving surrounding building	
OTHER/ COMMENTS	old Doctor office sign remains	

ADDITIONAL PHOTOGRAPHS

532 Don Gaspar Ave. (rear)

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING MAY – AUGUST OF 2000. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 11/04.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case 2022-005448-HDRB Status Review 532 Don Gaspar

VOTE: The motion passed by unanimous (3-0) roll call vote with Members Biedscheid, Bienvenu, and Larson voting in favor and none voting against.

4. **2022-005448-HDRB. 532 Don Gaspar Ave.** Don Gaspar Area Historic District. Kevin Georges, agent for Andras Szantho, requests a status review and primary facade designation, if applicable, for a contributing structure. (Carly Piccarello)

STAFF REPORT

532 Don Gaspar Avenue is a single-family, Craftsman Bungalow residence listed as contributing to the Downtown and Eastside Historic District. It was built in 1928 and is documented as Tyler's Drug Store in 1928. It is located on the corner of W. Santa Avenue and Don Gaspar Avenue. It has a detached garage to the west of the main house, which was designated as contributing. In 2000, the HDRB approved a proposal to remodel it.

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. The primary entrance is on the east façade which has a porch with brick piers and wrought iron hand railing. The front door has one large light with transom windows and two sidelights plus dental molding.

Most of the windows are double hung, wood framed with concrete sills. The upper lights on the east façade are surrounded by wood shingles. From the east, two symmetrical chimneys can be seen. The south façade also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Included on the west façade is a dormer window, four double hung windows, and a single light door. A wooden ramp was also added at a later date to the front/east porch. A small white picket fence attached to the porch and extend southward to the edge of the property.

532 Don Gaspar Avenue appears to be a twin to 528 Don Gaspar Avenue, with identical building footprints, orientation, roof profiles and material finishes. Both are in excellent condition and maintain their historic character in a way that exemplify the craftsmanship of the style and era that they were built. Both contributing highly to the streetscape and district.

The 1982 HCPI documents the structure as contributing. The 1995 HCPI documents it as significant. City records show this house as contributing. The 1982 Don Gaspar Historic District National Register Nomination notes that it is named as such because the street encompasses the most variety of unique and historically significant architecture.

The applicant requests a primary façade designation. Currently, this structure is listed as contributing by the City and due to the given information, staff requests a status review.

STAFF RECOMMENDATION

Staff recommended the historic status of the structure be designated as significant, with the garage being maintained as contributing per 14-5.2(C) Designation of Significant and Contributing Structures. If the HDRB designates historic status as contributing, staff recommended the east and south elevations as primary.

Member Bienvenu asked to clarify if the twin house next door has a designation.

Ms. Piccarello said it is significant. She said there is no reason for the difference in the National Register nomination. She could find little difference in her research. She said 528 Don Gaspar was a drugstore and a doctor's office. She questions why the house is not significant to the community.

Member Bienvenu said he agreed. He said a survey form in the packet dated 2000 has a note that refers to the survey and says it is a significant structure, but it continues, that has not been adopted by the Board and should be considered preliminary for planning as of November, 2004.

Ms. Piccarello said there is an inconsistency. Usually, what triggers this coming to staff is someone in the community cares, or many times is for a renovation. There are no case files to bring this forward and no effort to bring the status forward.

Member Bienvenu asked if correct there have been no changes to the house since the document was put into the file.

Ms. Piccarello said as far as they can tell. Their ramp might have been covered but they have no record of that. The ramp was likely added around the 80s.

Member Biedscheid thought she saw a photograph showing the ramp from 1995.

Ms. Piccarello said it was between the 80s and 1995.

Member Biedscheid asked on the garage that is contributing, if the Board is designating a primary façade tonight.

Ms. Piccarello said the Board can choose to do that. She did not include a recommendation in the packet for a primary façade but meant to include that.

Chair Rios said even though the primary was not advertised.

Ms. Piccarello said that can be done because this was noticed as the property, not the structure.

APPLICANT PRESENTATION

Kevin Georges, 214 Truman St., NE, Albuquerque, was sworn in. He said he does not agree with staff's recommendation of being significant. He thanked Ms. Piccarello for helping them because a staff member left, and she jumped in. He said Ms. Piccarello mentioned the sister building next door. Looking at the report for the building it was a contributing building in 1982. He isn't sure why it was made significant in 1995. He thought the building is attractive and he doesn't plan to change the architecture. Most of the remodeling is the interior of the building. He said he could not see per the definition of contributing and significant, any association or persons, as mentioned by the ordinance. He said they don't object to the two facades; they face the street and is important for the Board to review. When the client bought the property, the map showed this as contributing, not significant. They were not aware of any other reports until they worked with staff in fact finding. He noted the owner is present to answer any questions.

Chair Rios said the Don Gaspar Historic District, unlike others in Santa Fe, has a lot of pitched roof buildings. It appears in evaluating the building, the sister building looks exactly like this and was designated significant. She thought the houses were made when the railroad came through Santa Fe. They remained in that particular district. The Board has to honor those homes and preserve them.

Member Bienvenu asked for clarification of the definition of significant structure. He asked if staff's interpretation is the two subparagraphs listed are not requirements in and of themselves. That one or the other would need to be met, but those are additional reasons to designate as significant. And something could be designated significant if it qualifies under the first paragraph, even if it doesn't qualify under subparagraph "a" and "b".

Ms. Piccarello said yes, the word is "*may*", a suggestion of reinforcement.

Member Bienvenu said he agrees with her interpretation. He wanted to be clear that she agreed with that interpretation as well.

PUBLIC HEARING

John Eddy, previously sworn, said if this house didn't have a twin, this would be completely different. Because it does, it is presumed if not built by the same owner of both properties, it was the same builder. What is important is the Board cannot do something to status if it negatively influences adjacent buildings. The neighbor adjacent

has significant status. This building which matches should be upgraded to significant status.

BOARD DISCUSSION

Member Larson said it is important to acknowledge sometimes the status is because the house has unique character. But there is also a case for this type of repetition. She said Ms. Piccarello made a good point that a lot of these buildings are not in Santa Fe style but represent the introduction of new materials through the railroad. The National Register for this district gives a lot of detail about that aspect of Don Gaspar. It was also a great point of Ms. Piccarello, that this was a commercial property. She said that is evident in modifications to make the property continue to function.

MOTION: In Case 2022-005448-HDRB, 532 Don Gaspar Ave., Member Larson moved to designate the structure as significant and, per staff recommendation, to maintain the garage as contributing. This is neighboring a significant property with similar architectural character and adds to the character of the Don Gaspar District with commercial and architectural significance. The motion was seconded by Member Biedscheid with a friendly amendment to designate the primary façade on the garage as the east street facing façade.

Member Larson accepted the amendment as friendly and confirmed the east façade of the garage would be designated as primary.

VOTE: The motion passed by unanimous (3-0) roll call vote with Members Biedscheid, Bienvenu and Larson voting in favor and none voting against.

3. **2022-005348-HDRB. 212 A Gonzales Rd.** Downtown and Eastside Historic District. Rajah Bose, owner, requests primary facade(s) designation as applicable of a contributing 1,465 sq. ft. building. (Angela Schackel Bordegaray)

This case was continued from earlier.

Chair Rios recognized that the applicants were now present, and staff had already given their report.

Ms. Bordegaray confirmed she did present the staff report. She said there was no need to repeat it.

APPLICANT PRESENTATION

Rajah Bose, 3480 Todo Santo Street, Santa Fe, NM, was sworn.

City of Santa Fe

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

PROJECT DESC: 2022-005448-HDRB. 532 Don Gaspar Ave. Don Gaspar Area Historic District. Kevin Gorges, agent for Andras Szantho, requests a status review and primary facade designation, if applicable, for a contributing structure.

CASE NUMBER: 2022-005448--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 532 DON GASPAR AVE
Santa Fe, NM 87505

CONTACTS:	Property Owner	Andras Szantho	210 Montezuma Ave. Ste. 200
	Applicant	Kevin Georges	214 NE Truman ST NE Albuquerque, NM 87108

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 28, 2022. The decision of the Board was to to designate the structure as significant and, per staff recommendation, to maintain the garage as contributing and to designate the primary façade on the garage as the east street facing façade . This is neighboring a significant property with similar architectural character and adds to the character of the Don Gaspar District with commercial and architectural significance.

For further information please call 505-955-6605.

Sincerely,

Carly Piccarello
Planner Manager - Land Use

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

memo

DATE: June 28th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

---

Case # 2022-005448-HDRB

Address: 532 Don Gaspar Ave.
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Forms**

__x__ **Zoning Review Sheet**

__x__ **Other**: HCPI for 528 Don Gaspar (twin)

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as significant, with the garage being maintained as contributing per 14-5.2(C) Designation of Significant and Contributing Structures. If the HDRB designates historic status as contributing, staff recommends the east and south elevations as primary.

BACKGROUND & SUMMARY:

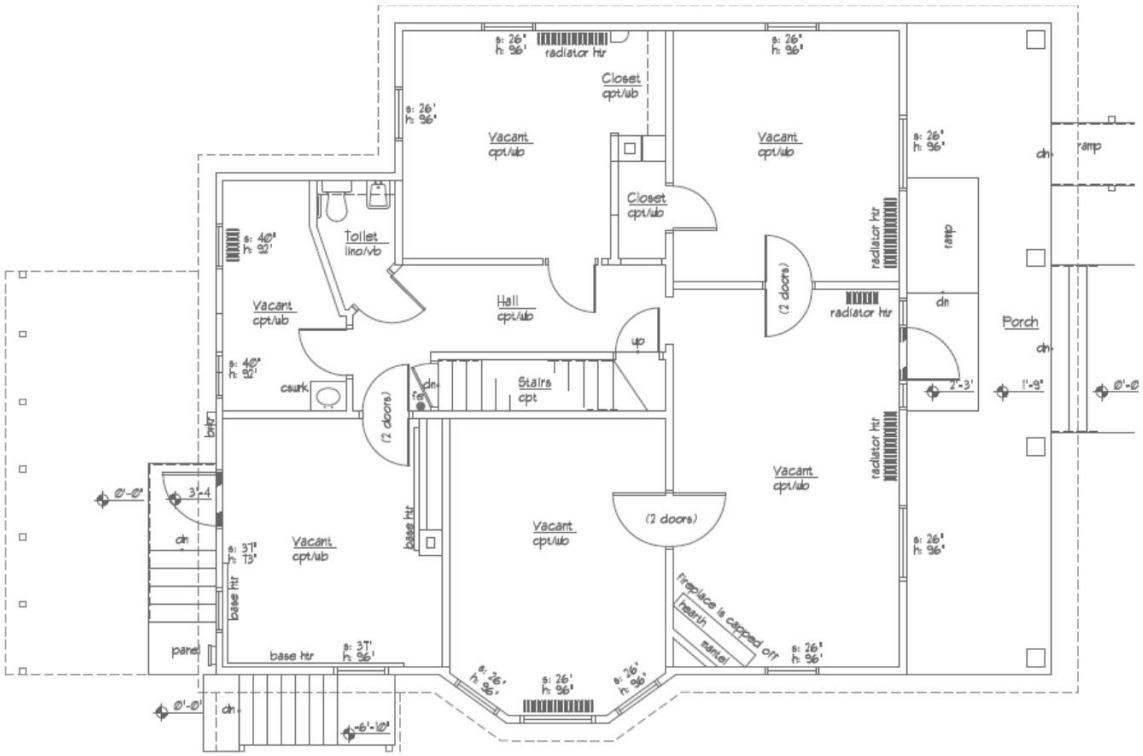
532 Don Gaspar Avenue is a single-family, Craftsman Bungalow residence listed as contributing to the Downtown and Eastside Historic District. It was built in 1928 and is documented as Tyler's Drug Store in 1928. It is located on the corner of W. Santa Avenue and Don Gaspar Avenue. It has a detached garage to the west of the main house, that was designated as contributing. In 2000, the HDRB approved a proposal to remodel it.

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. The primary entrance is on the east façade which has a porch with brick piers and wrought iron hand railing. The front door has one large light with transom windows and two sidelights plus dental molding. Most of the windows are double hung, wood framed with concrete sills. The upper lights on the east façade are surrounded by wood shingles. From the east, two symmetrical chimneys can be seen. The south façade also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Included on the west façade is a dormer window, four double hung windows, and a single light door. A wooden ramp was also added at a later date to the front/east porch. A small white picket fence attached to the porch and extend southward to the edge of the property. 532 Don Gaspar Avenue appears to be a twin to 528 Don Gaspar Avenue, with identical building footprints, orientation, roof profiles and material finishes. Both are in excellent condition and maintain their historic character in a way that exemplify the craftsmanship of the style and era that they were built. Both contributing highly to the streetscape and district.

The 1982 HCPI documents the structure as contributing. The 1995 HCPI documents it as significant. City records show this house as contributing. The 1982 Don Gaspar Historic District National Register Nomination notes that it is named as such because the street encompasses the most variety of unique and historically significant architecture.

The applicant requests a primary façade designation. Currently, this structure is listed as contributing by the City and due to the given information, staff requests a status review.

NORTH



SOUTH

RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

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

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

•ARCHITECTS•

June 23, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Primary Elevation Designation
532 Don Gaspar Avenue
Santa Fe, New Mexico

Dear Carly,

Per our original letter May 2, 2022 we have submitted the following:

1. Historic District Application.
2. Photos of existing Facades.

Today we are submitting the following:

1. Existing Site Plan.
2. Existing Floor Plans.
3. Existing Exterior Elevations.

The subject property was built around 1920.

Should you have any questions, please don't hesitate to contact me.

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Applications\Designation\20220623 Letter.wpd

Attachments

cc: Andras Szantho, Esq.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 532 Don GASPAR

ID NUMBER: 051600 304

BUILDING NAME: —

SANTA FE ID NUMBER: H 1803

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP ___ N S RANGE ___ E W SEC ___ ___1/4 ___ 1/4

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

DATE OF CONSTRUCTION:

1928-9 ESTIMATE 1912-28 ACTUAL

SOURCE(S) City Direc. | Sanborn

BUILDING DATA

ARCHITECTURAL STYLE: Craftsman Bungalow

USE:

HISTORIC: (residential)

OTHER ___

PRESENT: residential

OTHER commercial

SURROUNDINGS: Bldgs. res. – RES & commercial uses –

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

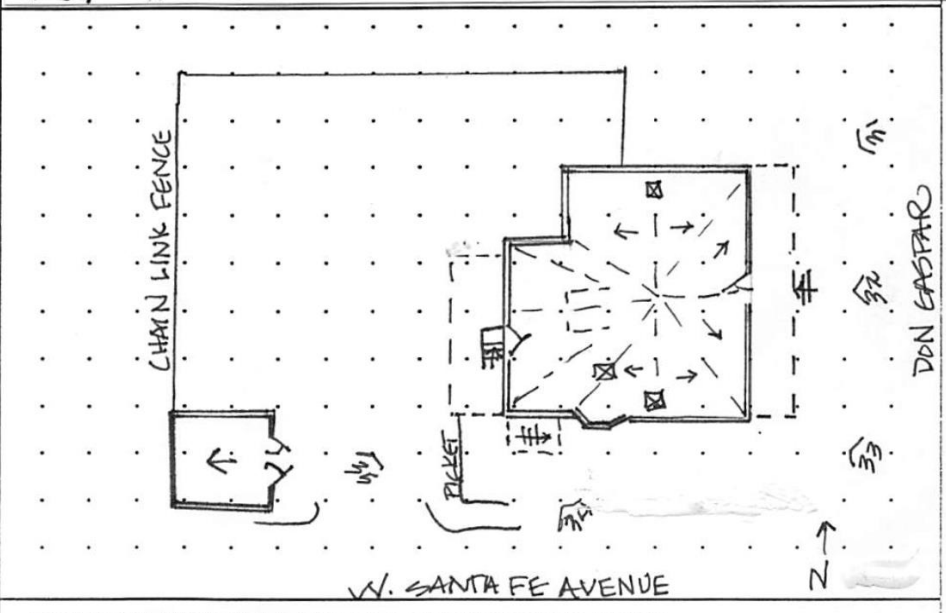
___ YES ✓ NO

PHOTO



#32 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/95 BY #P/DB

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 31 TO 35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Pitched gable w/metal tile, cross-gable north to south, projecting dormer, hip E-W
BUILDING WALLS	Red brick
FOUNDATIONS	Raised concrete foundation with basement
DOORS	E- large light wood door w/ dentil moulding, raised wood medallion, 3 light operable transom and sidelights W- wood panel with single upper light and transom
WINDOWS	E- 1/1 dhw w/ wood frames, concrete sills S- bay 1/1 w/ wood cornice flanked by 1/1 windows w/ conc. sills W. 2 2 light casements N- 3 1/1 dhw w/ wood frames, concrete sills
PORCHES OR PORTALES	E- projecting hip roof of metal tile, wd cornice, bead board cieling & brick piers raised painted stone/concrete slab, concrete steps & wd. ramp W- wood lattice w/ wd steps w/ balustrade
BALCONIES	
COURTYARDS	NW flagstone patios
FENCES/WALLS	SW corner white picket, W wood lattice, N chain link E- no fence
ARCH. DETAILS	
OTHER	

COMMENTS Dormer has hexagonal painted exterior tile, suggesting it was added at a later date metal storm windows, brick chimneys, swamp cooler Exterior basement entrance SW w/shed roof

ADDITIONAL PHOTOGRAPHS



#31 N. elevation



#33 S. elevation

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

IDENTIFICATION

ADDRESS

532 DON GASPAR

ID NUMBER: 051600

SANTA FE ID NUMBER: H-1803

SURVEYED/RESEARCHED

DATE _____ BY _____



#34 S. elevations



#35 W. elevations

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

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

IDENTIFICATION		
	ADDRESS 532 DON GASPAR	ID NUMBER: 0516 SANTA FE ID NUMBER: SURVEYED/RESEARCHED DATE _____ BY _____



#36 NW corner

Associated building: Garage 21'x21'
historic use: garage
Current use: storage
shed roof w/ block coping, wood & metal faschia, stuccoed on entire structure, wood lintel over door has been stuccoed over, double leaf wd plank door, standing seam metal roof, batterd walls (due to adobe construction)

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1803

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 304	UTM reference zone 12 (13)	easting 414900 northing [illegible]

location description: 532 Don Gaspar

city/town: Santa Fe

land grant/reservation:

building name:

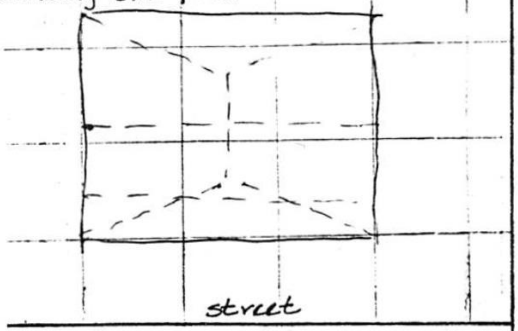
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 11

negative nos. 2A

loc. of neg. City of Santa Fe

building-site plan





ate of construction: 1910 estimate 1912-1928 actual

ource: City Directory - Sanborn

se
resent (residential)
other ___
istoric (residential)
other ___

ondition
___ excellent X good
___ fair ___ deteriorating

style: Late Victorian

foundation material: concreted over

wall material/surface: brick

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features:
gable roof: gables covered w/ pressed metal
porch across front
cross gable - front truncated
wd dph 1-1
top & side lights door

surroundings: Mix

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

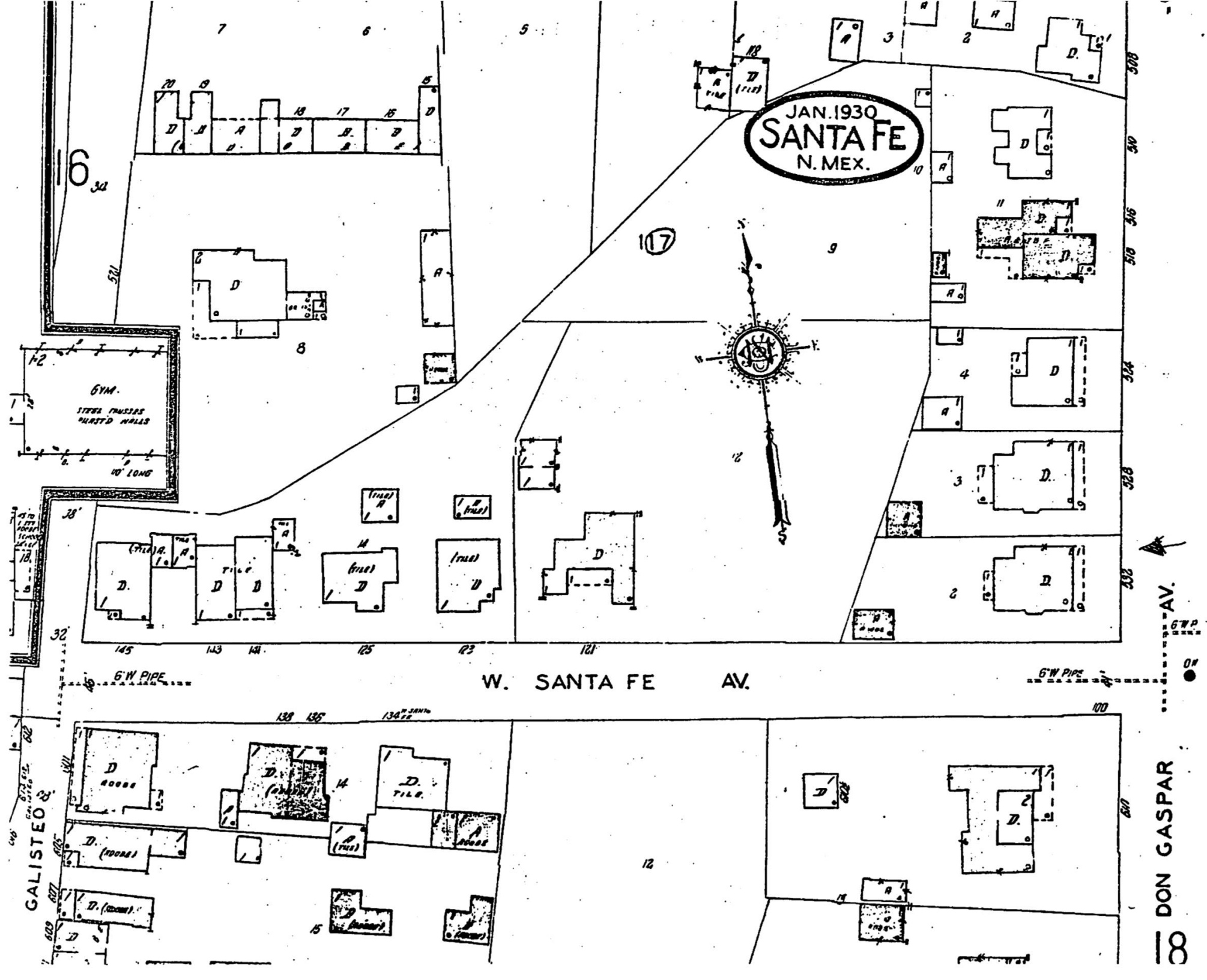
significance
~~X~~ significant X contributing
~~date~~
___ supporting ___ intrusive

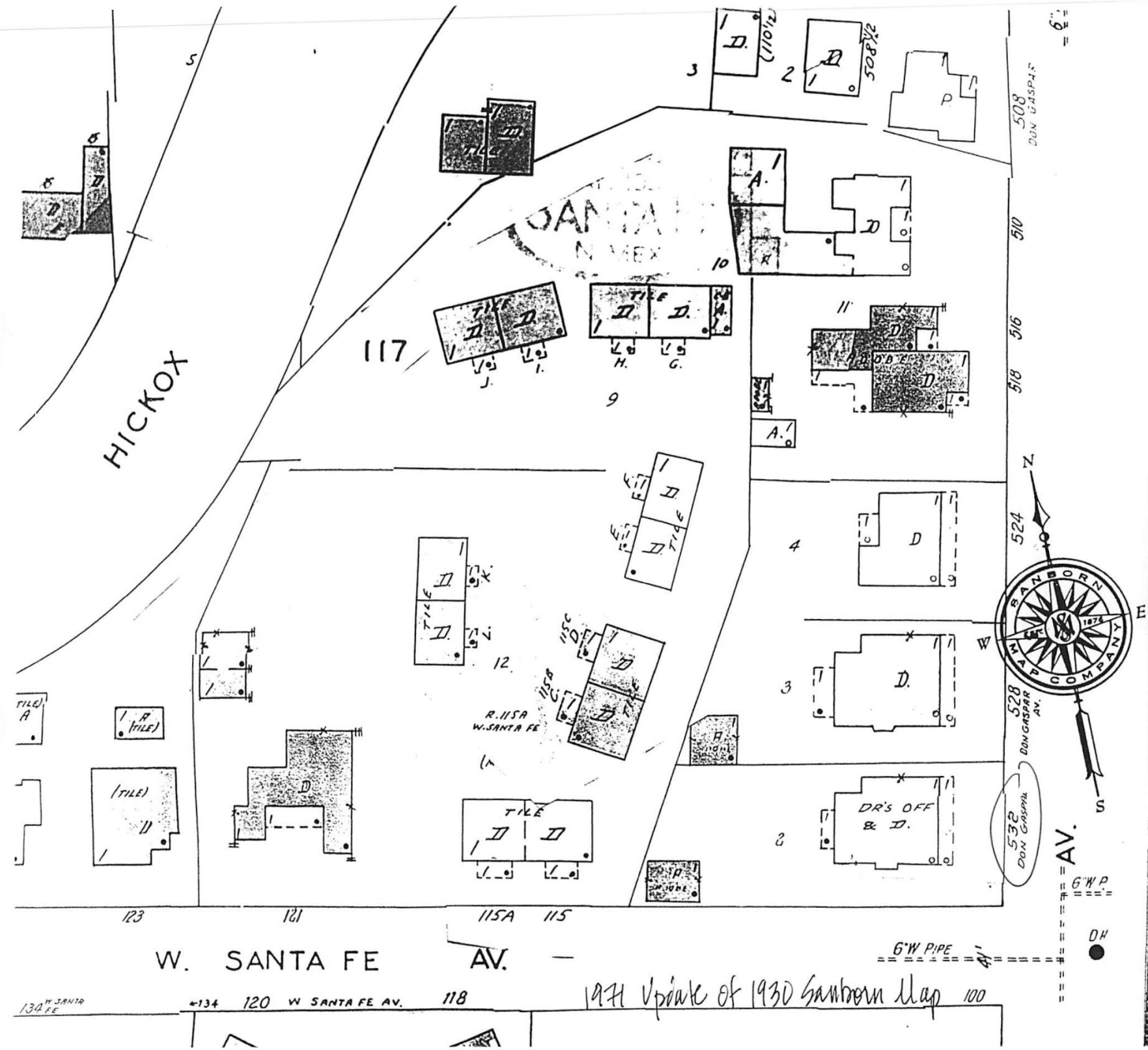
comments:
similar to #303
Justine Thomas - blt in early teens

1936-37 cd - McCauley 20
1928 cd Tyler WC Tylers drugstore
on 1930 Sanborn

associated buildings? X yes
what type? adobe garage
if inventoried, list ID nos.

see back? ___ yes


JAN. 1930
SANTA FE
N. MEX.
GYM.
STEEL TRUSSES
PURLIN WALLS
10' LONG
W. SANTA FE AV.
6" W. PIPE
6" W. PIPE
6" W. PIPE
DON GASPAR AV.
GALISTEO ST.
117
6
18



1971 Update of 1930 Sanborn Map

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 532 Don Gaspar Avenue (rear)

OLD ID NUMBER:

SANTA FE ID NUMBER: 18031

UTM REFERENCE EASTING NORTHING

ZONE 12 13 414770 3948500

LEGAL DESCRIPTION:

TNSP 17N ; RANGE 9E SEC 28 NW 1/4 NE 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:
1930 ESTIMATE
1930 ACTUAL

SOURCE(S)
City Dir.
Sanborns

BUILDING DATA

ARCHITECTURAL STYLE:
New Mexico Vernacular

USE:

HISTORIC: residential garage

OTHER _____

PRESENT: residential storage

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

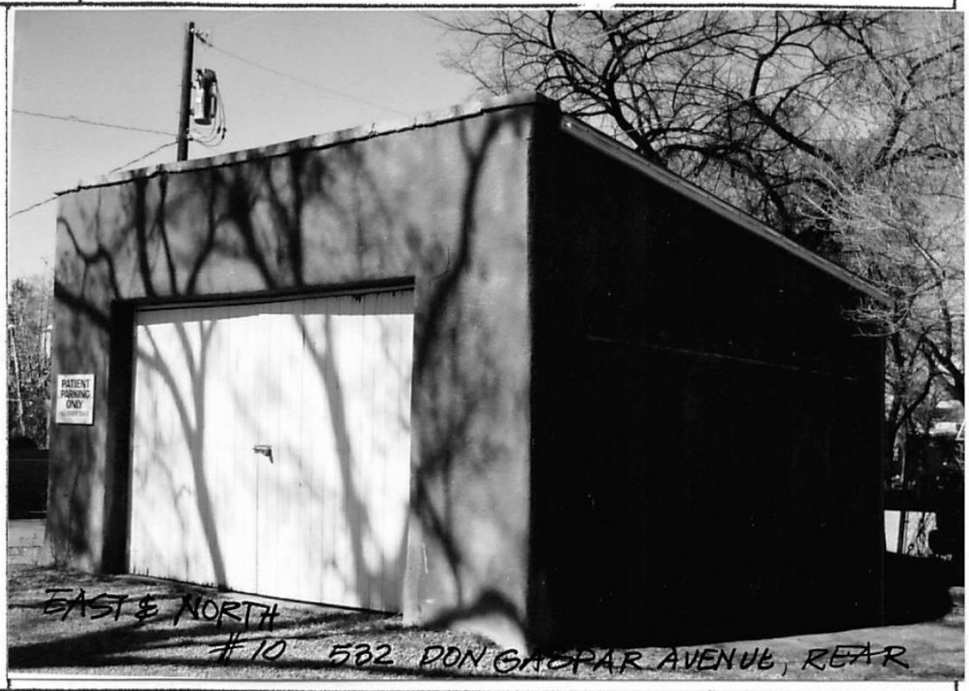
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

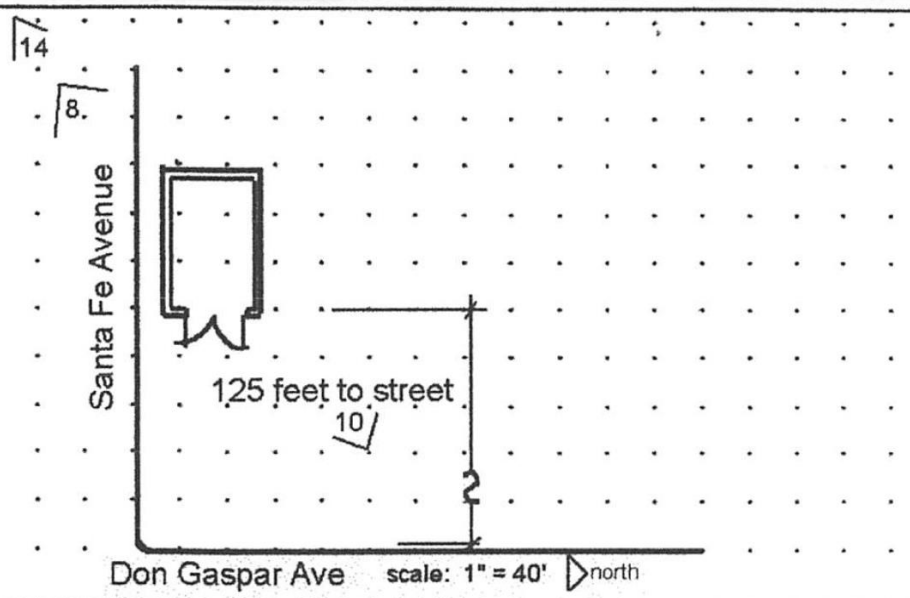
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

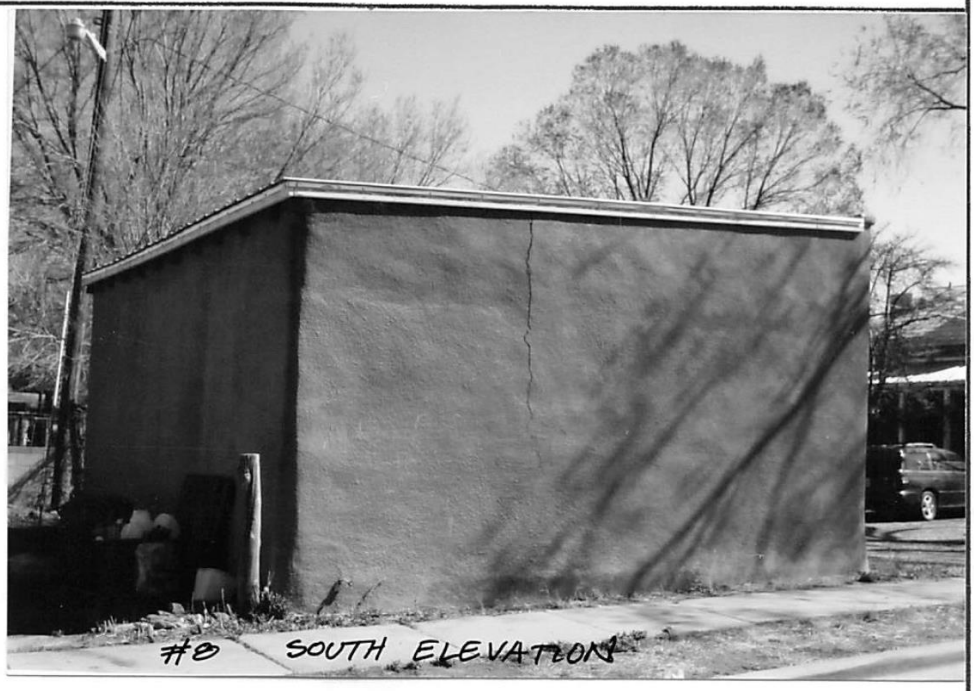
SURVEYED 2000 BY CC

NEGATIVES WITH NMHPD ROLL # 1 NEG # s 10, 12, 15

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed roof , metal with parapet at front		
BUILDING WALLS	adobe		
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.)	12 feet
DOORS	pair of vertical wood board doors approx 4 feet wide each		
WINDOWS	none		
PORCHES OR PORTALES	none		
ARCHITECTURAL DETAILS			
FENCES/WALLS	chain link fence at sidewald & conc. blk. wall at back		
SITE FEATURES	asphalt paving surrounding building		
OTHER/ COMMENTS	old Doctor office sign remains		

ADDITIONAL PHOTOGRAPHS



ARCHITECTURAL FEATURES STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed roof , metal with parapet at front	
SUB DRAIN WALLS	adobe	
FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 12 feet
DOORS	pair of vertical wood board doors approx 4 feet wide each	
WINDOWS	none	
PORCHES OR PORTALES	none	
ARCHITECTURAL DETAILS		
FENCES/WALLS	chain link fence at sidewalk & conc. blk. wall at back	
SITE FEATURES	asphalt paving surrounding building	
OTHER/ COMMENTS	old Doctor office sign remains	

ADDITIONAL PHOTOGRAPHS

532 Don Gaspar Ave. (rear)

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING MAY – AUGUST OF 2000. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 11/04.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 528 DON GASPAR

ID NUMBER: 051600 303

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H-1802

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

_____ ESTIMATE 1928-9 ACTUAL

SOURCE(S) City Direc.

BUILDING DATA

ARCHITECTURAL STYLE: Craftsman / Bungalow

USE: commercial

HISTORIC: (residential)

OTHER _____

PRESENT: residential

OTHER commercial

SURROUNDINGS: Bldgs = res. Res & com. uses

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ____ NO

WHAT TYPE? garage converted to office

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ____ MODERATE

____ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

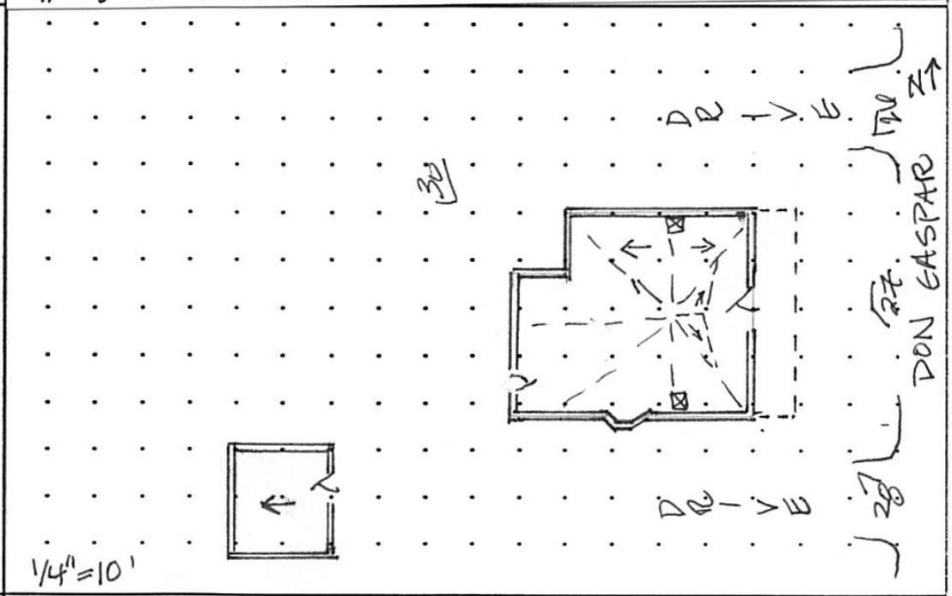
____ YES ✓ NO

PHOTO



#27 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 9/95 BY HPDB

NEGATIVES WITH NMHPD ROLL # 101 NEG # 26 TO 28, 30

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Pitched gable w/ metal (painted) tile, cross gable north-south, hip E-W, E gable, modern fixed life windows
BUILDING WALLS	Red brick
FOUNDATIONS	Raised conc. foundation w/ basement
DOORS	E - large lite wd door w/ dentil moulding, raised wd. medallion, 3 light fixed transom & metal screen door W - wood panel w/ single upper light & transom; metal screen door
WINDOWS	E - 1/1 dhw w/ wd frames, conc sills (no orig screens) S - bay 1/1 dhw w/ wd cornice, flanked by 1/1 dhws, awning basement window at bay W - 2 2light casements N - 3 1/1 dhw w/ wd frames, conc sills
PORCHES OR PORTALES	E - projecting hip roof of metal tile, wd cornice, bead board ceiling & brick piers, rod iron railings & bannisters W - no porch
BALCONIES	
COURTYARDS	
FENCES/WALLS	
ARCH. DETAILS	
OTHER	
COMMENTS	No exterior basement entrance W entrance wood steps & bannister

ADDITIONAL PHOTOGRAPHS



#26 N. elevation (NE corner)



#28 SE corner & garage/other

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

IDENTIFICATION

ADDRESS

528 DON GASPAR

ID NUMBER: 051600

SANTA FE ID NUMBER: H-1802

SURVEYED/RESEARCHED

DATE 8/95 BY UP/DB



#30 W-elevation

Associated building: Garage 21'x21'

historic use: Garage

current use: Office

Over entrance (E) awning w/ simple wooden brackets red metal roof, 1 alum sliding window, wood panel door w/ screen, battered adobe construction

City Directory 1928 C.M. Neel

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1802

building threatened? yes | surveyed date 7-82 by E.T. | county Santa Fe | ID no. 051600

field map number: Don Gaspar Neighborhood 303 | UTM reference zone 12 (13) easting northing

location description: 528 Don Gaspar

city/town: Santa Fe

land grant/reservation:

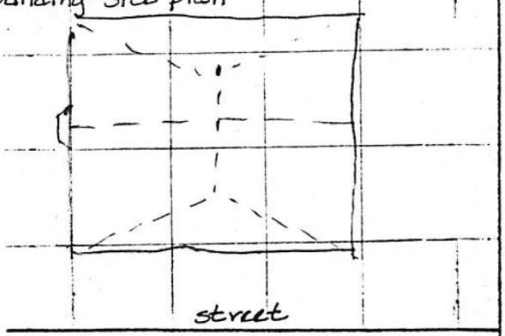
building name:

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

film roll by E.T. no. 11 | negative nos. 1-A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1910 estimate before 1928 actual

source: City Directory - Sanborn

use: present (residential) other offices; historic (residential) other

condition: ___excellent X good ___fair ___deteriorating

style: Late Victorian

foundation material: concrete over

wall material/surface: brick

degree of remodeling: ___minor X moderate ___major describe: front gable

architectural features: gables pressed metal; cross gable - front truncated; windows in front gable; porch across front; top: side lights - door; wd d/h 1-1

surroundings: res

relationship to surroundings: X similar ___not similar

district potential: X yes ___no

significance: ___significant X contributing ___supporting ___intrusive

comments: side bay window

Demolish to # 304

1936-37cd - Neel Gym

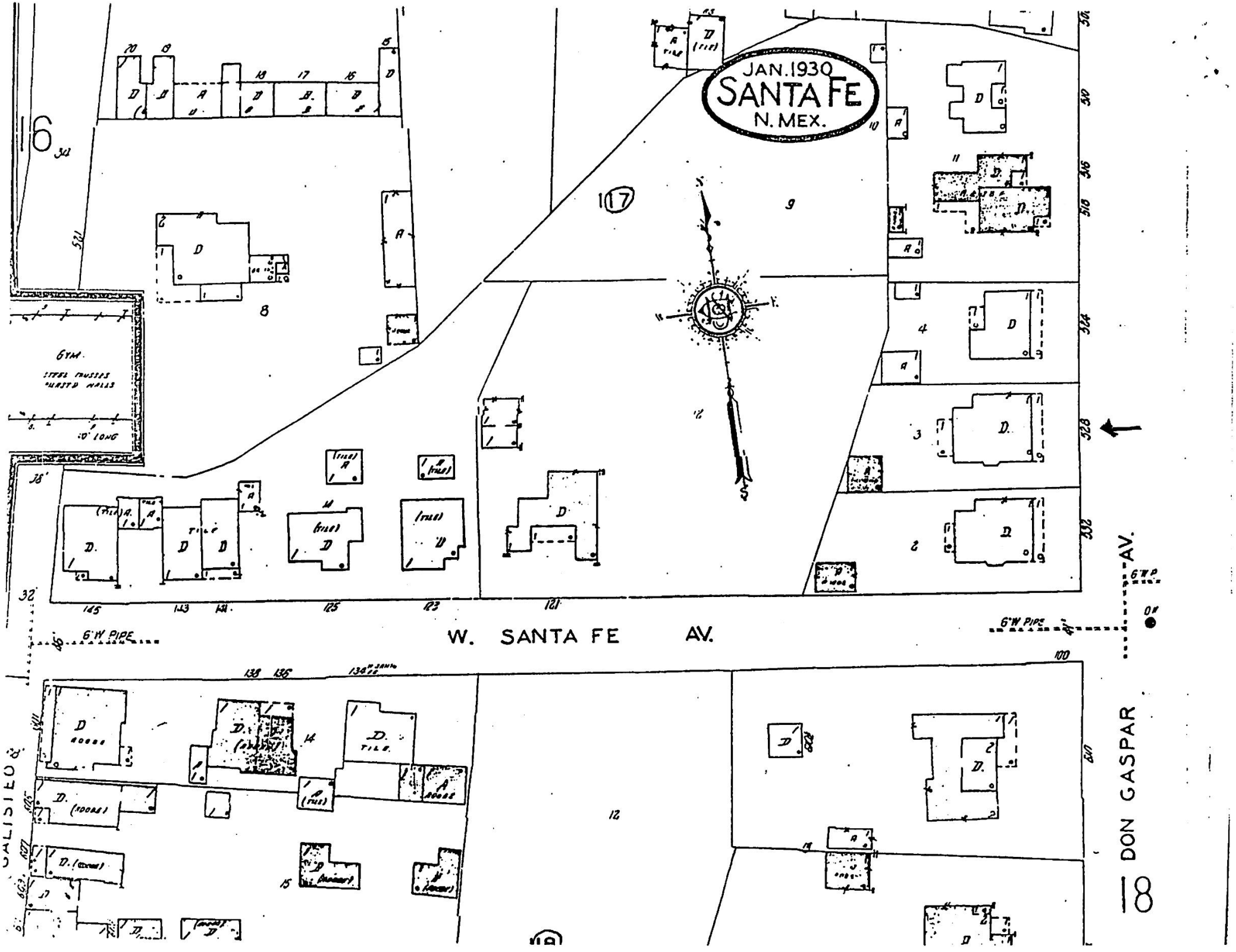
1928cd - Neel Gym civil-hydraulic engr

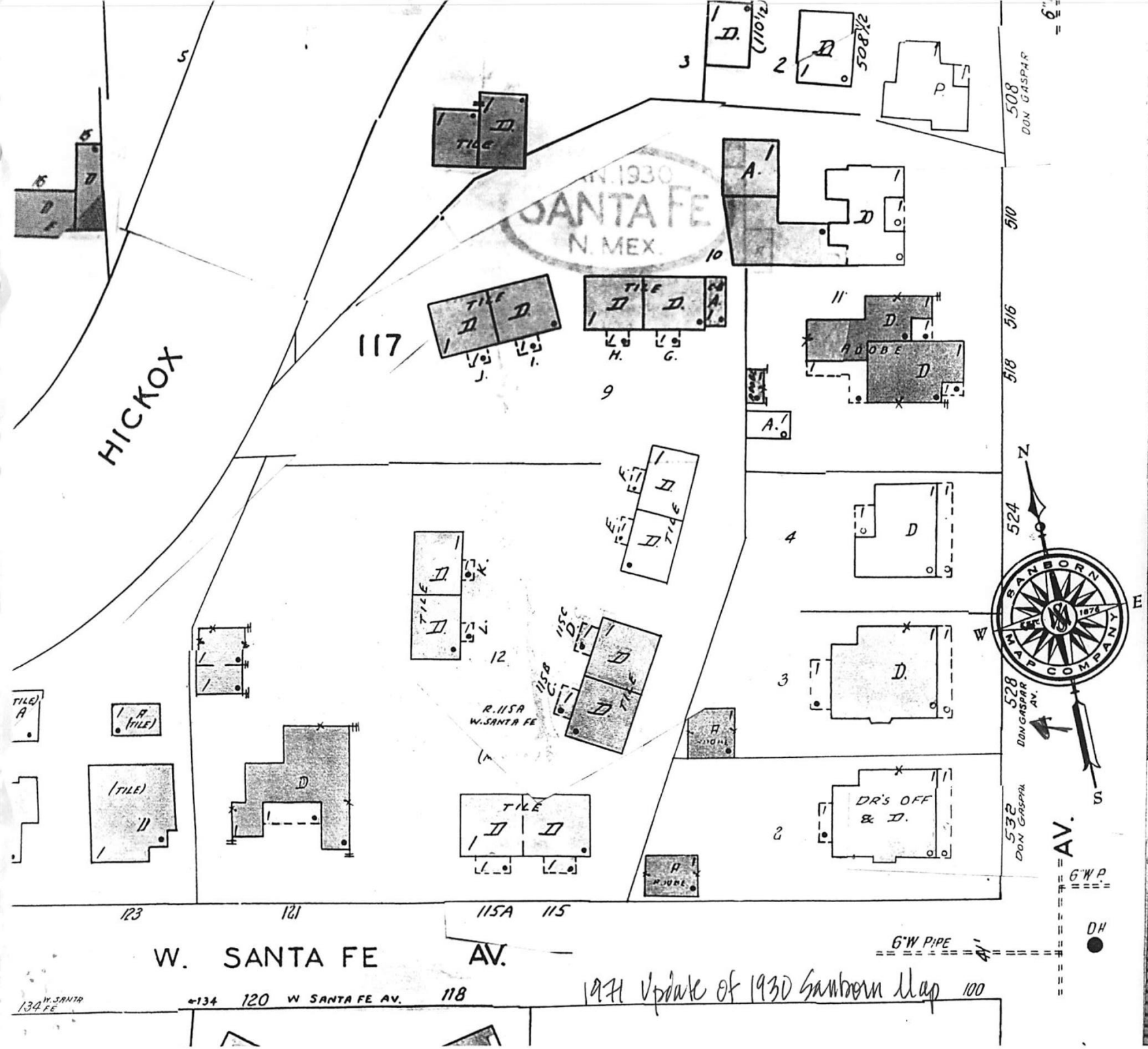
Realtors Assoc & YM on 1930 Sanborn

associated buildings? X yes what type? garage converted to office

if inventoried, list ID nos.

see back? X yes


JAN. 1930
SANTA FE
N. MEX.
GYM.
W. SANTA FE AV.
DON GASPAR
6" W. PIPE



1971 Update of 1930 Sanborn Map












CHOOL
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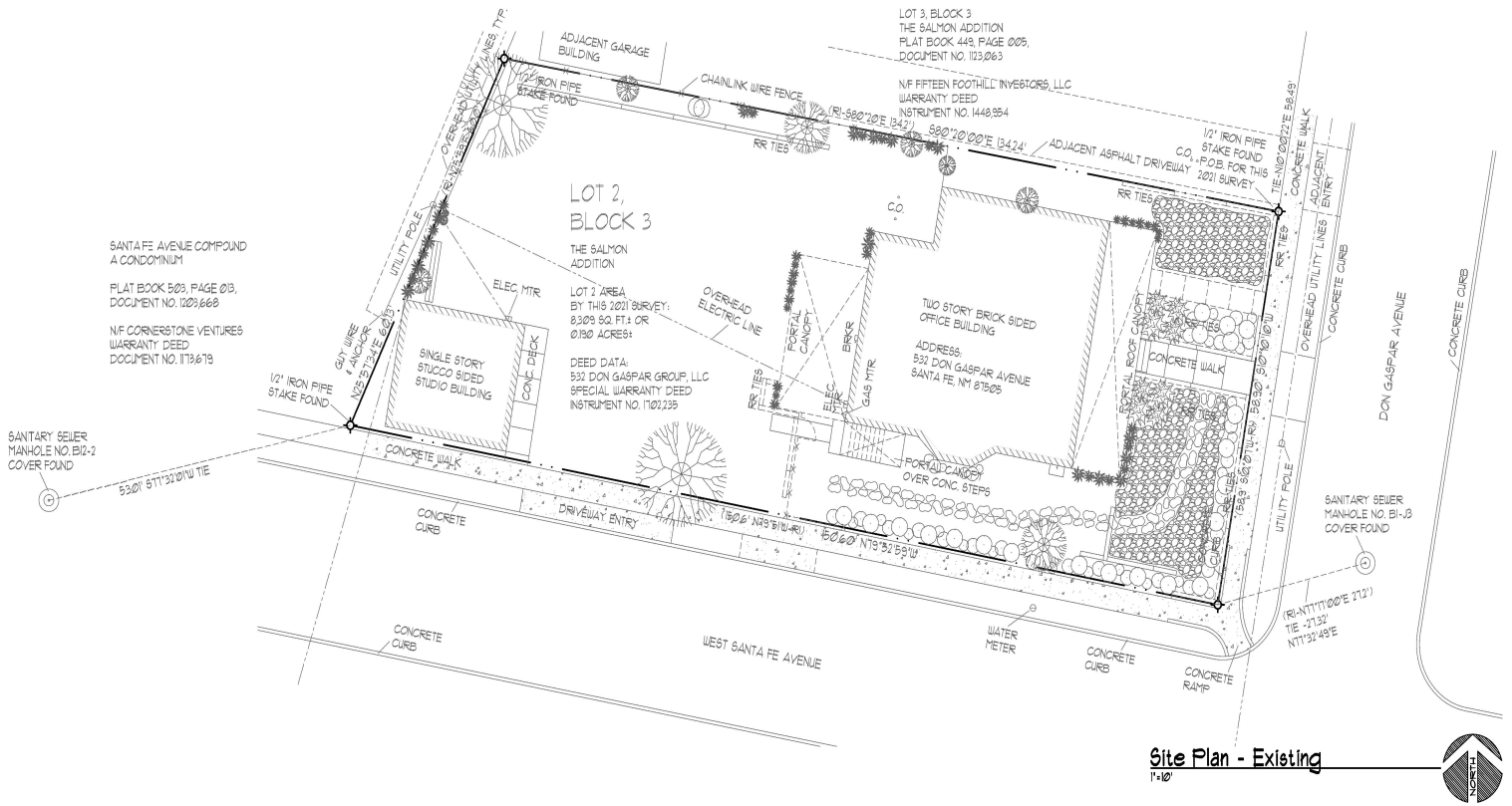


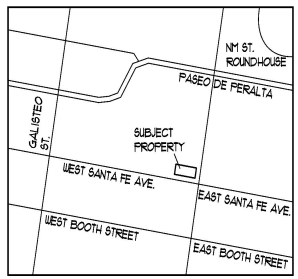
Site Plan - Existing

1"=10'

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4975

Keyed Notes C1:

- -



Vicinity Map

NTS

Schematic Design

Andras Szanthos Law Office

532 Don Gaspar
Santa Fe, New Mexico

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 202118 Date 12/21/21

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Revisions Architect Engineer

C1

SITE PLAN - EXISTING

Sheet Title Sheet - of -

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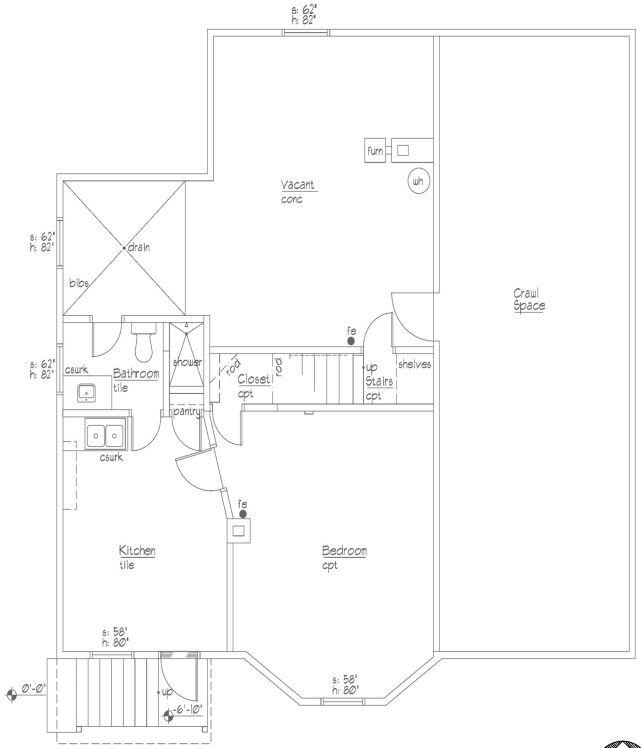
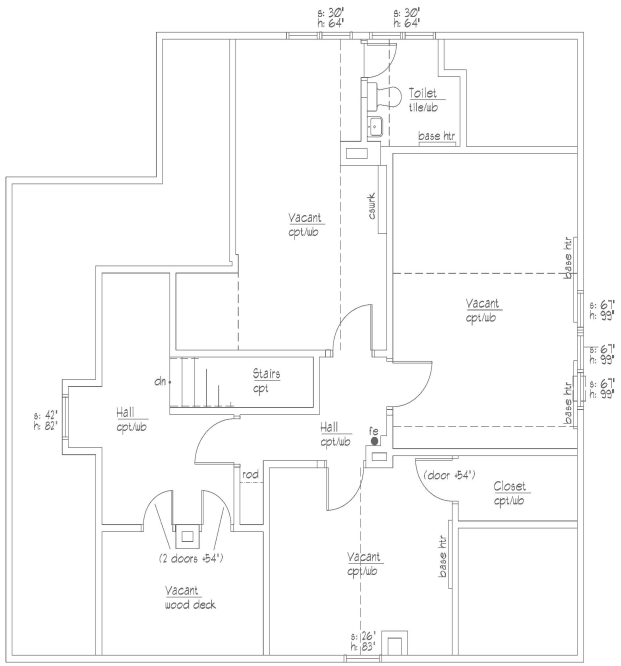


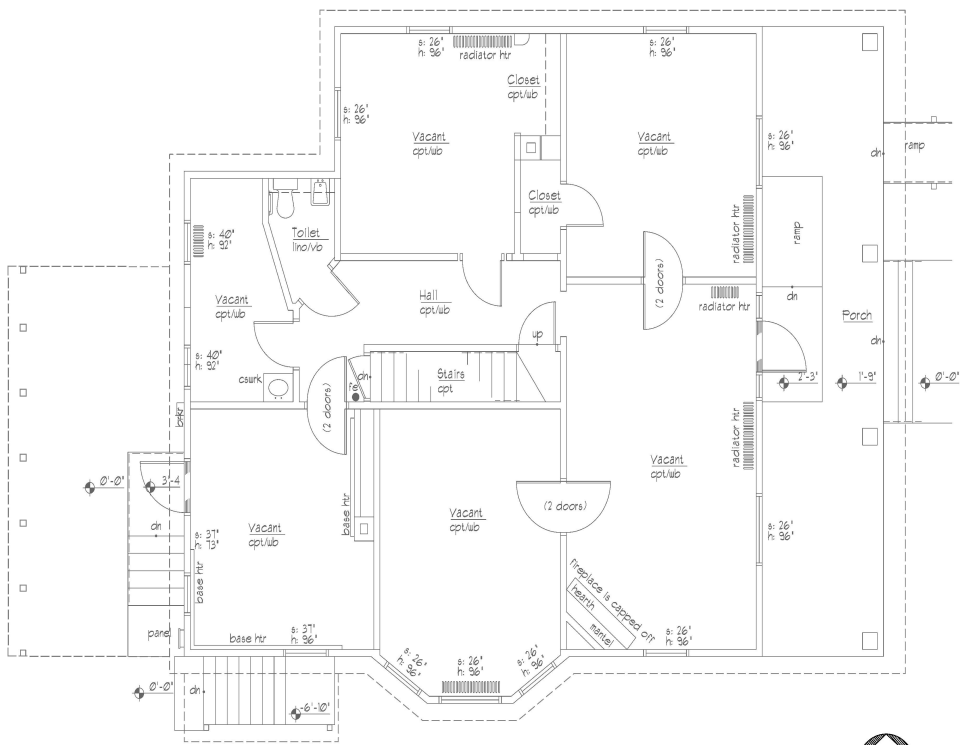
Basement Floor Plan - Existing

1/4"=1'-0"



Second Floor Plan - Existing

1/4"=1'-0"



First Floor Plan - Existing

1/4"=1'-0"

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4575

Keyed Notes A1:

- -

Schematic Design

Andras Szanthos Law Office
532 Don Gaspar
Santa Fe, New Mexico

Project Title

Drawn By JA Checked By KEG

Proj. No. 202118 Date 12/21/21

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-

Revisions Architect Engineer

FLOOR PLANS - EXISTING

A1

Sheet Title Sheet - of -

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North Elevation - Existing 1
1/4"=1'-0" A4



South Elevation - Existing 2
1/4"=1'-0" A4



East Elevation - Existing 3
1/4"=1'-0" A4



West Elevation - Existing 4
1/4"=1'-0" A4

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4575

Keyed Notes A4:

- -

Schematic Design

Andras Szanthos Law Office
532 Don Gaspar
Santa Fe, New Mexico

Project Title

Drawn By JA Checked By KEG

Proj. No. 2021.18 Date 12/21/21

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-
Revisions Architect Engineer

EXTERIOR ELEVATIONS - EXISTING

A4

Sheet Title Sheet - of -

K:\2021.18\CADD\S7\20220126 Rev\A4.dwg, 6/23/2022 12:00:37 PM

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case

2022-005790-HDRB

Caspar Remodel

Defendra Contractor, 924 Shoofly St., said as an alumni of the College and an architect, he commended them on a great job on a building he loves. The building is in keeping with the adaptive reuse; to give new life to old buildings. He wanted to voice his support for the project.

Chair Ries asked Ms. Lamboy if she felt this building would remain significant with what had been presented.

Ms. Lamboy said she didn't review in detail the second set of drawings. Her concern is only to be sure it is distinguishable and not replicates exactly what is there. She would need to study the reference to the historic status, but thought they were on the right track.

Chair Ries said she knew Ms. Lamboy worked closely with the applicants. She asked Mr. Evans if the Board had provided enough information for him to move forward.

Mr. Evans said they have a great spectrum of guidance, and it was great hearing the diversity of opinion. He said they will take all of it into account moving forward.

Chair Ries said this is a difficult project. The project is significant which means all sides are primary and changes are being made to three of the four sides. The Board needs to weigh this diligently. She said Mr. Evans knows by the Board's comments this evening they are very involved in every project that comes before them. She said she hoped the Board had provided him with good information.

G. BUSINESS

Member Aguilar Hardrano returned to the meeting at 6:38 p.m.

1. **2022-005790-HDRB, 532 Don Gaspar Ave.** Don Gaspar Area Historic District. Kevin Georges, agent for Andras Szantho, owner, propose to replace 7 windows, porch and roof on a significant structure, and construct a 4'-0" yard wall. An exception is requested to 14-5.2(D)(1) for the replacement of a single-family, Craftsman Bungalow residence listed as contributing to the Downtown and Eastside Historic District. It was built in 1928 and is documented as Tyler's Drug Store in 1928. It is located on the corner of W. Santa Avenue and Don Gaspar Avenue. It has a detached garage to the west of the main house, that was designated as contributing. In 2000, the HDRB approved a proposal to remodel it.

STAFF REPORT

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. The primary entrance is on the east façade which has a porch with brick piers and wrought iron and railing. There are two doors, one large light with transom windows and two sidelights of a dental molding. From the east, two symmetrical chimneys can be seen. The south façade also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Included on the west façade is a dover window, a four-bulbous hung window, and a single light door. A wooden ramp was also added at a later date to the front main porch. A small white picket fence attached to the porch and extend southward to the edge of the property. Both contributing and non-contributing buildings are significant, maintaining the distance of the property, but it is a yard wall.

Now, the applicant proposes the following exterior alterations:

1) Replace the historic roof material with a new galvanized steel individual shingle
2) Replace all non-historic windows with double hung wood casement windows.
3) Replace all historic windows that are rated 'unsatisfactory' in the window assessment with double hung wood casement windows that will be painted SW 9507 Cream & Sugar. The total window proposed for replacement amount to 7 of the 23. The window assessor defines 'unsatisfactory' as having 'all sashes, frames, and casing members have more than 30%-40% deterioration, beyond repair.' Our code requires that windows be beyond repair in order to be replaced.
4) Remove back/west porch. A letter from a historian has been provided in order to identify that while it may be historic, it is not original and 'not harmonious.'
5) Replace the existing back/west porch. The porch will have wood posts, a similar wood deck and a handicap accessible lift attached on the north side. The railing will be wood with vertical supports. The roof with match the rest of the house with Norman galvanized metal shingles.

6) Construct a concrete masonry unit and a stucco yard wall with 3 course brick cap to a height of 4'-0" along the east and south property line. Stucco color will be cementitious El Rey 'fawn.' A wrought iron gate that is no higher than the yard wall is proposed to be painted to match the 'El Rey' stucco and the exception criteria have been met on the 3 cars may require further testimony. Staff recommends that a condition that the wrought iron gate be black wrought iron and not painted to match the stucco. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic and 14-5.2(H) Don Gaspar Area Historic District.

STAFF RECOMMENDATION

ON The Board may require further testimony. Staff recommends that a condition that the wrought iron gate be black wrought iron and not painted to match the stucco. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic and 14-5.2(H) Don Gaspar Area Historic District.

Member Bloomberg asked if the exception requested is only for the stucco, and not the roof.

Ms. Piccarello said the exception was not for the roof. She said Code says *replacing historic materials if they are repairable*. If they can be repaired, they request an assessment from someone who can provide good details of the issues. An exception is requested if not in kind.

Member Bloomberg asked if she considered this as in kind.

Ms. Piccarello said this is as close as they can find.

APPLICANT PRESENTATION

Levin Georges, 214 Truman St., Albuquerque, was sworn. He said he believed they had made the changes requested by the Board. He reviewed clarifications in the report: on page 2 item #2 on proposed exterior alterations. It says *replace the historic windows with double hung wood casement windows*. He said casement and double hung are two different windows and it should say *double hung*. Also, they are replacing three fixed windows on the east elevation; second floor that are impossible. He would ask that change to be made. Also, they are planning to paint the wrought iron black but item #4 says, *to match the El Rey stucco.* He wanted to be sure that was not an issue. He said they are very happy with the changes and hoped the Board approves.

Chair Rios asked the number of windows in the house.

Mr. Georges said 22 and he is replacing three, the last will be repaired.

Member Larson thanked Mr. Georges for his thorough research and appreciated that he found an alternative roof material. She appreciated that he took the Board's comments to account.

Mr. Georges said the window survey recommended removing the aluminum screens and they will do that.

Member Berkley also acknowledged the care and effort put into the restoration. She asked on the replacement of the historic metal roof if he would be able to repurpose the roofing material.

Mr. Georges said there is not very much left, most is rusted, and the finish worn off. They will recycle it.

Member Bienvenu thanked him for a proposal that addressed the Board's comments. He said he was not clear if Mr. Georges designated a color for the roofing tiles.

Mr. Georges said this is a natural finished aluminum.

Ms. Piccarello said one option was a painted option finish; galvanized, plus paint.

Member Bienvenu asked how Mr. Georges would describe the color.

Mr. Georges said it is like stainless steel and is not aged. There was a suggestion on removing the finish but that weakens the material, and it would rust in a few years.

Ms. Piccarello said the option Mr. Georges chose will be patina. Staff suggested galvanizing and painting instead of the patina.

Mr. Georges said they would work with staff to get as close as possible to what the Board wants.

Member Bienvenu said the Board wants the least shiny alternative possible.

Mr. Georges said they will do that.

Chair Rios said there is a good example of a house on the same street that has a very shiny roofing material. She thought that would dull over time but said it is not.

Member Bienvenu thanked him for taking the suggestions of the Board. However, she was still concerned about the stucco wall. It doesn't match the house style. The Board had suggested a picket fence. She thought the stucco and wrought iron, the

gate and the motorized vehicle gate are not in keeping with the house style, which is light. A red brick house with white paint and a smaller picket fence in one area; she asked if he considered a picket fence.

Mr. Georges said they thought the maintenance on the wood picket fence will be tremendous. He offered to change the stucco color to white if the Board wanted that.

Member Biedscheid said it is the material she objects to, and the reality of a historic house is maintenance, to some extent. She said there is no wall which is maintenance free.

Mr. Georges said in the historic preservation report other walls have stucco.

Member Biedscheid said those are on the street, not this house and is in.

Member Aguilar Wiedrand said she had the same concerns on the wall and stucco struck her as a strange combination with a brick house. This block in particular has no other house on this side with a wall. She said the site plan shows two trees on the south side. The one on the west side is a significant tree adjacent to the sidewalk. A note is that the trees are to remain, but she saw no way the wall could be constructed as shown without serious damage to the tree. That tree's canopy is not accurately represented in the site plan. She said it is a large tree with a trunk diameter close to 30 inches or more. She said she favored no wall, but if the applicant were open to a picket fence, it could be installed without the removal of the tree. She said also, she did not see the motorized gate to be summary of a design, the gate appears to be sold. She was the sidewalk, the material of design of the gate is and should be clarified. She agreed the wrought iron to move on with the project. They have been trying to since January asked for a description of the same concern depending on the design for the motorized gate. Whether painting it would be appropriate.

Mr. Georges said it would be wrought iron with vertical members, some diagonal for strength, with a roller on the bottom. He showed the gate detail.

Mr. Georges asked if the Board would allow stair to approve the motorized gate.

Chair Kios asked Mr. Georges to respond to the comments of the last two Board members. Shall the wall proposed, is not in harmony with the Georges. He was not open to changing the wall to a picket fence but wanted.

Mr. Georges said they were open to changing the material of design of the gate is and should be clarified. She agreed the wrought iron to move on with the project. They have been trying to since January asked for a description of the design for the motorized gate.

Mr. Georges said it would be wrought iron with vertical members, some diagonal for strength, with a roller on the bottom. He showed the gate detail.

PUBLIC HEARING

John Eddy, PO Box 845, Tesuque, was sworn in. He said he was grateful the Board had the same issues he did with the stucco wall. Another concern of the wall is that the "twin", has no stucco wall.

BOARD DISCUSSION

Member Biedscheid asked if the picket fence design is accepted, how could the motorized gate be attached to a picket fence.

Mr. Georges said they would add pickets on the front of the gate made of wood and attached to the wrought iron to appear like the fence.

Ms. Piccarello said a motion could include a detail be submitted to staff that includes an elevation of the picket fence and the motorized gate.

MOTION: Member Biedscheid moved to approve the application, noting the exception criteria for replacement of the porch had been met, and added the following conditions: #1, the replacement of the historic roof material be with galvanized individual shingle that appear as dull as possible and as described, that the galvanized metal not be painted or be patinaed; and all non-historic windows be replaced with double hung wood windows, and/or fixed windows and match what is existing, and all historic windows are replaced if rated unsatisfactory per a window assessment and all others shall be repaired. Member Biedscheid accepted the motion as the fully. She amended her motion to specify the height of the picket fence be to the stucco wall, the Board having denied the stucco wall. Member Biedscheid asked for clarification if the approval of a replacement of a wooden picket fence painted white, and matching the style of the pedestrian gate and a motorized or unmotorized vehicular gate to match the picket style but with the fence. Mr. Georges said their intention is to keep all the trees. The motion was seconded by Member Aguilar Medrano with a friendly amendment that the picket fence is placed in a manner that does not harm the mature trees.

HDRB Minutes September 13, 2022 Page 17

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Aguilar Medrano, Berkley, Biedscheid, Bienvenu and Larson voting in favor and none voting against.

NEW H. BUSINESS

2022-005792-HDRB, 4 Plaza Fatima.

1. Downtown and Eastside Historic District. Contributing. DNCA LLC, agent for Anthony and Jan Jeffries, owners, requests a primary facade designation. (Angela Schackel Barrera)

STAFF REPORT: Ms. Barrera stated the 1,080 square foot residence listed as contributing to the Downtown and Eastside Historic District. It is located in the circular Plaza Fatima compound with a center garden and a shared gravel driveway. It was built in the vernacular Spanish-Pueblo style in the 1920s. It is 10' – 4" at its top height and has a flat roof. Its windows are a variety of single and multi-lite wood casement and fixed windows. The north elevation windows appear to be added, but the date is not definitive. Its entrance features a multi-lite French door behind a decorative wood screen. The front door opening extends to a four panel wood casement within the same opening. There have been no major exterior alterations to the building; it has remained unchanged since the 1950s when the current owners purchased it. The south elevation's combined window and door and the east elevations single four panel multi-lite wood casement help to define the character of the

STAFF RECOMMENDATION: the historic status of the structure

BOARD ACTION: Boardmember Biedscheid stands across the east

ACTION: elevation. He discusses the back

DELIBERATION: yard courtyard that is believed to have been

APPEARANCE: constructed after 1934, which is when

AGAINST: south facade #1 and #2 be designated primary

REASONS facades. Ms. Barrera says that the yard

CITED: wall is not historic based on its tall

CONDITIONS: height and how it was built before

OF 1934. Boardmember Biedscheid says the intent of the

APPROVAL: designation is to preserve the

FINDINGS Plaza Fatima compound

OF FACT:

ATTACHMENTS:

The applicant requests historic status review and primary facade designation as

STAFF RECOMMENDATION: the historic status of the structure

BOARD ACTION: Boardmember Biedscheid stands across the east

ACTION: elevation. He discusses the back

DELIBERATION: yard courtyard that is believed to have been

APPEARANCE: constructed after 1934, which is when

AGAINST: south facade #1 and #2 be designated primary

REASONS facades. Ms. Barrera says that the yard

CITED: wall is not historic based on its tall

CONDITIONS: height and how it was built before

OF 1934. Boardmember Biedscheid says the intent of the

APPROVAL: designation is to preserve the

FINDINGS Plaza Fatima compound

OF FACT:

ATTACHMENTS:

Boardmember Biedscheid says that the yard wall is not historic based on its tall height and how it was built before 1934. Boardmember Biedscheid says the intent of the designation is to preserve the Plaza Fatima compound

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Project description: Replacement of roof, repair of historic windows, replacement of historic windows that could not be repaired, replacement of non-historic windows, replacement of back porch, construction of fence and vehicle gate

Case number: 2022-005/HDRB

Project Type: HDRB

PROJECT LOCATION(S): **532 Don Gaspar Ave. Remodel**

OW – Kevin Georges
505.255.4975
keg@kga-architects.org

AP – Andras Szantho
505.660.1141
andras@szantholaw.com

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 13th, 2022. The decision of the Board was deny approval of Items #6, the yardwall as set forth in the staff report. The Board approved Items #1-5 as set forth in the staff report with the following additional conditions:

a. that the roof be new galvanized individual shingle be as quiet in appearance as possible in the galvanized metal described, not painted, and designed to patina;

b. That all the non-historic windows be replaced with double-hung wood windows or fixed windows to match what is there; that all historic windows that have been have been rated unsatisfactory are allowed to be replaced per the window assessment; all other windows to be repaired/restored; and

c. With respect to item #6, that the concrete/masonry stuccoed wall has been denied, but the Board would agree with staff approval of a replacement wooden picket fence, painted white with a matching pedestrian gate and a motorized or not vehicular gate that matches that fence style with minimal metal elements.

d. that the picket fence to be placed such as mature trees not be harmed and the picket fence not be higher than four feet.

City of Santa Fe, New Mexico

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

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Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

For further information
please call 955-6605.

Sincerely,

Carly M. Piccarello
Historic Preservation
Division Manager

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

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

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

Date: November 08, 2024

To: Building Permit Division

From: Lani McCulley

Be advised that per §14-5.2.SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please contact the applicant to submit for a construction permit(s) for this work, if required.

Project Address: 552 CAMINO CRISTOBAL ARTE, Santa Fe, NM 87505

Case Number: 2024-009335--ADMIN

Contact Name: KENNETH HANNON

Phone Number: 505-438-9609

Email: hannonstru@aol.com

Approved Scope of Work: *Conditions of the HDRB per case #2022-005790-HDRB are as follows:*
a. that the roof be new galvanized individual shingle be as dull in appearance as possible in the galvanized metal described, not painted, and designed to patina;
b. That all the non-historic windows be replaced with double-hung wood windows or fixed windows to match what is there; that all historic windows that have been have been rated unsatisfactory are allowed to be replaced per the window assessment; all other windows to be repaired/restored; and
c. That the picket fence to be placed such as mature trees not be harmed and the picket fence shall be painted white with a matching pedestrian gate and a motorized or not vehicular gate that matches that style with minimal metal elements and that the picket fence shall not exceed 4'0" with a minimum of 3" spacing between pickets. This includes the picket pedestrian gate at the front property line on Camino Cristobal. The picket fence and gates shall not exceed the maximum allowable height for a pedestrian gate at the ADA ramp at W. Santa Fe Avenue and the pickets shall have no less than 3" spacing between pickets. Another metal frame electronic vehicle gate on W. Santa Fe Avenue.

Conditions of Approval: *Staff has approved the picket fence as submitted to the height of 4'0" and 3'0" as varied.*

*Applicant has been informed that the conditions of the Board a and b cannot be met as that approval is to reflect that the variances were denied, but the Board would agree with staff approval of a replacement wooden picket fence. This approval is to reflect that the conditions of the Board a and b cannot be met as that approval is to reflect that the conditions of the Board a and b cannot be met as that approval is to reflect that the conditions of the Board a and b cannot be met as that

FURTHER ACTIONS REQUIRED:
PERMIT or PERMIT REVISION

ROUTE TO
INTERIM HISTORIC
INSPECTION
FINAL HISTORIC
INSPECTION

City of Santa Fe, New Mexico

memo

DATE: September 13th, 2022

TO: Historic Districts Review Board Members

FROM: Carly Piccarello, Historic Preservation Division Manager

Case # 2022-005448-HDRB

Address: 532 Don Gaspar Avenue

Historic District: Don Gaspar Area

Significant Structure

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ___ **District Standards & & fence & wall standards.**
- _x_ **Historic Inventory Form**
- ___ **Zoning Review Sheet**

Other: N/A

APPLICANT SUBMITTALS

- _x_ **Proposal Letters (4)**
- _x_ **Site Plan/Floor Plan**
- _x_ **Photographs**
- _x_ **Elevations**
- _x_ **Other:** supplemental letter from architecture, roof and window assessments, specification sheet for windows and roof materials

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may require further testimony. Staff recommends that a condition that the wrought iron gate be black wrought iron and not painted to match the stucco. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

532 Don Gaspar Avenue is a single-family, Craftsman Bungalow residence listed as contributing to the Downtown and Eastside Historic District. It was built in 1928 and is documented as Tyler's Drug Store in 1928. It is located on the corner of W. Santa Avenue and Don Gaspar Avenue. It is a red brick building in 2000, the HDRB approved a proposal to remove tiles. The primary entrance is on the east façade which has a porch with brick piers and wrought iron hand railing. The front door has one large light with transom windows and two sidelights plus dental molding. Most of the windows are double hung, wood framed with concrete sills. The upper lights on the east façade are surrounded by wood shingles. From the east, two symmetrical chimneys can be seen. The south façade also has an original bay window, and view to the chimneys. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. Now, the applicant proposes the following exterior alterations:

1) Replace the historic roof material with a new 532 Don Gaspar Avenue and shingle panel.
2) Replace the historic roofing with double hung wood casement windows.
3) Replace all historic windows that are rated unsatisfactory in the window assessment with double hung wood casement windows that will be that they were built. Both contributing highly to the streetscape and distinct. Neither property currently has a 7 of the 23. The window assessor defines 'unsatisfactory' as having 'all sashes, frames, and casing members have more than 30%-40% deterioration, beyond repair.' Our code requires that windows be beyond repair in order to be replaced.
4) Remove back/west porch. A letter from a historian has been provided in order to identify that while it may be historic, it is not original and 'not harmonious.'
5) Replace the existing back/west porch. The porch will have wood posts, a similar wood deck and a handicap accessible lift attached on the north side. The railing will be wood

with vertical supports. The roof with match the rest of the house with Norman

6) Construct a concrete masonry unit and a stucco yard wall with 3 course brick cap to a height of 4’-0” along the east and south property line. Stucco color will be cementitious el rey ‘fawn.’ A wrought iron gate that is no higher than the yard wall is proposed to be painted to match the ‘el rey’ yard wall. Brick pilaster will be 20”x20” and space approximately every 20’ or so.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b): For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

Staff requests an exception for the removal and replacement of the porch.

(i) Do not damage the character of the district: The replacement of the deck and porch will be of the same materials, type, color and character as the existing deck and porch. Column spacing was modified to spread them out and the column wall inset 6 inches from the roof edge. The railing and balustrades are the original porch and does not contribute to the historic architecture of the house. Staff recommends that the criterion has been met.

Staff Response: Staff feels that while the porch might be approximately 50 years, it is not the original porch and does not contribute to the historic architecture of the house. Staff recommends that the criterion has been met.

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

Applicant Response: Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing the deck and porch that are beyond repair this will prevent Mr. Szantho with a safe structure to use. Staff Response: Staff feels that the replacement and proved design of the porch would better allow for accessibility for the business use, as this building has been used as a business through unique history. Staff recommends that the criterion has been met.

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

Applicant Response: Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside

within the historic district: The deck and porch will match the materials, architectural style, features, color and character of the City of Santa Fe. The porch roof will be at least 6 inches below the existing roof. It will not duplicate the existing structure. Staff recommends that the deck and porch be minimally distinguishable from the existing structure.

RELEVANT CODE CITATIONS:

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

(1) Purpose and Intent

(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 historic structure shall be preserved; and

(d) New additions or alterations to structures shall be done in such a manner that if in the future, the original form and integrity of the historic structure would be unimpaired.

(5) Windows, Doors, and Other Architectural Features

(a) Historic windows, doors, and other architectural features shall be preserved.

(b) For facades of the original, historic building, glass may be used, but reflective, tinted, or opaque glass shall not be used.

(c) Replacement of windows and doors shall be minimized. Repair rather than replacement of windows, doors, and other architectural features, including sills, lintels, and hardware, shall be required. Where 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. Removal or replacement of historic windows, doors, and other architectural features shall be substantiated by documentary, physical or pictorial evidence.

14-5.2(D) General Design Standards for All Districts

(5) Windows and Doors

(a) Historic window and door openings in the primary facades of buildings shall not be filled in with other materials.

(b) Replacement doors and windows shall match the historic doors and windows in size, proportion, and detail, to the extent practicable.

(c) Glass in doors and windows shall be clear and untinted. Mirrored glass is prohibited.

(d) Exterior burglar bars are prohibited on doors and windows that are visible from a public street.

(e) Screens may be used on doors and windows, but shall not obscure or damage the doors and windows.

(f) Doors and windows shall be recessed a minimum of two inches from the facade.

(g) Doors and windows shall be vertically proportioned or square.

(h) Doors and windows shall be made of wood, clad wood, or metal. Vinyl doors and windows are prohibited.

(i) Doors and windows shall be operable and provide for natural ventilation.

(j) Doors and windows shall be trimmed with a surround at least three inches wide.

(k) Sliding doors are prohibited on facades facing a public street.

(l) Garage doors shall be recessed a minimum of two inches from the facade.

(m) Garage doors shall be vertically proportioned or square.

(n) Garage doors shall be made of wood, clad wood, or metal.

(o) Garage doors shall be trimmed with a surround at least three inches wide.

(p) Garage doors facing a public street shall not exceed 10 feet in width.

(q) Garage doors facing a public street shall be designed to look like doors for pedestrians.

(r) Garage doors facing a public street shall be painted a color that matches the facade.

(s) Garage doors facing a public street shall not be illuminated.

(t) Garage doors facing a public street shall not be automated.

(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 532 Don GASPAR

ID NUMBER: 051600 304

BUILDING NAME: —

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 1803

TNSP ___ N S RANGE ___ E W SEC ___ ___1/4 ___ 1/4

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

DATE OF CONSTRUCTION:

1928-9 ESTIMATE 1912-28 ACTUAL

SOURCE(S) City Direc. | Sanborn

BUILDING DATA

ARCHITECTURAL STYLE: Craftsman Bungalow

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: residential

OTHER commercial

SURROUNDINGS: Bldgs. res. – RES & commercial uses –

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

✓ MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

✓ EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

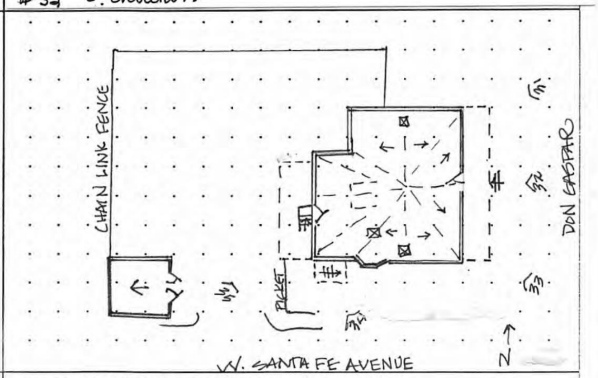
___ YES ✓ NO

PHOTO



#32 E. elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 0795 BY #P/DB

NEGATIVES WITH NMHPD ROLL # JC1 NEG # 31 TO 35

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Pitched gable w/metal tile, cross-gable north to south, projecting dormer, hip E-W
BUILDING WALLS	Red brick
FOUNDATIONS	Raised concrete foundation with basement
DOORS	E- large light wood door w/ dentil moulding, raised wood medallion, 3 light operable transom and sidelights W- wood panel with single upper light and transom
WINDOWS	E- 1/1 dhw w/ wood frames, concrete sills S- bay 1/1 w/ wood cornice flanked by 1/1 windows w/ conc. sills W- 2 2 light casements N- 3 1/1 dhw w/ wood frames, concrete sills
PORCHES OR PORTALES	E- projecting hip roof of metal tile, wd cornice, bead board ciel'ing & brick piers raised painted stone/concrete slab, concrete steps & wd. ramp W- wood lattice w/ wd steps w/ balustrade
BALCONIES	
COURTYARDS	NW flagstone patios
FENCES/WALLS	SW corner white picket, W wood lattice, N chain link E- no fence
ARCH. DETAILS	
OTHER	

COMMENTS Dormer has hexagonal painted exterior tile, suggesting it was added at a later date; metal storm windows, brick chimneys, swamp cooler Exterior basement entrance SW w/shed roof

ADDITIONAL PHOTOGRAPHS



#31 N. elevation



#33 S. elevation

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

IDENTIFICATION

ADDRESS

532 DON GASPAR

ID NUMBER: 051600

SANTA FE ID NUMBER: H-1803

SURVEYED/RESEARCHED

DATE _____ BY _____



34 S. elevations



35 W. elevations

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

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

IDENTIFICATION		
	ADDRESS 532 DON GASPAR	ID NUMBER: 0516 SANTA FE ID NUMBER: SURVEYED/RESEARCHED DATE _____ BY _____



#36 NW corner

Associated building: Garage 21'x21'
historic use: garage
Current use: storage
shed roof w/ block coping, wood & metal faschia, stuccoed on entire structure, wood lintel over door has been stuccoed over, double leaf wd plank door, standing seam metal roof, batterd walls (due to adobe construction)

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1803

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 304	UTM reference zone 12 (13)	easting [illegible] northing [illegible]

location description: 532 Don Gaspar

city/town: Santa Fe

land grant/reservation:

building name:

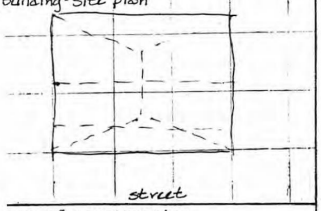
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 11

negative nos. 2A

loc. of neg. City of Santa Fe

building-site plan





ate of construction: 1910 estimate 1912-1928 actual

ource: City Directory - Sanborn

se
resent (residential)
other ___
istoric (residential)
other ___

ondition
___ excellent X good
___ fair ___ deteriorating

style: Late Victorian

foundation material: concreted over

wall material/surface: brick

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features:
gable roof: gables covered w/ pressed metal
porch across front
cross gable - front truncated
wd dh 1-1
top & side lights door

surroundings: Mix

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

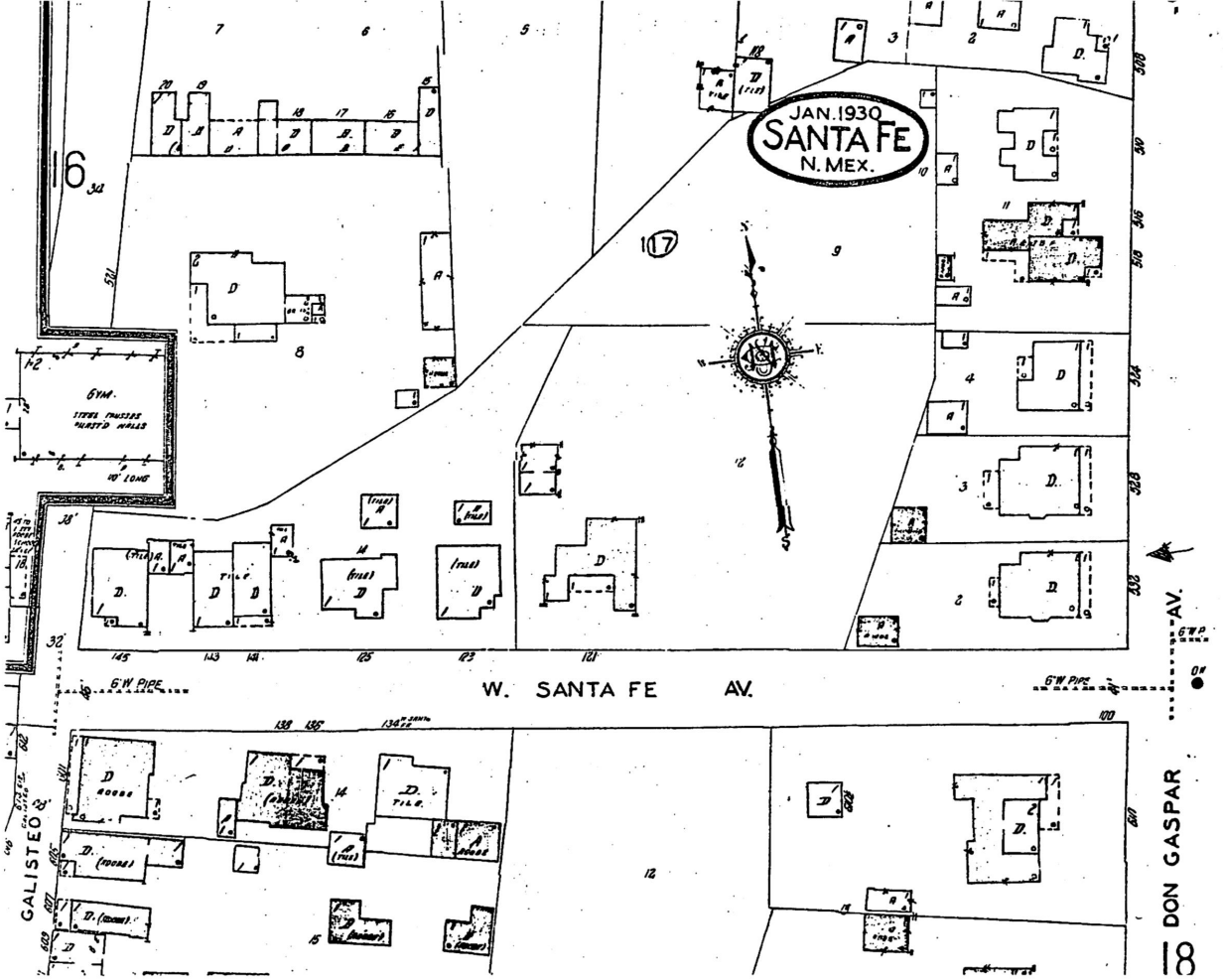
significance
~~X~~ significant X contributing
~~date~~
___ supporting ___ intrusive

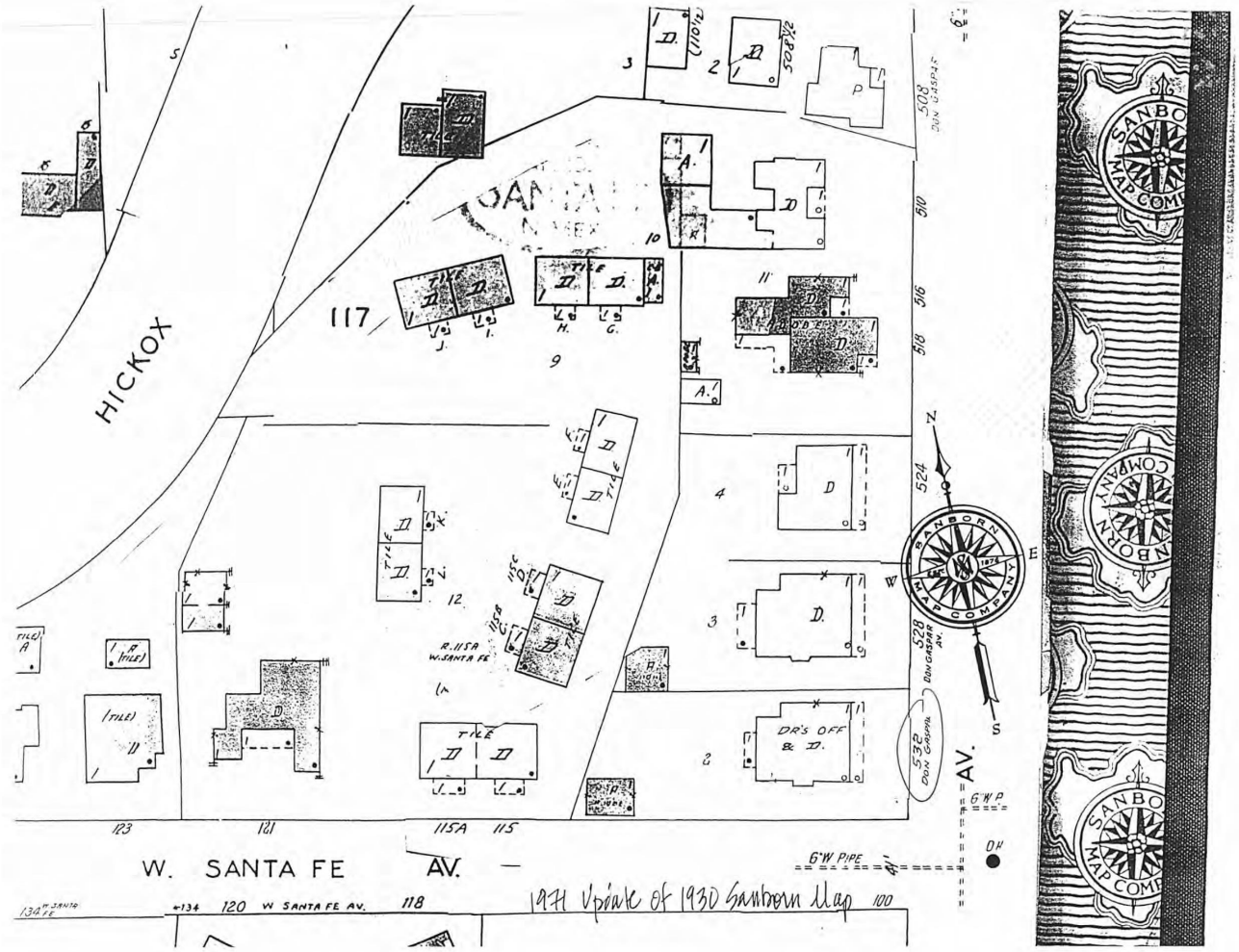
comments:
similar to #303
Justine Thomas - blt in early teens

1936-37 cd - McCauley Jo
1928 cd Tyler WC Tylers drugstore
on 1930 Sanborn

associated buildings? X yes
what type?
adobe garage
if inventoried, list ID nos.

see back? ___ yes


JAN. 1930
SANTA FE
N. MEX.
W. SANTA FE AV.
GALISTEO
DON GASPAR AV.
GYM.
STEEL TRUSSES
PLASTED WALLS
40' LONG
6" W PIPE
16
17
18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W SANTA FE AV.
DON GASPAR AV.
DR'S OFF & D.
R.115A W.SANTA FE
6"W PIPE
SANBORN MAP COMPANY
1971 Update of 1930 Sanborn Map












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•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Deck/Porch Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Porch and Wall Study by John W. Murphey of Architectural History Services dated 7/27/22.

2. Drawing Sheets A1 - A5 dated 8/2/22.

The existing porch was reviewed by John W. Murphey of Architectural History Services and he stated the existing is a "non-contributing element" we are removing the existing deck/porch and installing a new deck/porch. The existing deck/porch was built in the 1950-70s.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the deck and porch will be of the same materials, type, color and character as the existing deck and porch. Column spacing was modified to spread them out and the column was inset 6 inches from the roof edge. The railing and balustrades are wood.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing the deck and porch that are beyond repair this will provide Mr. Szanthos with a safe structure to use.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The deck and porch will match the materials, architectural style, features, color and character of the City of Santa Fe. The porch roof will be at least 6 inches below the existing roof. It will not duplicate the existing structure in a manner that will make the replacement indistinguishable from the existing structure.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

Should you have any questions, please don't hesitate to contact me.

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Deck - Porch Exception.wpd

Attachments

cc: Andras Szantho, Esq.

•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Yard Wall Application
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Porch and Wall Study by John W. Murphey of Architectural History Services dated 7/27/22.

2. Drawing Sheet C1 dated 8/2/22.

The existing porch was reviewed by John W. Murphey of Architectural History Services and he stated "there are several low, stuccoed street walls within the streetscape. In this way, there is precedent for a low street wall at the subject house."

Per Article 14-5.2(D)(9)(a)(ii)C yard walls exists on both sides of the streets at a distance of six hundred (600) feet in both directions, we are proposing to install a low stuccoed yard wall with a brick cap to match the building on West Santa Fe and Don Gaspar Avenue.

Should you have any questions, please don't hesitate to contact me.

Sincerely,

Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Yard Wall Application.wpd

Attachments

cc: Andras Szantho, Esq.

[redacted]
Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Roof
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Roof Assessment by Brian McPartlon Roofing, LLC dated 7/27/22.

2. Edco Roof Tile, Tamko Building Products LLC and WF Norman Roof Tiles.

3. Drawing Sheets A1, A2, A6 and A7 dated 7/29/22.

After completing the roof assessment where it states that "the existing roof has deteriorated beyond repair" we are showing replacing the existing roof with StoneCrest Tile Steel Shingles, Sierra Slate Grey color over asphalt roofing felt. There isn't any metal roof products that don't have a finish on them. A dull or non finished tile is not available.

Per Article 14-5.2(D)(6) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the existing metal roof will be of the same size, type and character as close as possible to the existing roof tiles.

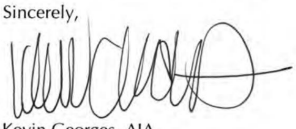
(ii) Are required to prevent a hardship to Mr. Szantho (Applicant) or an injury to the public welfare: By replacing roof that is beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The roof will match the existing roof materials, similar design and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

Should you have any questions, please don't hesitate to contact me.

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Roof Assessment Letter.wpd

Attachments

cc: Andras Szantho, Esq.

•ARCHITECTS•

Celebrating 35 Years 1984 2019 of ARCHITECTURAL EXCELLENCE

September 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Windows Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Window Assessment by Ra Patterson of RPA & Associates dated 7/11/22.
2. Pella Reserve Traditional Window Data Sheet.
3. Drawing Sheets A1 - A5 dated 8/2/22.

After completing the window assessment where it shows 7 of the existing 23 windows are more than 30% deteriorated we are showing existing windows to be repaired (existing window is less than 30% deteriorated) and replaced (existing window is more than 30% deteriorated). We will replace the windows that needed to be replaced with Pella Reserve Traditional Window, wood finish both interior and exterior. Insulated glazing, painted Sherwin Williams SW9507 Cream & Sugar.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the windows will be of the same size, type and character as the existing windows.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing windows that are beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The windows that are replaced will match the existing windows and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

Should you have any questions, please don't hesitate to contact me.

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Hearing\20220912\20220902 Windows Exception.wpd

Attachments

cc: Andras Szantho, Esq.

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian
SANTA FE+SAN FRANCISCO
John@archhistoryservices.com

July 27, 2022

Kevin Georges, AIA
KGA Architects
214 Truman Street NE
Albuquerque, NM 87108

Dear Mr. Georges:

As requested, I have researched the background of the rear porch and whether walls historically stood on and/or would be appropriate to the property. Based on aerial photographs and visual evidence, I conclude that the porch is of recent (1950s-70s) construction and is not harmonious with the residence's design and period. Historically, the property had a street wall or some linear feature along the south property line but that feature is no longer extant. Based on walls within the administrative streetscape — including a stucco wall in front of a similar era brick house to the south — a low, unassuming wall in 1983 as part of the Don Gaspar Architectural History Survey impact the house's character-defining features. It was later added to the City of Santa Fe, Don Gaspar Area Historic District, and the National Register, Don Gaspar Historic District. It was designated Contributing in both listings. It came before the Overview 2000, and more recently, in the early 1880s, when it was upgraded to Significant status (2022-005448-HDRB).

Administrative Background

Historical Overview

In the early 1880s, development was not in Santa Fe shifted to the south after the construction of a new capitol and the railroad additions. While the capitol building would burn in May 1892, its short presence stirred development. Platted a year before the fire, the Capitol Addition (later reorganized as the Salmon Addition) straddled a yet-to-be-extended Don Gaspar Avenue. The extension of the road, built with convict labor, pushed residential construction into the area in the early 1900s.

The house was erected in c.1922 by Italian immigrant Josephine D. Popp. Popp's grandfather was the Italian stonemason, GennaroDigneo. Popp also owned the lot to the north (528) and across the street (527) and property on Santa Fe Avenue. All of which she developed. It is likely the Digneo Brothers, a home-buildingcompany specializingin brick construction, of which

The subject house first appeared on the 1930 Sanborn Fire Insurance Map. At the time, it and its companion to the northwest shallow, open-wood drugs is from Ohio, his wife, Nettie, their Gigmaster-Based on the map's scale, the porches were

Defining Features

Representinga western plains expressionof the brick bungalow, the house's character-defining features are the following:

- Brick
- constructio
- Full-width front
- Cross-
- gabled plan
- Fenestrated gables
- Transom and
- sidelight east entry
- Large windowopenings
- Brick chimneys

Objective 1: Origin of West Elevation Porch

The 1930 Sanborn map establishesthat a porch (though smaller and probably of a different roof design) existed duringthe historicera. Based on aerial photographs and physical evidence, the current porch came about in the 1950-70s.

Existing Conditions

Attached to the back of the house is a roughly 250-square-foot lean-to porch (Figures 6-10). Unlike the structure shown on the Sanborn map, it is positionedtoward the south end of the façade. The awkward position of the landing — several feet above the flow — may indicate the sloped roof structure. The waste lie into above ground, which was typical of the period (Photo 11). The plate carries a deck of 2" x 6" rafters topped with boards (Figure 12). The rafters attach to the brick in an informal, lean-to fashion by gravity, a small

ledger, and a pipe (Figure 13). The boards and other members are standard dimension milled lumber with smooth and rough-sawn edges. They connect with nailed and butted ends. The fasteners are modern round head, common wire nails. V-Aerial metal sidingcovers its roof; an Photographs galvanizedgutter traces its fascia. The floor is made of poured concrete.

Aerial Photographs

The first polaroid aerial photographfrom 1958 shows what appears to be the porch — or an earlier iteration — in the same position as the present structure (Figure 2). This same structure appeared in 1969 (Figure 4) and again in 1978 (Figure 4).

Objective 2: Presence and Compatibility of Walls

Prescence

No photographs are available to validate whether a wall historically stood on the property. A shadowline on the 1969 aerial may indicate a wall or fence alongthe south exposure, fronting West Santa Fe Avenue (Figure 3). This line is more visible in 1978 (Figure 4).

Compatibility

The 500 block of Don Gaspar is primarily void of street walls. The exception is a low, non-historicstuccoed wall in front of the Fiske House (515), a dwellingbuilt duringthe same era (Figure 14). Historically, the block had at least one wall associated with brick houses. This included a wall at the Josephine Popp House (demolished), traditionally located across the street. The Popp was a large, cross-gabled brick home, block, begin by the Closson Brothers (Figure 5). Walls cross-gabled brick home, block, begin by the Closson Brothers (Figure 5). A stuccoed street wall fronts the brick, side-gabled residence erected in c.1920 (Figure 17). The author researched the Closson street wall in 2015 and determined it was likely surveyed within the 600' designated streetscape recorded several low street walls (Figures 14-19). These are all stucco-faced except for one arroyo stone wall (Figure 19). The stucco walls are primarily in front of stylistically associated Pueblo Revival dwellings.

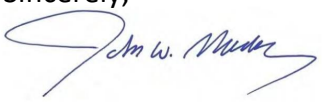
Conclusion

Porch
Premised on aerial photographsand material evidence, the current porch is likely of 1950-70s vintage. It does not harmonize with the building's construction period or character-defining features. The author would recommend it as a non-contributingelement.

Wall
While there may have historically been a wall alongthe south edge of the house, its design and materials are unknown. The Don Gaspar corridor and designated streetscape have fewer walls than other parts of the district. Sparse walls stood along similar-era brick residences, including the Popp and Closson houses. Currently, there are several low stuccoed street walls within the streetscape boundary, there is precedent for a low street wall at the subject house.

Please contact me if you have any questions or comments.

Sincerely,



John W. Murphey
Architectural Historian
505.577.6593
jwmurphey@archhistoryservices.com

Illustrations

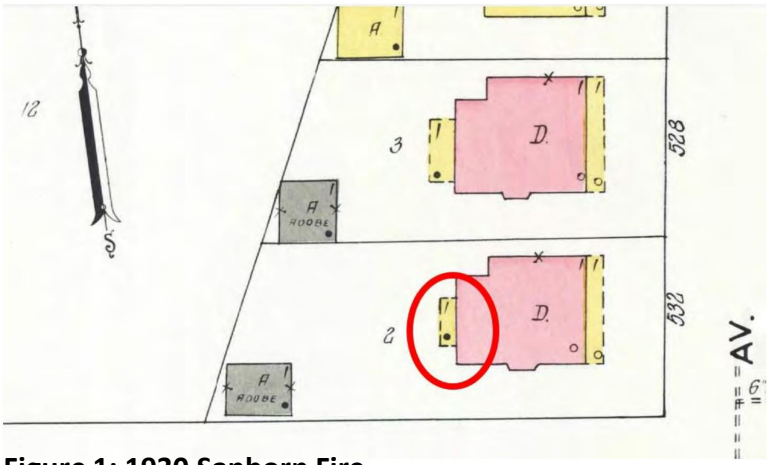


Figure 1: 1930 Sanborn Fire Insurance map. Earlier open frame wood porch circled.

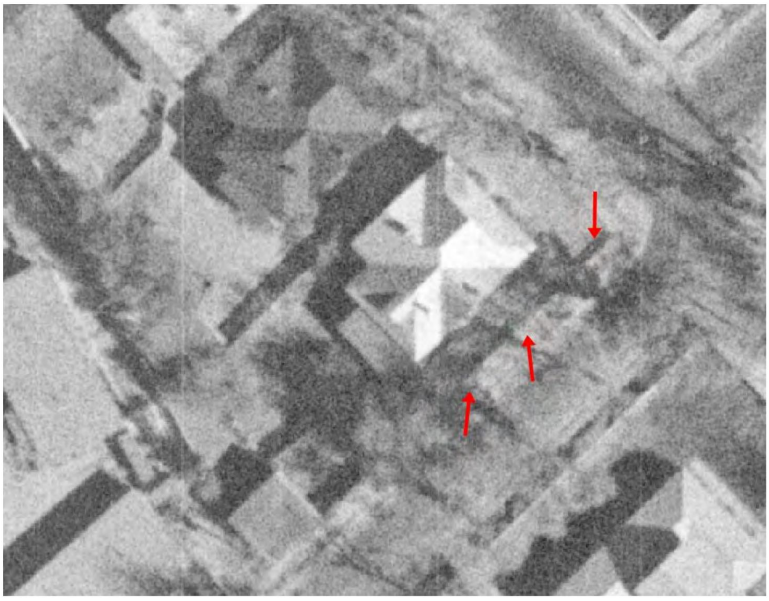


Figure 2: 1958 aerial photograph. South structure highlighted with arrows.



Figure 3: 1969 aerial photograph. South structure highlighted with arrows.



Figure 4: 1978 aerial photograph. South structure highlighted with arrows.

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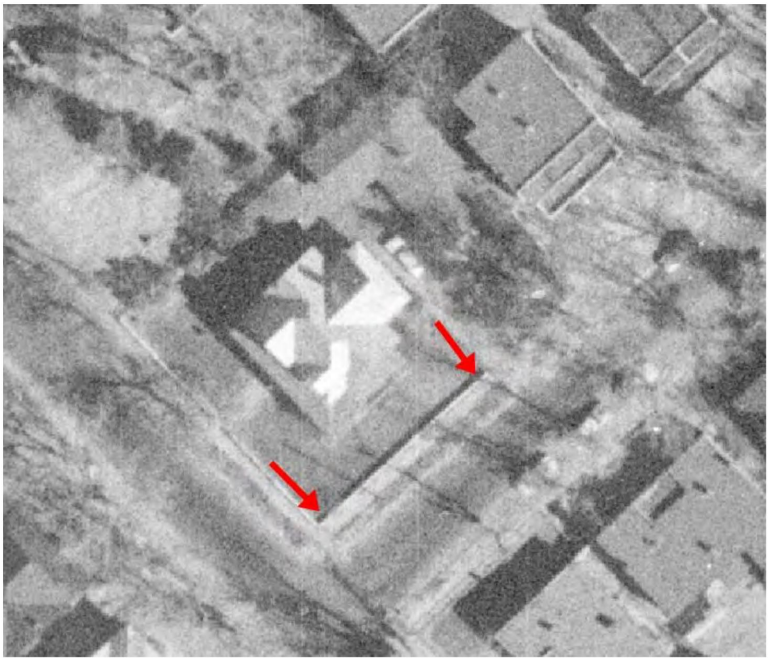

Figure 5: 1958 aerial photograph, 527 Don Gaspar Avenue (demolished). South structure highlighted with arrows.

Field Photos

All photographs taken by Giulia Caporuscio on July 20, 2022.



Figure 6: Porch, as viewed from West Santa Fe Avenue.



Figure 7: Porch, as viewed from West Santa Fe Avenue.



Figure 8: Porch, as viewed from driveway.



Figure 9: Porch, as viewed from parking court.



Figure 10: Porch, as viewed from north property line.

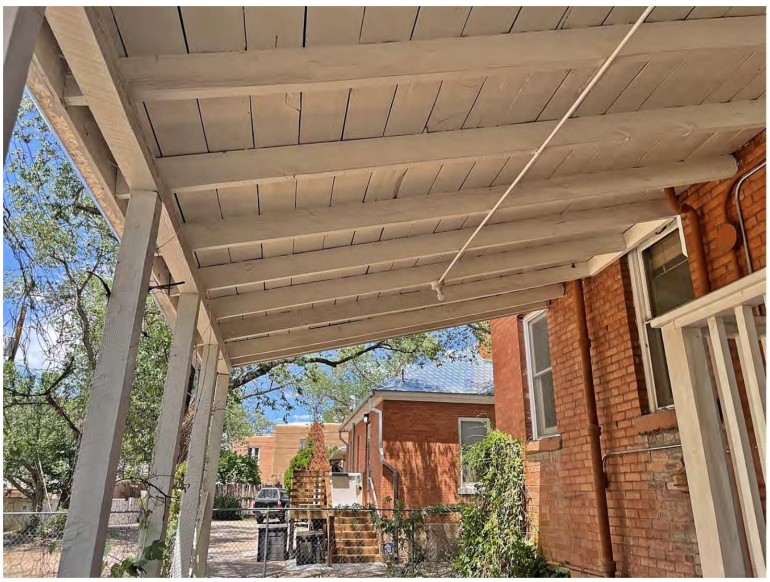

Figure 11: Porch posts and decking.



Figure 12:
Porch rafters.



Figure 13: Porch attachment to brick house.

The following photographs show all street walls within the designated 600’ streetscape.



**Figure 14: 532 Don Gaspar Avenue.
Stuccoed street wall.**



Figure 15: 603/605 Don Gaspar Avenue. Stuccoed street wall.



Figure 16: 607/609 Don Gaspar Avenue. Stuccoed street wall.



**Figure 17: 610 Don Gaspar Avenue.
Stuccoed street wall.**



Figure 18: 613/615 Don Gaspar Avenue. Stuccoed street wall.



**Figure 19: 614 Don Gaspar Avenue.
Arroyo stone street wall.**

•ARCHITECTS•

Celebrating 35 Years 1984 2019 ARCHITECTURAL EXCELLENCE

August 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Roof Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Roof Assessment by Brian McPartlon Roofing, LLC dated 7/27/22.

2. Berridge Shingle Data Sheet.

3. Drawing Sheets A1 - A5 dated 8/2/22.

The roof assessment states that "the existing roof has deteriorated beyond repair" we are showing replacing the existing roof with Berridge Prefinished Metal Victorian Style shingles over asphalt roofing felt(s).

Per Article 14-5.2(D)(6) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the existing metal roof will be of the same size, type and character as close as possible to the existing roof tiles.

(ii) Are required to prevent a hardship to Mr. Szantho (Applicant) or an injury to the public welfare: By replacing roof that is beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The roof will match the existing roof materials, similar design and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

Should you have any questions, please don't hesitate to contact me.

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Roof Assessment\20220802 Roof Exception.wpd

Attachments

cc: Andras Szantho, Esq.

Brian McPartlon Roofing, LLC.
Santa Fe Reporter's 2021
"Best of Santa Fe" Winner for
Best Roofer

July 27, 2022
Kevin Georges
KGA Architects
214 Truman Street NE
Albuquerque, New Mexico 87108.1333
RE: 532 Don Gaspar
To whom it may concern,
On July 25th, 2022, McPartlon Roofing inspected the roof at 532 Don Gaspar.

Our findings are as follows:
1. The Victorian shingle looks to be original.
2. Rust has deteriorated the shingle in hundreds of locations.

3. The adjoining trim and flashing are deteriorated beyond repair.

4. Shingle has curled and warped leaving the substrate vulnerable.
In our opinion, the life expectancy of this roof has been surpassed. We recommend a complete removal and replacement to restore the roof to its original appearance.

39 Bisbee Court Unit 7 Santa Fe, NM 87508
Tel: (505) 982-6256 Fax: (505) 982-3654
info@mcpartlonroofing.com
www.mcpartlonroofing.com

Brian McPartlon Roofing, LLC.
Santa Fe Reporter's 2021
"Best of Santa Fe" Winner for
Best Roofer



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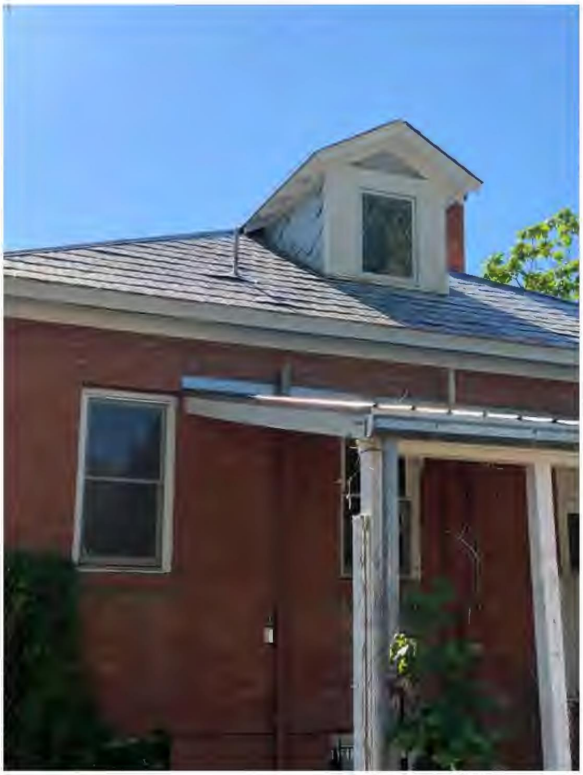

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info@mcpartlonroofing.com
www.mcpartlonroofing.com

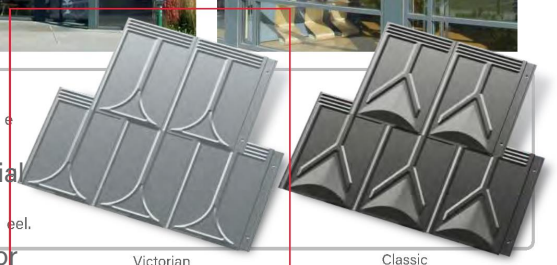
Berridge Victorian & Classic Shingles

SYSTEM





The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can b used in residential or commercial applications over solid wood sheathing on both roofs and walls makin it ideal for restoration projects or



Materials

Steel: Construction Grade 24-Gauge

Specifications

Classical traditional f Used: Roof, Wall, Fascia

Finishes: Victorian or Classic embossed pattern

Fasteners: Concealed

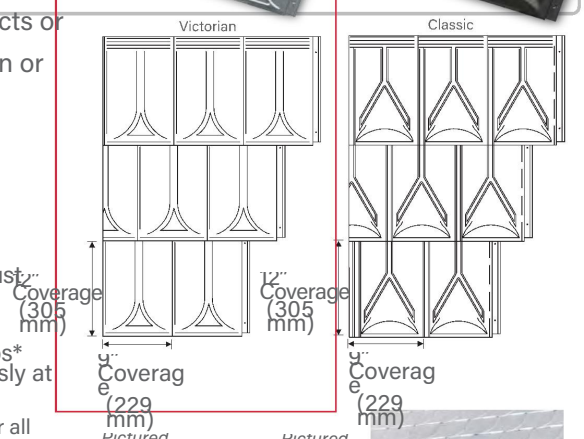
Applications: Solid sheathing

Coverage: 9" wide and 12" tall

Installation

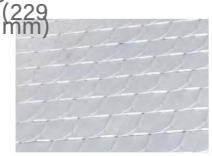
- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square
- Use J-Clip continuously at ridge, hip, gables
- Use 4 ridge hip cap continuously at ridges and hips*
- Use drip flashing continuously at eaves and gables*

* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



Pictured Above Panel: Classic
Project: Sinclair Hille Studio
Architect: Sinclair Hille
General Contractor and Installer: Brester Construction Co.

Pictured Right Panel: Victorian



All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2018 ▪ 800-669-0009 ▪ www.berridge.com

BERRIDGE VICTORIAN & CLASSIC SHINGLES TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■ Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
ROOF LISTINGS	■ Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422.2 (24 GA-Wood Deck) FL# 11241.3 (24 GA-Plywood)
	■ Miami Dade	TAS 125	Miami Dade County approval of products directly related to the structural wind resistance	NOA # 17-0808.05
	■ TDI Listed	UL 580	Texas Department of Insurance Listing for wind capacities	RC-231 (24 GA-Plywood)

■ - Steel only ❑ - Steel and Aluminum

For further details please visit www.berridge.com

BERRIDGE Roofs of Distinction

CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009

•ARCHITECTS•

Celebrating 35 Years 1984 2019

August 2, 2022

VIA EMAIL: cpiccarello@santafenm.gov

Ms. Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico

Re: Historic Districts Application - Windows Exception
532 Don Gaspar Avenue
Santa Fe, New Mexico
Case No. 2022-005448-HDRB

Dear Carly,

We are submitting the following:

1. Window Assessment by Ra Patterson of RPA & Associates dated 7/11/22.

2. Pella Reserve Traditional Window Data Sheet.

3. Drawing Sheets A1 - A5 dated 8/2/22.

After completing the window assessment where it shows 7 of the existing 23 windows are more than 30% deteriorated we are showing existing windows to be repaired (existing window is less than 30% deteriorated) and replaced (existing window is more than 30% deteriorated). We will replace the windows that needed to be replaced with Pella Reserve Traditional Window, wood finish both interior and exterior. Insulated glazing, painted Sherwin Williams SW9507 Cream & Sugar.

Per Article 14-5.2(D)(5) Mr. Szantho hereby conclusively demonstrates that this exception complies with all of the criteria list as follows:

(i) Do not damage the character of the district: The replacement of the windows will be of the same size, type and character as the existing windows.

(ii) Are required to prevent a hardship to Andras Szantho (Applicant) or an injury to the public welfare: By replacing windows that are beyond repair this will allow the Mr. Szantho to not have water infiltrating the building and further damaging the building.

(iii) Strengthen the unique heterogeneous character of the City of Santa Fe by providing a full range of design options to ensure that residents can continue to reside within the historic district: The windows that are replaced will match the existing windows and will maintain the existing character of the district.

Kevin Georges and Associates, PA•A Professional Association
214 Truman Street NE • Albuquerque, New Mexico 87108-1333 • (505) 255-4975 • Fax (505) 255-9943

Should you have any questions, please don't hesitate to contact me.

Sincerely,



Kevin Georges, AIA
Principal Architect

KEG/sm
K:\Projects\2021.18\WP\SD\Codes\Historic District\Window Study\20220802 Windows Exception.wpd

Attachments

cc: Andras Szantho, Esq.

RPA & Associates

PRESERVING OUR HISTORY

2[illegible] Ranchos, NM 87114
P.O. Box 10328
Albuquerque, NM 87184
[illegible]
505-379-7900



HISTORIC ASSESSMENT NO. 71122-KGHA

TO Kevin Georges & Associates
214 Truman St NE
Albuquerque, NM 87108
Andres Szanthos
Project

JOB	DATE
532 DON GASPAR AVE	07/11/2022

LOCATION	DESCRIPTION
EAST A	48 X 72 DH 1/1 COTTAGE STYLE
EAST DR #1	75 X 105 RH OUTSWING 1-LT SIMPSON STYLE (1980's) WOOD BEAD - SIDE LIGHTS AND DOOR HAVE BEEN REPLACED - TRANSOM ORIGINAL
EAST B	48 X 72 DH 1/1 COTTAGE STYLE
2ND FLOOR	80 X 33 LLR INSWING CASEMENT 1-LT FAR LEFT OSV MISSING SASH
EAST C	34 X 72 DH 1/1
SOUTH D	34 X 72 DH 1/1
SOUTH E	48 X 72 DH 1/1
SOUTH F	34 X 72 DH 1/1
SOUTH G	34 X 72 DH 1/1
BASEMENT	30 X 24 INSWING HOPPER 2W1H
SOUTH H	28 X81 OUTSWING LH 1-LT FULL GLASS IG (1980's)
SOUTH DR #2	30 X 24 INSWING HOPPER 2W1H
SOUTH J	28 X 58 DH 1/1 NOT ORIGINAL - REPLACED ROPE AND PULLEY - SASHES WITH TAPE BALANCE SASHES (1970's)
2ND FLOOR	28 X 34 ER TWIN 1W2H PUSH-OUT CASEMENT - ADDED WINDOW, DOESN'T MATCH OTHER DH BARN SASHES - NOT ORIGINAL
SOUTH K	
WEST L	

JOB	DATE
532 DON GASPAR AVE	07/11/2022

LOCATION	DESCRIPTION
WEST DR #3	35 X 81 RH OUTSWING 4-HORIZONTAL PANELS/1-LT SIMPSON (1980's) RAISED PANEL, MECHANICALLY PUT TOGETHER
WEST M	28 X 56 DH 1/1
WEST N	28 X 56 DH 1/1
BASEMENT	
WEST O	30 X 24 INSWING HOPPER 2W1H
WEST Q	30 X 24 FIXED MISSING SASH 1-LT DRYER VENT STICKING THROUGH
WEST R	34 X 72 DH 1/1
2ND FLOOR	
WEST	28 X 40 L CASEMENT PELLA CLAD (1990's)
NORTH S	34 X 72 DH 1/1
NORTH T	34 X 72 DH 1/1
BASEMENT	
NORTH W	30 X 24 INSWING HOPPER 2W1H
2ND FLOOR	
NORTH U	51 X 33 TWIN DH 1/1 ROPE & PULLEY - SASHES REPLACED - TAPE BALANCE SASHES (late 70's)
NORTH V	51 X 33 TWIN DH 1/1 ROPE & PULLEY - SASHES REPLACED - TAPE BALANCE SASHES (late 70's)

JOB	DATE
532 DON GASPAR AVE - REAR GARAGE/STUDIO	07/11/2022

LOCATION	DESCRIPTION
EAST DR #4	36 X 80 RH INSWING ½ GLASS/2-PANEL BOTTOM SIMPSON DOOR (1990's)
EAST DR #5	36 X 80 LH INSWING ½ GLASS/2-PANEL BOTTOM SIMPSON DOOR (1990's)
EAST X	29 X 35 DH 1/1 WHITE CLAD/WOOD PELLA (1990's)
WEST Y	29 X 57 DH 1/1 WHITE CLAD/WOOD PELLA (1990's)

In closing, my professional opinion is the windows and doors that are historic and restorable, could be restored per historic code. With that being said, the aluminum screens should be replaced with a wood screen. Also, the restored windows would not be energy efficient and would not meet any type of energy code.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTERGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION. PUTTY GLAZE INTACT. ONLY COSMETIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS. PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% – 40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE. PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED. PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR.

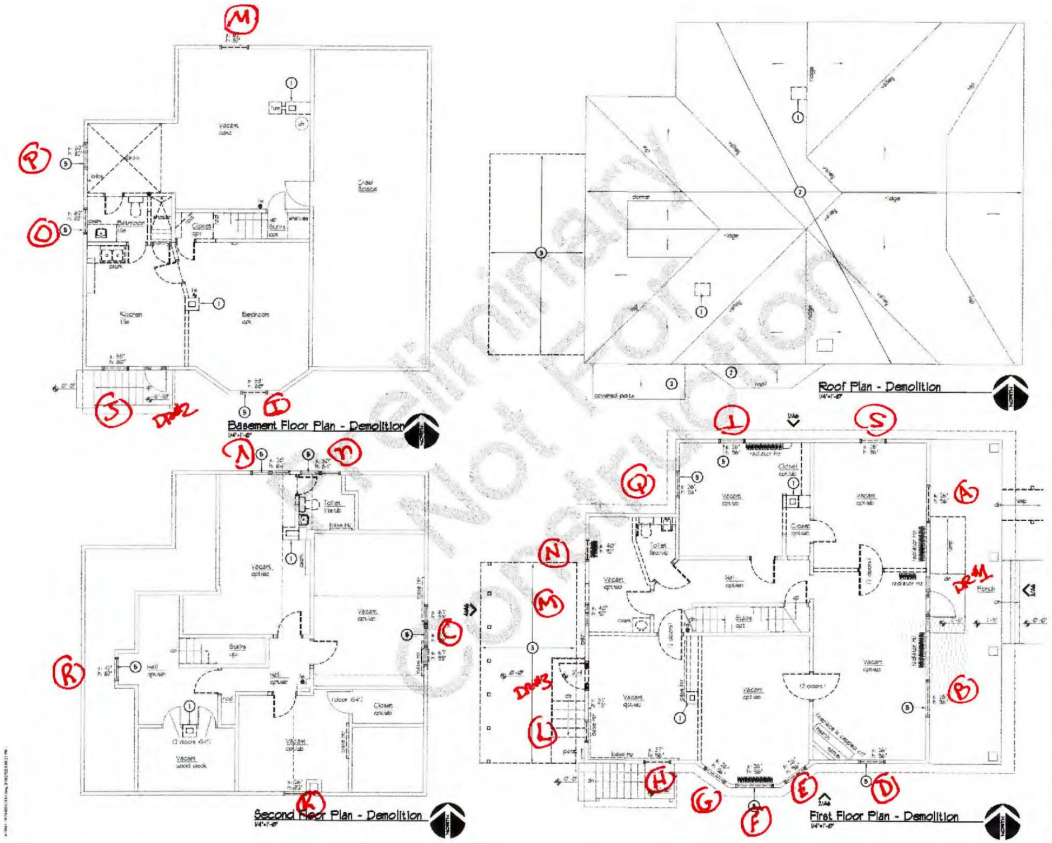
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	48 X 72 1/1 DH	S	HISTORIC
DR #1	75 X 105	S	HISTORIC * TRANSOM NON-HISTORIC * DOOR/SIDE LIGHTS (1980's)
B	48 X 72 1/1 DH – COTTAGE	S	HISTORIC
C	80 X 33 LLR	U	NON-HISTORIC * BARN SASHES INSERTED IN TO DH
D	34 X 72 1/1 DH	F	HISTORIC
E	34 X 72 1/1 DH	F	HISTORIC
F	48 X 72 1/1 DH – COTTAGE	F	HISTORIC
G	34 X 72 1/1 DH	U	HISTORIC
H	34 X 66 1/1 DH	U	HISTORIC
I	30 X 24 HOPPER 2W1H	F	HISTORIC
DR #2	28 X 81 LH OUTSWING 1-LT	F	NON-HISTORIC *1980's
J	30 X 24 HOPPER 2W1H	S	HISTORIC
K	28 X 34 LR TWIN CASEMENT 1W2H	F	NON-HISTORIC *1980's REPLACED SASHES & TAPE BALANCES
L	28 X 56 DH	S	NON-HISTORIC * REPLACED WITH ADDED BARN SASHES
M	28 X 56 DH 1/1	S	HISTORIC
N	28 X 38 DH 1/1	F	HISTORIC
O	30 X 24 HOPPER 2W1H	S	HISTORIC
P	30 X 24 HOPPER – FIXED 1-LT	U	NON-HISTORIC * SASH MISSING VENT CUT IN

NOTES:
ALL WINDOWS HAVE ALUMINUM NON-HISTORIC SCREENS

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
Q	34 X 72 DH1/1	U	HISTORIC
R	28 X 40 L	P	NON-HISTORIC *1990's
S	CASEMENT PELLA	F	CLAD/WOOD
T	34 X 72 DH 1/1	U	HISTORIC
U	51 X 33 TWIN DH 1/1	F	NON-HISTORIC * NEWER SASHES AND TUBE LATE 70's, EARLY 80's
V	51 X 33 TWIN DH 1/1	F	NON-HISTORIC * NEWER SASHES AND TUBE LATE 70's, EARLY 80's
W	30 X 24 HOPPER 2W1H	U	HISTORIC

NOTES:
ALL WINDOWS HAVE ALUMINUM NON-HISTORIC SCREENS



Kevin Georges & Associates
Architecture & Planning

Keyed Notes A1:

1. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
2. REMOVE EXISTING ROOFING MATERIAL.
3. REMOVE EXISTING PORTAL.
4. NOT USED.
5. REMOVE EXISTING WINDOW TYPICAL.

Design Development

Andras Szanthos Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn JA Checked KEG
Proj. No. 2070.09 Date 2/18/02

Revisions Architect Engineer

FLOOR PLANS - DEMOLITION

A1

Sheet Title Sheet 6 of 14


North V


Studio East
Dr # 4


North U


North W


Studio East Dr #5


Studio East X


Studio West Y

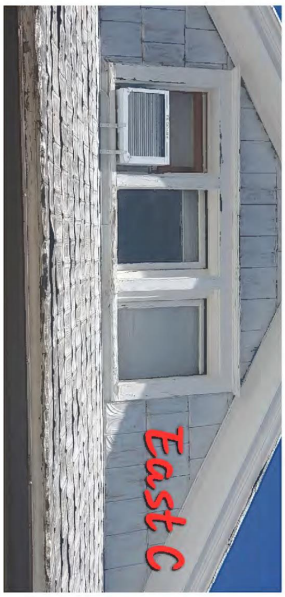

West Q


North S


East A

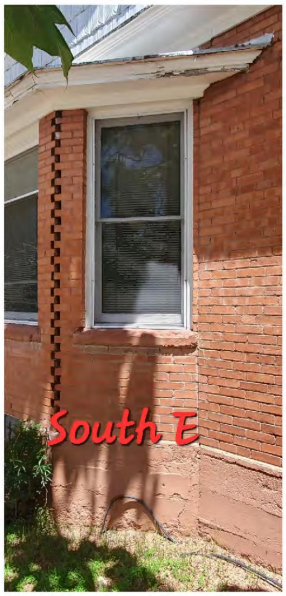

East Dr #1


East B


East C


East Dr #1
moulding


South D

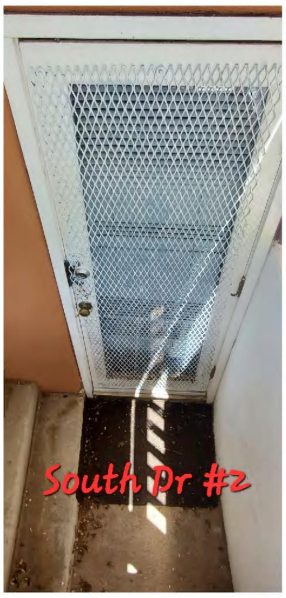

South E

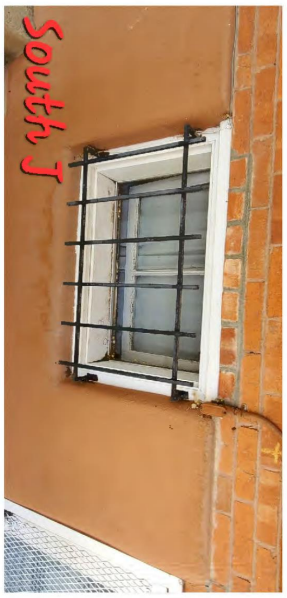

South F


South G

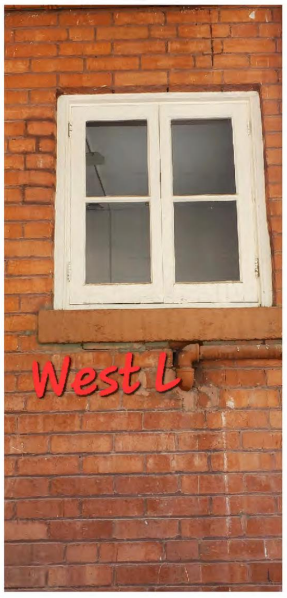

South H


South I


South Dr #2


South J


South K

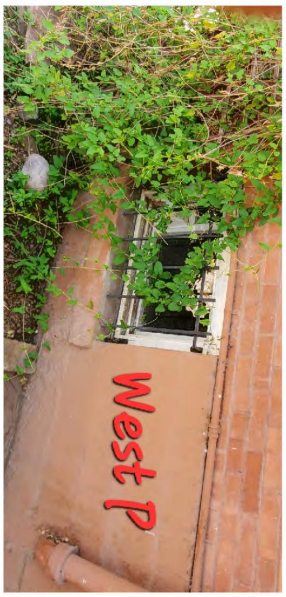

West L


West Dr #3

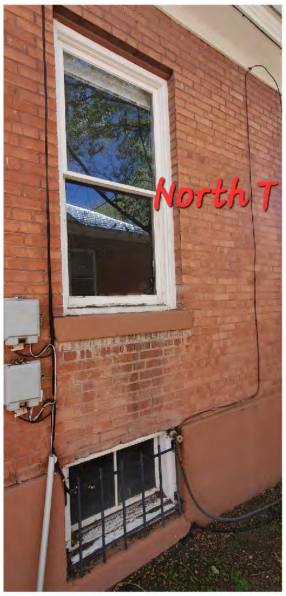

West M


West N


West O


West P


West R


North T

Pro Window & Door Guide





Leaders in Innovation Since 1925

From testing beyond industry requirements to delivering continuous innovation – we go beyond what meets the eye to make beautifully designed windows and doors to be a solution for every [illegible]. To learn more, visit pella.com/professionals.

Contents

Why You Can Trust Pella	4
Wood & Clad-Wood Windows & Patio Doors	7
Fiberglass Windows & Patio Doors	25
Vinyl Windows & Patio Doors	33
Product Line Comparison	42
Trim Options	45
Additional Solutions	46

Experience Pella products yourself

[illegible] search "Pella" in the app store appropriate to your device and download the Pella AR app. To view the experience, select "Live View AR" and tap on the product you'd like to load.



Why You Can Trust Pella

A Pella Custom Pella is a pure windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 for innovation [1]
Rated #1 for quality [1]
The best Warranty for wood windows and doors

[1] Rate of homeowner perceptions of leading national brands.
[2] Rate of comparison by Pella, 2022.
Based on comparison of limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

We Are Dedicated to Door Details

Pella ProEdge Solutions is an extension of your team, helping projects go more quickly and smoothly while reducing callbacks. With dedicated product expertise; anytime, anywhere communication; and service after the sale, you can complete jobs faster, get paid sooner and take on more jobs for your business.

Your Local Go-To Window and Door Experts

The expertise of your local Pella representatives coupled with personalized on- and off-site support, helps cut time and hassle from every project. And with access to local Pella showrooms, your homeowners can work directly with a Pella sales rep to decide which products will work best for their home.

Anytime, Anywhere Communication

Pella ProEdge Solutions provides builders and contractors with anytime, anywhere communication. With Pella ProConnect, you can contact your rep, track orders and see which accessories are being held. And when you need a quote or have a question, our project management team will respond within 24 hours. To create a new account, simply open your favorite web browser on your preferred device and visit proconnect.pella.com or use the QR code. Mobile users can add a shortcut to their screen for easy access.

Service After the Sale

We hold off-site sens and hardware until the end of a project, ensuring they don't get damaged on-site. In addition to holding off on the final touches, we install your windows and patio doors on your project's timeline. Our reps provide on-site training and support, and local service reps will take care of any callbacks or warranty claims directly with homeowners. And on the final walk-through, we will install accessories and ensure the details are covered.



Pella® Lifestyle Series
Dual-pane casement windows with between-the-glass grilles and a custom stained interior.

Wood & Clad-Wood Patio Doors

Get the beauty and warmth of natural wood on these customizable designs and exceptional energy efficiency. Personalize windows and patio doors to match your project with special sizes, grilles, premium interior and exterior colors and hardware finishes.

Our innovative EnduraGuard® wood protection provides advanced protection against the effects of moisture – helping to provide long-lasting performance. Pella's wood products are backed by the best limited lifetime warranty in the industry for wood windows and patio doors.

Pella Reserve™
Exquisite designs with unsurpassed historical detailing.

Contemporary
Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Pella Lifestyle Series
Designed to deliver exceptional performance and create unique room-by-room solutions with performance options and time-tested innovations.

The best limited lifetime warranty.
Pella® wood products are covered by the best limited lifetime warranty for wood windows and patio doors. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

Based on comparing limited lifetime warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

Pella® Reserve™

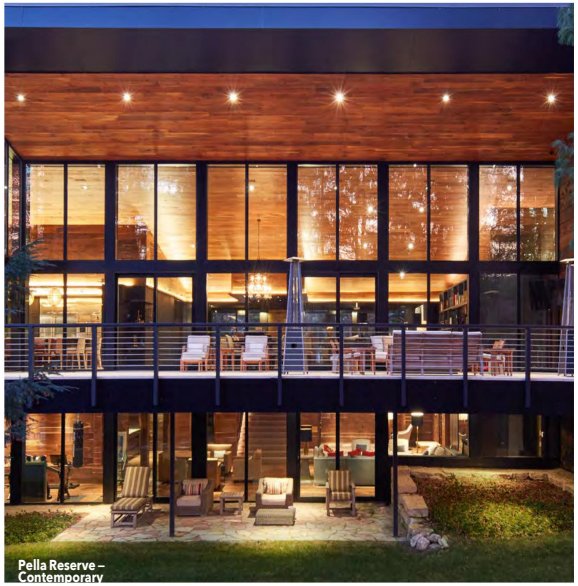
Architecture with uncompromised attention to detail.

Made for the distinction creators, the purists of design, the architectural historians – each window and door is meticulously designed to achieve your vision. We deliver tailor-made solutions and intentional innovations to achieve your unique vision without concessions. From simple yet sophisticated style to historical detailing, anything less simply won't do.



Pella Reserve – Traditional

Pella Reserve – Traditional windows and patio doors are exquisitely designed with unparalleled historical detailing. They feature through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.



Pella Reserve – Contemporary

Contemporary-designed Pella Reserve windows and patio doors offer simple and sophisticated styles with expansive glass, sleek, minimal profiles and through-stile construction, which embody the tenets of pure contemporary design.

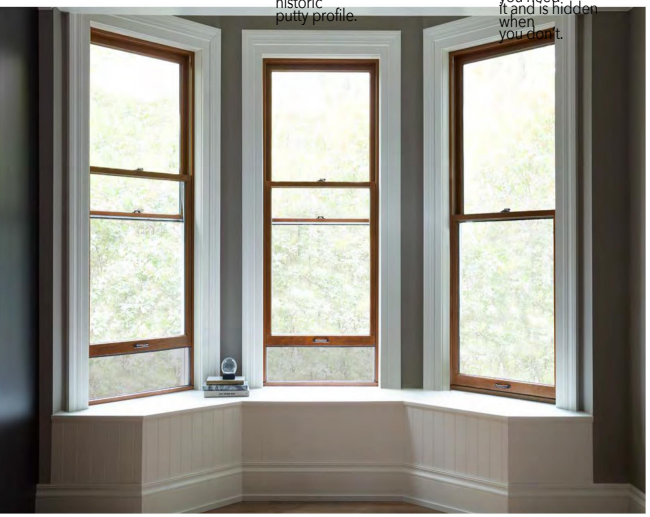
Pella Reserve™

Traditional Wood & Aluminum-Clad Wood

Unparalleled historical detailing. Pella's historic elements with uncompromised attention to detail, including Integral Light Technology® grilles and a historic putty profile.

Authentic hardware. With a historically authentic window hardware inspired by

Winner of the Innovative Window. *Window and Door Magazine*, the patented Integrated Rolscreen® appears when you need it and is hidden when you don't.









Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style. Durable interiors and extruded aluminum exteriors allow you to create the ideal look for your design. And with cutting-edge innovations that solve modern-day inconveniences without compromising the design, your clients can be proud to own Pella Reserve Traditional windows and patio doors. We know your reputation matters, so we stand behind Pella Reserve products with the best limited lifetime warranty for wood windows.

Achieve your vision and impress your clients. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions. And with large multi-slide and bifold patio doors, you can create a space that blurs the lines between indoors and out.

Historic elements

Putty profile. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow.

Through-stile construction. These products offer the industry's deepest sash dimension. Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

Integral Light Technology. Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy performance.

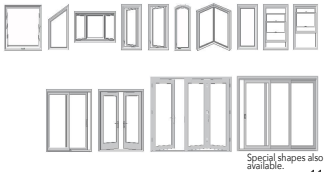
Intentional innovations

Single- and double-hung Integrated Rolscreen. The Integrated Rolscreen is a screen on a single- and double-hung window that appears when you open the sash. Add sash lugs to the exterior of our double-hung windows to create an authentic look, while maintaining modern tilting functionality for easy cleaning.

Innovative sash lugs. Add sash lugs to the exterior of our double-hung windows to create an authentic look, while maintaining modern tilting functionality for easy cleaning.

Integrated security sensors. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most.

Available in these window and patio door styles:

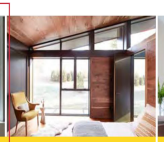


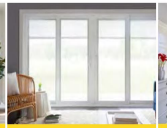
Special shapes also available.

Compare Window & Patio Door Lines

Review our lines and discover your best fit.

For more information on Pella's window and patio door offering, see your local Pella sales representative or visit pella.com/professionals.

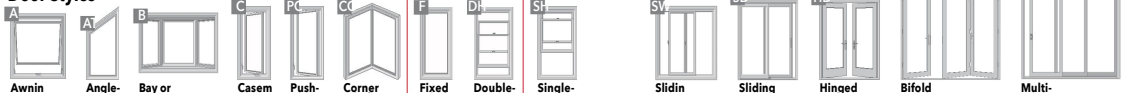




Product Line	Pella® Reserve™ Traditional	Contemporary	Pella Lifestyle Series	Pella Impervia®	Pella 250 Series	Encompass by Pella
Material	Wood & Clad-Wood	Clad-Wood	Clad-Wood	Fiberglass	Vinyl	Vinyl
Price Description	$$$$ – $$$$$ Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.	$$$$ – $$$$$ Simple and sophisticated designs with expansive glass, sleek, minimal profiles and through-stile construction embody the tenets of pure contemporary style.	$$ – $$$ Purposeful innovations delivering room-by-room solutions like integrated blinds, shades and security sensors. Available performance packages offer an unbeatable combination of energy efficiency, sound control and value.	$$-$$$ Pella Impervia products are engineered to last. Our proprietary fiberglass with [illegible] designed for strength and lasting beauty, these windows and patio doors deliver proven performance.	$$ Pella 250 Series products offer innovative and privacy features for more peace of mind. Made with beautiful easy-care vinyl, these windows and patio doors provide Pella craftsmanship in a great-looking product.	$ – $$ Encompass by Pella is competitively priced, easy-care vinyl. Featuring low-maintenance, high-grade vinyl frames, these windows and patio doors will look great for years and are backed by a brand you can trust.
Available Styles	Window Styles: A, AT, B, C, CO, F, SH, [illegible] Patio Door Styles: [illegible], D, B	Window Styles: A, AT, C, CO, F, PC Patio Door Styles: [illegible], D, B	Window Styles: A, B, C, DH, F Patio Door Styles: [illegible]	Window Styles: A, AT, B, C, DH, F, SH, [illegible] Patio Door Styles: [illegible]	Window Styles: A, AT, B, C, DH, F, SH, [illegible] Patio Door Styles: [illegible]	Window Styles: AT, F, SH, [illegible] Patio Door Styles: [illegible]

[1] Additional special shapes available.
[2] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on [illegible]
[3] Pella Impervia, Pella 250 Series and Encompass by Pella products are made with a proprietary fiberglass material that is engineered to last. Based on [illegible] wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials
[4] Pella Impervia, Pella 250 Series and Encompass by Pella products are tested in accordance with ASTM D638 and D790 testing standards.

Window & Patio Door Styles [1]



Awning Window | Angle-Top Window | Bay or Bow Window | Casement Window | Push-Out Casement Window | Corner Window | Fixed Window | Double-Hung Window | Single-Hung Window | Sliding Window | Sliding Patio Door | Hinged Patio Door | Bifold Patio Door | Multi-Slide Patio Door

Colors & Finishes

Wood Species

Choose the wood species that best complements your customer's interior.

Pine

Custom solutions: Douglas Fir, Mahogany, White Oak, Red Oak, Cherry, Maple

Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White, Bright White, Linen White, Natural Stain, Golden Oak Stain, Early American Stain, Provincial Stain, Dark Mahogany Stain, Red Mahogany Stain, Espresso Stain, Charcoal Stain, Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and protects the finish, which contains UV inhibitors that help prevent fading. Color durability matches with EnduraClad Plus exterior coating [1] standard. Color is also available against chalking and fading.

Black, White, Brown, Fossil, Iron Ore, Portobello, Putty, Almond, Classic White, Brick Red, Hartford Green, Pearl Gray, Soft Linen, Satin Steel, Matte Gray, Wolf Gray, Spice Red, Sage, Frost Blue, Blue Ash

Glass

Insulshield Low-E Glass [2]

AdvancedComfort Low-E insulating dual-pane glass with argon

NaturalSun Low-E insulating dual-pane glass

SunDefense Low-E insulating dual-pane glass with argon or triple-pane glass with argon

Additional Glass Options

Laminated (non-impact) glass [3]

STC (Sound Transmission Class)-rated glass [4,5]

Impact-resistant glass [3,4]

1 Color-matched to your product's interior and exterior color.
Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

2 Improved airflow is based on calculated screen cloth open mesh. Screening is integral to Pella Reserve Traditional and Contemporary sliding patio doors.

3 Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection

1 Available on select exterior coating standard for painted aluminum exteriors is the AAMA 2605 standard. EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

2 Available low-E glass products only. Low-E glass is not available with tempered glass on select products.

3 Available with tempered glass on select products.

4 Available with Low-E insulating glass with argon on select products.

5 For best performance, the laminated glass may be in the inboard or outboard position of dissimilar glass thickness. Determined on the product.

Grilles

Grille Types

Choose the look of true divided light with Integral Light Technology® or make cleaning easier by selecting grilles-between-the-glass.

Oak Integral Light Technology 7/8", 1-1/4", 1-1/4" or 2" [1]

Square Integral Light Technology 5/8", 7/8", 1-1/4" or 2" [1]

Aluminum Grilles-Between-the-Glass 3/4" [1]

Grilles-Between-the-Glass Interior Colors: [2]

Black, White, Brown, Fossil, Ivory, Harvest, Cordovan

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.

12-Lite Prairie [3], 14-Lite Prairie [3], Victorian, New England, Traditional, 9-Lite Prairie, Top Row, Cross, Custom, Diamond, Simulated French

Screens

Rolscreen® Integrated Rolscreen

Rolscreen soft-closing retractable screens roll out of sight when not in use on Pella Reserve Traditional and Pella Reserve Contemporary sliding patio doors. The Integrated Rolscreen is a fully concealed Rolscreen that moves seamlessly with the sash – appearing when you open a Pella Reserve - Traditional single- or double-hung window and disappearing when you close it.

Added Peace of Mind

Integrated Security Sensors

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.


Fold-Away Crank


Spoon-Style Lock

Finishes: Champagne, White, Brown, Matte Black, Oil-Rubbed Bronze, Satin Nickel, Satin Brass

Modern Collection

Achieve the ultimate contemporary look with exclusive hardware designed by Pella.


Fold-Away Handle

Finishes: Champagne, White, Brown, Matte Black, Oil-Rubbed Bronze, Satin Nickel, Polished Chrome, Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.


Fold-Away Handle


Spoon-Style Lock

Finishes: Distressed Bronze, Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.


Fold-Away Crank


Cam-Action Lock

Finishes: Champagne, White, Brown, Matte Black, Oil-Rubbed Bronze, Satin Nickel, Satin Brass

Patio Door Hardware

Classic Collection

BALDWIN

Choose timeless pieces for a look that will never go out of style.


Hinged & Bifold Patio Door Handles
Virago


Sliding & Multi-Slide Patio Door Handle

Multi-Slide Patio Door Handle[1,2]

Finishes: Matte Black, Oil-Rubbed Bronze, Satin Nickel, Satin Brass

Modern Collection

BALDWIN

Achieve the ultimate contemporary look with sleek finishes.


Hinged & Bifold Patio Door Handle
Spiere


Sliding & Multi-Slide Patio Door Handle

Multi-Slide Patio Door Handle[1,2]

Finishes: Matte Black, Satin Nickel, Polished Chrome, Satin Brass

Rustic Collection

BALDWIN

Stand out with bold looks and create an utterly unique aesthetic.


Hinged & Bifold Patio Door Handles
Rustiek


Sliding & Multi-Slide Patio Door Handle

Finishes: Distressed Bronze, Distressed Nickel

Essential Collection

Elevate your style and transform a home with elegant selections.


Hinged & Bifold Patio Door Handles
Standard


Sliding Patio Door Handle
Standard

Multi-Slide Patio Door Handle[1,2]

Finishes: Champagne, White, Brown, Matte Black, Oil-Rubbed Bronze, Satin Nickel, Satin Brass

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

Give your business the advantage with Pella ProEdge Solutions

We're here to help your projects go smoother. This service operates as an extension of your team to help projects run more smoothly while reducing callbacks.

With Pella ProEdge Solutions, you can expect:

Your Local Go-To Window and Door Experts

Anytime, Anywhere Communication

Service After the Sale

Pella ProEdge Solutions is here to get your jobs completed faster, get you paid quicker and ultimately get more jobs sooner.

Learn more about Pella ProEdge Solutions at pella.com/proedge.

Pella products are backed by some of the best warranties in the business.

You can be confident in your investment. Pella windows and patio doors are backed by a strong national brand and some of the strongest warranties.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

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METAL SHINGLE ROOFING

Our original 1908 line of W. F. Norman Victorian Roof Shingles are still available with a variety of hip and ridge finishes. Norman shingles are produced in galvanized steel or solid copper.

PLEASE NOTE: Galvanized steel from the factory can vary in color and shine from one piece to another. If left unpainted they may discolor unevenly after installation. If color variation is not acceptable, we recommend the galvanized be painted.

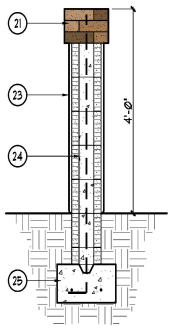
These two classic styles A and C are offered, along with ornamental ridge tiles, finials, hip shingles, cresting and folded valley needed for installation. Click below for more images and visit the { Pricing } page to see the roofing price list.



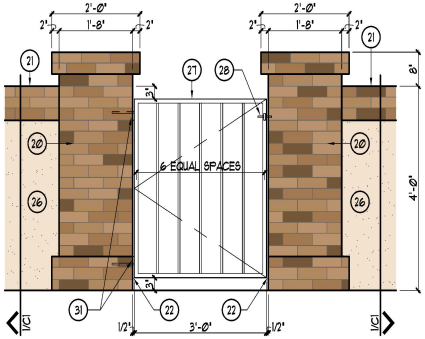
Style C Shingle - Size 8 1/4" x 12" - 145 shingles per square



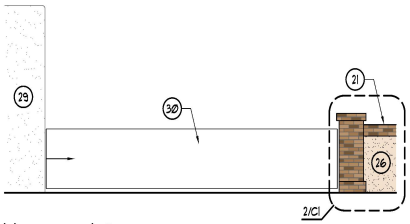
Style A Shingle – Size 8 1/4" x 12" - 145 shingles per square



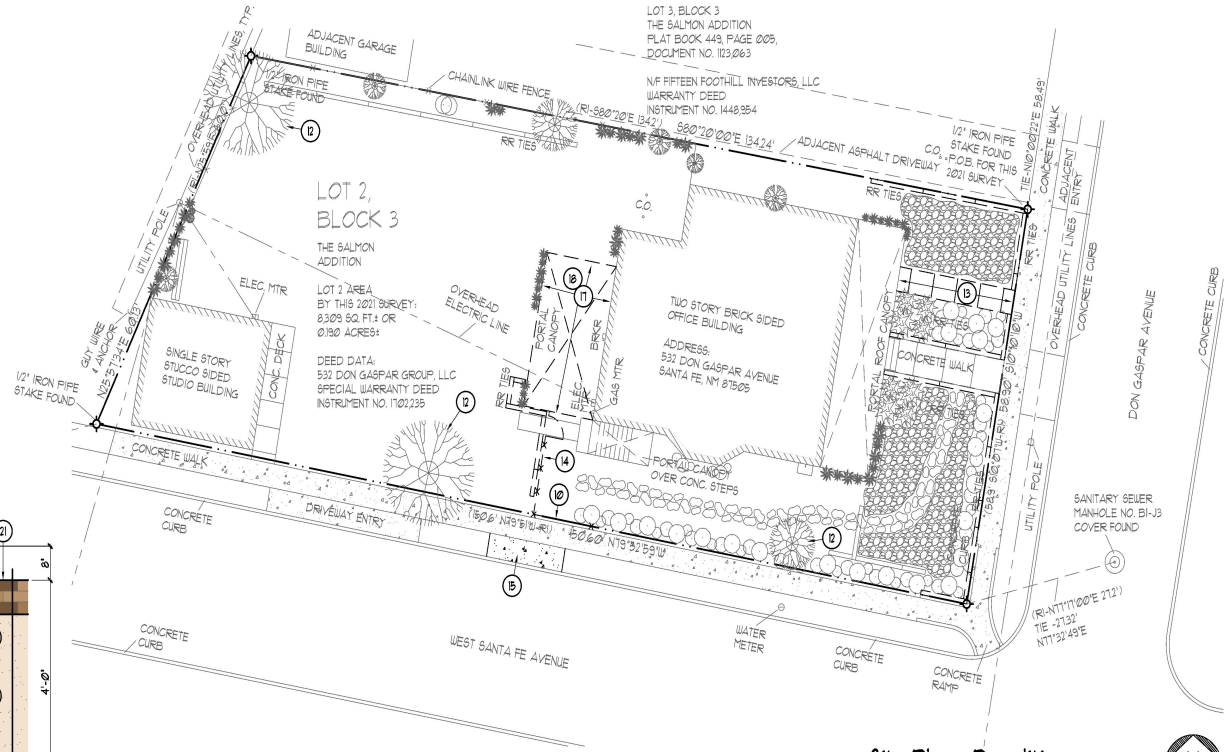
Yard Wall Section 1
3/4" = 1'-0" C1



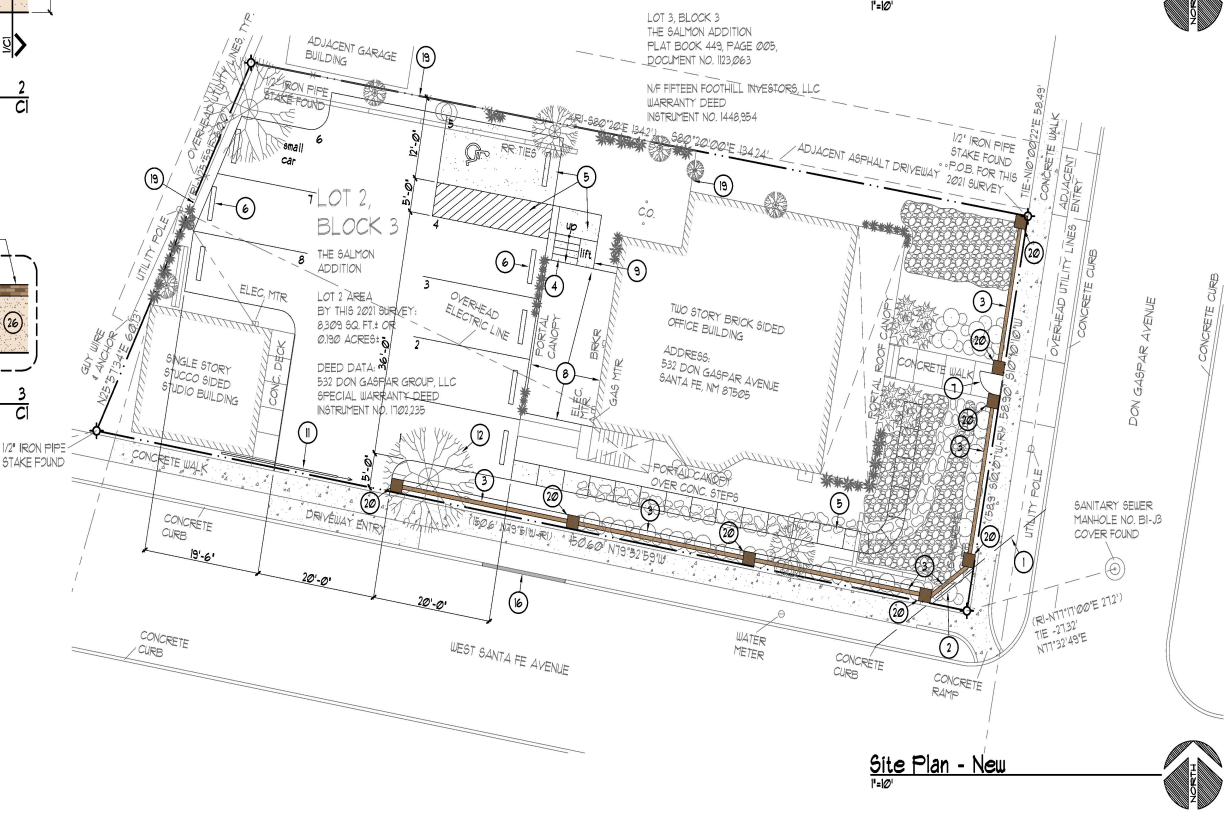
Gate 2
3/4" = 1'-0" C1



Motorized Gate 3
1/4" = 1'-0" C1



Site Plan - Demolition
1"=10'



Site Plan - New
1"=10'

Keyed Notes C1:

1. CLEAR SIGHT TRIANGLE.
2. SIGNAGE.
3. CMU WALL, SEE 1/C1.
4. NEW STAIR.
5. NEW CONCRETE SLAB.
6. PRECAST CONCRETE PARKING BUMPER, TYPICAL.
7. NEW GATE, SEE 2/C1.
8. NEW WOOD DECK.
9. NEW HANDICAP LIFT, SEE SHEET A2.
10. REMOVE WIRE FENCE.
11. NEW 20' WIDE MOTORIZED GATE, SEE 3/C1.
12. EXISTING TREE TO REMAIN.
13. REMOVE EXISTING RAMP AND RAILING.
14. REMOVE WOOD FENCE.
15. REMOVE EXISTING DRIVEWAY.
16. INSTALL NEW CURB / GUTTER.
17. REMOVE EXISTING CANOPY.
18. REMOVE EXISTING SLAB / FLAGSTONE UNDER CANOPY.
19. EXISTING CHAINLINK FENCE TO REMAIN.
20. 20" X 20" BRICK PILASTERS.
21. 3 COURSE STANDARD BRICK CAP.
22. 24" BASE, (CUT BACK AT GATE ONLY).
23. EL REY STUCCO NO. 117 FAUN.
24. 8' CMU WALL.
25. CONCRETE FOOTING.
26. STUCCO WALL.
27. 1/2" WROUGHT IRON, PAINT TO MATCH STUCCO.
28. GATE LATCH.
29. EXISTING BUILDING.
30. GATE BY GATE MANUFACTURER, PAINT TO MATCH STUCCO.
31. ROD HINGE.

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95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 202118 Date 8/2/22

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VICINITY MAP,
SITE PLAN - DEMOLITION,
SITE PLAN - NEW,
YARD WALL SECTION,
GATE DETAILS

C1

Sheet Title Sheet - of -

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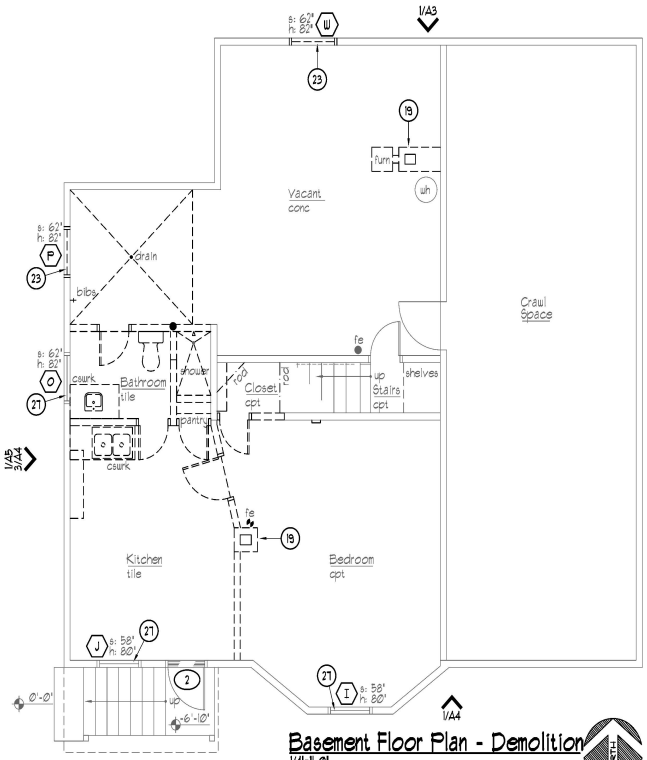
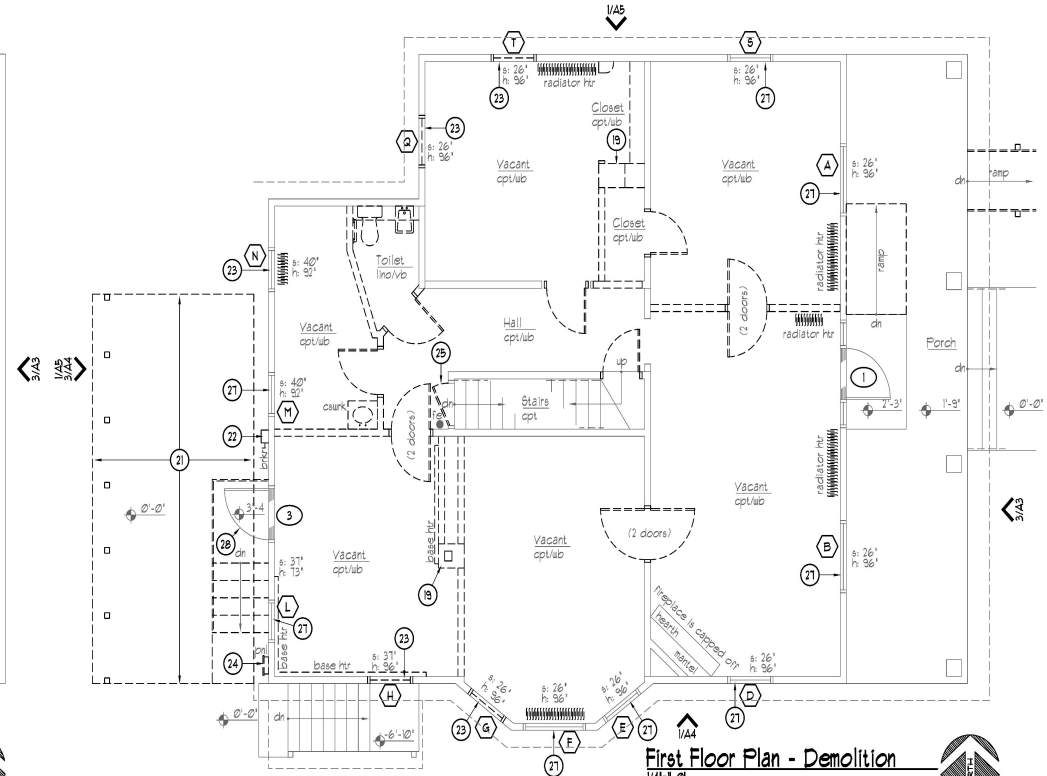


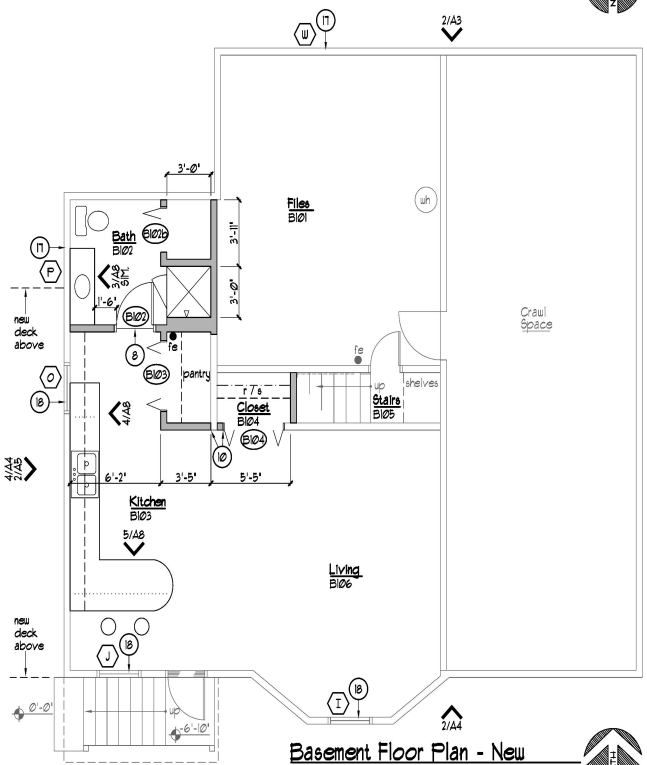
Basement Floor Plan - Demolition

1/4"=1'-0"



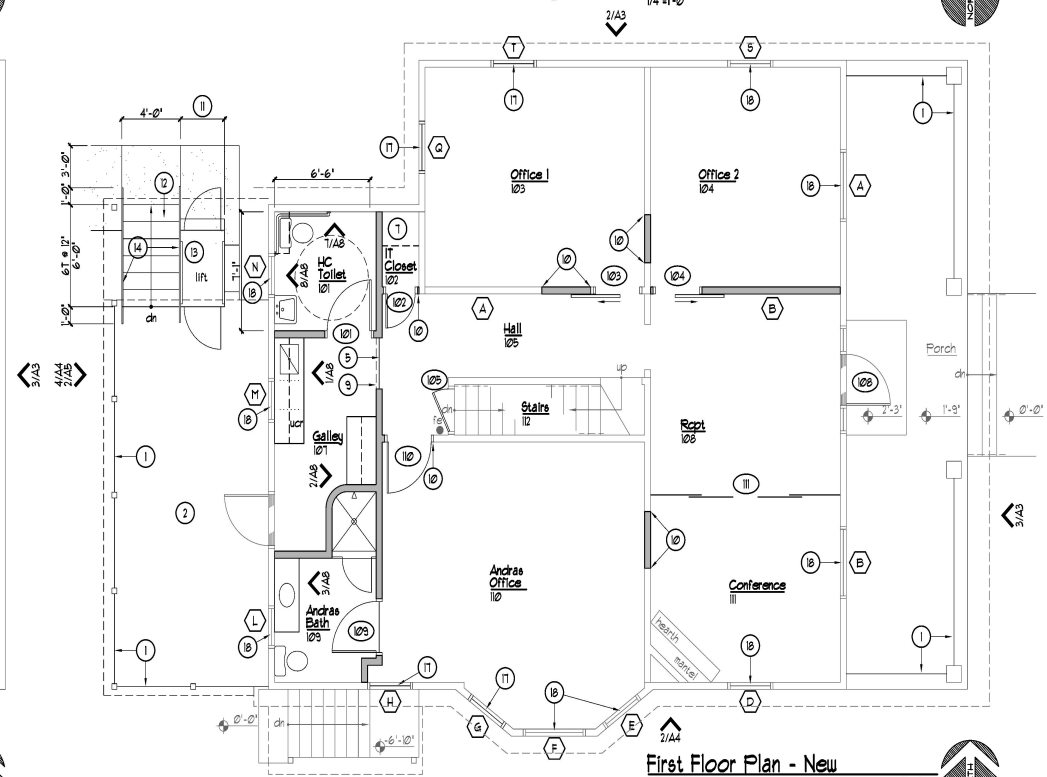
First Floor Plan - Demolition

1/4"=1'-0"



Basement Floor Plan - New

1/4"=1'-0"



First Floor Plan - New

1/4"=1'-0" OPTION B

NORTH

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Keyed Notes A1:

1. NEW GUARDRAIL, SEE B/A8 AND 14/A8.
2. NEW DECK, SEE STRUCTURAL.
3. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. DENOTES DROPPED CEILING.
6. PATCH ROOF OPENING WITH NEW WOOD DECKING. MATCH EXISTING.
7. ADJUSTABLE SHELVES.
8. TRANSITION STRIP, SEE 7/A8.
9. TRANSITION STRIP, SEE 8/A8.
10. ALIGN FINISHES BOTH SIDES WHERE APPLICABLE.
11. VERIFY DIMENSIONS WITH LIFT MANUFACTURER.
12. WOOD STAIR, SEE STRUCTURAL. 6TREADS AT 12" = 6'-0", 7 RISERS AT 6.5T EA. = 3'-10".
13. HANDICAP LIFT - TRUSS T LIFT OR EQUAL. SHOP DRAWINGS BY SUPPLIER / MANUFACTURER.
14. GUARDRAIL AND RAILING, SEE 14/A8.
15. INSTALL OFCI SHADES IN CLOSED POSITION, COVER WITH PAINTED GYPSUM BOARD.
16. EXISTING CHIMNEY TO REMAIN.
17. NEW FELLA RESERVE TRADITIONAL WINDOW. WOOD FINISH BOTH INTERIOR AND EXTERIOR. INSULATED GLAZING. PAINT SHERWIN WILLIAMS SW6Ø7 CREAM & SUGAR.
18. EXISTING WINDOW TO REMAIN, REPLACE / REPAIR ALL DETERIORATED MATERIAL AND RETURN TO LIKE NEW.
19. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
20. REMOVE EXISTING PRESSED METAL ROOFING AND UNDERLAYMENT. REPLACE ALL DAMAGED SHEATHING WITH NEW.
21. REMOVE EXISTING PORTAL.
22. REMOVE EXISTING BREAKER.
23. REMOVE EXISTING WINDOW, TYPICAL.
24. REMOVE EXISTING PANEL.
25. REMOVE EXISTING DOOR, FRAME TO REMAIN.
26. DEMOLISH BRICK, HEARTH AND MANTEL AT FIREPLACE AND PREP FOR CERAMIC TILE TO CEILING.
27. EXISTING WINDOW TO REMAIN. REPLACE ALL DAMAGED MATERIALS, MAKE NEW.
28. EXISTING DOOR TO REMAIN.
29. EXISTING BRICK CHIMNEY TO REMAIN.

Wall Legend

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

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Santa Fe, New Mexico 87505

Project Title

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Proj. No. 202118 Date 8/2/22

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BASEMENT FLOOR PLAN - DEMOLITION,
BASEMENT FLOOR PLAN - NEW,
FIRST FLOOR PLAN - DEMOLITION,
FIRST FLOOR PLAN - NEW

Sheet Title

A1

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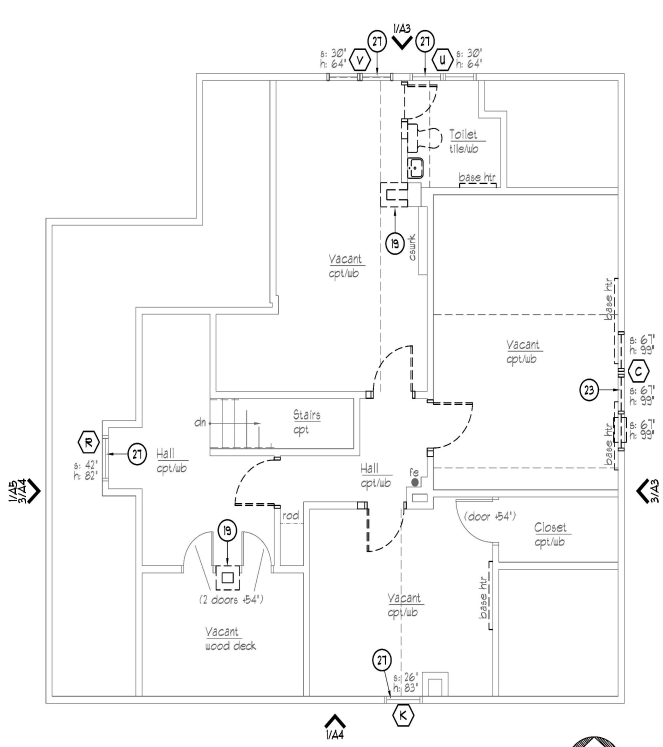
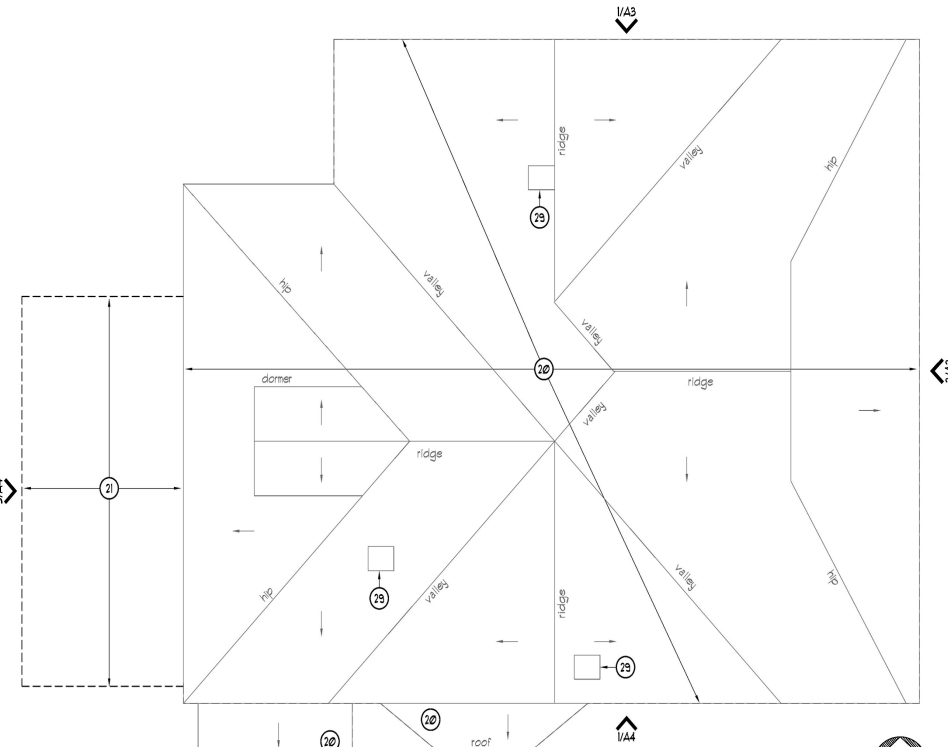
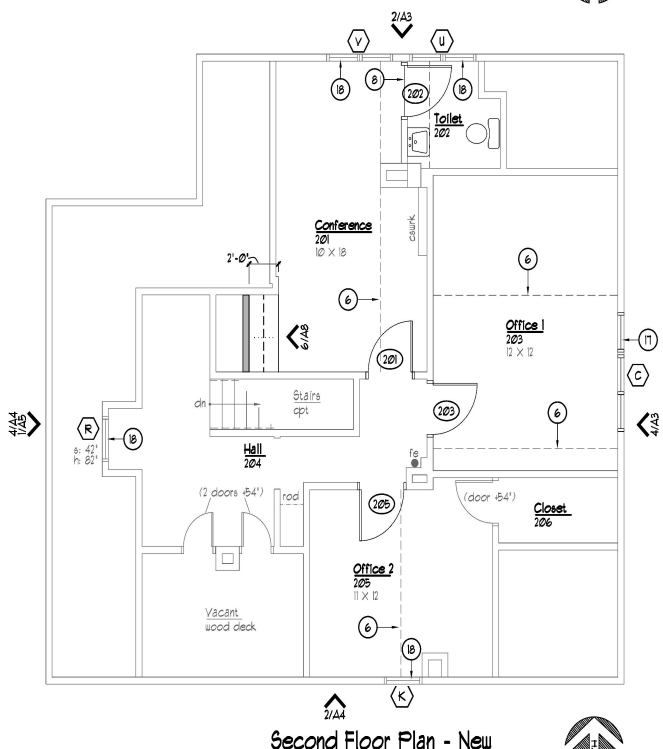


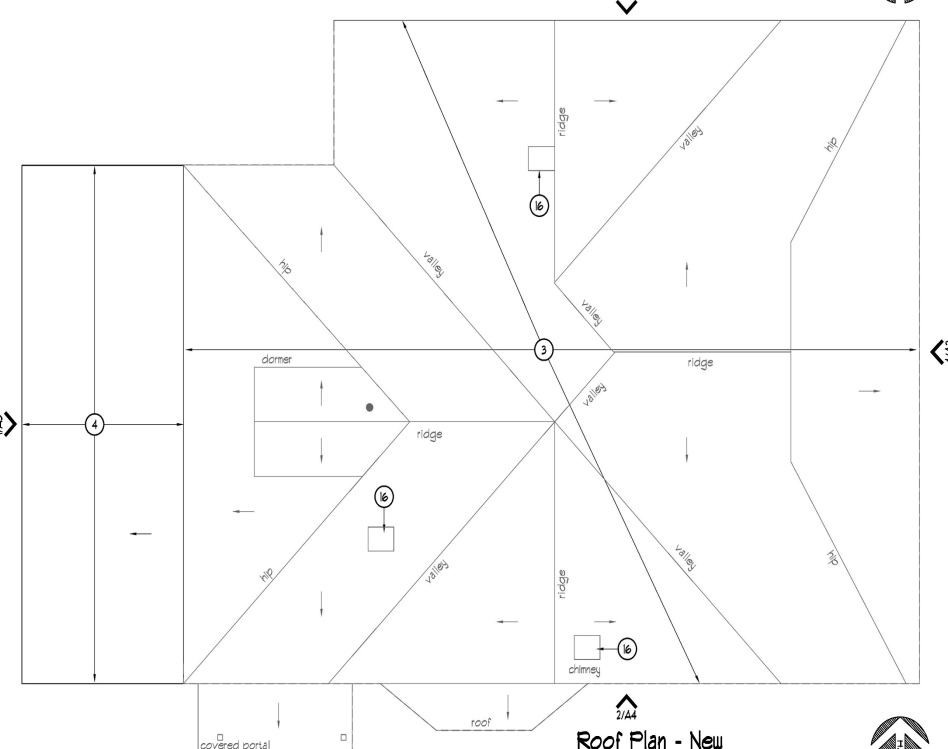
Second Floor Plan - Demolition
1/4"=1'-0"



Roof Plan - Demolition
1/4"=1'-0"



Second Floor Plan - New
1/4"=1'-0"



Roof Plan - New
1/4"=1'-0"

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Keyed Notes A2:

1. NEW GUARDRAIL, SEE 13/A8 AND 14/A8.
2. NEW DECK, SEE STRUCTURAL.
3. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
4. INSTALL NEW BERRIDGE PREFINISHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. DENOTES DROPPED CEILING.
6. PATCH ROOF OPENING WITH NEW WOOD DECKING. MATCH EXISTING.
7. ADJUSTABLE SHELVES.
8. TRANSITION STRIP, SEE 7/A8.
9. TRANSITION STRIP, SEE 8/A8.
10. ALIGN FINISHES BOTH SIDES WHERE APPLICABLE.
11. VERIFY DIMENSIONS WITH LIFT MANUFACTURER.
12. WOOD STAIR, SEE STRUCTURAL. 6 TREADS AT 12" = 6'-0", 7 RISERS AT 6.57" EA. = 3'-10".
13. HANDICAP LIFT - TRUSS T LIFT OR EQUAL. SHOP DRAWINGS BY SUPPLIER / MANUFACTURER.
14. GUARDRAIL AND RAILING, SEE 14/A8.
15. INSTALL OFCI SHADES IN CLOSED POSITION, COVER WITH PAINTED GYPSUM BOARD.
16. EXISTING CHIMNEY TO REMAIN.
17. NEW PELLA RESERVE TRADITIONAL WINDOW. WOOD FINISH BOTH INTERIOR AND EXTERIOR. INSULATED GLAZING. PAINT SHERWIN WILLIAMS SW8507 CREAM & SUGAR.
18. EXISTING WINDOW TO REMAIN, REPLACE / REPAIR ALL DETERIORATED MATERIAL AND RETURN TO LIKE NEW.
19. REMOVE EXISTING BRICK CHIMNEY COMPLETE.
20. REMOVE EXISTING PRESSED METAL ROOFING AND UNDERLAYMENT. REPLACE ALL DAMAGED SHEATHING WITH NEW.
21. REMOVE EXISTING PORTAL.
22. REMOVE EXISTING BREAKER.
23. REMOVE EXISTING WINDOW, TYPICAL.
24. REMOVE EXISTING PANEL.
25. REMOVE EXISTING DOOR, FRAME TO REMAIN.
26. DEMOLISH BRICK, HEARTH AND MANTEL AT FIREPLACE AND PREP FOR CERAMIC TILE TO CEILING.
27. EXISTING WINDOW TO REMAIN. REPLACE ALL DAMAGED MATERIALS, MAKE NEW.
28. EXISTING DOOR TO REMAIN.
29. EXISTING BRICK CHIMNEY TO REMAIN.

Wall Legend

EXISTING PARTITION TO REMAIN
EXISTING PARTITION TO BE DEMOLISHED

95% Construction Documents

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Project Title

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Revisions Architect Engineer

SECOND FLOOR PLAN - DEMOLITION,
SECOND FLOOR PLAN - NEW,
ROOF PLAN - DEMOLITION,
ROOF PLAN - NEW,

A2

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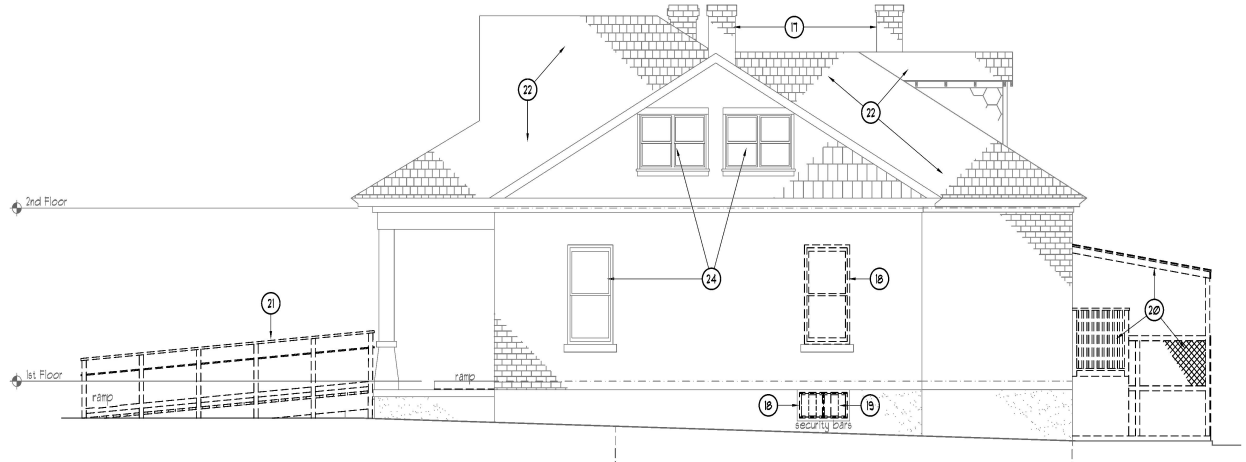
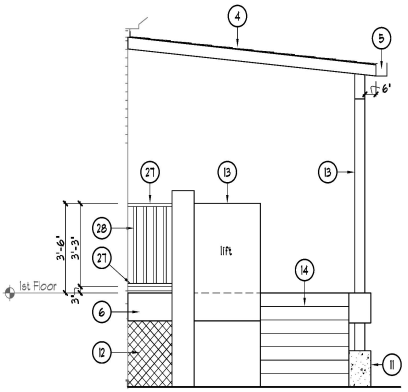
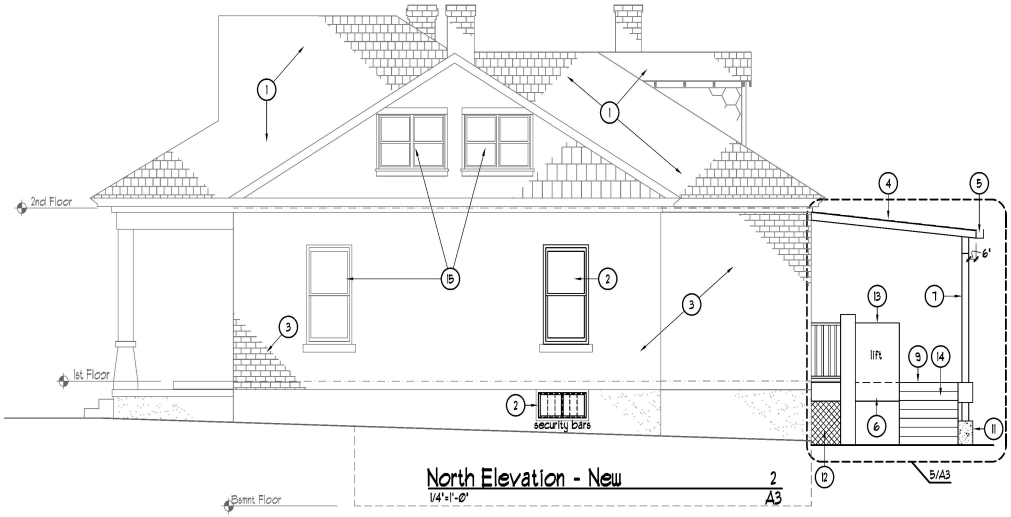


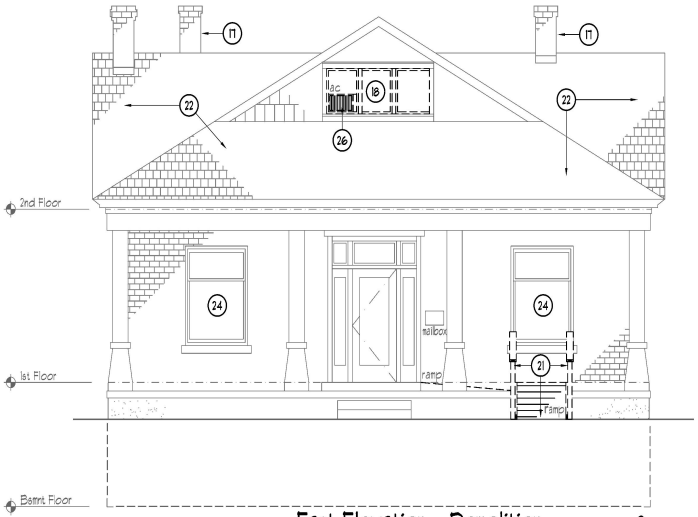
North Elevation - Demolition 1
1/4"=1'-0" A3



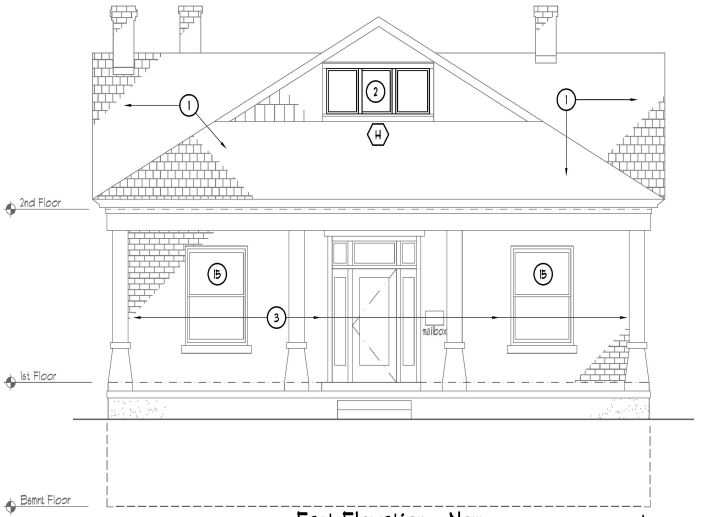
North Elevation - Porch New 5
3/8"=1'-0" A3



North Elevation - New 2
1/4"=1'-0" A3



East Elevation - Demolition 3
1/4"=1'-0" A3



East Elevation - New 4
1/4"=1'-0" A3

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Keyed Notes A3:

1. NEW METAL ROOFING, MATCH EXISTING. TYPICAL.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. NEW ROOFING OVER SHEATHING.
5. GUTTER.
6. BEAM, SEE STRUCTURAL.
7. 4X6 WOOD COLUMN OR POST.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT.
14. STAIR.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOW TO REMAIN.
25. EXISTING DOOR TO REMAIN.
26. REMOVE EXISTING AIR CONDITIONER, INSTALL NEW GLAZING.
27. 2X4 TOP AND BOTTOM RAIL.
28. 2X2 WOOD PICKETS SPACED TO REPEL A 4' DIAMETER SPHERE.

95% Construction Documents

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Project Title

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NORTH ELEVATION - DEMOLITION,
NORTH ELEVATION - NEW,
EAST ELEVATION - DEMOLITION,
EAST ELEVATION - NEW,
NORTH ELEVATION - PORCH NEW

A3

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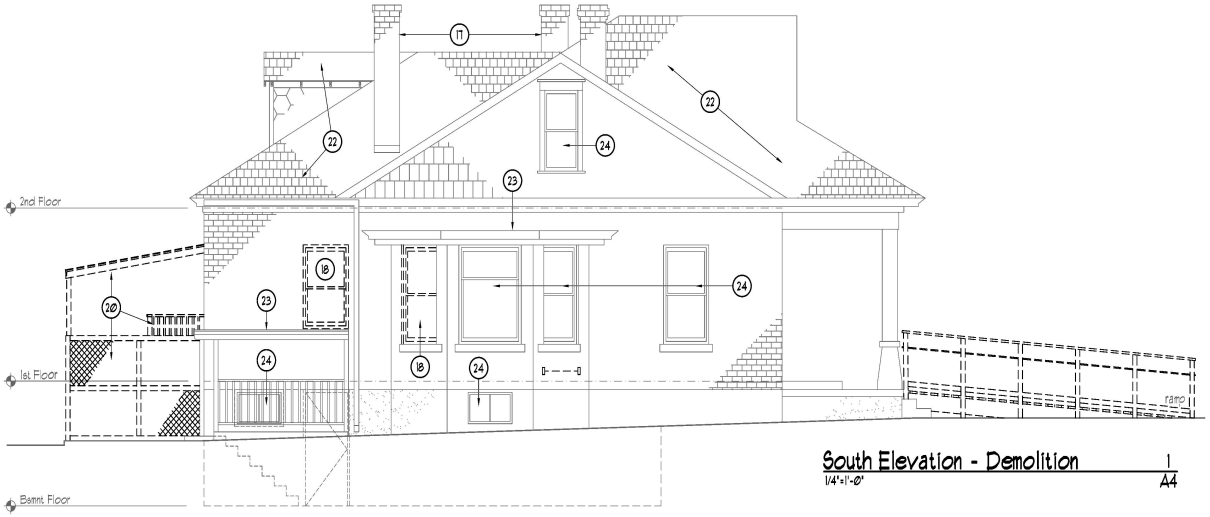
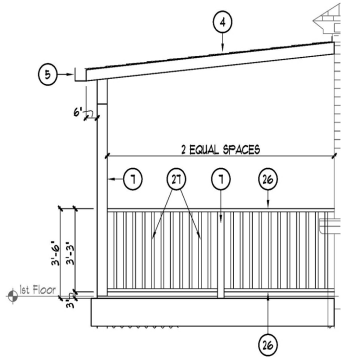
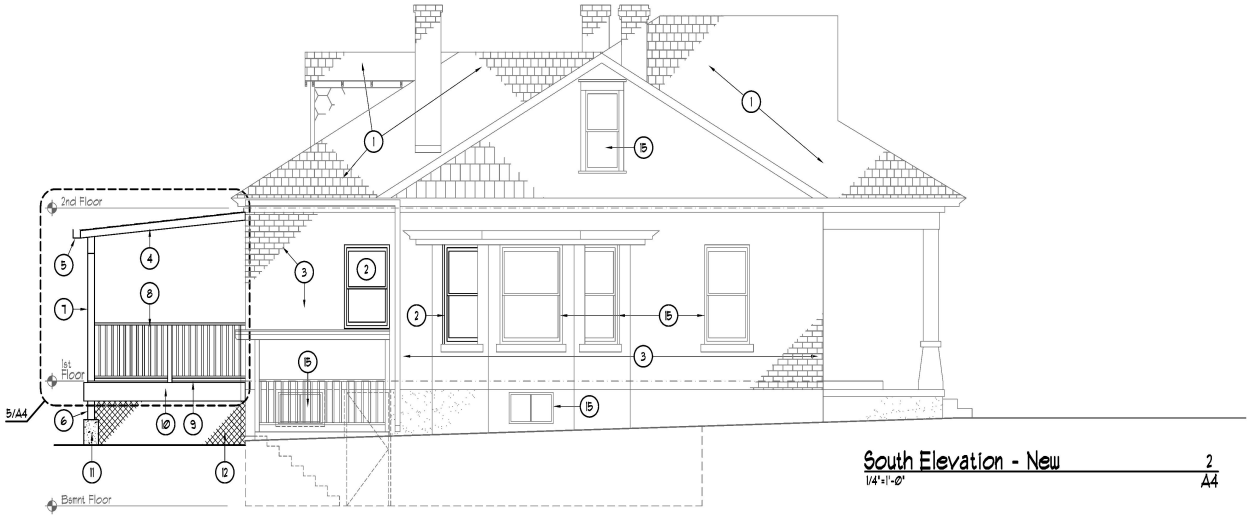


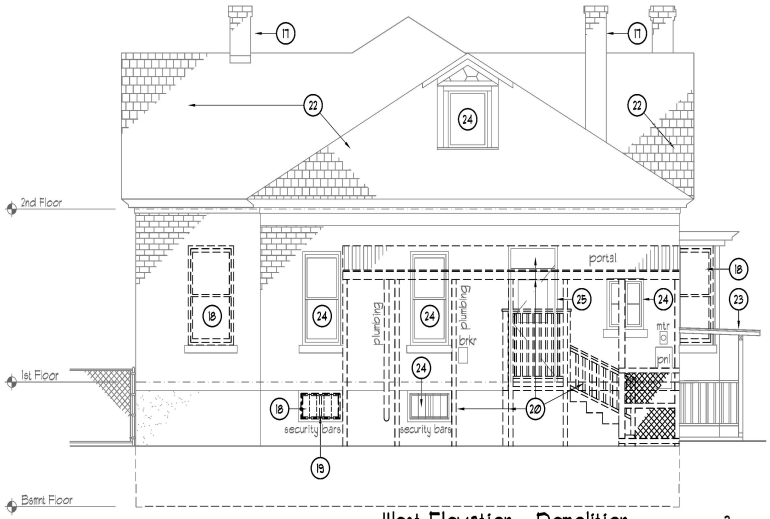
South Elevation - Demolition 1
1/4"=1'-0" A4



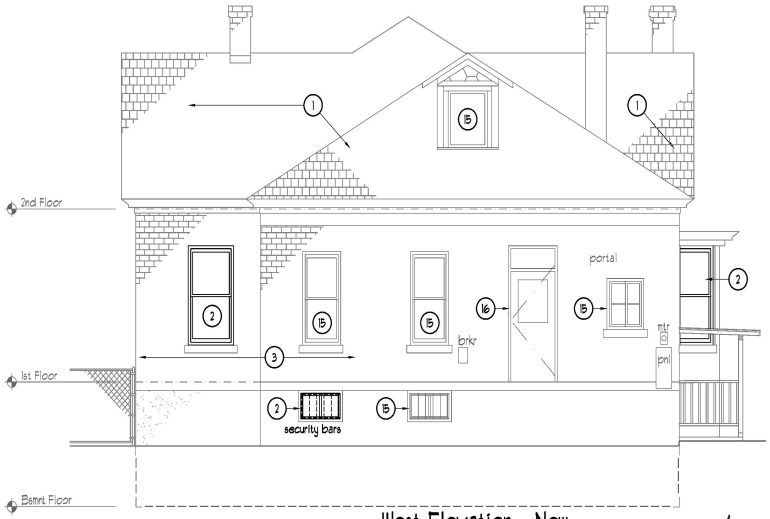
South Elevation - Porch New 5
3/8"=1'-0" A4



South Elevation - New 2
1/4"=1'-0" A4



West Elevation - Demolition 3
1/4"=1'-0" A4



West Elevation - New 4
1/4"=1'-0" A4

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4975

Keyed Notes A4:

1. INSTALL NEW BERRIDGE PREFINSHED METAL VICTORIAN STYLE SHINGLES OVER 1 LAYER OF ASPHALT ROOFING FELT.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. INSTALL NEW BERRIDGE PREFINSHED METAL VICTORIAN STYLE SHINGLES OVER 2 LAYERS OF ASPHALT ROOFING FELT.
5. GUTTER PAINTED WHITE.
6. BEAM, SEE STRUCTURAL.
7. 4X6 WOOD COLUMN OR POST.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT DASHED FOR CLARITY.
14. STAIR DASHED FOR CLARITY.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOW TO REMAIN.
25. EXISTING DOOR TO REMAIN.
26. 2X4 TOP AND BOTTOM RAIL.
27. 2X2 WOOD PICKETS SPACED TO REPEL A 4' DIAMETER SPHERE.

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 202118 Date 8/2/22

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Revisions Architect Engineer

SOUTH ELEVATION - DEMOLITION,
SOUTH ELEVATION - NEW,
WEST ELEVATION - DEMOLITION,
WEST ELEVATION - NEW,
SOUTH ELEVATION - PORCH NEW

A4

Sheet Title Sheet - of -

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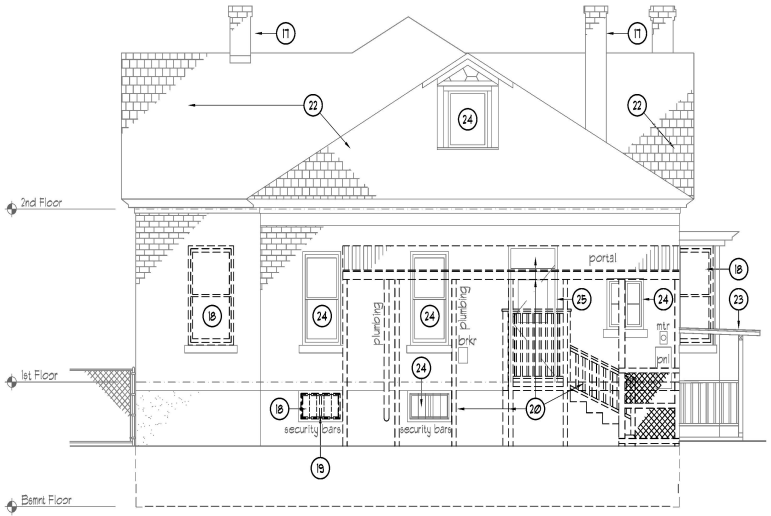
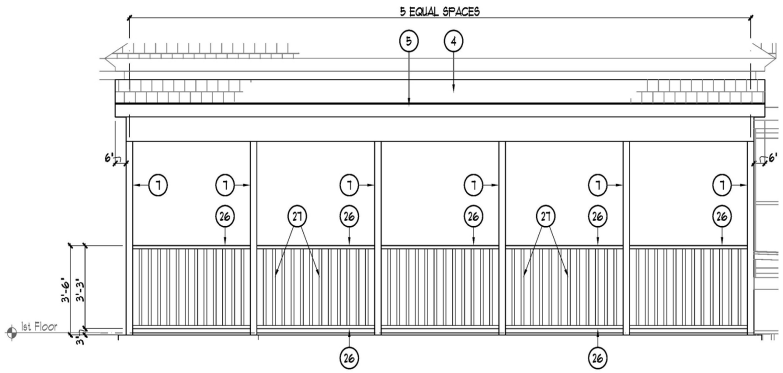
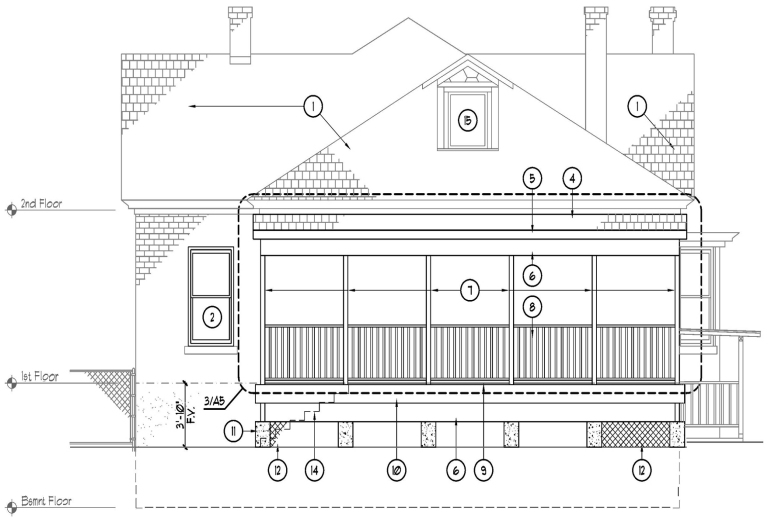


West Elevation - Demolition 1
1/4"=1'-0" A5



West Elevation - Porch New 3
3/8"=1'-0" A5



West Elevation - New 2
1/4"=1'-0" A5

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE - Albuquerque, New Mexico 87108-1333 505-255-4975

Keyed Notes A5:

1. NEW METAL ROOFING, MATCH EXISTING. TYPICAL.
2. NEW WINDOWS. TYPICAL. SEE SHEET A2.
3. CLEAN EXISTING BRICK, TYPICAL.
4. NEW ROOFING OVER SHEATHING.
5. GUTTER.
6. BEAM, SEE STRUCTURAL.
7. 4X6 WOOD COLUMN OR POST.
8. DENOTES GUARDRAIL.
9. DECKING.
10. HEADER JOIST.
11. CONCRETE PEDESTAL.
12. LATTICE AROUND PERIMETER OF DECK.
13. HANDICAP LIFT DASHED FOR CLARITY.
14. STAIR DASHED FOR CLARITY.
15. EXISTING WINDOW TO REMAIN.
16. EXISTING DOOR TO REMAIN.
17. EXISTING CHIMNEY TO REMAIN, SEE STRUCTURAL.
18. REMOVE EXISTING WINDOWS, TYPICAL.
19. REMOVE SECURITY BARS, SALVAGE FOR REUSE.
20. REMOVE EXISTING PORTAL AND STAIR COMPLETE.
21. REMOVE EXISTING RAMP.
22. REMOVE EXISTING METAL ROOFING.
23. REMOVE EXISTING ROOFING.
24. EXISTING WINDOWS TO REMAIN.
25. EXISTING DOOR TO REMAIN.
26. 2X4 TOP AND BOTTOM RAIL.
27. 2X2 WOOD PICKETS SPACED TO REPEL A 4' DIAMETER SPHERE.

95% Construction Documents

Andras Szantho Law Office
532 Don Gaspar Avenue
Santa Fe, New Mexico 87505

Project Title

Drawn By JA/EB Checked By KEG

Proj. No. 2021.18 Date 8/2/22

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Revisions Architect Engineer

WEST ELEVATION - DEMOLITION,
WEST ELEVATION - NEW,
WEST ELEVATION - PORCH NEW

A5

Sheet Title Sheet - of -

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City of Santa Fe, New Mexico

Historic Districts Review Board Case 2024-093 Staff Report

Case 2024-093 Staff Report

Case 2024-093 Staff Report

Hannon Structures
Licensed Bonded Insured
17-D Amado Sueno
Santa Fe NM 87507
Ken Hannon, Contractor
505-660-0923

September 26th th 2024

Good Afternoon,

Concerning 532 Don Gaspar remodel and renovation for the Andras Szanthos Law Office. Kevin Georges & associates had meetings with Carli for 11/2 years prior to start and met all required Historical, City and CID inspections. This includes all interior and exterior Historical requirements. Only a certain amount of windows allowed to be replaced and HVAC units, wheel chair lift and parking are all shown. Back porch, public sidewalk and driveway repairs are on prints and have been met according to approved prints issued for permits and street cut permits.

We were issued permit #2024-3349 in March of 2025. All renovation and remodeling has been completed by Hannon Structures. All required plumbing, HVAC, and electrical inspections as well as required building inspections. All we lack is certification of occupancy inspection. We were doing side walk repairs at end of project for completion when we were stopped because of wrong color for public sidewalk repairs in May. Since then we have had stop after stop. One inspector said we need rail on front porch because it raised more than 18'' high. We inquired and were told to match back porch rail. ADA inspector showed up and we were required to pour sidewalk from public sidewalk to ADA parking space. Now we are being informed that we need to discuss exterior porch light fixtures? We tried to match existing light fixtures on porches. I have all prints issued for project. These include inspector set, field sets and notes saying a fence would be ok.

We will match whatever style you required for fence and light fixtures. We need to know exactly what is needed or required so we can get our final C.O. inspection done.

Please feel free to call me, Ken Hannon at 505-660-0923 asap to discuss what we can do to resolve this.

If we need to schedule a meeting we are available.

Respectfully submitted,

Ken Hannon Contractor

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

(i) Do not damage the character of the district

Response: the railing on the front Porch does not damage the character of the district. it is keeping with the design of the building and the type of architecture of the building. it mirrors the railing on the back porch and the color is matched to the other elements of the resident. this helps the structure blend in with the Don Tyson Area Historic District.

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

Response: the railing prevents hardship by providing much needed fall protection on the front porch area.

(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

Response: No public walkways infringed upon. Safe but open spaced for total Architectural views.

Kenneth A. Hannon



City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

---

2024-009377-HDRB, 449 Camino Monte Vista, Downtown & Eastside Historic District, Lorn Tryk, agent for Joseph and Mark Clark Rev. Trust, owner, proposes to construct a 4,695 sq. ft. residence, a 1,111 sq. ft. casita, a 436 sq. ft. accessory structure and an 877 sq. ft. garage to a maximum height of 17'-10" where the maximum allowable is 18'-0", and a 5'-0" to 6'-0" high yard and retaining walls.

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The property at 449 Camino Monte Vista is a vacant lot in the Downtown and Eastside Historic District. The lot previously held a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure was listed as non-contributing to the Downtown & Eastside Historic District. On April 28, 2015, under case H-11-081, the HDRB approved demolition of the non-contributing structure and approved construction of a 1,568 square

foot residential structure to the maximum allowable height of 18'-0" with a pitched roof exception request. While the previous residence was demolished, the residential structure was not constructed.

The applicant now proposes to:

1) Construct a 4,695 sq. ft. single-family residence to a maximum height of 17'-10" where the maximum allowable is 18'-0"
2) Construct a 1,111 sq. ft. casita to a height of 14'-0",
3) Construct a 435 sq. ft. accessory structure (guest bedroom) to a height of 13'-3",
4) Construct a 342 sq. ft. accessory structure (exercise studio) to a height of 17'-9",
5) Construct an 877 sq. ft. garage to a height of 13'-10",
6) Construct a 107 sq. ft. pergola to a height of 10'-0",
7) Construct 5'-0" to 6'-0" high yards and retaining walls,
8) Install Exterior Lighting,
9) Install HVAC ground mounted with a yardwall screening at a height of 4'-0",
10) Install a swimming pool, and
11) Install hardscaping.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

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

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

(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.

(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.

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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Paul Duran	PDD

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009377--HDRB

Project Description: 2024-009377-HDRB, 449 Camino Monte Vista, Downtown & Eastside Historic District, Lorn Tryk, agent for Joseph and Mark Clark Rev. Trust, owner, proposes to construct a 4,695 sq. ft. residence, a 1,111 sq. ft. casita, a 436 sq. ft. accessory structure and an 877 sq. ft. garage to a maximum height of 17'-10" where the maximum allowable is 18'-0", 5'-0" to 6'-0" high yard and retaining walls.

Project Location(s): 449 CAMINO MONTE VISTA
Santa Fe, NM 87505

Contacts:

Applicant:	LORN TRYK 4011 ENCLAVE WAY LOT #30 SANTA FE, NM	lorn@ltryk.com
Property Owner:	Joseph and Mary Clark	mary@summerstoryalys.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: NA

Year of Construction:

Project Type: New Construction

Historic Building Name:

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

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

NAME OF PROPERTY:

LOCAL REFERENCE NUMBER: 37660

LOCATION OF PROPERTY: 449 Camino Monte Vista

UTM ZONE: 13

CITY OR TOWN: Santa Fe

UTM EASTING: 415195

COUNTY: Santa Fe

UTM NORTHING: 3948288

DATE OF SURVEY:
5/22/2007

PREVIOUS SURVEY?
No

PREVIOUS SURVEY DATE:

NAME OF PROJECT:
Camino Monte Vista Resurvey

PHOTOGRAPH:

ROLL NUMBER
na

FRAME NUMBER:
na

NEGATIVE LOCATION:
na - digital image



PHOTOGRAPH VIEW: south elevation

PROPERTY TYPE: Building

DESCRIPTION OF PROPERTY:

449 Camino Monte Vista is a single story Spanish Pueblo Revival style residence with a flat roof and finished with earth-tone stucco. The stucco under the wrapping portal on the south and east elevation is painted in a contrasting light color. The deep portal is detailed with carved posts and highly articulated corbels. Its parapet is finished with a wooden "cornice." Windows have exposed lintels and include fixed 6-lite metal units with 3-lite casement sidelights on the south east and west elevations. The main entrance to the building is through a single-leaf multi-panel wooden door with wooden screen under the portal on the east elevation. There is also a single-leaf multi-lite glass and wood panel door with 6-lite wooden sidelights that provides interior access on the south elevation. This appears to be an altered garage door opening. The existing vehicular door is a multi-panel overhead unit at the west end of the south elevation. The building sits on the large lot with a large setback from the street. The site is enclosed on the south and east sides with chain link fencing. A low rock wall runs across its northern boundary and is punctuated with a metal gate that connects the site to the property to the north. A stucco wall encloses the property on the west side.

WHO USES THE PROPERTY?: *(Current and historic users and uses made of property.)*

single family residential

CONSTRUCTION DATE KNOWN? Yes

DATE OF CONSTRUCTION: 1949-1953

SOURCE FOR CONSTRUCTION DATE: Hudspeth's Santa Fe City Directory

SIGNIFICANT MODIFICATIONS?
east portal infilled and new wrapping portal addition on east and south [post-1969]; altered garage door bay on south elevation [date unknown]

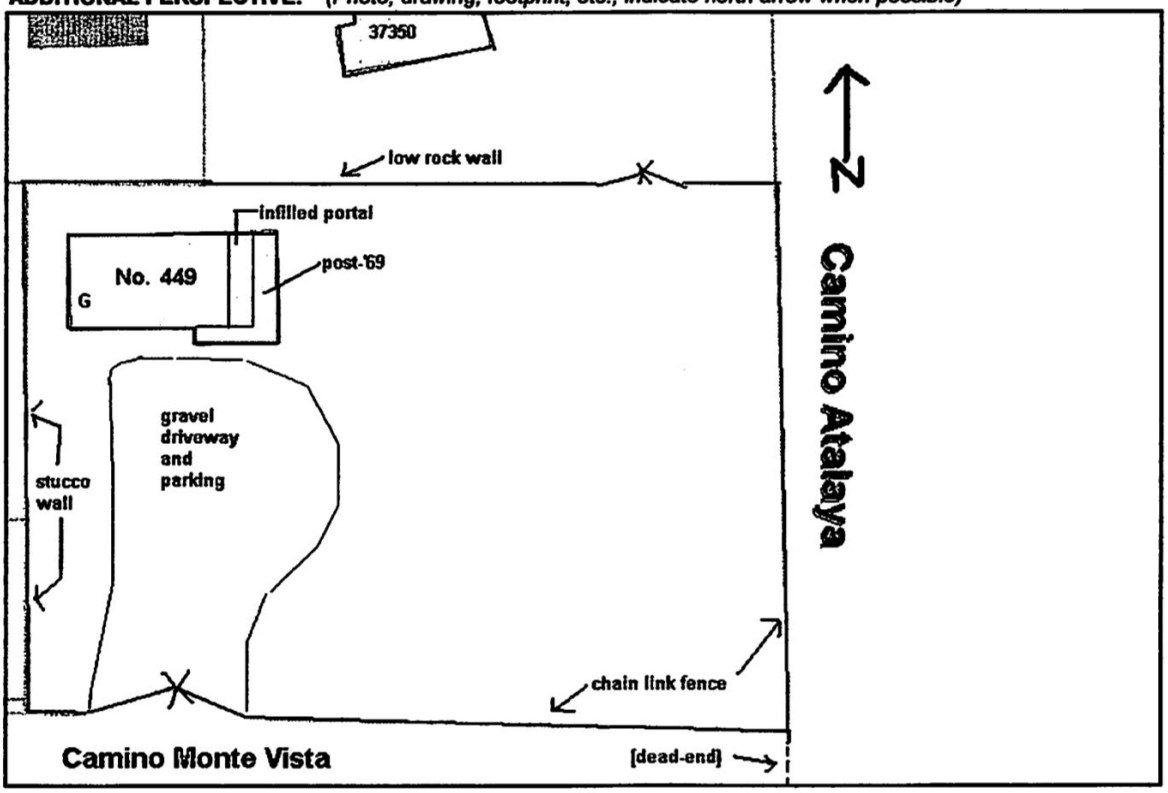
SETTING: Urban

IF URBAN SETTING, NATURE OF IT: Residential

RELATIONSHIP TO SURROUNDINGS: Similar

COMMENTS ON SURROUNDINGS:
single story compact neighborhood

ADDITIONAL PERSPECTIVE: *(Photo, drawing, footprint, etc.; indicate north arrow when possible)*



NOTES ON ADDITIONAL PERSPECTIVE: *(If photo, include photo info, as in #10)*
Site. Santa Fe GIS base map. NTS.

SURVEYOR BUSINESS NAME: Ragins Research and Planning
SURVEYOR FIRST NAME: Mary
SURVEYOR LAST NAME: Ragins
SURVEYOR STREET ADDRESS: 9 Stone Ridge Road
SURVEYOR CITY: Santa Fe
SURVEYOR ZIP CODE: 87505
SURVEYOR TELEPHONE: 5059950852
SURVEYOR EMAIL: rrp@intergate.com

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:
Victor Hansen, owner
IS THE PROPERTY ENDANGERED?: No
HOW IS THE PROPERTY ENDANGERED?:
SIGNIFICANCE TO CURRENT COMMUNITY: Moderate
DESCRIPTION OF COMMUNITY SIGNIFICANCE:
essential hsitosric form, massing, and features are preserved

OTHER INFORMATION OF INTEREST: *(Such as historical, legendary, structural, former ownership, character-defining features, etc.)*

This historic structure, while having had its former portal infilled in modern time, retains sufficient historic integrity of location, setting materials, feeling and association to warrant its preservation.

The building and property appears to have some relationship with the property and residence to its north. Also a property owned by the Hansen family, the northern property is accessed from this one through a gate in the low rock wall along the north property line.

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?: No
INDIVIDUALLY LISTED ON SRCP?: No
INDIVIDUALLY LISTED ON NRHP?: No
IF NOT LISTED, IS IT ELIGIBLE?: No
IF ELIGIBLE, WHY?

ARE CONTINUATON SHEETS ATTACHED? ☑
CONTINUATION SHEET PAGE NUMBERS: 1

IS PROPERTY IN A REGISTERED DISTRICT?: Yes
DISTRICT DESIGNATION: Contributing
DISTRICT NAME:
Downtown and Eastside Historic District
DISTRICT IS ON THE SRCP?: Yes
DISTRICT IS ON THE NRHP?: Yes
IS HCPI FORM 2 ATTACHED?: ☐

Historic Cultural Properties Inventory (HCPI) Continuation Sheet 1

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | **District No.** | **LOCAL REFERENCE NUMBER:** 37660

NAME OF PROPERTY: **LOCATION OF PROPERTY:** 449 Camino Monte Vista

COUNTY: Santa Fe **CITY OR TOWN:** Santa Fe **DATE OF SURVEY:**



Additional Photo #1:

Photo #1 Notes:

east elevation



Addtional Photo #2:

Photo #2 Notes:

west elevation

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10-7-24

Property Owner of Record: JOSEPH & MARY CLARK JOINT TRUST

Applicant/Agent Name: LORN TRYK

Contact Person Phone Number: (505) - 4700949

Site Address:
449 CAMINO MONTE VISTA

Proposed Construction Description:
NEW RESIDENCE

TOTAL ROOF AREA: 7334 SF

Zoning District: R C 5

Overlay:
- □ Escarpment _____
- □ Flood Zone*
- □ Other: _____

Submittals Reviewed with PZR:
☒X Legal Lot of Record □ Development Plan ☒XBuilding Plans □ Existing Site Plan ☒XProposed Site Plan ☒X Elevations

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

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

Use of Structure: ☒X Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

Lot Coverage : 23.2 %
□Open Space Required:_____

Setbacks:
Proposed Front: 10 Minimum: 7
2nd Front? 87'-9" 7
Proposed Rear: _____ Minimum: _____
Proposed Sides: L 5' R 5' Minimum: 5

Height: Proposed 17'-6"
Maximum Height: 18'-0"_____ or
☒XRegulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

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

LORN TRYK _____ **[□OWNER ☒APPLICANT □AGENT]**
PRINT NAME

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

SIGNATURE **DATE** 10-7-24

To Be Completed By City Staff:

2024-009268PAR

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: Rebekah Clouser **DATE:** 10/10/2024

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

Revised 20 November 2020

ITEM # 15-1109

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

Case #H-11-081
Address-449 Camino Monte Vista.
Agent's Name- Elisabeth Wagner
Owner/Applicant's Name- Theodora Portago

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 13, 2015.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

On April 28, 2015, the HDRB approved demolition of the non-contributing structure and approved construction of a 1,568 square foot residential structure to the maximum allowable height of 18' with a pitched roof exception request.

Now, the applicant proposes to amend the previous approval with the following four items.

1. The total square footage has increased slightly to 1,641 with a decrease in the size of the entry portal.

2. A cross gable will be added to the previously approved pitched roof with a metal standing seam finish.

3. Fenestration design has been changed. Non-divided lites on the west elevation will not be publicly visible.

4. Exterior lights will be a lantern-styled sconce.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code: Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and Section 14-5.2(E) Downtown & Eastside Historic District.
5. The property is located in the following district:
   - __X__ Downtown and Eastside Historic District
   - ____ Historic Review District
   - ____ Historic Transition District
   - ____ Don Gaspar Area Historic District
   - ____ Westside-Guadalupe Historic District
6. An Exception Request was Applicable to this Application:
   - __X__ No Exception Request Applicable
   - _____ Exception Request Applicable:
     - ____ Exception criteria were met
     - ____ Exception criteria were not met
7. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as submitted.
   a. _____ No additional conditions.
   b. ___X___ Additional Conditions, which are:
      i. Condition that there will be no visible rooftop appurtenances.

IT IS SO ORDERED ON THIS 27th DAY OF October 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios — 10.27.15
Chairperson — Date:

FILED:
Yolanda Y. Vigil — 10/28/15
City Clerk — Date:

APPROVED AS TO FORM
Assistant City Attorney — 10.27.15
Date:

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: Elisabeth Wagner, agent for Theodora Portago, owner, proposes to amend a previous approval to construct a 1,641 sq. ft. residential structure to the maximum allowable height of 18' with square footage, massing, and other changes.

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): 449 Camino Monte Vista

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

449 Camino Monte Vista
505-920-2928

AP – Elisabeth Wagner
Santa Fe, NM 87505

518 Old Santa Fe Trail Ste. one #628

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on October 13, 2015. The decision of the Board was to approve the application with the conditions that the previously approved materials, finishes, and colors shall not be changed and that there shall be no publicly-visible rooftop appurtenances. 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.**

September 15, 2015

To Whom It May Concern:

My name is Richard Stump and I am constructing a fence for my daughter, Theodora Portago, at 449 Camino Monte Vista. We applied for permission to construct a six (6) foot high coyote fence with an uneven top and received approval from the board.

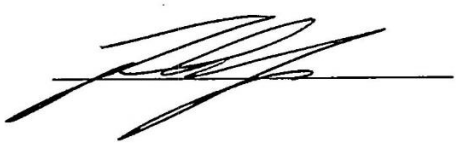
The cedar posts we ordered could only be ordered as seven (7) footers, so we will need to cut them down to the height that my daughter requested and the height that was approved, six (6) feet. We are not finished with the fence. We recently finished tying the majority of the posts, and will begin cutting the posts unevenly once we set the gate posts and finish up the back side of the fence which was also approved by the board. Due to my personal work schedule, the final work on the fence will not be completed until November, 2015.

When the work is complete, the fence will comply with what was approved, and we have every intention of making changes to the fence so that it complies.

If you have any questions you can call me at 505-470-0616.



Richard Stump



Theodora Portago, Owner

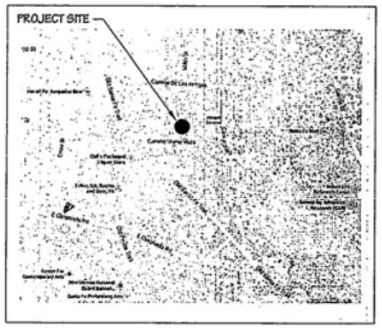
PORTAGO RESIDENCE

449 CAMINO MONTE VISTA, SANTA FE, NM

RECEIVED
AUG 11 2015

AREA & LOT COVERAGE CALCULATIONS	
ZONING:	
AREA IN GROSS SQ.FT.	TOTAL
HEATED AREA TOTAL	1,356 SQ. FT.
UNHEATED AREA	
MECH/STORAGE	77 SQ. FT.
PORTAL	528 SQ. FT.
ROOFED AREA	1,855 SQ. FT.
ROOFED AREA = 1,855 SQ. FT.	
STORMWATER RETAINING REQUIREMENTS: (1,855 X 0.16 = 297)	
STORMWATER STORAGE	297 CU. FT.
LOT COVERAGE (IN ACRES)	
LOT SIZE:	0.724 ACRES (31,537 SQ.FT.)
NEW PERCENT OF LOT COVERAGE (1,961 SQ.FT. / 31,537 SQ.FT. x 100 = 6.2%	

VICINITY MAP

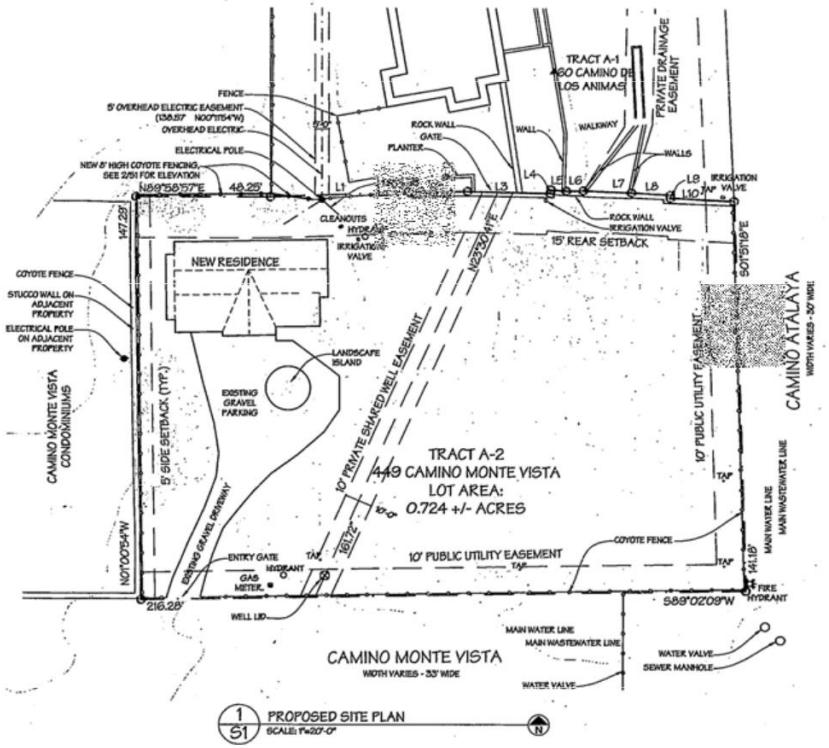


GENERAL NOTES

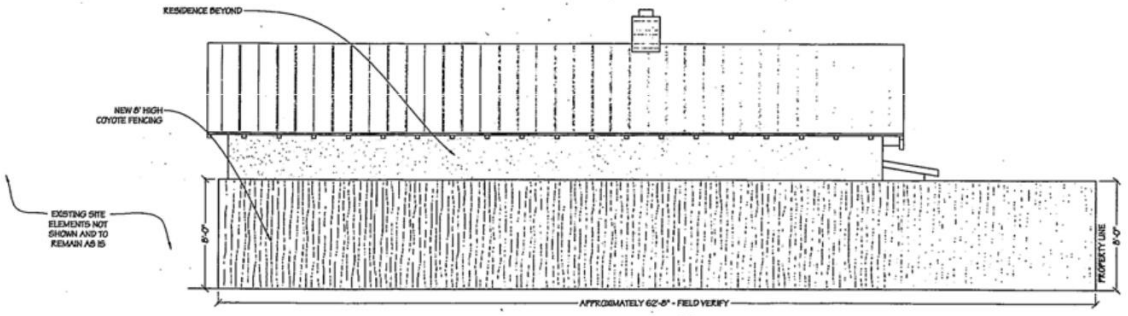
1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #5656LS DATED 04/15/2012.

2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

LINE TABLE		
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'36"W	29.62'
L4	S10°15'37"W	1.40'
L5		
L6	N88°43'31"E	6.14'
L7	N87°33'55"W	17.36'
L8	N86°37'41"W	13.88'
L9	N00°22'51"E	1.08'
L10	S87°10'15"E	22.56'
L11	S02°36'18"E	1.44'

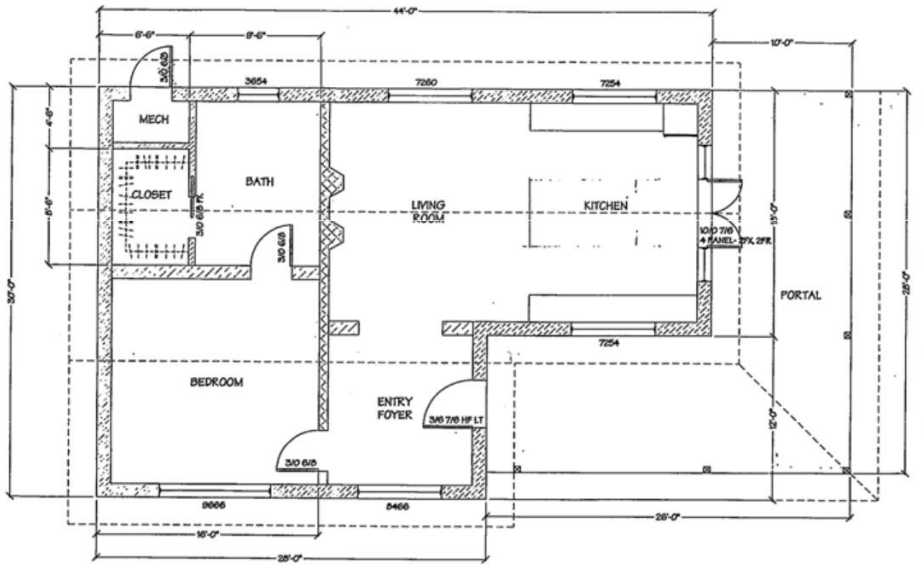


1/S1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"



2/S1 NORTH ELEVATION - COYOTE FENCING
SCALE: 1/4"=1'-0"

ZT 8-13-15



1 A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE

RECEIVED
AUG 1 2015

LIGHTFOOT
High Performance Natural Building and Design

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 23rd, 2015

FLOOR PLAN

A1

ZT 8-13-15

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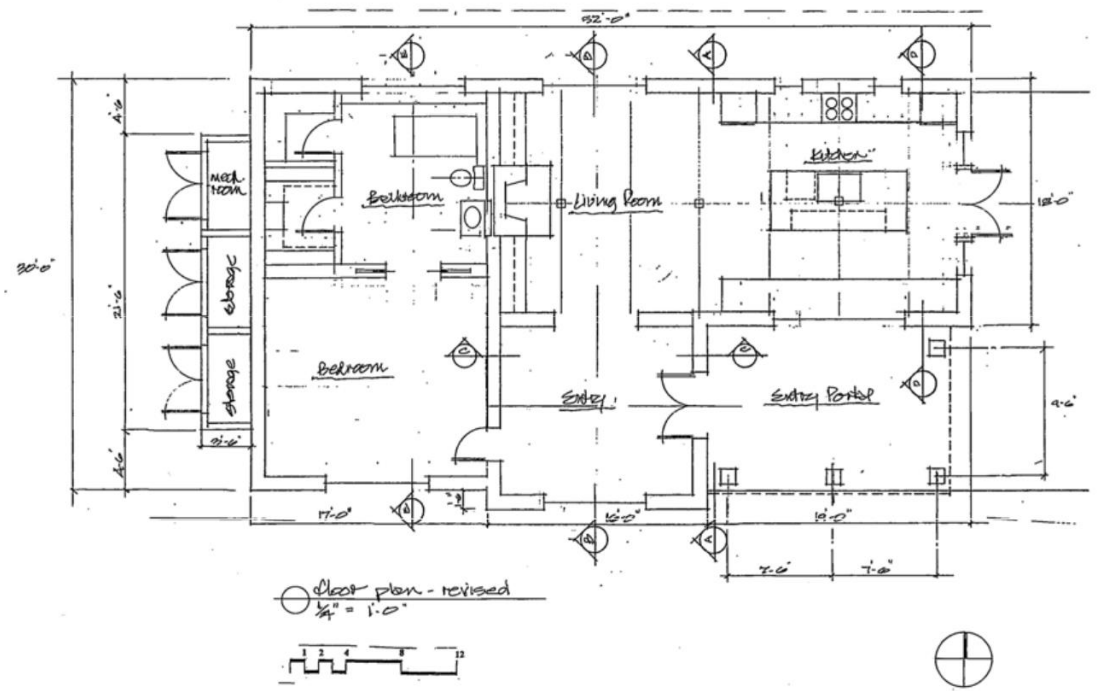
AUG 11 2015



floor plan - revised
1/4" = 1'-0"

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

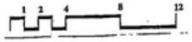
THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

ZT 8-13-15

RECEIVED
AUG 11 2015

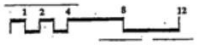


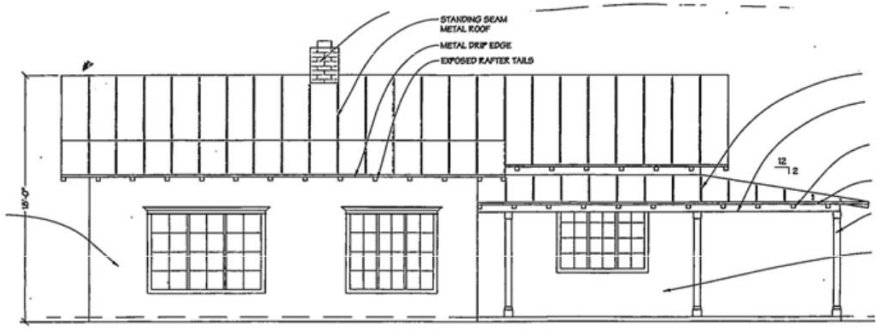
PROPOSED SOUTH ELEVATION
¼"=1'-0"



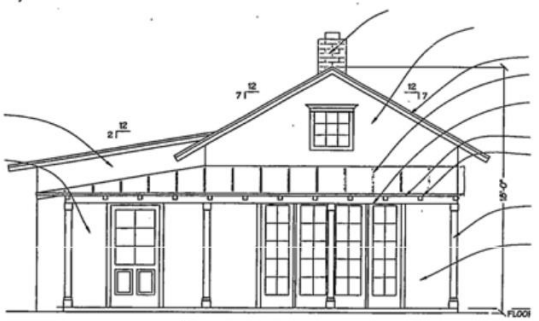


PROPOSED EAST ELEVATION
¼"=1'-0"





2/A2 SOUTH ELEVATION approved
SCALE: ¼"=1'-0"



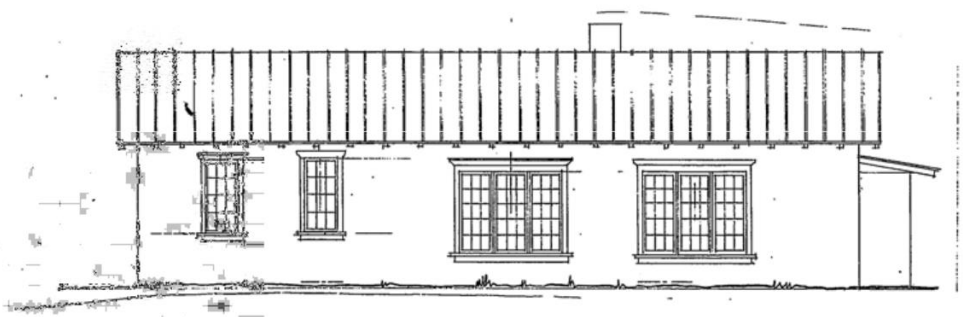
1/A2 EAST ELEVATION approved
SCALE: ¼"=1'-0"

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

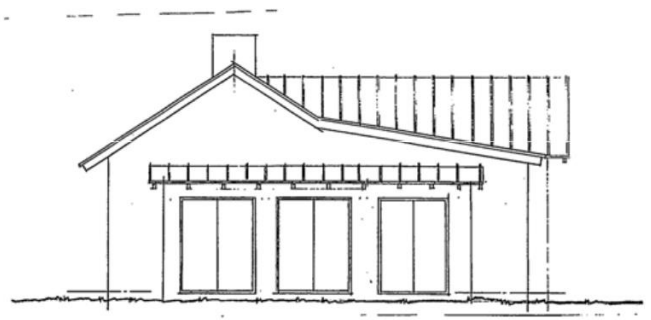
THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

21 8-17-15

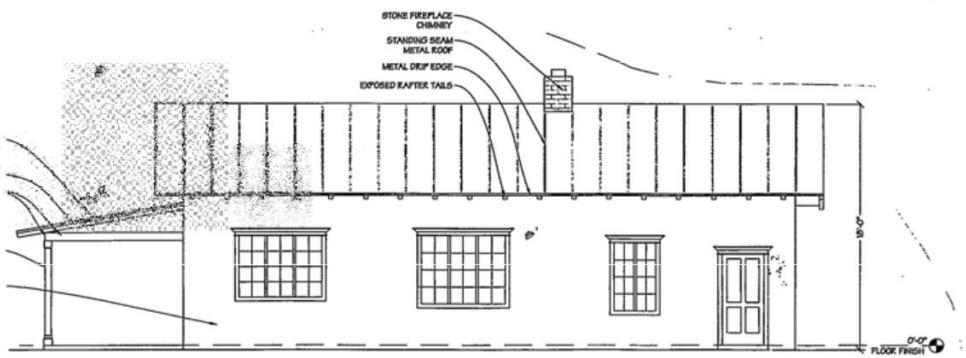
RECEIVED
AUG 11 2015



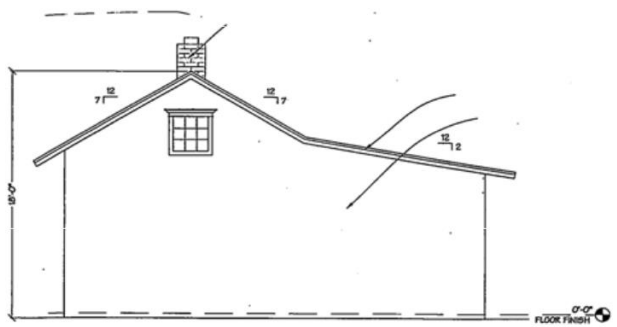
PROPOSED NORTH ELEVATION
¼"=1'-0"



PROPOSED WEST ELEVATION
¼"=1'-0"



3 A2 NORTH ELEVATION approved



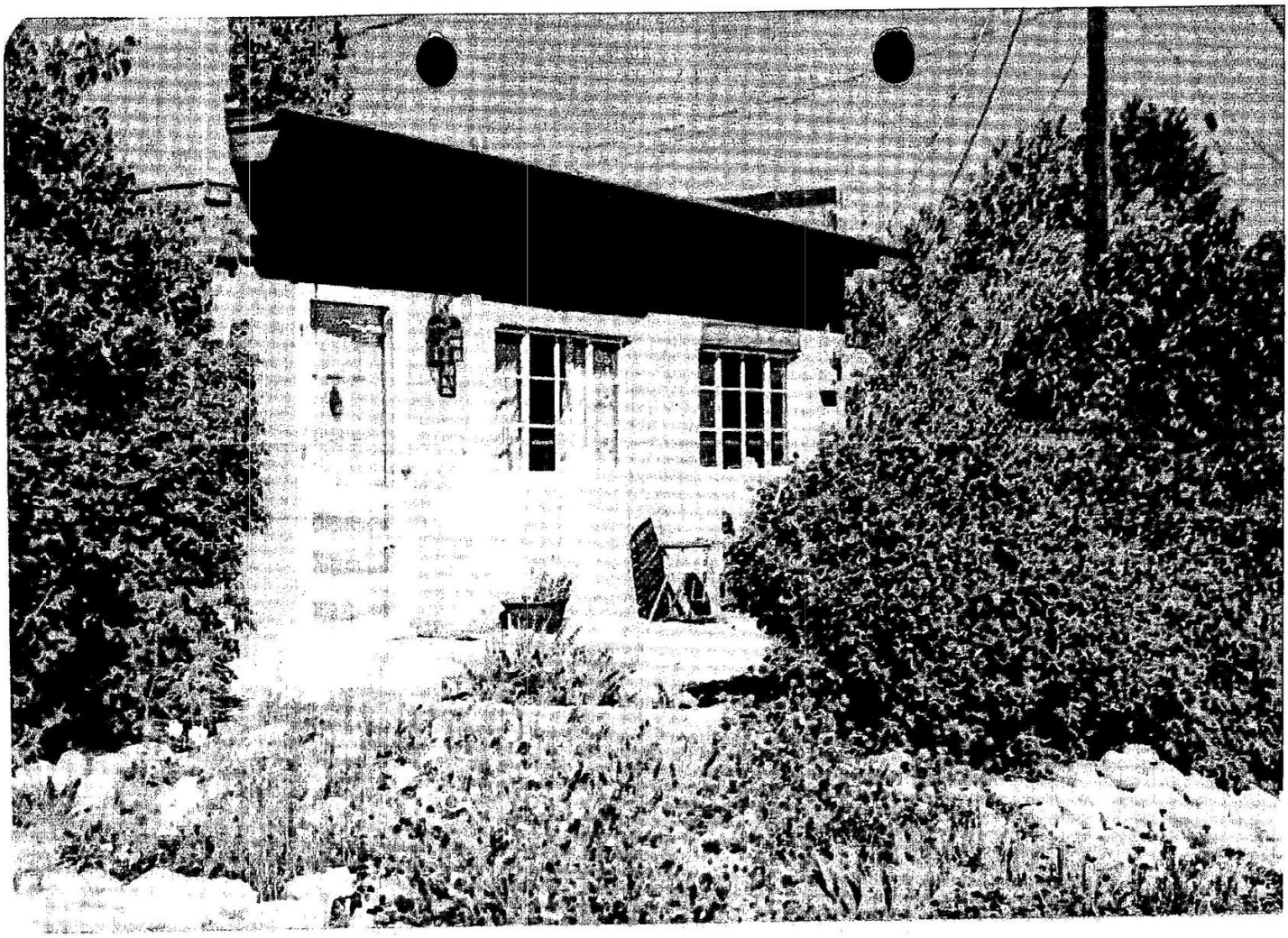
4 A2 WEST ELEVATION approved

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

27


Exhibit B



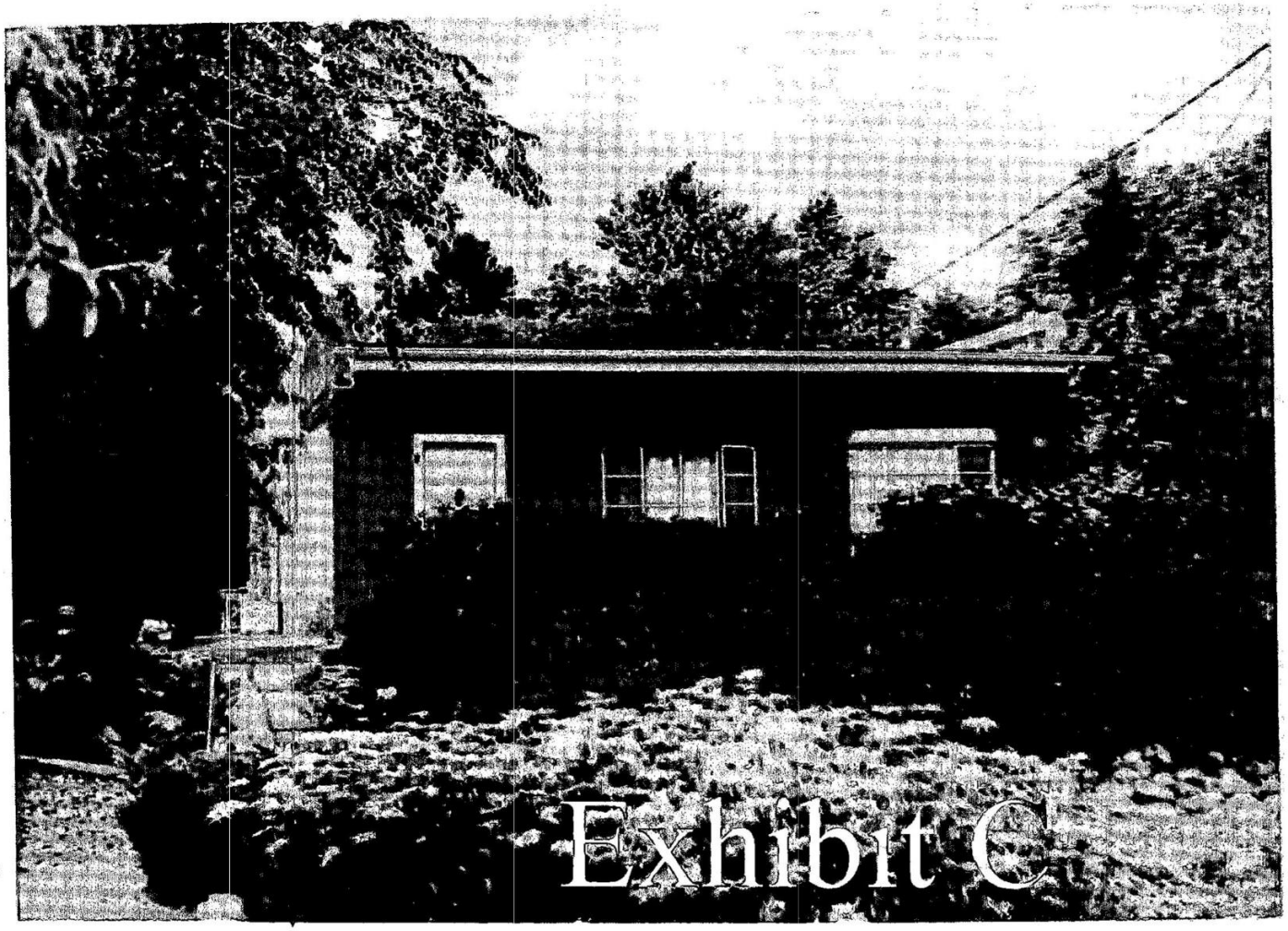
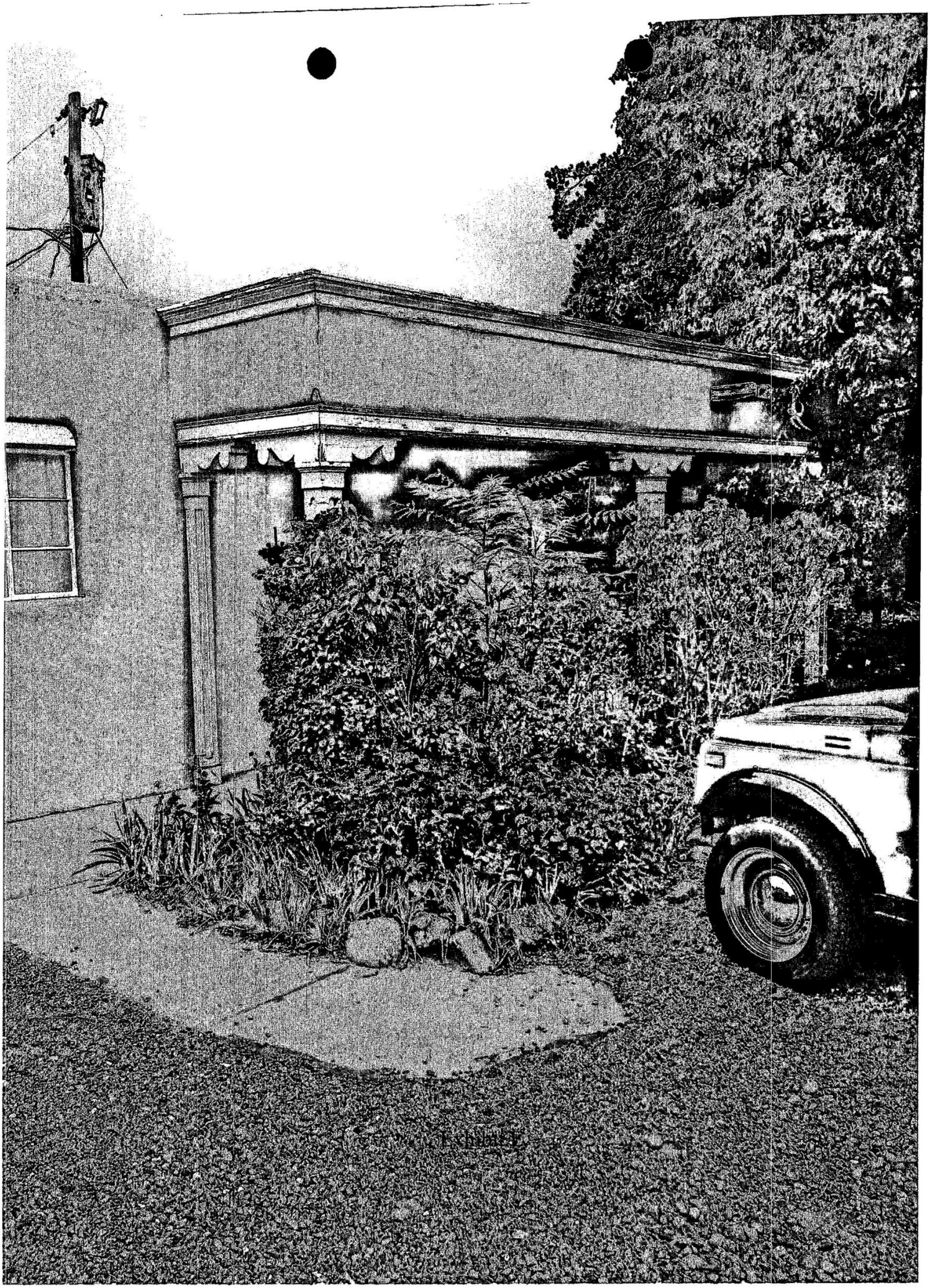
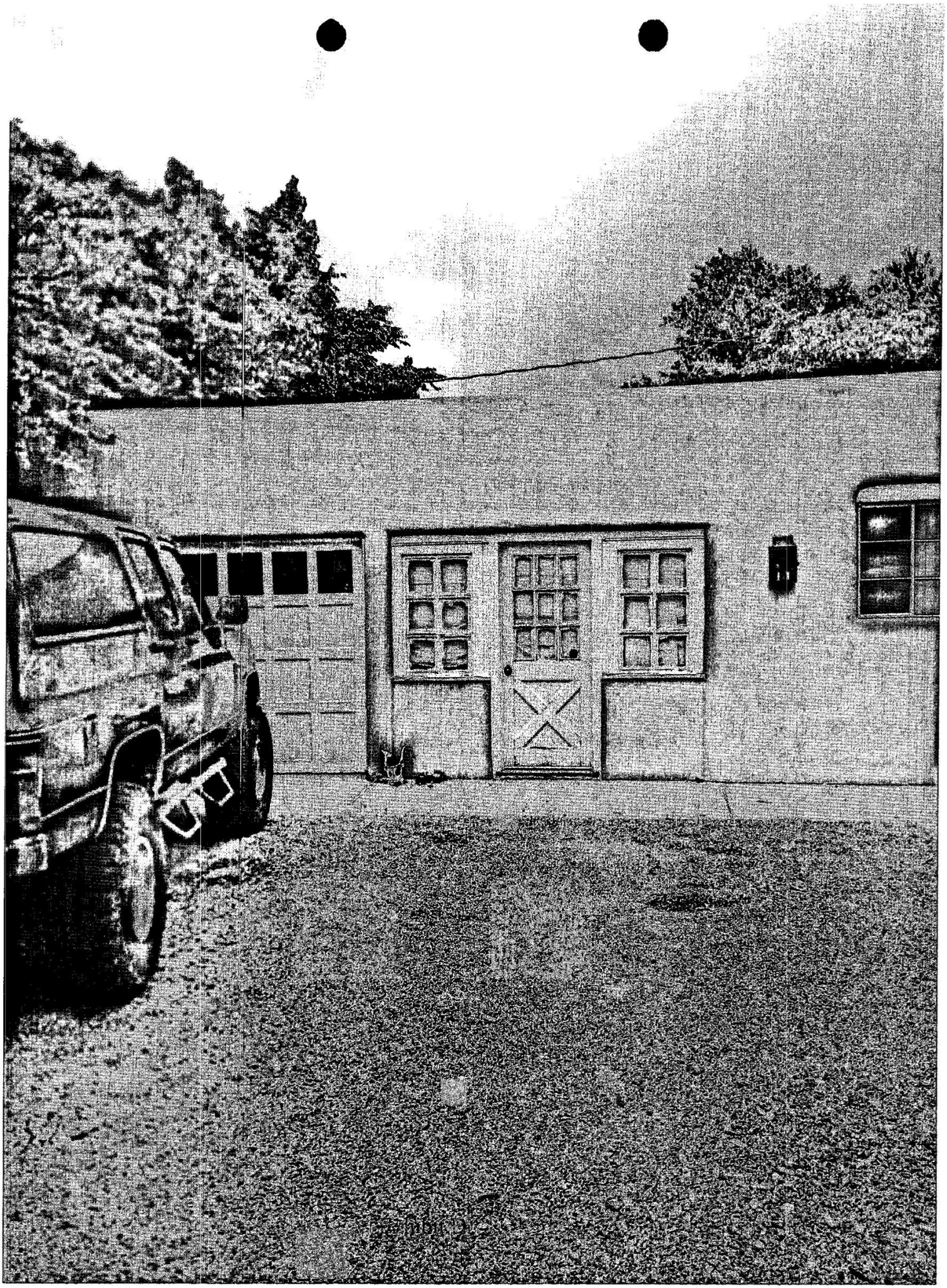


Exhibit C







Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 8/13/15	449 Camino Monte Vista
Property Owner of Record: Theodora Portago	Proposed Construction Description:
Applicant/Agent Name: Elisabeth Wagner	Remove Existing Residence + Build New
Contact Person Phone Number: (505) 920-2928	TOTAL ROOF AREA:

Zoning District: RC-5

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage : 5 %
☐Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

Theodora Portago [☒OWNER ☐APPLICANT ☐AGENT]
PRINT NAME

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

SIGNATURE **DATE**

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: Zach Thomas **DATE:** 8/13/15

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: October 13, 2015

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

On April 28, 2015, the HDRB approved demolition of the non-contributing structure and approved construction of a 1,568 square foot residential structure to the maximum allowable height of 18' with a pitched roof exception request.

Now, the applicant proposes to amend the previous approval with the following four items.

1. The total square footage has increased slightly to 1,641 with a decrease in the size of the entry portal.

2. A cross gable will be added to the previously approved pitched roof with a metal standing seam finish.

3. Fenestration design has been changed. Non-divided lites on the west elevation will not be publicly visible.

4. Exterior lights will be a lantern-styled sconce.

elisabeth wagner aia

RECEIVED
AUG 11 2015

August 11, 2015

Historic Design Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

RE: 449 Camino Monte Vista

Members of the Board:

It is our pleasure to submit a proposal for the house to be built at 449 Camino Monte Vista. The project was submitted and approved at your hearing on April 28, 2015. In the interim, Ms. Portago has hired me to assist in developing the details of her house and we propose the following changes:

Change of Massing:
-In order to delineate the entry of the house, we propose a cross gable at the South Elevation.
-We have reduced the size of the Entry Portal.
Final Window Design:
-We have developed window placement, size, and Territorial trim details
-We have detailed the Entry Portal and posts.
Change of Floor Plan
-The Floor Plan is now 1356 square feet heated, 285 square feet unheated with a footprint of 1641 square feet.
Light Fixtures:
-Exterior Sconces have been chosen and tear sheet submitted.

We respectfully submit our proposal and look forward to a favorable response.

Cordially,
Elisabeth Wagner

518 Old Santa Fe Trail
Suite One #618
Santa Fe, New Mexico 87505



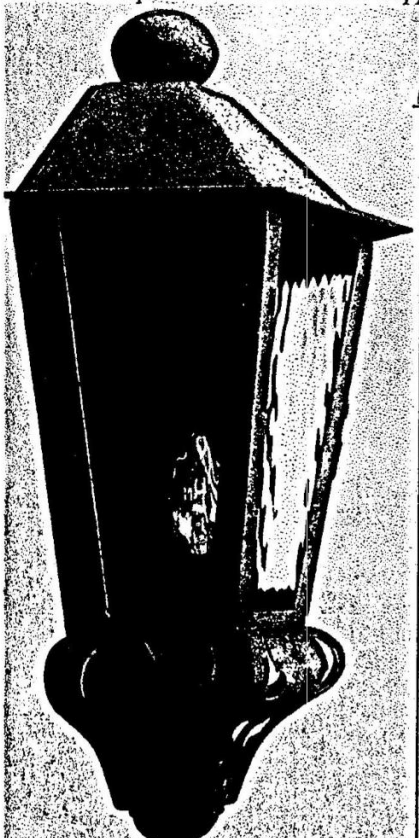
WM 168-1
Fixture Size: 10" W, 10" D, 23" H
X 75W - MED.
Shown in #52p- Premium Burnished Copper



WM 168-2
Fixture Size: 12" W, 11" D, 28" H
1 x 100W - MED.
Shown in #54p- Premium Copper Rust



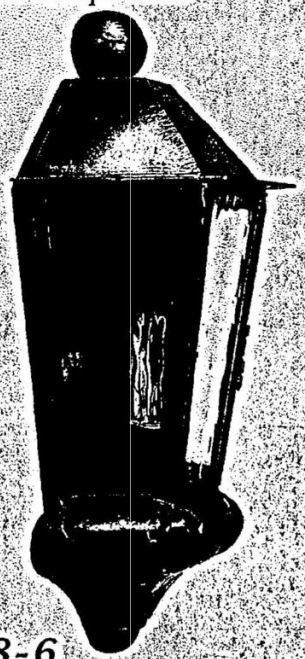
WM 168-3
Fixture Size: 14"W, 13"D, 33"H
1 x 100W - MED.
Shown in #32- Antique Green



WM 168-4
Fixture Size: 14" W, 7" D, 22" H
X 60W - MED.
Shown in #50p- Premium Mocha

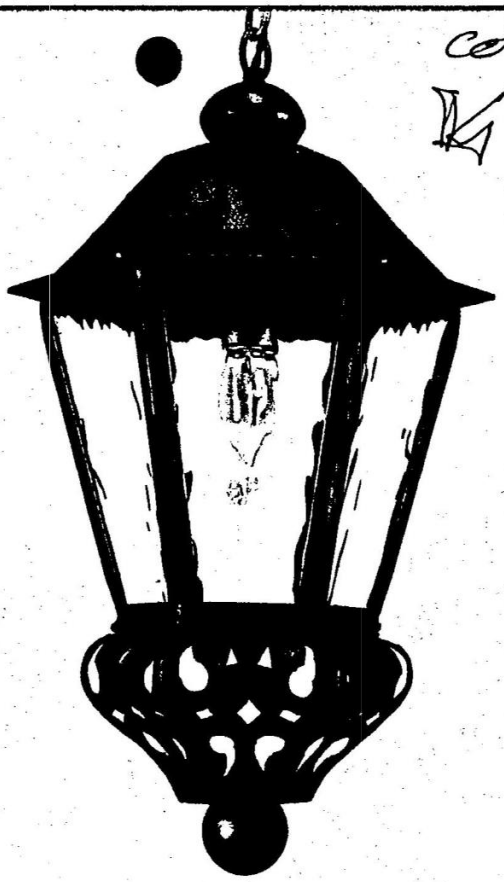


WM 168-5
Fixture Size: 12" W, 6" D, 18" H
1 X 60W - MED.
Shown in #40p- Premium Antique Bronze



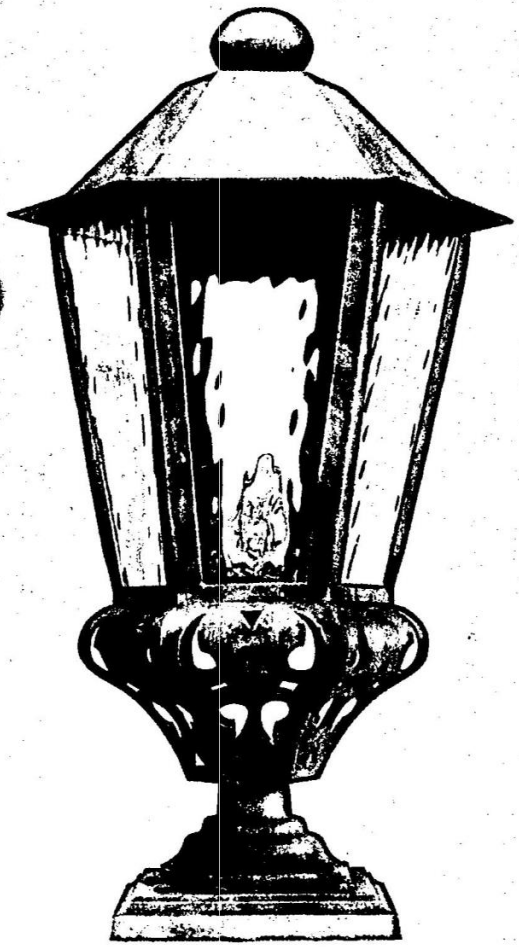
WM 168-6
Fixture Size: 10"W, 5"D, 14"H
1 X 60W - MED.
Shown in #48- Black Rust

ARTE DE MEXICO
1000 Chestnut Street, Burbank, CA 91506 • (818) 753-4559, Phone • (818) 563-1015, Fax
e-mail: sales@artedemexico.com • www.artedemexico.com • *Copyright © Arte De Mexico. All Rights Reserved.*

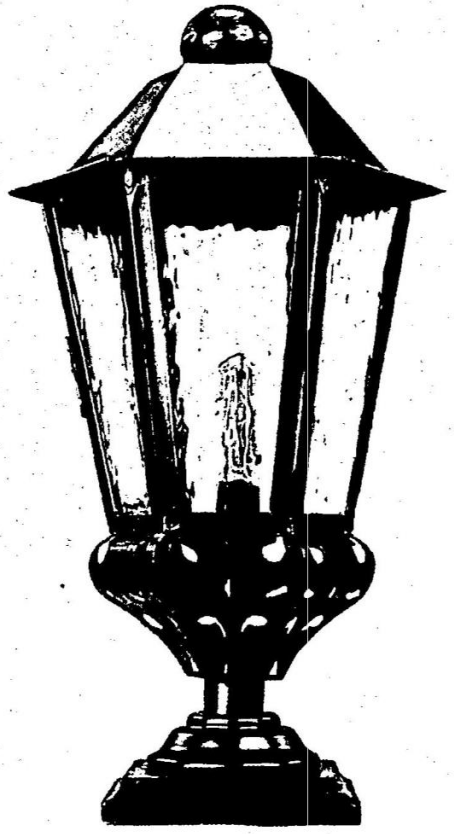


HF 169-1
Fixture Size: 12" DIA, 20" H
1 x 100W - MED.
Shown in #38- Verde

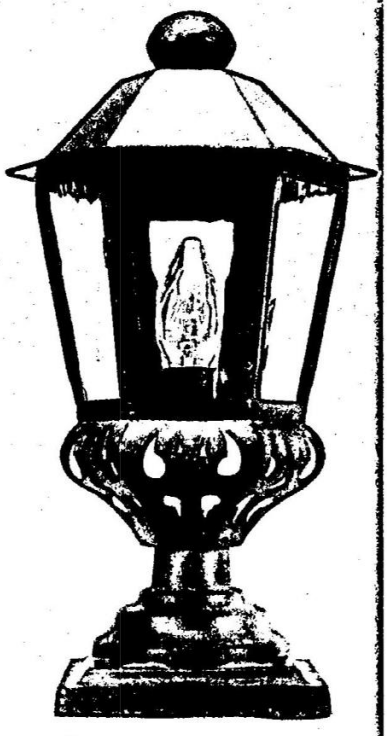
HF 169-2
Fixture Size: 10" DIA, 16" H
1 x 60W - MED.



PM 169-3
Fixture Size: 14" DIA, 26" H
1 x 100W - MED.
Shown in #44- Antique Umber



PM 169-4
Fixture Size: 12" DIA, 21" H
1 x 100W - MED.
Shown in #48- Black Rust



PM 169-5
Fixture Size: 10" DIA, 18" H
1 x 75W - MED.
Shown in #42p- Premium Vintage Rust

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City of Santa Fe, New Mexico

memo

DATE: September 8, 2015

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	____ Vicinity Map
____ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
___ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

On April 28, 2015, the HDRB approved demolition of the non-contributing structure and approved construction of a 1,568 square foot residential structure to the maximum allowable height of 18' with a pitched roof exception request.

Now, the applicant proposes to amend the previous approval with the following four items.

1. The total square footage has increased slightly to 1,641 with a decrease in the size of the entry portal.

2. A cross gable will be added to the previously approved pitched roof with a metal standing seam finish.

3. Fenestration design has been changed. Non-divided lites on the west elevation will not be publicly visible.

4. Exterior lights will be a lantern-styled sconce.

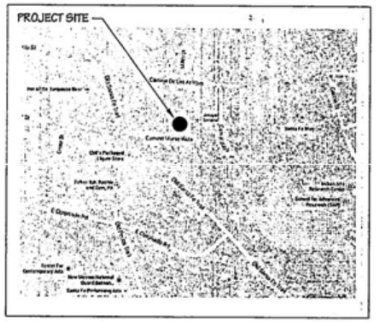
PORTAGO RESIDENCE

449 CAMINO MONTE VISTA, SANTA FE, NM

RECEIVED
AUG 11 2015

AREA & LOT COVER CALCULATIONS	
ZONING: RC5	
AREA IN GROSS SQ. FT.	TOTAL
HEATED AREA TOTAL	1,356 SQ. FT.
UNHEATED AREA	
MECH/STORAGE	77 SQ. FT.
PORTAL	528 SQ. FT.
ROOFED AREA	1,855 SQ. FT.
ROOFED AREA = 1,855 SQ. FT.	
STORMWATER RETAINING REQUIREMENTS: (1,855 X 0.16 = 297)	
STORMWATER STORAGE	297 CU. FT.
LOT COVERAGE (IN ACRES)	
LOT SIZE: 0.724 ACRES (31,537 SQ.FT.)	
NEW PERCENT OF LOT COVERAGE (1,961 SQ.FT. / 31,537 SQ.FT. x 100 = 6.2%	

VICINITY MAP

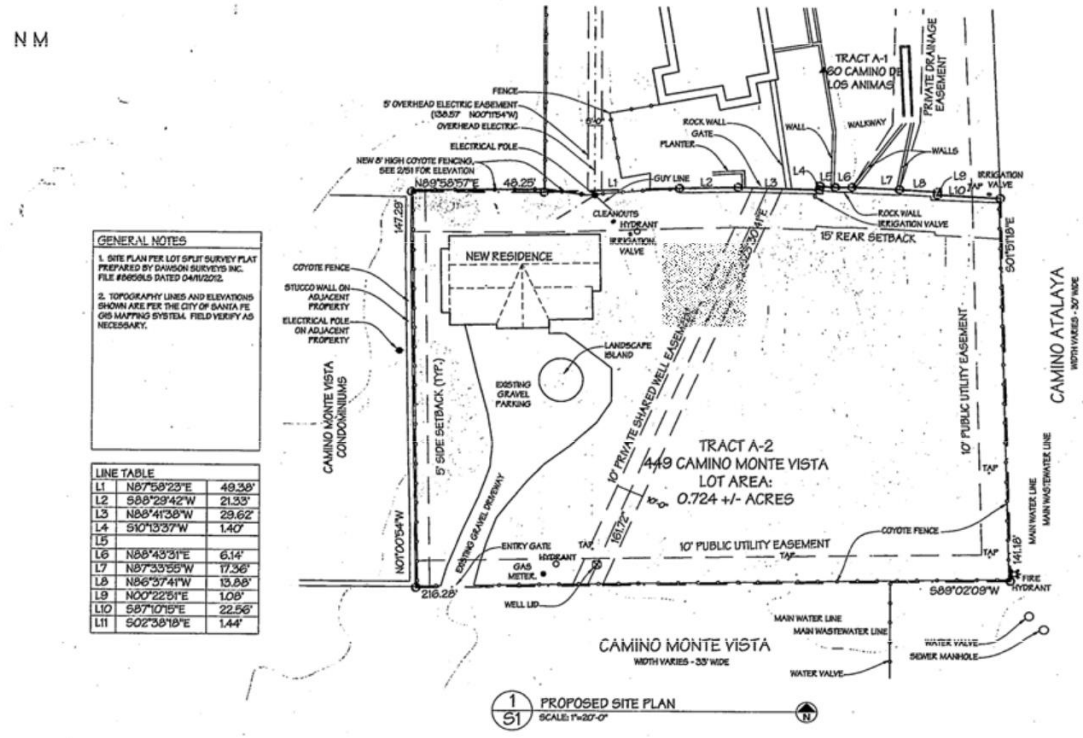


GENERAL NOTES

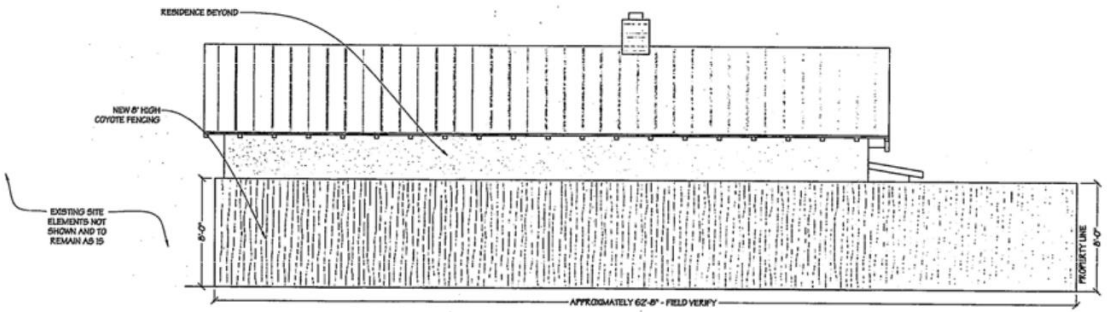
1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #66908S DATED 04/11/2012.

2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

LINE TABLE		
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'35"W	29.62'
L4	S10°13'37"W	1.40'
L5		
L6	N88°43'31"E	6.14'
L7	N87°33'55"W	17.36'
L8	N86°37'41"W	13.88'
L9	N00°22'51"E	1.06'
L10	S87°10'15"E	22.56'
L11	S02°38'18"E	1.44'

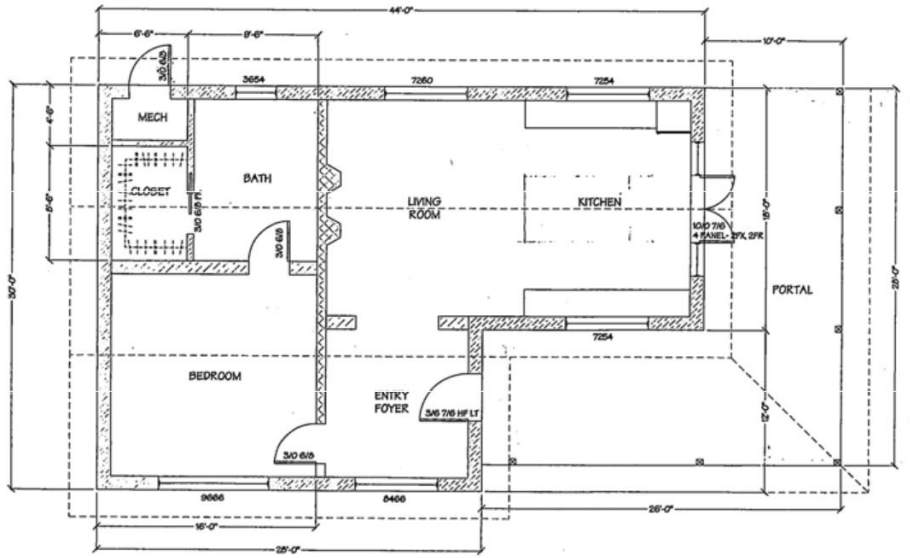


1/S1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"



2/S1 NORTH ELEVATION - COYOTE FENCING
SCALE: 1/4"=1'-0"

ZT 8-13-15



Approved

1/A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 4' 8' 16' 32'

GRAPHIC SCALE

RECEIVED
AUG 1 2015

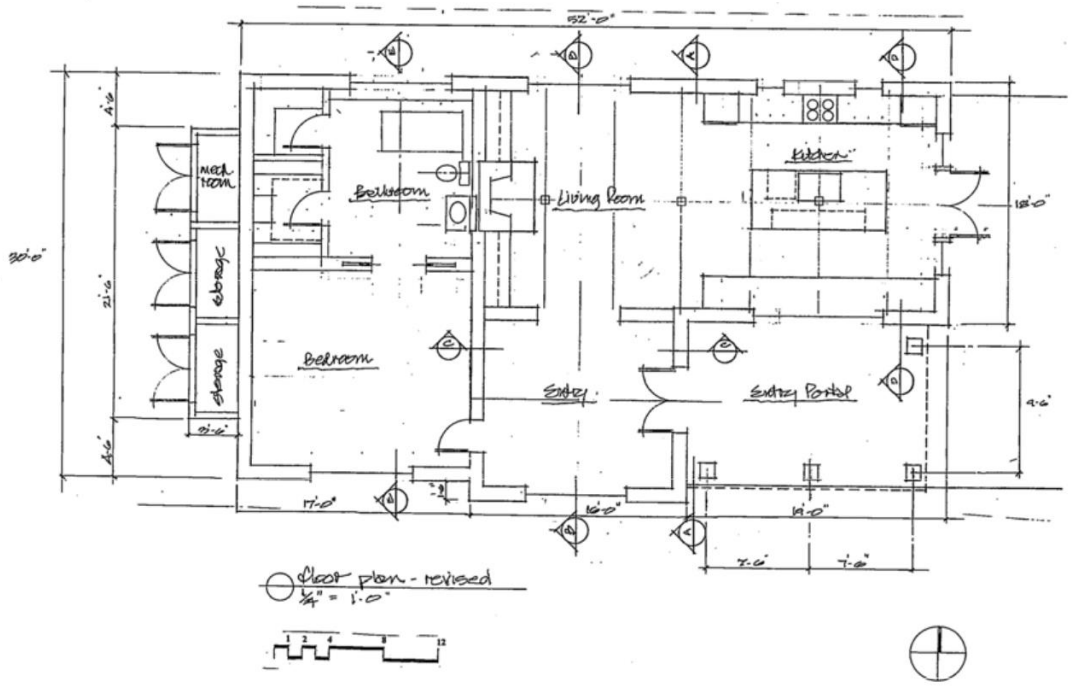
LIGHTFOOT
High Performance Natural Building and Design

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 29th, 2015

FLOOR PLAN

ZT 8-13-15



Floor plan - revised
1/4" = 1'-0"

RECEIVED
AUG 11 2015

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

ZT 8-13-15

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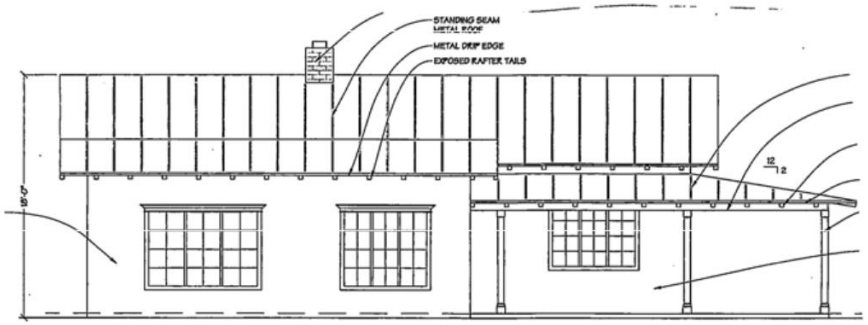
AUG 11 2015



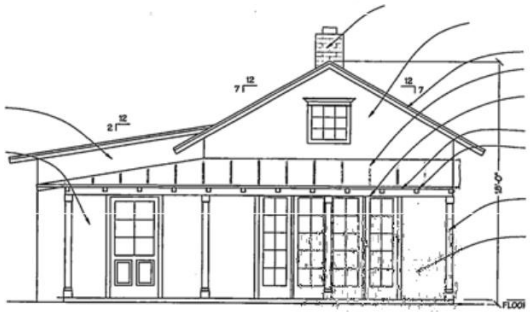
PROPOSED SOUTH ELEVATION
¼"=1'-0"



PROPOSED EAST ELEVATION
¼"=1'-0"



2 A2 SOUTH ELEVATION approved



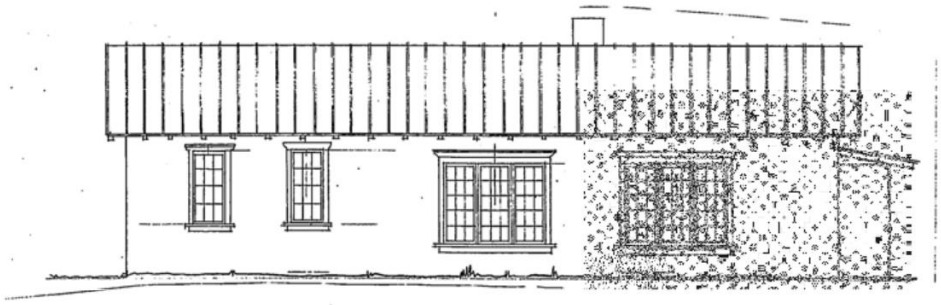
1 A2 EAST ELEVATION approved

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

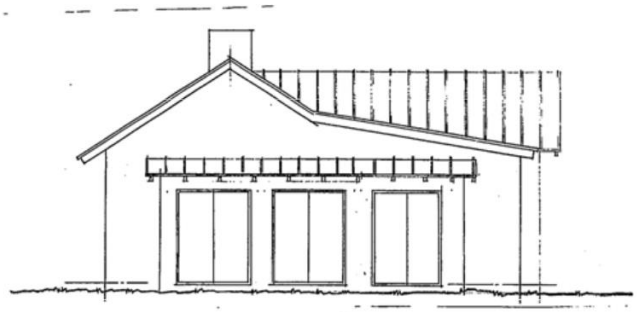
THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

21 8-11-15

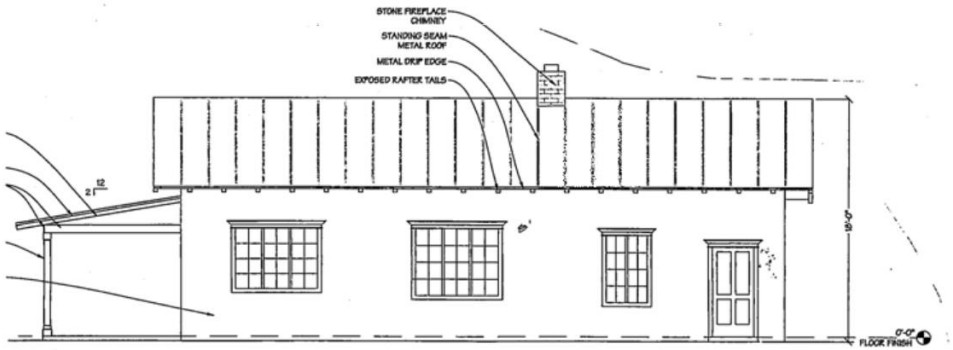
RECEIVED
AUG 11 2015



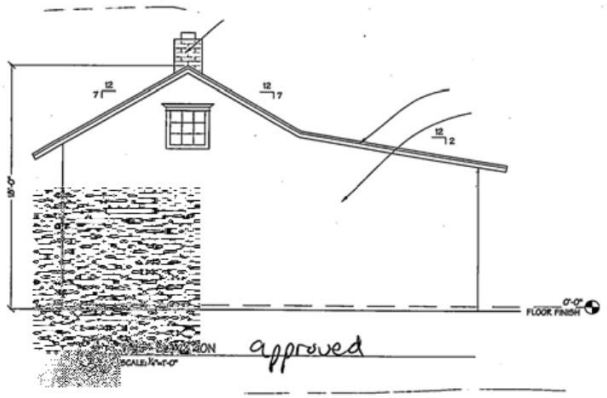
PROPOSED NORTH ELEVATION
¼"=1'-0"



PROPOSED WEST ELEVATION
¼"=1'-0"



3 A2 NORTH ELEVATION
SCALE: ¼"=1'-0"
approved



ELEVATION
SCALE: ¼"=1'-0"
approved

ELISABETH WAGNER-ARCHITECT
SANTA FE, NEW MEXICO

THE PORTAGO RESIDENCE
449 CAMINO MONTE VISTA

27 8/13/15

ITEM # 15-0333

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

Case #H-11-081
Address-449 Camino Monte Vista
Owner/Applicant's Name-Theodora Portago
Agent's Name-Sommer Karnes & Associates

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 28, 2015 upon the application ("Application") of **Sommer Karnes & Associates** as agent for **Theodora Portago**, owner ("Applicant").

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

The Applicant proposes to remodel the property with the following three items.

1. The non-contributing structure will be demolished. The building is not historically important, it does not represent a unique block section, and the building official cites structural and code compliance issues.

2. A 1,568 square foot residential structure will be constructed to the maximum allowable height of 18'. It is designed in the northern New Mexico Territorial Revival style with a pitched roof. The building will feature a standing-seam metal roof, portals with square posts, Territorial cornices above windows and doors, and an earthen plaster finish on walls. While there are pitched roof structures in the streetscape, the code requirement of 50% is not met. Therefore, an Exception is requested to construct a pitched roof (Section 14-5.2(D)(9)(d)).

3. A yardwall will be constructed at the northwest corner to the maximum allowable height of 8'.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of the exception request to construct a pitched roof and recommends approval of this application which complies with Section 14-5.2(D)(9)

General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
    a. Section 14-3.14(G), Demolition of Historic Structures
    b. Section 14-5.2(D), General Design Standards
    c. Section 14-5.2(C)(5)(c)(i-vi), Height, Pitch, Scale, Massing and Floor Stepbacks Exceptions.
    d. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. Under Section 14-3.14(C), City staff must provide information to the Board on a structure under consideration for demolition.
8. Under Section 14-3.14(G), the general rule is that Board shall consider the historic importance of the structure, whether the structure is an essential part of the unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure and the state of repair and structural stability of the structure.
9. The structure is not an essential part of the unique street section/block front.
10. Under Section 14-5.2(D)(9)(d), the general rule is: "If the determined *streetscape* includes over fifty percent *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*."
11. The Exception meets the Section 14-5.2(C)(5)(c)(i) criterion because the request will not alter the character of the streetscape because five other pitched roof structures already exist within the streetscape and the proposed pitched roof is in keeping with those and others historically built in the area.
12. The Exception meets the Section 14-5.2(C)(5)(c)(ii) criterion because a pitched roof remedies hardship to the Applicant and prevents an injury to the public welfare because the Applicant requires a natural healthy home, and the materials needed to construct the home require the protection of a pitched roof in order to preserve their integrity.
13. The Exception meets the Section 14-14-5.2(C)(5)(c)(iii) criterion because the project will strengthen the heterogeneous character of the City because a pitched roof, territorial-style structure of Light Straw-Clay and natural earth stucco would strengthen the unique heterogeneous character of the City.
14. The Exception meets the Section 14-14-5.2(C)(5)(c)(iv) criterion because there are special circumstances due to the need for building materials to be used for health and environmental reasons.

15. The Exception meets the Section 14-14-5.2(C)(5)(c)(v) criterion because there are special circumstances that are not the fault of the Applicant because there is a need for building materials to be used for health and environmental reasons.
16. The Exception meets the Section 14-14-5.2(C)(5)(c)(vi) criterion because there is no negative impact as the roof is being modified to the style that best embodies and represents the unique character of Santa Fe architectural vernacular to benefit the neighborhood, while simultaneously allowing the Applicant to meet her health and welfare requirements.
17. The Applicant at the hearing stated roof color would be slate grey and the chimney would be light tan sandstone veneer.
18. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application and the Exception with the conditions: (a) the Applicant's selection of materials shall be considered as part of the application and (b) exterior lighting shall be submitted to staff for review and approval.

IT IS SO ORDERED ON THIS 12th DAY OF MAY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

12 May 2015
Date:

FILED

Yolanda Y. Vigil
City Clerk

5/13/15
Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

5/6/15
Date:

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: Sommer Karnes & Associates, agents for Theodora Portago, owner, proposes to demolish a non-contributing residential structure and construct a 1,568 sq. ft. residential structure to a height of 18' where the maximum allowable height is 18'. An exception is requested to construct a pitched roof. (Section 14-5.2(D)(9)(d)).

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): 449 Camino Monte Vista

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

449 Camino Monte Vista
505-920-2928

AP – Sommer Karnes & Associates
Santa Fe, NM 87504

200 W. Marcy Street
505-989-3800

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on April 28, 2015. The decision of the Board was to approve your exception request to construct a pitched roof and also to approve your application as submitted with the conditions that the final window and light fixture designs shall be approved by staff before a construction permit application is submitted. 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
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: Summer Karnes and Associates, agents for Theodora Portago, owner, propose a historic status review of a contributing residential structure.

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION(S): **449 Camino Monte Vista**

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Summer Karnes & Associates
Santa Fe, NM 87504

P.O. Box 2476
505-989-3800

BOARD ACTION

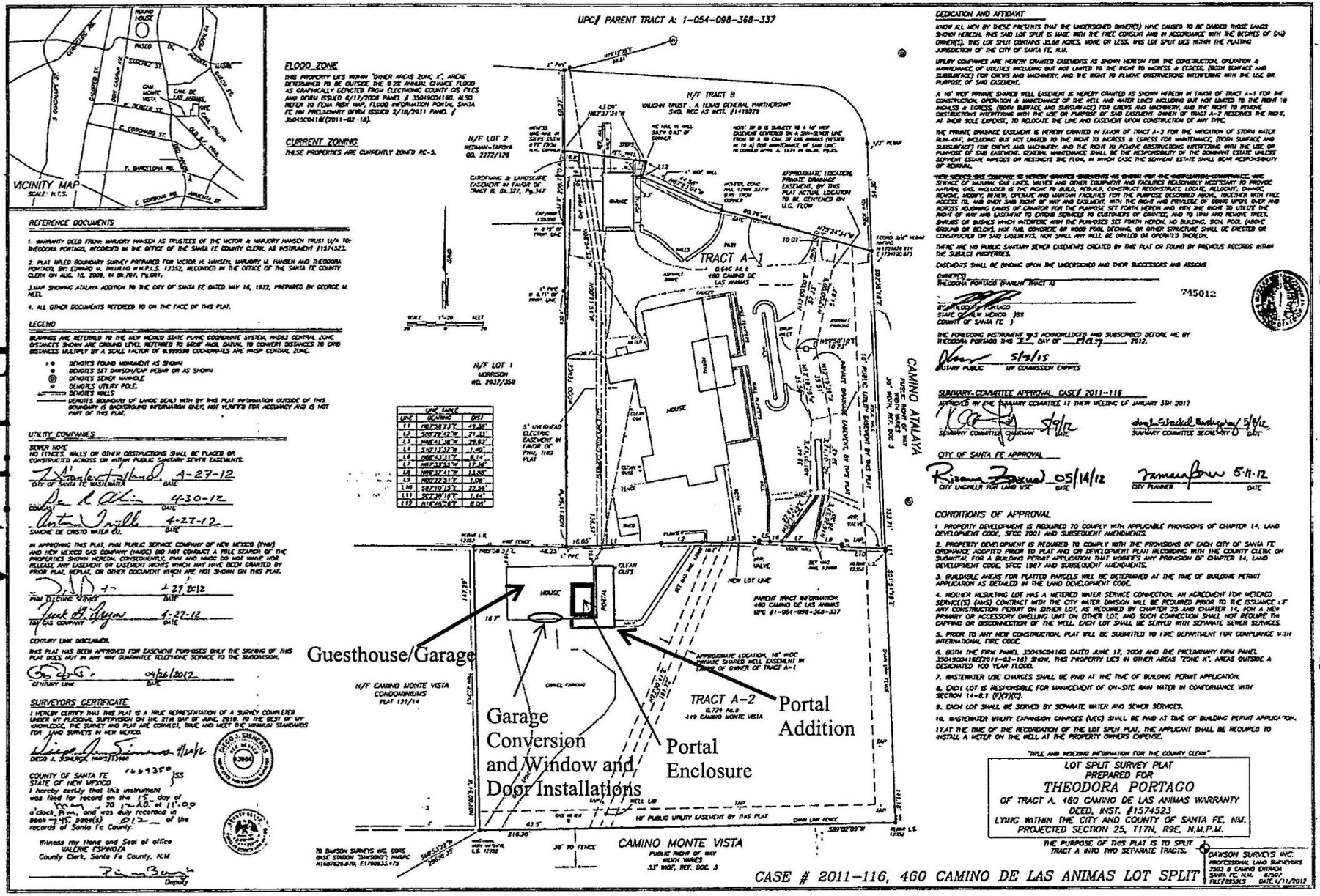
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on October 28, 2014. The decision of the Board was to downgrade the historic status of the residence from contributing to non-contributing. For further information please call 955-6605.

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.**

Exhibit A



FLOOD ZONE

THIS PROPERTY LIES WITHIN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS GRAPHICALLY DEPICTED FROM ELECTRONIC COUNTY GIS FILES AND DFIRM ISSUED 6/17/2008 PANEL # 35049C0116D. ALSO REFER TO FEMA RISK MAP, FLOOD INFORMATION PORTAL, SANTA FE NM PRELIMINARY DFIRM ISSUED 2/18/2011 PANEL # 35049C0418E(2011-02-18).

CURRENT ZONING

THESE PROPERTIES ARE CURRENTLY ZONED RC-3.

REFERENCE DOCUMENTS

1. WARRANTY DEED FROM: MARJORY HANSEN AS TRUSTEES OF THE VICTOR & MARJORY HANSEN TRUST U/A TO: THEODORA PORTAGO, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT #1574523.
2. PLAT TITLED BOUNDARY SURVEY PREPARED FOR VICTOR M. HANSEN, MARJORY M. HANSEN AND THEODORA PORTAGO, BY: EDWARD M. MIKOLICH N.M.P.L.S. 13352, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON AUG. 10, 2008, IN BK 707, Pg.001.
3. MAP SHOWING ATALAYA ADDITION TO THE CITY OF SANTA FE DATED MAY 16, 1922, PREPARED BY GEORGE M. NEEL
4. ALL OTHER DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO GROUP MASL DATUM, TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.9995288 COORDINATES ARE NMSP CENTRAL ZONE.

- DENOTES FOUND MONUMENT AS SHOWN
- DENOTES SET DAWSON/CAP REBAR OR AS SHOWN
- DENOTES SEWER MANHOLE
- DENOTES UTILITY POLE.
- DENOTES WALLS
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

LINE TABLE		
LINE	BEARING	DIST
L1	N82°34'37"E	49.46'
L2	S08°29'23"E	71.41'
L3	N46°41'38"W	29.82'
L4	S10°13'37"W	1.49'
L5	N84°43'11"E	6.11'
L6	N81°33'34"E	17.46'
L7	N86°37'11"E	11.98'
L8	N00°22'31"E	1.09'
L9	S81°10'13"E	32.34'
L10	S02°09'19"E	1.44'
L11	S02°09'19"E	8.08'
L12	N16°48'26"E	8.08'

UTILITY COMPANIES

SEWER NOTE
NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER EASEMENTS.

CITY OF SANTA FE WASTEWATER — DATE 4-27-12

CONSULTANT — DATE 4-30-12

SANCHE DE CRISTO WATER CO. — DATE 4-27-12

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE — DATE 4-27-2012

NM GAS COMPANY — DATE 4-27-12

CENTURY LINK DISCLAIMER
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CENTURY LINK — DATE 04/26/2012

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 21st DAY OF JUNE, 2010, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SIGNORA, NMPS#13968

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the 15 day of May, 2012 at 11:09 o'clock A.m. and was duly recorded in book 715 page(s) 012 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

By: Deputy

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS SAID LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS LOT SPLIT CONTAINS 33.68 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

A 10' WIDE PRIVATE SHARED WELL EASEMENT IS HEREBY GRANTED AS SHOWN HEREON IN FAVOR OF TRACT A-1 FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF THE WELL AND WATER LINES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. OWNER OF TRACT A-2 RESERVES THE RIGHT, AT THEIR SOLE EXPENSE, TO RELOCATE THE LINE AND EASEMENT UPON CONSTRUCTION OF ANY TYPE.

THE PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED IN FAVOR OF TRACT A-2 FOR THE MITIGATION OF STORM WATER RUN-OFF, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS FOR MAINTENANCE, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. GENERAL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DOMINANT ESTATE UNLESS SERVIENT ESTATE IMPEDES OR RESTRICTS THE FLOW, IN WHICH CASE THE SERVIENT ESTATE SHALL BEAR RESPONSIBILITY OF REMOVAL.

NEW SERVICE LINES CONNECTING TO HEREBY GRANTED EASEMENTS ARE CHOSEN FROM THE UNDERGROUND/OVERHEAD WIRE SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS, INCLUDES (I) THE RIGHT TO BUILD, INSTALL, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPLACE, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF DOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

THERE ARE NO PUBLIC SANITARY SEWER EASEMENTS CREATED BY THIS PLAT OR FOUND BY PREVIOUS RECORDS WITHIN THE SUBJECT PROPERTIES.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

OWNER(S)
THEODORA PORTAGO (PARCEL/TRACT A)

BY: THEODORA PORTAGO
STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

715012

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THEODORA PORTAGO THIS 2nd DAY OF May, 2012.

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/3/15

SUMMARY COMMITTEE APPROVAL, CASE # 2011-116

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JANUARY 5TH 2012

SUMMARY COMMITTEE CHAIRMAN — DATE 5/9/12

SUMMARY COMMITTEE SECRETARY — DATE 5/8/12

CITY OF SANTA FE APPROVAL

CITY LAND USE — DATE 05/14/12

CITY PLANNER — DATE 5-11-12

CONDITIONS OF APPROVAL

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
4. NEITHER RESULTING LOT HAS A METERED WATER SERVICE CONNECTION. AN AGREEMENT FOR METERED SERVICE(S) (AMS) CONTRACT WITH THE CITY WATER DIVISION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT ON EITHER LOT, AS REQUIRED BY CHAPTER 25 AND CHAPTER 14, FOR A NEW PRIMARY OR ACCESSORY DWELLING UNIT ON EITHER LOT, AND SUCH CONNECTION SHALL NOT REQUIRE THE CAPPING OR DISCONNECTION OF THE WELL. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER SERVICES.
5. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.
6. BOTH THE FIRM PANEL 35049C0116D DATED JUNE 17, 2008 AND THE PRELIMINARY FIRM PANEL 35049C0418E(2011-02-18) SHOW, THIS PROPERTY LIES IN OTHER AREAS "ZONE X", AREAS OUTSIDE A DESIGNATED 100 YEAR FLOOD.
7. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
8. EACH LOT IS RESPONSIBLE FOR MANAGEMENT OF ON-SITE RAIN WATER IN CONFORMANCE WITH SECTION 14-8.1 (F)(2)(C).
9. EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER SERVICES.
10. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT TIME OF BUILDING PERMIT APPLICATION.
11. AT THE TIME OF THE RECORDATION OF THE LOT SPLIT PLAT, THE APPLICANT SHALL BE REQUIRED TO INSTALL A METER ON THE WELL AT THE PROPERTY OWNERS EXPENSE.

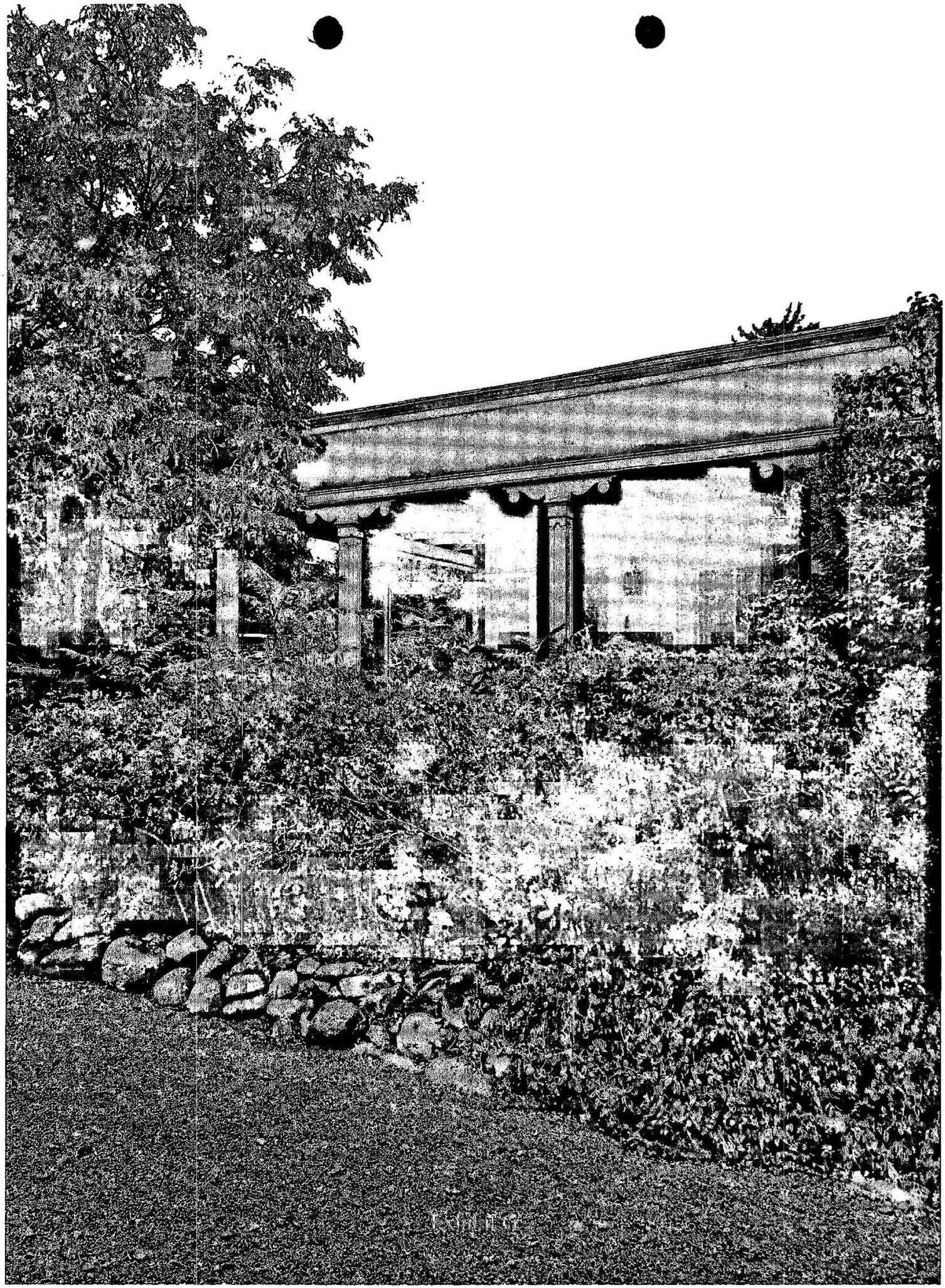
"TITLE AND BOOKING INFORMATION FOR THE COUNTY CLERK"

LOT SPLIT SURVEY PLAT
PREPARED FOR
THEODORA PORTAGO
OF TRACT A, 460 CAMINO DE LAS ANIMAS WARRANTY DEED, INST. #1574523
LYING WITHIN THE CITY AND COUNTY OF SANTA FE, N.M.
PROJECTED SECTION 25, T17N, R9E, N.M.P.M.

THE PURPOSE OF THIS PLAT IS TO SPLIT TRACT A INTO TWO SEPARATE TRACTS.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYING
2703 B CAMINO ENTRADA
SANTA FE, N.M. 87507
FILE 8853KS
DATE 4/11/2012

Exhibit F



City of Santa Fe, New Mexico

memo

DATE: October 28, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
_x_ Historic Inventory Form	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
_x_ Other:	___ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends downgrading the historic status from contributing to non-contributing due to non-historic alterations in compliance with Section 14-5.2(C) Regulation of Historic Structures.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure is listed as contributing to the Downtown & Eastside Historic District.

The 2007 Historic Cultural Property Inventory recommends contributing historic status for this structure, recognizing that the original portal on the southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The applicant requests an historic status review of this structure.

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800
Facsimile: (505) 982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
Of Counsel
Licensed in New Mexico and California
jrh@sommer-assoc.com

September 16, 2014

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

Re: Request for Status Review – 449 Camino Monte Vista
Submitted under Old Business – Case #11-081

Dear David:

On behalf of property owner Theodora Portago, we request that a status review be carried out for the above-referenced property and placed on the next available agenda, which I understand is October 14.

Attached are copies of the Historic Cultural Properties Inventory for the property dated 5/22/07, the plat and the deed. Please note that since the deed was recorded prior to the lot split shown on the plat, it covers both 460 Camino de las Animas and the subject property at 449 Camino Monte Vista.

Please confirm that the matter will be heard on the October 14 agenda. We plan to submit additional materials by this Friday, September 19. If we don't make the deadline, we will request that the matter be heard on the following agenda.

Sincerely,

Joseph M. Karnes

RECEIVED
SEP 16 2014
2:25pm

BRENDA L. BINGHAM

425 Camino Monte Vista
Santa Fe, NM 87505
October 23, 2014

Historic District Review Board
Santa Fe, NM

RE: Request to Change Historic Designation of 449 Camino Monte Vista

Gentlemen:

We understand that at your October 28, 2014 meeting you will discus the request to change the Historic Designation of the property at 449 Cam Monte Vista.

My husband, Hartley, and I are opposed to this change as it will change the texture of our neighborhood. CMV is one of the few dirt roads in Santa Fe and additional traffic will destroy it. There is already more traffic than the road was designed to carry. In addition building outside of the historic code will override the "charm" of the existing homes.

If, however, the plan is to remodel the home at 429, cleaning it up and making it more attractive in a "Santa Fe way", we would not oppose the change.

Sincerely,

Brenda Bingham

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

RECEIVED
SEP 30 2014
2:30 pm

AFFIDAVIT OF JOSETTE DE LA HARPE

I, Josette De La Harpe, being first duly sworn and under oath, do hereby depose and state as follows:

1. I am over 18 years of age, and I make the following statements upon my personal knowledge.

2. My late husband, Volker De La Harpe, and I purchased the property at the corner of Miller Street and Camino de las Animas on June 20, 1963.

3. I have lived in the house on that property continuously since that date to the present.

4. I have been familiar with the property known as 460 Camino de las Animas (the "Tract A-1") and 449 Camino Monte Vista (the "Tract A-2") shown the certain plat of survey entitled "Lot Split Plant of Survey Prepared for Theodora Portage of Tract A, 460 Camino de las Animas," recorded in the records of the Santa Fe County Clerk, on May 15, 2012, at Plat book 745, Page 012, which plat is attached hereto as Exhibit A.

5. Victor and Marjorie Hansen purchased Tract A-1 and Tract A-2 for less than a year. However, at that time the two Tracts properties comprised a single tract of land.

6. The Hansens were very good friends of ours, and our family spent a great deal of time together in their house and on their property. I remained friends with the Hansens for the remainder of their lives.

7. After we moved into our house, the Hansens made various additions and renovations to their property, and I am personally familiar with all of the renovations, additions and remodeling that the Hansens made to their property.

8. In addition to many changes on the main residence on their property, the Hansens made many changes to the Guesthouse/Garage (See Exhibit A) after we moved into our property.

9. Specifically, prior to any renovations by the Hansens to the Guesthouse/Garage shown on Tract A-2, I was familiar with what existed on that Tract.

10. First, they enclosed the open portal on the southeast corner of the guesthouse/garage, adding a wall on the newly created south façade, and a door and window to the newly created east façade. (the "Portal Enclosure" on Exhibit A).

11. Second, they converted an denclosed one of the garage bays, adding a door and two windows on the south façade (the "Garage Conversion and Window and Door Installations" on Exhibit A).

12. Third, and sometime after the changes described above, they added a portal on the south and east façade of the guesthouse (the "Portal Addition" on Exhibit A).

13. The photo attached as Exhibit B shows the open portal on the Guesthouse/Garage prior to its enclosure. The portal was open on two sides, namely the south and east sides were open.

14. The photos attached as Exhibit C show the south and east façades after the Portal Enclosure.

15. The photos attached as Exhibit D shows the Garage Conversion Window and Door Installations on the south façades.

16. The photos attached as Exhibits E, F, G and H show the Portal Addition to the east and south façades.

17. All of the changes described above in this affidavit to the Guesthouse/Garage or made after the Hansens moved on to their property in 1971.

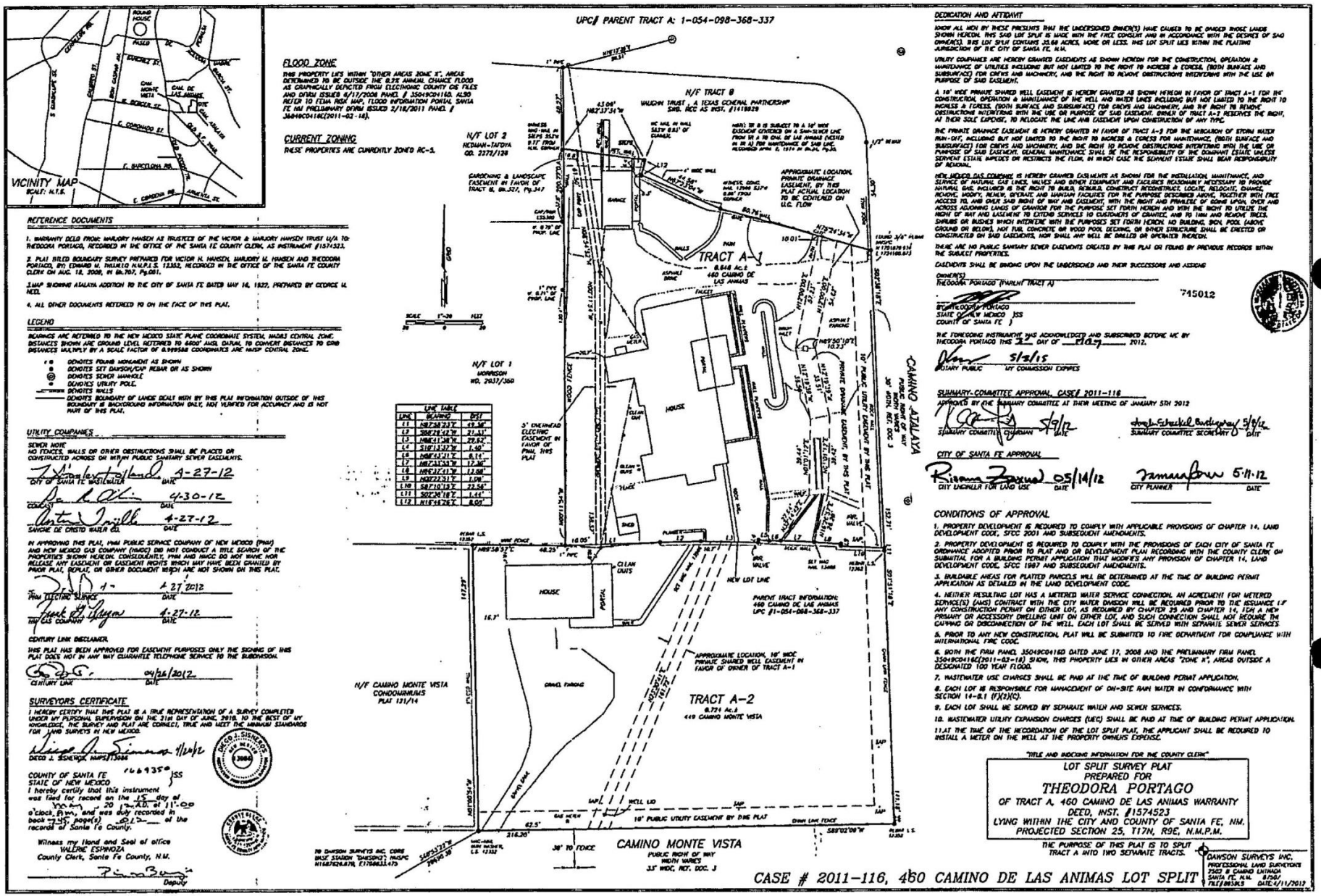
Further Affiant sayeth naught.

Josette De La Harpe

The foregoing was subscribed and sworn to before me by Josette De La Harpe on this 30th day of September 2014.

My Commission expires: 3-11-15

Karl H. Sommer
Notary Public
State of New Mexico


VICINITY MAP
SCALE: N.T.S.
UPC# PARENT TRACT A: 1-054-098-368-337
FLOOD ZONE
THIS PROPERTY LIES WITHIN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS GRAPHICALLY DEPICTED FROM ELECTRONIC COUNTY GIS FILES AND OTSIDE ISSUED 6/17/2008 PANEL # 35049C0411D. ALSO REFER TO FEMA RISK MAP, FLOOD INFORMATION PORTAL SANTA FE NM PRELIMINARY DFIRM ISSUED 2/18/2011 PANEL # 35049C0416E(2011-02-18).
CURRENT ZONING
THESE PROPERTIES ARE CURRENTLY ZONED RC-5.
N/F LOT 2
HEDMAN-TAFOYA
CO. 2277/138
N/F TRACT B
VAUGHN TRUST, A TEXAS GENERAL PARTNERSHIP
SWD. REC AS INST. #1418939
TRACT A-1
0.868 Ac.±
460 CAMINO DE LAS ANIMAS
N/F LOT 1
MORRISON
WD. 2937/360
N/F CAMINO MONTE VISTA CONDOMINIUMS PLAT 131/14
TRACT A-2
0.724 Ac.±
440 CAMINO MONTE VISTA
CAMINO MONTE VISTA
PUBLIC RIGHT OF WAY
WIDTH VARIES
33' WIDE, REF. DOC. 3
CAMINO ATALAYA
PUBLIC RIGHT OF WAY
30' WIDTH, REF. DOC. 3
PARENT TRACT INFORMATION:
460 CAMINO DE LAS ANIMAS
UPC #1-054-098-368-337
NEW LOT LINE
APPROXIMATE LOCATION, 16' WIDE PRIVATE SHARED WELL EASEMENT IN FAVOR OF OWNER OF TRACT A-1
APPROXIMATE LOCATION, PRIVATE DRAINAGE EASEMENT, BY THIS PLAT ACTUAL LOCATION TO BE CENTERED ON U.C. FLOW
10' PUBLIC UTILITY EASEMENT BY THIS PLAT
5' OVERHEAD ELECTRIC EASEMENT IN FAVOR OF PNM, THIS PLAT
GARDENING & LANDSCAPE EASEMENT IN FAVOR OF TRACT B, BK.327, Pg.347
REFERENCE DOCUMENTS
1. WARRANTY DEED FROM: MARJORY HANSEN AS TRUSTEES OF THE VICTOR & MARJORY HANSEN TRUST U/A TO THEODORA PORTAGO, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS INSTRUMENT #1574523.
2. PLAT BIRD BOUNDARY SURVEY PREPARED FOR VICTOR H. HANSEN, MARJORY M. HANSEN AND THEODORA PORTAGO, BY EDWARD M. THUMLO N.M.P.L.S. 12352, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON AUG. 18, 2009, IN Bk.707, Pg.081.
3 MAP SHOWING ATALAYA ADDITION TO THE CITY OF SANTA FE DATED MAY 16, 1927, PREPARED BY GEORGE H. NEEL
4. ALL OTHER DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.
LEGEND
BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NADA3 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM, TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999588 COORDINATES ARE NAD83 CENTRAL ZONE.
DENOTES FOUND MONUMENT AS SHOWN
DENOTES SET DAWSON/CAP REBAR OR AS SHOWN
DENOTES SEWER MANHOLE
DENOTES UTILITY POLE.
DENOTES WALLS
DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.
UTILITY COMPANIES
SEWER NOTE
NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER EASEMENTS.
CITY OF SANTA FE WASTEWATER
4-27-12
COMCAST
4-30-12
SANGRE DE CRISTO WATER CO.
4-27-12
IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.
PNM ELECTRIC SERVICES
4-27-2012
THE GAS COMPANY
4-27-12
CENTURY LINK DISCLAIMER.
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.
CENTURY LINK
04/26/2012
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 21st DAY OF JUNE, 2010, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.
DECO J. SISNEROS, NMPS#13986
11/20/12
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 15 day of Nov. 20 12 at 11:00 o'clock, A.m. and was duly recorded in book 735 page(s) 012 of the records of Santa Fe County.
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.
Deputy
DEDICATION AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS SAID LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS LOT SPLIT CONTAINS 35.68 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.
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OWNER(S)
THEODORA PORTAGO (PARENT TRACT A)
THEODORA PORTAGO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THEODORA PORTAGO THIS 2nd DAY OF May 2012.
NOTARY PUBLIC
5/2/15
MY COMMISSION EXPIRES
715012
SUMMARY COMMITTEE APPROVAL, CASE # 2011-116
APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JANUARY 5TH 2012
SUMMARY COMMITTEE CHAIRMAN
4/9/12
DATE
SUMMARY COMMITTEE SECRETARY
5/8/12
DATE
CITY OF SANTA FE APPROVAL
CITY ENGINEER FOR LAND USE
05/14/12
DATE
CITY PLANNER
5-11-12
DATE
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"TITLE AND RECORDING INFORMATION FOR THE COUNTY CLERK"
LOT SPLIT SURVEY PLAT
PREPARED FOR
THEODORA PORTAGO
OF TRACT A, 460 CAMINO DE LAS ANIMAS WARRANTY DEED, INST. #1574523
LYING WITHIN THE CITY AND COUNTY OF SANTA FE, NM.
PROJECTED SECTION 25, T17N, R9E, N.M.P.M.
THE PURPOSE OF THIS PLAT IS TO SPLIT TRACT A INTO TWO SEPARATE TRACTS.
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYING
2522 B CAMINO UNIMADA
SANTA FE, N.M. 87507
TEL: (505) 983-4675
DATE: 4/11/2012
CASE # 2011-116, 460 CAMINO DE LAS ANIMAS LOT SPLIT

SFC CLERK RECORDED 08/18/2009

Return to First American Title Insurance Company
File No. 1365894-SF01 SJL

WARRANTY DEED

Marjory M. Hansen and her successors in interest as Trustee of the Marital Trust created pursuant to Paragraph (B) of Article THIRD of the Victor H. and Marjory M. Hansen Trust under agreement, dated September 13, 1993, for consideration paid, grant(s) to Theodora Portago, an unmarried woman whose address is 460 Camino de las Animas, Santa Fe, NM, Santa Fe, NM, the following described real estate in Santa Fe County, New Mexico:

Tract A, as shown on plat entitled "Boundary Survey prepared for Victor Hansen , Marjory M. Hansen and Theodora Portago", filed in the office of the County Clerk, Santa Fe County, New Mexico, on August 18th, 2009, in Plat Book 707 , page 001 ,as Instrument No. 1574490 .

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2009 and subsequent years.

with warranty covenants.

WITNESS my/our hand(s) and seal(s) this Eighteenth day of August, 2009.

Marjory M. Hansen and her successors in interest as Trustee of the Marital Trust created pursuant to Paragraph (B) of Article THIRD of the Victor H. and Marjory M. Hansen Trust under agreement

Jeffrey R. Brannen
Jeffery Brannen, Trustee

Representative Capacity

State of New Mexico)
) §
County of Santa Fe)

This instrument was acknowledged before me on August 18, 2009, by Jeffery Brannen as Turstee of Hansen Marital Trust, a .

Stephanie LeMaster
Notary Public

My commission expires:

(Seal)

OFFICIAL SEAL
STEPHANIE LEMASTER
Notary Public
State of New Mexico
My Comm. Expires 10-2-09

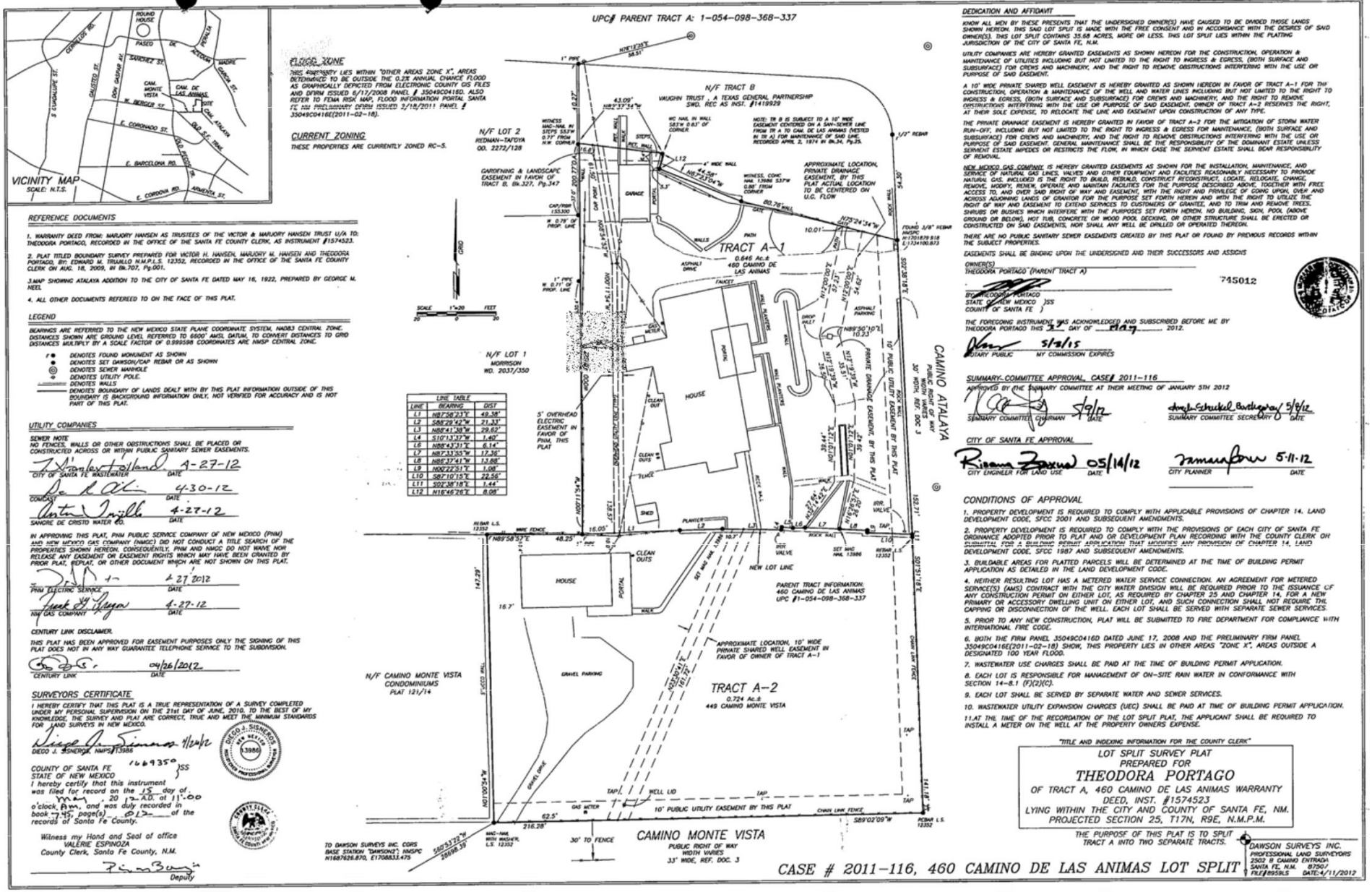
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

Hereby Certify That This Instrument Was Filed for Record On The 18TH Day Of August, 2009 at 03:09:04 PM And Was Duly Recorded as Instrument # 1574523 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

COUNTY CLERK
VALERIE ESPINOZA
SANTA FE COUNTY NEW MEXICO



REFERENCE DOCUMENTS

1. WARRANTY DEED FROM: MARJORY HANSEN AS TRUSTEES OF THE VICTOR & MARJORY HANSEN TRUST U/A TO: THEODORA PORTAGO, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, AS INSTRUMENT #1574523.
2. PLAT TITLED BOUNDARY SURVEY PREPARED FOR VICTOR H. HANSEN, MARJORY M. HANSEN AND THEODORA PORTAGO, BY: EDWARD M. TRUJILLO N.M.P.L.S. 12352, RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK ON AUG. 18, 2009, IN Bk.707, Pg.001.
3. MAP SHOWING ATALAYA ADDITION TO THE CITY OF SANTA FE DATED MAY 16, 1922, PREPARED BY GEORGE M. NEEL.
4. ALL OTHER DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM, TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598 COORDINATES ARE NMSP CENTRAL ZONE.

- ⊙ DENOTES FOUND MONUMENT AS SHOWN
- ● DENOTES SET DAWSON/CAP REBAR OR AS SHOWN
- ◎ DENOTES SEWER MANHOLE
- ⊕ DENOTES UTILITY POLE.
- ═══ DENOTES WALLS
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

UTILITY COMPANIES

SEWER NOTE
NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER EASEMENTS.

CITY OF SANTA FE, WASTEWATER — DATE A-27-12
COMCAST — DATE 4-30-12
SANGRE DE CRISTO WATER CO. — DATE 4-27-12

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICE — DATE 4 27 2012
NM GAS COMPANY — DATE 4-27-12

CENTURY LINK DISCLAIMER.
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CENTURY LINK — DATE 04/26/2012

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 21st DAY OF JUNE, 2010. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SINNEGER, NMPS 13986 — 4/24/12

STATE OF NEW MEXICO 13986 — DIEGO J. SINNEGER — PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE 166935)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 15 day of May, 20 12 A.D. at 11:00 o'clock AM, and was duly recorded in book 745 page(s) 012 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.
Deputy

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THIS SAID LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS LOT SPLIT CONTAINS 35.68 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

A 10' WIDE PRIVATE SHARED WELL EASEMENT IS HEREBY GRANTED AS SHOWN HEREON IN FAVOR OF TRACT A-1 FOR THE CONSTRUCTION, OPERATION & MAINTENANCE OF THE WELL AND WATER LINES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. OWNER OF TRACT A-2 RESERVES THE RIGHT, AT THEIR SOLE EXPENSE, TO RELOCATE THE LINE AND EASEMENT UPON CONSTRUCTION OF ANY TYPE.

THE PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED IN FAVOR OF TRACT A-2 FOR THE MITIGATION OF STORM WATER RUN-OFF, INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS FOR MAINTENANCE, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT. GENERAL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DOMINANT ESTATE UNLESS SERVIENT ESTATE IMPEDES OR RESTRICTS THE FLOW, IN WHICH CASE THE SERVIENT ESTATE SHALL BEAR RESPONSIBILITY OF REMOVAL.

NEW MEXICO GAS COMPANY, IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS, INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

THERE ARE NO PUBLIC SANITARY SEWER EASEMENTS CREATED BY THIS PLAT OR FOUND BY PREVIOUS RECORDS WITHIN THE SUBJECT PROPERTIES.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

OWNER(S)
THEODORA PORTAGO (PARENT TRACT A)

BY: THEODORA PORTAGO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THEODORA PORTAGO THIS 1 DAY OF May, 2012.

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/3/15

745012

SUMMARY COMMITTEE APPROVAL, CASE # 2011-116

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JANUARY 5TH 2012

SUMMARY COMMITTEE CHAIRMAN — DATE 5/9/12
SUMMARY COMMITTEE SECRETARY — DATE 5/9/12

CITY OF SANTA FE APPROVAL

CITY ENGINEER FOR LAND USE — DATE 05/14/12
CITY PLANNER — DATE 5-11-12

CONDITIONS OF APPROVAL

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
4. NEITHER RESULTING LOT HAS A METERED WATER SERVICE CONNECTION. AN AGREEMENT FOR METERED SERVICE(S) (AMS) CONTRACT WITH THE CITY WATER DIVISION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT ON EITHER LOT, AS REQUIRED BY CHAPTER 25 AND CHAPTER 14, FOR A NEW PRIMARY OR ACCESSORY DWELLING UNIT ON EITHER LOT, AND SUCH CONNECTION SHALL NOT REQUIRE THE CAPPING OR DISCONNECTION OF THE WELL. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER SERVICES.
5. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.
6. BOTH THE FIRM PANEL 35049C0416D DATED JUNE 17, 2008 AND THE PRELIMINARY FIRM PANEL 35049C0416E(2011-02-18) SHOW, THIS PROPERTY LIES IN OTHER AREAS "ZONE X", AREAS OUTSIDE A DESIGNATED 100 YEAR FLOOD.
7. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
8. EACH LOT IS RESPONSIBLE FOR MANAGEMENT OF ON-SITE RAIN WATER IN CONFORMANCE WITH SECTION 14-8.1 (F)(2)(C).
9. EACH LOT SHALL BE SERVED BY SEPARATE WATER AND SEWER SERVICES.
10. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT TIME OF BUILDING PERMIT APPLICATION.
11. AT THE TIME OF THE RECORDATION OF THE LOT SPLIT PLAT, THE APPLICANT SHALL BE REQUIRED TO INSTALL A METER ON THE WELL AT THE PROPERTY OWNERS EXPENSE.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

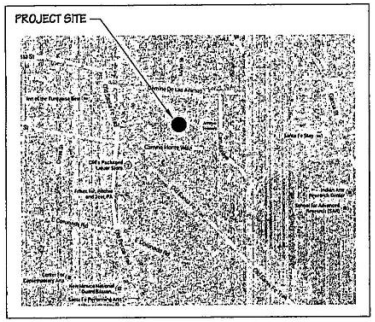
LOT SPLIT SURVEY PLAT
PREPARED FOR
THEODORA PORTAGO
OF TRACT A, 460 CAMINO DE LAS ANIMAS WARRANTY DEED, INST. #1574523
LYING WITHIN THE CITY AND COUNTY OF SANTA FE, NM.
PROJECTED SECTION 25, T17N, R9E, N.M.P.M.

THE PURPOSE OF THIS PLAT IS TO SPLIT TRACT A INTO TWO SEPARATE TRACTS.

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M. 87505
FILE 1955LS — DATE: 4/11/2012

CASE # 2011-116, 460 CAMINO DE LAS ANIMAS LOT SPLIT

VICINITY MAP

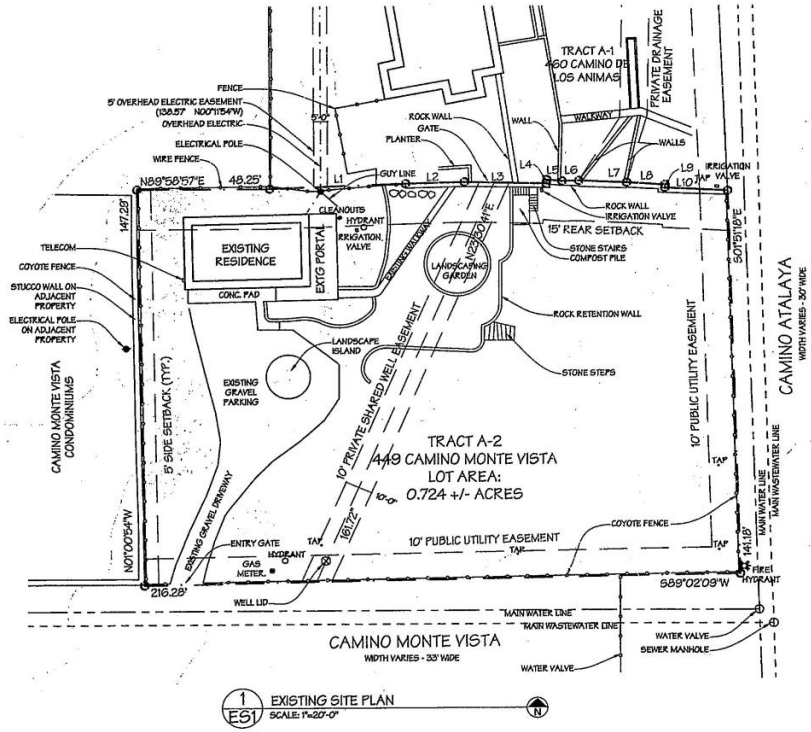


GENERAL NOTES

1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #8695L5 DATED 04/11/2012.

2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

LINE TABLE		
L1	N87°58'23"E	49.38'
L2	S88°29'42"W	21.33'
L3	N88°41'35"W	29.62'
L4	S10°13'37"W	1.40'
L5		
L6	N88°43'31"E	6.14'
L7	N87°33'55"W	17.36'
L8	N86°37'41"W	13.88'
L9	N00°22'51"E	1.08'
L10	S87°10'15"E	22.56'
L11	S02°38'18"E	1.44'



1 ES1 EXISTING SITE PLAN
SCALE: 1"=20'-0"

LIGHTFOOT
High Performance Natural Building and Design

MAR 31 2015

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 29th, 2015

EXISTING SITE PLAN

ES1

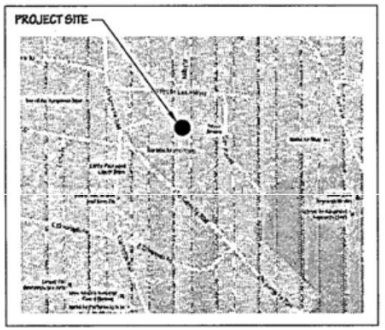
2T 3-30-15

PORTAGO RESIDENCE

449 CAMINO MONTE VISTA, SANTA FE, NM

AREA & LOT COVER CALCULATIONS	
ZONING: RCD	
AREA IN GROSS SQ. FT.	TOTAL
HEATED AREA TOTAL	1,128 SQ. FT.
UNHEATED AREA (PORTAL)	440 SQ. FT.
ROOFED AREA	1,800 SQ. FT.
GUEST HOUSE ROOF	1,440 SQ. FT.
PORTAL ROOF	460 SQ. FT.
ROOFED AREA TOTAL	1,900 SQ. FT.
ROOFED AREA = 1,800 SQ. FT.	
STORMWATER RETAINING REQUIRED VOLUME: (1,800 X 0.36 = 504)	
STORMWATER STORAGE	304 CU. FT.
LOT COVERAGE (IN ACRES)	
LOT SIZE: 0.724 ACRES	
NEW PERCENT OF LOT COVERAGE (1,068 SQ.FT. / 31,537 SQ.FT. x 100 = 5%	

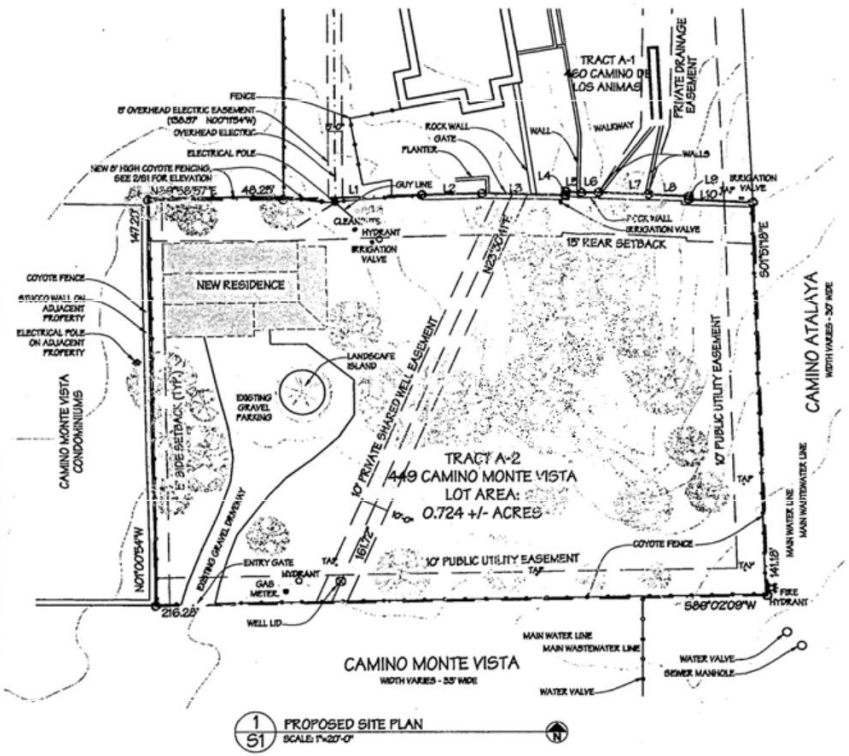
VICINITY MAP



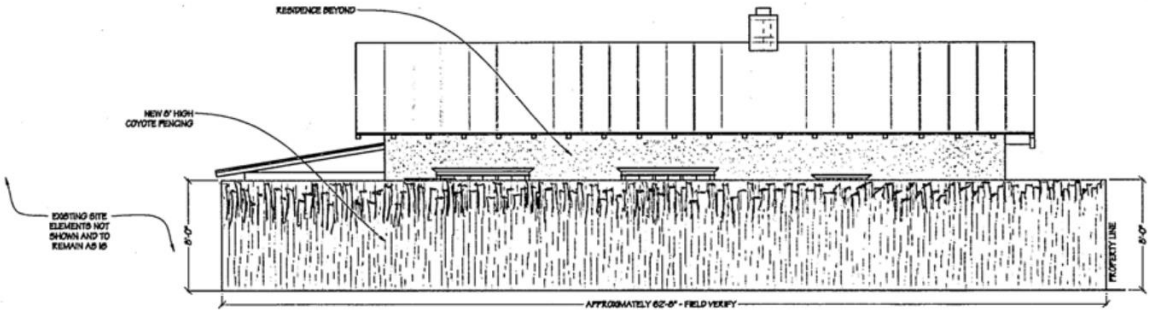
GENERAL NOTES

1. SITE PLAN PER LOT SPLIT SURVEY PLAT PREPARED BY DAWSON SURVEYS INC. FILE #5656L5 DATED 04/17/2012.
2. TOPOGRAPHY LINES AND ELEVATIONS SHOWN ARE PER THE CITY OF SANTA FE GIS MAPPING SYSTEM. FIELD VERIFY AS NECESSARY.

LINE TABLE		
L1	N87°58'23"E	49.39'
L2	S88°29'42"W	21.33'
L3	N88°41'38"W	29.62'
L4	S10°15'37"W	1.40'
L5		
L6	N88°43'31"E	6.14'
L7	N87°33'[illegible]	[illegible]
L8	N86°37'[illegible]	[illegible]
L9	N00°22'[illegible]	[illegible]
L10	S87°10'[illegible]	[illegible]
L11	S02°36'[illegible]	[illegible]



1/S1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"



2/S1 NORTH ELEVATION - COYOTE FENCING
SCALE: 1/4"=1'-0"

2T 7-31-15

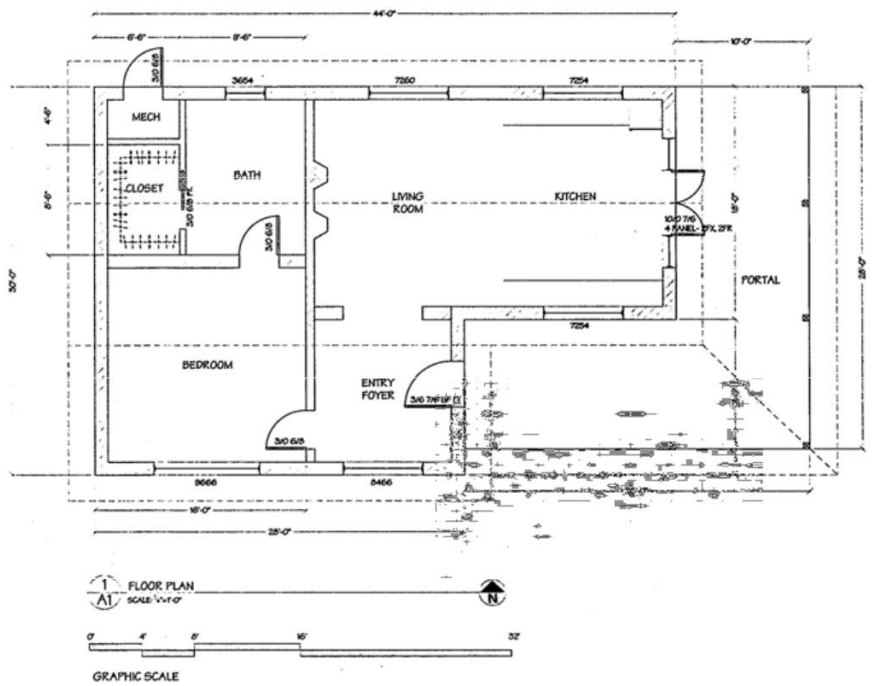
LIGHTFOOT.
High Performance Natural Building and Design

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 31st, 2015

COVER SHEET & SITE PLAN

S1



MAR 31 2015

LIGHTFOOT
High Performance Natural Building and Design

PORTAGO RESIDENCE

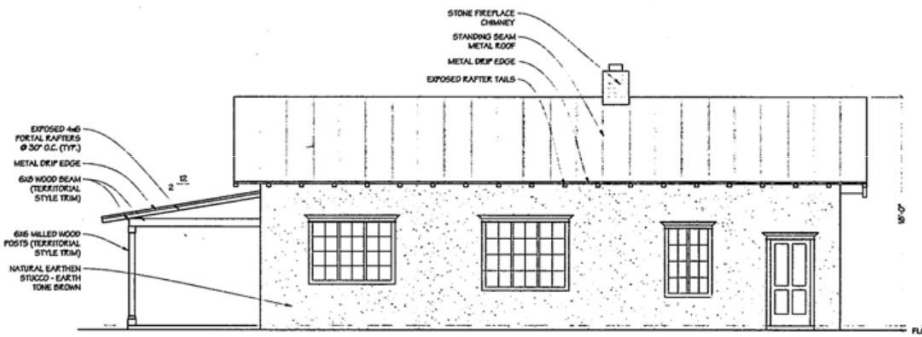
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 23RD, 2015

FLOOR PLAN

A1

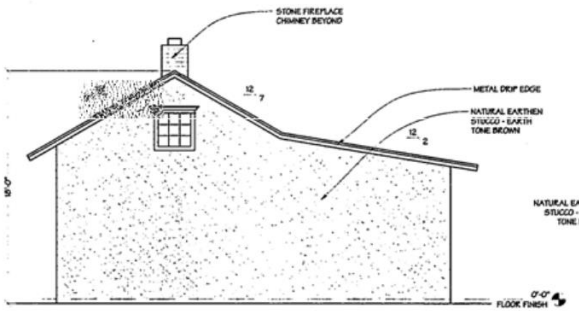
ZT 3-30-15



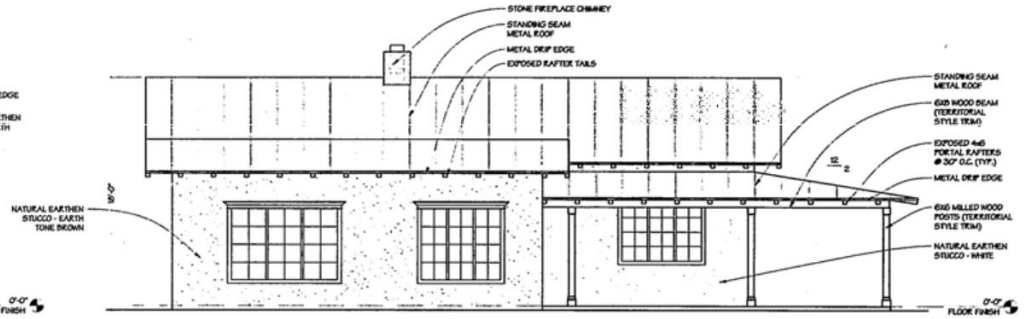
3 A2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 A2 EAST ELEVATION
SCALE: 1/4"=1'-0"



4 A2 WEST ELEVATION
SCALE: 1/4"=1'-0"



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

Proposed

ZT 3-30-15

MAR 31 2015

LIGHTFOOT
High Performance Natural Building and Design

PORTAGO RESIDENCE
449 CAMINO MONTE VISTA, SANTA FE, NEW MEXICO

MARCH 25th, 2015

BUILDING ELEVATIONS

A2

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 3/30/15	449 Camino Monte Vista
Property Owner of Record: Theodora Portago	Proposed Construction Description:
Applicant/Agent Name: Scott Cherry Lightfoot Inc.	Remove Existing Residence & Build New
Contact Person Phone Number: (505) 577-9546	TOTAL ROOF AREA: 1900 SF

Zoning District: RC-5

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage : 5 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

R. L. Scott Cherry [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ 3/30/15 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: Zach Thomas **DATE:** 3/30/15

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: October 28, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: bldg. official rpt. bldg. ht. calc.	x Photographs
	x Other: exception responses

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct a pitched roof and recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following three items.

1. The non-contributing structure will be demolished. The building is not historically important, it does not represent a unique block section, and the building official cites structural and code compliance issues.

2. A 1,568 square foot residential structure will be constructed to the maximum allowable height of 18'. It is designed in the northern New Mexico Territorial Revival style with a pitched roof. The building will feature a standing-seam metal roof, portals with square posts, Territorial cornices above windows and doors, and an earthen plaster finish on walls. While there are pitched roof structures in the streetscape, the code requirement of 50% is not met. Therefore, an exception is requested to construct a pitched roof (Section 14-5.2(D)(9)(d)) and the required exception responses are at the end of this report.

3. A yardwall will be constructed at the northwest corner to the maximum allowable height of 8'.

EXCEPTION TO CONSTRUCT A PITCHED ROOF (14-5.2(D)(9)(d))

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

Five other pitched roof structures already exist within the streetscape and the proposed pitched roof is in keeping with those and others historically built in the area and, therefore, does not damage the streetscape.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The owner requires a natural healthy home, and the materials needed to construct the home require the protection of a pitched roof in order to preserve their integrity.

Staff response: Staff agrees with this statement.

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

We believe that a pitched roof, territorial-style structure of Light Straw-Clay and natural earth stucco would strengthen the unique heterogeneous character of the City and the neighborhood in particular. The genuine authenticity of the material would enhance the range of design options in a beneficial way while respecting the historic character of the area.

Staff response: Staff agrees with this statement.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

The pitched roof will protect the integrity of the straw-clay and earth stucco, the building materials to be used for health and environmental reasons.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

Current historic code prevents us from building a structure with a pitched roof that is necessary to meet the health and welfare requirements of the owner.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in section 14-5.2(A)(1).

We have chosen a roof design that provides the least negative impact and modified it to the style that best embodies and represents the unique character of Santa Fe architectural vernacular to benefit the neighborhood, while simultaneously allowing the owner to meet her health and welfare requirements.

Staff response: Staff agrees with this statement.

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

April 2, 2015

David Rasch,
Historic Preservation

Re: 449 Camino Monte Vista

On April 1, 2015, I conducted an inspection of an existing single family dwelling at the above referenced address. The structure is approximately 1565 square feet; the heated area is 935 square feet, the garage is 280 square feet and the portal is 350 square feet. The residence is constructed of concrete block with wood roof framing.

My inspection was a visual observation only and it appears that the structure was constructed in the early 1950's. The structure does not conform to energy codes or standards as the windows are single pane and no insulation on the exterior walls. There are some signs of structural problems with the portal supports that are rotting at the bottom and the condition of the roof is poor and in disrepair. The building does not comply with the current electrical codes as it has a fifty amp service. The grading on the site is graded toward the foundation of the structure and does not comply with building code requirements.

Sincerely,

Bobby Padilla,
Building Inspector Supervisor
Inspection & Enforcement Division
Land Use Department

Proposal Letter

Owner is seeking approval to remove the existing structure at 449 Camino Monte Vista and replace it with a new stray-clay structure.

1. Demolition

   Owner is proposing to remove the existing structure. The structure was built sometime between 1949 and 1953, with several significant alterations occurring after 1972. On October 28th, 2014, during a status review, the Historic Districts Review Board designated the structure as non-contributing.

2. New Construction

   Owner is proposing to replace the existing structure with a new stray-clay, pitched roof structure.

3. Square Footage

   The new structure is proposed to be approximately one thousand one hundred twenty-eight (1,128) heated square feet. The portal area is proposed to be approximately four hundred forty (440) square feet.

4. Height and Other Dimensions

   A height of eighteen (18) feet is proposed, which is the maximum allowable building height calculated for the property. *(See, Exhibit 1, Lisa Roach's 12/15/14 Email to Joseph Karnes, and, Exhibit 2, 449 Camino Monte Vista Max Building Height.)*

   The structure is proposed to be fifty-four (54) feet, as viewed from the south and west facades, by thirty (30) feet, as viewed from the east and north facades. The portal area is included in these dimensions.

5. Materials, Colors and Finishes

   Owner is proposing that the structure be built out of straw-clay with natural earth stucco and a metal colored grey standing seam roof. White lime stucco is proposed for the areas under the portal. The portal posts are proposed to be territorial in style and painted white; the roof rafters, beams and decking are also

proposed to be painted white. The flooring of the portal is proposed to be brick and the owner is proposing a natural stone chimney.

6. Windows and Doors

Owner is proposing french and half french doors; and casement windows are proposed. The windows and doors are proposed to be white metal clad wood with territorial-style white wood trim.

7. Fence
Owner is requesting to build an 8' regular latilla fence along the northwest side of the property where the max allowable height is 8! Thank you! ☺

Thank you for your consideration of the above.

Exception Request

Owner is requesting an exception for a pitched roof. It is believed that this request for an exception complies with all the criteria listed as follows:

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

Three other pitched roof structures already exist within the streetscape and the proposed pitched roof is in keeping with those and others historically built in the area and, therefore, does not damage the streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The owner requires a natural healthy home, and the materials needed to construct the home require the protection of a pitched roof in order to preserve their integrity.

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

We believe that a pitched roof, territorial-style structure of Light Straw-Clay and natural earth stucco would strengthen the unique heterogeneous character of the City and the neighborhood in particular. The genuine authenticity of the material would enhance the range of design options in a beneficial way while respecting the historic character of the area.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

The pitched roof will protect the integrity of the stray-clay and earth stucco, the building materials to be used for health and environmental reasons.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and

Current historic code prevents us from building a structure with a pitched roof that is necessary to meet the health and welfare requirements of the owner.

(vi) **Provide the least negative impact with respect to the purpose of this section as set forth in section 14-5.2(A)(1).**

We have chosen a roof design that provides the least negative impact, and modified it to the style that best embodies and represents the unique character of Santa Fe architectural vernacular to benefit the neighborhood, while simultaneously allowing the owner to meet her health and welfare requirements.

Thank you for your consideration of the above.

Hi, Joseph –

I have been revisiting the height calculation for 449 Camino Monte Vista, as you requested. I appreciate your pointing out to me that the lot is at a Y-intersection rather than just on the corner and directing me to the section of the code that describes exclusions. I recalculated a maximum height of 18 feet, with the following changes: 1) extended the applicable streetscape 300 ft down Camino Atalaya, and 2) excluded obvious out-buildings. I did not exclude the two structures you indicated to me were "mulit-unit" because I interpret the intention of that clause to mean large apartment complexes rather than duplexes or single family homes that have been converted to house 2 or 3 units. Since it is impractical to drive out to examine each streetscape when doing a height calculation, we have to rely on our interpretations based upon the building footprints in the official map. In looking at the two footprints you pointed out were "multi-unit", it did not seem likely to me that these were built as multi-unit complexes, and so I did not exclude them. It's not a perfect system, but in the interest of equal treatment, I went with this methodology. I hope that the extra foot of height will allow your client to build to their satisfaction.

Let me know if you'd like to discuss further.

Lisa G. Roach
Senior Planner – Historic Preservation
City of Santa Fe
P.O. Box 909
200 Lincoln Ave.
Santa Fe, NM 87504-0909
Direct Line: 505-955-6660
Email: lgroach@santafenm.gov

--

This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800
Facsimile: (505) 982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
Of Counsel
Licensed in New Mexico and California
jrh@sommer-assoc.com

March 31, 2015

VIA HAND DELIVERY

David Rasch
City of Santa Fe Historic Preservation
200 Lincoln Ave.
Santa Fe, NM 87501

Re: 449 Monte Vista, Santa Fe, New Mexico

Dear David:

In accordance with our conversation last week, please find enclosed the Application (and all attachments) on behalf of Theodora Portago for an exception to the standards related to pitched roofs in Downtown Eastside Historic Standards.

I am also enclosing the e-mail establishing the allowable height received from your office. I provide this for your reference.

Please confirm that the application is complete and that nothing more is required.

Sincerely,

Karl H. Sommer

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: Proposal to construct a 6' high coyote fence along the west lot line of a contributing residential property.

Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): **449 Camino Monte Vista**

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

449 Camino Monte Vista

AP – Sommer, Karnes & Associates, LLP
Santa Fe, NM 87504-2476

P.O. Box 2476
505-989-3800

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 your application with the recommendation that the coyote fence latillas shall be spaced and tapered in a similar manner to the fence at the Water History Park and Museum on Upper Canyon Road, for which staff can provide a photo for design assistance. 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.**

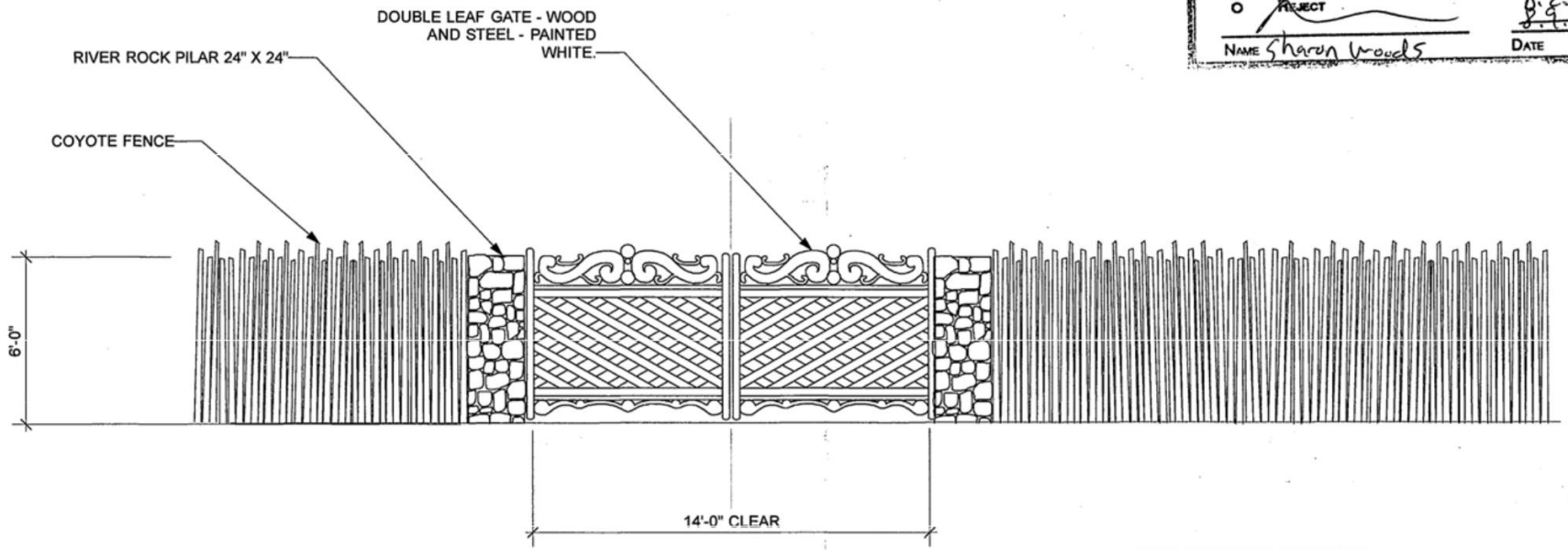
- PLANNING & LAND USE -

- ✓ HISTORIC DESIGN REVIEW
- ○ LANDSCAPE REVIEW
- ○ ESCARPMENT ARCH. REVIEW
- ○ APPROVAL
- ✓ CONDITIONAL APPROVAL
- ○ REJECT

REMARKS: See action letter 8.23.11

NAME Sharon Woods

DATE



GATE AND FENCE ELEVATION

1/4" = 1' - 0"

Spears Architects

DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011

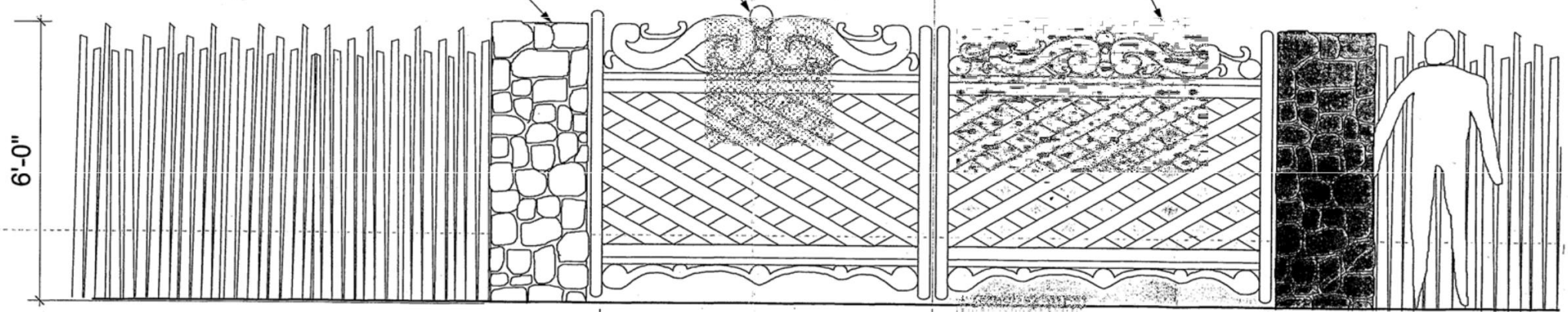
RIVER ROCK
PILAR 24" X
24"

OLD DESIGN

NEW DESIGN

DOUBLE LEAF
GATE - WOOD
AND STEEL -
PAINTED
WHITE.

COYOTE
FENCE



- PLANNING & LAND USE -

- ✓ HISTORIC DESIGN REVIEW
- ○ LANDSCAPE REVIEW
- ○ ESCARPMENT ARCH. REVIEW
- ○ APPROVAL
- ○ CONDITIONAL APPROVAL
- ○ REJECT

REMARKS: withdrawn by applicant 9.27.11

NAME Sharon Woods

DATE

Spears Architects

PORTAGO GATE

SEPTEMBER 7, 2011

1/2" = 1' - 0"

HISTORIC PRESERVATION & LAND USE -

✓ HISTORIC DISTRICTS REVIEW

O APPROVAL

O CONDITIONAL APPROVAL

O REJECT

REMARKS: See action postponed 7.22.14 ~~5.13.14~~

NAME Sharon Woods

DATE

LANDUSE / HISTORIC DIV.

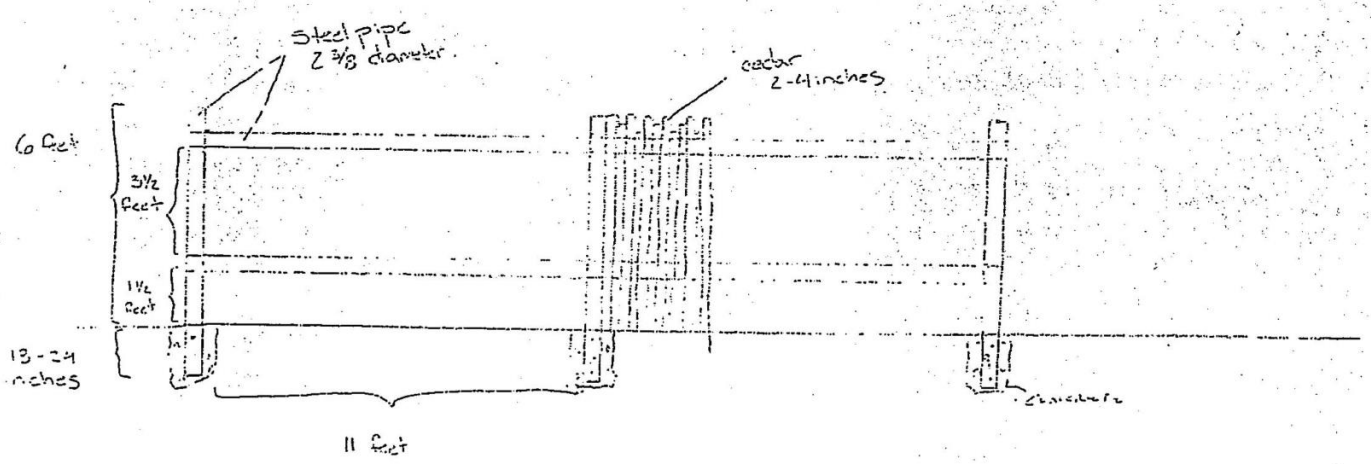
✓ Historic Design Review
O Administrative Approval

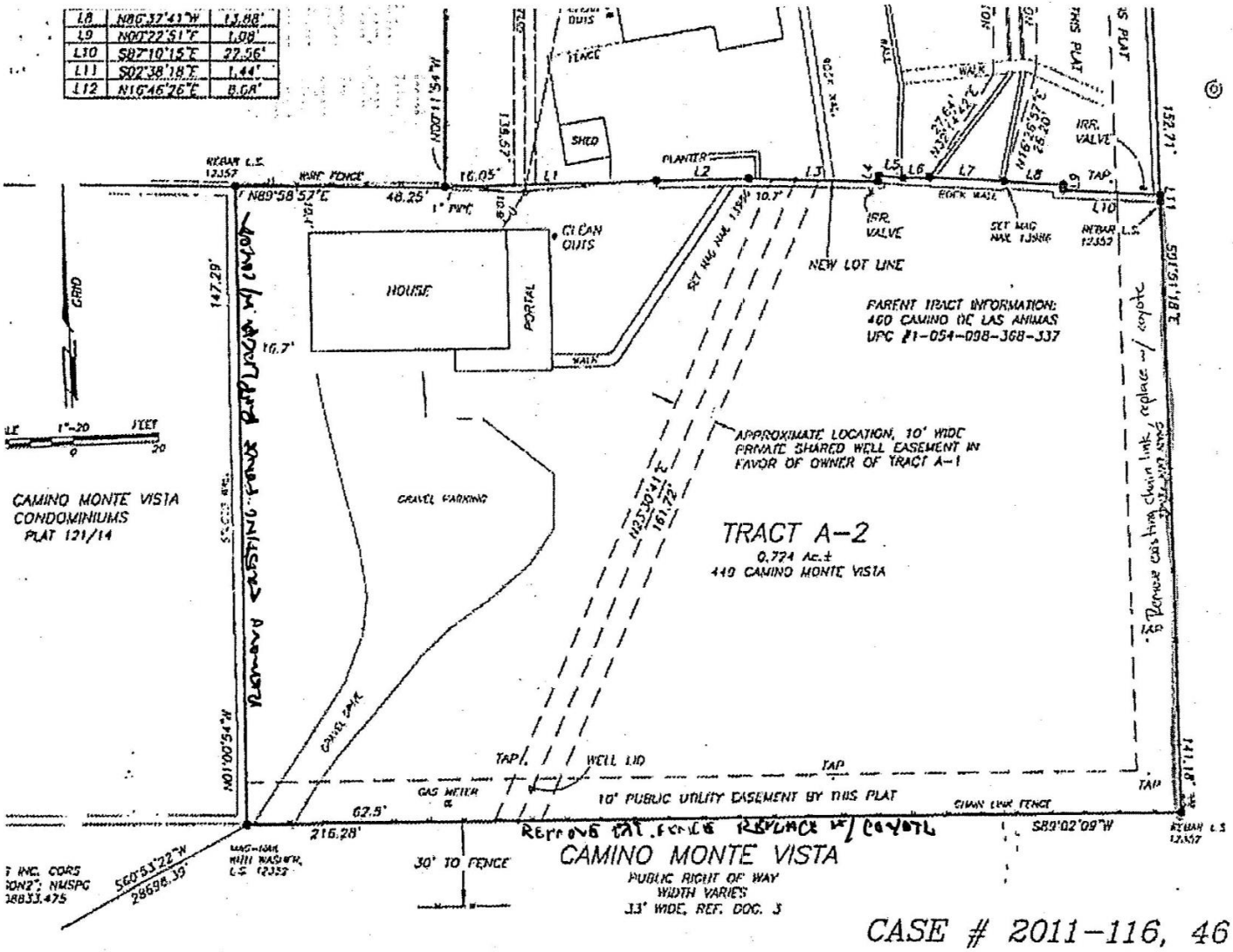
✓ Approval
O Conditional Approval
O Reject

Remarks:

NAME

5/1/13
DATE




L8 N86°37'41"W 13.88'
L9 N00°22'51"E 1.08'
L10 S87°10'15"E 22.56'
L11 S02°38'18"E 1.44'
L12 N16°46'26"E 8.08'
REBAR L.S. 12357
WIRE FENCE
N89°58'57"E
48.25'
1" PIPE
16.05'
N00°11'54"W
135.57'
SHED
PLANTER
CLEAN OUTS
HOUSE
PORTAL
WALK
GRID
147.29'
16.7'
NEW LOT LINE
SET MAG NAIL 13986
IRR. VALVE
ROCK WALL
TAP
152.71'
S15°31'18"E
PARENT TRACT INFORMATION:
400 CAMINO DE LAS ANIMAS
UPC #1-054-098-368-337
APPROXIMATE LOCATION, 10' WIDE
PRIVATE SHARED WELL EASEMENT IN
FAVOR OF OWNER OF TRACT A-1
GRAVEL PARKING
TRACT A-2
0.774 Ac.±
440 CAMINO MONTE VISTA
N35°09'41"E
161.72'
CAMINO MONTE VISTA
CONDOMINIUMS
PLAT 121/14
CAMINO MONTE VISTA
N01°00'54"W
CANAL
WELL LID
GAS METER
10' PUBLIC UTILITY EASEMENT BY THIS PLAT
62.5'
216.28'
CHAIN LINK FENCE
S89°02'09"W
Remove cattle chain link, replace w/ coyote
30' TO FENCE
CAMINO MONTE VISTA
PUBLIC RIGHT OF WAY
WIDTH VARIES
33' WIDE, REF. DOC. 3
S60°53'22"W
28698.39'
CASE # 2011-116, 46

SITE PLAN

LANDUSE / HISTORIC DIV.

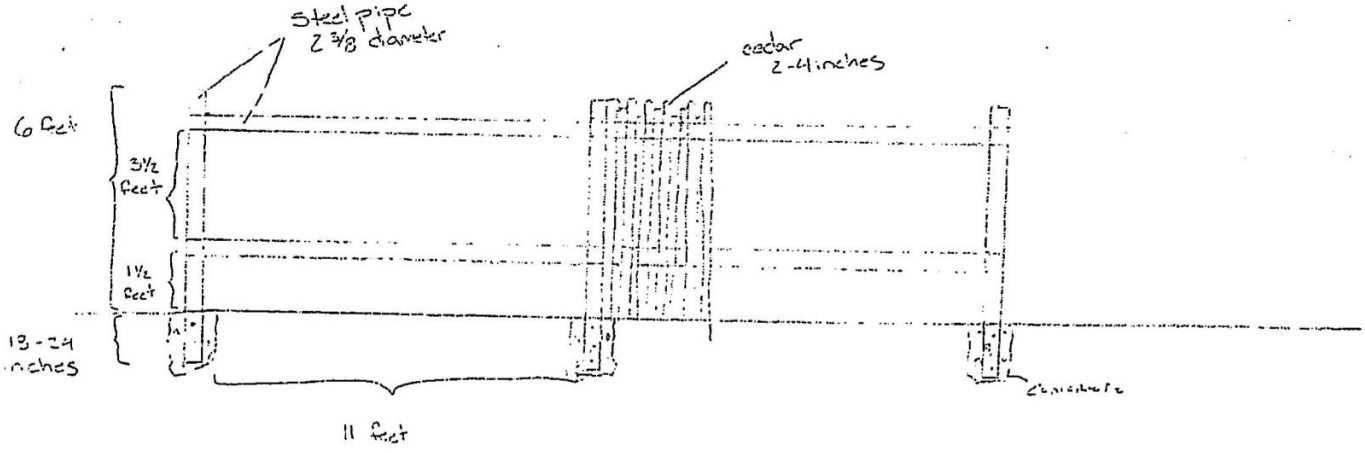
Historic Design Review
Administrative Approval

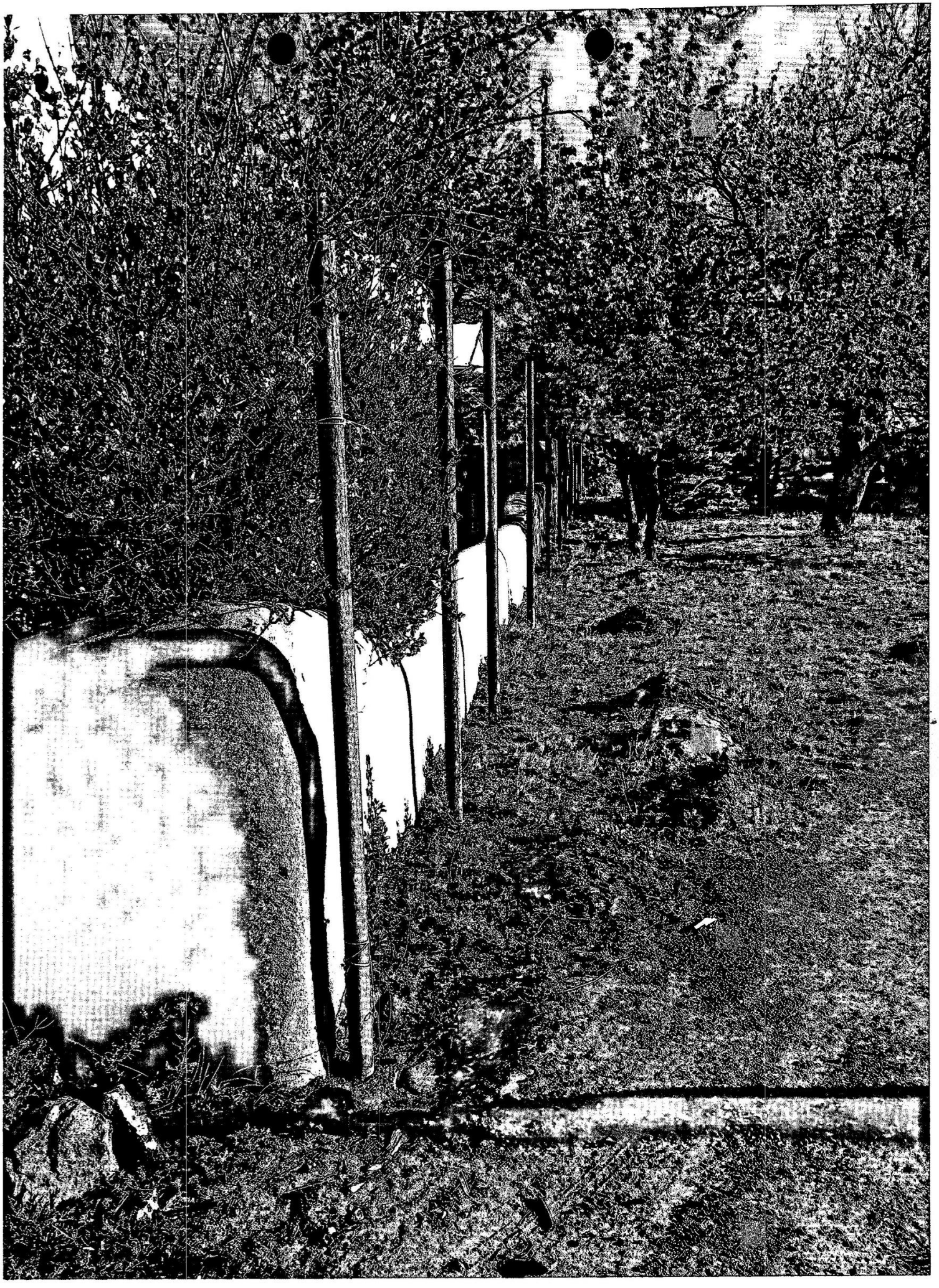
Approval
Conditional Approval
Reject

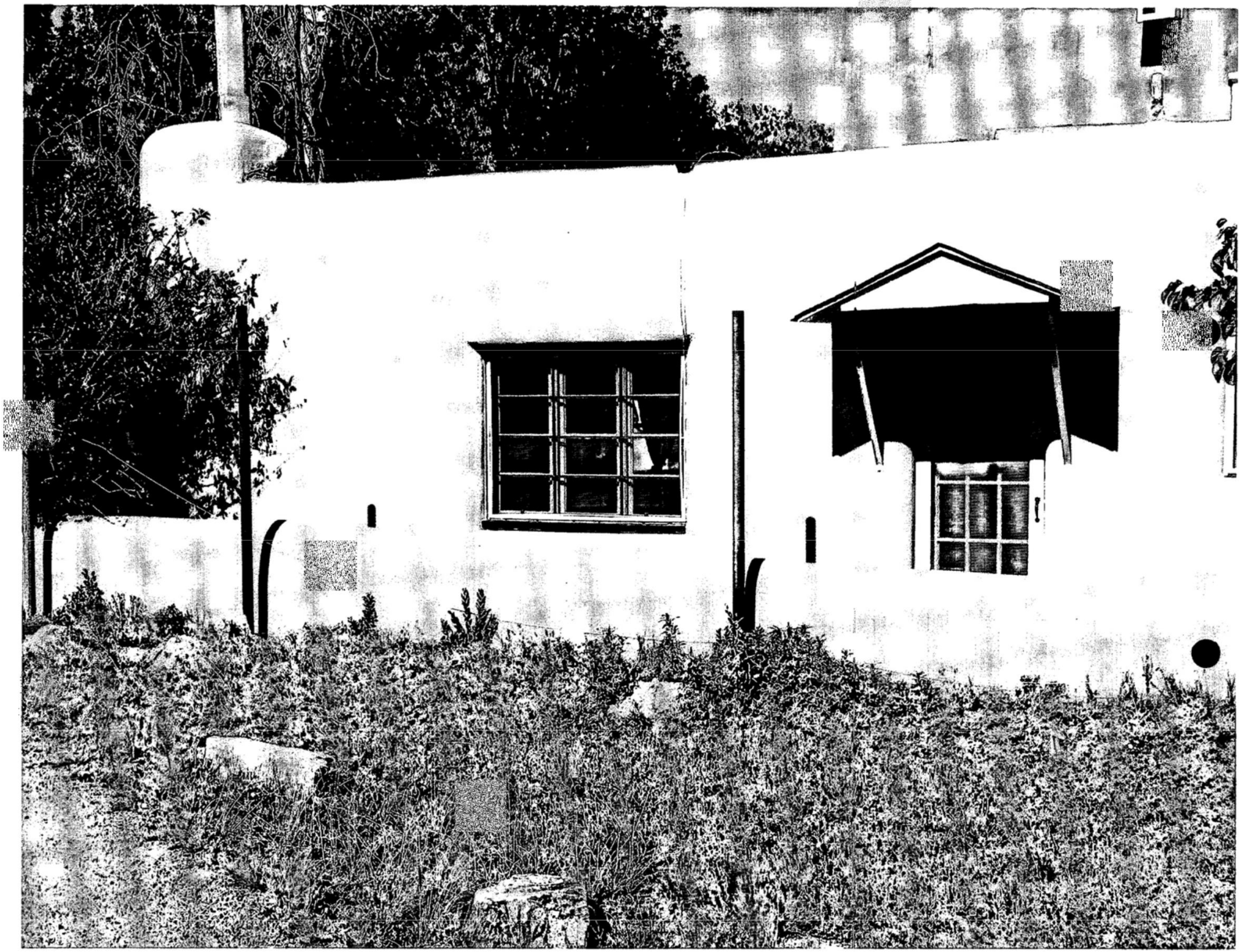
Remarks:

NAME

5/1/13
DATE









Attachment 1

Photograph 1
On Camino Monte Vista looking west toward Old Santa Fe Trail. Units 441 through 447 ½ Camino Monte Vista are on the north side (right), and 448 Camino Monte Vista is on the south side (left).

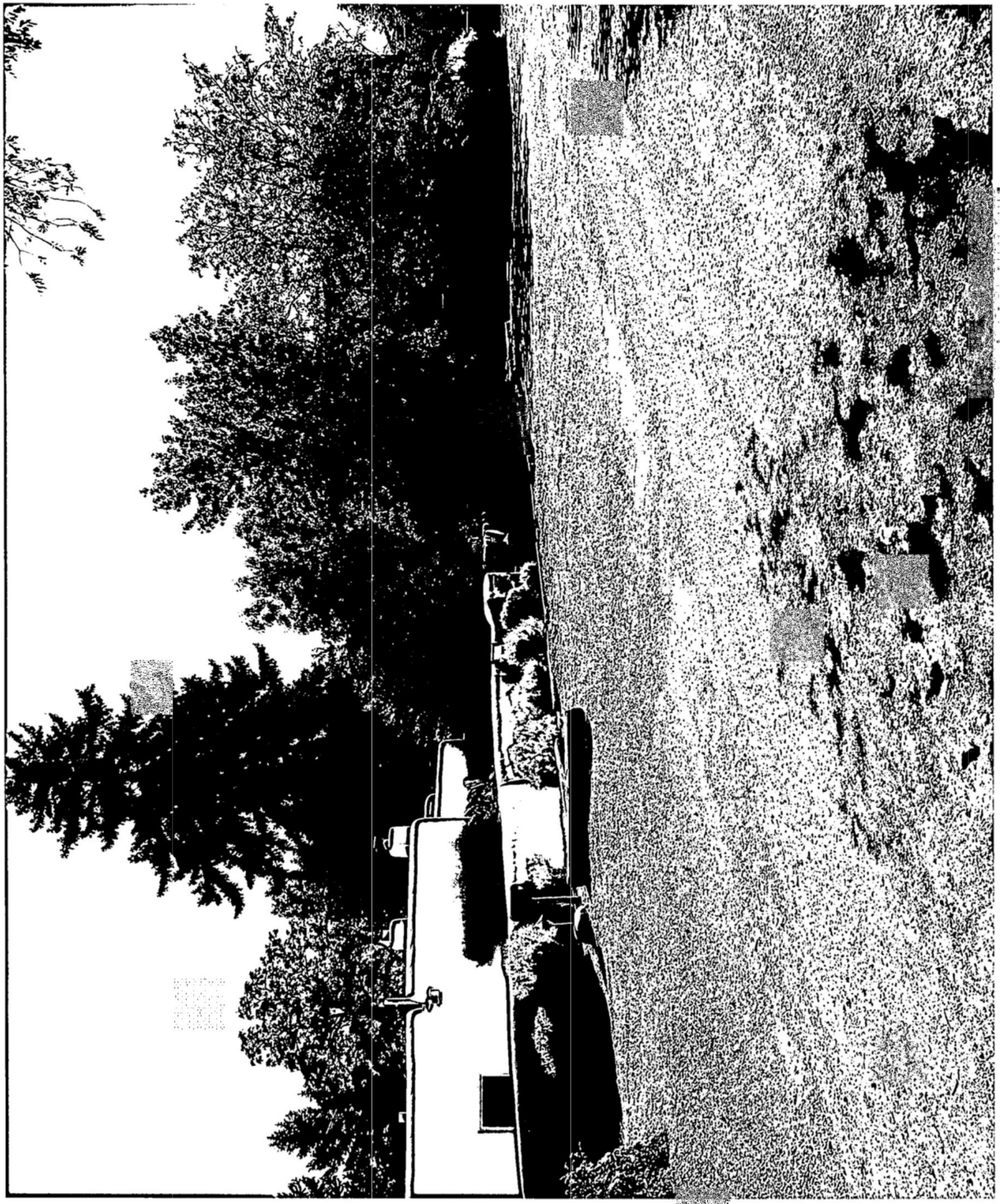
Photograph 2
On Camino Monte Vista looking west toward Old Santa Fe Trail. 448 Camino Monte Vista is on the south side (left).

Photograph 3
On Camino Monte Vista looking east. Units 447 and 447 ½ Camino Monte Vista are on the north side (left), and 448 Camino Monte Vista is on the south side (right).

Photograph 4
On Camino Monte Vista looking east. Units 441 through 447 ½ Camino Monte Vista are on the north side (left).

Photograph 5
On Camino Monte Vista looking west at Unit 447 ½ showing the fence posts where fence construction is proposed at 449 Camino Monte Vista.

Photograph 4
On Camino Monte Vista looking east. Units 441 through 447½ Camino Monte Vista are on the north side (left).



Photograph 3

On Camino Monte Vista looking east. Units 447 and 447½ Camino Monte Vista are on the north side (left), and 448 Camino Monte Vista is on the south side (right).

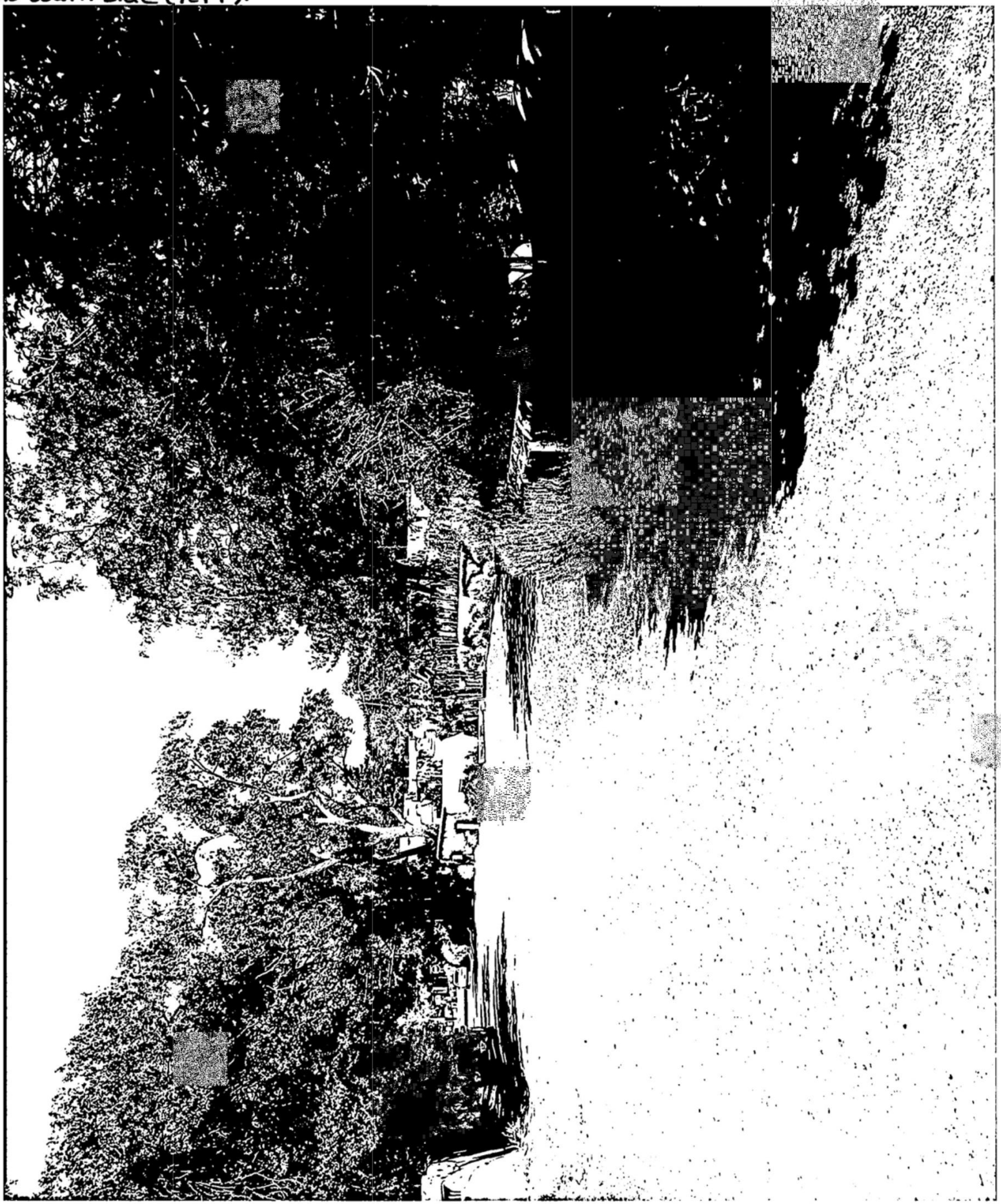


Photograph 2
On Camino Monte Vista looking west toward Old Santa Fe Trail.
448 Camino Monte Vista is on the south side (left).



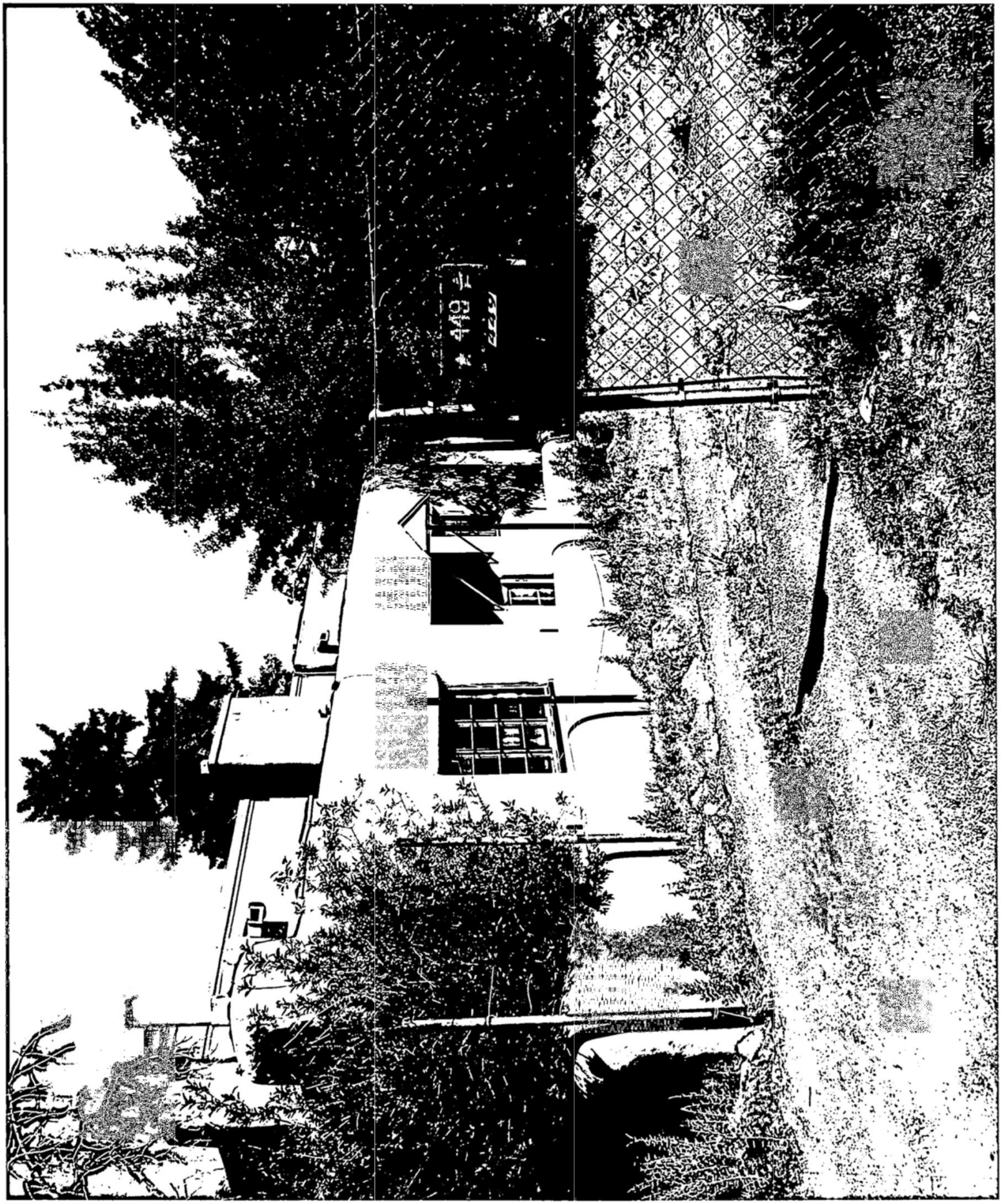
Photograph 1

On Camino Monte Vista looking west toward Old Santa Fe Trail. Units 441 through 447½ Camino Monte Vista are on the north side (right), and [redacted] Camino Monte Vista is on the south side (left).



Photograph 5

On Camino Monte Vista looking west at Unit 447½ showing the fence posts where fence construction is proposed at 449 Camino Monte Vista.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 5/6/14	449 CAMINO MONTE VISTA
Property Owner of Record: THEODORA PORTAGA	Proposed Construction Description:
Applicant/Agent Name: KARL H. SOMMER	FENCE
Contact Person Phone Number: 505 984-3860	TOTAL ROOF AREA:

Zoning District: H - R-5

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

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

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

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

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

Terrain: ☐ 30% slopes_____

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

Lot Coverage : _____%
☐Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum:____

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

KARL H. SOMMER [☐OWNER ☒APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 5/6/14

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: Site inspection made by Robert Montoya 5/5/14
6' high fence/wall will be allowed.

REVIEWER: _____ **DATE:** ___/___/___

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: July 22, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: letter from neighbor	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single family residence was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 6' high coyote fence along the west lotline beside a stuccoed retaining wall. The fence will have irregular latilla tops.

SOMMER, KARNES & ASSOCIATES, LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 139
Santa Fe, New Mexico 87501

Telephone:(505)989.3800
Facsimile:(505)982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
jrh@sommer-assoc.com
Of Counsel
Licensed in New Mexico and California

April 9, 2014

VIA HAND DELIVERY

David Rasch
Historic Design Review Board Staff
P. O. Box 909
Santa Fe, New Mexico 87504

Re: Administrative Approval of Amendment

Property Address:	449 Camino Monte Vista
Owner:	Theodora Portago
Property Legal:	Lot 6, Blk 127
Existing Permit:	13-00000778

Dear David:

By this letter, we request the Board approval for a six-foot fence on the referenced property, which property has already received approval for a fence along the east boundary of the property. Our client requests that the Board allow the fence along with south and west sides at 6' as approved by the HDRB along the east side of the property. Enclosed are the site plan and the elevations.

We look forward to hearing from you.

Sincerely,

Karl H. Sommer

To: Historical Districts Review Board

200 Lincoln Avenue, Santa Fe, NM87501

From: Anne and James Thomson

447 ½ Camino Monte Vista, Santa Fe, NM87505

Reference: Application No. 13-00000778; dated 05/29/13 and subsequent fence construction on the west side of 449 Camino Monte Vista; Notice to stop work: dated 03/25/14.

Dated: 04/17/14

Dear HDRB, please see below a copy of the contents of a letter to David Rasch, Planning Supervisor, dated 04/17/14 ...

"David, we are following up on the e-mails and informal meeting with you on 04/03/14 regarding application no. 13-00000778. The intent of this letter is to make formal our position in regard to the non-permitted fence construction (and subsequent red tag) on the west side of 449 Camino Monte Vista.

Our objections remain the same and we wish to make formal our position as stated in the e-mail to you, dated 04/02/14 ... We have already stated that we have no wish to object to the existing permit # 13-00000778; replacing the chain link fence on the south and east side of the said property. We are however objecting to a six (6) feet high fence being built on the west side (on the boundary between, 449 and 447 ½ Camino Monte Vista). We reiterate our proposal that we would have no objection to the construction of a coyote fence no higher than four (4) feet in height (as measured from the grade level of 447 ½ Camino Monte Vista).

We feel that the negative impact of a six feet high fence leaves us little choice but to object in the strongest terms to its continued construction. We will therefor appeal any decision that permits a fence higher than the four feet that we have proposed.

We further request that the six feet posts which are in place at this time (unpermitted), either be removed or cut down to match our proposal of four feet in height (as measured from our grade level).

We would appreciate a response to our proposal and would invite you or one of your colleagues to visit our home to see (in person) the negative impact of a six feet high coyote fence".

Yours sincerely,

James L. Thomson

James Thomson

Anne Thomson

Anne Thomson

June 17, 2014

Eric M. Cole
439 ½ Camino Monte Vista
Santa Fe, NM 87505

Mr. David Rasch, Supervising Planner
Historic Preservation Division
P.O. Box 909
Santa Fe, NM 87504-0909
E-Mail: darasch@santafenm.gov

Subject: Comments on Proposed Fence Construction at 449 Camino Monte Vista/460 Camino de Las Animas

Dear Mr. Rasch:

I reside at 439 ½ Camino Monte Vista and have done so for over 17 years. I was born in the Santa Fe/Los Alamos area and have resided in Santa Fe as a renter or homeowner continuously since 1973, during which time I lived predominately on the eastside of Santa Fe. For my entire life, I have had a great appreciation for the historic nature of the Santa Fe area, and it's the primary reason I live in Santa Fe, so much so that I commuted outside of Santa Fe on a daily basis for 37 years.

It has come to my attention that a coyote fence is proposed to be constructed along the property at 449 Camino Monte Vista/460 Camino de Las Animas. It is my understanding that the fence is intended to be six feet in height. I believe that a solid, uninterrupted, six-foot coyote fence would not be conducive to promoting the general welfare of the property and not in keeping with the historic character of the neighborhood. In addition, it is not harmonious with the historic layout of the neighborhood. I would like to submit the following comments, and I respectfully request the consideration of the Historic Districts Review Board.

Over the years, Camino Monte Vista has developed a historic character that consists of a mixture of walls of different heights, ranging from low walls interspersed with some intermediate and higher walls. Generally, there is not an extensive span along the street that is not broken up by low walls, vegetation, or access openings to properties. There is a common theme throughout the area which provides the historic sense of the neighborhood, which I would hope to see maintained. I believe that an uninterrupted six-foot-high coyote fence is not in keeping with the historic character of the area, is not conducive to promoting the general welfare of the property, and is not harmonious with the historic layout of the neighborhood. The extensive continuous fence is incompatible with the nature and general welfare of the area from a historic perspective.

I believe that the fence is not in the best interest of the area. However, if the fence construction is to proceed, then in order to provide a sense of compatibility with the rest of the Camino Monte Vista neighborhood and to protect the historic value of the property, I respectfully request that the fence be variable in height, and I respectfully request that the coyote fence have the supporting posts and

bracing facing inward toward the 449 property and that the latillas be variable in height, not squared off at the top.

In addition, if the fence is constructed at the six-foot height, the property at 447 ½ will be significantly impacted in that the view, air flow, light, and potentially the monetary value will be severely compromised. While I recognize that this is not a historic issue, I would appreciate consideration that the fence be no more than 4-feet high at the southwest corner of the 449 property, adjacent to the length of the 447 ½ Camino Monte Vista property, or that some other mutually acceptable design be considered.

I have provided photographs (described in Attachment 1 to this letter) of the neighborhood to show the general openness of the neighborhood as described in the statements above. Unfortunately, the photographs are not of the quality that I would have desired, but hopefully they will give you some idea of the character of the neighborhood.

I thank you for your assistance in this matter, and I thank the Historic Districts Review Board for their consideration of my comments.

Sincerely,

Eric M. Cole
439 ½ Camino Monte Vista
Santa Fe, NM 87505
Telephone: (505) 982-9474

RASCH, DAVID A.

From: Karl H. Sommer <karl@sommer-assoc.com>
Sent: Tuesday, June 17, 2014 10:42 AM
To: RASCH, DAVID A.
Cc: Mychal Delgado
Subject: Confirmation of Application

Dear David:

This will confirm that we are requesting approval of the fence on the western boundary, understanding the east and south boundaries have been approved.

~ Karl H. Sommer

Contact information:

200 W. Marcy Street Suite 142
P. O. Box 2476
Santa Fe, New Mexico 87504-2476
Phone: (505) 989-3800
Fax: (505) 982-1745
e-mail karls@sommer-assoc.com

RASCH, DAVID A.

From: Eric Cole <ecole7@comcast.net>
Sent: Wednesday, June 18, 2014 7:52 PM
To: RASCH, DAVID A.
Cc: ecole7@comcast.net
Subject: 449 Camino Monte Vista/460 Camino de Las Animas Proposed Fence Construction - Comments to HDRB

Dear Mr. Rasch,

I just wanted to let you know that yesterday I attempted to e-mail written comments to you for the Historic Districts Review Board on the proposed fence construction at 449 Camino Monte Vista/460 Camino de Las Animas. I attached a letter and some supporting photos to the e-mail as well. I received a notice that the e-mail was aborted, which I believe was due to the file size of the attachments (~12MB). So, this morning I gave a hard copy of the letter and the photos to Matt O'Reilly who very kindly and thoroughly explained the process to me. I would appreciate it if you would see that my comments and photos are submitted to the Historic Districts Review Board, and I appreciate any consideration that the Board may have concerning my comments. Thank you for your assistance in this matter.

Also, if it's not too much trouble, I would appreciate it if you could please reply to this e-mail indicating that you have received the package that I delivered this morning. Thanks.

Best regards,

Eric Cole
439 ½ Camino Monte Vista
Santa Fe, NM 87505
Telephone: (505) 982-9474

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: Proposes to construct a 6' high coyote fence along the west lotline of a contributing residential property.

Project Number: 11-110081
Case number: H-11-081
Project Type: HDRB

PROJECT LOCATION (S): 460 Camino de las Animas & 449 Camino Monte Vista

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Karl Sommer
Santa Fe, NM 87504

200 W. Marcy Street
505-989-3800

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on May 13, 2014, the decision of the Board was to postpone your request to the June 10, 2014 hearing pending reconsideration of the proposal. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

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

City of Santa Fe, New Mexico

memo

DATE: May 13, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-11-081

ADDRESS: 449 Camino Monte Vista
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: letter from neighbor	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single family residence was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 6' high coyote fence along the west lotline beside a stuccoed retaining wall. The fence will have irregular latilla tops.

RASCH, DAVID A.

From: ESQUIBEL, DANIEL A.
Sent: Tuesday, May 06, 2014 8:12 AM
To: RASCH, DAVID A. (darasch@ci.santa-fe.nm.us)
Subject: FW: 449 Camino Monte Vista

From: MONTOYA, ROBERT B.
Sent: Monday, May 05, 2014 1:58 PM
To: ESQUIBEL, DANIEL A.
Cc: khs@sommer-assoc.com
Subject: 449 Camino Monte Vista

Hi Dan,

I went to 449 Camino Monte Vista, which accesses Camino Monte Vista for a sight distance evaluation. I met with Karl Sommer at the location to do this evaluation.

At the far west of the property, the driveway is right up against the corner of the property. The neighbors to the west, 447 Camino Monte Vista, has a permanent wall structure which is currently blocking the sight distance for 449 Camino Monte Vista. By allowing a 6' fence to go all the way to the road on the west of the property will not make the current sight distance any worse. Because of this, we will allow the property owner to build the 6' fence to the west of the driveway.

I also looked at sight distance to the east of the driveway. Although the proposed wall does not meet section 14-7 of the City code we will still approve placement of the wall. This is because there are only 2 driveway east of the property, and they are both across the street from 449 Camino Monte Vista. Because of this, if a car is exiting 449 Camino Monte Visa, the driver can see both driveways across the street and see if any vehicles are exiting those properties.

In conclusion, 449 Camino Monte Vista can have a 6' fence all around the property without having to lower it for sight distance. If you have any questions please let me know.

Thank you,

****

Robert B. Montoya
Traffic Engineering Division
City of Santa Fe
Phone: (505) 955-6637
Fax: (505) 955-6439
rbmontoya@ci.santa-fe.nm.us
****

RECEIVED
APR 21 2014

To: David Rasch, Planning Supervisor

200 Lincoln Avenue, Santa Fe, NM87501

From: Anne and James Thomson

447 ½ Camino Monte Vista, Santa Fe, NM87505

Reference: Application No. 13-00000778; dated 05/29/13 and subsequent fence construction on the west side of 449 Camino Monte Vista; Notice to stop work: dated 03/25/14.

Dated: 04/17/14

David, we are following up on the e-mails and informal meeting with you on 04/03/14 regarding application no. 13-00000778. The intent of this letter is to make formal our position in regard to the non-permitted fence construction (and subsequent red tag) on the west side of 449 Camino Monte Vista.

Our objections remain the same and we wish to make formal our position as stated in the e-mail to you, dated 04/02/14 ... We have already stated that we have no wish to object to the existing permit # 13-00000778; replacing the chain link fence on the south and east side of the said property. We are however objecting to a six (6) feet high fence being built on the west side (on the boundary between, 449 and 447 ½ Camino Monte Vista). We reiterate our proposal that we would have no objection to the construction of a coyote fence no higher than four (4) feet in height (as measured from the grade level of 447 ½ Camino Monte Vista).

We feel that the negative impact of a six feet high fence leaves us little choice but to object in the strongest terms to its continued construction. We will therefor appeal any decision that permits a fence higher than the four feet that we have proposed.

We further request that the six feet posts which are in place at this time (unpermitted), either be removed or cut down to match our proposal of four feet in height (as measured from our grade level).

We would appreciate a response to our proposal and would invite you or one of your colleagues to visit our home to see (in person) the negative impact of a six feet high coyote fence.

Yours sincerely,

James L. Thomson

James Thomson

Anne Thomson

Anne Thomson

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes a redesign for a gate on a contributing residential property.

Project number: 11-10100081
Case number: H-11-00081
Project type: HDRB

PROJECT LOCATION (S): 460 Camino de las Animas

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Spears Architect
Santa Fe, NM 87505

1334 Pacheco Street
505-983-6966

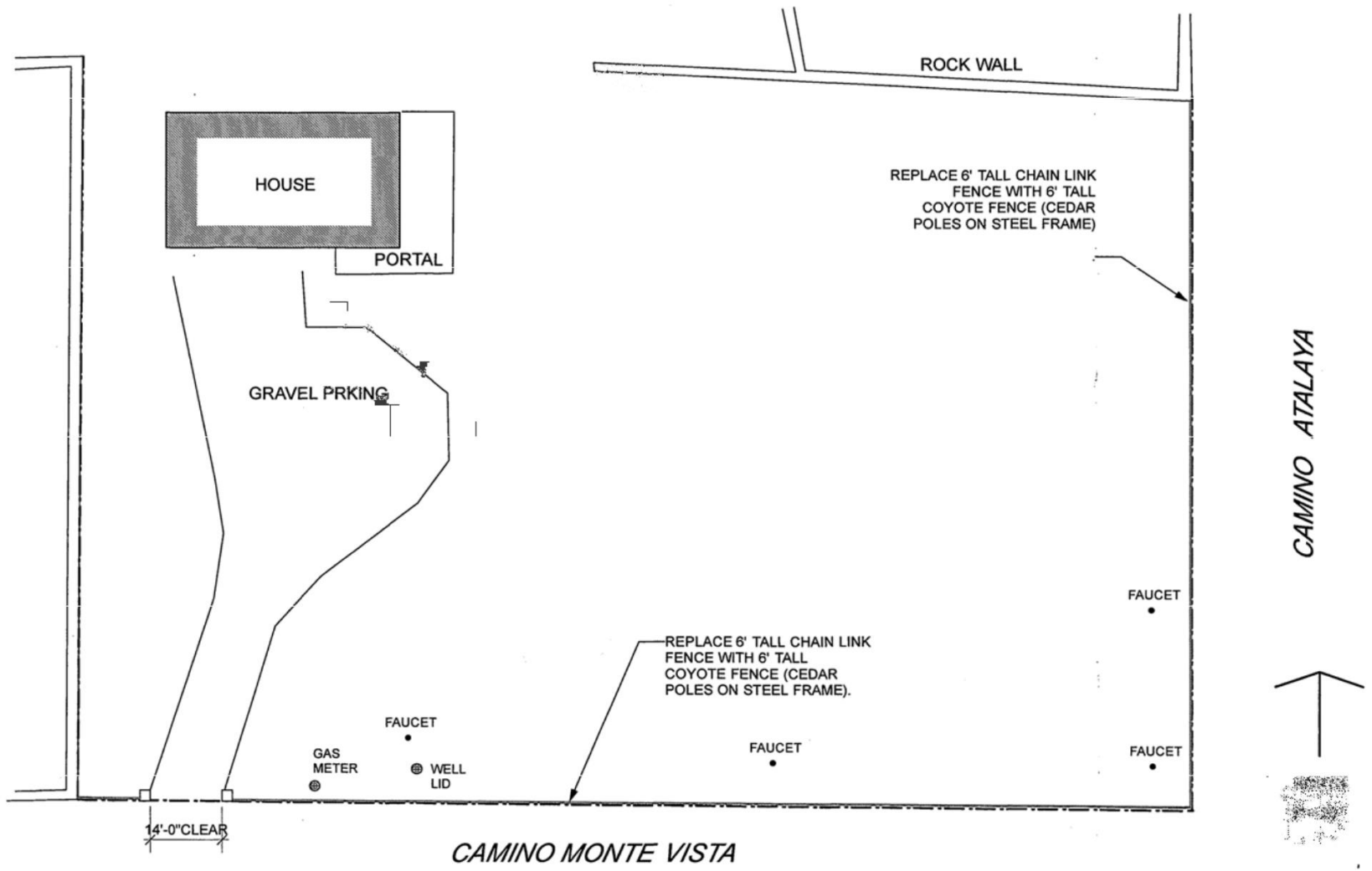
BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, September 27, 2011, acted on the above referenced case. The board accepted your request to indefinitely postpone this application. For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

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



DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011

Spears Architects

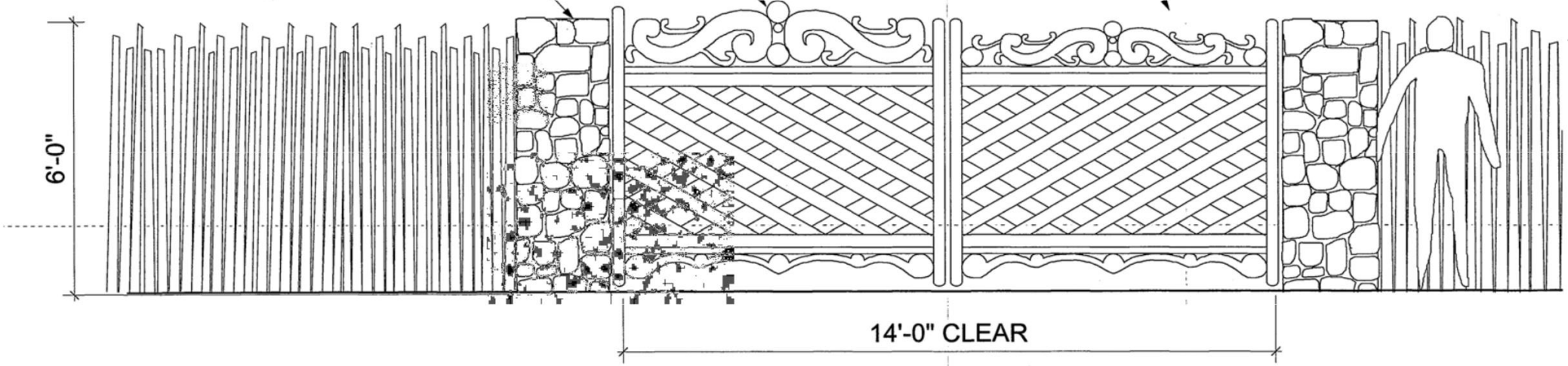
NEW DESIGN

DOUBLE LEAF GATE - WOOD AND STEEL - PAINTED WHITE.

RIVER ROCK PILAR 24" X 24"

OLD DESIGN

COYOTE FENCE

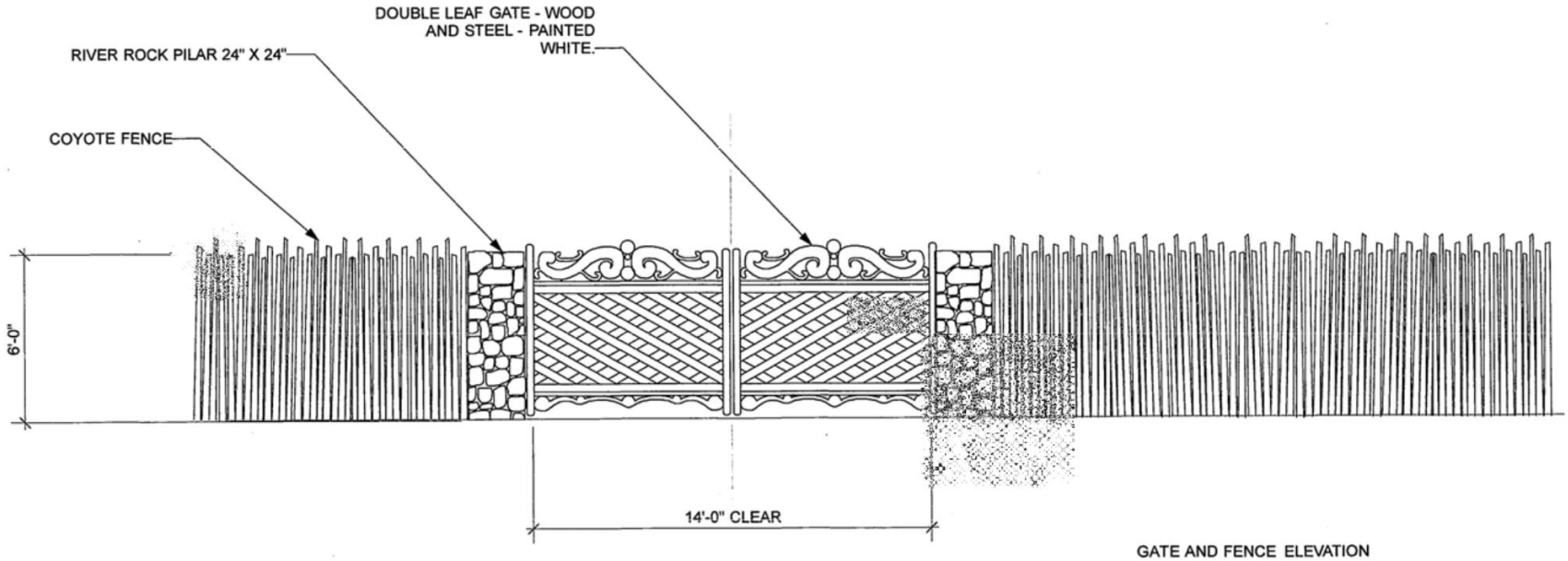


Spears Architects

PORTAGO GATE

SEPTEMBER 7, 2011

1/2" = 1' - 0"



GATE AND FENCE ELEVATION

1/4" = 1' - 0"

previous design

Spears Architects

DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011





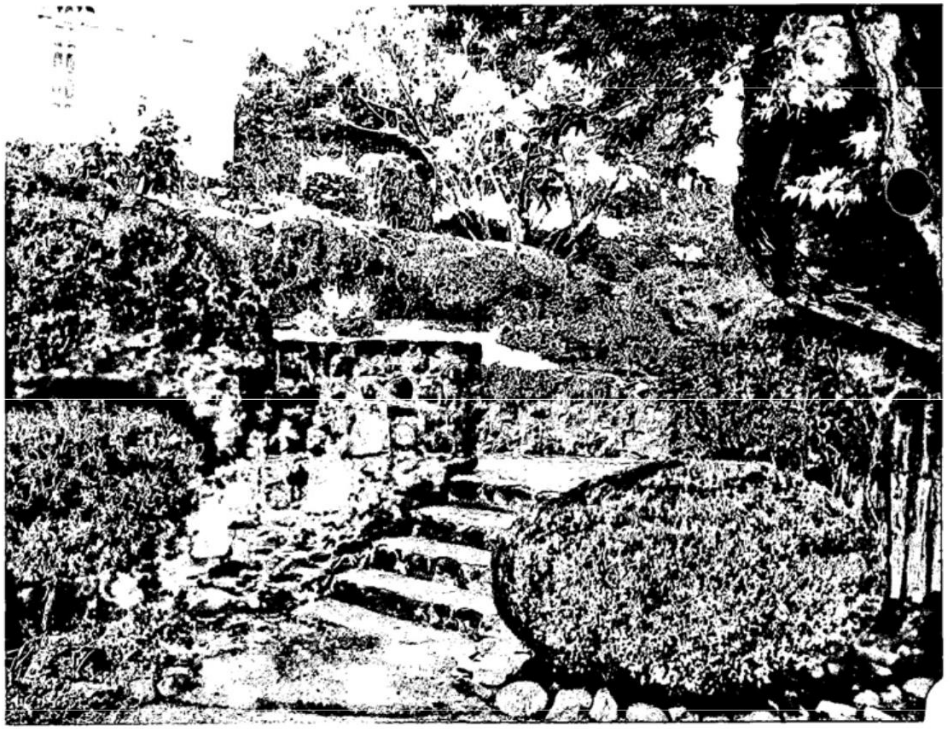


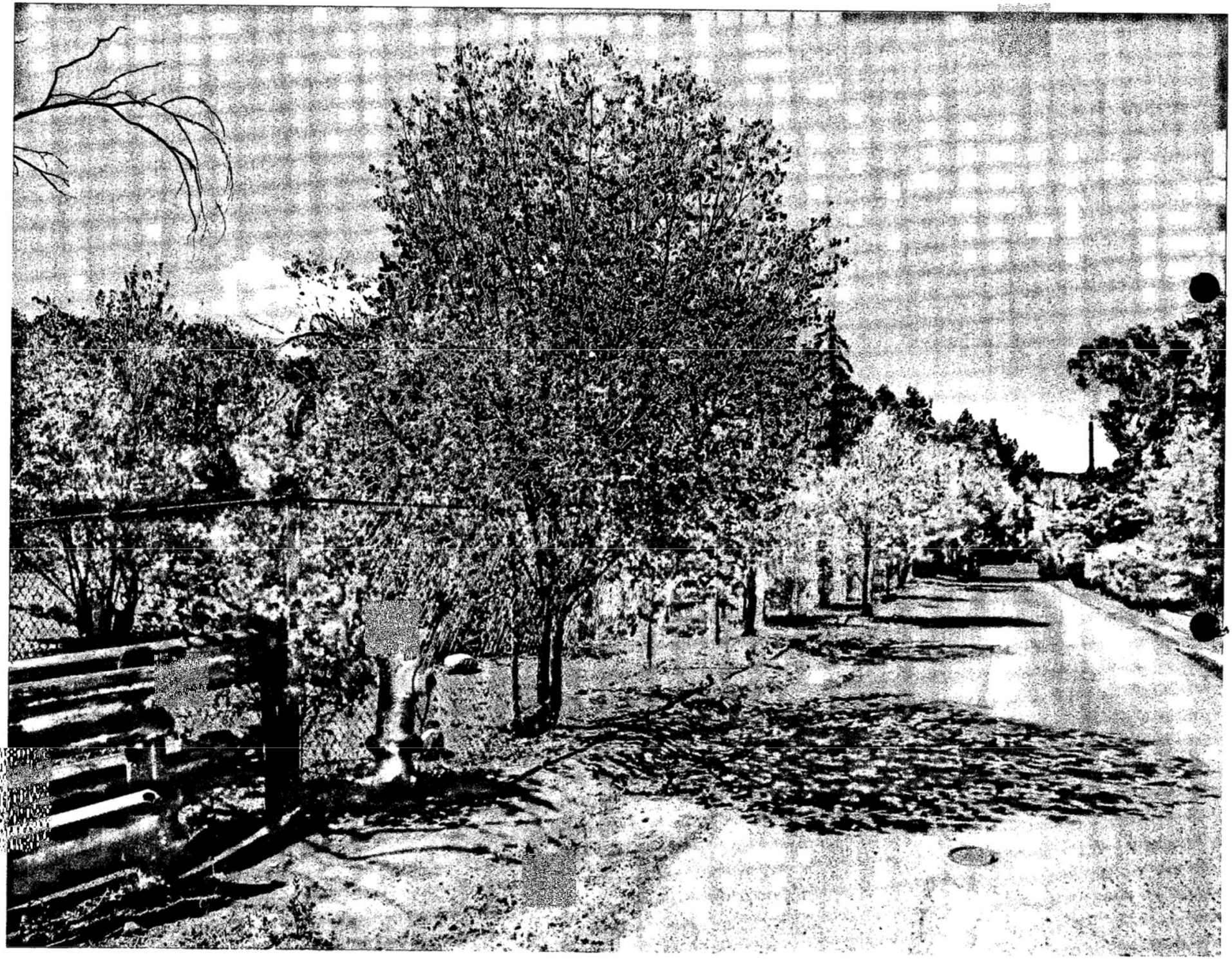




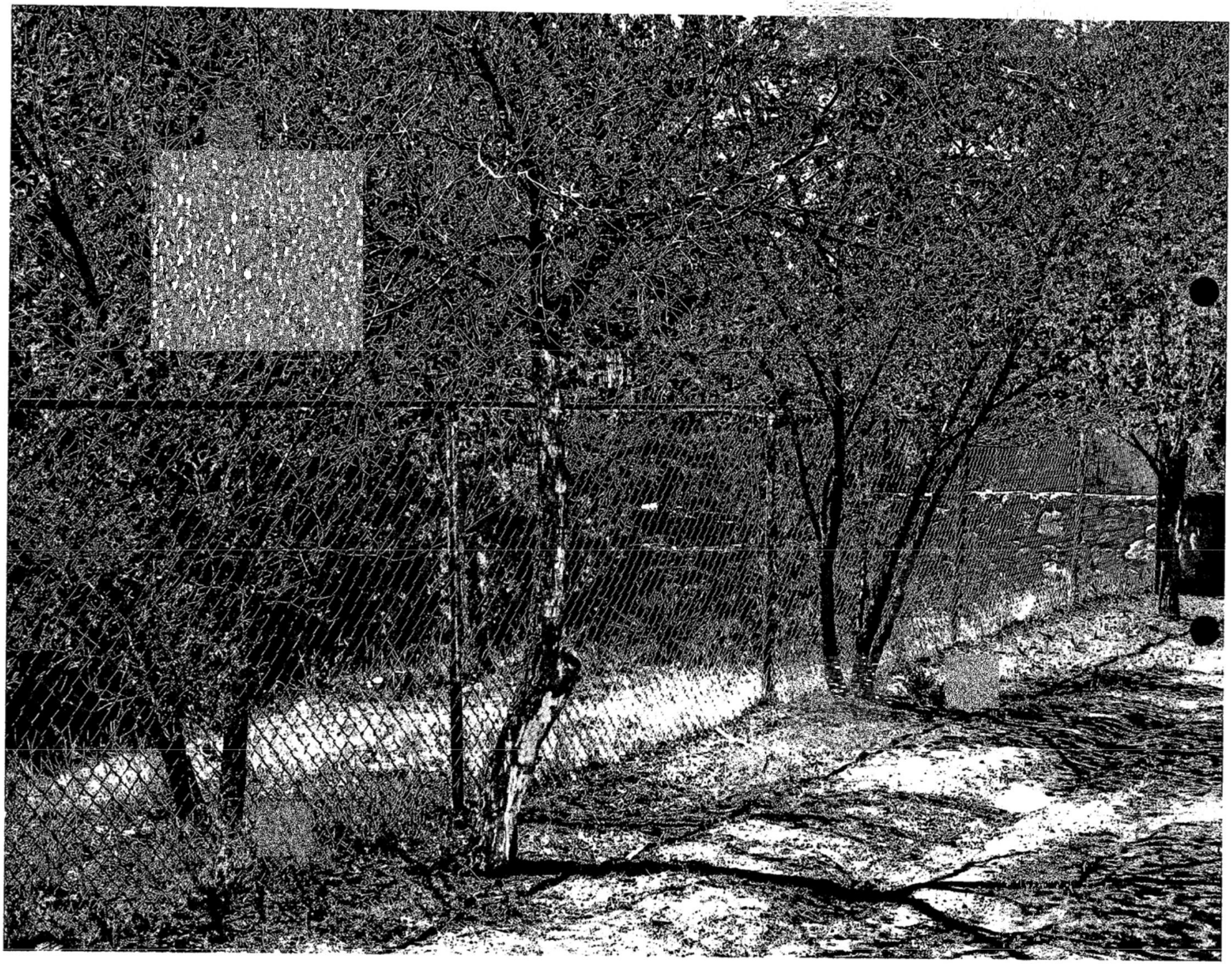














AREA CALCULATIONS

PROJECT - EXISTING	
EXISTING AREA (BUILDING FOOTPRINT):	± 10,661 SF
EXISTING AREA (INTERIOR):	± 9,426 SF
PROJECT - ADDITION	
ADDITION AREA (BUILDING FOOTPRINT):	**± 2,382 SF** (1,680 ADMIN / LOBBY + 702 RESTROOM)
ADDITION AREA (INTERIOR):	± T.B.D. SF
PROJECT - TOTAL	
TOTAL:	**± 12,960 SF**
LOT COVERAGE	
TOTAL **EXISTING** BUILDING FOOTPRINT:	± 12,960 SF (EXISTING)
ADD LOBBY + ADMIN.	2,382 SF
REMOVE WALLS	- 1,387 SF
TOTAL **NEW** BUILDING FOOTPRINT:	± 36,777 SF (TOTAL AFTER ADDITION)
LOT AREA (SITE):	± 484,605 SF / 11.152 ACRES (TRACT '1') ± 62,770 SF / 1.441 ACRES (TRACT '2')
LOT COVERAGE (%):	7.5% (OF TRACT '1') (36,777 SF/ 484,605 SF)
ROOF AREA (EXISTING):	± 23,611 SF
ROOF AREA (PROPOSED):	± 4498 SF

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: 7/21/11	**Site Address:** 460 Camino de las Animas.
Property Owner of Record: Theodora Portago	**Proposed Construction Description:** New 6' tall Coyote fence to replace 6' tall chain link fence.
Applicant/Agent Name: Spears Architects	
Contact Person Phone Number: (505) 983-6966	**TOTAL ROOF AREA:**

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

Beverley Spears — 7/21/11

☐OWNER ☐APPLICANT ☒AGENT — DATE

To Be Completed By City Staff

☑ Historic PZR ☐ ~~Building Permit PZR~~

Zoning District: RC-5 - DT & Eastside

Overlay: ☑ Historic
- ☐ ~~Escarpment*~~
- ☐ ~~Flood Zone~~
- ☐ ~~Business Capitol District~~
- ☐ ~~Cerrillos Road Corridor~~
- ☑ Archaeological
  - ☐ ~~Historic Downtown~~- (2,500 sq ft of ground disturbance)
  - ☒ River and Trails-(2 acres)
  - ☐ ~~Suburban (10 acres)~~

Zoning Submittal Requirements:
- ☒ Legal Lot of Record/Development Plan
- ☒ Existing **And** Proposed Site Plan

Supplemental Zoning Submittals:
- ☐ ~~Accessory Structure Affidavit~~
- ☑ Approval Letters (Tech Review, Historic, etc..)
- ☐ ~~Zero Lot Line Affidavit~~

Use of Structure: ☑ Residential
☐ Commercial Type of Use: —

Setbacks:
Front: X Required: X
Rear: X Required: X
Sides: L X R — Required: X
2nd Front? —
☑ 10 ft Building Separation
+ Existing 6'
Height: Proposed —
Maximum Height: see below or
☑ Regulated by Historic Division
☐ ~~Regulated by Escarpment Overlay~~ District

Parking Spaces:
Proposed 2 Handicap** 0
Minimum: 2

Bicycle Parking:**
Proposed: — Minimum: —

* Requires and additional review conducted by Technical Review Division to ensure compliance. ** Commercial Requirement

Additional Agency Review if Applicable:

☐ Escarpment Approval by NA Date: — ☐ Flood Plain Approval by N/a Date: —

Notes: no reviews needed

Zoning Approval:

☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: meets zoning requirements, Historic will Regulate Height

REVIEWER: DR **DATE:** 7/22/11

City of Santa Fe, New Mexico

memo

DATE: September 27, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner, Historic Preservation Division DR

CASE # H-11-081

ADDRESS: 460 Camino de las Animas
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
____ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board as to whether this revised design is in harmony with the streetscape, although staff acknowledges that it is in harmony with the other gate on the property. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

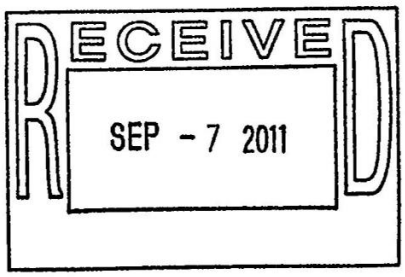
BACKGROUND & SUMMARY:

460 Camino de las Animas is a single family residence was constructed before 1958 in the Spanish-Pueblo Revival style. A free-standing secondary residence, accessed from Camino Monte Vista, was constructed at an unknown date in a simplified Spanish-Pueblo Revival style. Both structures are listed as contributing to the Downtown & Eastside Historic District.

On August 9, 2011, the Historic Design Review Board approved a height exception to remove a chain-link fence and vehicle gate at both street frontages and replace it with a coyote fence at 72" high where the maximum allowable height is 60" along Camino Atalaya and 58" along Camino Monte Vista. At the same hearing, the Board requested that the applicant reconsider the pilaster and gate design which was introducing a variety of materials and a unique design element in a large scale.

The 14' wide bi-leaf vehicle gate is proposed on the Monte Vista frontage flanked by 24" x 24" river rock pilasters. The gate will be white painted wood and steel featuring a diagonal lattice with decorative scrolls on the top and bottom that resemble Mayan or Baroque designs. The decorative scrolls have been reduced in scale from 18" high to 12" high.

Spears Architects



September 7, 2011

Historic Design Review Board
City of Santa Fe
202 Lincoln Ave.
Santa Fe, NM

Dear Board Members,

With this letter we are submitting a revised gate for the property at 460 Atalaya along the south boundary at the dead end of Monte Vista. The design has been revised based on comments from the Board. The decorative scrollwork on top of the gates has been reduced in size from a maximum height of 18" to a maximum height of 12". We have retained the scrollwork which is copied from an old garden gate on the property, a photo of which is attached. The scrollwork indeed does reflect European origins as do many traditional New Mexican Spanish Colonial designs in tinwork, woodwork, colcha embroidery, santos and other artifacts. Some of the handcarved historic lintels throughout the house also reflect this motif.

The white color reflects the white trim of the B J O Nordfeld house as well as many other houses in the district. The stone pillars will match the extensive historic stonework on the property as well as elsewhere in the neighborhood. Thank you for your consideration of this submittal.

Cordially,

Beverley Spears

Beverley Spears, FAIA

architecture · landscape architecture · urban design
1334 Pacheco Street · Santa Fe, New Mexico 87505
505.983.6966 · fax 505.983.2691 · studio@spearsarchitects.com

ITEM # 11-0985

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

Case #H-11-081
Address – 460 Camino de las Animas
Owner/Applicant's Name – Theodora Portago
Agent's Name – Spears Architects

THIS MATTER came before the Historic Design Review Board (Board) for hearing on August 23, 2011 upon the application (Application) of Spears Architects, as agent for Theodora Portago, owner.

460 Camino de las Animas is a single family residence was constructed before 1958 in the Spanish-Pueblo Revival style. A free-standing secondary residence, accessed from Camino Monte Vista, was constructed at an unknown date in a simplified Spanish-Pueblo Revival style. Both structures are listed as contributing to the Downtown & Eastside Historic District.

The Applicant requested a remodeling project (Project) including removal of a chain-link fence and vehicle gate at both street frontages and replacement with a 72" high coyote fence with irregular tops and a 14' wide bi-leaf vehicle gate with white painted wood on steel framing featuring a diagonal lattice with decorative scrolls on the top and bottom that resemble Mayan or Baroque designs will be constructed on the Monte Vista frontage flanked by 24" x 24" river rock pilasters. An exception was requested to exceed the maximum allowable height for the street-frontage fences (Section 14-5.2(D)(9)).

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

FINDINGS OF FACT

1. The Board heard testimony from staff, the Applicant, and other people interested in the Application.
2. Zoning staff has determined that the Application meets underlying zoning standards.
3. Board staff recommended that the Board approve the Application as having met the exception criteria to exceed the maximum allowable height (Section 14-5.2(D)(9)) for the street-frontage fences.
4. The Property is located in the Downtown & Eastside Historic District and the Project is subject to the requirements of the following sections of the Santa Fe Land Development Code:
   (a) Section 14-5.2(C); Regulation of Significant Structures;
   (b) Section 14-5.2(D)(1)-(9), General Design Standards for All H Districts;
   (c) Section 14-5.2(E), Downtown & Eastside Historic District.
5. The maximum allowable height for a street-frontage fence is 60" along Camino Atalaya and 58" along Camino Monte Vista.
6. The proposed gate and pilaster design has too many differing materials and the scroll designs appear to be out of proportion on this large gate.

7. Under Sections 14-5.2(A)(1)(b) and (c), 14-2.7(A)(1), and 14-2.7(A)(3), the Board has the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

CONCLUSIONS OF LAW

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

The Board concludes that the Project has met the exception criteria as submitted to exceed the maximum allowable height for the streetscape fences (Section 14-5.2(D)(9)) with the highest latillas not exceeding 72". The Project is approved with the conditions that the gate and pilasters shall be redesigned and brought back to the Board for review.

IT IS SO ORDERED ON THIS 13th DAY OF SEPTEMBER 2011 THE HISTORIC DESIGN REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

Date: 9/13/11

FILED

Yolanda Y. Vigil
City Clerk

Date: 9-14-11

APPROVED AS TO FORM

Kelley Brennan
Assistant City Attorney

Date: 9/14/11

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)).

Project number: 11-10100081
Case number: H-11-00081
Project type: HDRB

PROJECT LOCATION (S): 460 Camino de las Animas

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Spears Architects
Santa Fe, NM 87505

1334 Pacheco Street
505-983-6966

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, August 23, 2011, acted on the above referenced case. The decision of the board was to approve your request for a height exception with the conditions that the latillas tops shall be irregular and not exceeding 72" high and that the gate and pilasters shall be redesigned and resubmitted to the Board. For further information please call 955-6605.

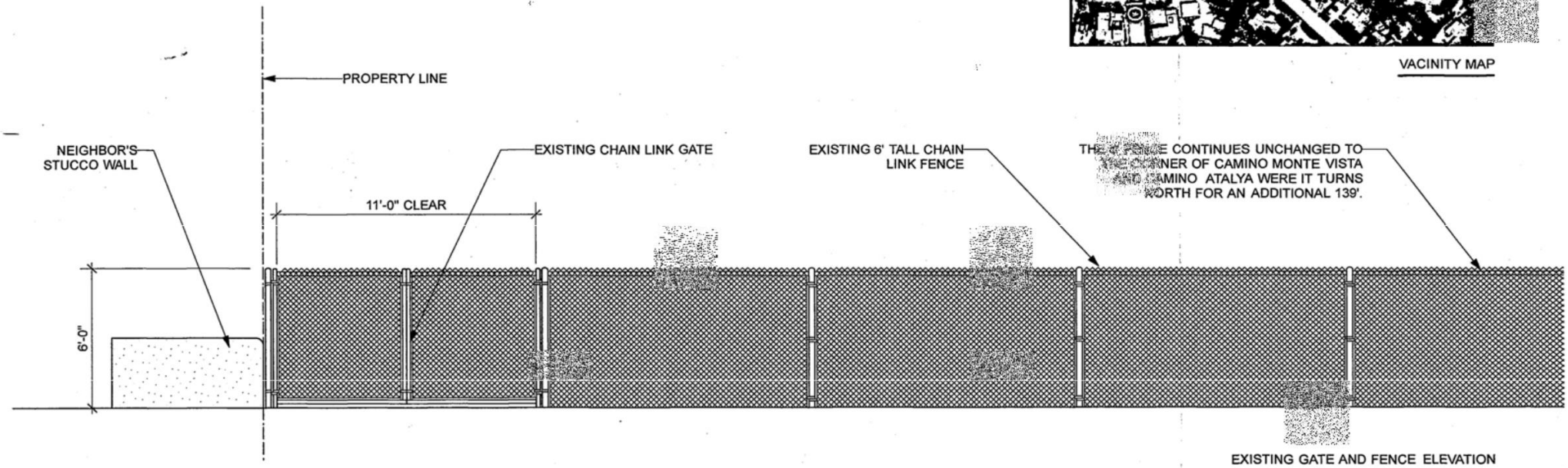
Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

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



VACINITY MAP



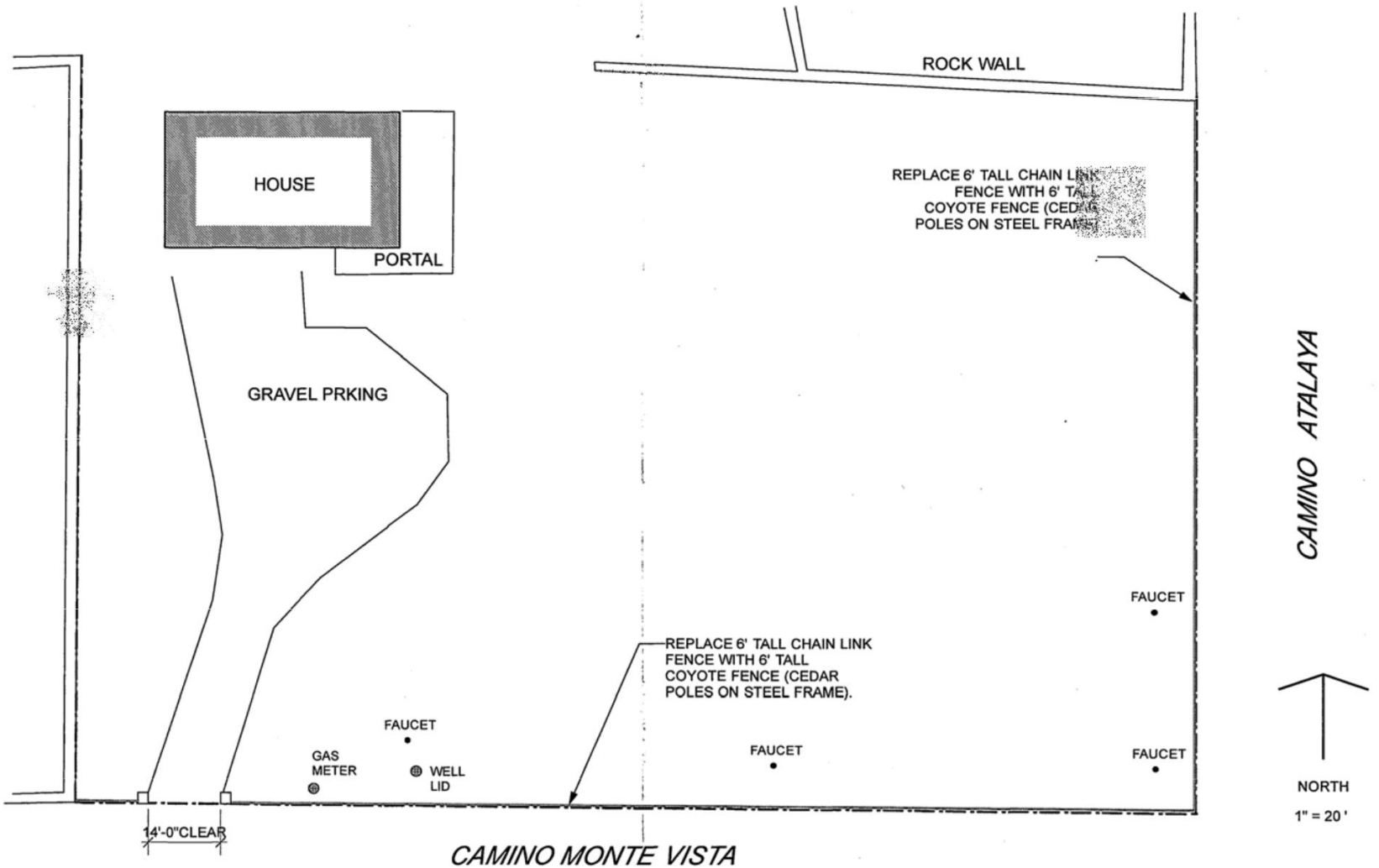
EXISTING GATE AND FENCE ELEVATION

1/4" = 1' - 0"

Spears Architects

PORTAGO FENCE REPLACEMENT

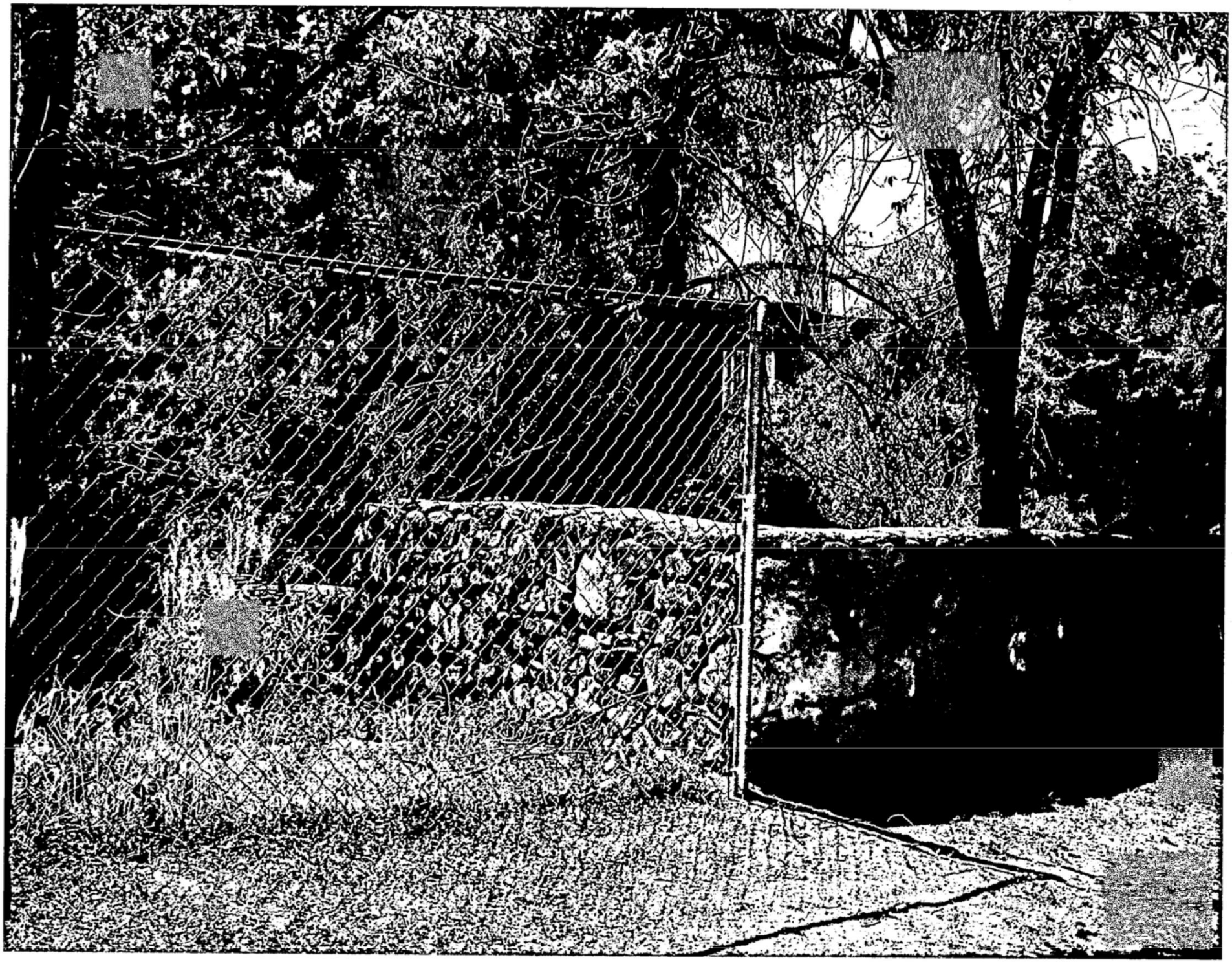
JULY 21, 2011



Spears Architects

DE PORTAGO FENCE REPLACEMENT

JUNE 8, 2011



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: July 5, 2011	**Site Address:** 460 Camino de las Animas
Property Owner of Record: Theodora Portago	**Proposed Construction Description:** Replace chain link fence w/ coyote fence
Applicant/Agent Name: Spears Architects	
Contact Person Phone Number: (505)983-6966 - Beverley	**TOTAL ROOF AREA:** N/A

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

Beverley Spears — 7/12/2011

□OWNER □APPLICANT ☑AGENT — DATE

To Be Completed By City Staff: ☐ Historic PZR ☐ Building Permit PZR

Zoning District:_____

Overlay: □ Historic
- □ Escarpment*
- □ Flood Zone*
- □ Business Capitol District
- □ Cerrillos Road Corridor
- □ Archaeological
  - □ Historic Downtown- (2,500 sq ft of ground disturbance)
  - □ River and Trails-(2 acres)
  - □ Suburban-(10 acres)

Zoning Submittal Requirements:
- □ Legal Lot of Record/Development Plan
- □ Existing **And** Proposed Site Plan

Supplemental Zoning Submittals:
- □ Accessory Structure Affidavit
- □ Approval Letters (Tech Review, Historic, etc..)
- □ Zero Lot Line Affidavit

Use of Structure: □Residential
□Commercial Type of Use: _____

* Requires and additional review conducted by Technical Review Division to ensure compliance.

Setbacks:
Front: ____ Required: ____
Rear: ____ Required: ____
Sides: L___ R___ Required:____
2nd Front? ____
□ 10 ft Building Separation

Height: Proposed _____
Maximum Height: _____ or
□ Regulated by Historic Division
□ Regulated by Escarpment Overlay District

Parking Spaces: NA
Proposed_____ Handicap**____
Minimum:_____

Bicycle Parking:** NA
Proposed:____ Minimum:_____
** Commercial Requirement

Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: _____ □ Flood Plain Approval by _____ Date:_____
Notes: _____

Zoning Approval:
□Preliminary Approval □with conditions □ Rejected
Comments/Conditions:_____

REVIEWER: _____ **DATE:** _____

City of Santa Fe, New Mexico

memo

DATE: August 9, 2011

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner, Historic Preservation Division DR

CASE # H-11-081

ADDRESS: 460 Camino de las Animas
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: wall height calculation	_x_ Photographs
	_x_ Other: exception criteria responses

STAFF RECOMMENDATION:

Staff recommends approval of the height exception request, since a tall fence already exists in the proposed fence location and the replacement fence is more acceptable than chain link. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

460 Camino de las Animas is a single family residence was constructed before 1958 in the Spanish-Pueblo Revival style. A free-standing secondary residence, accessed from Camino Monte Vista, was constructed at an unknown date in a simplified Spanish-Pueblo Revival style. Both structures are listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to remove a chain-link fence and vehicle gate at both street frontages and replace it with a coyote fence at 72" high where the maximum allowable height is 60" along Camino Atalaya and 58" along Camino Monte Vista. The latillas tops are designed at irregular tops. A height exception is requested and the criteria responses are at the end of this report.

A 14' wide bi-leaf vehicle gate is proposed on the Monte Vista frontage flanked by 24" x 24" river rock pilasters. The gate will be white painted wood and steel featuring a diagonal lattice with decorative scrolls on the top and bottom that resemble Mayan or Baroque designs.

(i) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. There is approximately 6 feet of space between the edge of the asphalt pavement and the chain link fence at the property line. There are 7 deciduous elm trees at least 12 feet in height along Camino Atalaya to help visually soften the appearance of the coyote fence. The applicant will happily plant additional xeric native vegetation such as chamisa and pinon as well as Virginia creeper to further soften the appearance.

Staff response: Staff is in agreement with this response.

(ii) This exception will prevent a hardship by allowing the applicant to continue to maintain the security of a six-foot fence. The applicant owns four large dogs, two of which are rescue dogs. A fence of this height is needed to contain these dogs. These dogs can jump a fence that is 60" tall.

Staff response: Staff is in agreement with this response.

(iii) A coyote fence is rural in character. This area of the Core Historic District is quite rural as so much of the East Side was when the district was first created. Allowing this fence at the typical coyote fence height seems appropriate for this semi-rural location.

Staff response: Staff is in agreement with this response.

(iv) This location is more rural than most and is at the end of or near the end of two dead end streets. The owner has had the benefit of a six-foot fence since she acquired the property. The fence will not mask a front yard or any visible architectural elements.

Staff response: Staff is in agreement with this response.

(v) When the applicant acquired this property, the chain link fence was already in place. The chain link fence has been there for more than 30 years.

Staff response: Staff is in agreement with this response.

(vi) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. Please note that Monte Vista as a street ends at the applicant's driveway such that, for all practical purposes, the fence along Monte Vista does not have public frontage.

Staff response: Staff is somewhat in agreement with this response. However, the Monte Vista frontage does have public visibility. As such, the proposed coyote fence has the least negative impact on the streetscape in relation to the chain link fence or a stuccoed yardwall.

Spears Architects

July 9, 2011

Historic Design Review Board
City of Santa Fe
202 Lincoln Ave.
Santa Fe, NM

Dear Board Members,

On behalf of my client, Theodora Portago, I am requesting approval from the board to replace an existing 72" high chain link fence with a coyote fence of the same height. The chain link fence, which has been in place for at least 30 years, is unattractive and inappropriate for the neighborhood. The property is on Camino Atalaya and also at the dead end of Camino Monte Vista. The area has a very rural feel and light pedestrian traffic and no sidewalks. A six foot coyote fence to replace the existing fence will continue to allow my client to keep dogs securely fenced in.

The fence will be made of unpeeled juniper poles left to weather naturally. They will be attached to a standard steel frame visible only from the interior of the property. The one opening along the fence will be made of a river rock square post on either side of the driveway opening. There will be a pair of decorative white gates whose design matches a garden gate elsewhere on the property. The gates will be made primarily of wood but will have a concealed steel frame for longevity and durability. Thank you for your kind consideration of this request.

Cordially,

Beverley Spears, FAIA

architecture · landscape architecture · urban design
1334 Pacheco Street · Santa Fe, New Mexico 87505
505.983.6966 · fax 505.983.2691 · studio@spearsarchitects.com

Spears Architects

July 12, 2011

Historic Design Review Board
City of Santa Fe
202 Lincoln Ave.
Santa Fe, NM

Dear Board Members,

Regarding the requested approval from the Board to replace an existing 72" high chain link fence with a coyote fence of the same height, an exception is requested because the calculated allowable fence height is 58" along Monte Vista and 60" along Camino Atalaya. Relative to 14-5.2 (C) 5(c) of the City code, please consider the following information:

(i) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. There is approximately 6 feet of space between the edge of the asphalt pavement and the chain link fence at the property line. There are 7 deciduous elm trees at least 12 feet in height along Camino Atalaya to help visually soften the appearance of the coyote fence. The applicant will happily plant additional xeric native vegetation such as chamisa and pinon as well as Virginia creeper to further soften the appearance.

(ii) This exception will prevent a hardship by allowing the applicant to continue to maintain the security of a six-foot fence. The applicant owns four large dogs, two of which are rescue dogs. A fence of this height is needed to contain these dogs. These dogs can jump a fence that is 60" tall.

(iii) A coyote fence is rural in character. This area of the Core Historic District is quite rural as so much of the East Side was when the district was first created. Allowing this fence at the typical coyote fence height seems appropriate for this semi-rural location. The entire property is 1.37 acres.

(iv) This location is more rural than most and is at the end of or near the end of two dead end streets. The owner has had the benefit of a six-foot fence since she acquired the property. The fence will not mask a front yard or any visible architectural elements.

(v) When the applicant acquired this property, the chain link fence was already in place. The chain link fence has been there for more than 30 years.

(vi) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. Please note that Monte Vista as a street ends at the applicant's driveway such that, for all practical purposes, the fence along Monte Vista does not have public frontage.

Thank you.

Cordially,

Beverley Spears

Beverley Spears, FAIA

architecture · landscape architecture · urban design
1334 Pacheco Street · Santa Fe, New Mexico 87505
505.983.6966 · fax 505.983.2691 · studio@spearsarchitects.com

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)).

Project number: 11-10100081
Case number: H-11-00081
Project type: HDRB

PROJECT LOCATION (S): **460 Camino de las Animas**

PROJECT NAMES:

OW – Theodora Portago
Santa Fe, NM 87501

460 Camino de las Animas
505-920-2928

AP – Spears Architects
Santa Fe, NM 87505

1334 Pacheco Street
505-983-6966

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, August 9, 2011, acted on the above referenced case. The decision of the board was to postpone your application to the August 23, 2011 hearing when a representative must be present. For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

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

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 449 Camino Monte Vista

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [ ] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: _____

CONSTRUCTION COST: $ _____

BASE FEE: $ _____ + **EXCEPTION:** $_____ + **POSTER:** $_____ = **TOTAL:** $ _____

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) **($25 per poster with one (1) poster per street frontage)**

OWNER: Theodora Portago **PHONE #:** 920-2928

OWNER MAILING ADDRESS: 449 Camino Monte Vista

CITY, STATE, ZIP CODE: _____

EMAIL: _____

APPLICANT: Elisabeth Wagner **PHONE #:** _____

MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: _____

EMAIL: _____

PREAPPLICATION MEETING: Date: _____ Case Planner: _____

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____

(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Elisabeth Wagner to act as my/our agent to execute this application.

Signed: _____ Date: 13 Aug. '15

Signed: _____ Date: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 449 Camino Monte Vista

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [✓] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: NEW CONSTRUCTION — ~~[illegible]~~ EXCEPTION FOR PITCH

CONSTRUCTION COST: $ 130,000 **FEE:** $ 1000 + ~~$25~~ $50 Poster Cost = $ 1050

OWNER: THEODORA PORTAGO **PHONE #:** 505 920-2928

OWNER ADDRESS: 449 CAMINO MONTEVISTA

CITY, STATE, ZIP CODE: SFNM 87506

APPLICANT: THEODORA PORTAGO **PHONE #:** 920-2928

ADDRESS: C/o SUMMER KARNES P.O. BOX 2476

CITY, STATE, ZIP CODE: SFNM 87504

PREAPPLICATION MEETING: Date: 2.2.15 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date:_____ Planner:_____

(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: 449 CAM. MONTE VISTA

I/We authorize KARL H. SUMMER to act as my/our agent to execute this application.

Signed: [signature] Date: 3/31/15

Signed: _____ Date: _____

I have received the public notice poster(s) and I agree to post notice of the proposed project on the site fifteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

[signature] 3/31/15

Signature of Applicant/Owner Date

2 posters 4/1/15 [initials]

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT ADDRESS/LOCATION: 460 Camino de las Animas

HISTORIC DISTRICT: Downtown & Eastside [ ] Don Gaspar Area [ ] Westside-Guadalupe [ ]
(from attached map) Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Fence replacement

CONSTRUCTION COST: $ 2,000 **FEE:** $ 250.00 + $25 Poster = **TOTAL** $ 300.00
(fee = ½ of 1% of cost, not more than $2,000 or not less than $250) **(one (1) poster per street frontage)**
(each exception has an additional fee of $350)

RECEIVED
JUL 5 2011

OWNER: THEODORA ~~DE~~ PORTAGO **PHONE #:** 920-2928

OWNER ADDRESS: 460 Camino de las Animas

CITY, STATE, ZIP CODE: Santa Fe, NM 87501

AGENT: SPEARS ARCHITECTS - BEVERLEY **PHONE #:** 983-6966

AGENT ADDRESS: 1334 PACHECO ST.

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

NEW CONSTRUCTION: Single-Family Residence [ ] or Multi-Family Residence [ ] or Institutional/Commercial [ ]

OTHER CONSTRUCTION: Remodel [ ] or Addition [ ] or Demolition [ ] or Wall/Fence [ ] or Other [ ]

PREAPPLICATION MEETING: Case Planner: David Rasch Date: 4.15.11

ZONING REVIEW: Zoning Planner: _____ Date: _____
(You must schedule a meeting with a Land Use Zoning Planner at 955-6679 prior to the HDRB submittal deadline)

OWNER AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE):
I am/We are the owner(s) and record title holder(s) of the property located at: 460 Camino de las Animas

I/We authorize Beverley Spears to act as my/our agent to execute this application.

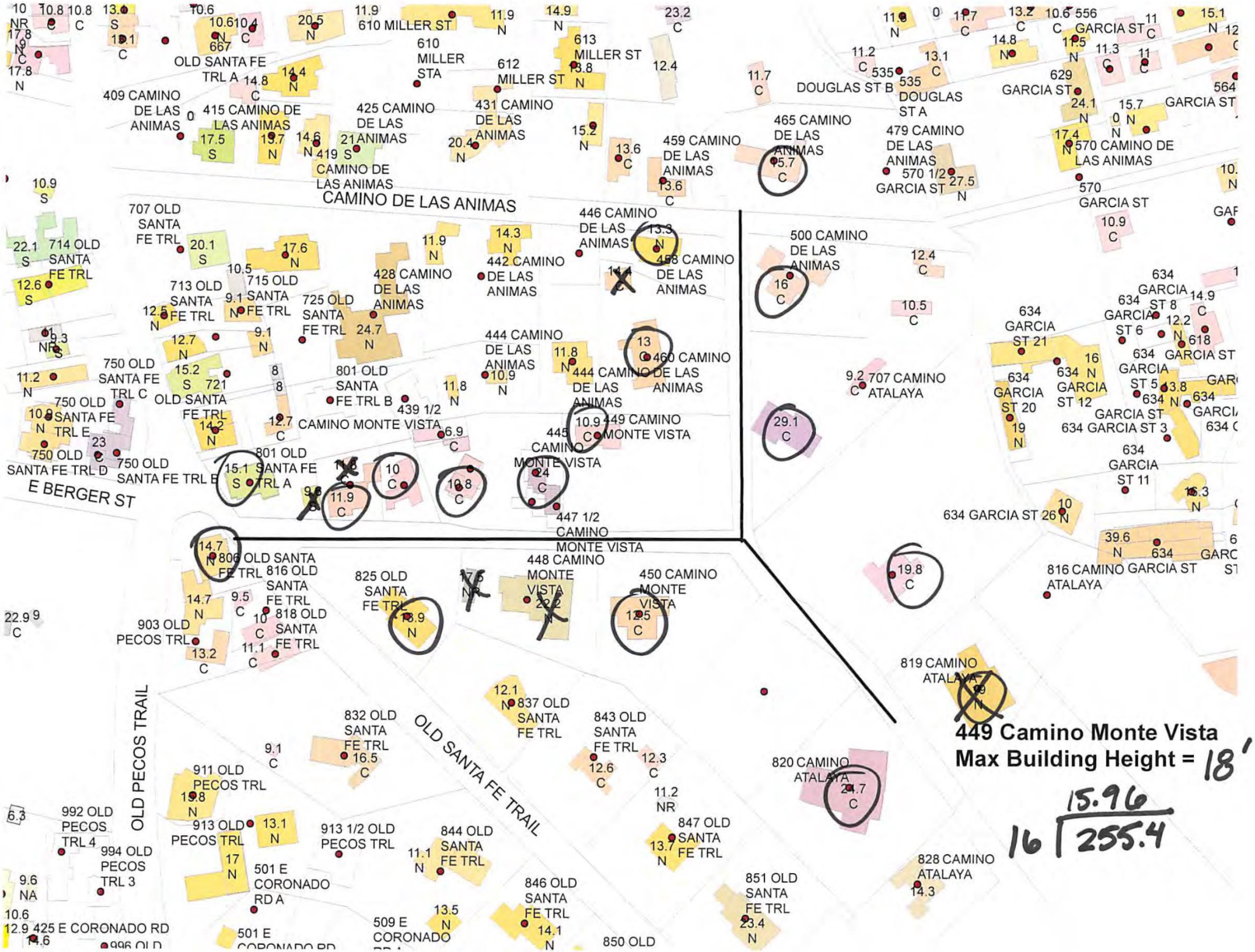
Owner Signed: _____ Date: 5 July 2011

Owner Signed: _____ Date: _____

I agree to post notice for the project on the site fourteen (14) days prior to the Historic Design Review Board (HDRB) hearing.
I am aware that a decision of the HDRB may be appealed by any aggrieved party within thirty (30) days of the final action.

Beverley Spears
Signature of Agent

7/5/11
Date


CAMINO DE LAS ANIMAS
E BERGER ST
OLD PECOS TRAIL
OLD SANTA FE TRAIL
449 Camino Monte Vista
Max Building Height = 18'
15.96
16 | 255.4

LORN TRYK ARCHITECTS, P.C.

October 14,2024

Historic Districts Review Board
c/o Ms. Lani J. McCulley
City of Santa Fe
PO Box 909
Santa Fe, NM 87505-0909

Re: HDRB Application
Proposed Residence at 448 Camino Monte Vista

Greetings,

We are proposing a new residence at 448 Camino Monte Vista in the Downtown and Eastside historic district.

PROPOSED PROJECT
The residence will consist of the following:

- A main house of 3808 sf heated plus 851 sf portales
- A detached accessory dwelling (guest house) of 939 sf heated plus 172 sf portal
- A detached bedroom suite of 402 sf heated plus 33 sf portal
- A detached garage of 877 sf
- An outdoor swimming pool

The various buildings are arranged to create a compound with a walled front courtyard with wooden gates. The rear of the composition is open to the pool area with views to the mountains to the east.

SITE
The site is a vacant .7244 acre (31555 sf) parcel. The site is a corner lot at the intersection of Camino Monte Vista and Camino Atalaya. A previous residence was demolished in 2016. The site is generally relatively flat on the western two thirds, with a substantial depression on the eastern third. See attached photos.

CONSTRUCTION
The various buildings are to be constructed of wood frame with stucco finish. The style can be described as simple Territorial Revival. Doors, windows and portales are white

436 W. San Francisco St., Santa Fe, New Mexico 87501
505-982-5340 lorn@ltryk.com Fax:505-982-5393

painted wood. Windows have painted wood casing with pediment tops. There is no brick parapet coping proposed. Windows on the front façade are further accented with functioning raised panel wood shutters.

Site walls are stuccoed CMU masonry.

HEIGHTS
Calculated maximum allowable height from staff is 18'-0". Proposed heights vary from 12' to 17'-6" with the tallest mass (living room) surrounded by shorter masses.

FINISHES
Proposed finishes are as follows:

Exterior Stucco:	STO Adobe Brown
Exterior doors and windows:	White painted wood, true divided lite
Exterior casing, posts and beams:	White painted wood.
Garage Door:	White painted wood.
Canales:	Galvanized steel lined wood, painted white.
Railings:	White painted wood.
Brick walkways and patio surfaces:	Summit "Cedar Ridge"

LIGHTING
Exterior scones and pendants will be Artesanos tin fixtures. See attached photos.

Thank you for your consideration.

Sincerely,



Lorn C. Tryk, Architect

Cc: Joe and Mary Clark

10-29-24

APPROXIMATE LOCATON OF 10' WIDE EASEMENT - VACATED 10 / 30 / 2017

Date: 10/29/2024 7:11:13 PM

Existing Site Plan

Scale 1/2" = 1'-0"

C
0

D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt

Clark Residenc

449 Camino Monte Vista

10-29-24

AREAS:	
LOT:	**31,555 s.f. (0.7244 ac.)**
MAIN HOUSE HEATED:	**3,808 s.f.**
GARAGE/MECH.:	**877 s.f.**
AVINGS:	**959**
POWELLING HEATED:	**s.f.**
ACCESS:	**172**
BEDROOM:	**402 s.f.**
BURSAL:	**33**
TOTAL ROOFED:	**7,082 s.f.**
LOT COVERAGE:	**7,082 / 31,555 = 22.4%**

DESIGN CRITERIA:	
CODES:	**2021 IRC**

Sheet List

Sheet Number	Sheet Name
A0	Cover
...	Survey
C0	Existing
A0	Site Plan
1	3d Views
C1	Site
C2	Plan
C3	Grading
C4	Plan
L1	Drainage
S1	Plan
S2	Details
A1	Landscape
A2.	Foundation
1	Plan
A2.	Roof
2	Framing
A3	Floor Plan -
A4	South
A5	Floor Plan -
A6	North
A7	Reflected
A8	Ceiling Plan
A9	Elevation
A1	Elevations
2	Elevation
A1	Elevation
3	Elevation
A1	Elevations
6	Exercise Elevations
A1	G. Bedroom
7	Elevations
A1	Accessory Dwelling
8	Elevations
A1	Wall
9	Garage Elevations
A2	Wall Sections
0	Interior Elevations
A2	Interior Elevations
1	Interior Elevations
A2	Door Types and
2	Schedule
A2	Door Types and
3	Schedule
A2	Window Types and
4	Schedule
A2	Window Types and
5	Schedule
E1	Electrical Plan -
	South
	Electrical Plan -
	North
	Low Voltage Plan

Date: 10/29/2024 7:10:58 PM

Cover

Scale

A0

D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt

10-29-24

Date
10/29/2024 7:11:11 PM

3d Views

Scale

A0
1

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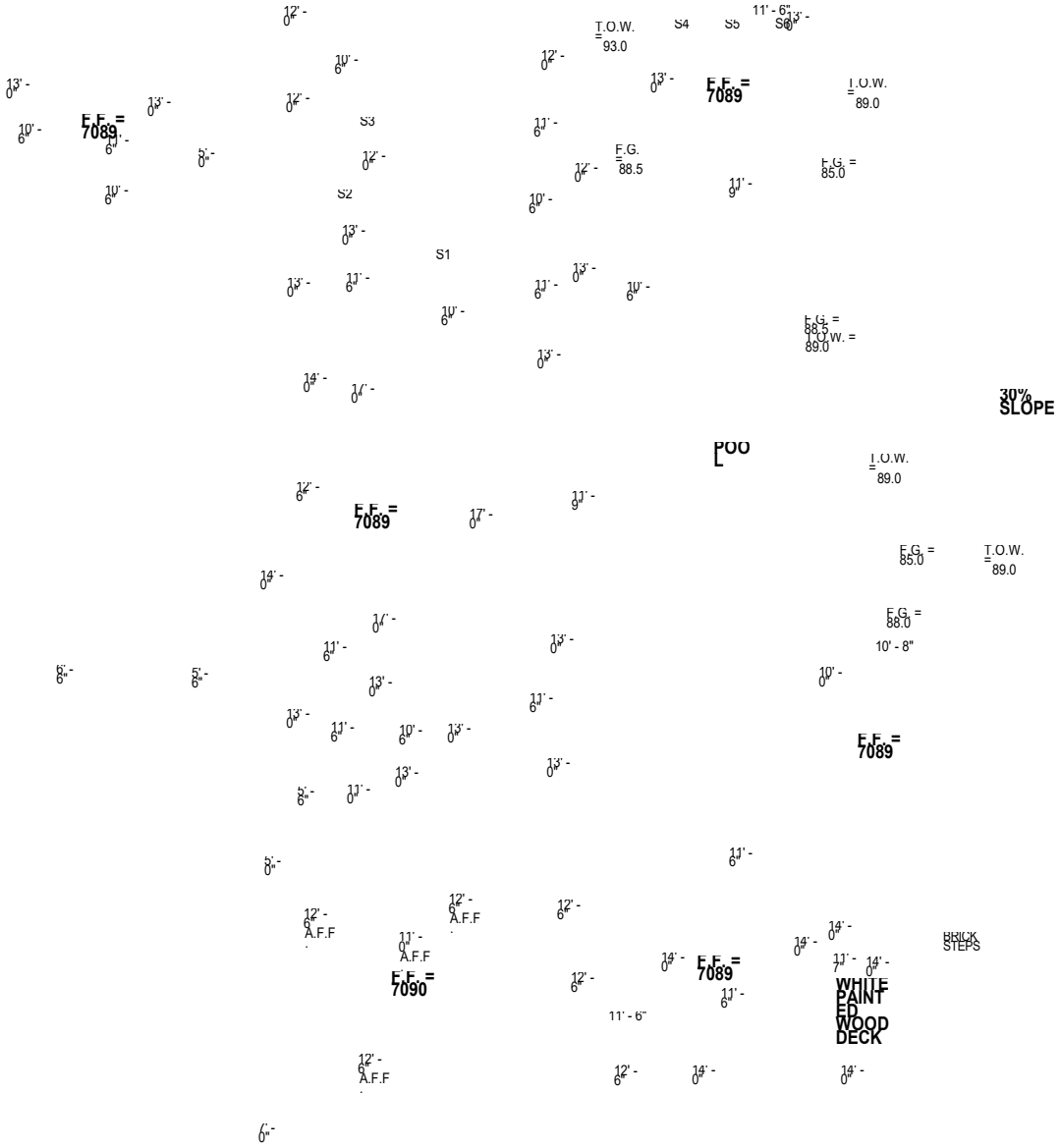
PRIVATE DRAINAGE EASEMENT
N 90° 00' 00" E 48.25'
POWER POLE
EXISTING 14' - 6" COYOTE FENCE
ELECTRIC DROP METER POLE
GRAVEL PATH
4' HIGH STUCCO CMU WALL ENCLOSURE
EXIST. ROCK WALL
EXERCISE
F.F. = 7089
WAT SHUT-OFF
5' STUCCO CMU WALL
BRICK PATIO
SOLID PLANTING NOT A WALKABLE SURFACE ADJ. TO 30" DROPOFF
30% SLOPE
TRACT A-2
0.724 Ac.± (31,555 s.f.)
10-29-24
POOL
BRICK WALK
6' STUCCO CMU WALL
5' STUCCO ED CMU WALL
10' PUBLIC UTILITY EASEMENT
GUEST PARKING
3/8" SANTA FE BROWN DRIVE
18" MAX. RETAINING WALL
GARAGE
F.F. = 7090
HANDRAIL DETAIL
HYDRANT
IRRIGATION VALVE
COVERED PUMP FACILITY
SPIGOT
GAS PIPE (NO METER)
TELEPHONE PEDESTAL
VISIBILITY TRIANGLE MIN. 5'x15'
EXISTING 6' COYOTE FENCE
SCALE: 1/8" = 1'-0"
0 8 16 24 32
CAMINO MONTE VISTA
Site Plan 1/8" = 1'-0"
Date: 10/29/2024 7:11:29 PM
Site Plan
AREAS:
LOT: 31,555 s.f. (0.7244 ac.)
MAIN HOUSE HEATED: 3,808 s.f.
GARAGE/MECH.: 877 s.f.
LOT COVERAGE: 7,082 / 31,555 = 22.4%
Scale 1/8" = 1'-0"
C1
D:\Lorn Tryk Architects Dropbox\Clark\Clark 17.rvt

Skylight Schedule

Mark	Width	Height	Comments
S1	1' - 6"	2' - 6"	
S2	6"	2' - 6"	
S3	1' - 6"	2' - 6"	
S4	2' - 0"	4' - 0"	
S5	2' - 0"	4' - 0"	
S6	2' - 0"	4' - 0"	



1 Roof Plan = 1'-0"

SCALE: 1/8" = 1'-0"

0 8 16 24 32

10-29-24

Date: 10/29/2024 7:12:00 PM

Roof Plan

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

A4

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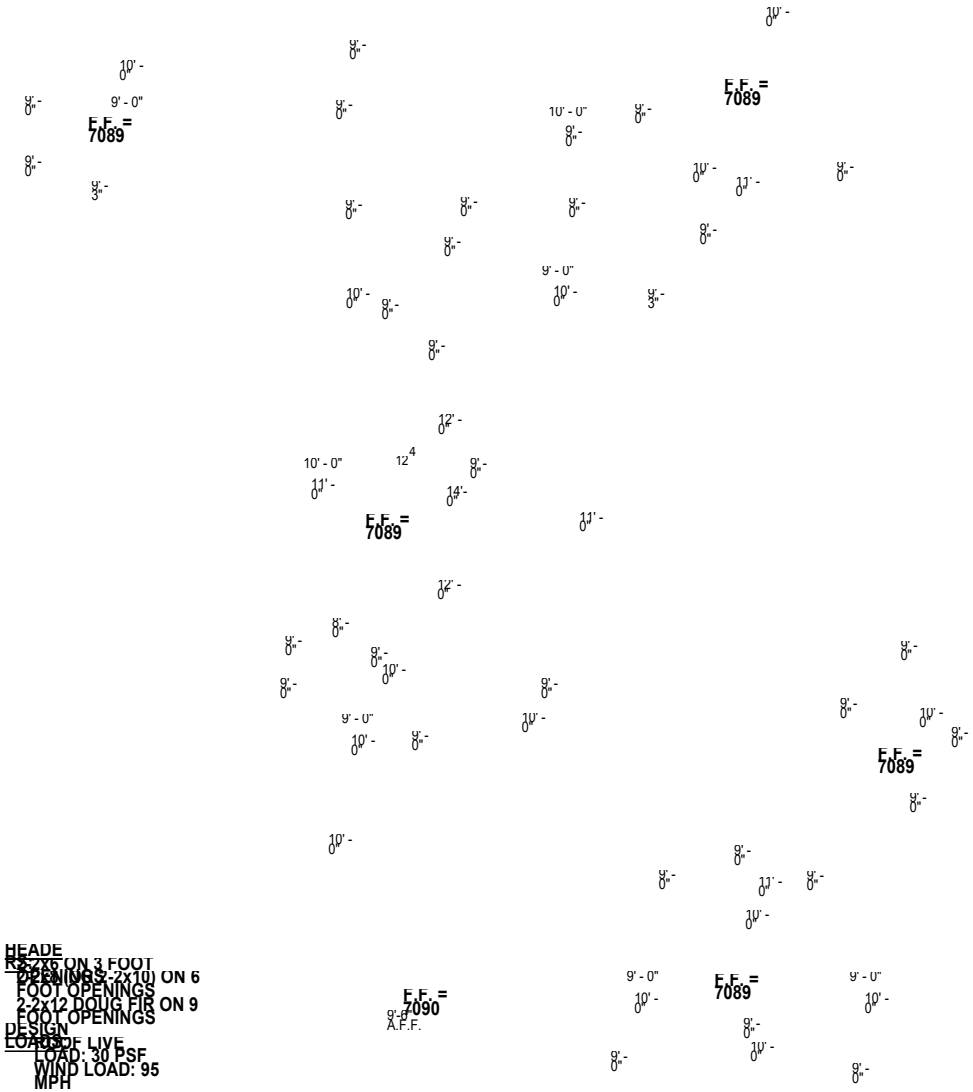

HEADERS
2-2x6 ON 3 FOOT OPENINGS
2-2x10 ON 6 FOOT OPENINGS
2-2x12 DOUG FIR ON 9 FOOT OPENINGS

DESIGN LOADS
ROOF LIVE LOAD: 30 PSF
WIND LOAD: 95 MPH

1 Roof Framing Plan
1/8" = 1'-0"

Date: 10/29/2024 7:11:35 PM

Roof Framing

Scale 1/8" = 1'-0"

S2

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

2 Entry Elevation
1/4" = 1'-0"

3 Great Room Elevation
1/4" = 1'-0"

Date: 10/29/2024 7:11:44 PM

Reflected Ceiling Plan

Scale: As indicated

A3

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AREAS:	31,555 s.f.
LOT:	(0.7244 ac.)
MAIN HOUSE	3,808
HEATED:	s.f.
GARAGE/MECH	877
H:	s.f.
AWNINGS	959
PORTALING	s.f.
HEATED:	172
ACCESS	402
DARKLOOM:	s.f.
PORTAL:	33
PORTAL	7,082
ROOFED:	s.f.
LOT	7,082 / 31,555
COVERAGE:	= 22.4%

10' PUBLIC UTILITY EASEMENT

Date: 10/29/2024 7:11:37 PM

Floor Plan

Scale 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0 8 16 24 32

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

A1

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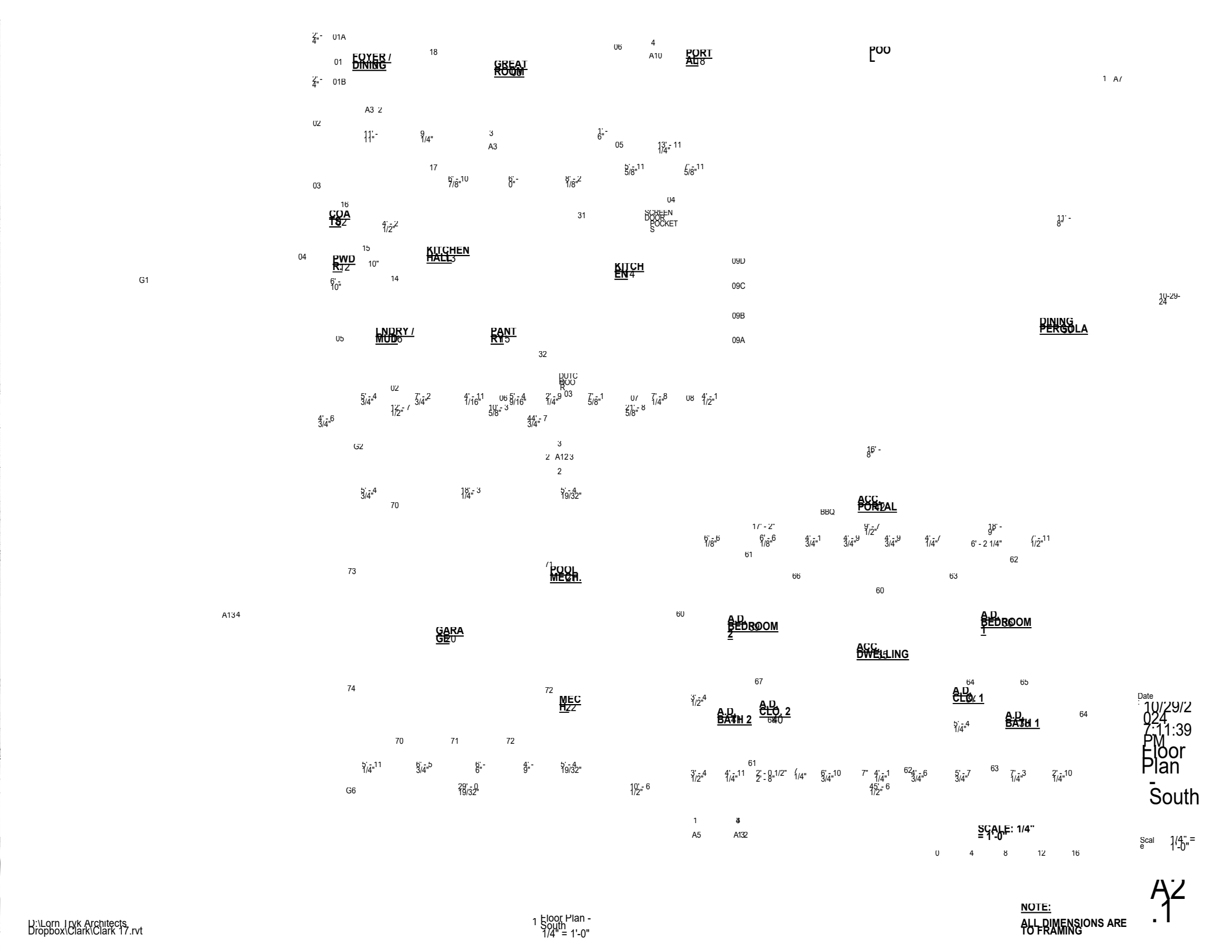

1 Floor Plan - South
1/4" = 1'-0"

NOTE:
ALL DIMENSIONS ARE TO FRAMING

Date: 10/29/2024 7:11:39 PM

Floor Plan - South

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

A2.1

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Date
10/29/2024
7:11:42 PM
Floor Plan - North

Scale 1/4" = 1'-0"

A2.2

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First Floor Plan

0'-0"

1 North
1/4" = 1'-0"

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

0 4 8 12 16

NOTES:

WINDOWS ARE DOUBLE HUNG PAINTED WOOD TRUE DIVIDED LITE

KITCHEN WINDOWS ARE CASEMENT PAINTED WOOD TRUE DIVIDED LITE

EXTERIOR COLORS:

STUCCO: ADOBE

WINDOWS, DOORS, SCREEN FRAMES: BROWN PAINTED WHITE

POSTS, BEAMS, CORBALES: PAINTED WHITE

GARAGE DOORS: PAINTED WHITE

LORN LRYK ARCHITECTS
436 W. San Francisco Street
Santa Fe, New Mexico 87501
Telephone: 505-982-5340 Fax: 505-982-5393
E-Mail: mail@ltryk.com

10-29-24

Clark Residence
649 Camino Monte Vista

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North Elevation

Scale 1/4" = 1'-0"

A8

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Level
0
1' - 0"

1 East
1/4" =
1'-0"

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

0 4 8 12 16

PRPOPSED
GRADE

EXISTING
GRADE

First Floor
Plan
0' -
0"

NOTE
S:
WINDOWS ARE DOUBLE
HUNG PAINTED WOOD
TRUE DIVIDED LITE
KITCHEN WINDOWS ARE
CASEMENT PAINTED WOOD
TRUE DIVIDED LITE

EXTERIOR
COLORS:
STUCCO
WINDOWS, DOORS,
SCREEN FRAMES:
POSTS, BEAMS,
GABLES:
GARAGE DOORS:

ADOBE
BROWN
PAINTED
WHITE
PAINTED
BROWN
PAINTED
WHITE

LORN TRYK ARCHITECTS
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Clark Residence
649 Camino Monte Vista

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East Elevation

Scale 1/4" = 1'-0"

A7

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Level 8
1'-0"
First Floor Plan
0'-0"

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

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

0 4 8 12 16

NOTES:
WINDOWS ARE DOUBLE HUNG PAINTED WOOD TRUE DIVIDED LITE
KITCHEN WINDOWS ARE CASEMENT PAINTED WOOD TRUE DIVIDED LITE

EXTERIOR COLORS:

STUCCO:	ADOBE
WINDOWS, DOORS,	BROWN
SCREEN FRAMES:	PAINTED
POSTS, BEAMS,	WHITE
CORNICES:	PAINTED
GARAGE DOORS:	BROWN GRAVEL
	PAINTED WHITE

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Clark Residence
449 Camino Monte Vista

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South Elevation

Scale 1/4" = 1'-0"

A5

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

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

0 4 8 12 16

PROPOSED
GRADE

EXISTING
GRADE

NOTE
S:
WINDOWS ARE DOUBLE
HUNG PAINTED WOOD
TRUE DIVIDED LITE
KITCHEN WINDOWS ARE
CASEMENT PAINTED WOOD
TRUE DIVIDED LITE

EXTERIOR COLORS:

STUCCO: ADOBE
WINDOWS, DOORS, BROWN
SCREEN FRAMES: PAINTED
POSTS, BEAMS, WHITE
BAKALES: PAINTED
GARAGE DOORS: BROWN GRAVEL
PAINTED
WHITE

Level
First Floor R
a B 1'-
0" - 0"

2 West
Outside
Wall
1/4" = 1'-0"

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

0 4 8 12 16

LORN TRYK ARCHITECTS
436 W. San
Francisco Street
Santa Fe, New
Mexico 87501
Telephone: 505-
982-5340 Fax: 505-
982-5393
E-Mail:
mail@ltryk.com

10-29-
24

Clark
Residenc
e
449 Camino
Monte Vista

Date
: 10/29/2
024
7:12:06
PM

West
Elevations

A
6

Scal
e 1/4" =
1'-0"

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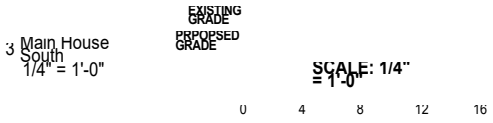
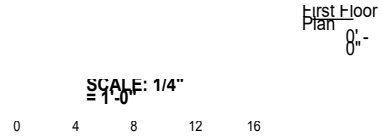
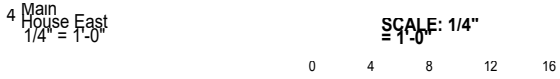
1 Main House West
1/4" = 1'-0"



3 Main House South
1/4" = 1'-0"

2 Main House North
1/4" = 1'-0"





4 Main House East
1/4" = 1'-0"



First Floor Plan
0" - 0"

First Floor Plan
0" - 0"

First Floor Plan
0" - 0"

First Floor Plan
0" - 0"

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Main House Elevations

Scale 1/4" = 1'-0"

A9

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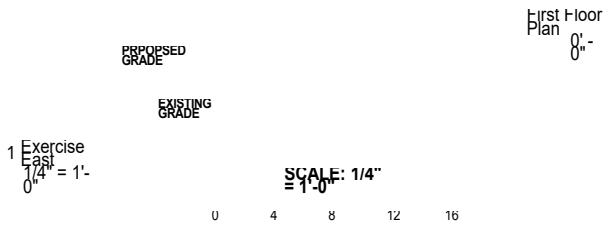
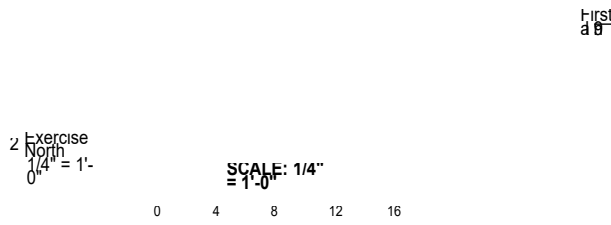
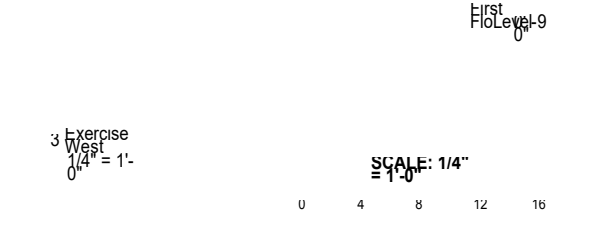


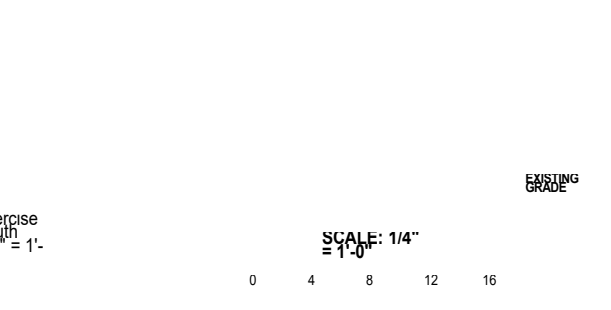
1 Exercise East
1/4" = 1'-0"



2 Exercise North
1/4" = 1'-0"



3 Exercise West
1/4" = 1'-0"



4 Exercise South
1/4" = 1'-0"

10-29-24

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Exercise Elevations

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

A10

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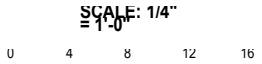
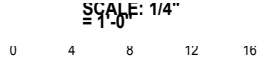
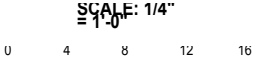
5 G. Bedroom East
1/4" = 1'-0"



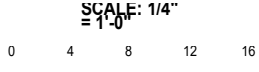
6 G. Bedroom North
1/4" = 1'-0"



7 G. Bedroom South
1/4" = 1'-0"



8 G. Bedroom West
1/4" = 1'-0"



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G. Bedroom Elevations

Scale 1/4" = 1'-0"

A11

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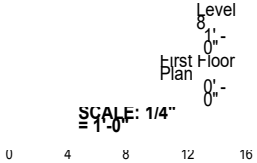
1 Acc Dwelling East
1/4" = 1'-0"



2 Acc Dwelling North
1/4" = 1'-0"



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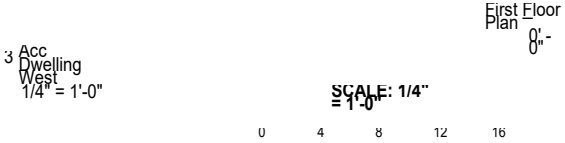
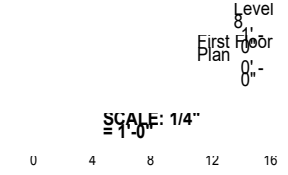


3 Acc Dwelling West
1/4" = 1'-0"



4 Acc Dwelling South
1/4" = 1'-0"



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Accessory Dwelling Elevations

Scale 1/4" = 1'-0"

A12

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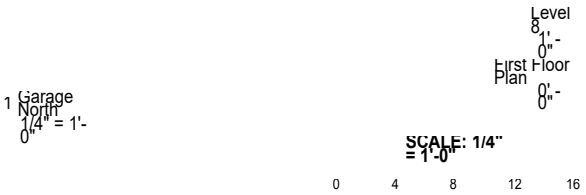
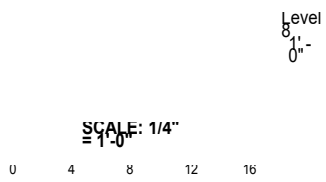


1 Garage North
1/4" = 1'-0"

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

0 4 8 12 16



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

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

0 4 8 12 16

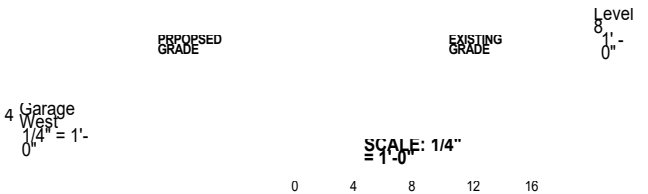
10-29-24



3 Garage South
1/4" = 1'-0"

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

0 4 8 12 16



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

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

0 4 8 12 16

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Garage Elevations

Scale 1/4" = 1'-0"

A13

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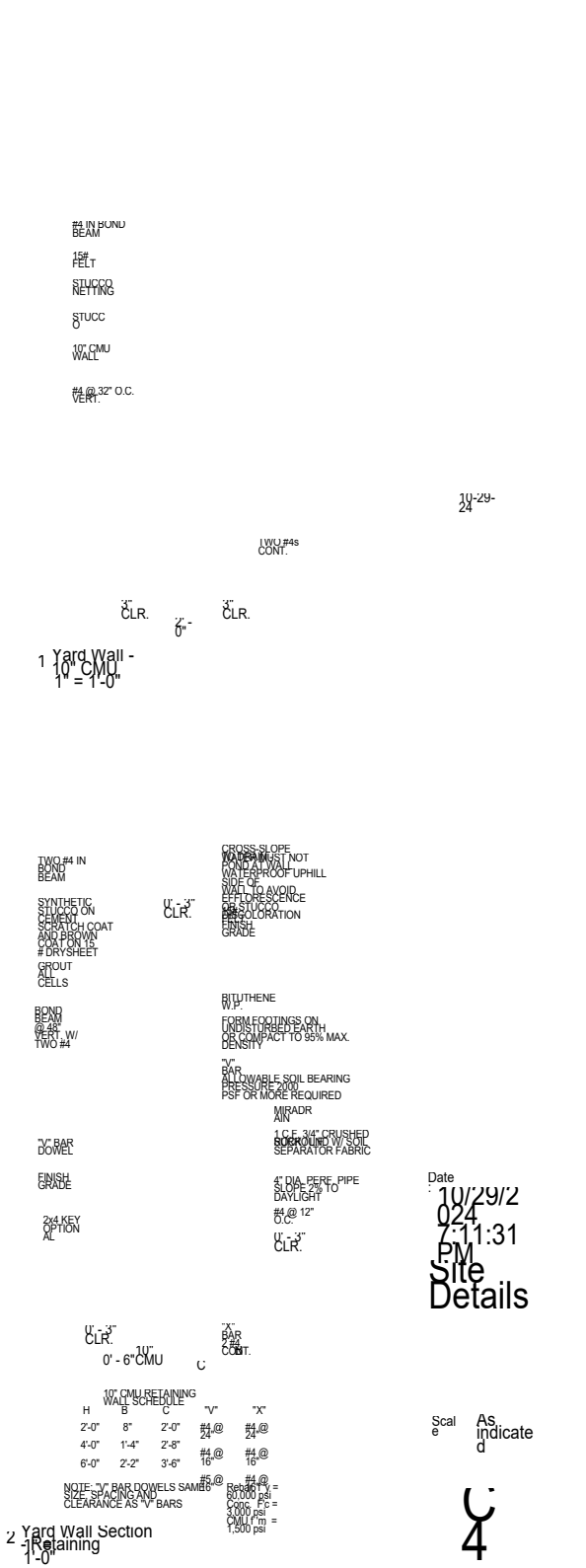
5 Gravel Drive Section
1" = 1'-0"

4 Gate
3/4" = 1'-0"

3 Entry Gate - G1
3/4" = 1'-0"



10" CMU RETAINING WALL SCHEDULE

H	B	C	"V"	"X"
2'-0"	8"	2'-0"	#4 @ 24"	#4 @ 24"
4'-0"	1'-4"	2'-8"	#4 @ 16"	#4 @ 16"
6'-0"	2'-2"	3'-6"	#5 @ 16"	#4 @ 16"

NOTE: "V" BAR DOWELS SAME SIZE, SPACING AND CLEARANCE AS "V" BARS

Rebar GR. Y = 60,000 psi
Conc. F'c = 3,000 psi
CMU f'm = 1,500 psi

2 Yard Wall Section - Retaining
1" = 1'-0"

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Site Details

Scale: As indicated

C4

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2" WIDE x 1" HIGH MTL HANDRAIL

RETURN ENDS TO WALL

2" WIDE x 1" HIGH MTL HANDRAIL

RETURN ENDS TO WALL

11".

2x6 TREX

CLASSIC MOLDED CAP IRON HANDRAIL

1x6 TREX

RUBBER

(3) 2x12 STRINGERS

10-29-24

INT SUPPORT @ MID-SPAN

5/8" OSB

2 Stair Detail
1 1/2" = 1'-0"

KYNAR COATED STEEL FLASHING

SLOPED FOAM ROOF

FACIA BD.

8x12 BEAMS - SEE FRAMING PLAN

1/2" DIA. LAG

10x12 BEAM - SEE FRAMING PLAN

8" POST - SEE FRAMING PLAN

1/2" DIA. THREADED ROD

GROUT 4" CONC. SLAB W/ #3 @ 16" O.C.E.W. ON CRUSHED STONE

STUCCO

SLOPE 1/4" / FT

11" ICF STEMWALL W/ #4 @32" VERT. & #4 CONT.

WATERPROOFING

12x24 CONC. FTG. W/ 2 - #4's CONT.

3" CLR.

2'-0"

3" CLR.

1 Portal Section
1" = 1'-0"

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Sections

Scale: As indicated

A17

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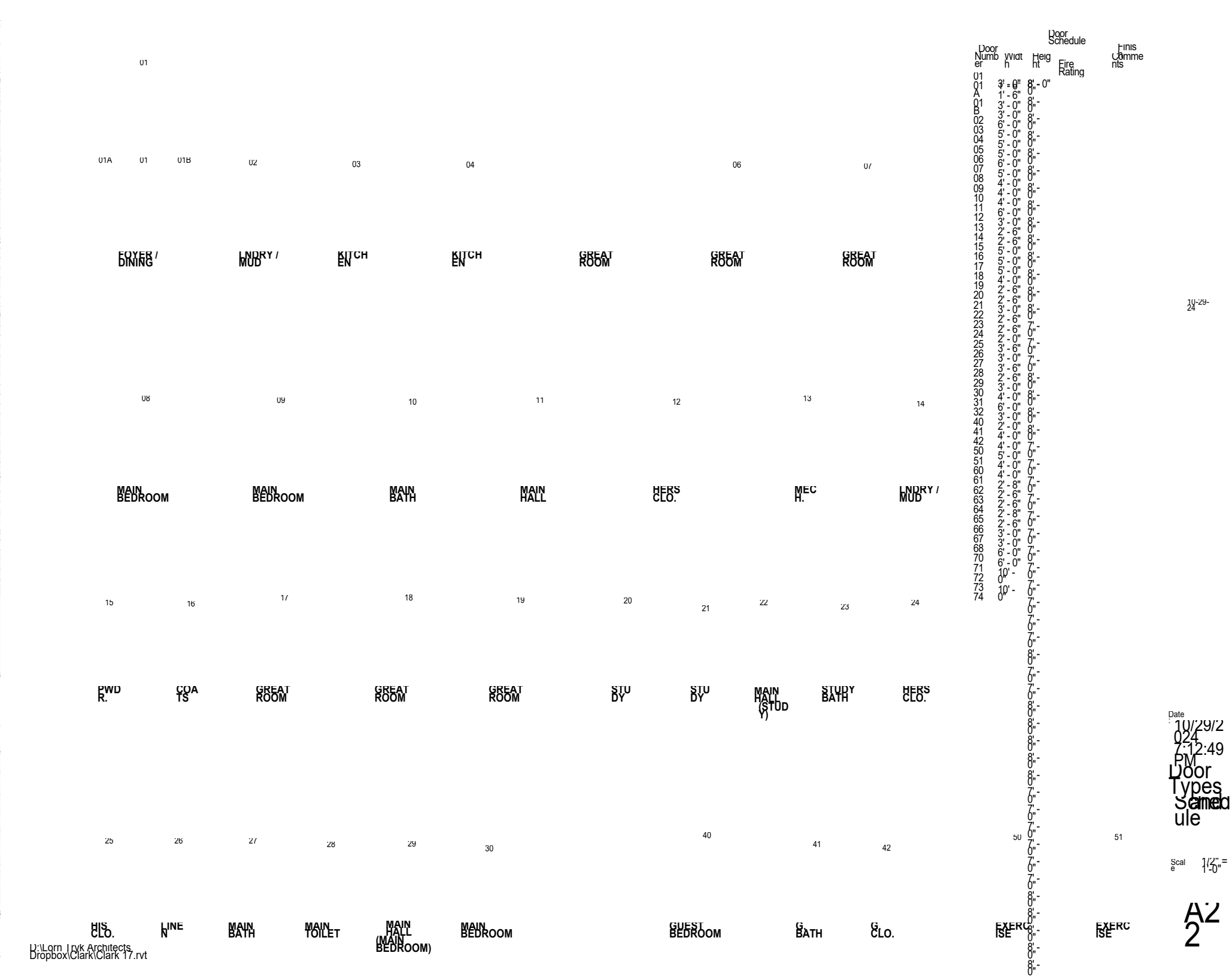

Door Schedule

Door Number	Width	Height	Fire Rating	Finish Comments
01				
01	3' - 6"	8' - 0"		
A	1' - 6"			
01	3' - 0"			
B	3' - 0"			
02	6' - 0"			
03	5' - 0"			
04	5' - 0"			
05	5' - 0"			
06	6' - 0"			
07	5' - 0"			
08	4' - 0"			
09	4' - 0"			
10	4' - 0"			
11	6' - 0"			
12	3' - 0"			
13	2' - 6"			
14	2' - 6"			
15	5' - 0"			
16	5' - 0"			
17	5' - 0"			
18	4' - 0"			
19	2' - 6"			
20	2' - 6"			
21	3' - 0"			
22	2' - 6"			
23	2' - 6"			
24	2' - 0"			
25	3' - 6"			
26	3' - 0"			
27	3' - 6"			
28	2' - 6"			
29	3' - 0"			
30	4' - 0"			
31	6' - 0"			
32	3' - 0"			
40	2' - 0"			
41	4' - 0"			
42	4' - 0"			
50	5' - 0"			
51	4' - 0"			
60	4' - 0"			
61	2' - 8"			
62	2' - 6"			
63	2' - 6"			
64	2' - 8"			
65	2' - 6"			
66	3' - 0"			
67	3' - 0"			
68	6' - 0"			
70	6' - 0"			
71	10' - 0"			
72				
73	10' - 0"			
74				

10-29-24

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Door Types Named and Schedule

Scale: 1/2" = 1'-0"

A2.2

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60

ACC. DWELLING

61

A. D. BEDROOM 2

62

A. D. BEDROOM 1

63

A. D. BEDROOM 1

64

A. D. CLO. 1

65

A. D. BATH 1

66

A. D. BEDROOM 2

67

A. D. BATH 2

68

A. D. CLO. 2

70

GARAGE

71

POOL MECH.

72

MECH.

73

GARAGE

74

GARAGE

Door Schedule

Door Number	Width	Height	Fire Rating	Finish Comments
01	3' - 0"	8' - 0"		
A	1' - 6"	8' - 0"		
01	3' - 0"	8' - 0"		
B	3' - 0"	8' - 0"		
02	6' - 0"	8' - 0"		
03	5' - 0"	8' - 0"		
04	5' - 0"	8' - 0"		
05	5' - 0"	8' - 0"		
06	6' - 0"	8' - 0"		
07	5' - 0"	8' - 0"		
08	4' - 0"	8' - 0"		
09	4' - 0"	8' - 0"		
10	4' - 0"	8' - 0"		
11	6' - 0"	8' - 0"		
12	3' - 0"	8' - 0"		
13	2' - 6"	8' - 0"		
14	2' - 6"	8' - 0"		
15	5' - 0"	8' - 0"		
16	5' - 0"	8' - 0"		
17	5' - 0"	8' - 0"		
18	4' - 0"	8' - 0"		
19	2' - 6"	8' - 0"		
20	2' - 6"	8' - 0"		
21	3' - 0"	8' - 0"		
22	2' - 6"	7' - 0"		
23	2' - 6"	7' - 0"		
24	2' - 0"	7' - 0"		
25	3' - 6"	7' - 0"		
26	3' - 0"	7' - 0"		
27	3' - 6"	7' - 0"		
28	2' - 6"	8' - 0"		
29	3' - 0"	8' - 0"		
30	4' - 0"	8' - 0"		
31	6' - 0"	8' - 0"		
32	3' - 0"	8' - 0"		
40	2' - 0"	8' - 0"		
41	4' - 0"	8' - 0"		
42	4' - 0"	7' - 0"		
50	5' - 0"	7' - 0"		
51	4' - 0"	7' - 0"		
60	4' - 0"	7' - 0"		
61	2' - 6"	7' - 0"		
62	2' - 6"	7' - 0"		
63	2' - 6"	7' - 0"		
64	2' - 8"	7' - 0"		
65	2' - 6"	7' - 0"		
66	3' - 0"	7' - 0"		
67	3' - 0"	7' - 0"		
68	6' - 0"	7' - 0"		
70	6' - 0"	7' - 0"		
71	10' - 0"	7' - 0"		
72	10' - 0"	7' - 0"		
73				
74				

10-29-24

Date: 10/29/2024 7:12:51 PM

Door Types and Schedule

Scale: 1/2" = 1'-0"

A23

D:\Lorn Ivyk Architects Dropbox\Clark\Clark 17.rvt



Window Schedule

Mark	Width	Height	Head Height	Comments
01	6' - 0"	1' - 6"	8' - 0"	
02	6' - 0"	6' - 6"	8' - 0"	
03	6' - 0"	6' - 6"	8' - 0"	
04	6' - 0"	6' - 6"	8' - 0"	
05	6' - 0"	6' - 6"	8' - 0"	
06	6' - 0"	2' - 6"	8' - 0"	
07	6' - 0"	5' - 0"	8' - 0"	
08	6' - 0"	5' - 0"	8' - 0"	
09A	6' - 0"	5' - 0"	8' - 0"	
09B	6' - 0"	5' - 6"	8' - 6"	
09C	6' - 0"	5' - 6"	8' - 6"	
09D	6' - 0"	5' - 6"	8' - 6"	
10	6' - 0"	5' - 6"	8' - 6"	
11	6' - 0"	5' - 6"	8' - 6"	
12	6' - 0"	5' - 6"	8' - 6"	
13	6' - 0"	5' - 6"	8' - 6"	
14	6' - 0"	5' - 6"	8' - 6"	
15	6' - 0"	5' - 6"	8' - 6"	
16	6' - 0"	6' - 6"	8' - 6"	
40	6' - 0"	6' - 6"	8' - 6"	
41	6' - 0"	6' - 6"	8' - 6"	
42	6' - 0"	6' - 6"	8' - 6"	
43	6' - 0"	6' - 6"	8' - 6"	
44	6' - 0"	6' - 6"	8' - 6"	
50	2' - 6"	4' - 0"	8' - 0"	
50A	2' - 6"	2' - 6"	8' - 0"	
50B	2' - 6"	5' - 6"	8' - 0"	
51	2' - 6"	5' - 6"	8' - 0"	
51A	2' - 6"	6' - 6"	8' - 0"	
51B	2' - 6"	6' - 6"	8' - 0"	
52	2' - 6"	6' - 6"	8' - 0"	
53	2' - 6"	6' - 6"	8' - 0"	
64	2' - 6"	6' - 6"	8' - 0"	
70	2' - 6"	5' - 6"	8' - 0"	
71	2' - 6"	5' - 6"	8' - 0"	
72	2' - 6"	5' - 6"	8' - 0"	
	2' - 6"	5' - 6"	8' - 0"	
	2' - 6"	5' - 6"	8' - 0"	

50A

50B

51A

51B

60

61

62

63

64

EXERCISE

EXERCISE

A.D. BEDROOM 2

A.D. BATH 2

A.C.C. DWELLING

A.D. BATH 1

A.D. BATH 1

70

71

72

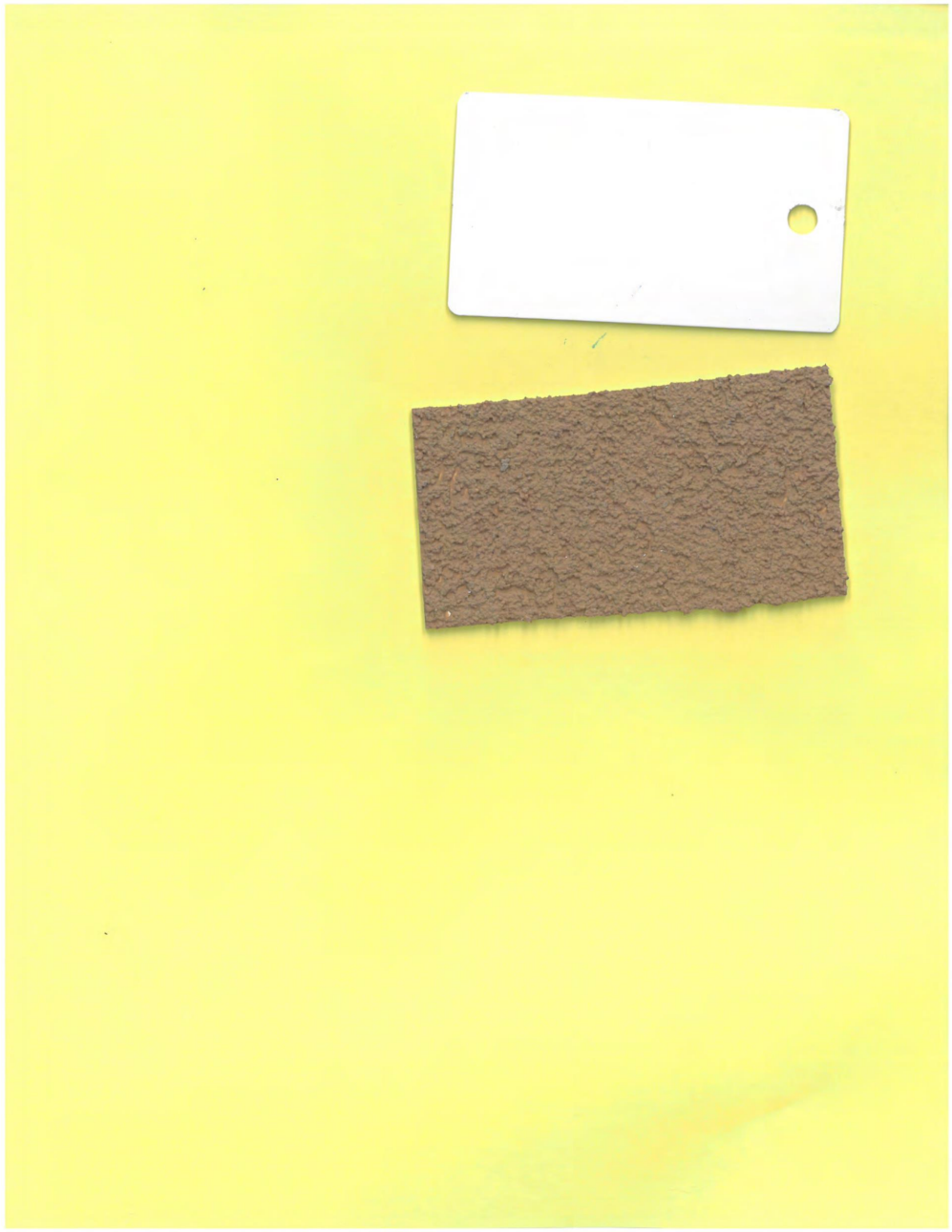
GARAGE

GARAGE

GARAGE

Window Schedule

Mark	Width	Height	Head Height	Comments
01	6' - 0"	1' - 6"	8' - 0"	
02	6' - 2"	6' - 6"	8' - 0"	
03	6' - 2"	6' - 6"	8' - 0"	
04	6' - 2"	6' - 6"	8' - 0"	
05	6' - 2"	6' - 6"	8' - 0"	
06	6' - 2"	6' - 6"	8' - 0"	
07	6' - 2"	2' - 6"	8' - 0"	
08	6' - 2"	5' - 0"	8' - 0"	
09	6' - 2"	5' - 0"	8' - 0"	
0A	6' - 2"	5' - 0"	8' - 0"	
0B	6' - 2"	6' - 6"	8' - 0"	
0C	6' - 2"	6' - 6"	8' - 0"	
0D	6' - 2"	6' - 6"	8' - 0"	
0E	6' - 2"	6' - 6"	8' - 0"	
10	6' - 2"	6' - 6"	8' - 0"	
14	6' - 2"	6' - 6"	8' - 0"	
15	6' - 2"	6' - 6"	8' - 0"	
16	6' - 2"	6' - 6"	8' - 0"	
40	6' - 2"	6' - 6"	8' - 0"	
41	6' - 2"	6' - 6"	8' - 0"	
42	6' - 2"	6' - 6"	8' - 0"	
43	6' - 2"	6' - 6"	8' - 0"	
44	6' - 2"	4' - 0"	8' - 0"	
50	6' - 2"	2' - 6"	8' - 0"	
50A	6' - 2"	5' - 6"	8' - 0"	
50B	6' - 2"	6' - 6"	8' - 0"	
51	6' - 2"	6' - 6"	8' - 0"	
51A	6' - 2"	6' - 6"	8' - 0"	
51B	6' - 2"	6' - 6"	8' - 0"	
60	6' - 2"	6' - 6"	8' - 0"	
61	6' - 2"	6' - 6"	8' - 0"	
62	6' - 2"	6' - 6"	8' - 0"	
63	6' - 2"	6' - 6"	8' - 0"	
64	6' - 2"	6' - 6"	8' - 0"	
70	6' - 2"	6' - 6"	8' - 0"	
71	6' - 2"	6' - 6"	8' - 0"	
72	6' - 2"	6' - 6"	8' - 0"	
	6' - 2"	6' - 6"	8' - 0"	
	6' - 2"	6' - 6"	8' - 0"	




PORTAL
PENDANTS



GATE POST
SCONCES


WALL
SCON
CES



Entrance View Looking North

449 Camino Monte Vista



Exterior Fence South Facing

449 Camino Monte Vista



Entrance View Looking South

449 Camino Monte Vista



Site Looking North

449 Camino Monte Vista



Site Looking Northeast

449 Camino Monte Vista



Site Looking Northwest

449 Camino Monte Vista



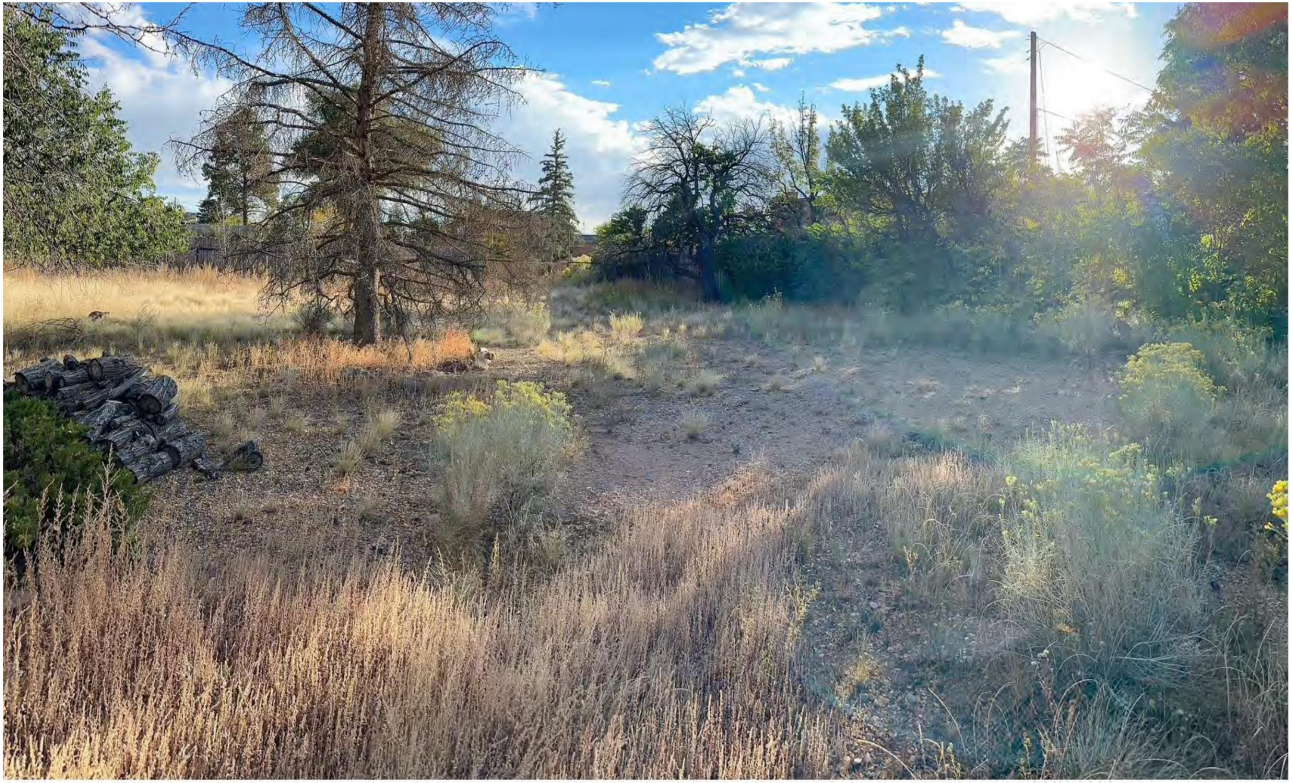
Site Looking South

449 Camino Monte Vista



Site Looking Southeast

449 Camino Monte Vista



Site Looking Southwest

449 Camino Monte Vista



Facing South Interior Fence Line From Middle of Site

449 Camino Monte Vista



Site Looking East

449 Camino Monte Vista



Site Looking West

449 Camino Monte Vista



Existing Utility Meter Box

449 Camino Monte Vista

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007675--HDRB

Project Description: 2023-007675-HDRB, 918 D Acequia Madre, Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Chris Richter and Todd Davis, owners, proposes to construct a 677 sq. ft. of additions to a maximum height of 11'-0" where the maximum allowable is 16'-2", replace windows and doors, construct a chimney, alter overhangs, 5'6" high yard walls, relocate and redesign the coyote fence, install HVAC, and stucco.

Project Location(s): 918 ACEQUIA MADRE D
Santa Fe, NM 87505

Contacts:

Applicant: Martinez Architecture Studio PC studio@martinezarch.com
P. O. Box 925
Santa Fe, NM 87504

Property Owner: TODD DAVIS & CHRIS RICHTER
204 N GUADALUPE

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West:

Historic District Inventory Number: 2023

Year of Construction: 1930s

Project Type: Remodel

Historic Building Name: Magdalena Sena-Ortiz House

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board Members

FROM: Gary Moquino, Planner Manager, Historic Preservation Division

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2023-007675-HDRB, 918 D Acequia Madre, Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Chris Richter and Todd Davis, owners, proposes to construct a 677 sq. ft. of additions to a maximum height of 11'-0" where the maximum allowable is 16'-2", replace windows and doors, construct a chimney, alter overhangs, 5'6" high yard walls, relocate and redesign the coyote fence, install HVAC, and stucco.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

_x_ Zoning Review Sheet

_x_ Other: previous case documents

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

____ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

The single-family residence at 918-D Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The Pueblo Revival style pink adobe house is 1,387 sq. ft. and was likely constructed in the late 1930s. Based on aerial photographs, it took its current footprint by at least 1957.

On November 14, 2023, Case # 2023-007314-HDRB the HDRB maintained the contributing status of this building and designated the longest portion of the Eastern façade, which is consistent with the HCPI report, which indicates that this may be the oldest portion of the house, it's roughly 34-inch-long wall as primary and no other facades as primary and including the historic windows A and B on this facade and excluding the non-historic overhang and door #3 on that facade as well as all historic doors and windows.

The applicant now proposes the following exterior alterations:

1) Construct a 310 sq. ft. addition to a height of 10'-1" on the north elevation.
2) Install a new front door with sidelights with an overhang on the north elevation.
3) Construct a 343 sq. ft. carport addition to replace the storage room (148 sq. ft.) on the south elevation.
4) Replace windows in the new garage and the kitchen on the south elevation.
5) Replace the door to the utility room with a window on the east elevation.
6) The east elevation overhang will be replaced with a parapet.
7) Construct a 37 sq. ft. portal connecting the garage with the house. The portal is set back 10' from the east primary façade.
8) Construct an overhang with corbels over the new entry door on the east elevation.
9) Construct a 16 sq. ft. portal addition on the east elevation.
10) Construct a 25 sq. ft. addition on the west elevation.
11) Install a new window in the bathroom on the west elevation.
12) Install a new window in the west elevation addition.
13) Construct an 82 sq. ft. portal addition with a new sliding glass door on the west elevation.
14) Construct 5'-6" high yard walls with pedestrian gates on the west of the property
15) Install ground mounted HVAC on the west elevation. The HVAC will be screened/not publicly visible.
16) Relocate and redesign with an increase in size the 6'-0" high coyote fence trash enclosure and install a double gate. The enclosure will remain on the south side of the residence.
17) Stucco house in El Rey, "Buckskin" cementitious stucco.
18) Replace all the windows and exterior doors not located on primary facades. The new windows and exterior doors will be Kolbe Heritage Series, divided panes and will be in Taos Blue.
19) Enclose on the interior only the door on the East elevation. The door will remain on the exterior primary façade but will not be a functional door. This is intended to keep the historic design while changing access to the structure.

The additions will be a total of 677 sq. ft., which is 49% of the existing residence.
No changes are requested to the East Primary Façade.

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.

(4) Compliance with General and Specific Design Standards Required

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

(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.

(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.

(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.

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

Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MM
Planning Manager	Gary Moquino	GM
Planner Senior		

H135

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 918D Acequia Madre

ID NUMBER: 051600274

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N RANGE 10 E SEC 30 NW 1/4 SE 1/4

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

DATE OF CONSTRUCTION:

1900-1930 ESTIMATE _____ ACTUAL

SOURCE(S) Trudy Lawler Eleanor Bove Ortiz Connie Ortiz Gonzales

BUILDING DATA

ARCHITECTURAL STYLE:

Spanish Pueblo Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

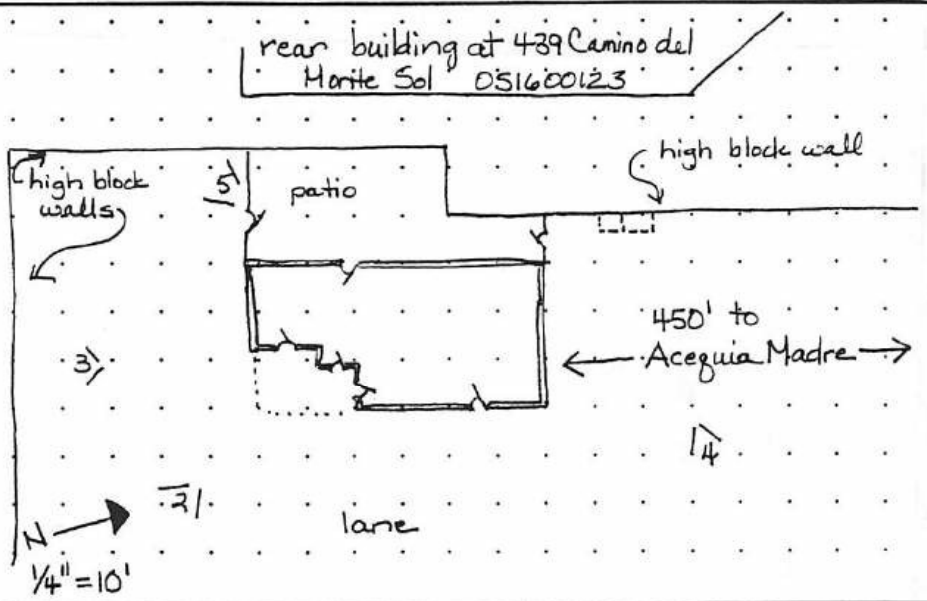
___ YES X NO

PHOTO



#2 east elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO X ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO X ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 5/5/92 BY DB

NEGATIVES WITH NMHPD ROLL # DB4 NEG # 2 TO 5

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	concrete visible, east	
DOORS	wood panel with upper lights, french – all have wood screens; wood carved with	screens sagging screens
WINDOWS	6-light casement; 4-light casement; trios of 8-light casement; 3/1 D'H(W); large single	light, north; windows recessed in wood frames
PORTALES	metal over wood 1X4s	gutter along roof, east & west
CANALES		
PORCHES		
BALCONIES	flat with battered parapet overhang along west and above door, east	patching evident on roof
ROOFS		
COURTYARDS		
FENCES/WALLS		
ARCH. DETAILS	tile chimney; some visible viga ends	metal flue
OTHER		

COMMENTS House retains many original details. Overall good condition.

ADDITIONAL PHOTOGRAPHS



#3 south elevation



#5 west elevation

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

IDENTIFICATION

ADDRESS

918D Acequia Madre

ID NUMBER 0516000274

SURVEYED/RESEARCHED

DATE 5/5/92 BY DB



#4 north elevation

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

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

IDENTIFICATION

ADDRESS 918D Acequia Madre

ID NUMBER 051600274

SURVEYED/RESEARCHED
DATE 5/5/92 BY DB

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

Lawler says abstracts show ownership changing from Garcia to Juan Lucero in 1887, to Jose Garcia in 1902 (now includes land and "real estate"), and to Seferino Vigil in 1912.

This is the largest of four houses along the lane which are owned by the Lawlers (918A, B, C, D). It is about 1300 sf, 2 bedrooms. When the Lawlers bought it, it had no bathroom or running water. No building additions were made, but the house was renovated internally to add a bath, hall, and closet. Plumbing and heating were added. This was done in 1968.

This house does not appear to have been surveyed before and does not appear on previous maps.

Interview with Eleanor Bove Ortiz and Connie Ortiz Gonzales, July 1992, by Corinne Sze. Their great-grandparents, Seferino and Margarita Vigil, owned this property and land north to Acequia Madre. House was built by/for Magdalena Sena, probably before 1930s. House was "humbler" but Ortiz and Gonzales don't know of major alterations.

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form August 11, 2023

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property: **Magdalena Sena-Ortiz House**	**2. Location:** **918 D Acequia Madre (Unit D)** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-135** **4. County: Santa Fe** **Parcel # 11309952**

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

6. Date of Survey: July 25, 2023

7. Previous Survey Date(s):
_x_Yes: May 5, 1992
_x_No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:

35.677393,-105.9246511



10. Photo Information; John W. Murphey, photographer. **Photo 1: South elevation, facing northwest.**

11. Brief Description of the Property:

The pink adobe house sits on a little bluff overlooking a lane leading to a mix of old and new homes. Constructed likely in the late 1930s, it is situated near the end of the private dirt lane, approximately 470' south of Acequia Madre. There is no public visibility of the house from the road. It is arranged on a north-south axis, with its main façade facing east. In form, it is a flat-roofed rectangle with several trailing extensions. Based on aerial photographs, it took its current footprint by at least 1957. The building is approximately 1,348 square feet and has a modest Pueblo Revival style.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before c.1936-37
_ _Known _x_ Estimated Source: City directories and census enumerations

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

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

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

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



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

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

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

For: Current owner:

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

Current owner: Christopher Richter and Todd Davis

N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing __ No Status
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-135
Magdalena Sena-Ortiz House	918 D Acequia Madre (Unit D) Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: Survey: July 25, 2023

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Sash	Wood	1/1	1
Sash	Wood	3/1	1
Sash, Barn	Wood	4	1
Casement	Wood	6	1
Casement	Wood	8	6
Fixed	Wood	1	1
Fixed [?]	Wood	1-1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	¼ Light	Wood	1
Single-Leaf	½ Light	Wood	2
Single-Leaf	Decorative	Wood	1
Single-Leaf	15 Light	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: __ No known modifications

#1 Date: Unknown; change of north window; material and visual evidence.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

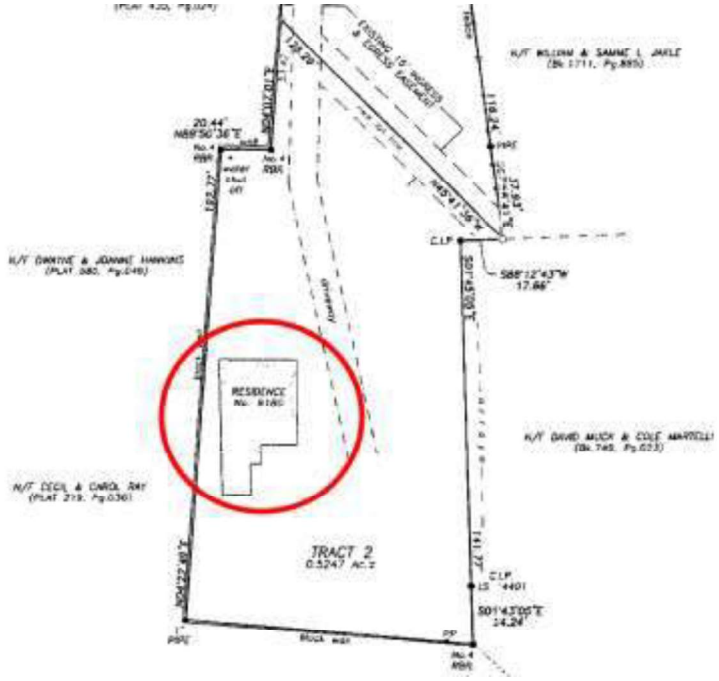
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of lot line adjustment survey, 2013. Courtesy All Terrain Surveying Co.



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Architectural Description Continued

East

The strongest elevation is the east side, facing a mature apricot tree (Photos 3 & 4). This elevation is distinguished by its play of volumes, lending interest to an otherwise vernacular structure.

The largest piece of the composition is a roughly 34’ long wall creating the north end (Photo 4). This may be the oldest portion of the house. The wall is divided into two window openings and an entry. The openings hold older-looking grouped wood casements (Photo 5). The windows have narrow muntins holding single-pane glass. They are set deep in the adobe wall and highlighted with bullnose reveals. The front door looks handmade with its folkloric pattern of vertical elements (Photo 6). A shallow wood overhang carrying a gutter sits above it and creates a shadow. Visible on the ground is a raised concrete berm, or *contra cimiento*, supporting the walls. This section is made of double adobe.

Attached to this block at the south are two smaller volumes set back from the main wall plane (Photo 3). These cubic spaces each have a wood panel door topped with glass (Photo 7). Their wall material is unknown but they were in place by 1958 (Fig. 5).

South

The south elevation represents the additions mentioned above (Photos 8-10). Starting at the east, there is a modern nine-light wood window looking into the kitchen, followed by a newer glass door opening to the same space (Photo 9). This elevation edges a small concrete patio. The two additions each have an opening fitted with a single-light, wood sash window. Differing from the windows in the main block, they are set near the edge of the wall and are framed with simple casings (Photo 10).

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North

Blending in with a meadow, the north elevation has the least articulation (Photo 11). Based on a subtle pitch at the roofline, it likely represents an extension of the original block. The flat façade contains two openings, with the left holding a paired 3/1 wood

sash, and a fixed glass window on the right which does not meet code (Photo 12). This window, like the other assumed additions, is set close to the wall plane. The right or west side has a section of contra cimiento, also suggesting that it is of a different origin. The right or west side has a section of contra cimiento, also suggesting that it is of a different origin.

West

Arranged close to a tall block wall, the west elevation has the feeling of an alley (Photo 13). The various additions to the house are apparent when looking across the elevation as there are at least four roof heights and a mix of window types. The section at the north has two openings containing 1/1 and 3/1 sash windows (Photo 14). The bottom of the wall terminates with a line of contra cimiento rising a few inches above grade. This section ends with an opening containing a ¾ light wood door.

Beyond the door to the south begins another section sitting on a taller concrete berm and set back a few inches. This section has a 3/1 sash unit and a sliding window, both made of wood (Photo 13). Different pieces of wood overhang follow the roofline, carrying a metal gutter that drains at each end.

Based on the 1992 survey, the adjacent side yard was floored with flagstone.
Interior

Interior

The interior, made of six compact rooms, reveals typical vernacular construction. The rooms have a mix of viga-and-board and plastered ceilings. The plastered walls are painted white with the occasional carved-out *nicho*. The living room has non-historic

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red-orange brick flooring, which continues into the kitchen. Other rooms have a variety of wood floors. Older five-panel wood doors are found throughout.

Historical Overview

Wrong Name, Wrong Address

Sometimes it starts with a wrong name, sometimes a wrong address.

On May 5, 1992, Deborah Wonn Butcher, a City of Santa Fe planner, made a site visit to the subject property. On what appears to have been an overcast day (the forecast called for showers), Butcher dutifully recorded each side of the building, which at that time was owned by Trudy Lawler, a local realtor.

At the back of the survey form, handwritten in ink, Butcher made notes of her interview (presumably at the site) with Lawler.

The notes help lay out the basic history of the parcel. Commenting on abstracts in Lawler's possession, Butcher wrote that the property changed ownership from "Garcia to Juan Lucero in 1887, to Jose Garcia in 1902 (now includes land and 'real estate') and to Sefarino [sic.] Vigil in 1912."[1]

Trudy Lawler died in 2011, and it is unclear where the abstracts ended up. The County of Santa Fe claims to have no background on the property. While the 1912 "King's" map cuts off just east of Camino del Monte Sol, the name "Seferino Vigil" is attached to the subject property, which was much larger at the time (Fig.1).

At the bottom of the notes, written in smaller handwriting to fit on the page, Butcher referenced an interview conducted in July 1992 by Corinne Sze with Eleanor Bove Ortiz and Connie Ortiz Gonzales. There is no indication of how these women are related to

[1] Deborah Butcher, "918 D Acequia Madre," New Mexico Historic Building Inventory form (May 5, 1992), no page.

each other or the property, but Butcher wrote that the subject house was "built by/for Magdalena Sena, probably before the 1930s."[2]

Both Eleanor Bove Ortiz and Consuelo "Connie" O. Gonzales have passed. And so has Magdalena Sena. But who was Magdalena Sena?

The name, at the time, was common. With its origin in the Bible, Magdalena — referencing Mary Magdalene — was given to many young women born into Catholic families. Searching through census enumerations for the 1930s, numerous Magdalena (or Mary) Senas surfaced. They live in Santa Fe; they live in Agua Fria; they live on farms nearby. But not one is listed as living off Acequia Madre.

Butcher failed to note — or didn't know — that the Magdalena associated with this property had been married and taken on the name Ortiz. And that the house itself started with a completely different address.

The Sheepherder's Wife

Magdalena Sena was born in Santa Fe in 1897. The 1910 census finds the 13-year-old girl living with her parents on "De Vargas," presumably DeVargas Street, in the old Barrio Analco neighborhood south of the river.[3] Her father, Ramon, 45, was a laborer, "working out," meaning he was employed on a farm. FN Her mother, Maria, 40, kept house. Magdalena was the third youngest of eight children, ages 9 to 26. Magdalena, her father, and three siblings could speak English; the rest communicated in Spanish. The entire household could read and write.

Six years later, Magdalena was married. She married Pablo Ortiz, a local boy three years her senior.[4] Pablo, whose father's name was also Ramon, had grown up in the Upper Canyon, a farming tract straddling the Santa Fe River between today's Upper Canyon and Cerro Gordo roads.[5] His father farmed and likely raised sheep, as was common in the time and vicinity. Pablo himself is later identified as a sheepherder.

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[2] Ibid.

[3] U.S. Census Bureau, Year: 1910, Census Place, Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 5b; Enumeration District: 0223; FHL microfilm: 1374931.

[4] "Local Items," *Santa Fe New Mexican*, June 10, 1916, 8.

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According to the 1920 census, they rented a home at 530 Buena Vista Avenue.[6] The household then included Pablo, 26, Magdalena, 23, and two children: Eusevio (a name of Greek origin meaning devout or pious), 1½, and Andre, five months. FN They would lose an infant daughter, Socorra, two years later.

The young family disappeared from public records in the early 1930s. They don't appear in the 1930 federal census or city directories. This could be for a number of reasons. Some young men were employed in New Deal work-relief programs, which moved them to remote regions. Others worked at lumber mills, mines, or farms outside the area.
Two Addresses One House

The family reappears in the late 1930s living in a house on Camino del Monte Sol, one of the most significant Eastside roads at the time. The road was formerly called Telephone, indicating that it hosted the telephone line between the town and Sunmount Sanatorium. It also worked as a primary north-south spine from which little lanes trailed off, connecting to acequia-irrigated tracts.

City directories continued to show the family residing at 411 Camino del Monte Sol through the mid-1940s. Pablo is indicated to be the owner of the land adjacent to Antonio Ortiz, who also owns his land.[7] Then the couple disappears again.

As happened in the Great Depression, disappearances from city directories could result from people taking on military service or work outside of New Mexico. Like many communities across the country, the Santa Fe area experienced significant disruptions during World War II. Mobilization and the draft removed nearly 10% of its male population, as hundreds of young men were shipped off to serve overseas. Some would never return. War work on West Coast led to a diaspora for the local Hispanic population as many established new home hearths.

---

[5] U.S. Census Bureau, Year: 1900, Census Place, Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 4; Enumeration District: 0119.
[6] U.S. Census Bureau, Year: 1920, Census Place, Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 15B; Enumeration District: 127.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1938 (El Paso: Hudspeth Directory Company, 1938), 167. The 411 Camino del Monte Sol address does not appear in 1936 directory; 1937 directory is missing.

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Whatever may be the case, Pablo's name fades from public records, with Magdalena now identified as a widow.[8]

While missing in the 1950 census, other sources show that Magdalena continued to live at 411 Camino del Monte Sol and is indicated to be the home's owner. Now in her 50s, Magdalena reentered the work world as kitchen help at Jan's, a café on West Marcy Street. In 1954, she and her son Eusevio hired local surveyor James C. Harvey to record the family property.[9]

In 1958, Magdalena placed an ad in the *Santa Fe New Mexican* to sell her home. First appearing in April and running on and off for several years, it read: "6-room adobe home – 411 Camino del Monte Sol. Magdalena S. Ortiz. Dial 3-5726."[10]

The 14-word advertisement is significant, as it is the first piece of information to connect Sena to the house discussed between Corinne Sze, Connie Ortiz Gonzales, and Eleanor Bove Ortiz 34 years later.

It becomes clearer the following year when the same ad, with slightly different wording, offers the same house using a different address: 918 Acequia Madre.[11] At this point, 411 Camino del Monte Sol vanishes from public records.

Sena continued to run the ad, now specifying its two-acre site, until July 1962. This acreage aligns with a City of Santa Fe parcel of the late 1950s associating it with the subject house (Fig. 2). After this, Magdalena Ortiz Sena vanishes.

Subsequent news accounts of police reports indicate trouble at 918 Acequia Madre in the following years. Young men with the Ortiz surname are arrested for theft and even implicated in manslaughter.

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[8] Ibid., (1953), 280.

[9] James C. Harvey, "Tracts of Land Surveyed for Magdalena Sena de Ortiz and Eusevio Ortiz," November 9, 1954. The Santa Fe Clerk's Office stated they did not have a copy of the survey; the City of Santa Plat Department did not respond to multiple email requests requesting a copy of the plat.

[10] "Houses for Sale," *Santa Fe New Mexican*, April 29, 1958, 13.

[11] "Real Estate," *Santa Fe New Mexican*, June 13, 1959, 13.

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The Realtor

On that May afternoon in 1992, Deborah Butcher made notes on the house's condition when Trudy Lawler bought it. The year of purchase was not identified. Lawler said it was rough in condition with no running water or a toilet.[12]

Lawler, born Gertrude Ann Edelhuber, had grown up in Arkansas, where she met her future husband, Joseph Lawler II, an attorney. They moved to Santa Fe in 1945. In the 1960s, she got into real estate, working for the Roadrunner Agency — a realty company run by women. It was during this period, as Butcher notes, that the Lawlers worked on Sena's former home.
They renovated it internally, adding plumbing, a bath, a hall, and a closet.

No additions were made, according to Lawler. This is borne out through a review of aerial photographs (Figs. 5 & 6.

It is unclear how the Lawlers used the Sena-Ortiz home, but a "D" was added to the 918 Acequia Madre address in 1988. From that point on, it became a rental.

Outliving her husband, Gertrude "Trudy" Lawler died on February 3, 2011, at 90. After her death, the house, and the rest of the property which held other little houses clumping along a lane off Acequia Madre, went out of the Lawler's ownership, becoming separate properties.

[12] Butcher, "918 D Acequia Madre," no page.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

Likely erected in the late 1930s, the house has experienced no significant exterior alterations after 1958, as evidenced by aerial photographs. The composite east elevation has the most character and architectural interest. The recommendation is to maintain Contributing status and designate the east elevation – or portions of it – as the primary façade.

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

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Illustrations

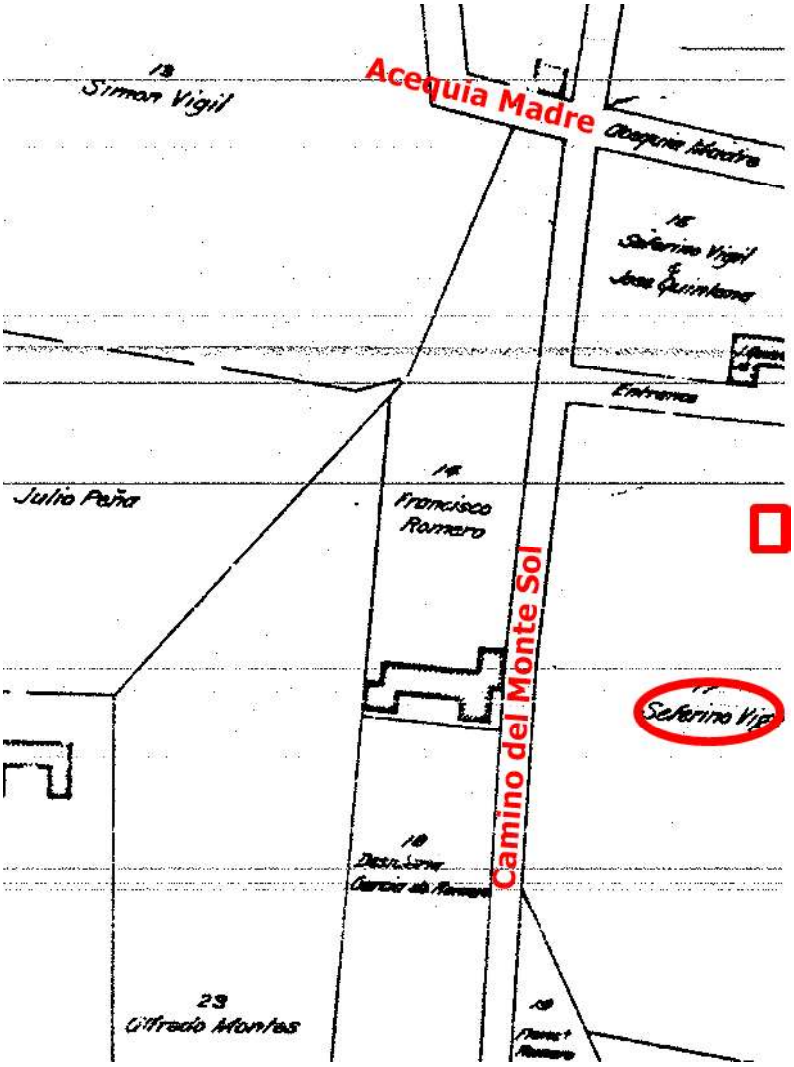

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912. Box indicates proximate location of future subject house.

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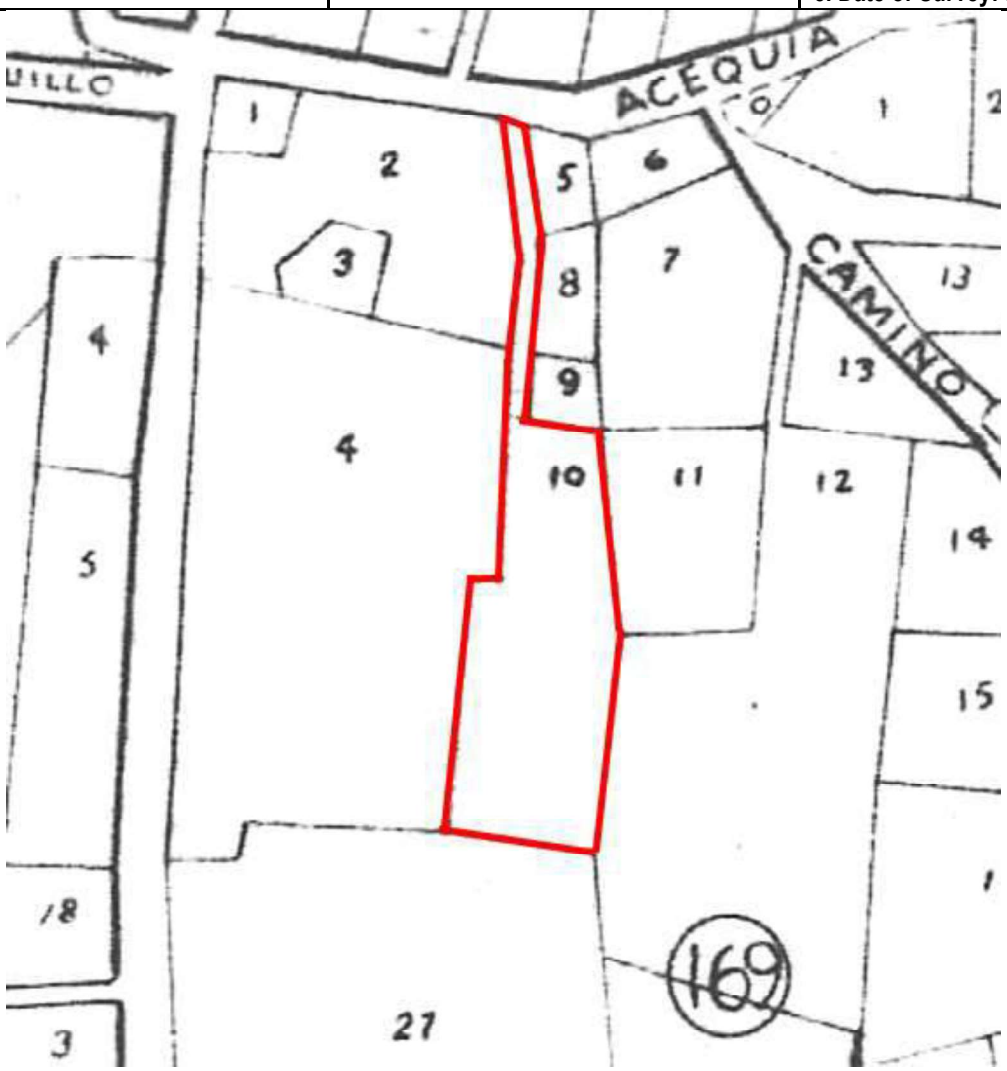

Figure 2: Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe,"1957.
The assumption is that Lot 10 represents the land James C. Harvey surveyed in 1954.

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

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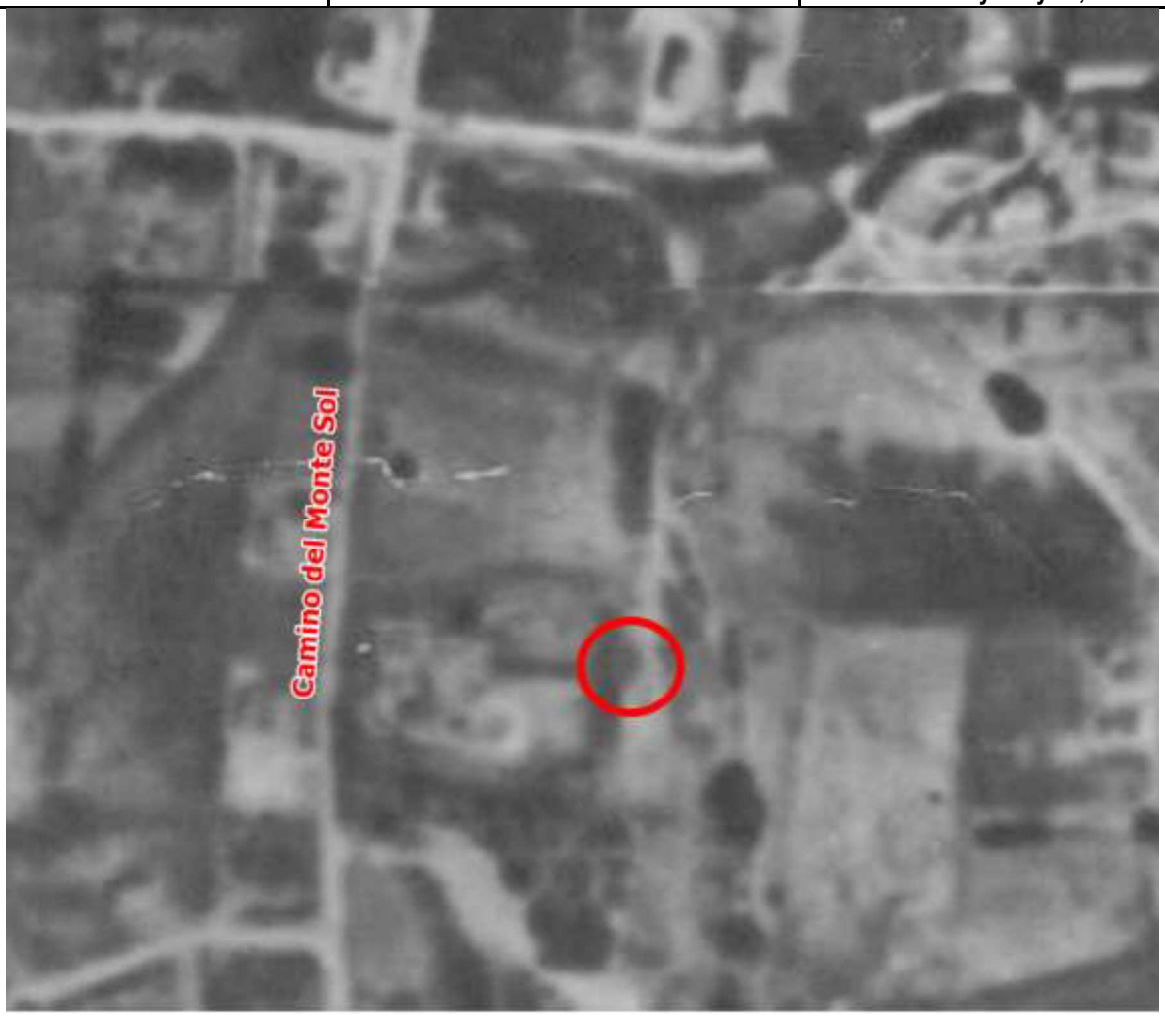

Figure 3: c.1936-37, aerial photograph. United States Soil Conservation Service, Sheet # 1009. Circled area may be subject house.

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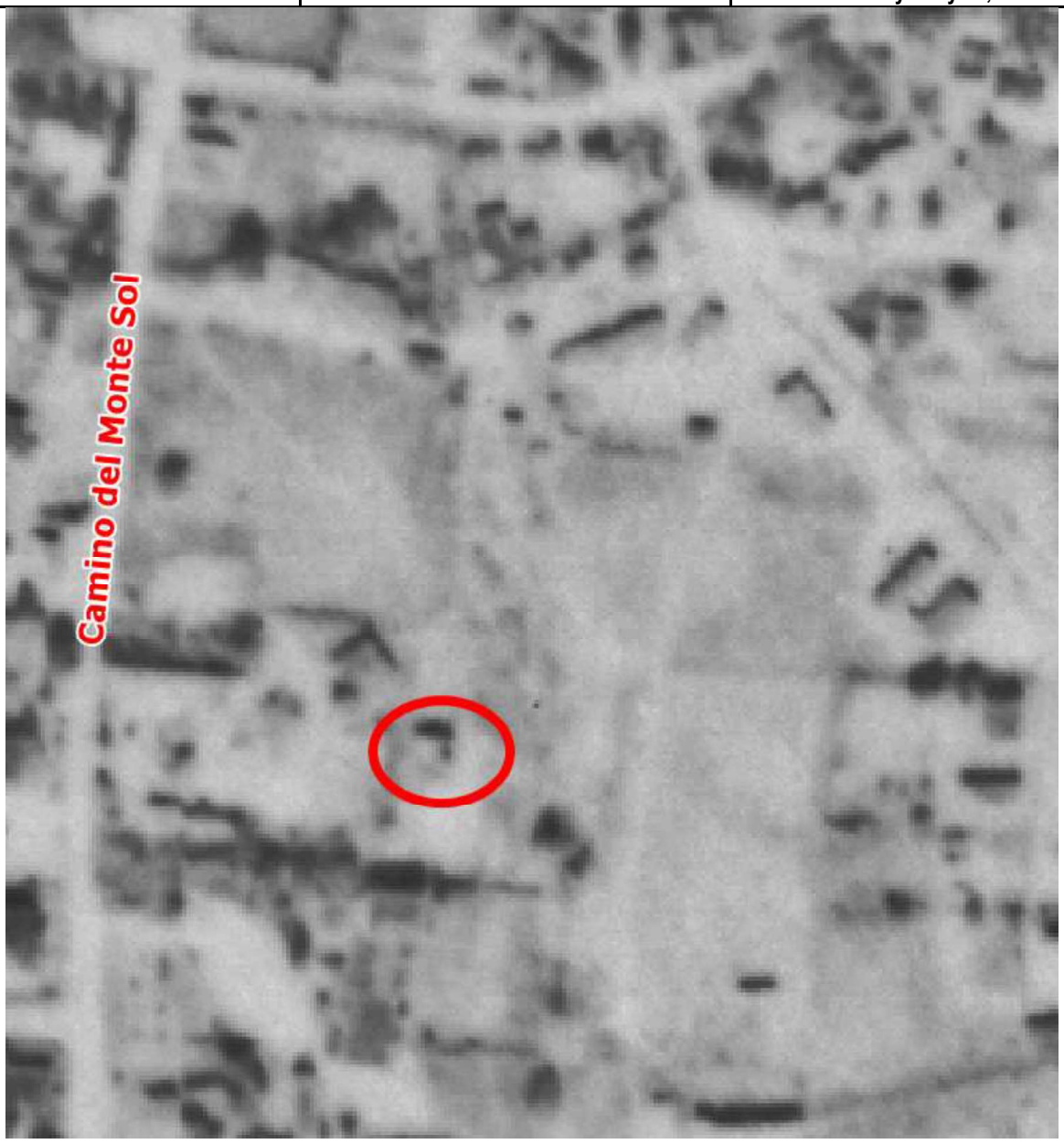

Figure 4: October 25, 1948, aerial photograph.
Note house footprint only appears to be square at the time.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Magdalena Sena-Ortiz House**	**2. Location:** **918 D Acequia Madre (Unit D)** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-135** **4. County: Santa Fe** **5. Date of Survey: July 25, 2023**

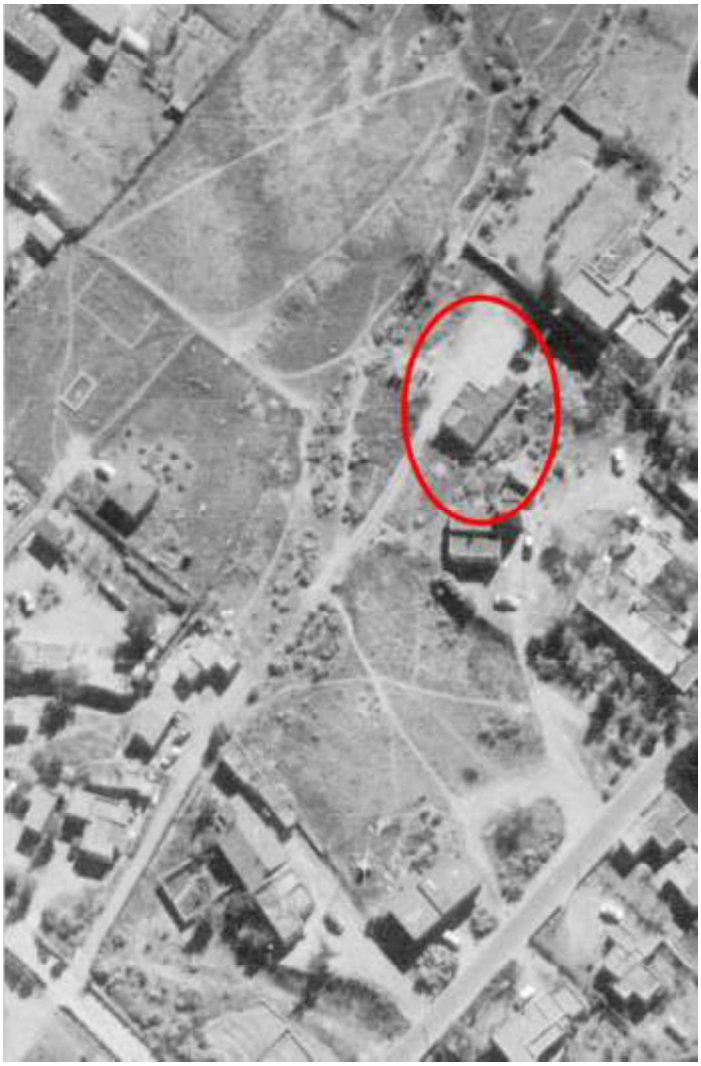

Figure 5: November 10, 1958, aerial photograph. House and context.

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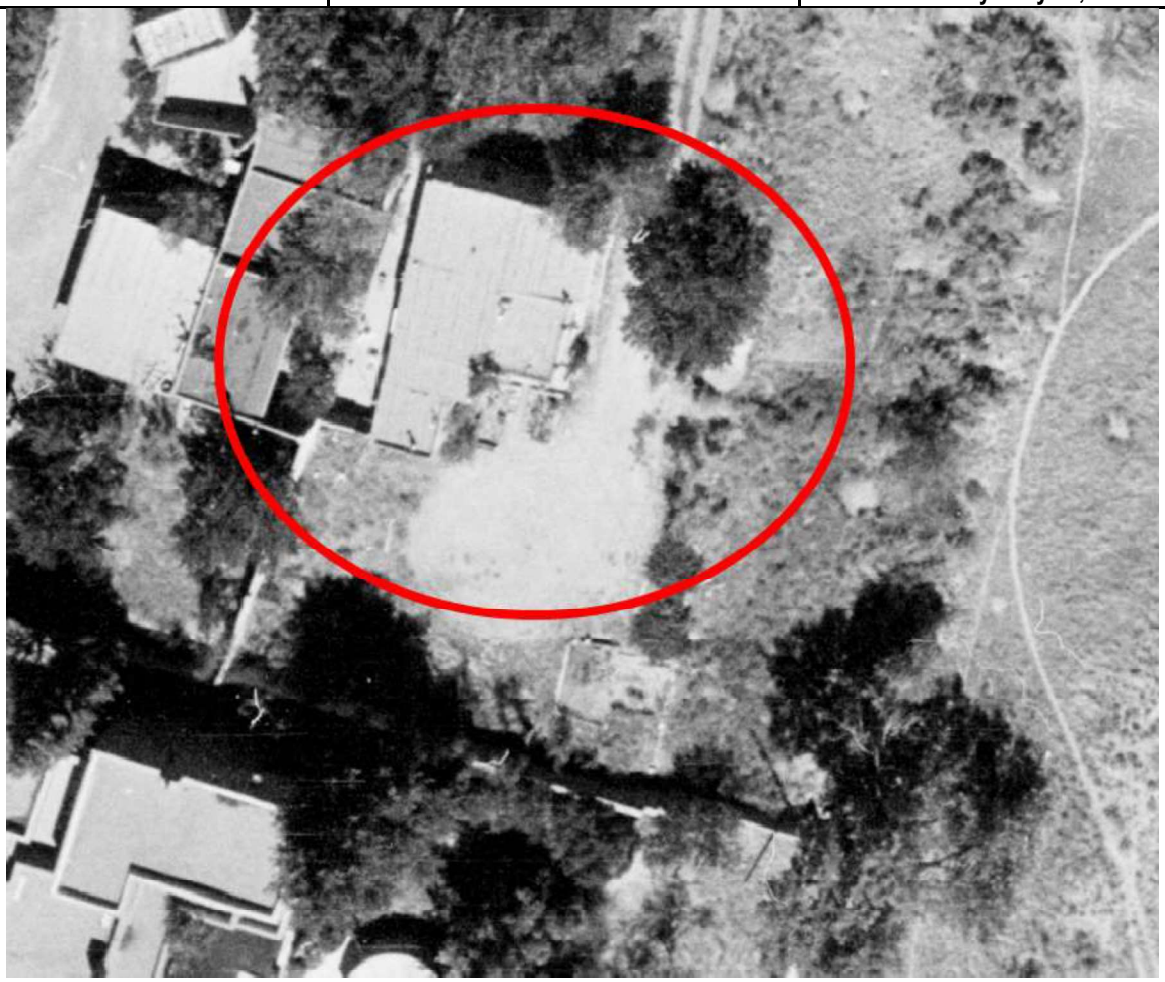

Figure 6: September 11, 1978, aerial photograph.

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

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Survey Photographs

(All images taken by John Murphey, July 25, 2023)



Photo 2: Setting. Camera facing southwest.

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

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1. Name of property: **Magdalena Sena-Ortiz House**	**2. Location:** **918 D Acequia Madre (Unit D)** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-135** **4. County: Santa Fe** **5. Date of Survey: July 25, 2023**



Photo 3: East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: East elevation, assumed core block. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: East elevation, assumed core block, casement windows. Camera facing west.

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

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1. Name of property: **Magdalena Sena-Ortiz House**	**2. Location:** **918 D Acequia Madre (Unit D)** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-135** **4. County: Santa Fe** **5. Date of Survey: July 25, 2023**



Photo 6: East elevation, assumed core block, entry door. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: East elevation, assumed addition, door. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: South elevation, assumed additions at left. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: South elevation, assumed core block. Camera facing north.

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

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Photo 10: South elevation, assumed addition. Camera facing northeast.

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

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Photo 11: North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: North elevation, assumed addition, window. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Magdalena Sena-Ortiz House**	**2. Location:** **918 D Acequia Madre (Unit D)** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-135** **4. County: Santa Fe** **5. Date of Survey: July 25, 2023**



Photo 13: North elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: West elevation, typical window with screen. Camera facing east.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 10/09/2023

Property Owner of Record: Todd Davis & Chris Richter

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989-4958

Site Address: 918D Acequia Madre

Proposed Construction Description: Bedroom & bathroom addition, interior remodel, new portals, new garage

TOTAL ROOF AREA: 2,557 SF

Zoning District: R-5

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside

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

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

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

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

Terrain: ☐ 30% slopes _____

Lot Coverage : 11.2 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 81'-0" Minimum: 7'
2nd Front? _____
Proposed Rear: 51'-6" Minimum: 15'
Proposed Sides: L 69'-6" R 5' Minimum: 5'

Height: Proposed 13'-6"
Maximum Height: 14'-10" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 2

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

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

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

Richard Martinez [☐OWNER ☒APPLICANT ☐AGENT]
PRINT NAME

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

Richard Martinez 10/09/2023
SIGNATURE **DATE**

To Be Completed By City Staff: 2023-0057463-PAR

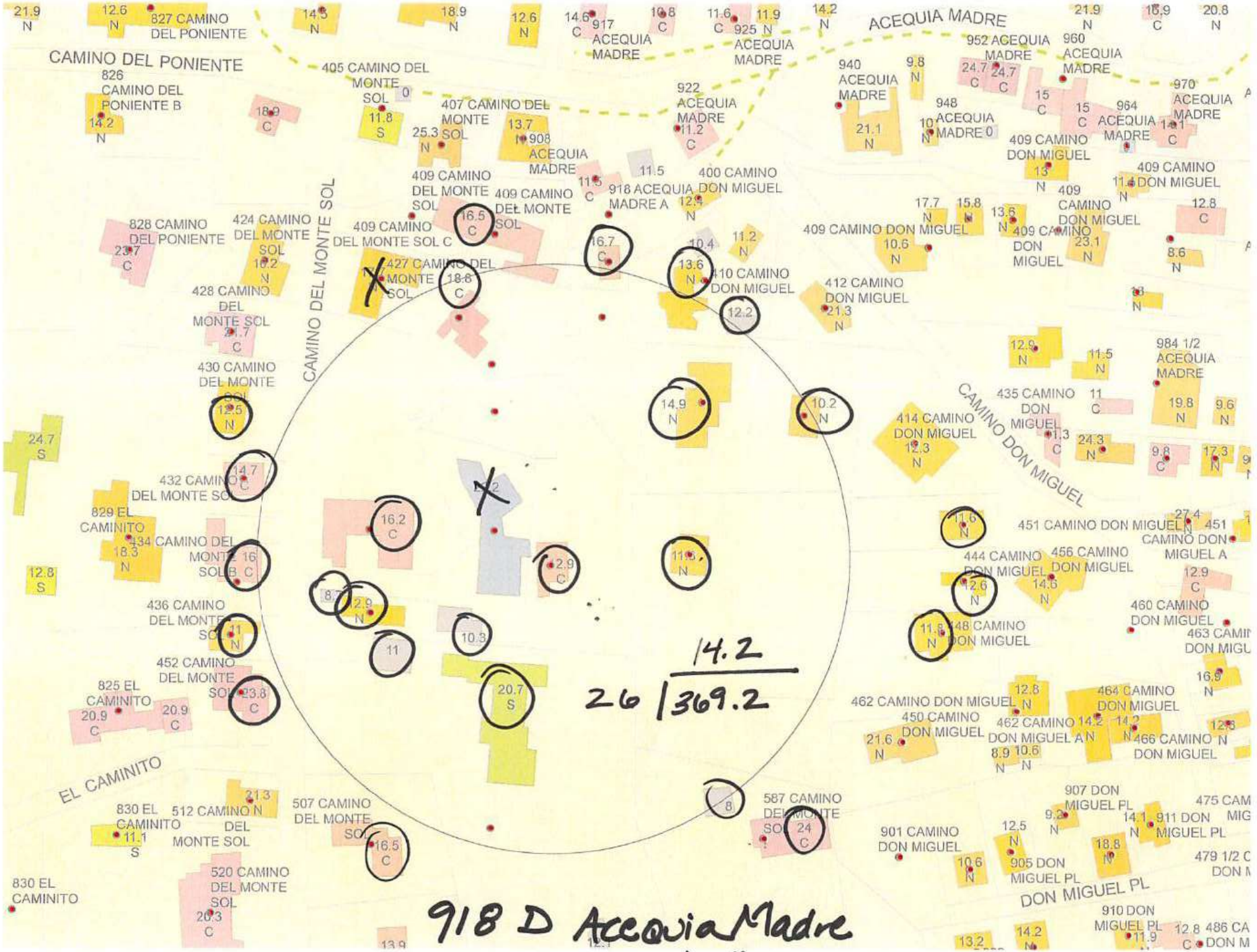
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☑ **Preliminary Approval ☐ with conditions ☐ Rejected**
Comments/Conditions: _____

REVIEWER: Stephanie Perea **DATE:** 10/13/23

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

Revised 20 November 2020


CAMINO DEL PONIENTE
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO DON MIGUEL
EL CAMINITO
DON MIGUEL PL
827 CAMINO DEL PONIENTE
826 CAMINO DEL PONIENTE B
828 CAMINO DEL PONIENTE
405 CAMINO DEL MONTE SOL
407 CAMINO DEL MONTE SOL
409 CAMINO DEL MONTE SOL
409 CAMINO DEL MONTE SOL C
424 CAMINO DEL MONTE SOL
427 CAMINO DEL MONTE SOL
428 CAMINO DEL MONTE SOL
430 CAMINO DEL MONTE SOL
432 CAMINO DEL MONTE SOL
434 CAMINO DEL MONTE SOL B
436 CAMINO DEL MONTE SOL
452 CAMINO DEL MONTE SOL
829 EL CAMINITO
825 EL CAMINITO
830 EL CAMINITO
512 CAMINO DEL MONTE SOL
507 CAMINO DEL MONTE SOL
520 CAMINO DEL MONTE SOL
587 CAMINO DEL MONTE SOL
917 ACEQUIA MADRE
918 ACEQUIA MADRE A
922 ACEQUIA MADRE
925 ACEQUIA MADRE
908 ACEQUIA MADRE
940 ACEQUIA MADRE
948 ACEQUIA MADRE
952 ACEQUIA MADRE
960 ACEQUIA MADRE
964 ACEQUIA MADRE
970 ACEQUIA MADRE
984 1/2 ACEQUIA MADRE
400 CAMINO DON MIGUEL
409 CAMINO DON MIGUEL
410 CAMINO DON MIGUEL
412 CAMINO DON MIGUEL
414 CAMINO DON MIGUEL
435 CAMINO DON MIGUEL
444 CAMINO DON MIGUEL
448 CAMINO DON MIGUEL
450 CAMINO DON MIGUEL
451 CAMINO DON MIGUEL
451 CAMINO DON MIGUEL A
456 CAMINO DON MIGUEL
460 CAMINO DON MIGUEL
462 CAMINO DON MIGUEL
462 CAMINO DON MIGUEL A
463 CAMINO DON MIGUEL
464 CAMINO DON MIGUEL
466 CAMINO DON MIGUEL
901 CAMINO DON MIGUEL
905 DON MIGUEL PL
907 DON MIGUEL PL
910 DON MIGUEL PL
911 DON MIGUEL PL
14.2
26 | 369.2
918 D Acequia Madre
MAX = 16' 2"

City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Case 2024-007314-HDRB Status Review 918D Acequia Madre

proposed changes be made, other than the language in the clause and in 14-8.10(H) for signs in historic districts, that would be not accepted; and that the language altering the last sentence prior to the subparagraphs that begins "the applicant for such exceptions shall conclusively demonstrate…." that no changes be made to that sentence as well then the reference to 14-3.6(B)(3) be changed to 14-3.1(H); and that the remaining proposed changes not be made to that section and that no other changes be made as proposed. The motion was seconded by Member Biedscheid.

Member Bienvenu said for clarification that he would convey, if the Board so agrees to this motion, this is not intended to disagree with any of the substantive proposals, it's just that the Board strongly feels this is not the time or place to be making those piecemeal amendments but they should be considered in the context of the larger amendment to Land Development Code.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Mather, Valdo, Aguilar Medrano and Biedscheid voting in favor and none voting against.

To view the entire recording of this item, ***see*** the YouTube video at: https://www.youtube.com/watch?v=kTowXumR29o (9:51 – 42:14)

2. **2023-007314-HDRB. 918-D Acequia Madre.** Downtown & Eastside Historic District. Richard Martinez agent for Christopher Richter & Todd Davis, owners, requests a status review and primary façade designations on a contributing property. (Ramón J. Sarason)

Staff Report:
The residence at 918-D Acequia Madre is a single-family residence listed as contributing to the Downtown and Eastside. The pink adobe house sits on a little bluff overlooking a lane leading to a mix of old and new homes. Constructed likely in the late 1930s, it is situated near the end of the private dirt lane, approximately 470' south of Acequia Madre. There is no public visibility of the house from the road. It is arranged on a north-south axis, with its main façade facing east.

In form, it is a flat-roofed rectangle with several trailing extensions. Based on aerial photographs, it took its current footprint by at least 1957. The building is approximately 1,348 square feet and has a modest Pueblo Revival style.

In historic records the house has had two addresses – 411 Camino del Monte Sol and 918 Acequia Madre. The property has changed hands over time. An addition was

added between 1948 and 1958; the original form of the house was rectangular. Both sections of the house have gained historic merit in their own right.
Now, the applicant requests the following:

1) Status Review
2) Primary Façade Designations.

Staff Recommendation

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends the East and Eastern portion of the South elevation be designated as primary excluding non-historic windows and doors as described in the Historic Assessment NO. 918MAS-HA.

Member Bienvenu asked what the recommendation is for the primary façade.

Mr. Sarson confirmed it was the entire east elevation.

Member Aguilar Medrano asked which doors and windows are not historic on the east façade are non-historic.

Mr. Sarson referred to the historic assessment that has diagrams of specifically what the doors and windows are and associated locations and whether they are historic or non-historic.

Applicant Presentation

Richard Martinez, 1524 Paseo de Peralta, Santa Fe, was sworn. He said he was unprepared to discuss the proposed primary façade because it was not published that way. In general, primary facades mean development or addition on that side is not allowed and makes it difficult to add on to a house. This house was originally off Monte del Sol. The rear façade was the front façade. The house was originally without plumbing. Given that the back was the front of the house, originally, it is apparent that the historic doors and windows were added in a self-conscious way because they don't match. He referred to the east façade of the house. The door is beautiful, it has spindles and cut wood in a pattern. He thinks it's the most historic façade. He asked that the overhang not be part of the historic part of the house because the roof drainage should be addressed. The eastern façade is off the kitchen. The kitchen façade is not publicly visible. He proposed that only the Eastern side of the house that is in front of the kitchen and the living room be primary and pointed to the side that should not be made primary because it's not publicly visible and it would preclude any design elements to be added.

Public Hearing:

There were no public comments.

Board Discussion/Action:

Motion: In Case 2023-007314-HDRB, 918-D Acequia Madre, Member Biedscheid moved to maintain the contributing status of this building and designate the longest portion of the Eastern façade, which is consistent with the HCPI report, which indicates that this may be the oldest portion of the house, it's roughly 34-inch-long wall as primary and no other facades as primary and including the historic windows A and B on this facade and excluding the non-historic overhang and door #3 on that facade as well as all historic doors and windows. The motion was seconded by Member Aguilar Medrano with clarification that door #1 is non-historic but it's interesting because it's hand carved. She asked if that was excluded.

Member Biedscheid said she was trying to follow the window and door assessments, which indicates that is non-historic.

Mr. Martinez said it's non-historic but character defining.

Member Aguilar Medrano said if it wasn't included in the exclusions and it's on the primary façade, then it would be protected.

Member Biedscheid agreed and confirmed she was just excluding the overhang and historic windows.

Member Aguilar Medrano confirmed that she seconded and stated that both windows (A and B) on that façade are historic, and she didn't think there needed to be language to exclude them.

Member Biedscheid confirmed.

Vote: The motion passed by (5-0) roll call vote with Members Mather, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this item, ***see*** the YouTube video at: https://www.youtube.com/watch?v=kTowXumR29o (42:14 – 1:00:12)

3. **2023-007399-HDRB. 1-A Camino Pequeno**, Downtown & Eastside Historic District. No status. Courtenay Mathey, agent for Ann & Kevin

Proposed Primary Facades

City of Santa Fe, New Mexico

memo

DATE: October 24, 2023

TO: Historic Districts Review Board Members

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

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2023-007314-HDRB. 918-D Acequia Madre. Downtown & Eastside Historic District. Richard Martinez agent for Christopher Richter & Todd Davis, owners, requests a status review and primary façade designations on a contributing property.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Site Plan/Floor Plan (from HCPI)

_x_ Elevations (from HCPI)

_x_ Photographs (from HCPI)

_x_ Other: Door and Window assessment and Façade Diagram

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommends the East and Eastern portion of the South elevation be designated as primary excluding non-historic windows and doors as described in the attached Historic Assessment NO. 918MAS-HA .

BACKGROUND & SUMMARY:

The residence at 918-D Acequia Madre is a single-family residence listed as contributing to the Downtown and Eastside. The pink adobe house sits on a little bluff overlooking a lane leading to a mix of old and new homes. Constructed likely in the late 1930s, it is situated near the end of the private dirt lane, approximately 470’ south of Acequia Madre. There is no public visibility of the house from the road. It is arranged on a north-south axis, with its main façade facing east. In form, it is a flat-roofed rectangle with several trailing extensions. Based on aerial

photographs, it took its current footprint by at least 1957. The building is approximately 1,348 square feet and has a modest Pueblo Revival style.

In historic records the house has had two addresses – 411 Camino del Monte Sol and 918 Acequia Madre. The property has changed hands over time. An addition was added between 1948 and 1958; the original form of the house was rectangular. Both sections of the house have gained historic merit in their own right.

Now, the applicant requests the following:

1) Status Review
2) Primary Façade Designations.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

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

(1) Purpose and Intent

It is intended that:

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe

effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

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

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

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

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

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

(i) Porches and portales are encouraged;

(j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

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

City of Santa Fe, New Mexico

Historic Districts Review Board

Current Case
2023-007675-HDRB
Remodel
918D Acequia Madre

MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Richter-Davis Residence
918D Acequia Madre
October 28, 2024
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:
An existing 2-bedroom, 1 bathroom house occupies the lot. The house was likely constructed in the late 1930's and is located near the end of a private road off Acequia Madre. The existing house is approximately 1,387 square feet roofed and has a modest Pueblo Revival style. The house has Contributing status. See HCPI by John Murphy dated August 11, 2023, attached.

PROPOSED CONSTRUCTION:

On the north elevation, we propose:
- An addition of a Bedroom and Closet expansion of 310 heated square feet. This addition will match the height of the existing house.
- A new front door and sidelights with an overhang.
- On the northwest corner of the bedroom addition a new 5'-6" stuccoed yard wall with new wood gate will be added.

On the south elevation we propose:
- An addition to the storage room (148 SF existing) converting it into a single car garage (additional 195 SF) (343 SF total). The parapet will be raised to match the existing house and to accommodate the new garage door.
- The addition of a wall and gate.
- Coyote fence trash enclosure to be moved to the east and have a double coyote fence gate added.
- Existing window in the new garage to be replaced.
- Existing window in the kitchen to be replaced.

On the east elevation we propose:
- The door to the Utility Room will be replaced with a window.
- No change to Primary Façade, windows A and B and Door 1 will remain. The overhang will be replaced with a parapet.
- There will be a 37 square foot entry portal connecting the new garage with the existing house.
- Garage addition with new overhead door and overhang.
- New overhang with corbels over new entry door.
- Bedroom addition with new fireplace and chimney.

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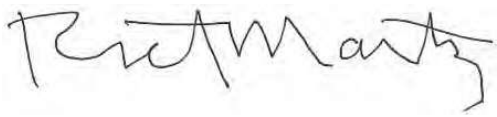
On the west elevation we propose:

- A portion of the west wall of the existing bedroom will be demolished and an addition of 25 square feet will be made to the new media room.
- A window will be added to the new shower in the bathroom.
- A window will be added media room addition.
- An 82 square foot portal addition with a new sliding glass door in bedroom.
- Existing storage to be demolished and garage addition added.
- Existing yard wall to be demolished and re-built with new gate added.
- Addition of ground mounted HVAC
- The trash enclosure will be enlarged
- The overhangs will be replaced with parapets.

The exterior stucco of the house will be El Rey, 'Buckskin' stucco (see attached exterior finishes). We propose to add parapets to replace the existing overhanging roofs which were specifically excluded on the primary facade. We also propose to replace all the windows and exterior doors not located on primary facades. The new windows and exterior doors will be Kolbe Heritage Series, divided panes as per historic district regulations and will be Taos Blue colored. The additions will be a total of 677 SF on a house with existing 1,387 SF, so the additional roofed area will be a 49% increase.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



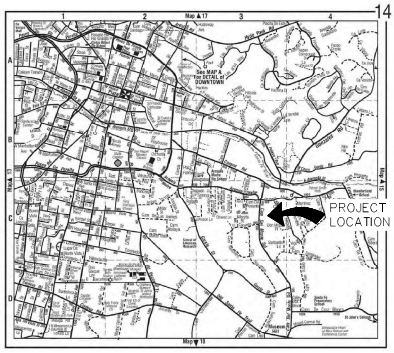
Richard Martinez
Martinez Architecture Studio PC

RICHTER-DAVIS HOUSE
RENOVATION & ADDITION

918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA



DIRECTIONS TO SITE:
EAST ON CANYON ROAD. TURN RIGHT ON CAMINO DEL MONTE SOL. TURN LEFT ON ACEQUIA MADRE. 918D ACEQUIA MADRE IS ON THE RIGHT. TURN IN AND FOLLOW PRIVATE DRIVE TO 918D STRAIGHT AHEAD. M3H6H16

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020NEC AS AMENDED), 2021 NM ELECTRICAL SAFETY CODE (2021 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2018 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2015 NM ENERGY CONSERVATION CODE (2015 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC. FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: GARAGE, BEDROOM & BATH ADDITION & RENOVATION TO AN EXISTING SINGLE-FAMILY RESIDENCE

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

FIRE RATED WALLS: N/A

MAX BUILDING HEIGHT: EXISTING - REGULATED BY HISTORIC

NET AREAS:

EXISTING:
HEATED 1,387 S.F.
TOTAL ROOFED 1,387 S.F.

PROPOSED ADDITIONS:
HEATED 335 S.F.
GARAGE 195 S.F.
PORTALS 147 S.F.
TOTAL PROPOSED ROOFED AREA: 677 S.F. (49% OF EXISTING)

TOTAL ROOFED AREA ON LOT: 2,064 S.F.

LOT AREA: - 22,662 S.F.

LOT COVERAGE: - EXISTING = 6.0%
- PROPOSED = 9.0%

UTILITY DATA:

GAS : NATURAL GAS
ELECTRIC : UNDERGROUND
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: R-5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES DRIVEWAY

FIRE SPRINKLERS: REQUIRED

STRUCTURE WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA STANDARD NO. 13 'D' (2010), SANTA FE FIRE DEPARTMENT/FIRE MARSHAL DIVISION AND NEW MEXICO STATE FIRE CODE.

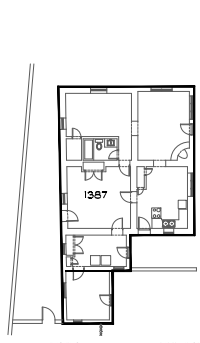
DESIGN PROFESSIONALS

ARCHITECT:
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-2958, FAX (505) 989-8933

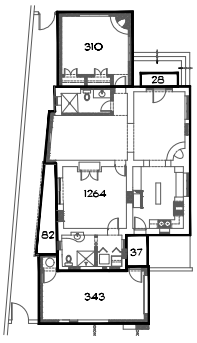
DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING & PROPOSED FLOOR PLAN
A-3.0 NORTH - EXISTING & PROPOSED ELEVATION
A-3.1 EAST - EXISTING & PROPOSED ELEVATION
A-3.2 SOUTH - EXISTING & PROPOSED ELEVATION
A-3.3 WEST - EXISTING & PROPOSED ELEVATION
A-4.0 DOOR & WINDOW SCHEDULES

AREA DIAGRAM



EXISTING 3/32" = 1'-0"



PROPOSED 3/32" = 1'-0"

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RICHTER-DAVIS HOUSE
918D ACEQUIA MADRE
SANTA FE, NM

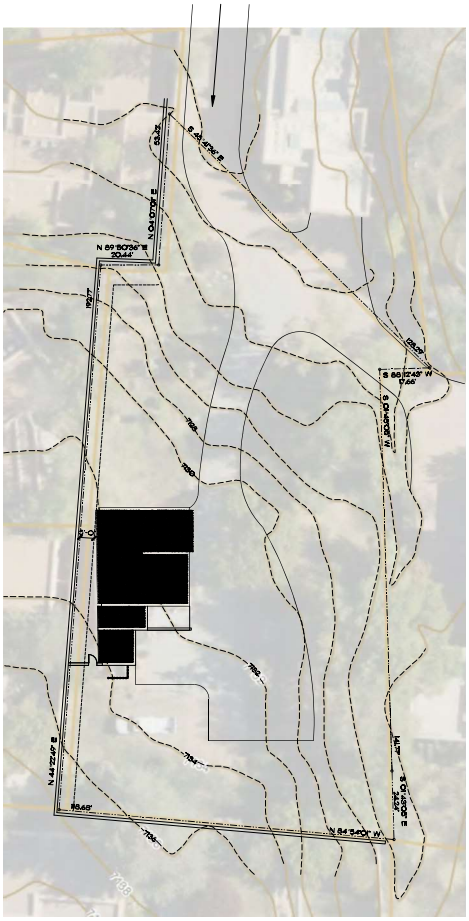
OCTOBER 28, 2024

COVER SHEET & PROJECT DATA

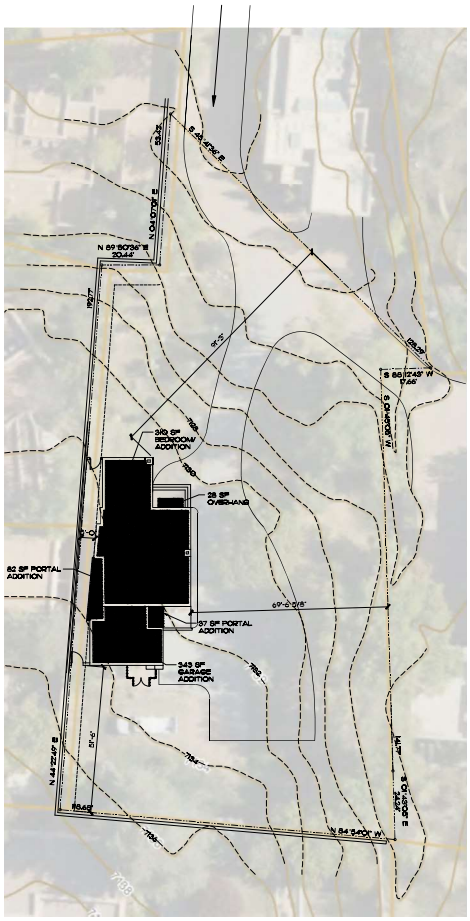
A
0.1

SET #

RICHTER-DAVIS - 2301



1 EXISTING SITE PLAN
A-1.0 SCALE: 1/16" = 1'-0"
NORTH



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/16" = 1'-0"
NORTH

LEGEND:
PROPOSED SITE PLAN
EXISTING WALLS TO REMAIN
NEW ROOFING

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 48'

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RICHTER-DAVIS HOUSE
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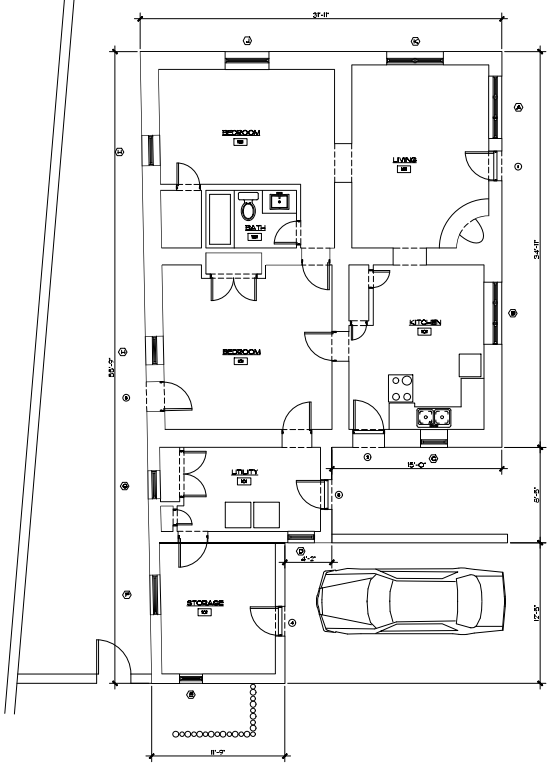
OCTOBER 28, 2024

EXISTING & PROPOSED SITE PLAN

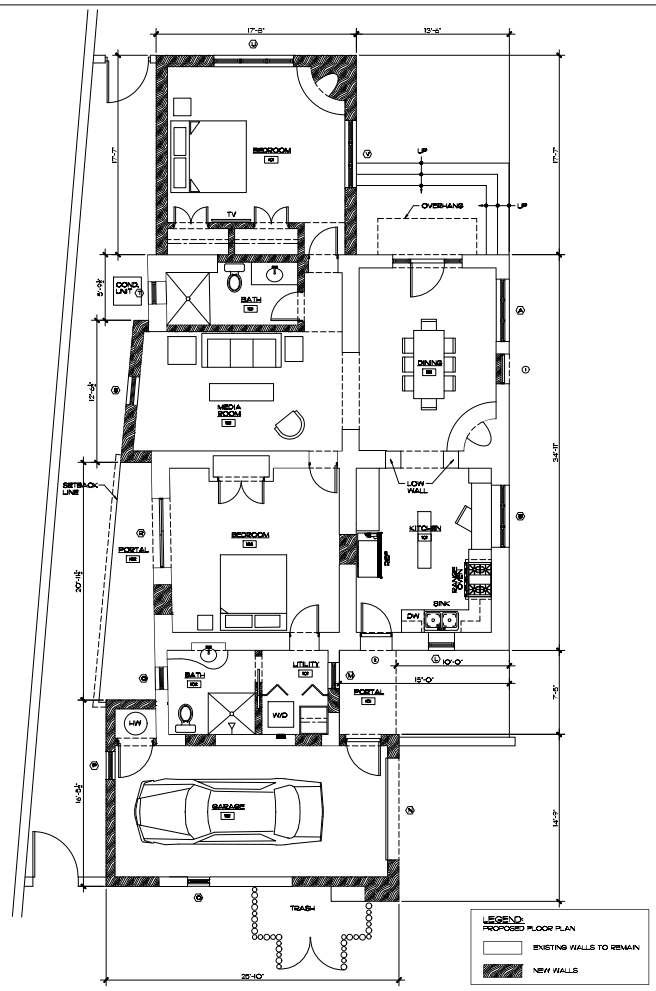
A
1.0

SET #

RICHTER-DAVIS - 2301



1 EXISTING FLOOR PLAN
A-2.0 SCALE 1/4" = 1'-0"
NORTH



2 PROPOSED FLOOR PLAN
A-2.0 SCALE 1/4" = 1'-0"
NORTH

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

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918D ACEQUIA MADRE
SANTA FE, NM

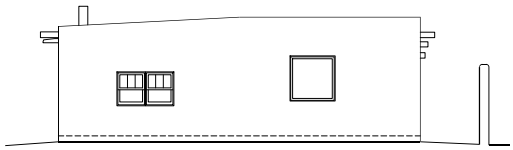
OCTOBER 28, 2024

EXISTING & PROPOSED FLOOR PLAN

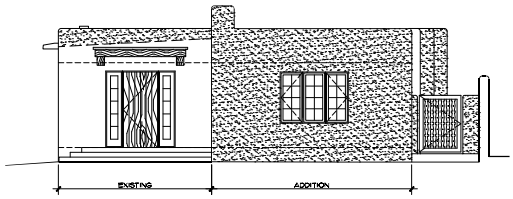
A
2.0

SET #

RICHTER-DAVIS - 2301



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



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

LEGEND:
EXTERIOR ELEVATIONS
EXISTING
NEW

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

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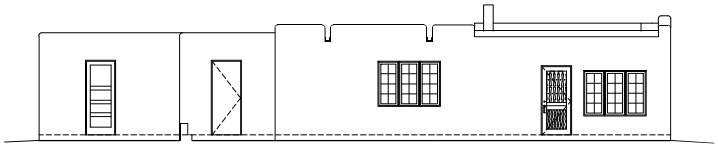
OCTOBER 28, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS -NORTH

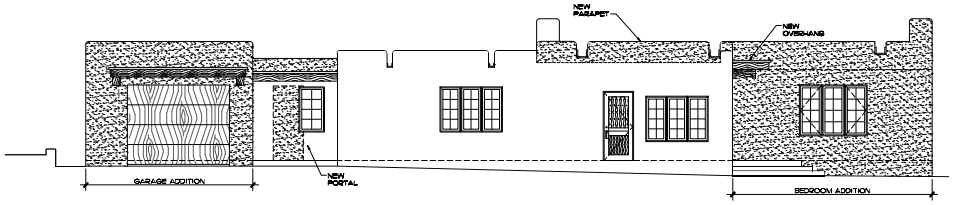
A
3.0

SET #

RICHTER-DAVIS - 2301



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



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

LEGEND:
EXTERIOR ELEVATIONS
EXISTING
NEW

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

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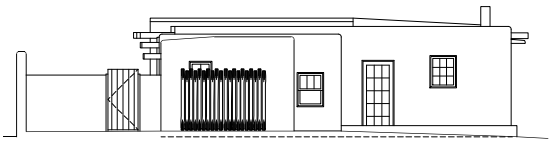
EXISTING & PROPOSED EXTERIOR ELEVATIONS -EAST

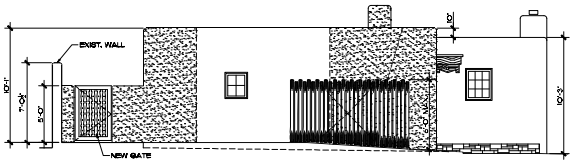
A
3.1

SET #

RICHTER-DAVIS - 2301



5 A-3.2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 A-3.2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS
EXISTING
NEW

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

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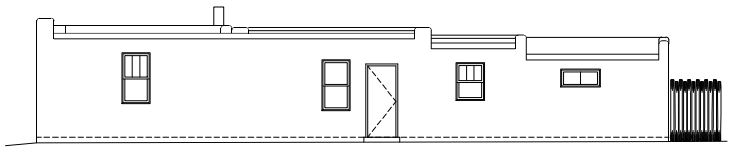
OCTOBER 28, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS -SOUTH

A
3.2

SET #

RICHTER-DAVIS - 2301



7 A-3.1 EXISTING WEST ELEVATION
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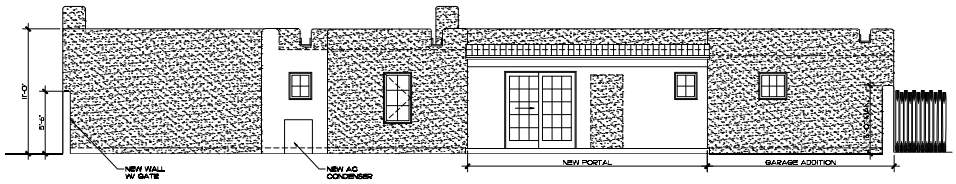

8 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXTERIOR ELEVATIONS
EXISTING
NEW

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

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RICHTER-DAVIS HOUSE
918D ACEQUIA MADRE
SANTA FE, NM

OCTOBER 28, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS -WEST

A
3.3

SET #

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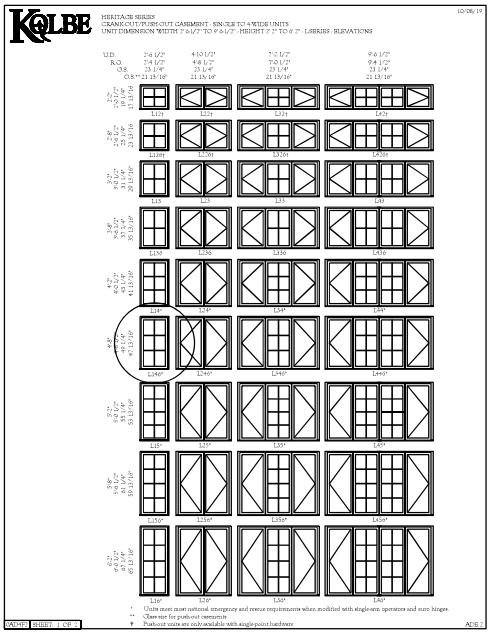

PROPOSED WINDOW & DOOR SCHEDULE

SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING/NEW DINNING	101	5'-4" X 3'-10"	CASEMENT/IN-SWING	EXISTING	- -	TAOS BLUE	KEEP EXISTING
B	KITCHEN	101	5'-4" X 3'-10"	CASEMENT/IN-SWING	EXISTING	- -	TAOS BLUE	KEEP EXISTING
L	KITCHEN	101	2'-4" X 2'-10"	CASEMENT	KOLBE	HERITAGE	TAOS BLUE	
M	UTILITY	101	2'-8" X 4'-0"	CASEMENT	KOLBE	HERITAGE	TAOS BLUE	
N	GARAGE	101	9'-0" X 7'-0"	GARAGE DOOR	- -	- -	WOOD STAIN	
O	GARAGE	101	2'-0" X 2'-4"	FIXED	KOLBE	HERITAGE	TAOS BLUE	
P	GARAGE	101	2'-6" X 2'-5"	FIXED	KOLBE	HERITAGE	TAOS BLUE	
Q	BATH	102	2'-0" X 2'-5"	CASEMENT	KOLBE	HERITAGE	TAOS BLUE	
R	BEDROOM	102	6'- 4" X 6'-9"	SLIDING DOOR	KOLBE	HERITAGE	TAOS BLUE	
S	MEDIA ROOM	101	2'-6" X 4'-6"	CASEMENT	KOLBE	HERITAGE	TAOS BLUE	
T	BATH	101	2'-0" X 2'-5"	CASEMENT	KOLBE	HERITAGE	TAOS BLUE	
U	BEDROOM	101	6'-0" X 4'-6"	TRIPLE CASEMENT	KOLBE	HERITAGE	TAOS BLUE	
V	BEDROOM	101	6'-0" X 4'-6"	TRIPLE CASEMENT	KOLBE	HERITAGE	TAOS BLUE	

NOTE: KOLBE WINDOWS & DOORS - HERITAGE SERIES CRANK-OUT/PUSH-OUT CASEMENT - L-SERIES

LEGEND:
EXTERIOR ELEVATIONS
EXISTING
NEW

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

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RICHTER-DAVIS HOUSE
918D ACEQUIA MADRE
SANTA FE, NM

OCTOBER 28, 2024

DOOR & WINDOW SCHEDULES

A
4.0

SET #

RICHTER-DAVIS - 2301

KOLBE WINDOWS & DOORS

HERITAGE SERIES

CRANK-OUT/PUSH-OUT CASEMENT - SINGLE TO 4-WIDE UNITS
UNIT DIMENSION WIDTH 2′ 6-1/2″ TO 9′ 6-1/2″ - HEIGHT 2′ 2″ TO 6′ 2″ - L-SERIES - ELEVATIONS

U.D.	2′-6 1/2"	4-10 1/2"	7′-2 1/2"	9′-6 1/2"
R.O.	2′-4 1/2"	4′-8 1/2"	7′-0 1/2"	9′-4 1/2"
G.S.	23 1/4"	23 1/4"	23 1/4"	23 1/4"
G.S.**	21 13/16"	21 13/16"	21 13/16"	21 13/16"

2′-2" / 2′-0 1/2" / 19 1/4" / 17 13/16"	L12†	L22-	L32†	L42†
2′-8" / 2′-6 1/2" / 25 1/4" / 23 13/16"	L126†	L226-	L326†	L426†
3′-2" / 3′-0 1/2" / 31 1/4" / 29 13/16"	L13	L23	L33	L43
3′-8" / 3′-6 1/2" / 37 1/4" / 35 13/16"	L136	L236	L336	L436
4′-2" / 4′-0 1/2" / 43 1/4" / 41 13/16"	L14*	L24*	L34*	L44*
4′-8" / 4′-6 1/2" / 49 1/4" / 47 13/16"	L146*	L246*	L346*	L446*
5′-2" / 5′-0 1/2" / 55 1/4" / 53 13/16"	L15*	L25*	L35*	L45*
5′-8" / 5′-6 1/2" / 61 1/4" / 59 13/16"	L156*	L256*	L356*	L456*
6′-2" / 6′-0 1/2" / 67 1/4" / 65 13/16"	L16*	L26*	L36*	L46*

* Units meet most national emergency and rescue requirements when modified with single-arm operators and euro hinges.
** Glass size for push-out casements
† Push-out units are only available with single-point hardware

RPA & Associates

PRESERVING OUR HISTORY

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P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Martinez Architecture Studio
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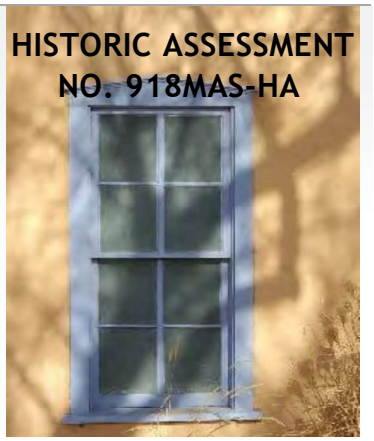
studio@martinezarch.com



JOB	DATE
918 Acequia Madre Unit D	04-06-2023

LOCATION	DESCRIPTION
A - EAST	64 x 46 LSR INSWING CASEMENT 2W4H
DR#1 - EAST	31 x 78 RH CUSTOM DOOR
B - EAST	64 x 46 LSR INSWING CASEMENT 2W4H
C - SOUTH	30 x 37 L INSWING CASEMENT 3W3H
DR#2-SOUTH	30 x 78 LH SIMPSON DOOR 3W5H (1990's)
DR#3 - EAST	29 x 78 RH DOOR 1-LT 4-PANEL
D - SOUTH	27 x 35 DOUBLE HUNG 1-LT 3W1H
DR#4 - EAST	30 x 78 RH DOOR 1-LT 3-PANEL
E - SOUTH	25 x 29 INSWING CASEMENT BARN SASH (1990's)
F – WEST	36 x 20 AWNING 2W1H
G - WEST	28 x 35 DOUBLE HUNG 1-LT 3W1H
DR#5 - WEST	26 x 68 RH DUTCH DOOR
H - WEST	28 x 52 DOUBLE HUNG 1/1
I - WEST	28 x 54 DOUBLE HUNG 1-LT 3W1H
J - NORTH	39 x 42 FIXED STOPPED GLASS
K – NORTH	29 x 35 – 2 TWIN DOUBLE HUNG1-LT 3W1H

In closing, my professional opinion is Windows A, B, D, F, G & Door #3 are all historic and restorable, except window D & Door #3. The window (D) and door (#3) mentioned have more than 40% rot.

All other units are non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & Associates
PRESERVING OUR HISTORY

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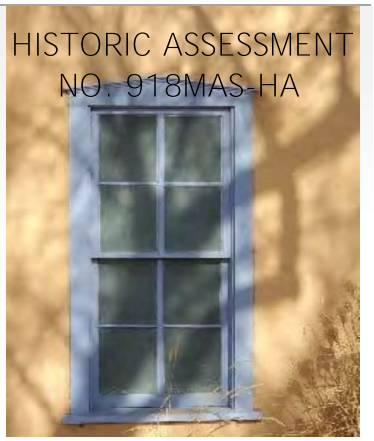
HISTORIC ASSESSMENT NO. 918MAS-HA



JOB	DATE
918 Acequia Madre Unit D	04-06-2023

LOCATION	DESCRIPTION
A - EAST	64 x 46 LSR INSWING CASEMENT 2W4H
DR#1 - EAST	31 x 78 RH CUSTOM DOOR
B - EAST	64 x 46 LSR INSWING CASEMENT 2W4H
C - SOUTH	30 x 37 L INSWING CASEMENT 3W3H
DR#2-SOUTH	**30 x 78 LH SIMPSON DOOR 3W5H (1990's)**
DR#3 - EAST	29 x 78 RH DOOR 1-LT 4-PANEL
D - SOUTH	27 x 35 DOUBLE HUNG 1-LT 3W1H
DR#4 - EAST	30 x 78 RH DOOR 1-LT 3-PANEL
E - SOUTH	25 x 29 INSWING CASEMENT **BARN SASH (1990's)**
F - WEST	36 x 20 AWNING 2W1H
G - WEST	28 x 35 DOUBLE HUNG 1-LT 3W1H
DR#5 - WEST	26 x 68 RH DUTCH DOOR
H - WEST	28 x 52 DOUBLE HUNG 1/1
I - WEST	28 x 54 DOUBLE HUNG 1-LT 3W1H
J - NORTH	39 x 42 FIXED STOPPED GLASS
K - NORTH	29 x 35 - 2 TWIN DOUBLE HUNG1-LT 3W1H

In closing, my professional opinion is Windows A, B, D, F, G & Door #3 are all historic and restorable, except window D & Door #3. The window (D) and door (#3) mentioned have more than 40% rot.

All other units are non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

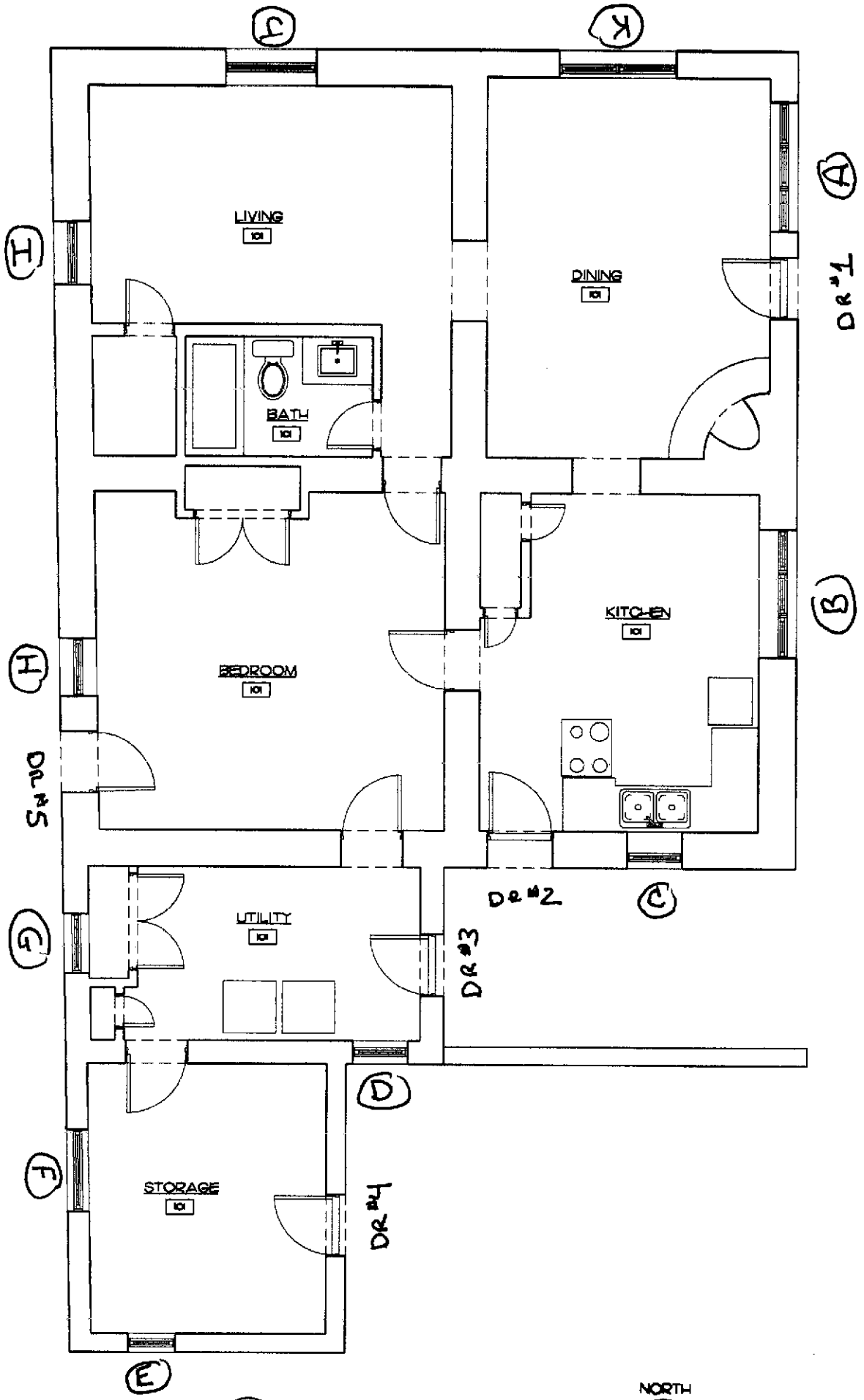
RPA & ASSOCIATES | 918 ACEQUIA MADRE UNIT D

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A - EAST	64 x 46 LSR INSWING CASEMENT 2W4H	S	HISTORIC
DR# 1 – EAST	31 x 78 RH CUSTOM DOOR	U	NON-HISTORIC – late1980's
B – EAST	64 x 46 LSR INSWING CASEMENT 2W4H	S	HISTORIC
C – SOUTH	30 x 37 L INSWING CASEMENT 3W3H	S	NON-HISTORIC – 1990's MARVIN SASH
DR# 2 – SOUTH	30 x 78 LH SIMPSON DOOR 2W5H	S	NON-HISTORIC – 1990's
DR# 3 – EAST	29 x 78 RH DOOR 1-LT 4-PANEL	U	HISTORIC
D – SOUTH	27 x 35 DOUBLE HUNG 1-LT 3W1H	U	HISTORIC
DR# 4 – EAST	30 x 78 RH DOOR 1-LT 3-PANEL	U	NON-HISTORIC – 1990 PLYWOOD PANEL
E – SOUTH	25 x 29 INSWING CASEMENT	S	NON-HISTORIC – 1990 BARN SASH
F – WEST	36 x 20 AWNING 2W1H	S	HISTORIC
G – WEST	28 x 35 DOUBLE HUNG 1-LT 3W1H	S	HISTORIC
DR# 5 - WEST	26 x 68 RH DUTCH DOOR	S	NON-HISTORIC – late 1988 to 1990's
H – WEST	28 x 52 DOUBLE HUNG 1/1	S	NON-HISTORIC – 1990's SASHES, SASHES HAVE ADDED FILLER PCS TO FIT IN EXTERIOR JAMBS
I – WEST	28 x 54 DOUBLE HUNG 1-LT 3W1H	S	NON-HISTORIC – SASHES, SASHES HAVE ADDED FILLER PCS TO FIT IN EXTERIOR JAMBS

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
J – NORTH	39 x 42 FIXED STOPPED IN GLASS	S	NON-HISTORIC – 1990's
K – NORTH	29 x 35-2 TWIN DOUBLE HUNG 3W1H	S	NON-HISTORIC – NEWER 1990's SASHES, SASHES HAVE ADDED FILLER PCS TO FIT IN EXTERIOR JAMBS

NOTES:



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

Z:\2301 - Davis-Richter Renovation\Current Drawings\2301 - Davis-Richter_230403.dwg, 4/5/2023 11:20:02 AM, ET-4760 Series(Network)

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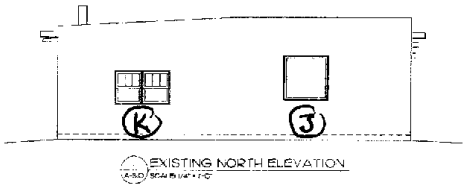
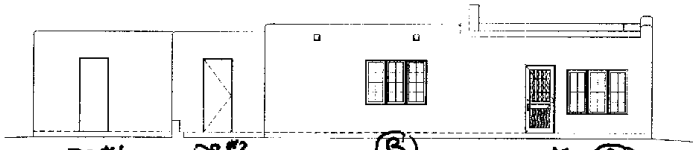
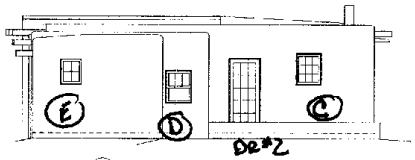


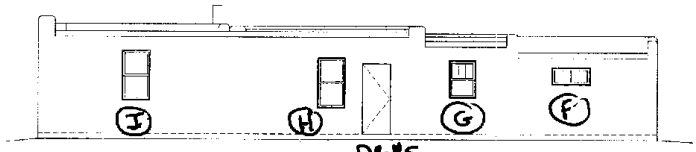
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

LEGEND
EXISTING
NEW

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

MARTINEZ ARCHITECTURE STUDIO PC

RICHTER RENOVATION
818D ACEQUIA MADRE
SANTA FE, NM

APRIL 3, 2023

EXISTING & PROPOSED EXTERIOR ELEVATIONS

A 3.0

SET #

RICHTER - 2301



MARTINEZ
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RICHTER-DAVIS RESIDENCE
918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 28, 2024





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RICHTER-DAVIS RESIDENCE

918D ACEQUIA MADRE
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 28, 2024





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RICHTER-DAVIS RESIDENCE

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SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 28, 2024





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SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 28, 2024

MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

918D Acequia Madre
October 28, 2024

Exterior Finishes

Stucco – El Rey Buckskin



Windows & doors "Taos Blue"



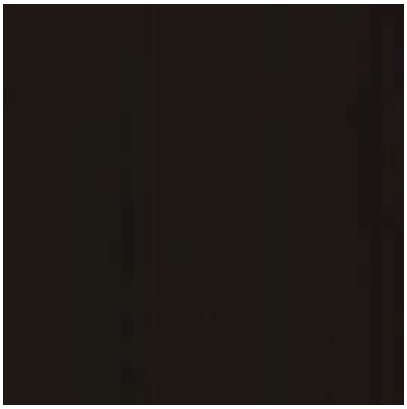
Stone wall



Wood beams & columns



Metal columns, beams, and roofing "Dark Bronze"



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

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	*MM*
Planning Manager	Gary Moquino	GM
Planner Senior		

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024

TO: Historic Districts Review Board

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

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2024-009399-HDRB, 465 Camino Manzano, Downtown and Eastside Historic District, Richard Martinez, agent for Craig Smith and Carolyn Kenney, property owners, propose to remodel the south entrance portal, construct exterior fireplace in courtyard, recess to the garage, raise courtyard wall to 8', replace gate with 6'-8" board gate, replace windows and doors, and construct an 8' tall coyote fence and request (2) exceptions to 14-5.2(D)(2)(c) additions, canales and downspouts are not permitted on a primary façade and 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade on a contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: HPD Code Violation and Previous HDRB Case Documents	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff found that the applicant did not meet the exception criteria for 2 of the 3 exceptions, and recommends denial of those exceptions. Staff found that the applicant met the criteria for the exception to 14-5.2(D)(2)(d) and recommends approval. Staff recommends approval of the other items in the application as it complies with 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 465 Camino Manzano is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1947 on a 0.47-acre lot which now totals 3,270 sq. ft. of heated space. The partial two-story structure was built in the Spanish Pueblo Revival and Territorial architectural design styles as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, recessed doors and windows, and wooden casement divided lite windows. The north façade, which was recently designated as the primary, has a wooden two-story portal which once overlooked an orchard on the property.

The evolution of the structure is well documented by Mr. John Murphey's 2024 Historic Cultural Property Inventory (HCPI) form. Murphey (2024:16) demonstrates how the structure developed between 1947, 1958, post-1958, and post-1978. Murphy (2024:15) concludes that the north façade of the two-story structure expresses the design intention of the Dodge family and holds the most preserved integrity of the structure and recommended the north façade as primary. Earlier this year (February 2024), the HDRB made a determination to upgrade the status of the structure to contributing and designate the north façade as primary as recommended by Mr. Murphey. In keeping with the historian's recommendation, the HDRB's determination, and the preservation of the primary north façade including the portal, the proposed changes to the primary north façade should be taken into consideration that the changes will not change the vocabulary of the structure in which actions have been made to preserve.

The proposed remodel also includes replacing all the windows and several doors at the residence excluding those located on the primary north façade. In Mr. Ra Patterson's 2023 historic window and door assessment concludes that windows G, H, L, M, N, S and U and doors #1, 2, 3, 5, 7, 8, and 9 are not historic. Windows A, B, C, E, F, I, J, P, Q, R, and V and doors #4 and 6 are historic and restorable. Windows D, K, O, S, T, W, and X are historic but rotted and beyond repair and need to be replaced. Mr. Patterson also states that all the windows and doors with copper sills should have the copper removed due to adverse affects to the wall and sills. The window removal process may destroy the window entirely and the windows with copper sills will need to be replaced either historic or non-historic. Staff recommends the HDRB approve the historic architect's window and door assessment.

Previous Historic Districts Review Board (HDRB) cases include:

On February 27, 2024, in Case No. 2024-007828-HDRB, Member Guida moved to upgrade the status of the structure to contributing, per staff's recommendation and designate the north façade of the 1958 building as primary, inclusive of the two-story portal, noting that the portal has been altered over time and that many parts of it and its detailing are non-historic materials. The motion was seconded by Member Bienvenu with a friendly amendment, because he doesn't know that the Board has established that those are non-historic materials in the alterations because if it happened prior to 1973 they'd still be historic. He agreed that the Board should definitely state that it acknowledges that there have been changes and that it would be open to certainly more evidence establishing that they're not historic. Member Guida accepted as friendly. The motion passed by (5-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Guida, and Valdo voting in favor and none voting against.

The current request (Case 2024-009399-HDRB) is for a remodel which includes the following alterations:

1) Front portal remodel for which two exceptions are requested.
2) Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door for which an exception is requested.
3) Add exterior fireplace in courtyard.
4) Create a recess for garage.
5) Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary for which the property owner received a violation for constructing the coyote fence without construction permit or Historic Preservation Division review.
6) Replace all windows that are not on the primary façade with the addition of two windows.
7) Interior remodel.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. The Applicant proposes to add stucco walls to the front and sides of the existing wood and stucco portal/balcony. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house. The proposed work to the portal/balcony will include adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

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

Applicant Response: The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and in reference to Mr. Murphey's 2024 HCPI form states the double two-tiered porch was a common sight during the territorial era by Anglo and Hispano merchants (2024:5). Albeit Mr. Dodge and his family were not merchants, they designed and built their portal from a design he created years before and this primary north façade speaks to the time of his inception. The proposed design alters the historic status which best communicates the design intention from the Dodge period (2024:15). For the reasons stated above, staff finds the exception criteria has not been met.

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

Applicant Response: The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

Staff Response: Staff has evaluated the applicant's response and understands there are some drainage issues with the current structure in regards to the portal. Given the evaluation of the historian, the HDRB's previous determination to designate the north façade including the portal as primary, and staff's role in preserving historic structures in the historic districts, the proposed design envelopes the current portal which would impact the north facades historic integrity. Due to the change in the primary north façade staff finds that the exception criteria has not been met.

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

Applicant Response: The Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

Staff Response: Staff has evaluated the applicant's response and refers back to the historians evaluation of the structure and recommendation and the HDRB's determination in upgrading the structure to contributing and designating the north façade as primary. The historian, the HDRB, and staff find that the structure is contributing to the Historic Downtown and Eastside Historic District and that the north façade including the portal has the most preserved integrity. By stating it disharmonizes with the balance of the structure, streetscape, or historic district is incongruent with what has been established by the HDRB. The proposed design will envelop the portal and remove the current historic integrity of the portal. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal. The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

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

Applicant Response: The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists. For this reason, staff finds the exception criteria has not been met.

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

Applicant Response: Drainage from the existing second-story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists. For this reason, staff finds the exception criteria has not been met.

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

Applicant Response: The Applicants evaluated design options to address the existing drainage problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

Staff Response: Staff has evaluated the applicant's response and recommends the canale and downspout addition be added on the east façade where one currently exists. This would preserve the integrity of the primary north façade and allow for better roof drainage for the structure in the future. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(d): Staff requests an exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The non-primary façade between the non-historic one story, two car

garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. The wall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

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

Applicant Response: The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east/west façade. The materials and color of the wall and gate would remain and the two-story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will strengthen the heterogenous design of the structure. Staff finds that the exception criteria has been met.

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

Applicant Response: The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will give the residence the privacy and security they need. Staff finds that the exception criteria has been met.

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

Applicant Response: The Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

Staff Response: Staff has evaluated the applicant's response and agrees that the design harmonizes with the contributing structure while providing the necessary privacy and security needed. Staff finds that the exception criteria has been met.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

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

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

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

(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.

DEFINITIONS:

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Paul Duran	PAD

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 15, 2023 – Final

For HPD Office use only:
HCPI No._____ District No.____ ___ __NRHP __SRCP Criteria _A _B _C _D

1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe Parcel # 10618496

5. Property Type:
_x Buildings: 1 house and apartment
_x_Structures: 2 wall sections
__ Site __ Object

6. Date of Survey: January 9, 2024

7. Previous Survey Date(s):
_x_Yes: April 21, 1992
_ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.6776552,-105.9293902



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north elevation, facing northwest.

11. Brief Description of the Property:

The house that naturalist Natt Dodge built in the late 1940s was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an unusual upper-story porch overlooking an old orchard. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: c.1947
_x_Known __ Estimated Source: newspaper county and city directories

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

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

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



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

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

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

For: Craig A. Smith and Carolyn M. Kenny

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

N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house and apartment _x_ No Status: walls
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2
HCPI No._____ District No._____ __ NRHP __ SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-3591
Natt and Mildred Dodge House/ Florence H. Dodge Apartment	465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 9, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 x__ 2
__ 21/2 Other:

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
_x_ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt: brai and rock
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	4-Light	4
Casement	Wood	6-Light	2
Casement	Wood	8-Light	21
Double-Hung	Wood	6/6	18

11. Door Types

Type	Style	Material	Number
Single-Leaf	Panel	Wood	3
Single-Leaf	15-light	Wood	3
Double	French	Wood	1
Garage	Pieced	Wood	2

12. Chimneys _x low, stuccoed stacks at corners

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __x Full-Width: Double porch
__ Wrap

14. Other Significant Features N/A

15. Modifications: _x__ No known modifications

#1 Date: Post-1958; creation of dining addition; aerial photographs
#2 Date: Post-1958; alteration of south elevation and north portal; aerial photographs
#3 Date: Post-1978; construction of two-car garage, bathroom addition and front yard wall; 1978 aerial photographer and 1992 HBI

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

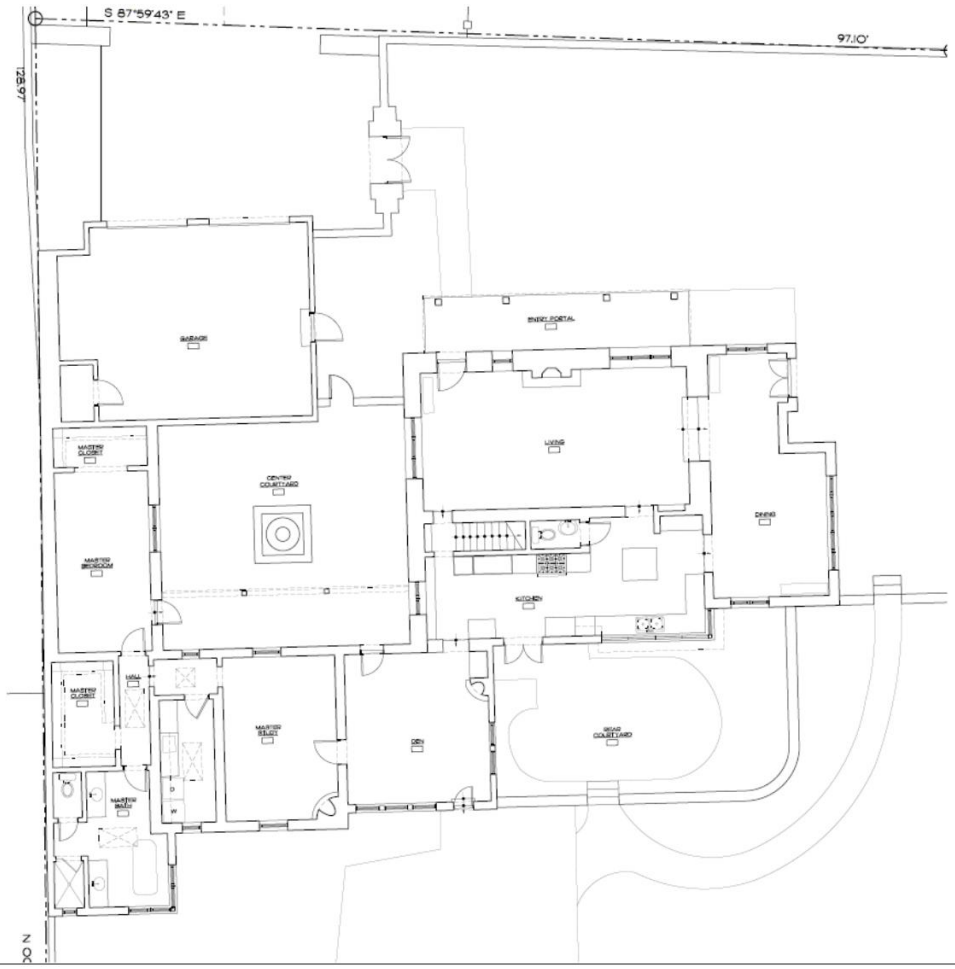
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2023 site plan. Courtesy Martinez Architecture Studio PC.



For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591
		4. County: Santa Fe
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Architectural Description Continued

Setting

The former Dodge House is located approximately 890' south of Acequia Madre, on a private lane where Camino Manzano officially ends. Turning into the driveway, the first thing that comes to view is the two-car garage (Photo 2). The house occupies a 0.5-acre rectangular lot. It is situated roughly in the middle of the lot, with another parcel under the same ownership at the front. The course of the old Acequia de Loma forms its south edge. The lot is graced with old and newer garden walls. It historically boasted a showcase garden.

Core Block – Main House

The main house looks over two fir trees and a patch of lawn with a two-story façade. Unusual for Santa Fe is its double porch design (Photo 3). Perhaps better described as a portal with a balcony above, the structure is a nod to territorial-era architecture. It is supported by square posts which continue to the second story porch roof (Photo 4). Underneath the balcony are large wood beams that appear to be old (Photo 5). On closer inspection, they are stock pieces that have been rusticated on their sides. The detailing of the beams, with their shaped corbels and close spacing, give the feeling of a Colonial-era mission church. The portal floor is paved with flagstone; the balcony deck is made of different sized boards. Based on a photograph in an earlier survey, its railing has been replaced.

The double or two-tiered porch was a common sight during the territorial era, applied to numerous buildings on the Plaza and its intersecting streets. Anglo and Hispano merchants erected two-story porches to increase useable space.[1] Photographs show them at various sizes and setbacks from the street (Fig. 2, L). Each was made up of a *portal* — or, more accurately, a portico — appended to the front of the building. The porticos were all different heights and supported by square wood posts terminating with a simple, classically rendered base and capital. Sitting above the portico was a balcony of the same dimension, lined with wood railing and capped with a roof.

[1] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," document prepared for the City of Santa Fe (Revised June 4, 2021), 6.

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These ad hoc structures began coming down as the town modernized. Starting in the 1930s, Santa Fe's cultural elite — led by architect John Gaw Meem — sought to return them to the Plaza, but as one-story, adobe-looking *portales* in a romanticized view of Santa Fe's colonial architecture.[2]

Before the return of *portales in the 1960s,* José M. Baca, owner of the New Mexican Building on West Palace Avenue, redesigned his two-story brick structure with a territorial-style double veranda. Completed in 1937 and renovated in 1942[3], the Bishop Building (now Manitou Galleries) still reflects his inspiration. Many years later, Armand Ortega redesigned his commercial building in the double porch mode. Assisted by architect Bill Lumpkins, the Ore House (now Thunderbird Bar & Grill) at the Plaza's southwest corner and Manitou Galleries are the only structures in downtown Santa Fe reflecting this once common — and authentic — design.[4]

The ground floor has a grouping of wood casements at the east end, providing light and ventilation to the living room. The three, eight-light casements are a mulled set, e.g., individual windows joined together with mull strips and framed in a single casing with a continuous sill. At the other end is a custom, non-historic door. Adjacent to the door is a solo casement window. The wood inswing casements on this façade are likely original to the home's construction. Though they vary in muntin style, and some have wood headers while others don't, they look to be of the same era. The upper story has two symmetrically placed doors, each a 15-light unit protected by a wood-frame screen. Their design and hardware suggest that they are older.

West

The west side faces a non-historic courtyard. Both floors have openings with grouped eight-light wood casements (Photo 7). These, like the front windows, are a mulled set. They differ, however, as they have copper-sheeted sills and rustic wood headers. Two six-light wood casements south of the block at the kitchen are also older. This lower

[2] Ibid., 97.
[3] Ibid., 68, and John W. Murphey, "123 West Palace Avenue, Santa Fe Press Building/Bishop Building, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2 (Draft, January 2024).
[4] John Gaw Meem's 1937 design for the Santa Fe Municipal Building (Santa Fe Main Library) could be considered a revival of this style.

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portion joins oddly with the two-story block and the primary bedroom wing, indicating an extension of the portal.

East

Attaching to the block on its east elevation is a one-story dining room (Photo 8). The space, with its play of cubic massing and lintel-crowned openings, has a strong Pueblo Revival feeling. The main fenestration is a band of five eight-light casements. Similar to other windows around the house they are a mulled set, though of a different design. It is entered from the yard through French doors.

The addition does not appear on a 1958 aerial (Fig. 6). Subsequent aerials show something in this area, but it's unclear what is being observed because of heavy tree cover. While a window report identifies the mulled windows as "historic," they do not match the other sets on the block.[5] Those are arranged in a molded frame and have mullions made of several pieces of wood. These have a simpler casing and one piece of wood used at the mullion (Photo 9).

The origin of the addition is inconclusive.

South

Like the east elevation, the south-facing façade is also altered (Fig. 1). It begins at the east end with older casement windows at the dining room addition (Photo 10). At the middle of the elevation is a hipped roof section creating the southeast corner of the kitchen (Photo 11). A line of modern double-hung windows brings light into this room (Photo 12). An aerial from 1966 suggests that some of this area was originally part of the yard (Fig. 7). A modern set of ten-light doors terminates west end of the one-story section. The upper story represents the original two-story block. It has a few small multi-light wood casements that appear to be older.

Historically, the lower portion of the south elevation appears to have had a portal of the same width and axis as the portal across the apartment (Fig. 6). Eventually, the south portal was enclosed or demolished to build new heated space. The kitchen's southwest

[5] PA & Associates, Historic Assessment No. 301123-HA [465 Camino Manzano], November 30, 2023.

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wall and ceiling construction differs from the rest of the ground floor, supporting this assumption.

Primary Bedroom Wing and Former Garage

Most of the one-story primary bedroom wing, located west of the main house, is original. From aerial photographs and archival sources, the L-shaped structure was a small dwelling with an attached one-car garage. It took on a courtyard form with the addition of the two-bay garage in the 1980s.

South

Facing the backyard, the south elevation has numerous openings containing a mix of historic and newer windows (Photo 13). The older windows are confined to the east end, which begins with a four-panel wood door. West of the entry are grouped and individual 6/6 double-hung wood windows. Bumping out at the west end is a post-1978 addition enclosing a bathroom. This volume's east and south elevations have recent double-hung windows forming a corner (Photo 14, Fig. 1). Aside from this bathroom bump-out, this piece shows on the 1958 aerial. A slight wall offset and change in ceiling height may indicate incremental construction.

North

The north elevation of the primary bedroom wing looks onto the courtyard and is protected by a portal (Photo 15). It has a few openings, including a glass-panel wood door, a double-hung wood window, and a wood casement. The placement of the door and windows is not particularly harmonious. It has a brick floor and wood decking that does not seem historic.

On the 1958 aerial, the portal was shorter, with an open space at the east end (Fig. 6). This may have represented an open passage between the main house and the apartment.

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West and East

The west side has no openings, as it bumps into a wall shared by the neighboring property. The east elevation has double-hung wood windows which seem to align in position with an opening appearing on older aerials.

Former Garage

Creating the west arm of the courtyard and holding the primary bedroom is a rectangular volume that once worked as a garage (Photo 16). Fenestration is found only on the east side with a glazed door and a set of 6/6 double-hung wood windows. All of the fenestration is modern.

Two-Car Garage

Probably the youngest part of the house but playing a big role in its presentation is the two-bay garage (Fig. 1). Likely constructed in the 1980s, it pushes out beyond the footprint of the older house (Photo 17). It has two custom doors made of pieced wood (Photo 18). A wood panel entry is found on its east elevation.

Connecting to the original garage, the new structure changed the space from an L-plan to a courtyard. Before its construction, grass and trees grew in front of the apartment. After its construction, a flagstone courtyard and fountain were installed.

Interior

The interior of the older core reveals a rustic aesthetic. Principal rooms have exposed vigas (rusticated square beams), tongue-and-groove decking, and strip oak flooring. The living room has the most interest with wall *nichos* and an adobe-sculpted fireplace (Photo 19). Other rooms show a medium level of finish, with painted plastered walls, simple floor molding, and wood headers over doors. Changes in floor level in the dining room and the kitchen may indicate additions and/or alterations.

Walls

The property has two major walls. The north section enclosing the front yard is recent. The rear, radial section is older, appearing on the 1958 aerial.

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Historical Overview

Nineteen-Forty-Six was Natt Dodge's fortunate year. That year, he was named regional naturalist for the Southwestern National Monuments, a National Park Service administrative area covering Arizona, New Mexico, Colorado, and Utah. It was a plum job. The same year, the 46-year-old, along with his wife and mother, acquired a farm lot off Acequia Madre where they would build a two-story home. There, Natt and his wife, Mildred Johnson Dodge, would live into their retirement. At their home on Camino Manzano, Natt penned several Southwest nature guides. In 1974, Natt and Mildred sold the property, and changes occurred to the home. Sometime after 1973, as evidenced by aerials, the house received a two-car garage across its façade, altering its plan.

A Long Fruit Orchard

The future Natt and Mildred Dodge House sits at the bottom of a strip once covered with fruit trees (Fig. 3). At statehood, the orchard was owned by Jacob W. Waffensmith, a Cincinnati native and trained physician. In 1906, Waffensmith and his wife Lillian moved to New Mexico, and he established a medical office.[6] Based on advertisements in the *New Mexican*, Waffensmith maintained an office on future Camino Manzano. He planted fruit trees there, including pears, peaches, apricots, and apples, which were harvested for sale.[7]

Waffensmith and his family left the property around 1920, relocating to New Haven, Connecticut, where he established a new practice. He continued, however, to own property in Santa Fe. John Q. Adams, a cattleman, acquired Waffensmith's orchard off Acequia Madre and created Los Arboles Subdivision in 1927, dividing it into residential lots (Fig. 4). The name probably reflected the many fruit trees in the area. Adams joined other investors and builders (including prominent real estate speculator Harry Dorman),

[6] John W. Murphey, "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2 (Revised September 13, 2017), 10.
[7] Ibid.; Warranty Deed, J.W. and Lillian Waffensmith, to John Q. Adams, recorded May 24, 1920, Book M3/Page 411, 1920000220.

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purchasing former Hispanic agricultural long lots along the mother ditch to convert them into residential developments.[8]

Adams died in 1928, with his subdivision passing on to his wife, Mary Beatrice Adams. The title to the subdivision was settled in court in 1930, with houses along the lane being slowly being erected after that.[9]

Based on a 1935 aerial, the property may have included a structure but not a house (Fig. 5). The north-south oriented structure observed on the aerial is much smaller than houses visible on nearby Camino la Paz and San Antonio streets. There is a slight chance that this structure is incorporated into the current house, but its location is not evident.

Natt and Mildred Dodge

Natt Dodge was not born a Westerner, though he would adopt that persona once he reached the Southwest. He was born, instead, in Boston. He came into the world on August 23, 1900, as Nathan Noyes Dodge.[10] His parents, Robert Parker Dodge and Florence Griffin Dodge, were teachers. Natt's first years were spent in Roxbury, a former colonial town absorbed into Boston. The family then moved to Boulder, Colorado, where his father died in 1907. Florence relocated, with Natt — her only son — to a ranch on Maxwell Mesa north of town.[11] It is likely in this setting that the young boy gained an interest in nature and botany.

He attended Boulder Preparatory School and served briefly in the Army in 1918 as a private. He later enrolled in Colorado Agriculture College, graduating with a B.S. in 1924.[12] He was a member of the college's debate team and the Pad and Pencil Club, a group associated with Pi Delta Epsilon, the national collegiate journalism fraternity.[13]

[8] Ibid., 11.
[9] Final Decree, Mary Beatrice Adams, recorded November 13, 1930, Book X/Page 139, 1930040792.
[10] *Massachusetts, U.S., Town and Vital Records, 1620-1988* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
[11] "Death Claims Florence Dodge," *Santa Fe New Mexican*, March 4, 1958, 7.
[12] Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971, at the Southwest Collection/Special Collections Library," https://txarchives.org/ttusw/finding_aids/00753.xml, accessed January 11, 2023.
[13] "National Journalistic Fraternity Grants Chapter to Aggies," *Fort Collins Express*, May 2, 1922, 1.

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After graduating, he married Mildred Johnson, an Illinois native whom he had met at prep school. She graduated two years earlier from the University of Colorado with a degree in education.[14] Mildred went on to become a teacher.

The couple moved to Seattle, where Natt worked for several honey-making companies over the next decade.[15] He would maintain an interest in apiculture throughout his career, writing years later about honey production in the Santa Fe *New Mexican*. During this period, he also began writing, working as a columnist for *Bees and Honey*, *American Bee Journal*, *Gleanings in Bee Culture*, and other trade magazines.[16] As a freelancer, he wrote articles for *Sunset* magazine and contributed pieces over the years to *Arizona Highways*, *Desert,* and other Southwest-oriented magazines.[17]

Amid the Great Depression, Dodge joined the National Park Service as a ranger-naturalist assigned to Mount Rainer National Park.[18] While not formally trained as a photographer, Dodge took captivating photographs of mountaineers ascending the park's icy slopes. His pioneering work was recently recognized with the NPS "Eminent Photographer" designation.[19] Dodge would keep at photography after his move to Santa Fe, photographing Fiesta and Spanish and Indian markets. These photos frequently appear in the *New Mexican*.

After passing a civil service test in 1935, Dodge was offered an assignment at Mount McKinley, but with two young children he chose a less challenging climate, opting to work for the Southwestern National Monuments office headquartered at Casa Grande, Arizona.[20] The Monuments program covered a wide area, encompassing 27 units, from

[14] "Mildred J. 'Hap' Dodge [obituary]," *Santa Fe New Mexican*, January 21, 1991, 6.
[15] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold," June 22, 2023, https://www.nps.gov/articles/000/50-nifty-finds-28-shuttering-in-the-cold.htm. This blog entry presents the only biographical on Natt N. Dodge and is, therefore, referenced multiple times.
[16] In the late 1920s, working for the Pacific Coast Slope Honey Company, Dodge suggested that polar explorer Richard E. Byrd pack honey for his First Antarctic Expedition, resulting in a quarter ton of the natural sweetener being packed to the South Pole; Ibid.
[17] Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971.
[18] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."
[19] Ibid.
[20] Ibid.

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Arches in Utah to the Yucca House in Colorado.[21] During his time in Arizona, Dodge developed an interest in desert environments, a topic he would write about later in guidebooks.

Responding to the war, in October 1942, the Southwestern National Monuments moved all of its staff and operations from Casa Grande to Santa Fe, joining the regional office on Old Santa Fe Trail. The *New Mexican* welcomed the arrival of the young professionals ("the people that matter") to Santa Fe.[22]
The Dodges first lived in a rental on West Berger Street. With his promotion, the family looked around for property.[23] Harry Percival Mera, the head of the Laboratory of Anthropology, was a Southwestern National Monuments board member and may have helped newcomers find homes. Harry Boatright, who would head the Southwest Monuments Association — a non-profit organization assisting the Southwest parks — acquired a house nearby on Calle la Paz around the same time.[24]

Natt, Mildred, and his mother, Florence, received a deed for the property at the end of Camino Manzano in 1946 from Keith and Letta Wofford.[25] Wofford, an Oklahoma-born rancher, does not appear to have lived on the site and may have acquired it for investment.[26]

A Social House

Natt and Mildred hosted a tea in honor of Florence on February 23, 1947, which also served, as described by the *New Mexican* as an "open house . . . to the new Dodge

[21] Southwestern Monuments Association, *The Guide to the Southwestern Monuments* (Coolidge, Ariz.: Southwestern Monuments Association, 1938).
[22] "Seven Families," *Santa Fe New Mexican*, October 9, 1942, 15.
[23] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1944 (El Paso: Hudspeth Directory Company, 1944), 114.
[24] John W. Murphey, "435 Calle la Paz, Lawson Property/Guadalupe and Frances Moya House," Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2, November 2, 2023, 10.
[25] Warranty Deed (Joint Tenants), Keith J. and Letta C. Wofford, to Natt N. and Mildred J. Dodge, and Florence H. Dodge, recorded January 20, 1947, Book 30/Page 491, 1947083982.
[26] Deeds show that Wofford and his wife were substantial landowners and had purchased other property from Waffensmith.

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home on Acequia Madre."[27] The house included a separate area for Florence, who moved in after the party. This dwelling would later be identified as 465½ Camino Manzano. The 1950 census documented the small household as including Natt, then 49, Mildred 50, their youngest child, Judith, 10, and Natt's mother, Florence, 83.[28]

From newspaper accounts — many appearing in the society column — the Dodges used the home frequently to host parties and events. This included the couple's different roles at the Presbyterian church and Natt's work with the Kiwanis. Mildred additionally hosted events for the Santa Fe Women's Club, the American Association of University Women, and the National Park Service Wives, so the house was well used. After his mother's death in 1958, Natt and Mildred rented her apartment to single women. In the early 1960s, it was leased to Vernice Johnson who operated a children's clothing store on College Street (now Old Santa Fe Trail).[29]

Natt Dodge wrote or co-wrote more than a dozen books, many of which were guidebooks (Fig. 10).[30] His output started with NPS printed booklets and monographs, but by the late 1940s it included more popular publications published by the Southwest Monuments Association. His 1947 *Poisonous Dwellers of the Desert* was a book that remained in print through the 1970s. In the 1950s, he worked with the Western Publishing Company to prepare two guidebooks printed under their popular Golden Guides imprint. Working with the publication's editor, naturalist Howard Spencer Zim, Dodge published guidebooks on the Northwest and Southwest regions. Following his retirement in 1963, Dodge wrote several Southwest flower identification guides.

[27] "Mrs. Florence Dodge Honored at Tea," *Santa Fe New Mexican*, February 27, 1947, 6.
[28] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 77; Enumeration District: 26-5.
[29] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1960 (El Paso: Hudspeth Directory Company, 1960), 169.
[30] National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."

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After the Dodges

In 1974, the Dodges sold their home to Martha McCleskey Mayfield.[31] Mayfield, a native of Floydada, Texas and an employee of First National Bank, lived on the property for only a short time, dying in the home on August 20, 1976.[32] Her estate sold it in 1977 to B. Daniel and Susan S. Summers. They owned the property through 1994. It is assumed the garage was constructed during their ownership. This is affirmed by viewing a 1978 aerial and photographs taken of the house for the 1992 Historic Building Inventory. Nathan Noyes Dodge died in Santa Fe in 1982, at age 82; his wife, Mildred J. Dodge would pass nine years, at 91.

Evaluation of Historical Status

As a college student, Natt Dodge sketched a house plan for the college's experiment station publication on beautifying home landscapes (Fig. 2, R). His design was a two-bedroom house with a full-width front porch and a semi-attached garage to the side. Some 20 years later, as the regional NPS naturalist in Santa Fe, he built a larger version of this home, increasing it to two stories and including a separate apartment for his mother.

Given its age and nostalgic design, upgrading the building to Contributing status is recommended. The front (north) façade of the two-story block best communicates the design intention and the Dodge period. This elevation also appears to have the most preserved integrity, with the other sides altered by additions or other changes. For this reason, this elevation is recommended as the only primary façade.

[31] Warranty Deed, Natt N. and Mildred J. Dodge, to Martha McCleskey Mayfield, recorded March 9, 1974, Book 310/Page 471, 363617.
[32] "Martha Mayfield," *Lubbock Avalanche-Journal*, August 21, 1976, A-15.

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Illustrations

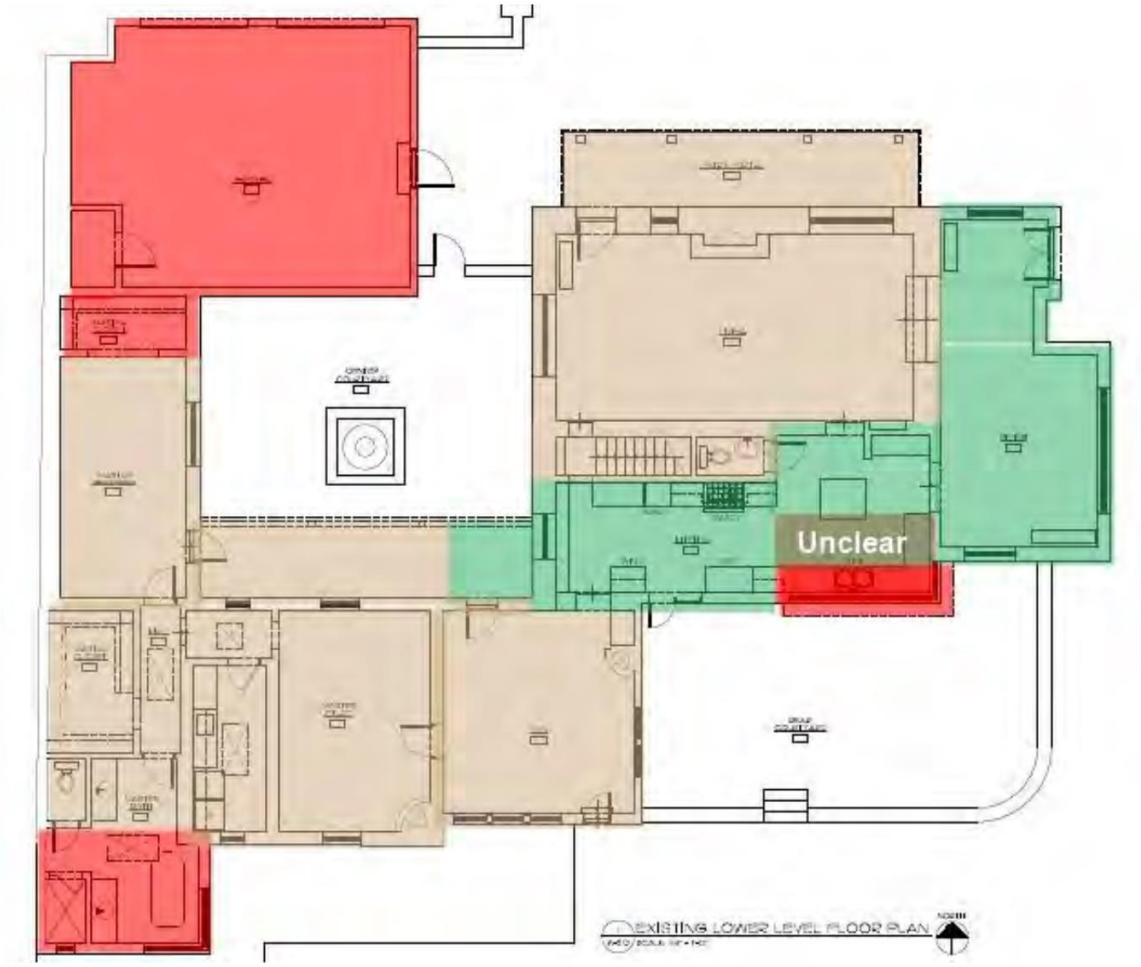

Figure 1: Footprint Evolution.

Tan = footprint in 1958, based on an aerial photograph of that year
Green = alterations and/or additions made after 1958, based on an aerial photograph of that year.
Red = alterations and/or additions made after 1978, based on an aerial photograph of that year.

A clear understanding of the changes in the Green areas is complicated by the use of adobe wall construction and older-looking windows.

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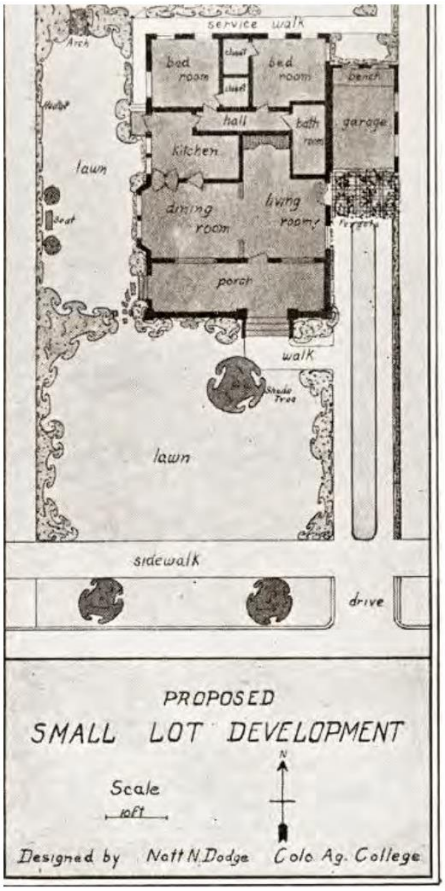

Figure 2: Left, c. 1880-90 view of West San Francisco Street. Courtesy Palace of the Governors Photo Archives, 011328. Right, c.1924 Natt N. Dodge student drawing. Courtesy Colorado State College.

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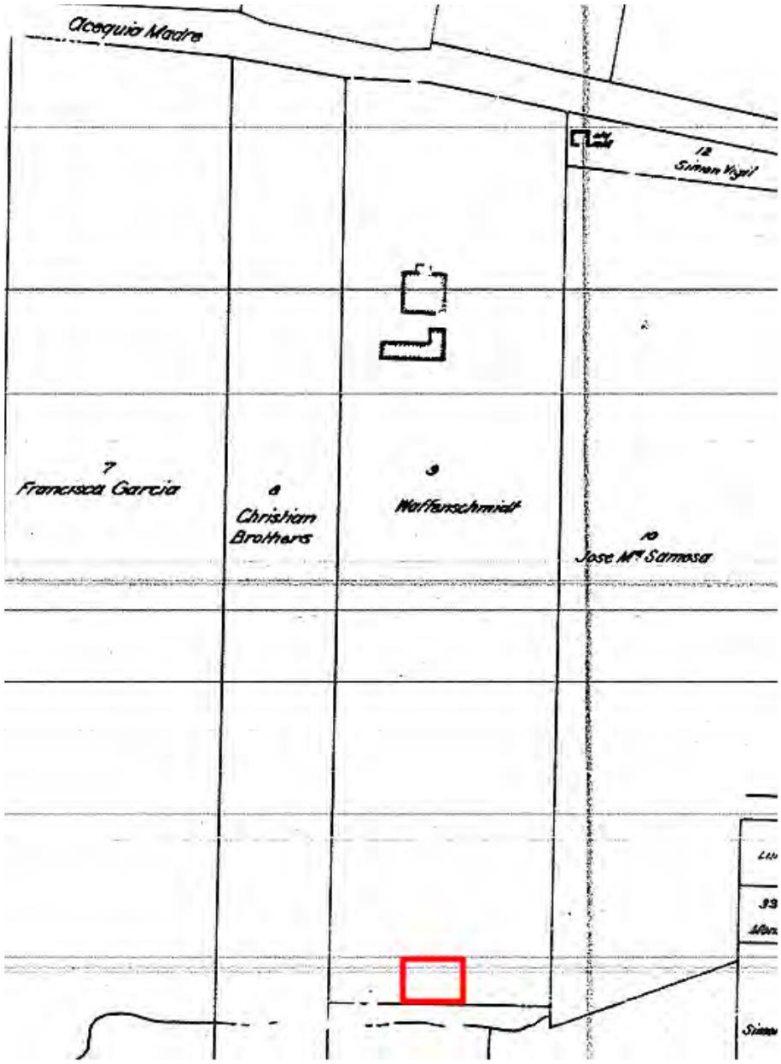

Figure 3: N. L. King, "Map of the City of Santa Fe," 1912. Approximate location of subject parcel is highlighted.

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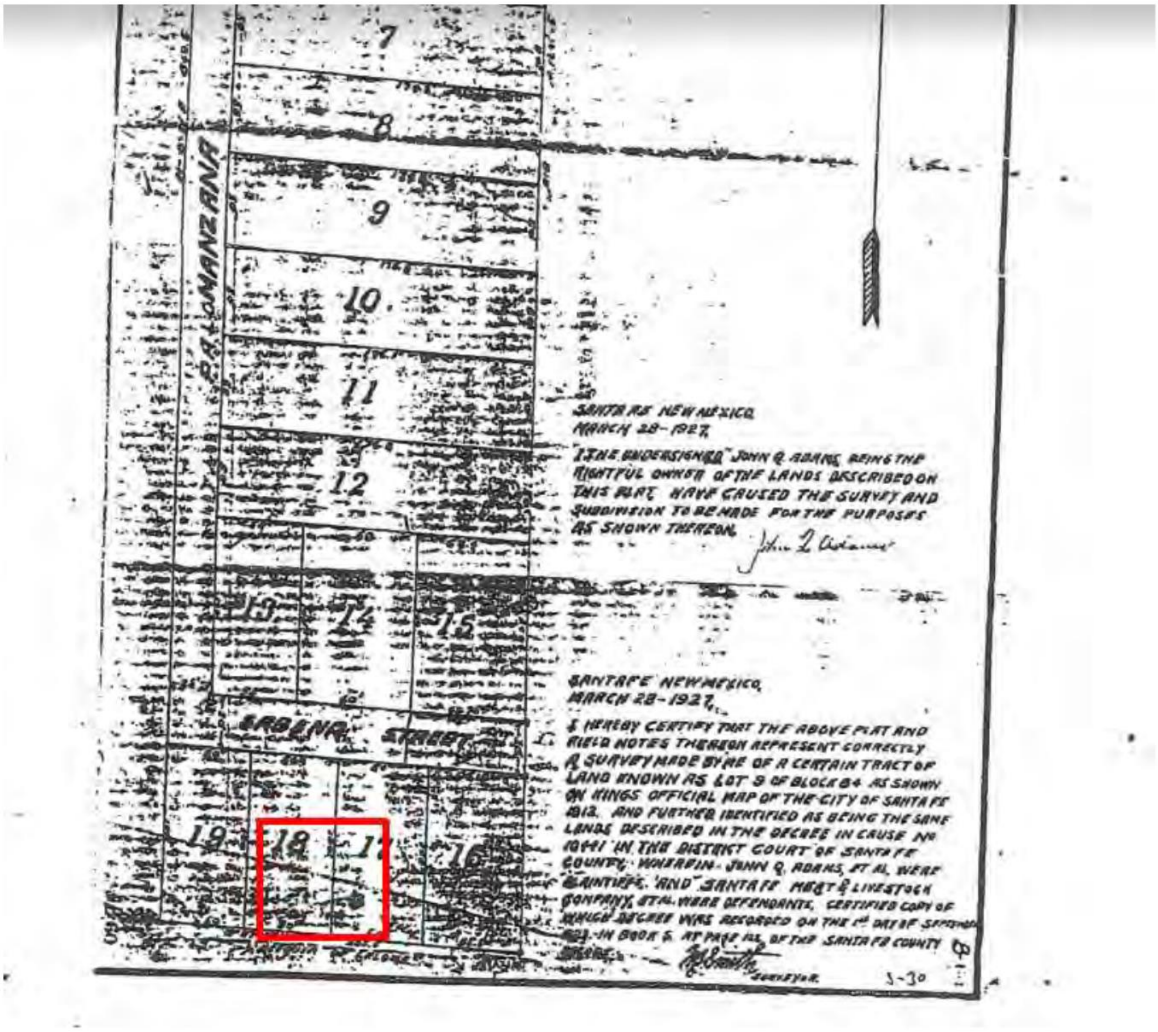

Figure 4: Portion of 1927 Los Arboles subdivision map. Approximate location of subject parcel is highlighted.

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Figure 5: 1935 aerial photograph.
Approximate location of subject parcel and possible small structure are highlighted.

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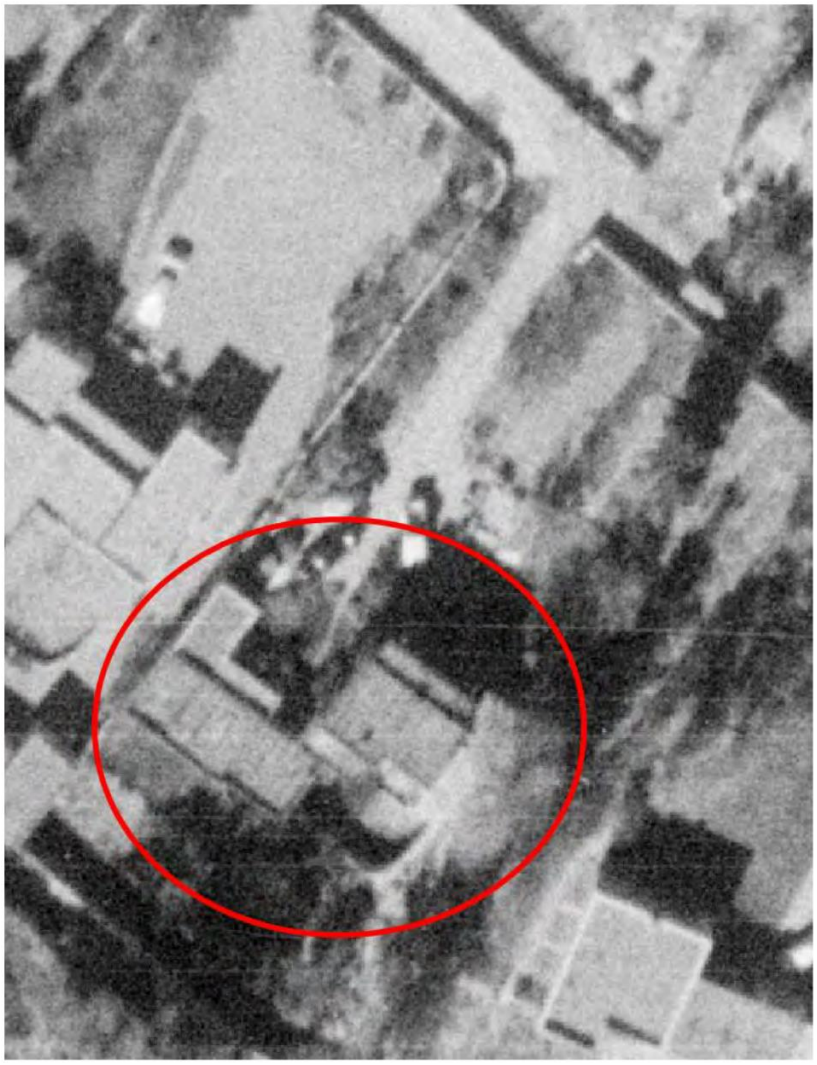

Figure 6: November 10, 1958, aerial photograph.
House is highlighted. Note shorter north portal and absence of dining room addition.

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Figure 7: May 2, 1966, aerial photograph.
House is highlighted.

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Figure 8: May 11, 1973, aerial photograph.
House is highlighted.

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

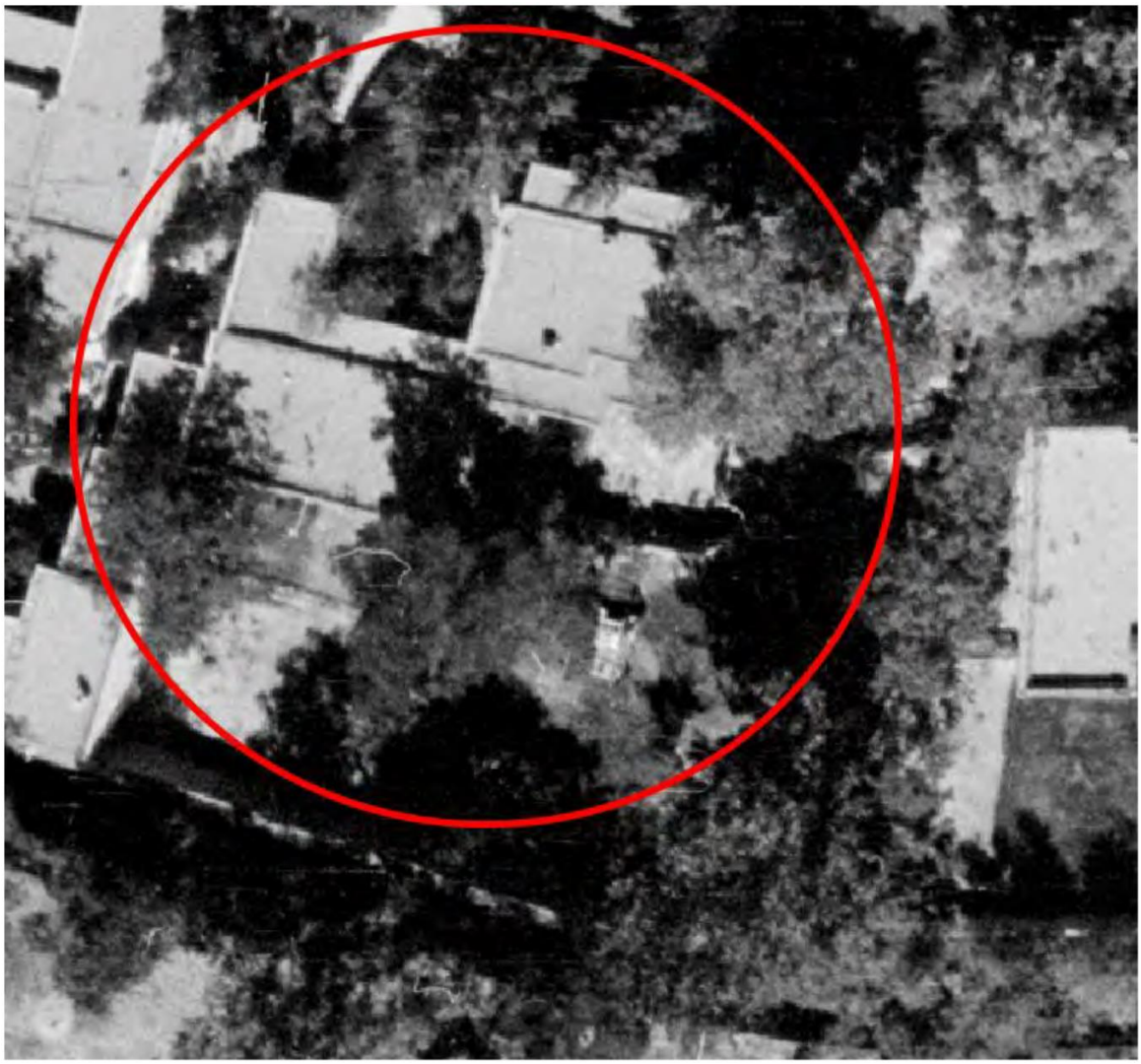

Figure 9: September 11, 1978, aerial photograph.
House is highlighted. Note absence of two-car garage and bathroom addition.

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ NRHP SRCP Criteria A B C D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

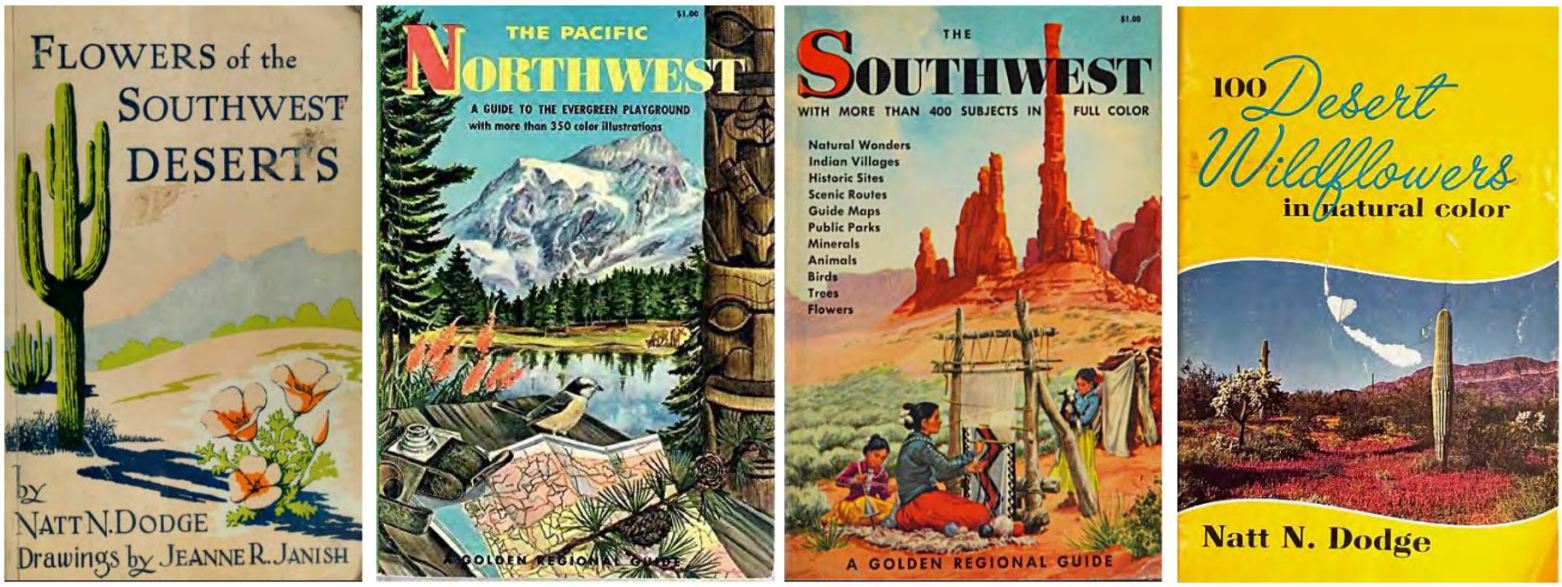

Figure 10: Sample of guidebooks authored or co-authored by Natt N. Dodge.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024

Survey Photographs

(All images taken by Giulia Caporuscio on January 9, 2024, unless otherwise noted)



Photo 2: North elevation of house from entry drive. Historic two-story core block, left; non-historic two-car garage, right. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 3: North elevation. Dining room addition, left; historic two-story core block, center; non-historic two-car garage and gate, right.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 4: North façade of historic two-story core block. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___ NRHP ___ SRCP Criteria _ A _ B _ C _ D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 5: Supporting structure of two-tiered porch. Camera facing up.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 6: Beams and decking of second-story porch. Camera facing up.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 7: West elevation of historic two-story core block, center. Camera facing east. January 14, 2024.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 8: East elevation, dining room addition. Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___ NRHP ___ SRCP Criteria _ A _ B _ C _ D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 9: Closeup of dining room window. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 10: Full south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ NRHP SRCP Criteria A B C D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 11: Partial south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___ NRHP ___ SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 12: South elevation, kitchen extension. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 13: Full South elevation. Non-historic bump-put bathroom addition, left; primary bedroom wing, center; infilled portal and kitchen extension, right; dining room addition, extreme right. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___ NRHP ___ SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 14: Non-historic bump-put bathroom addition. Note wall juncture, right. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM1 before completing FORM2 HCPI No._____ District No._____ ___ NRHP ___ SRCP Criteria __A __B __C __D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 15: North elevation, primary bedroom wing. Camera facing south. January 14, 2024. Note odd juncture of portal and kitchen, left.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591
		4. County: Santa Fe
		5. Date of Survey: January 9, 2024



Photo 16: East elevation, former one-car garage. Camera facing west. January 14, 2024.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 17: Non-historic two-car garage, center. Camera facing north. January 15, 2024.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 18: Non-historic two-car garage, north elevation. Camera facing south.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe 5. Date of Survey: January 9, 2024



Photo 19: Living room. Camera facing west. Yusuf Coffman, September 15, 2023.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7/8/2024

Property Owner of Record:

Applicant/Agent Name: Martinez Architecture Studio PC

Contact Person Phone Number: (505) 989-4958

Site Address: 465 Camino Manzano

Proposed Construction Description: Front portal remodel; expand main bedroom; raise main bedroom ceiling, add interior fireplace; add exterior fireplace at main courtyard; create rececess for garage; raise courtyard wall to 8'; replace gate with 6'8" board gate; interior remodel; document existing coyote fence.

TOTAL ROOF AREA: 3,375 SF

Zoning District: R-5

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside

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

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

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

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

Terrain: ☐ 30% slopes N/A

Lot Coverage : 29.5 %
☐Open Space Required: N/A (sf provided)

Setbacks:
Proposed Front: 15'-8" Minimum: 7'-0"
2nd Front? N/A
Proposed Rear: 43'-2" Minimum: 15'-0"
Proposed Sides: L18' R 0' Minimum:5'-0"

Height: Proposed: Existing
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 2

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

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

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

Martinez Architecture Studio PC [☐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.

RichMartz 7/8/2024
SIGNATURE **DATE**

To Be Completed By City Staff: 2024-008768-PAR

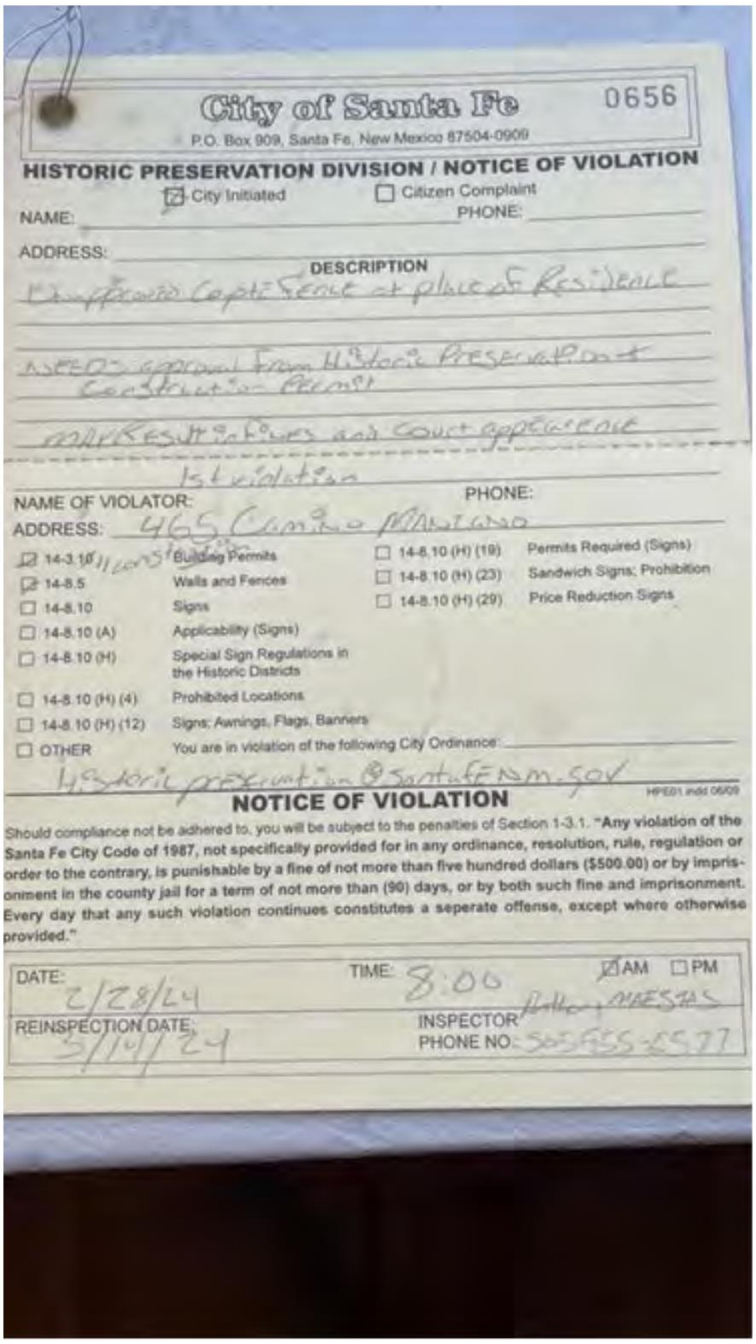
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☒ **Preliminary Approval ☐with conditions ☐ Rejected**
Comments/Conditions: _____

REVIEWER: Stephanie Perea **DATE:** 7/12/24

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

Revised 20 November 2020



City of Santa Fe 0656

P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

☑ City Initiated ☐ Citizen Complaint

NAME: _____ PHONE: _____

ADDRESS: _____

DESCRIPTION

Unapproved Coyote Fence at place of Residence

Needs approval from Historic Preservation for Construction Permit

Will Result in Fines and Court Appearance

1st violation

NAME OF VIOLATOR: _____ PHONE: _____

ADDRESS: 465 Camino Manzano

☑ 14-3.1(F)	Building Permits	☐ 14-8.10 (H) (19)	Permits Required (Signs)
☑ 14-8.5	Walls and Fences	☐ 14-8.10 (H) (23)	Sandwich Signs; Prohibition
☐ 14-8.10	Signs	☐ 14-8.10 (H) (29)	Price Reduction Signs
☐ 14-8.10 (A)	Applicability (Signs)		
☐ 14-8.10 (H)	Special Sign Regulations in the Historic Districts		
☐ 14-8.10 (H) (4)	Prohibited Locations		
☐ 14-8.10 (H) (12)	Signs; Awnings, Flags, Banners		
☐ OTHER	You are in violation of the following City Ordinance:		

Historic preservation @ santafenm.gov

HPE01.indd 06/09

NOTICE OF VIOLATION

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. **"Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a seperate offense, except where otherwise provided."**

DATE: 2/28/24 TIME: 8:00 ☑ AM ☐ PM

REINSPECTION DATE: 3/14/24 INSPECTOR: Anthony MAESTAS

PHONE NO: 505-955-5577

465 Camino Manzano Notice of Violation regarding Fence

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (1:13:06 – 2:00:39)

c. **2024-007828-HDRB. 465 Camino Manzano**. Downtown & Eastside Historic District. Non-Contributing. Richard Martinez, agent for Carolyn & Craig Smith, requests a status review and designation of primary facades. (Ramon Sarason)

BACKGROUND & SUMMARY:
465 Camino Manzano is a single-family residence and adjacent mother-in-law quarters listed as non-contributing to the Downtown and Eastside Historic District in the Spanish-Pueblo Revival/Territorial architectural styles. The house was built in the late 1940s and was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an upper-story porch overlooking an old orchard.

Attached to the main house, via a portal, was a one-story rectangular structure, containing a mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.

Now, the applicant requests Status Review and Primary Façade(s) designations.

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be upgraded to Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures, and the front (north) façade be designated as primary.

APPLICANT PRESENTATION:

Mr. Richard Martinez, previously sworn, said the slide shows different time periods. He didn't agree with the designation that staff has put forward.

Chair Rios confirmed with Mr. Martinez that he agreed that this facade that was displayed should be primary, excluding the portal.

Ms. Lamboy said her question is whether that portal has gained its own historic character.

Mr. Martinez said he thinks there was always a portal there. He doesn't know when that portal was altered, but assumed it was in the late '70s when the other

changes were made. When the historian is talking about integrity, he's not talking about the portal, he's talking about the house behind.

Member Guida said a two story portal always been there. He asked what his proposal is.

Mr. Martinez said his ultimate goal is to leave the house as it is but alter that portal. From looking at it, there's a beautiful house behind.

Member Bienvenu said this is an incredible house. For such a large house it has classical simplicity to it. If the Board were 100% sure of what the applicant is saying, the case would be a little easier. It's not clear that there is enough known about the portal. He didn't see anything in Mr. Murphy's report, other than cryptic comments about some of the wood that really established that this thing was torn down and recreated or maybe not torn down.

Mr. Martinez said in many projects he has discussions with the historian all through the process. It surprised him when the staff report came out that showed the portal as the primary and not the house. He was expecting the house to be the primary façade.

Member Biedscheid said on Page 8 of the packet, Page 3 of HCPI, #2, it appears that historian thought the portal had been altered after 1958.

Chair Rios confirmed it would still fall under historic times.

PUBLIC HEARING

John Eddy, previously sworn, said he empathized with the architect. He agreed that the entire façade should be included as contributing. He suggested that be observed by the Board. It is the elevation of the house itself which is contributing. It's a wonderful house and the Board has the delicate charge of maintaining its integrity.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007828-HDRB, 465 Camino Manzano, Member Guida moved to upgrade the status of the structure to contributing, per staff's recommendation and designate the north façade of the 1958 building as primary, inclusive of the two-story portal, noting that the portal has been altered over time and that many parts of it and its detailings are non-historic materials.

The motion was seconded by Member Bienvenu with a friendly amendment, because he doesn't know that the Board has established that those are non-historic materials in the alterations because if it happened in prior to 1973 they'd still be historic. He agreed that the Board should definitely state that it acknowledges that there have been changes and that it would be open to certainly more evidence establishing that they're not even historic.

Member Guida accepted as friendly.

VOTE: The motion passed by (5-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Guida, and Valdo voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:00:39 – 2:25:52)

e. **2024-007829-HDRB. 407 W. Buena Vista St.**, Don Gaspar Area Historic District. Contributing. Taylor Pardue, agent for Brad & Susan Nichols, owners, requests to construct a 156 sq. ft. addition on the north and east elevations. (Ramon Sarason)

BACKGROUND & SUMMARY:

407 W. Buena Vista is a single-family residence listed as contributing to the Don Gaspar Area Historic District. Erected around 1920. The style is a transitional Mission to Pueblo revival-style bungalow. Made of adobe, it sits over a basement and is finished with brown cementitious stucco with a stone foundation and basement. In form, it is a rectangular, flat-roofed box with porches at the front and rear. Including its porches, basement and attached laundry room, it holds approximately 2,830 square feet. The property includes an altered two-car garage and a street wall; the latter was built more recently.

The status and primary elevations were heard before the Board on 9/12/2023 (2023-007214-HDRB).

The Board designated the following elevations of the main house as its primary façades: the south elevation including the portal but excluding the non-historic windows and non-historic portal posts; and the west elevation including the historic window sills, but excluding the nonhistoric windows and excluding the porch area at the northwestern corner.

Now, the applicant proposes the following exterior alterations:

MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Carolyn Kenny &Craig Smith Residence
465 Camino Manzano
October 28, 2024
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

The existing house was built in the late 1940s as a two-story block containing a large living room on the ground floor and bedrooms upstairs and a one-story area holding a kitchen. It had a two-story porch. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space. See the HCPI prepared by John Murphey dated January 15, 2023, and the Window and Door Report prepared by Ra Patterson dated November 30, 2023.

PROPOSED CONSTRUCTION:

- Front portal remodel
- Expand existing master bedroom, raise ceiling, and add interior fireplace
- Add exterior fireplace in Courtyard
- Create a recess for garage
- Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door
- Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary.
- Replace windows that are not on primary façade, add two windows
- Interior remodel.

A two-story portal was always in front of the historic house, but this portal is a later construction that is not in harmony with the house behind. The existing portal is spindly and has a thin band of stucco at the top that is not visually supported, and the drainage off the roof is poorly resolved. The proposed renovations will address all these issues and will complement the historic house. The renovations will make the existing portal no taller and slightly wider because of the new stuccoed walls. See attached Exceptions.

The existing Primary Bedroom is too small for a bed and does not open onto the Courtyard in the way it should; this expansion will take care of both those problems. The garage is the main view of the house when you approach it from the street, the recessed garage doors will make this view more attractive and will be in the tradition of historic garages in Santa Fe.

MARTINEZ
ARCHITECTURE
STUDIO PC
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A pre-existing retaining wall runs along the southern property boundary adjacent to a pedestrian alley and a coyote fence on top of a single-row concrete block retaining wall existed along the southeast property boundary. The owners installed new coyote fencing on top of the south retaining wall and replaced a section of rotted/falling down coyote fence along the southeast property boundary. The Historic Preservation Division issued a Notice of Violation for the new fencing. (see attachment) The existing southerly retaining wall is 4'6" high on the pedestrian alley side and 6'6" high on the yard side. The new coyote fencing is 2'6" high. The pre-existing coyote fence along the southeast property boundary was 8'9" high and was replaced in kind at the same height. Given that the property does not have street frontage and existing fences within the streetscape are higher, staff determined no exception is necessary. The Owners propose to add an additional row of non-uniform posts to the outside of the south fence to conceal the metal framing.

We will also replace some windows that are not on the primary façade and add two windows at the top of the stairway on the rear façade.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,

Richard Martinez
Martinez Architecture Studio PC

465 Camino Manzano

Applicants' Response to Exception Criteria
Modification of Primary Façade – Portal/Balcony Remodel

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal/balcony consisting of a remodel of the two-story structure. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.")

The Applicants propose to add stucco walls to front and sides of the existing wood and stucco portal/balcony. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house.

Existing: The HCPI prepared by John Murphey describes the "double porch design" (or portal with balcony above, the "portal/balcony") as a nod to territorial-era architecture. The balcony is supported by square posts that continue to the second story flat roof. Based on a photograph in an earlier survey, Mr. Murphey concludes that the second story wood railing has been replaced. Mr. Murphey describes the large wood beams on the underside of the balcony as stock pieces that have been rusticated on their sides. A thin band of stucco exists along the top of the second story balcony, wrapping around to the north façade of the house on the east and west. During the status review hearing, an HDRB member observed that many parts of the detailing on the portal/balcony are of non-historic materials.

Proposed: The Applicants propose to add substance to the portal/balcony by adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

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

Response: The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

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

Response: The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

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

Response: The Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

465 Camino Manzano

Applicants' Response to Exception Criteria
Modification of Primary Façade – Canale/Downspout

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.") The Applicants propose to replace the existing canale/scupper with a new canale/scupper and downspout on the eastern side of the primary north portal façade.

Existing: An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal.

Proposed: The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

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

Response: The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

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

Response: Drainage from the existing second story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

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

Response: The Applicants evaluated design options to address the existing drainage problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

465 Camino Manzano

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

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition within 10' of the primary north façade. (§14.5.2(D)(2)(d): "additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade.") The Applicants propose to raise the wall above the existing gate adjacent to and west of the primary north façade and to replace the existing yard gate.

Existing: The non-primary façade between the non-historic one story, two car garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. The wall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

Proposed: The proposal would raise the wall to 8' and replace the gate with a taller 6'8" wood gate in the same location.

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

Response: The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east-west façade. The materials and color of the wall and gate would remain and the two story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

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

Response: The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

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

Response: The Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

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RPA & Associates

PRESERVING OUR HISTORY

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HISTORIC ASSESSMENT NO. 301123-HA



JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
NORTH	
DR #1	36 x 80 RH CUSTOM ENTRY
A	25 x 43 INSWING CASEMENT LH 2W3H
B	76 x 55 INSWING CASEMENT LSR 2W4H
C	50 x 55 INSWING CASEMENT LR 2W4H
EAST	
DR #2	50 x 82 INSWING LH FRENCH DOOR 2W5H
D	128 x 55 INSWING CASEMENT LSSSR 2W4H
E	64 x 49 TWIN DH (2-32”) 3W2H/3W2H
SOUTH	
F	50 x 55 INSWING CASEMENT LR 2W4H
G	24 x 43 DH 2W2H/2W2H
H	131 x 43 - 4 WIDE DH (4-32”) 3W2H/3W2H
DR #3	48 x 80 OUTSWING FRENCH DOOR RH 2W5H
DR #4	29 x 75 INSWING RH 4-PANEL DOOR ALL WOOD
I	97 x 49 - 3 WIDE DH (3-32”) 3W2H/3W2H
J	35 x 55 DH 3W2H/3W2H
K	19 x 27 INSWING CASEMENT L 2W2H
L	48 x 54 TWIN DH (2-24”) 2W2H/2W2H
M	48 x 54 TWIN DH (2-24”) 2W2H/2W2H

90° BAY

90° BAY

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
SOUTH	
N	24 x 24 CASEMENT CRANK-OUT R 2W2H
GARAGE EAST	
DR #5	36 x 80 OUTSWING DOOR LH 4-PANEL ALL WOOD
WEST COURTYARD	
O	76 x 55 INSWING CASEMENT LSR 2W4H
P	42 x 36 INSWING CASEMENT LR 2W2H
NORTH COURTYARD	
DR# 6	28 x 72 INSWING DOOR RH 2-LT 2-PANEL
Q	34 x 55 DH 3W2H/3W2H
R	19 x 27 INSWING CASEMENT RH 2W2H
EAST COURTYARD	
DR #7	31 x 76 OUTSWING DOOR RH 2W5H
S	60 x 48 TWIN DH (2-30”) 3W2H/3W2H
2ND FLOOR WEST COURTYARD	
T	76 x 55 INSWING CASEMENT LSR 2W4H
2ND FLOOR NORTH	
DR #8	30 x 78 INSWING DOOR RH 3W5H
DR #9	30 x 78 INSWING DOOR LH 3W5H

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
2ND FLOOR EAST	
U	76 x 55 INSWING CASEMENT LSR 2W4H
V	21 x 38 INSWING CASEMENT L 2W3H
2ND FLOOR SOUTH	
W	25 x 30 INSWING CASEMENT R 2W3H
X	21 x 38 INSWING CASEMENT R 2W3H

In closing, my professional opinion is the following Windows and Doors are all non-historic:

Windows G, H, L, M, N, S, & U and DR # 1, 2, 3, 5, 7, 8, 9.

The following Windows and Doors are historic and restorable:

Windows A, B, C, E, F, I, J, P, Q, R, V and DR # 4 & 6.

The following Windows are historic but rotted beyond repair and need to be replaced:

Windows D, K, O, S, T, W, & X.

Note: All the windows with copper sills should have the copper removed because this has been trapping moisture in the wall. In some cases, the whole window might need to be removed if sills are rotted underneath the copper. The window removal process may destroy the window entirely. At this point, the window will need to be replaced, historic or non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES| WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #1	36 x 80 RH – CUSTOM MADE	S	NON-HISTORIC – MACHINED DOOR WITH CURRENT 1990's MATERIALS
A	25 x 43 INSWING LH 2W3H	S	HISTORIC
B	76 x 55 INSWING LSR 2W4H	S	HISTORIC
C	50 x 55 INSWING LR 2W4H	S	HISTORIC
DR # 2	128 x 55 INSWING LH FD 2W5H SIMPSON	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
D	128 x 55 INSWING LSSSR 2W4H	U	HISTORIC – FRAME IS ROTTED UNDER COPPER SILL AND BOTTOM RAIL OF SASHES. COPPER SILL IS TRAPPING MOISTURE IN THE WALL & NEEDS TO BE REPLACED.
E	64 x 49 – 2 DH 3W2H/3W2H	F	HISTORIC
F	50 x 55 INSWING LR 2W4H	F	HISTORIC
G	24 x 43 DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
H	131 x 43 – 4 WIDE (32") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #3	48 x 80 LR OUTSWING DOOR 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
DR #4	29 x 75 INSWING RH 4-PANEL	F	HISTORIC
I	97 x 49 – 3 WIDE (32") DH 3W2H/3W2H	F	HISTORIC
J	35 x 55 DH 3W2H/3W2H	F	HISTORIC
K	19 x 27 INSWING LH 2W2H	U	HISTORIC
L	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
M	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
N	24 x 24 R CASEMENT CRANK-OUT 2W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #5	36 x 80 OUTSWING LH 4-PANEL	S	NON-HISTORIC – 2000's SIMPSON MACHINED DOOR W/ CURRENT MATERIALS
O	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
P	42 x 36 INSWING CASEMENT LR 2W3H	F	HISTORIC
DR #6	28 x 72 RH INSWING DOOR 2-LITE/2-PANEL	S	HISTORIC
Q	34 x 55 DH 3W2H/3W2H	F	HISTORIC
R	19 x 27 INSWING RH 2W2H	F	HISTORIC – SILL IS BURIED IN THE STUCCO, POSSIBLE WALL DAMAGE
DR #7	31 x 76 OUTSWING DOOR RH 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
S	60 x 48 – 2 WIDE (30") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's KOLBE
T	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, THE COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
DR # 8	30 x 78 RH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
DR # 9	30 x 78 LH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
U	76 x 55 INSWING CASEMENT LSR 2W4H	U	NON-HISTORIC – SASHES HAVE BEEN REPLACED, DIVIDED LITE BAR DOES NOT MATCH HISTORIC WINDOW, COPPER SILL IS TRAPPING MOISTURE IN THE WALL
V	21 x 38 INSWING CASEMENT LH 2W3H	F	HISTORIC
W	25 x 30 INSWING CASEMENT RH 2W2H	U	HISTORIC – ROTTED BEYOND REPAIR
X	21 x 38 INSWING CASEMENT RH 2W3H	U	HISTORIC – ROTTED BEYOND REPAIR

NOTES:


North
Door #1



North
Window A


North
Window B


North
Window C


East
Door #2

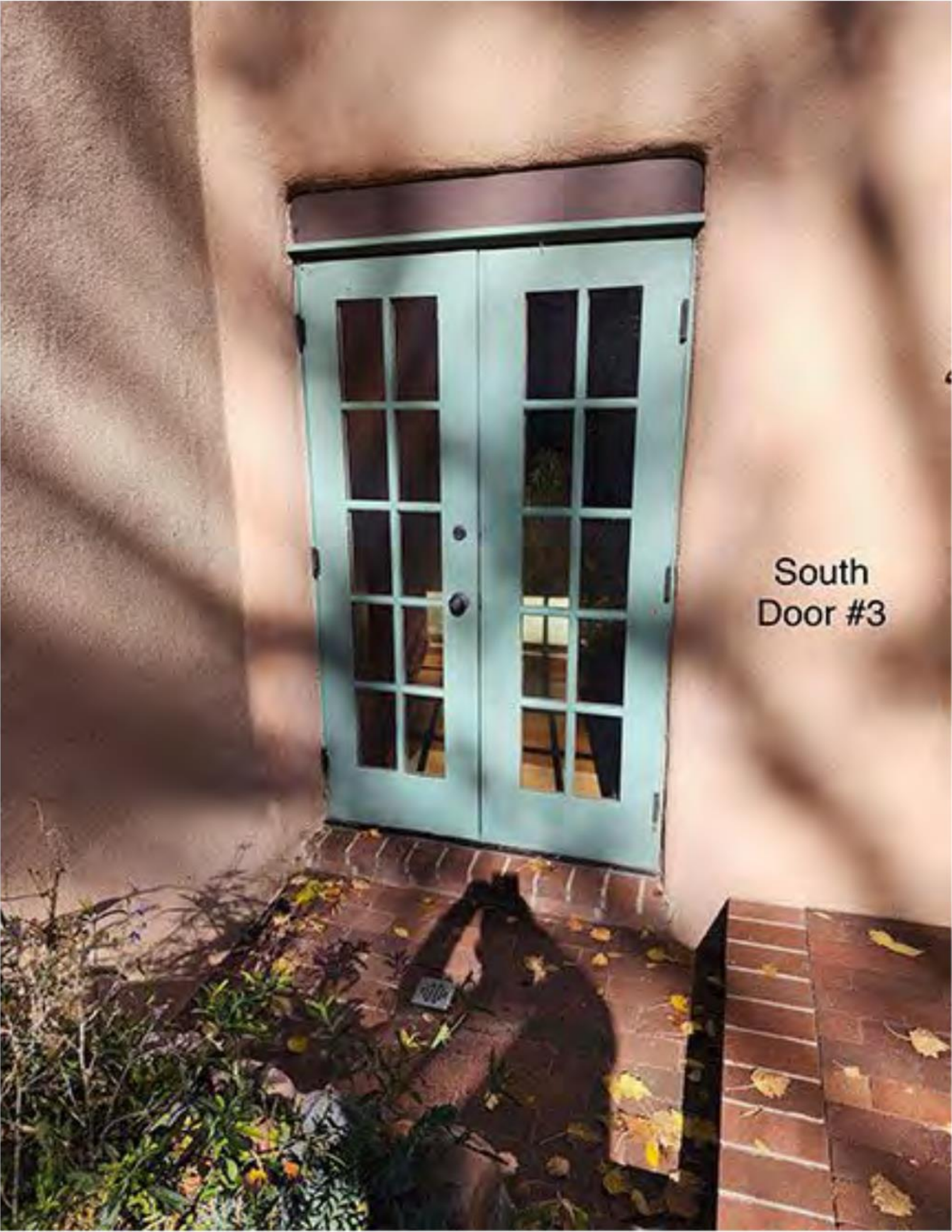

East
Window D


East
Window E


South
Window F


South-
East
Window
G-Bay


South-East
Window H—Bay


South
Door #3

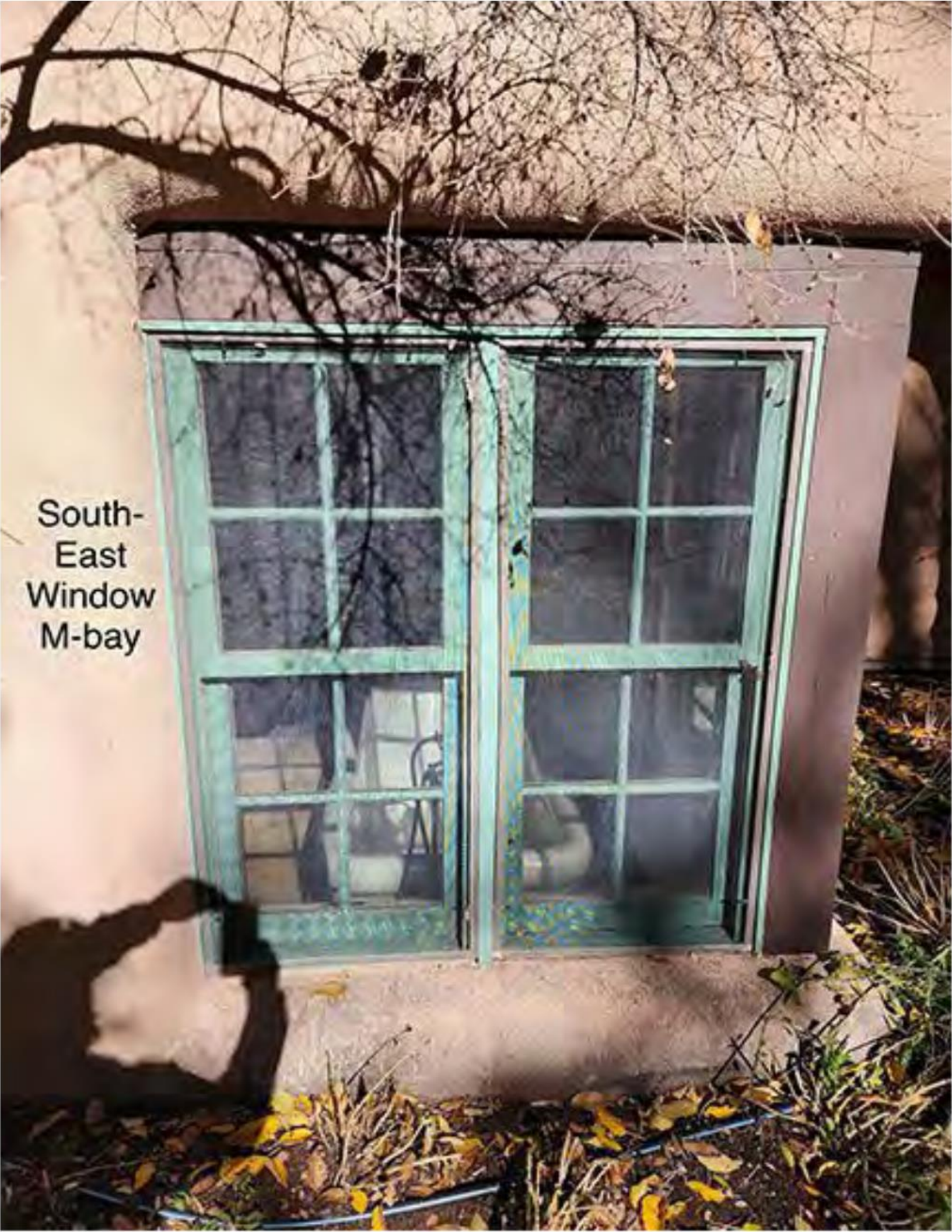

South
Door #4


South
Window
I


South
Window J


South
Window K


South-East
Window
L—Bay


South-
East
Window
M-bay


South
Window
N


East
Door #5
Garage


West Courtyard
Window O

West Courtyard
Window P


North Courtyard
Door #6



North Courtyard
Window Q



North Courtyard
Window R


East Courtyard
Door #7


East Courtyard
Window S


2nd Floor
West Courtyard
Window T


2nd Floor-
North
Door #8


2nd Floor-North
Door # 9


2nd Floor
East
Window
U


2nd Floor
East
Window V


2nd Floor
South
Window W



2nd Floor
South
Window X


North
Garage Doors
465


Window U
Current divided
lite bar


South
Door
#4


South
Door #4

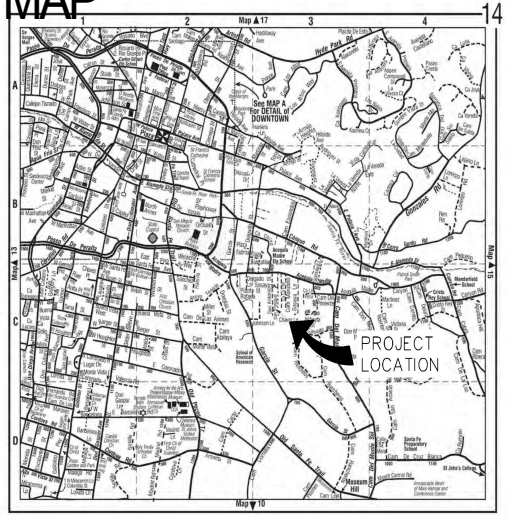

Jelled-Wen
Logo

MANZANO ADDITION & RENOVATION

465 CAMINO MANZANO
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.
1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO ACEQUIA MADRE THEN TURN RIGHT ONTO CAMINO MANZANO. FOLLOW CAMINO MANZANO TO 465 CAMINO MANZANO. PROJECT IS AT THE END OF THE STREET.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITH-OUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: ENTRY PORTAL REMODEL, EXPAND EXISTING MASTER BEDROOM, RAISE CEILING & ADD FIREPLACE, ADD EXTERIOR FIREPLACE IN COURTYARD, BUMP OUT FRONT WALL OF EXISTING GARAGE TO CREATE DEEP RECESS FOR GARAGE DOORS, RAISE EXISTING COURTYARD WALL TO 8'-0" & REPLACE EXISTING GATE WITH NEW 6'-8" BOARD GATE, INTERIOR REMODEL

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

FIRE RATED WALLS: (IBC TABLE 601) EXISTING 1 HOUR FIRE SEPARATION BETWEEN GARAGE & HOUSE

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING:

HEATED	3,270 S.F.
GARAGE/MECH.	625 S.F.
PORTALS	532 S.F.
TOTAL ROOFED	3,591 S.F.

NET AREAS: PROPOSED:

HEATED	76 S.F.
PORTALS/OVERHANG	17 S.F.
TOTAL ROOFED	93 S.F.

LOT AREA: - 12,679.6 S.F.

LOT COVERAGE: EXISTING = 3,591/12,679.6 = 28.3%
PROPOSED = 3,684/12,679.6 = 29.1%

ZONING: RC8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

UTILITY DATA:

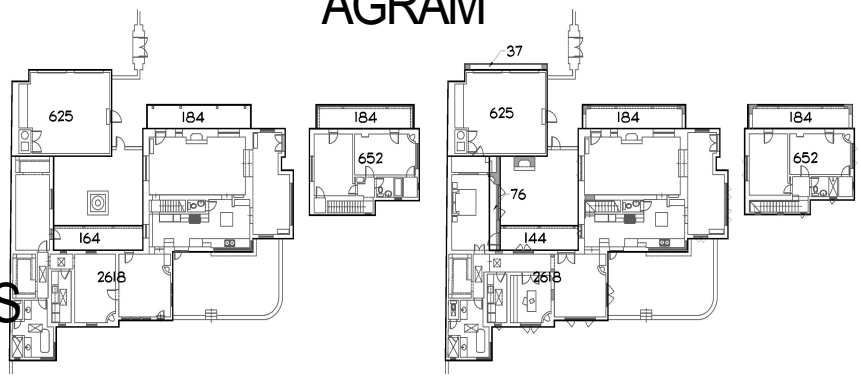
GAS	:	NATURAL GAS
ELECTRIC	:	OVER-HEAD
SEWER	:	MUNICIPAL
WATER	:	MUNICIPAL

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-1.1	WALL/FENCE DETAILS
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	NORTH - EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.1	SOUTH - EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.2	EAST - EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.3	COURTYARD NE - EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.4	COURTYARD SW - EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-4.0	EXISTING & PROPOSED WINDOW SCHEDULES

AREA DIAGRAM



DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
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(505) 989-4958, FAX (505) 989-8933

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MANZANO RESIDENCE
465 CAMINO MANZANO
SANTA FE NEW MEXICO

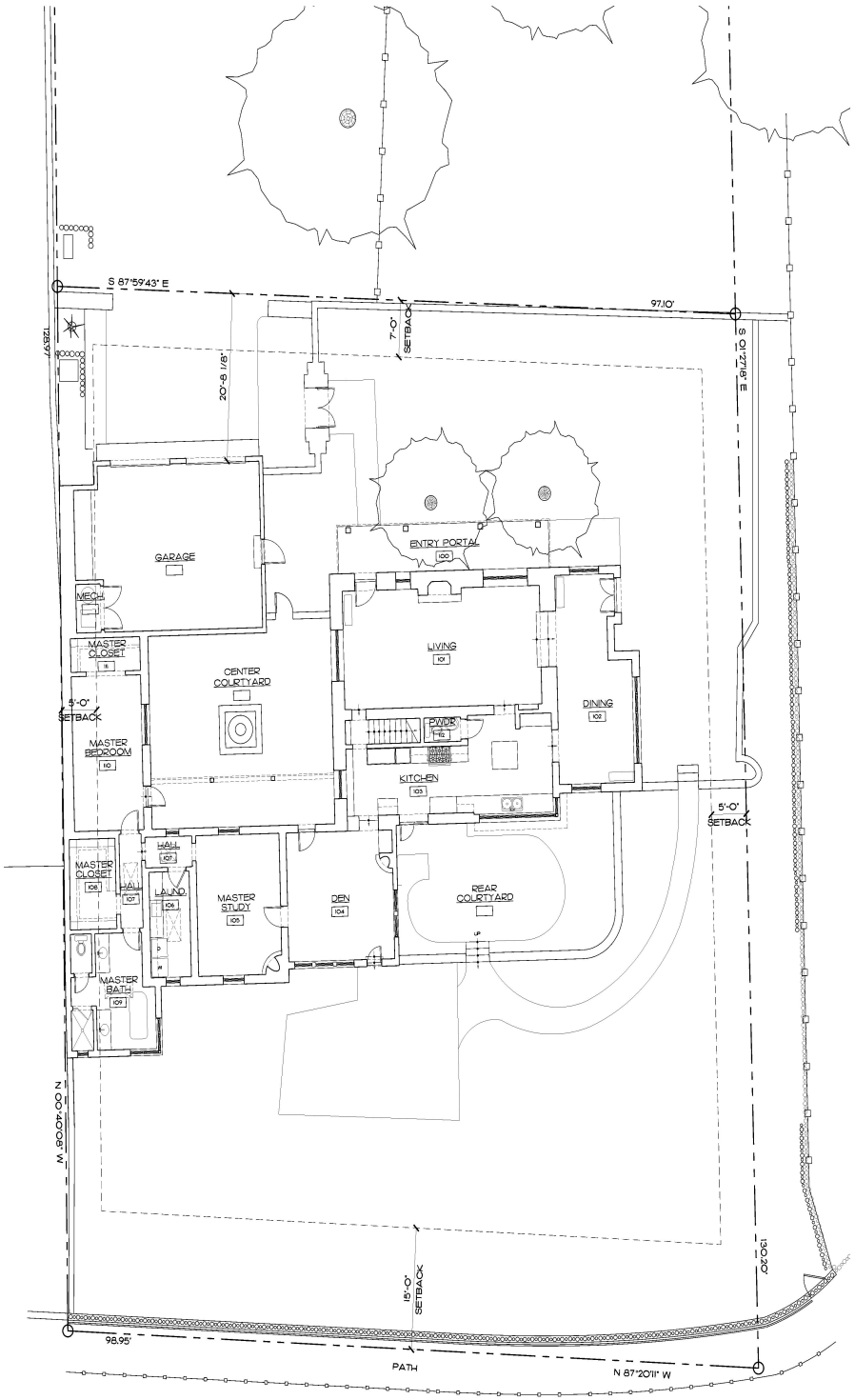
OCTOBER 28, 2024

COVER SHEET & PROJECT DATA

A0.1

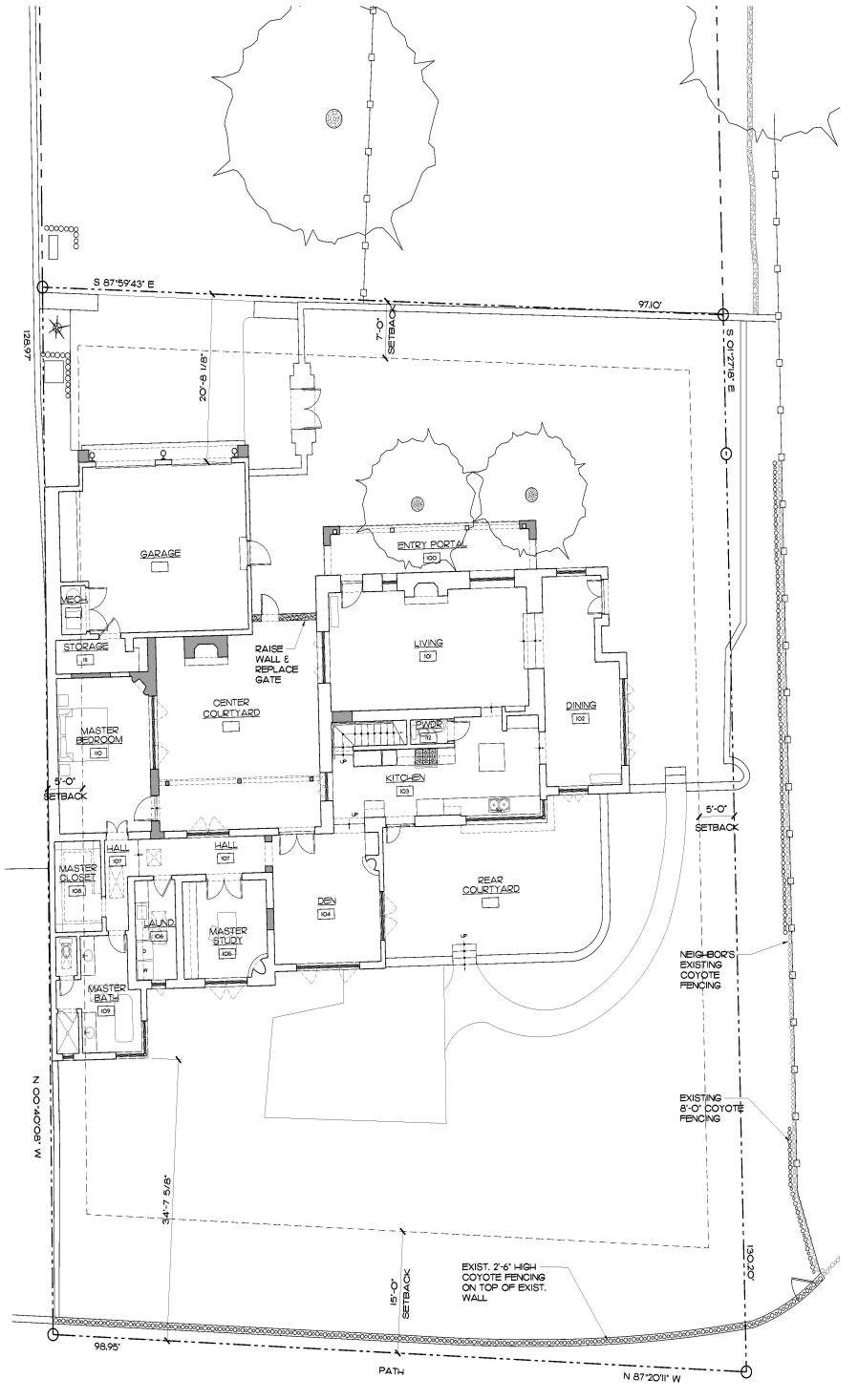
SET #1

MANZANO-2315



1 EXISTING SITE PLAN
A-1.0 SCALE: 1" = 10'-0"

NORTH



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1" = 10'-0"

NORTH

GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'

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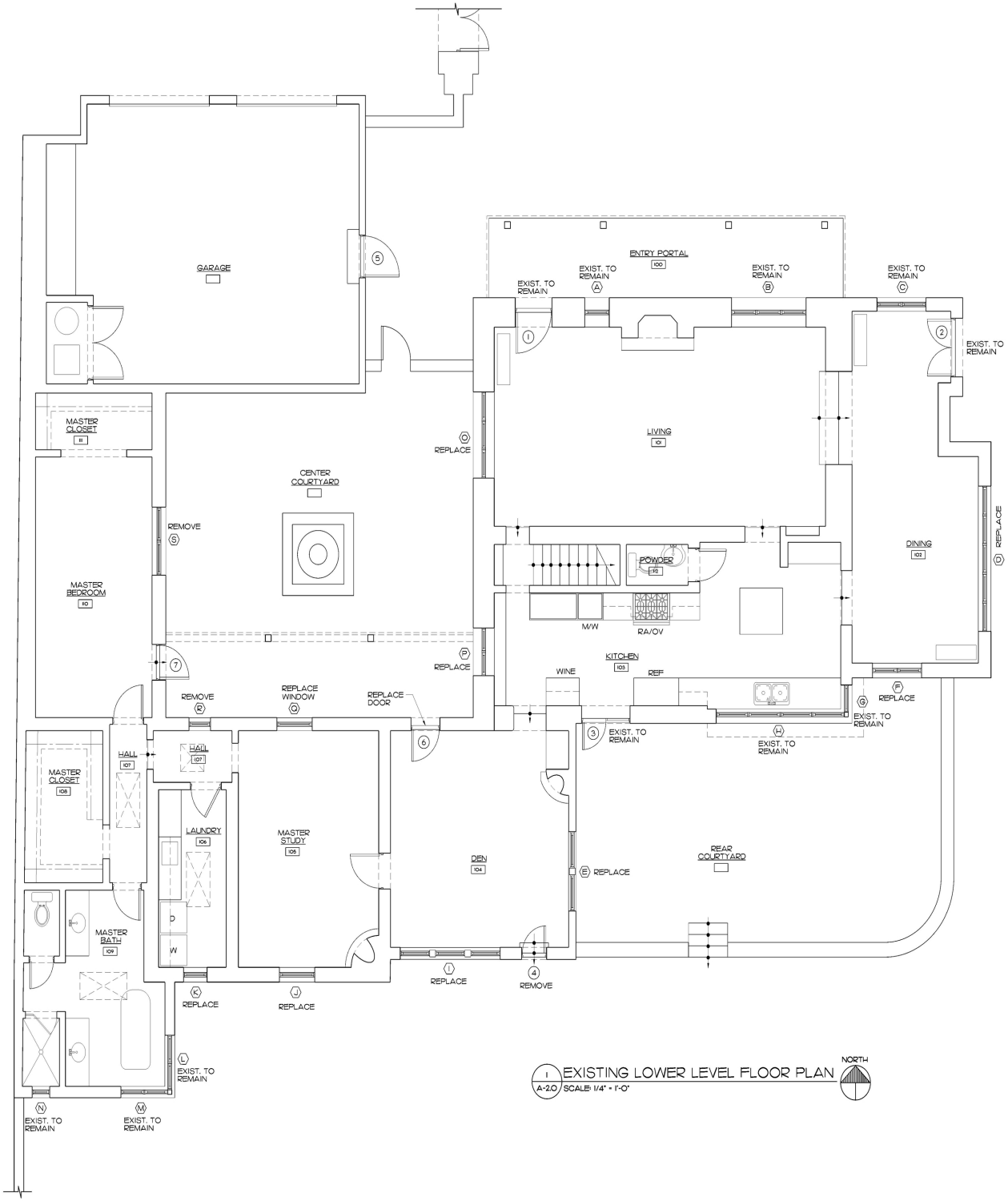
OCTOBER 28, 2024

EXISTING & PROPOSED SITE PLAN

A 1.0

SET # MANZANO-2315



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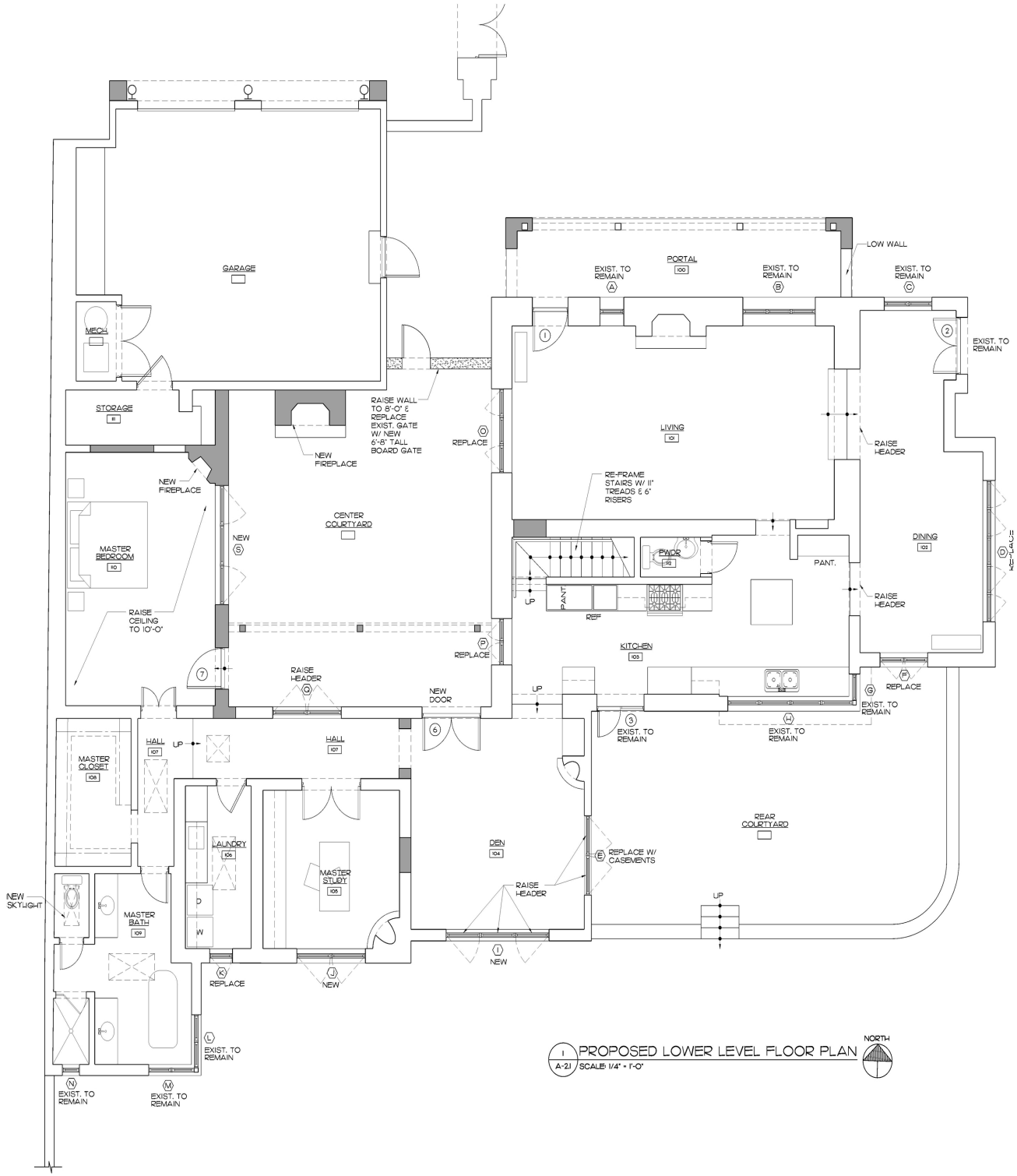
OCTOBER 28, 2024

EXISTING FLOOR PLAN

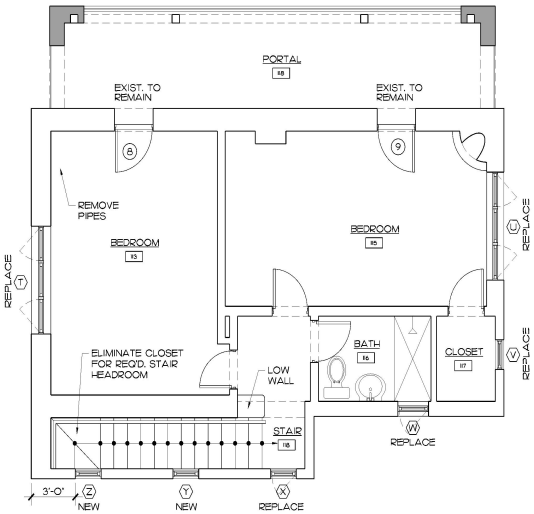
A 2.0

SET # MANZANO-2315



1 A-2.1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 A-2.1 PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

LEGEND:
PROPOSED FLOOR PLAN
EXISTING WALLS TO REMAIN
NEW WALLS

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

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OCTOBER 28, 2024

PROPOSED FLOOR PLAN

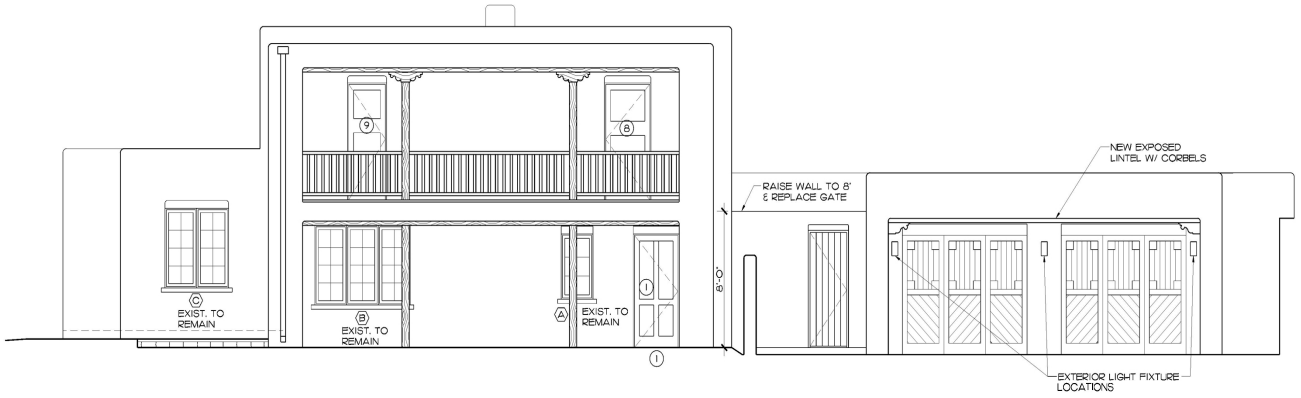
A 2.1

SET #1

MANZANO-2315



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



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

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

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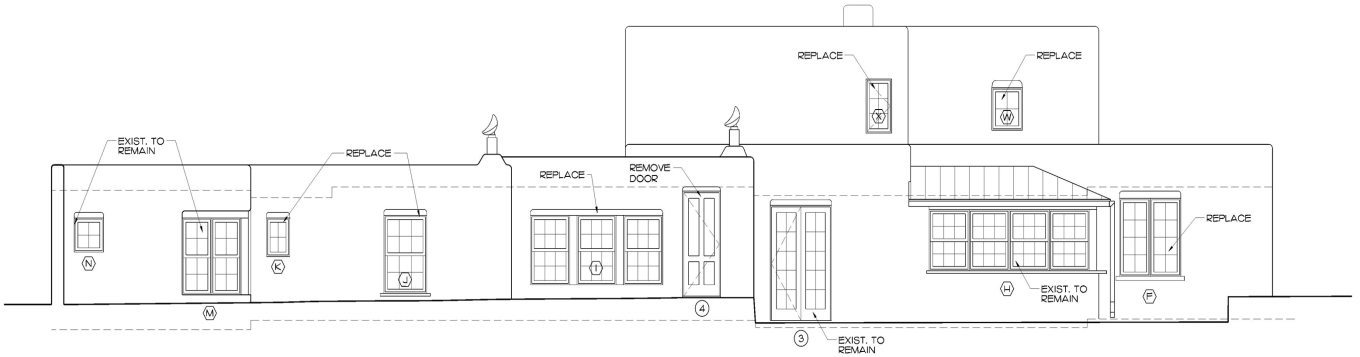
OCTOBER 28, 2024

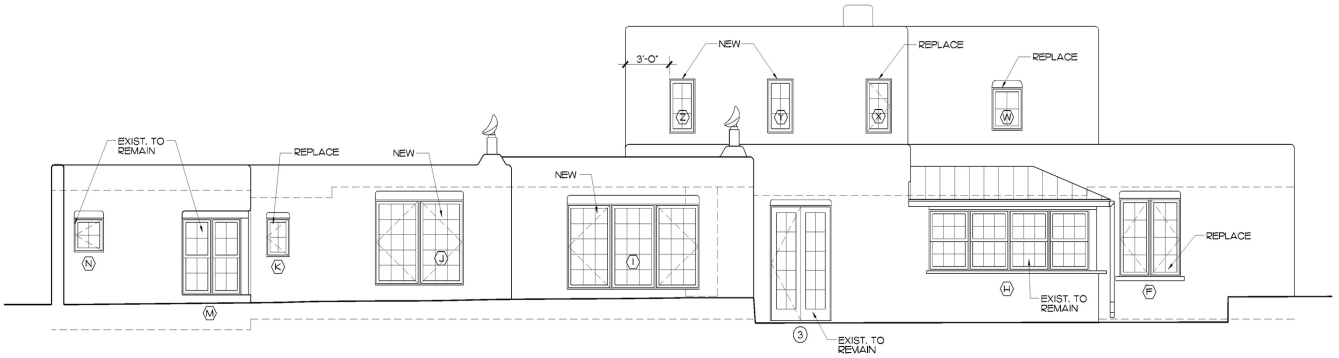
EXISTING & PROPOSED ELEVATION NORTH

A3.0

SET # MANZANO-2315



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



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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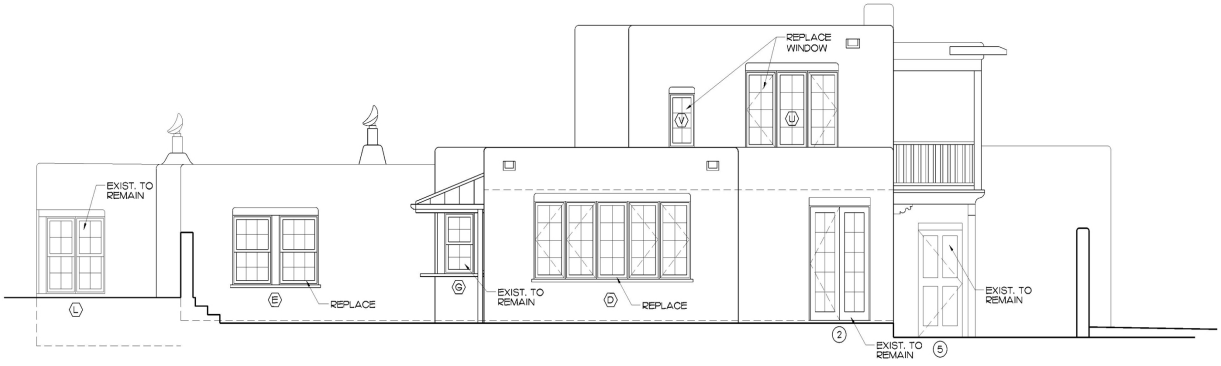
OCTOBER 28, 2024

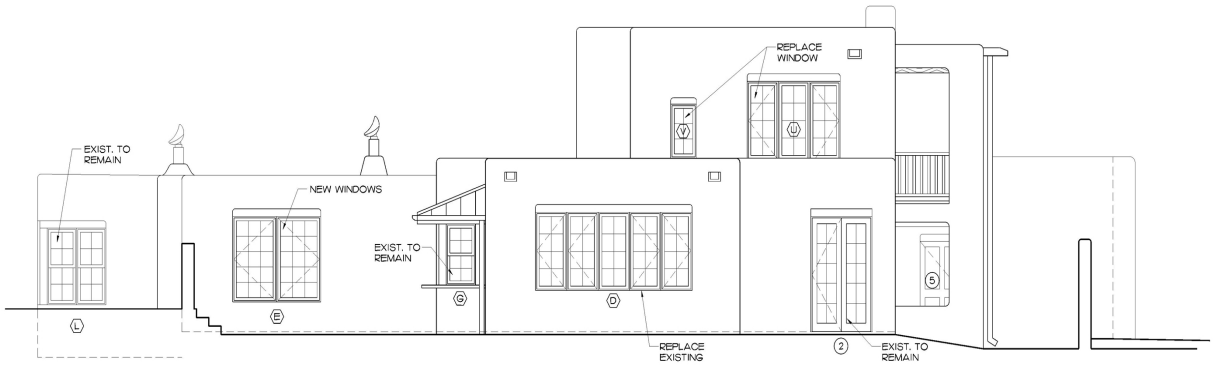
EXISTING & PROPOSED ELEVATIONS SOUTH

A 3.1

SET # MANZANO-2315



2 A-3.2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

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MANZANO RESIDENCE
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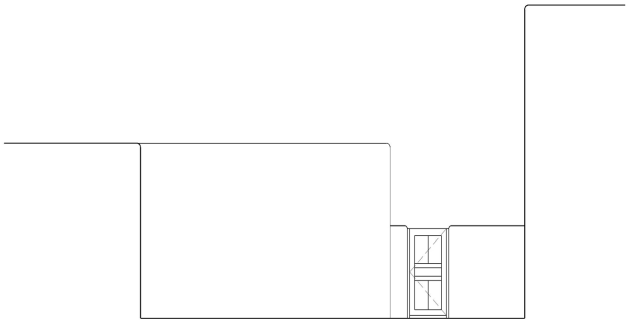
SANTA FE NEW MEXICO

OCTOBER 28, 2024

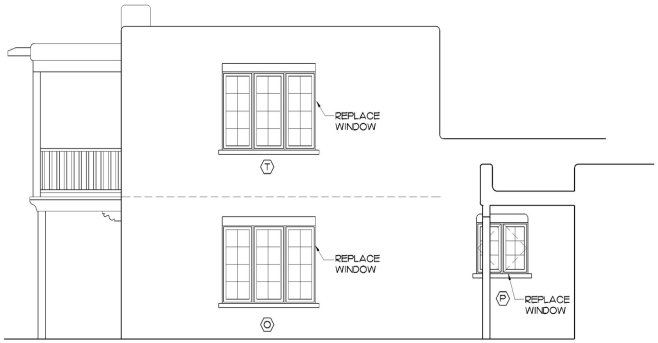
EXISTING & PROPOSED EAST ELEVATIONS

A-3.2

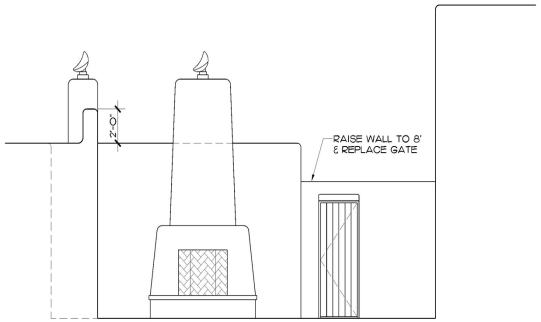
SET # MANZANO-2315



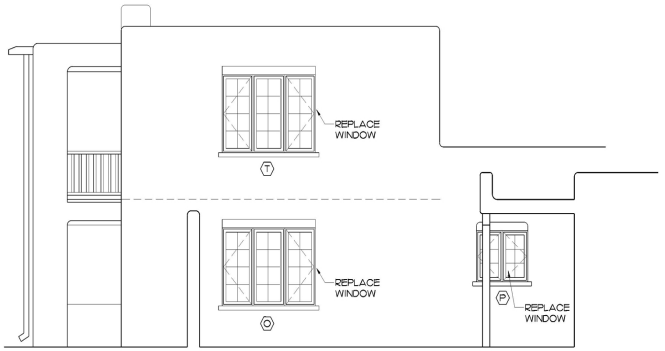
1 A-3.3 EXISTING COURTYARD LOOKING NORTH
SCALE: 1/4" = 1'-0"



3 A-3.3 EXISTING COURTYARD LOOKING EAST
SCALE: 1/4" = 1'-0"



2 A-3.3 PROPOSED COURTYARD LOOKING NORTH
SCALE: 1/4" = 1'-0"



4 A-3.3 PROPOSED COURTYARD LOOKING EAST
SCALE: 1/4" = 1'-0"

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

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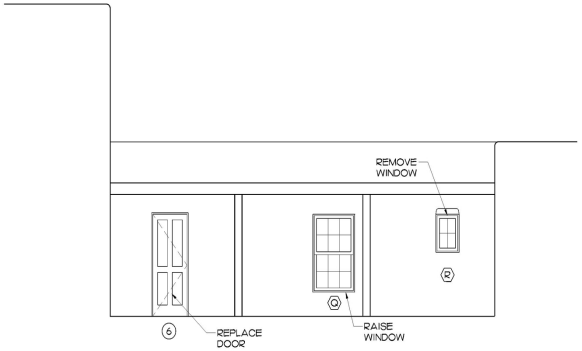
OCTOBER 28, 2024

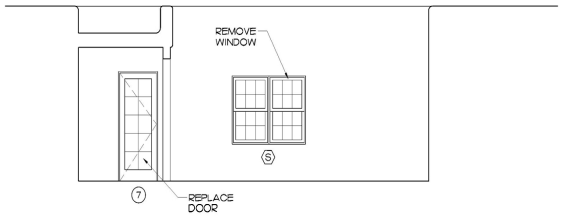
EXISTING & PROPOSED COURTYARD ELEVATIONS

A3.3

SET # MANZANO-2315



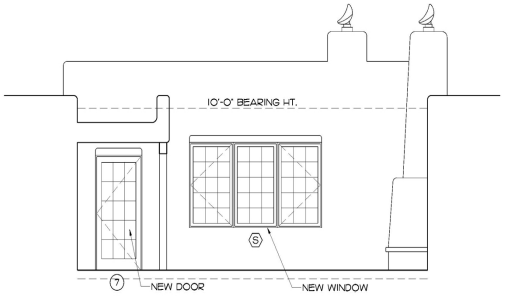
1 A-3.4 EXISTING COURTYARD LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 A-3.4 EXISTING COURTYARD LOOKING WEST
SCALE: 1/4" = 1'-0"



2 A-3.4 PROPOSED COURTYARD LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 A-3.2 PROPOSED COURTYARD LOOKING WEST
SCALE: 1/4" = 1'-0"

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

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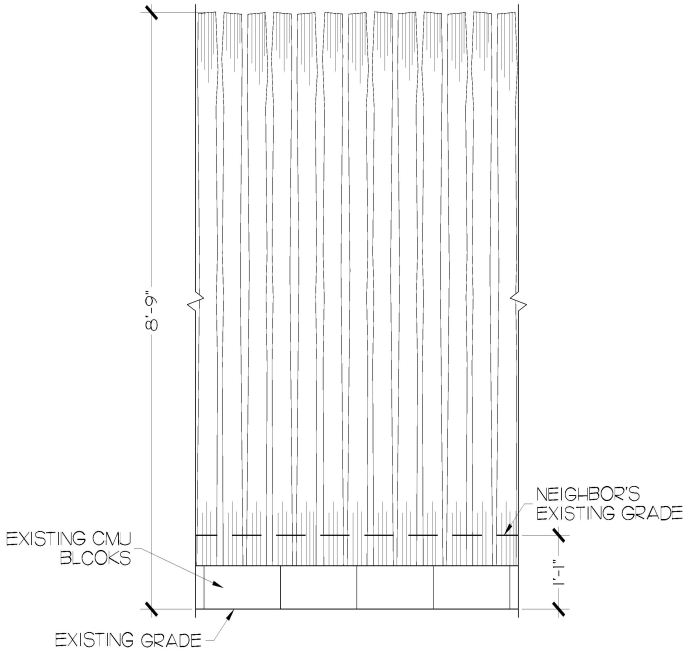
OCTOBER 28, 2024

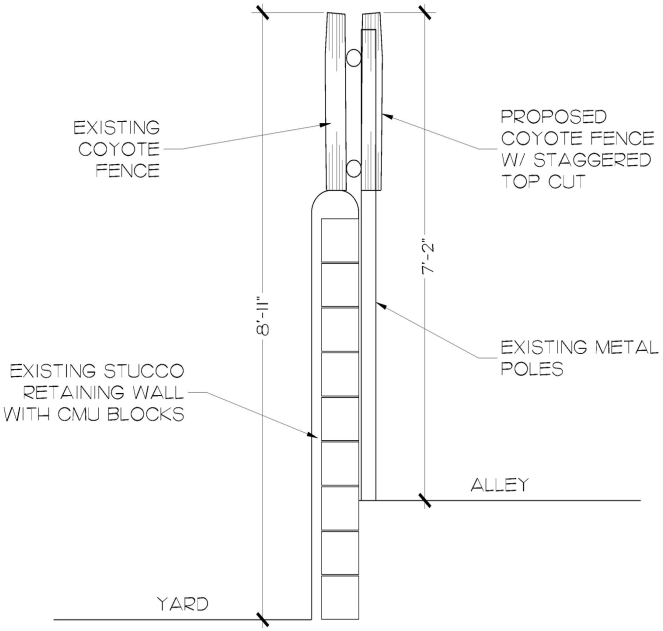
EXISTING & PROPOSED COURTYARD ELEVATIONS

A 3.4

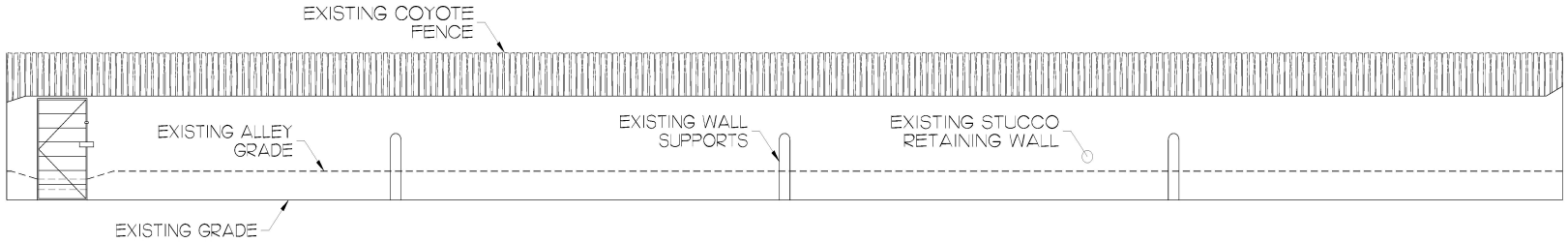
SET # MANZANO-2315



1 A-1.1 EXISTING EAST COYOTE FENCE DETAIL
SCALE: 1" = 1'-0"



2 A-1.1 COYOTE FENCE ON SOUTH WALL DETAIL
SCALE: 1" = 1'-0"



3 A-1.1 SOUTH WALL ELEVATION
SCALE: 1/4" = 1'-0"

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SANTA FE NEW MEXICO

OCTOBER
28, 2024

FENCE/
WALL
DETAILS

A
1.
1

SET #
MANZANO-
2315

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1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

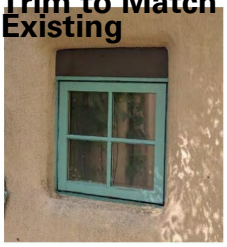
Kenny-Smith Residence - 465 Camino Manzano

Exterior Finishes

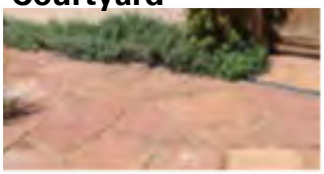
Stucco – "Abiquiu"



Doors and Windows – Turquoise Trim to Match Existing



Flagstone Paving - Courtyard



Posts & Beams – Dark Brown Stain









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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

NORTH ELEVATION
VIEW FROM
CAMINO MANZANO
OCTOBER 28, 2024





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CAMINO MANZANO
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NORTH ELEVATION
OCTOBER 28, 2024



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NORTH GARAGE
ELEVATION
OCTOBER 28, 2024





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EAST ELEVATION
OCTOBER 28, 2024



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EAST GARAGE
ELEVATION
OCTOBER 28, 2024





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CENTER SOUTH GARAGE ELEVATION LOOKING NORTH



CENTER COURTYARD LOOKING WEST

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COURTYARD
ELEVATIONS
OCTOBER 28, 2024



CENTER COURTYARD LOOKING SOUTH



CENTER COURTYARD LOOKING EAST

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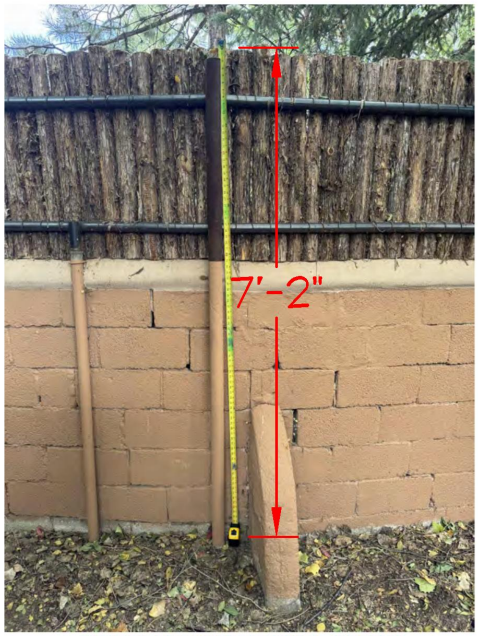
COURTYARD
ELEVATIONS
OCTOBER 28, 2024



SOUTH FENCE FROM OUR PROPERTY



SOUTH FENCE FROM ALLEY

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COYOTE FENCING ELEVATIONS
OCTOBER 28, 2024



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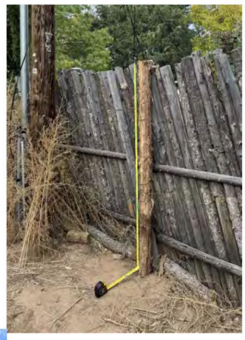
SANTA FE, NEW MEXICO

ALLEY OVERVIEW
OCTOBER 28, 2024



623D GARCIA ST.
6'-3"

557 SAN ANTONIO ST.
5'-8"







622 GARCIA ST
2'-8" (FEILD)

463 - CLL LA PAZ
7'-5"



463 CAMINO MANZANO
7'-9"

625-631 GARCIA ST
9'-5"



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CAMINO MANZANO
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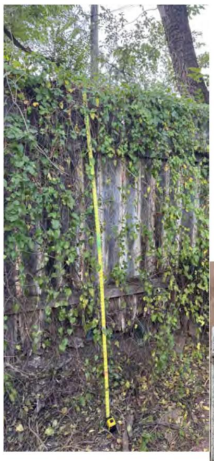
SANTA FE, NEW MEXICO

WEST ALLEY
MEASUREMENTS
OCTOBER 28, 2024



904 CAMINO RANCHITOS
8'-3"

424 SOSAYA LN
8'-0" (ALLEY)





905 CAMINO
RANCHITOS
7'-9"



SAME CORNER

424 SOSAYA LN
(INSIDE BACKYARD)



502 ABEYTA ST.
9'-10"

425 SOSAYA LN.
6'-4"



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EAST ALLEY
MEASUREMENTS
OCTOBER 28, 2024







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CAMINO MANZANO
RESIDENCE
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SANTA FE, NEW MEXICO

ALLY GRAFFITI
OCTOBER 28, 2024



EAST FENCE FROM OUR PROPERTY



BACK YARD LOOKING EAST/SOUTH



EAST FENCE FROM
NEIGHBOR'S PROPERTY

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EAST FENCE
HEIGHTS
OCTOBER 28, 2024







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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

EAST FENCE
OVERVIEW
OCTOBER 28, 2024

EXISTING WINDOW SCHEDULE

SYM Ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING	101	2'-1"X3'-7"	CASEMENT				
B	LIVING	101	6'-4"X4'-7"	CASEMENT				
C	DINING	102	4'-2"X4'-7"	CASEMENT				
D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT				
E	DEN	104	5'-4"X4'-1"	DOUBLE HUNG				
F	DINING	102	4'-2"X4'-1"	CASEMENT				
G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG				
H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG				
I	DEN	104	(3) 2'-8"X4'-1"	DOUBLE HUNG				
J	MASTER STUDY	105	2'-11"X4'-7"	DOUBLE HUNG				
K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT				
L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT				
O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT				
P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT				
Q	MASTER STUDY	105	2'-10"X4'-7"	DOUBLE HUNG				
R	HALL	107	1'-7"X2'-3"	CASEMENT				
S	MASTER BEDROOM	110	(2) 2'-6"X4'-0"	DOUBLE HUNG				
T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT				
U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT				
V	CLOSET	117	1'-9"X3'-2"	CASEMENT				
W	BATH	116	2'-1"X2'-6"	CASEMENT				
X	STAIR	118	1'-9"X3'-2"	CASEMENT				

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

PROPOSED WINDOW SCHEDULE

	SYM Ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
	A	LIVING	101	2'-1"X3'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
	B	LIVING	101	6'-4"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
	C	DINING	102	4'-2"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
*	D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	E	DEN	104	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	F	DINING	102	4'-2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
	G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
	H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
*	I	DEN	104	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOWS
*	J	MASTER STUDY	105	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOWS
*	K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
	L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
	M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
	N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
*	O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	Q	HALL	107	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
	R	NOT USED							
*	S	MASTER BEDROOM	110	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW
*	T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	V	CLOSET	117	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	W	BATH	116	2'-1"X2'-6"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	X	STAIR	118	1'-9"X3'-2"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
*	Y	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW
*	Z	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.
* WINDOWS TO BE REPLACED AND/OR NEW WINDOWS

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OCTOBER
28, 2024

EXISTING& PROPOSED SCHEDULE WINDOW

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SET #
MANZANO-2315