Agenda

Amended Agenda Regular Meeting of the Historic Districts Review Board
October 28, 2025 at 5:30 PM
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/81546824466

By Phone: 301 715 8592

Webinar ID: 815 4682 4466

The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. August 26, 2025
   b. September 9, 2025
5. Approval of Findings/Conclusions
   a. 2025-010102-HDRB, 423 A W. San Francisco St. (April 8, 2025)
6. Matters from the Public
7. Staff Communications
   a. 715 Camino Lejo, Historic Review Historic District, Not Surveyed, Philip Weddle, agent for George Goldstein, Museum of New Mexico Board of Regents, owner, requests design review for the proposed construction of a new restroom building and small gateway structure in conjunction with the planned Children's Discovery Garden at the Santa Fe Botanical Garden. This information item will continue the collaboration procedures set forth in 14-5.2(M)(2)(a) collaboration between the state and the Historic Districts Review Board. (Paul Duran, paduran@santafenm.gov)

8. Old Business

a. 2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 661 sq. ft. addition including a two-story structure to a height of 19'-8" at 219 Washington Ave and construct a new 973 sq. ft. two-story structure at 219 A Washington Ave to a height of 23'-0" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height. (Paul Duran)

b. 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Significant, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0". (Paul Duran)

9. New Business

a. 2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation. (Lani McCulley, LJMcCulley@santafenm.gov)

b. 2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable. (Lani McCulley)

c. 2025-011228-HDRB, 927 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Innovative Design Construction, agent for Joseph Gonzalez, owner, proposes to construct a 576 sq. ft. carport addition to a height of 10'-0" where the maximum allowable is 18'-1". (Lani McCulley)

d. 2025-011229-HDRB, 815 Dunlap St., Westside-Guadalupe Historic District, contributing, Christopher Purvis, agent for Michael Zimber, owner, proposes to replace and repair windows, remove the greenhouse, and stucco. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows. (Lani McCulley)

e. 2025-011245-HDRB, 456 Camino Don Miguel, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for William J. and Celeste K. Hughes, owners, request approval of a new 529 sq. ft. detached garage structure in the Recent Santa Fe design style to a height of 11'-7" where the maximum allowable height is 15'-8" and new vehicular gate to 6'-0" were the maximum allowable height is 6'-0". (Paul Duran) (Withdrawn)

f. 2025-011248-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Contributing, Henry Avila, agent for Zelma Long and Philip Freese, owners, request status review with primary façade(s) designation if applicable. (Paul Duran) (Withdrawn)

g. 2025-011327-HDRB, 412 Camino Don Miguel, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Mark and Jesse O'Brien, owner, proposes to construct a yard wall with a pedestrian gate to the maximum allowable height of 5'-4". (Lani McCulley)

h. 2025-011326-HDRB, 127 Duran St., Westside-Guadalupe Historic District, non-contributing, Gayla Bechtol, agent for Jenny Allen and Karen Kalat, owners, proposes to construct a 459 sq. ft. portal to a height of 9'-6" where the residence is 9'-8" high, replace windows and doors, install an eyebrow and skylights, stucco, and re-roof. (Lani McCulley)

i. 2025-011329-HDRB, 826 Camino del Poniente, Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, requests changes to the previously approved case 2024-007775-HDRB, including the decrease and relocation of the garage, relocating the yard wall gate, enclosing a 49 sq. ft. portion of the new approved portal for heated space, constructing an additional 29 sq. ft. on the west elevation, and installing a new window on the south elevation. (Lani McCulley)

j. 2025-011353-HDRB, 401 E. Palace Ave., Downtown & Eastside Historic District, contributing, Andrew Lyons agent for George Abrams, LLC, owner, proposes to remodel exterior of residence and garage, build a 3'-6" yardwall. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping not in kind and stucco color not in kind, 14-5.2(D)(5)(a) removal of historic door on a primary façade. (Amanda Romero, alromero@santafenm.gov)

k. 2025-011354-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, Significant, Rebecca Wood, agent for George & Tina Feghali, owner, propose to demolish two non-contributing additions on significant structure and demolish two non-contributing detached structures. (Amanda Romero)

l. 2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, 14-5-2(D)(3)(a) for raising the roof of a significant structure, *14-5-2(D)(2)(c)* placing an *a*ddition on a primary façade, 14-5-2(D)(3)(b) installing a chimney on a significant structure. (Lani McCulley) (Postponed)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. November 18, 2025

13. 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.

Regular Meeting of the Historic Districts Review Board
August 26, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=j0WvuOilSAs

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

1. **Roll Call**
Roll Call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent

Others Present
Mr. Gary Moquino, Historic Preservation Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Mr. Paul Duran, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**

Manager Moquino stated that under the new business item b. case 2025-010945-HDRB at 549 ½ Agua Fria Street and c. 2025-010946-HDRB at 643 Garcia Street has been postponed.

Member Biedscheid moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously (6-0).

3. **Approval of Minutes**

a. July 22, 2025

Member Degnan moved to approve the minutes as submitted. Member Bienvenu seconded. The motion passed unanimously by voice vote (6-0).

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

No Findings of Fact and Conclusions of Law were presented with this agenda.

5. **Matters from the Public**

Stefanie Beninato stated it has been at least a month since the proponents for the bridge near the state supreme court came in and told us that they would have to have a plan done in the next three weeks to a month that the subcommittee that Miss Rios suggested and had appointed would be able to give the rest of the board and the public a progress report. It would seem, given their supposed timeline, that it's coming down to the wire when they would need to have finalized this plan.

Chair Rios stated that there has not been any update.

6. **Staff Communications**

Manager Moquino stated that Director Heather Lamboy asked him to give an update on the banner project that was brought to the board previously. The board discussed the design and the desired changes to that design, but since it is a state initiative project, the design cannot be changed. The only thing that will be changed is the number of signs that will be posted, and that has been changed to half of what was initially requested.

7. **Old Business**

No old business cases were presented on this agenda.

8. **New Business**

a. 2025-010871-HDRB, 439 Camino del Monte Sol, Downtown & Eastside Historic District, Contributing, Craig Hoopes, agent for Chris Greulich and

Matthew Boland, owners, request status review with primary façade designation(s) if applicable.

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the structure be upgraded to significant, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios questioned the age of the residence.

Mr. Duran confirmed the age of the house is 100 years old.

Chair Rios asked if staff would speak about the prominent residents who have resided on the property.

Mr. Duran stated this property shares quite a range of historic integrity, whether it be from John Gaw Meem designing this structure, probably in the early 1920s, and the construction of it in the mid-1920s. Mary Austin, who lived on the property and then throughout the lifespan of this property, served the city in many different aspects, such as an art gallery, a home, and an apartment complex. It housed many artists, and now it's being renovated for a single-family residence.

Chair Rios confirmed that the footprint of the property has remained and also the openings, and asked for clarification on the 1997 changes.

Mr. Duran stated she was correct, the footprint and openings are original. The general changes that are seen in this 1950 aerial, there's a courtyard now prevalent on this eastern facade that is now there. There's also some coyote fencing along the southern facade on the back, and window and door changes. The owners did get approved for a garage addition, but it was never constructed. So, the main integrity of the footprint of this structure has been retained.

Member Cherry questioned if the staff recommendation for significant had any exceptions, because in the past, there have been significant designations with facades excluded because they were non-historic additions.

Mr. Duran stated staff would exclude any additions that were in the 1997 case, such as the yard wall and possibly the windows, but everything else is recommended significant so that all the facades are primary.

Member Cherry asked for clarification if the significant recommendation was for the original structure, the entire historic portions of the structure, or all the building, including the changes from 1997. He stated he was aware of significant structures with exclusions.

Mr. Duran explained that with this structure, all the additions are historic in nature, whether they were from 1958, the 1920s, or the 1930s. So, all of the additions and the current structure are in the historic footprint. Therefore, staff is recommending all of the facades of the current structure to be designated as primary so that the building as a whole is significant. The yard wall is from 1997 and is not a part of the significant recommendation.

Member Cherry stated he understood the east façade was a 1990s addition, though the presentation stated that all additions were historic or before 1975. If the addition is from the 1990s, it is not 50 years old or historic. He stated he has seen structures with this level of integrity that are designated significant and then have façades excluded because they are non-historic. He was asking to clarify if this is possible.

Mr. Duran stated Member Cherry was correct.

Member Cherry stated that in the façade diagram, the facades are represented inconsistently, as most diagrams follow the profile of the entire structure, so each corner, whether inside or outside, the façade will change, which helps designate precisely the area that is being discussed. For instance, in the west façade in this diagram, there are two interior corners, but the façade does not turn in. Each façade marked has a combination of historic and non-historic additions, so it would not be possible to exclude portions of those facades as they are drawn and numbered.

Chair Rios asked Attorney Ruybalid to read the definition of significant as given in the code.

Attorney Ruybalid stated the definition is found in section 14-12.1, and the definition of a significant structure reads: "*A structure located in a historic district that is approximately 50 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 or 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.*"

Chair Rios said she did not hear that there would be non-historic portions of a building that could be left out of a significant building and asked for confirmation.

Attorney Ruybalid stated that it does not say anything about non-historic portions of a building; however, historic integrity is not defined.

Chair Rios asked for confirmation that an addition that is non-historic, such as this case's 1997 addition, be excluded and still have a significant status.

Attorney Ruybalid stated that presumably the board would not have approved an addition to a structure that would jeopardize its protected status. So, if it was designated contributing at that time, the board presumably would not have approved an addition that compromised that status.

Chair Rios stated that because the building is currently contributing, changes could be made that would not be approved for a significant structure.

Attorney Ruybalid stated it is the discretion of the board.

Member Cherry stated he understood the definition did not state significant structures could have exclusions; however, some buildings are contributing and significant that have excluded portions. It is common to have contributing buildings with excluded portions, but there are definitely significant buildings with excluded facades as well, such as 460 Camino de las Animas, the Nordfeld home.

Attorney Ruybalid stated that the code has restrictions on alterations to primary facades, and the section of the code that restricts alterations to primary facades reads that the restrictions apply to primary facades on contributing buildings, but to all facades on significant buildings. So, it seems that it runs counter to the code, although it's not prohibited to say here's a significant building, but some of the facades are excluded from the significant status, because generally, as we have encapsulated that code section, all facades of a significant structure are treated as primary facades. Consistent with section 14-5.2(D)(5), it would run counter to the designation of a significant building to say there are some facades of the significant building that are excluded from the significant status. Therefore, I would discourage exclusions from a significant structure designation.

Member Cherry said he was not trying to say whether it was right or wrong, only that he has experience with significant buildings with excluded facades.

Attorney Ruybalid stated he didn’t dispute that it had happened in the past, but it seems inconsistent with the code.

Member Cherry stated that it seemed for those types of buildings, a more appropriate designation is contributing with more primary facades.

Attorney Ruybalid stated the code does not limit the number of primary facades on contributing structures except that it cannot be all facades because it then becomes a significant structure, so it seems more appropriate to designate as contributing with exclusions.

Member Cherry asked if the code had some definition regarding facades since this diagram is inconsistent with others, where the facades change.

Attorney Ruyblid stated the definition of facade is "*one whole exterior face or elevation of a structure from grade up to and including the top of the parapet. An individual facade is defined as including at least an 8-foot width that is offset from an adjacent plane by at least four feet*." So, the code defines a facade as an eight-foot section. But he was certain he had seen some facades that are designated primary facades that do not meet the eight-foot feet.

Member Cherry stated he was sure he had seen it both ways.

Attorney Ruybalid stated the definition of primary facade is "*one or more principal faces or elevations of a building with features that define the character of the building's architecture*."

Member Biedscheid stated she was on the Board when the Nordfeld House was designated as significant, and she remembers in that case it being a bit unusual because the board typically does not exclude facades on significant buildings. But in that case, every other facade was original to the house, and there was just a small portion of one facade in the back that was a laundry room addition, not even half of the facade. So, in that case, the board felt it was possible to preserve most of the structure as significant, and we excluded that small piece. In that case, it was appropriate because the rest of it was completely stunning and had the original detailing and characteristics, which is very different from this house, where the original structure is enveloped by additions, except for the facade number one, and a portion of that facade is original. So, this house is already contributing with one and eight designated as primary, which she thought was the correct status. The Board asked the applicant to further investigate the associations, particularly with people of significance in Santa Fe's history. There seems to be some questions about its association with John Gaw Meem, according to the report from John Murphy. There is nothing here that really changes or elevates this status to significant, and the board appreciates the additional research. The research confirms that the right status was assigned to begin with. The designated facades are two very large facades; 50% of the building is protected. There have been other cases where that original core has been built around, and that is exactly what has happened here. It's not the original house from 1925. Some of these are historic, which fit into the contributing status designation, but they are not all original, which is associated with a high level of historic integrity that it has remained the same throughout history, and this one has not.

Member Cherry respectfully disagreed about the Nordfeld House because he built the laundry room addition, and it was already designated as significant before he got the permit to build the laundry room addition. And multiple facades predated the status designation. So, there are multiple facades on that building that are similar to this building.

Member Bienvenu stated the historic review of the property really focused on John Gaw Meem for some reason, which was just one of a number of concerns. The fact that it was a John Gaw Meem design had some importance, but of primary importance was really

the era in which this was built and who it was built for, and that was Mary Austin in 1925, when the development of the Santa Fe style was really just getting underway in that decade getting underway. This was only the fourth design John Gaw Meem ever made for a house. He wasn't even an architect yet; he was a designer. It's the first one of his that was in a Spanish Pueblo Revival style. So, it's important for that reason alone, the drawings themselves. The historic report does not clarify the extent to which John Gaw Meem was actually involved in the construction of the house or to what extent it was altered from his original drawings. What the report does show is who Frank Applegate was involved with. Another extremely significant level of history is that this was Mary Barry Austin and Frank Applegate working together on one of the very first houses in the Santa Fe style on the very street in which most of the original artist-designed buildings, including by Frank Applegate, were all either under construction, just recently constructed, or to be constructed in that one decade. It served as Mary Austin's house for at least a decade, where, as the HCPI reports, there were numerous gatherings of virtually every important cultural figure in Santa Fe. It seemed to be the center of that activity. The year it was completed was within months of when that same community, led by Mary Austin, really started the preservation movement in Santa Fe through their opposition to the Chichaqua, and formed the Old Santa Fe Association a few months after this building was completed. Those are just undeniable, critically significant historical elements to this property that get continued when she dies and wills her property to an organization that doesn't exist any longer, the Indian Arts Fund. They operated it for three or four years and then sold it to someone who started an arts academy there. Those first two decades seem to be really important in the history of Santa Fe. Then it got converted to apartment buildings and had some changes to the footprint. It's a little confusing in all of the various documents that are in the packet exactly what changes to the footprint took place in the historical era, and what ones came afterward. From reading the original 1991 HCPI and then the more recent one that was done, he got the impression that the footprint was essentially in place by the time of the 1958 aerial photograph. The new report does indicate that alterations continued into the mid-1970s, but the only ones that are really specifically referenced are interior alterations, and then a reference to further additions on the east and west elevations. But it does not call out what those are, so it can be compared to what was there previously and to what extent it modified the structure. There is confusion about that latter issue, about how much of the east and west elevations were unequivocally changed from the time the building was built in 1925. It is not clear which ones were in place by the 40s and what, if anything, might have changed in the 1990s. He continued with history, and then it became a series of important galleries. So, it continued with the theme of the art community as a hub of the art community in Santa Fe. So, for all those reasons, the significance of this building is very clear. The appearance of the building on the front facade, but generally speaking, most of the facades read quite well what was originally built by Mary Austin. Most, if not all, of the visual alterations to the exterior are historic and show the evolution of the property. In conclusion, from all of that is that there's easily enough historic integrity to this building to qualify it as significant, given its relationship with these extremely important figures in Santa Fe's cultural history and preservation history. It leaves open the question of what can be done with the non-historic elements

that have been added. The inclination would be that if it is designated significant, not to exclude entire facades because that's directed at the definition of significance. But it can be noted that some of these features are non-historic, and therefore, that could be taken into consideration in the future with any potential future applications that come before the Board. It is inconsistent to keep it as a contributing structure with the primary facade designations because one of those primary facade designations is the west elevation, which has been indicated that it may have been modified. So, it doesn't make a lot of logical sense to me to designate that as a primary facade, and yet you still use alterations as a justification for denying significance. Therefore, I agree with the staff.

Chair Rios confirmed with Member Bienvenu that he was indicating the building should be significant, but in reference to the facades or anything that might be non-historic, he also indicated that the facade of that should remain primary, but noted that there are non-historic changes.

Member Bienvenu stated that Chair Rios understood correctly that he agreed with the staff's recommendation.

Chair Rios stated that in her tenure on the Board, designating a building as significant meant all facades were primary with no indicated portion as excluded or non-historic, contrary to contributing, where there are portions of buildings that are that have more changes and maybe they don't have an attachment to anybody that is played an important role in the community.

Member Cherry stated he would like to see a more well-defined facade map of this building that matches the definition of façade. Right now, we do not have a facade map that we're able to make facade decisions on. It's been blanketed over by just having seven facades. The definition of contributing and significant and the definition of facades strikes me that potentially, contributing is a really good status for this building and then having the facades that have historic integrity and that meet the protection standards be designated as primary potentially with more primary facades than what is broadly brushed over and not in line with the definition in the code of what a facade is. At this point, I would like to get a facade diagram that's in line with how the code designates facades.

Chair Rios stated she respected Mr. Cherry's opinion, but she hadn't heard anybody else address the points that he addressed, and she thought it was proper to continue with the case and go forward.

Craig Hoopes, 333 Montezuma, Santa Fe, was sworn in. Mr. Hoopes stated that the definition of significant is the key to this discussion today, and whether this building has a high degree of historic integrity. And while he felt many parts of this home are well done and beautiful, some parts are not. He felt that there was no historic integrity at the level to make it significant. Having served for seven years on the Cultural Properties Review Committee with the State of New Mexico, which reviewed buildings such as this. He did

not feel that this building could be on the historic register, and if it can't go on the historic register, it cannot be listed as a significant building in Santa Fe. He felt it was definitely a contributing building to the city and to the district, and portions of the facades, specifically what is left of a John Gaw Meem façade, are all that is left of the original structure. He felt that Mary Austin would never recognize this building today if she were alive. These are the compelling items that should determine whether the building should be significant or not.

Chair Rios stated that the standards for the National Register of Historic Places and our ordinance standards are different. She found it interesting that the adobe building, or at least portions of it, would have been recognized by Mary Austin and that portions of the building are very much like it is today.

Mr. Hoopes stated that in 1925, he would agree that Ms. Austin would support that, but the building has undergone significant changes since then.

Public Comment:
Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. Ms. West liked the way Chair Rios framed the statement about Mary Austin, recognizing the building today. However, when Mr. Hoopes translated what Chair Rios said, he said, "Well, she would if it were back then." She believed there was more to it. Ms. Ausin would recognize the home and the history of the building, and her life is very important. Ms. West's understanding of the legality of significance is a struggle, as Mr. Cherry was talking about. Is there or is there not something significant here? This is a tricky question, so it would be nice if someone could answer what is significant and what is contributing. It seems to be contributing plus some or significant minus some. Ms. West believes that the people who came and went to this house are even more important than the fact that it was probably started to be designed by John Gaw Meem, or at least as important, so her vote was for honoring Mary Austin with a designation of significant.

Stephanie Beninato, PO Box 1601, Santa Fe, was sworn in. Ms. Beninato agreed with the staff that this should be a significant building and regarding Member Bienvenu's remarks about whether it was a historic building from 1958. She asked that the Board remember, it doesn't have to be original to be significant. It must be historic with historical integrity. She stated there is no proof that there are any 1997 additions; it is more of a vague maybe. Staff did not share a 1997 case, and this would be able to verify what was approved in 1997. She added that the second criterion for being significant is the historic persons associated with the property. Both Ms. West and Member Bienvenu went into this; Mary Austin was not only a hub of artistic endeavors, but she was also one of the first women trained in college. She was trained in natural science. She helped start the Poets Roundup and the Santa Fe Theater, which is now the Santa Fe Playhouse. She also represented the state of New Mexico in 1922 in discussions of the Colorado River Compact, and Willa Cather was there writing "*Death Comes to the Archbishop"*, which is again a sort of controversial but iconic work about history in the southwest. The third

concern was if the property could be put on a historic register, but it's any one of these three items that could qualify it as significant, and it meets two out of the three for sure. Mary Austin, according to somebody who used to live in one of the guest houses still there on the property, the woman who owned that property before would rent out a guest house to anyone and would wait overnight to see if there was a reaction by the ghost of Mary. So, if the garbage container fell over and blew around in the yard when there was no wind, she would know that Mary did not want that person to be a tenant on her property. So, her spirit still lives on in that property. Again, anything that is historic, not necessarily original, that's preserved, intact, should be recognized as significant. She did not believe that a part of a façade could be excluded, although the Board excluded an addition to a significant building that was in pretty bad condition and was going to be knocked down anyway just a couple of weeks ago. So, maybe if windows were replaced and there had been Board approval for it, maybe then it would be acceptable, but illegal work should not be considered.

John W. Murphy, 2833 Plaza Verde, Santa Fe, was sworn in. Mr. Murphy shared that he felt the need to interject, but is not representing Craig Hoopes or the client, and he is not being paid for this commentary. He said he had a level of concern about some of the misinterpretations of significant status. Having worked for the city of Santa Fe and been around Santa Fe since 1992, Mr. Murphy said that significant status was only for the properties that had either a historical association, which is present here, or had exquisite historical integrity across each major elevation. Significant status is aligned with an old term that was used in Santa Fe for the National Register. So, with the National Register for the Santa Fe Historic District, SRCP260, there are homes that are of significant status. So that term that was used by the city and still is used today was in alignment with the National Register of Historic Places at that time. First, it had to be a home with historical associations. Again, this property has that. Second, that level of integrity had to be from that period. So, just to translate this very simply, when talking about Mary Austin and she'd lived there for less than a decade, that is clear, that building today would need in totality to communicate by its design and integrity of her period. So, he felt that this building does not do that, and it doesn't even do it for the Arsuna or apartment period. What we are seeing is an agglomeration of additions, and some are nicely defined and designed, like Craig Hoops mentioned, but as a totality, it is not a historic building. Regarding a question by Member Bienvenu about additional changes after 1958, Mr. Murphy did not find the paperwork for whatever was approved at the time, and there was not really good aerial coverage, but if reviewing the aerial photograph from 1958, and looking at the east side of the building, that little indentation has been filled in. Then, going to the west side, that indentation has been filled in. There are things like bay projections, window walls that were all done during the Gerald Peters period. According to Mary Austin's journals and her biographies, she was very keen about space and design. While the board has no purview over the interior, all of her intimate spaces, including her writing room and library, have been obliterated. Mr. Murphy said he heard the board say, "Well, this looks very much like her time." That is completely inaccurate. He requested that the board look at page 16, which is the picture of Mary standing next to a door on the west

elevation that has been completely enclosed with an addition. She would not recognize that side of the building. The next photo on page 17, which is the reverse of that, is again enclosed. The next photo on page 18 is again, not the board's purview, but obliterated. The next photo, on page 19, is the ramada connecting the house to the servants' quarter, and this and the little pony wall are completely obliterated. Mr. Murphy said he found it a little troubling to want to make the association of significance with Mary Austin and perhaps the Arsuna school and John Gaw Meem, but none of that building, in terms of detail, in terms of facade fenestration beyond the front door and its adjacent windows and beyond the back door and its adjacent windows, is intact. So, it is more of an apartment than Gerald Peters' story in terms of massing, increasing new windows, and architectural detailing. Mr. Murphy understood the desire to associate it with Mary Austin, who had a great but short-lived impact on Santa Fe. But this house does not communicate its historical period nor its intentions over design because the intimate spaces and little details, including the exterior chimney, have been obliterated or enclosed with new massing that is beyond her time in Santa Fe.

Francesca Bianci, 1030 West Houghton Street, Santa Fe, was sworn in. Ms. Bianci shared that the classifications of contributing, significant, non-contributing, and landmark are kind of cloudy and very broadly written in the code. The generalities in which they're written, which do not align with the National Landmark Association's definitions, are their own definitions, giving the historic board tremendous latitude, free will, and power over status decisions, which sometimes, and possibly in this case, are a little bit on the aggressively zealous side.

Chair Rios stated that John Murphy indicated that only the north facade is intact from when the building was first built, and that the other portions that have been added were constructed within historical periods per the ordinance, and asked if this was the understanding of Mr. Hoopes.

Mr. Hoopes agreed, but added to that that just because something is done within the historic period doesn't make it significant.

Chair Rios then asked Mr. Hoopes if he agreed that this building is contributing.

Mr. Hoopes stated yes, he did.

Chair Rios asked Mr. Duran what the primary facades are currently for the contributing status.

Mr. Duran shared that the north elevation is the only primary façade currently, and staff is recommending the west as well if the board retains the property as contributing.

Member Degnan asked Mr. Hoopes if he agreed with the staff's recommendation for the west elevation.

Mr. Hoopes indicated he did not agree with the west elevation as a primary façade, but understood it is on the street and is publicly visible. So, there would not be any issues if it were to be listed as a primary façade.

Chair Rios asked Mr. Hoopes if he agreed with the 1997 window changes.

Mr. Hoopes stated that the window changes with the bay window and the arched windows, which destroy the integrity of the building, and these are on the east elevation.

Member Cherry reiterated that significant structures have had exclusions, and maybe it is a flaw in the function of the code. He read a portion of the significant definition, "*A structure may be designated as significant for a) its association with events or persons that are important on a local, regional, national, or global level*." He said he could see on this the argument for this building being significant on that alone. However, the challenge is in making the facade on the east side with the bay windows part of a significant structure. The east façade goes against the reasoning for significance, and as John Murphy brought up, other code references in this case go against making this building a significant structure. He felt there was an ambiguous flaw that complicates the decision, and potentially it is why other buildings, such as the Nordfeld House, have been designated as significant with exclusions, because there have been really important people associated with the building, and they are also really important parts of this building that are very predominant and visible. However, it does have some things that don't warrant that significant status. So, a hybrid status has been created for those that Attorney Ruybalid recommended against doing, making something significant and then excluding portions of it.

Mr. Hoopes stated he believed that if it can be said that portions of it should be identified as non-historical, the significant status has been taken away from the building because every piece should be contributing to that historic integrity.

Member Cherry stated that the impetus here is to find the best solution for the preservation of this building as it exists now.

Aguilar Medrano stated that she was slightly torn on this one because, on one hand, there is what Member Cherry pointed out, where it lists, "A structure may be designated as significant and then it has A and B.", and under that definition alone, she would agree that it was significant. But before that, in the definition, it does say that it has to embody distinctive characteristics of a type, period, and method of construction. So, she was aligning more towards keeping it as contributing, but not significant. Because she was torn, she continued to listen to the conversation.

Member Biedscheid pointed out that, according to the staff summary, one of the 1997 cases that looks like it probably wasn't completed, but the application was to remove the

bay windows and French doors and create a portal that restored the historic profile of the east elevation. The fact that there are changes like that, which would be restorative, indicates that you know what's there is not what was originally there.

Member Bienvenu stated that this seemed to be where the board was stuck on some factual discrepancies. Looking at the 1991 HCPI, it shows the bay window on the east facade. So, it was clearly in place as of 1991. Though we don't know when, it's called out as being one of the two alterations from the original footprint, just the bay window, and indicating that the entire facade was the original building profile. That's what was understood as of 1991, and that would make sense with what member Biedscheid was just pointing out; that what was being proposed was to take that window back off and restore the original profile. He said this section of the code has always presented a bit of a road bump because it's not as clear as the board would like it to be. It is not clear to what extent the subsections A and B modify the original part of the code and to what extent they are additional considerations for granting the status. Given all that, his understanding is that the board and the staff have interpreted this section of the code that defines significance would apply in this particular instance because it retains it's association with events and persons that are important on a local level as well as regional, national, and global and it retains a sufficiently high level of historic integrity in that whatever alterations were made are predominantly in the historic time frame. So, he understood the interpretation of the preservation division that would qualify this building as a significant structure, and he agreed with those interpretations, though he recognized that certain aspects of this may be non-historic. In other words, alterations that were made after 1975 at this point could be brought forward in any future applications for consideration.

Board Action:
Member Bienvenu moved in case 2025-010871-HDRB at 439 Camino del Monte Sol to adopt staff’s recommendation that the historic status of the structure be upgraded to significant for all the reasons set forth in the staff report and for some of the additional specific reasons that were flushed out in the discussion tonight including the fact that this was one of the very earliest if not earliest design inspirations at least of John Gaw Meem in 1925 for what was then being developed as the Spanish Pueblo Revival style, that Mary Austin, herself seemed to be involved in building this with the assistance of another very important figure Frank Applegate, so if there are modifications that were made from the original Meem drawings it’s fair to assume that they were made by Mary Austin, herself and Frank Applegate, that the house was the center of cultural activities in Santa Fe for nearly a decade at one of the most significant periods in Santa Fe’s history including the origin of the Santa Fe preservation movement and the origin of the Old Santa Fe Association as founded by Mary Austin and others in that circle that revolved around this very house, that it was deeded by Mary Austin to be continued as a cultural property under the ownership of the Indian Arts Fund and was for several years, that it was then a school of fine arts, that included on the faculty who were very important Santa Fe artists, and that most of the modifications that have been made to the property since

the time it was originally built were made in the historic era and are more than 50 years old and show the evolution and accretive style of Santa Fe architecture and therefore find that it does retain a high level of historic integrity and it's important for its associations and also a finding that there is information in the record that some of the modifications to the exterior may be non-historic and that would be taken into consideration by the Board in any future applications. Member Degnan seconded.

Member Cherry commented on the motion that he had difficulty designating the modern addition as part of a significant structure.

Chair Rios stated that this case, as many other cases, is really very challenging, and she heard the different opinions of everyone, which are very legitimate, and this is a very difficult one for her, but she is going to have to go with one or the other, and she will give significant weight to the motion. Three things that come to mind and that is the historic integrity of this building remains, and it has associations with that building, perhaps even though it has some aspects of this building that are non-historic to the building. She hoped that perhaps someone in the future would like to change the building to its original footprint by delving into the history a little deeper, especially the portion of the building that is in question, and perhaps, as in other cases where people have been very determined to take a building to its original form architecturally, that could be done with this building. She added that Santa Fe is losing a lot of the old buildings because the trend these days is to add onto the existing building, and in her opinion, they often overbuild. So, to protect this building, she will go with the significant status of the building.

The motion passed with Members Degnan, Aguilar-Medrano, and Bienvenu for and Members Biedscheid, Cherry, and Mather against, and Chair Rios breaking the tie by voting for (4-3).

b. **2025-010948-HDRB, 800 Gildersleeve St.,** Don Gaspar Area Historic District, Contributing, Jennifer Salimbene, agent for Shane Woods and Gabe Rippel, owners, request approval for the removal of historic material on the primary façade of a contributing structure. Exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14- 5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.

Paul Duran presented the case and staff recommendation. Staff found that all the exception criteria have not been met, but the Board may find that they have upon further testimony. Staff recommended the historic window openings be restored to their original configuration and sizes, as that would comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Member Biedscheid asked Mr. Duran, based on some of the responses to the criteria, the staff indicated that the applicant agreed to replace the windows, so could Mr. Duran clarify where the agreement stood?

Mr. Duran stated that there are some exception criteria where the applicant was requesting Sierra Pacific windows, and for that request, the staff did not find that they met the exception criteria. Specifically, criterion number two, where the applicant initially states that they are going to replace them in kind with like material and color, but then they change it to where they're going to replace it with what is currently established on the property illegally. Staff is recommending that they take it back to the wooden-clad two-over-one windows in order to rectify what has been done on this structure, and in consideration of what the board approved previously. In some of the exception criteria, the applicant has stated that they would like to make a different type of window system. Staff are recommending that they replace the windows in kind.

Member Biedscheid asked if the window openings have been changed and the windows have been changed or are the windows have been changed in the original window openings.

Mr. Duran stated that they have been changed in some capacity.

Member Biedscheid confirmed that the staff recommendation is that the openings and the windows be restored as close to in kind as they can at this point, knowing that the materials are no longer available.

Mr. Duran confirmed that yes, that is the recommendation of staff, and if the applicant is willing to do this, then staff would recommend approval.

Member Degnan stated in her experience that sometimes in situations like these, if one tries to relocate a historic structure, its historic nature has been compromised, which would be the same if requesting that the windows be replaced. She asked if the original windows could be salvaged and reused or if they are in such a condition that they cannot be used.

Mr. Duran stated that the windows are no longer on the property; they have all been removed from the property, so they cannot be reused.

Member Degnan stated that meant the windows would not be historic.

Member Cherry asked if the garage door was part of the request.

Mr. Duran stated it is, and that staff recommends approval of the garage door and items number two through six for the applicant's request for some minor alterations on the property as well. Those being the installation of a new mini split HVAC system to improve

energy efficiency with the condition that the HVAC system not be publicly visible, install exterior lighting which will consist of classic style open frame cylindrical fixtures housed within square diffusers, and stucco around the window frames to match the existing cementitious stucco color in adobe, infilling the exterior door currently located on the west wall of the garage. This door is not located on the primary facade, and its removal would have no impact on the street-facing appearance of the structure. Also, install a Martin Pinnacle garage door featuring eight vertical V-groove panels in a walnut wood grain finish, and the staff recommends approval of those items.

Chair Rios asked for a further description of the exterior lighting.

Mr. Duran stated that the cylindrical exterior finishes are approximately seven inches in length and five inches in diameter, but the applicant can share more specific information.

Member Biedscheid asked if there was ever a request to replace or repair these four windows.

Mr. Duran stated there was not. The historic inspector stopped to speak with them while they were working. When he found out that they did not have a construction permit or had not gone to the board for review, he issued a red tag violation or stop work order, and that is when they started to work with staff in March of this year.

Lorn Tryk, 36 West San Francisco Street, was sworn in. Mr. Tryk clarified that the intention was to replace the windows of the same size that were originally in the structure, not to change the sizes. He said there is some confusion about the construction of the proposed replacement because the word clad is being put in there, and if they are in-kind as the previous type, they are not clad. They are painted wood windows that are painted. Part of the reason for the confusion is that the windows that were there before were brown stained, not hemlock green. The rest of the windows on the house are hemlock green. So, the proposal was to replace them with in-kind and type, but in green. We are happy to make them brown stain if that is the board's preference. He did not believe anyone intended to break the law; the workers were overeager and tore the windows out without realizing that these were intended to remain. He stated that if the board looked at the study that Ra Patterson did, those windows were rather rotten and not in a shape to be repaired. Whether they were removed or not, they were not in good enough shape to stay. So maybe this is a blessing in disguise that the windows will now be sound and structurally adequate in the process. We agree with the staff's recommendation.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, felt that the loss of these windows or just the taking out of the windows, whether done by workers or at the direction of a contractor who should have known better or the owners, is more than unfortunate. She agreed with the staff's recommendation. But clarified, the windows are not going to be aluminum-clad windows. They are going to be rebuilt for the spaces that currently exist, and they will look

exactly like the windows that were there. She thought that the owner could come in and request a different color that would be in keeping with the other windows on the property; it should be something that was painted and not clad. She also questioned why there are publicly visible appurtenances on the roof, especially visible on the primary facade, and why that was not being addressed in this report or project, since it should not be publicly visible.

Mr. Duran stated that the applicant has removed that publicly visible unit and will be installing non-publicly visible units as requested in this application.

Board Action:
Member Biedscheid moved in case 2025-010948-HDRB, at 800 Gildersleeve Street to approve the application to replace the four windows on the south façade in-kind with respect to material and style such that the windows are wood, true divided lite, not clad, with the condition that the color be brought to staff for confirmation that it matches the existing color on the other windows on the structure, hemlock green, and that the openings match as well, the size of the windows that were unfortunately removed, and consistent with staff's recommendation approve items 2-6 as submitted, and should clarify for the record that the exception criteria as acknowledged by staff are met with this proposal. Member Mather seconded. The motion passed with Members Bienvenu, Aguilar-Medrano, Mather, Biedscheid, and Degnan voting for and Member Cherry abstaining, and none against. (5-0).

c. **2025-010949-HDRB, 913 ½ Acequia Madre,** Downtown and Eastside Historic District, Contributing, Richard Martinez, agent for Rick Andrew and Diane Buchanan, owners, requests approval of rear portal roof change from parapet to metal corrugated roofing system, replace kitchen with garage, and minor alterations to a previously approved design plan. An exception is requested to 14-5.2(D)(6) roofs.

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that no exception request was necessary and that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Aguilar Medrano asked if additional square footage was being added with the swapping of the kitchen and the new Garage space, and if the percentage of new construction was still less than 50% of the historic footprint.

Mr. Duran stated that there is no proposed change from the 2024 approved roofed square footage. The only change is to the floor plan.

Member Aguilar Medrano stated that the change was a portal, but she thought that a heated space would be considered differently than a portal in terms of square footage. She then asked if there was any public visibility of the new garage.

Mr. Duran stated that the south façade is publicly visible.

Member Aguilar Medrano stated she wanted to clarify because a window might be needed since it is such a solid façade right now.

Mr. Duran confirmed that it is partially publicly visible when driving north on the private driveway, and then the southern facade can be seen clearly.

Richard Martinez, PO Box 925, Santa Fe, was sworn in. Mr. Martinez stated that he wished that there was a distinction between heated and non-heated when calculating additions, but there is not, since roofed is how the calculation is done. He said this case took over eight months and over $6,000 to finalize, but approval was given on June 11, 2024. The property now has new owners who would like some changes to what was approved. They are requesting the same footprint of the house that was previously approved, and no changes are proposed to the two primary facades of the house. The only changes proposed from the previous approval are on the south and west sides of the house. The garage side is blank as it exists now; the previous approval allowed a door in the wall for a mechanical room. The changes requested eliminate the mechanical room access from the exterior of the house by placing it interior; therefore, a need to install the exterior door in the garage wall. There are interior changes throughout the house, such as the layout of the bathrooms. So, to accommodate these, the sliding door will need to change from six feet to five feet, and one of the windows will need to be eliminated. The proposal relocates the kitchen from the old garage to where the portal would have been. That way, the garage can remain a garage, and the garage door will remain a functional garage door and will remain in the same appearance as the existing one. Because the portal will mostly be kitchen, the actual portal is smaller than previously planned. The portal will no longer be parapeted but will have a corrugated metal sloped roof in galvalume, where the rest of the residence is a barn red roof. The idea is to have an overhang to make the portal a couple of feet wider because it allows a table and sitting area, since it is the only private outdoor space on the property. Another change is a small three-foot-high yard wall in the front of the house, which will go from one area of the driveway over to hide the existing electrical pedestal that is in the front of the house. This should be clear on the site plan. He said that it concludes all of the proposed changes from the previous approval.

Member Cherry asked about the fireplace change because it is showing in the same elevation, and what the chimney will look like.

Mr. Martinez stated that the fireplace is in the living room and has been changed to a corner fireplace, and there is an outside corner fireplace on the patio. The two fireplaces

are back-to-back, so the chimneys are illustrated in the elevation and are stuccoed. They are as previously planned, but are relocated.

Public Comment:
Richard Andrew, 59 Graythorn Drive, Santa Fe, was sworn in. Mr. Andrew stated he appreciated hearing the process tonight. He almost did not make it, but he felt it was important to attend. He felt it was helpful in his understanding of what is expected as a homeowner. He and his wife fell in love with the city in 1995 and relocated here because of the historic nature, and this is a great discussion about the property's significance. He was not aware of the contributing status of the property, but it excites him because he can take this five-year vacant lot and add it to the historic nature of this city and its culture. It is very important to him, and it is a big part of what he and his wife are trying to do. They purchased the property with an open permit, so he is excited that the board is considering this proposal. He said he was very excited that he came to see this process.

Stefanie Beninato, previously sworn in, stated she appreciated seeing this case return to make modifications. With this garage façade being publicly visible, the single mass with no fenestration is off-putting, especially when part of it is a kitchen. She hoped that the board would consider requiring some fenestrations or some other means of breaking up the massing. She wondered what the trim color of the house was because a red roof is really going to stick out both from the air and to any neighboring building, and she wondered if the trim would be more of the earth as opposed to really sticking out with a very bright red roof. She said it seems like there is an interior fireplace with a chimney, and now we have a second fireplace, and that they're in line with each other, but it's not really drawn as two um chimneys. So, she was curious, if the interior chimney was going away and the one for the portal is taking its place, or if there are actually two chimneys just in line with each other.

Mr. Martinez clarified that there are two chimneys in line with each other, so they are not both visible in the drawing. He also stated that the kitchen is only five feet away from the property line with the neighbor's garage directly outside, which blocks the view of half of the kitchen, and the other half is blocked by vehicles. So, that is why there is no opening on that wall.

Board Action:
Member Aguilar Medrano moved in case 2025-010949-HDRB at 913 ½ Acequia Madre to approve the application as submitted, which is consistent with staff's recommendation. Member Mather seconded. The motion passed with the Board voting unanimously (6-0).

9. **Discussion Items**
Attorney Ruybalid announced that the Governing Body will hear a land use and historic district review board appeal for 1030 ½ West Houghton tomorrow, August 27, 2025. The

appeal is regarding the status review where the board upgraded the status of the residence and accessory unit at the HDRB hearing on November 26, 2024.

10. **Matters from the Board**

Member Mather announced that she would be out from October 23rd through November 23rd.

Member Cherry requested that staff make the façade diagrams for primary façade designations consistent for every case and that they match the code explanation of facades, because it will help to remove ambiguity and subjectivity when making the decisions for the cases.

Manager Moquino stated that staff are currently working on a best practice for how to illustrate the façade diagrams regarding colors and numbers in order to make them consistent.

Member Degnan requested that the board consider, within the next 45 days, as she understood the rule to be, to discuss the status of the soldiers' monument in the plaza. She pointed out that there is no individual designation for this monument, even though it is pretty significant. She said there has been a lot of conversation about it, and perhaps discussions and ideas about it will be informed if the historic board decides on its significance or its designation.

Member Bienvenu asked if Member Degnan was suggesting a motion or a discussion on the status.

Member Degnan clarified that a discussion would be the first step, and then possibly move forward based on the outcome of the discussion.

Member Bienvenu stated that he thought it would be a good idea because this has been something that the public has thought the board should do for a number of years now. However, while he agreed there should be the condition that there be a formal opinion from the city attorney before that discussion or during that discussion as to whether or not the board has any jurisdiction over the soldiers' monument. He said this is because the city attorney in the past has taken the position that the board does not and the resolution that was introduced by Councilor Romero Worth and Councilor Castro and Counselor Chavez directs the city manager to investigate relocating the soldiers' monument, and in the whereas clauses on page five state that the city's historic district code does not apply to the soldiers' monument and associated structures because they are "*objects excluded from the code's requirements*". Objects include "*sculptures, monuments, boundary markers, statuary, and fountains*". And then it is cited as section 14-12.1. He assumed that was written with the input of the city attorney and that the governing body had already more or less taken on discussion and action items relating to the soldiers' monument, bypassing the Historic Board on the understanding that the board doesn't have jurisdiction

over it. So, I don't know whether that's correct or not, but if that's the city attorney's position, I think the board needs to know that before there is discussion.

Member Degnan agreed with the suggestion.

Attorney Ruybalid stated that the matter has been requested by the city attorney. This is not the first time that it has been brought up, but he would clarify with City Attorney Erin McSherry. He said with respect to the legislation pending in front of the governing body. He was not informed on that subject. However, if there is to be a discussion about it, it needs to be on the agenda, even if you're just making a recommendation. I would draw a lot of public input, and many members of the public want to be heard about this, and to have this discussion now, without it being on the agenda, would not meet with the Open Meetings Act.

Member Degnan stated is an important issue, and if this board, which has the vested power to designate or deny the historic designation, should have input. So, she would appreciate confirmation on the city attorney's official opinion of the board's authority to give a recommendation regarding the discussion and any possible motions.

Attorney Ruybalid stated he felt the chair would just need to ask staff to place the item on the agenda.

Chair Rios requested that the item be placed on an agenda and that Attorney Ruybalid get a written opinion from the City Attorney.

Attorney Ruybalid recommended that an email to Erin McSherry regarding the matter would be expeditious.

Member Cherry asked for some guidance from staff and senior board members regarding the Gildersleeve case. He felt the case was more of a possession is nine-tenths of the law situation, where it came before the board only because the windows were already removed, and they now needed windows. It didn’t seem like there was much the board could do in that type of situation because the windows were already gone. It seems there would be more of these issues if the applicants were getting approved after the fact. This is more of a reward for poor behavior because there is no means to force compliance once the windows are gone.

Chair Rios stated that in this particular case, they did not feel that they were rewarded, because they did not want the windows; they wanted to infill them and stucco over, but the board is making them replace them in kind. Unfortunately, these things come up here and there. People do things without a permit, and many times they get caught, and then they have to come back before the board, and we try to remedy the situation.

Mr. Duran stated that they were going to replace everything in kind. But to address Member Cherry's concern, the historic inspector is pretty awesome. He's out there, and he's keeping everybody accountable. We do have some properties, such as the 214 Old Santa Fe Trail, where the owner does a lot of illegal work, and with the persistence of the inspector, they get taken to court and are forced to return the structure to its original form. So, there are some small victories in saving historic buildings and prevalent streetscapes. There is a lot of illegal work, and it is sad because some great structures get damaged.

Member Bienvenu stated that the repercussion is going to court if they are not willing to come to the board and comply with the request of the board.

Attorney Ruybalid stated the inspector, Mr. Maestas, had recently issued a code citation for violation of minimum maintenance standards at 639 Old Santa Fe Trail because the stucco has started to slough off the adobe wall, and the adobe is eroding and it's leaving a pile of adobe mud on the sidewalk. There are other issues with that house as well, including complaints to the constituent services staff that the property owner burns coal in the backyard and is running some kind of iron smelter with no approval, and it's been going on for some time. As far as historic preservation goes, the fact that there's no maintenance going on there and it is a contributing building, hopefully, that will be remedied sometime soon.

Member Cherry asked what the process was.

Attorney Ruybalid stated that they must establish due process, so the standard procedure is to issue a notice of violation to the property owner and anybody who violates the code, and if they don't comply within 30 days, then they're issued a summons to municipal court. Everything heard in municipal court is a petty misdemeanor, meaning the fines are up to $500, and there can be 90 days in jail. He said that what he has commonly seen the municipal judge do is enter a probation order and enter a jail sentence suspended on compliance with the conditions of probation, which is to bring the structure into compliance with the code.

Member Cherry asked if it were possible to request this process for cases that come forward where the historic material has been removed.

Attorney Ruybalid said that they should bring it to the attention of the staff, and the staff, of course, will have to do their own investigation. These items are discussed in the historic preservation staff meeting and with the nuisance properties committee.

Member Bienvenu said he would assume that every time there's been unauthorized work that comes before the board, the staff is reviewing it for consideration based on the code violation, and he would assume that the staff investigates those for potential criminal prosecution.

Attorney Ruybalid stated that, in addition to Mr. Maestas, the building inspectors' office, consisting of Mr. Padilla and Mr. Smith, issues violations both inside and outside of the historic district for work without permits and other violations.

Member Bienvenu stated that he shared Member Cherry's concerns because it is a big problem that people believe they can get away with doing what they want, and if they get caught, then they come in for after-the-fact approval. There seems to be a need for more code enforcement.

Mr. Cherry asked if there was a staff process for these violations. It seems that those cases are like a red tag is issued, and then the applicant comes in, and a planner is assigned, and then the planner walks them through what they're going to need to do next.

Mr. Moquino stated that there is a process. If the construction is still in progress, it's a red tag. If the work is already completed, it's a notice of violation, and the inspector will give two weeks, and if the homeowner doesn't respond, then it goes on to a citation after a notice of violation. But if it's a red tag, the owner gets two weeks; if they don't respond, then they get a notice of violation. Then, if they don't respond after that, they get a citation. But in some cases, a recommendation to the land use director can force a citation, but it must be the decision of the Land Use Director. That is how 214 Old Santa Fe Trail got a citation to court. So, the process is a case-by-case process.

11. **Next Meeting**

September 9, 2025

12. **Adjournment**

The meeting was adjourned at 8:06 pm.

Member Biedscheid moved to adjourn. Member Degnan seconded. The motion passed unanimously, and the meeting was adjourned at 8:06 pm.

Lani J McCulley
_____
Lani McCulley, Transcription

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

CITY OF SANTA FE
200 LINCOLN AVENUE
SANTA FE, NEW MEXICO

MINUTES OF THE HISTORIC DISTRICT REVIEW BOARD
SEPTEMBER 9, 2025, 5:30 P.M.

MEMBERS PRESENT:

Cecilia Rios	Chair
John Bienvenu	Vice Chair
Scott Cherry	Member
Mary Ellen Degnan	Member
Amanda Mather	Member

MEMBERS ABSENT:

Madeleine Aguilar Medrano	Member
Jennifer Biedscheid	Member

STAFF:

Amanda Romero	Senior Planner
Lani McCulley	Senior Planner
Paul Duran	Senior Planner
Maggie Moore	Assistant Land User Director
Frank Ruybalid	Assistant City Attorney
Gary Moquino	Historic Preservation Division Planner Manager

Minutes prepared by Lorena Araujo of Minutes Solutions Inc. from a recording.

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 5:30 p.m.

Roll call indicated the presence of a quorum as follows:

- Cecilia Rios, Chair
- John Bienvenu, Vice Chair
- Scott Cherry, Member
- Mary Ellen Degnan, Member
- Amanda Mather, Member

Members absent:

- Madeleine Aguilar Medrano, Member
- Jennifer Biedscheid, Member

Staff:

- Amanda Romero, Senior Planner
- Lani McCulley, Senior Planner
- Paul Duran, Senior Planner

- Maggie Moore, Assistant Land User Director
- Frank Ruybalid, Assistant City Attorney
- Gary Moquino, Historic Preservation Division Planner Manager

2. APPROVAL OF AGENDA

On a motion made by Member Bienvenu, seconded by Member Cherry, it was resolved to approve the agenda. None opposed. None abstained. Motion carried.

3. APPROVAL OF MINUTES

There were no minutes to approve.

4. APPROVAL OF FINDINGS AND CONCLUSIONS

On a motion made by Member Degnan, seconded by Member Bienvenu, it was resolved to approve the findings and conclusion from February 11, 2025, for Case No. 2024-009613-HDRB, 1182 Cerro Gordo Road, and Case No. 2024-009650-HDRB, 202 Irvine Street. None opposed. None abstained. Motion carried.

5. MATTERS FROM THE PUBLIC

Camila Kennedy, 140 Romero Street, requested a status review for the reappeal of a case presented on June 10, 2025, which was denied due to a technical error. It was noted that the Board designated every wall facing the street, including the garden wall, as a contributing structure. Meanwhile, a private surveyor and city staff member, Lani McCulley, recommended that the house remain non-contributing. The garden wall is made of cinder block, which is not historically significant despite its age, and its designation is inconsistent with historic district guidelines that discourage “fake historic” structures. The designation requires seeking multiple $250 exemptions for minor safety improvements, including adding a coyote fence, modifying a driveway wall, and relocating a gate, which is outside of the applicant’s budget. The Board was asked to reconsider its decision.

Chair Rios turned the matter over to legal counsel, as it is unusual for an applicant to argue a case at a later meeting. Assistant City Attorney Moore explained that the appeal was not accepted as timely and that there is no process in the code to rescind a decision outside the appeal process. The deadline for appeals has passed, and Robert’s Rules of Order and the city code require finality in land use decisions.

Assistant City Attorney Ruybalid advised that if the appeal was not properly filed within the appeals window of July 15 to July 3, 2025, it was subject to rejection. While the deadline and the window for a motion to reconsider have passed, Robert’s Rules allow for a motion to rescind, provided it is placed on a future agenda. Such a motion would require either a two-thirds vote of members present or most of the full Board membership. If the motion is rescinded, another hearing would be required. It was agreed that Chair Rios and the responsible staff would convene to discuss the matter and notify the applicant of the decision.

Richard Martinez, PO Box 925, advised that he is an architect, and in 2023, the Board rescinded a decision on a project in which all four sides of a house were designated as primary façades, preventing changes within 10 feet. The Board subsequently rescinded that decision, allowing modifications to proceed.

A resident expressed support for Ms. Kennedy’s request and described a recent incident where an unknown person left clothing and human waste outside the property.

Robin Smith expressed support for Ms. Kennedy's request, emphasizing the importance of safety for single women in the neighborhood.

Mary Lane, 132 Romero Street, speaking on behalf of 23 residents in her complex, expressed support for Ms. Kennedy's request, citing the repeated break-ins in the area.

Janie Cravens, 134 Romero Street, noted that other fences on the street exceed the current four-foot height limit and that adding locks and higher fencing significantly improved safety on her property.

Joan Aon, 133 Romero Street, expressed support for Ms. Kennedy's request, as they would be an aesthetic improvement to the area.

Stephanie Benonato, PO Box 1601, expressed concern at setting a precedent for rescinding decisions, noting that in Mr. Martinez's case, the Board reconsidered the decision at the following meeting but not through a formal rescission. The proper appeal process requires two stamped copies and payment to be considered complete, and the applicant's next legal recourse would be the district court. Allowing rescissions could lead to challenges and prolong Board business. Additionally, concern was expressed for the 614 Paseo de Peralta case, in which the Board declined to approve fencing requested for safety reasons, noting safety concerns must be unique to the property and not general to the area. City Council also overturned the Board's decision to keep 1030½ Houghton Street contributing, suggesting Council members may not fully understand the meaning of the contributing status. The status preserves the primary façade but still allows other improvements. It was requested that the Board clarify at a future meeting regarding a recently approved fence on that property, noting that a part along the driveway appears inconsistent with historic character and may reduce parking.

Elizabeth West, on an unrelated matter, reminded the Board of the discussion on the status review of the Soldiers Monument, noting that Chapter 14 of the city code is written in Arabic numerals, which might reflect a symbolic nod to Arabic heritage. In contrast, other chapters use Roman numerals.

6. STAFF COMMUNICATIONS

6.1 515 Paseo de Peralta

Rebecca Wood provided information on 515 Paseo de Peralta, which includes an original brick house and several additions and outbuildings. The site is bordered by yard walls, some of which were deemed non-contributing except for the stone wall along the street. At the August 12, 2025, hearing, the main house was determined to be historically significant, while additions and outbuildings were deemed non-contributing.

The proposal involves removing non-contributing additions, repairing the house's rubble stone foundation and brick walls, rebuilding and extending the deteriorated south porch and stairs to match early 1900s photos, and providing accessible access. The house, currently split into three apartments, would be converted back to single-family use, and a two-story addition would be constructed. Lower levels would be entirely below grade, while the upper level includes a roof deck, a guest suite, an art studio, and a two-car garage.

Board feedback was requested. The Board noted that this was an advisory discussion rather than a formal hearing and that no comments made during the session were binding.

The Board advised that additions to significant structures must be lower than the historic structure and an exception may be needed, and attachments to primary façades require

approval. Materials, treatments, and style must complement the existing structure. The historic house should remain the focal point. Development at 511 Paseo de Peralta would block the view of the house and addition from certain angles.

The Board recommended that the applicant engage with preservation staff on exceptions, code compliance, and design adjustments before submitting a formal application.

6.2 219 and 219A Washington Avenue

Robert Evans of Eleanor Design Services presented the draft designs for 219 and 219A Washington Avenue. The property was previously a chiropractic office with a storage shed attached to the rear. The proposal involves upgrading the property to support the owners' existing seven-unit hotel next door at 215 Washington Avenue.

219 Washington Avenue was approved to be converted into three units, and the plan proposes to add a two-story rear addition with two more units. The building height was reduced to be within the historic district limits in response to previous feedback. The style was revised and now aligns with the neighboring building's appearance, while the other side would retain a hip roof.

Options for 219A Washington Avenue include either a one-story or two-story structure, the latter of which would require an exception. The Board was asked if it would support an exception.
The Board reiterated that this was an advisory discussion rather than a formal hearing, and that no comments made during the session would be binding. While the Board appreciates that the revisions represented a significant improvement, it cautioned that it could not predict the outcome of a formal vote, especially since the members most concerned about height and style were absent.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

8.1 Case No. 2025-011046-HDRB, 222 Polaco Street

On a motion made by Member Cherry, seconded by Member Degnan, it was resolved to approve that the east (F2), south (F3), and west (F4) façades of 222 Polaco Street, Building A, be designated as primary. Member Bienvenu opposed. None abstained. Motion carried.

Member Bienvenu made a motion, seconded by Member Degnan, to approve adopting the staff recommendations regarding 222 Polaco Street, Building B, and maintain its status as contributing and designate the whole north and east façades as primary, excluding all known historic material. Motion withdrawn upon the Committee's agreement.

On a motion made by Member Bienvenu, seconded by Member Degnan, it was resolved to approve that the east façade (F2) and only the original part of the north façade (F1) of 222 Polaco Street, Building B, be designated as primary, excluding all known historic material. None opposed. None abstained. Motion carried.

On a motion made by Member Cherry, seconded by Member Degnan, it was resolved to approve that the east façade (F4) and north façade (F1 to F3) of 222 Polaco Street,

Building C, from the east corner up to the first jog to the north, be designated as primary, excluding all non-historic material. None opposed. None abstained. Motion carried.

Senior Planner Romero advised that Units A, B, and C of 222 Polaco Street are designated as contributing properties within the Westside Guadalupe Historic District.

For Building A, it was recommended to designate the south (F3) and west (F4) façades as primary. For Building B, it was recommended to maintain its contributing status and designate the north (F1) and east (F2) façades as primary. For Building C, it was recommended to designate the north (F1 to F3) façades and the east (F4) façades as primary.

Gayla Bechtol, 320 Aztec Street, expressed concerns, suggesting that the west façade (F6) was the most defining feature of the building, given that many of the other façades had been significantly altered. Only the north façade retained enough historic integrity to justify a primary designation, noting that the east façade would require reconstruction to recapture its historic appearance. The Board should exercise restraint with designations, and only Building A's west façade should be designated primary, as the south façade no longer retains its original doors or windows.

Stephanie Benonato, PO Box 1601, agreed with Ms. Bechtol's concern that some façades were being designated based on what they could look like rather than their current state. The Board was asked to consider not designating Building A as contributing or only designating the door opening as primary. Regarding Building B, the Board was asked to designate only the original portion of the north façade as primary and exclude what has been heavily altered. Regarding Building C, the Board was asked to reconsider whether it should remain contributing, given the alterations.

The Board acknowledged the challenge with the simple vernacular structures, which have been significantly altered. The need to balance protection of historic character with flexibility for future use was highlighted, while avoiding over-designation and still preserving the most defining original elements.

After discussion, Member Bienvenu's motion, seconded by Member Degnan, to approve adopting the staff recommendations regarding 222 Polaco Street, Building B, and maintain its status as contributing and designate the whole north and east façades as primary, excluding all known historic material, was withdrawn upon their agreement.

8.2 Case No. 2025-011031-HDRB, 127 Duran Street

On a motion made by Member Degnan, seconded by Member Mather, it was resolved to approve the demolition of the shed at 127 Duran Street on the grounds that it is a non-contributing, unstable structure that does not warrant preservation, friendly amendment made by Member Bienvenu as all demolition criteria under Section 14-3.14(G) have been satisfied for the reasons detailed in the staff recommendation. Friendly amendment accepted. None opposed. None abstained. Motion carried.

Senior Planner McCulley advised of the proposed demolition of a non-contributing shed on Duran Street, within the Westside Guadalupe Historic District. While the structure is compatible with the general streetscape, it is not historically significant enough to warrant preservation and is in poor condition and appears unstable.

At the February 11, 2025, hearing, the Board agreed that both the residence and the shed should remain non-contributing. The applicant has requested permission to demolish the

accessory structure in its entirety, and staff concluded that the application meets all criteria for demolition.

8.3 Case No. 2025-011032-HDRB, 241 Maynard Street

On a motion made by Member Bienvenu, seconded by Member Cherry, it was resolved to approve the 241 Maynard Street proposal, with the added condition that the final roof material and color reflect a deep, rust-like, brownish red and receive staff approval. None opposed. None abstained. Motion carried.

Senior Planner McCulley advised of the proposed remodel at 241 Maynard Street, a property designated as non-contributing due to its age. There is no record of previous work on the property except for a temporary structure approved in 2019, which has since been removed. The street is characterized by a mix of chain link, board, and coyote fencing and surrounding homes are mostly Spanish Pueblo Revival with a few vernacular styles.

The applicant proposes an addition on the west elevation at the existing bump-out, a portal within the allowable height, replacement of the double front doors with a single arched door, and reconfiguration of openings including converting the dining room window into a kitchen door, relocating the window to the north elevation primary bedroom, and installing metal exterior stairs at the new east and west entrances. The gray asphalt roof would be replaced with a barn-red metal Pro-Panel roof, the solar panels would be removed, and three new low-profile compliant skylights would be installed. The applicant proposed a new yard wall with matching wood pedestrian and vehicle gates at the maximum allowable height. Staff determined the proposal meets all applicable standards and recommended approval.

Richard Martinez, PO Box 925, expressed concern that the digital renderings presented do not reflect the quality of his drawings and provided large-format copies to the Board. The proposal seeks to improve the “cookie-cutter” style of the house and increase privacy with fencing, acknowledging that current regulations allow only 48 inches along Don Felix Street without an exception. The portal, living room bump-out, new roof, and wall would add character and better align with Santa Fe’s architectural style.

Raymond Montoya, father of the property owner, expressed support for the project, noting the intent to beautify the home and comply with all regulations.

Stephanie Benonato supported the additions but suggested a more subdued tone for the roof, and raised concerns about the wall height, asking whether an exception would be needed for a uniform height and whether long runs of wall might require articulation to break up the mass.

The Board found the roof color acceptable after Mr. Martinez explained that it would mimic a brownish-red and weathered, rusted metal roof. The Board requested that the final product be reviewed by staff. The wall-height exception is a separate process, and approval could not be granted at this hearing.

8.4 Case No. 2025-011043-HDRB, 528 and 530 Calle Corvo

On a motion made by Member Bienvenu, seconded by Member Degnan, it was resolved to approve adopting the staff recommendation to designate the main residence as contributing with the east and southeastern façades, including the portal but excluding non-historic doors and windows openings, Façades 1 and 2 as primary façades, to designate the yard wall as contributing for its historic form but not in a way that would prevent it from being stuccoed, and to designate the workshop and garage as non-contributing. None opposed. None abstained. Motion carried.

Senior Planner Duran advised that 528 and 530 Calle Corvo are set within a neighborhood of predominantly Spanish Pueblo Revival and Territorial-style buildings constructed between the 1930s and 1950s. The property consists of a main house at 528 Calle Corvo and a smaller apartment at 530 Calle Corvo with a workshop at the rear, both occupied by the owner. The rear workshop was originally a shared garage with the neighboring property but was partitioned, and its addition in 1975 gives it sufficient age for contributing status consideration. The two non-historic greenhouses and a shed were excluded from review due to their age.

The east façade is considered the most architecturally significant, with its wraparound portal and distinctive terracotta tile, though there are some 1980s pop-out windows. The north façade is plain, while the west façade includes the primary entrances to both residences and is the most representative of the building's original style. Many surrounding homes are one-story and feature distinctive red terracotta tile on portals and entry roofs.

Staff recommended designating the primary residence as contributing, upgrading its historic status, and that the east and southeastern façades, including the portal but excluding non-historic doors and windows, be designated as primary façades. The workshop should be considered non-contributing despite its age, and the yard wall should be designated contributing based on its historic dimensions and relationship to the streetscape. The designation would not prevent the wall from being stuccoed in the future, consistent with code.

Ju Tan, 1219 Saratoga Lane, explained that they discovered the need for a status review after starting the project. It was clarified that the house was built of CMU, not adobe, and that the garage is not shared with the neighboring lot. The applicant argued against upgrading the property to contributing status, as the house lacks a coherent architectural character, blending elements such as steel casement and wood-clad windows without consistency. A window assessment found it would be acceptable to replace the existing steel windows with wood-cladding, as has been done elsewhere on the street. Furthermore, the portal's thin wrought iron posts are structurally unsound and stylistically more Victorian than appropriate, and they intend to replace them with wood posts to match the neighbourhood. The CMU walls are entirely uninsulated, and a contributing designation could complicate the addition of insulation, since that would involve covering historic material. Retaining the property's non-contributing status would provide flexibility to create a more cohesive and energy-efficient home. John Murphy's HCPI report recommended non-contributing status for both the workshop and yard wall, noting their limited architectural significance despite their age.

Susan Lamden, 615 Calle Grillo, assured the Board that they have no intention of harming the neighbourhood's character, and asked whether the deteriorating CMU yard wall could be excluded from contributing status to complete repairs.

Board Counsel Ruybalid clarified that the recommendation focused on the east and southeastern façades as the key character-defining elements and excluded the 1980s windows. The garage and workshop addition could be designated non-contributing by the Board.

8.5 <u>Case No. 2025-011033-HDRB, 425 Abeyta Street</u>

On a motion made by Member Bienvenu, seconded by Member Degnan, it was resolved to deny the corner window exception at 425 Abeyta Street, but approve the remainder of the application provided the building's exterior corners are rounded with at least a 2.5-inch radius to emulate adobe construction, the window reveals are a minimum of 2.5 inches with rounded corners, the trim color is lightened from dark charcoal to a bronze or similarly acceptable tone, the garage door is similar in color to the wood elements of the house, and that the revised plans reflecting these conditions are

submitted to staff for approval before permitting. None opposed. None abstained. Motion carried.

Senior Planner McCulley advised that the applicant proposed constructing a one-story residence with an earth-toned stucco finish, flat roof with parapets, integrated divided-light windows, and sharp, squared building corners. The structure's style was updated to be "recent Santa Fe" with a contemporary interpretation. The project includes a garage connected by a breezeway, wafer-style roofs, skylights, and ground-mounted HVAC units on the east elevation, which are not visible to the public.

The applicant requested an exception to allow two corner windows less than 36 inches from the building corners, one of which would be fully publicly visible. Staff found that the exception criteria had not been met and recommended denial of the corner windows, while recommending approval of the rest of the project as compliant with general design standards and Downtown and Eastside District standards.

Rajah Bose, 212 Lorenzo Lane, applicant and architect, supported the exception, framing it as an opportunity to reference the district's architectural evolution subtly. The corner windows are present in several structures in the district, including the home and office of John Gaw Meem. However, the applicant would consider more rounded profiles, as the goal is to create a meaningful, contemporary building that contributes to the district's architectural story.

Elizabeth West, a nearby resident, expressed concern about the project's visual impact and argued that the house's sharp corners, very light stucco, and forward placement of the garage would stand out firmly on the intimate street. The applicant should embrace the design guidelines rather than seek exceptions. Past approvals of corner windows on Canyon Road and Paseo de Peralta set a poor precedent.

Stephanie Benonato emphasized that "recent Santa Fe style" must still emulate adobe construction and cannot be used as justification for introducing mid-century modern elements. All four exception criteria in the ordinance must be satisfied, and the hardship criterion was not met. The applicant should consider setting the garage back further to reduce its prominence from the street.

The Board discussed the importance of adhering to the ordinance's requirement that all construction emulate adobe building methods, which underlie the three-foot rule, deep reveals, and other dimensional standards. Allowing the exception on aesthetic grounds could unintentionally open the door to corner windows districtwide. Nonetheless, the applicant was commended for a thoughtful and well-composed design that respects the district and offers a high level of architectural quality.

8.6 <u>Case No. 2025-011034-HDRB, 511 A Camino Sin Nombre</u>

On a motion made by Member Degnan, seconded by Member Mather, it was resolved to approve the request for demolition of 511 A Camino Sin Nombre, as the staff findings reflect that the criteria for demolition and an exception were met. None opposed. None abstained. Motion carried.

Senior Planner McCulley advised that the applicant is requesting approval to demolish the property due to its extreme deterioration. The structure, a single-family residence, is listed as contributing to the Downtown and Eastside Historic District. The adjacent connected property was constructed in the 1920s and remodelled in adobe in 1989, 1994, and 2005. HCPI data or case history is not available. Staff are not requesting a new HCPI report and primary façade designation, as the status review would not affect the outcome of the request. Staff concluded that this represents demolition by neglect.

The applicant requested an exception to allow demolition of a contributing structure. Staff found that both the demolition criteria and the exception criteria were met and recommended approval of the request.

Michael Krantz, 62 Castaneda Avenue, San Francisco, California, agent for the applicant, noted that this is an opportunity to contribute positively to the neighborhood's preservation.

Stephanie Benonato expressed concern over a demolition by neglect and questioned how long the current owner had held the property. Demolishing the building does not preserve the neighbourhood and opens the door for an oversized replacement. Past Board decisions required applicants to retain the original footprint and return for further approvals if additions were proposed. The Board was urged to consider those guidelines to offset the loss. Homes on Palco Street have recently been designated contributing but might face similar demolition requests due to their deteriorated state.

The Board acknowledged the unfortunate state of the property, which is beyond restoration. The primary concern is ensuring a replacement is compatible with the district.

Assistant City Attorney Ruybalid clarified that while the Board can consider streetscape compatibility, there is no code basis to mandate reconstruction on the original footprint, and doing so could conflict with zoning requirements regarding setbacks or lot coverage.

8.7 Case No. 2025-0011047-HDRB, 1341 Canyon Road

On a motion made by Member Bienvenu, seconded by Member Cherry, it was resolved to approve the application for 1341 Canyon Road with the condition that the windows be true or simulated divided lights matching the configuration of the 2018 approval. None opposed. None abstained. Motion carried.

Senior Planner Romero advised that the property within the Downtown and Eastside Historic District contains principal buildings constructed in the Spanish Pueblo Revival style, which are significant to the district.

In 2018, the Board determined the garage to be non-contributing and later that year, approved a project to convert the garage into a studio. The approval was extended once but ultimately expired. Despite the expiration, construction proceeded that deviated from the original approval, resulting in a stop-work order. The new application seeks approval for the construction of a portal along the north and east elevations, installation of natural-wood exterior doors with stained finish, construction of a stuccoed 4-foot CMU yard wall, installation of bronze exterior lighting fixtures, and retention of previously installed windows on the west and south elevations that were not included in the original approval.

Michael Mizell, P.O. Box 2765, advised that he is a friend of the property owners and has assisted them in meeting the requirements. The building has deteriorated and collapsed into the neighbour's property, prompting emergency stabilization. While the repairs exceeded the scope of the original approval, the owners are seeking to bring the project into compliance.

Stephanie Benonato urged the Board to require that all windows be changed back to the divided-light configuration that was part of the original approval, noting the recent case on Gildersleeve Street where the Board required unapproved windows to be replaced in kind, and arguing that the same principle should be applied. Allowing applicants to retain unapproved work after the fact would undermine the Board's authority and weaken historic preservation efforts, particularly on Canyon Road, which is an essential and sensitive historic corridor.

The Board noted the importance of upholding previous decisions and expressed concern that approving unapproved alterations retroactively could incentivize applicants to ignore the process and seek after-the-fact validation.

9. MATTERS FROM THE BOARD

There were no matters from the Board.

10. NEXT MEETING

The next Historic District Review Board meeting will be held on September 23, 2025.

11. ADJOURNMENT

On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed at 9:25 p.m.

DISCLAIMER

The above document should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Member	Member
Date	Date

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

Case # 2025-10102-HDRB
Address – 423-A W. San Francisco St.
Agent's Name – Ellen Yarrell
Owner/Applicant's Name – Ellen Yarrell

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 8, 2025.

BACKGROUND

The single-family residence and garage at 423-A W. San Francisco St., are listed as non-contributing to the Downtown and Eastside Historic District. The property is uniquely situated on the landscape and is not publicly visible from West San Francisco or North Guadalupe streets. The main residential structure was constructed in the late 1880s on a 0.08-acre parcel and comprised of approximately 1,093 square feet of heated space. The main residential structure was built vernacularly in the Spanish Pueblo Revival design style as seen by the rectangular building shape, adobe block construction material, and recessed three-over-one window.

Sanborn maps in Architectural Historian John Murphey's 2025 Historic Cultural Properties Inventory show the west addition was in place pre-1930s, with an addition to the west and east on the main residential structure sometime between 1930-1948. The garage structure was added after 1948. Window and door alterations and a latilla portal have been recorded on the south and west facades in the 1990s. The north façade is a painted mural cinderblock wall associated with the Concrete Jungle Smoke Shop parking area at 126 N. Guadalupe St. Some sources of information for this property list the address as 423-A½ W. San Francisco St.

At this hearing, the Applicant asked the Board to review the structure's historic status and to designate primary facades, if applicable. City Land Use archives contain no previous status evaluations, Board cases, Historic Cultural Properties Inventories (HCPI) or Historic Building Inventories (HBI) on this property. The lack of archival materials may be the result of the structures' concealed location, as the front has no visibility from a public thoroughfare. The Staff is recommending a finding that the main residential structure and garage both meet the criteria for contributing status, with character-defining features on the east and south façades of the main structure and on the west façade of the garage.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings

(Staff Report), which evaluates the factors relevant to the Application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the main residential structure and garage be upgraded to contributing. Staff recommended primary façade designations for the main structure's east and south facades and the garage's west façade, identified in the Primary Façade Diagram as numbers 2 and 3 (main structure) and 4 (garage), per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
9. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by the Staff. The Board finds that the original massing and all additions to the structure are historic, built with traditional materials that are still present on the property, and that the footprint of the residence has not changed in at least 75 years; thus the structures have high historic integrity.
11. The Board finds that the east and south façades on the main structure, and the north and west façades on the garage are the primary elevations of the structures with the features that define the character of the structures' architecture.
12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board upgrades the status of the main structure and garage to contributing.
4. The Board designates the following elevations of the main structure as the primary façades: south and east (façades 2 and 3 on the main structure façades diagram), excluding the non-historic wood ramada and the stucco over the brick coping, and the non-historic windows and doors on the south elevation.
5. The Board designates the following elevations of the garage as the primary façades: north and west (façades 1 and 4 on the garage façades diagram), excluding the non-historic garage doors on the west elevation.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

SANTA FE BOTANICAL GARDEN

GATEWAY PAVILION & CHILDREN'S DISCOVERY GARDEN

SANTA FE, NEW MEXICO

HDRB SUBMITTAL

OCTOBER 20, 2025

WEDDLE GILMORE ARCHITECTS

EXISTING SITE CONTEXT PHOTOGRAPHS



2. 715 CAMINO LEJO- Site View



1. 715 CAMINO LEJO- Street View



3. 715 CAMINO LEJO-Site View



4. 715 CAMINO LEJO-Street View



EXISTING SITE PLAN



KEY NOTES

1. Existing Visitor Center
2. Existing Parking
3. Existing Service Entry Drive
4. Existing Pedestrian Paths
5. Existing Structure
6. Existing Solar Panels To Be Relocated
7. Existing Service Road
8. Existing Temporary Fence
9. Project Boundary

EXISTING SITE PLAN

SCALE: 1"=20'-0"

0' 10' 20' 40'

PROPOSED SITE PLAN



KEY NOTES

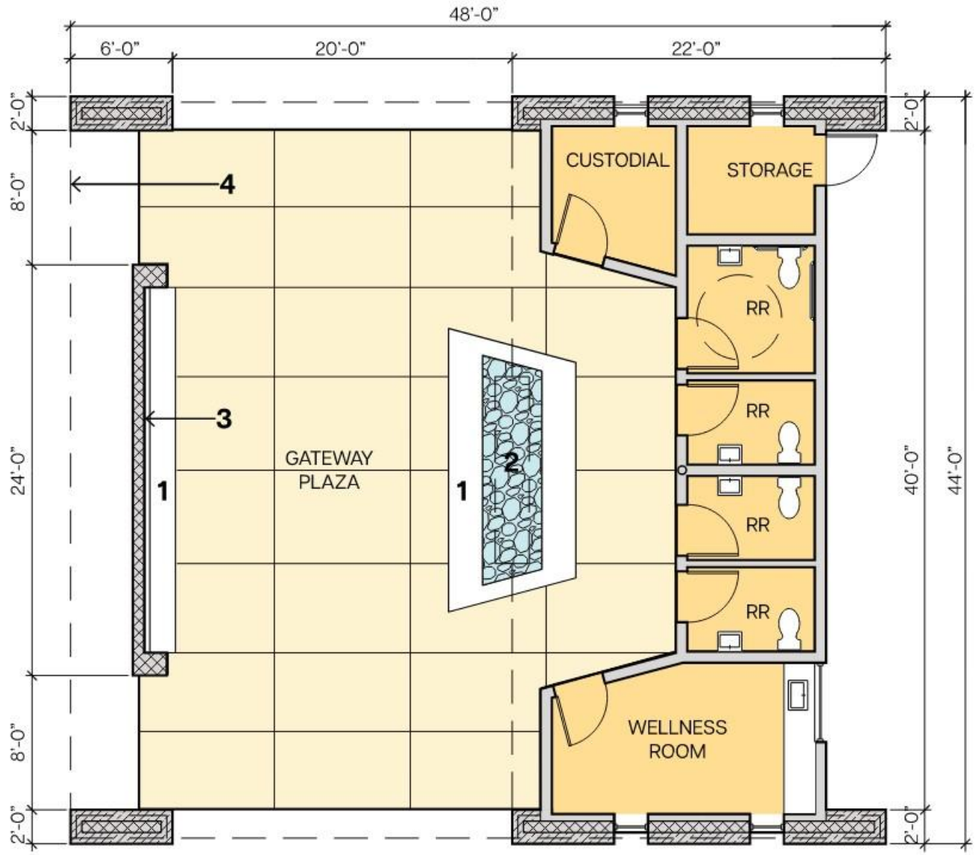
1. Existing Visitor Center
2. Existing Parking
3. Existing Service Entry Drive
4. Existing Pedestrian Paths
5. Existing Structure
6. Existing Service Road
7. Project Boundary
8. Existing Site Fence
9. New Fence Location
10. “Headwaters” of the Acequia / Boulder Water Play Feature
11. Primary Exploration Paths
12. Acequia Interactive Headgate
13. Interactive Play
14. Passive Swale

PROPOSED SITE PLAN

SCALE: 1"=20'-0"

0’ 10’ 20’ 40’

PROPOSED FLOOR PLAN



KEY NOTES

1. Concrete Seat Wall
2. Rainwater Harvesting Catchment
3. Mural Art Wall
4. Line of Overhang

AREA CALCULATIONS

Building Area	572 SF
Total Roof Area	2,112 SF

Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

PROPOSED FLOOR PLAN
SCALE: 1"=8'-0"

0' 2' 4' 8'

ORIGINAL HDRB SUBMITTAL

GATEWAY PAVILION & CHILDREN'S DISCOVERY GARDEN

JULY 3, 2025

Material Context & Inspiration



Existing moss rock masonry walls found throughout the Santa Fe Botanical Garden.



Stone masonry walls at the adjacent Museum of New Mexico Milner Plaza.



Existing integrally colored stucco site walls found in the Santa Fe Botanical Garden.



Integrally colored stucco walls at the adjacent Museum of International Folk Art.



Existing weathered steel ramadas located at the Orchard Gardens within the Santa Fe Botanical Garden.



Existing weathered steel shed ramadas located at the Ojos y Manos within the Santa Fe Botanical Garden.

Proposed Materials



Proposed moss rock masonry walls for Gateway Pavilion unifies with the existing Botanical Garden.

Moss Rock Stone Masonry

- Moss Rock Masonry walls are a defining element within the existing Santa Fe Botanical Garden.
- Rock masonry walls also play a prominent role in the adjacent Museum of New Mexico Milner Plaza and the Museum of International Folk Art.
- The proposed Gateway Pavilion utilizes 2' thick moss rock stone masonry walls to frame the entry into the Children's Discovery Garden and to unify the design of the Gateway Pavilion with the existing Santa Fe Botanical Garden.



Proposed integrally colored stucco will match the color and texture of the existing Botanical Garden.

Integrally Colored Stucco

- Integrally colored stucco is used within the Botanical Garden for site walls and built in banco seating elements.
- Integrally colored stucco is also utilized on the adjacent Museum of New Mexico Milner Plaza and the Museum of International Folk Art.
- The proposed Gateway Pavilion utilizes integrally colored stucco finish with color to match the existing Botanical Garden site walls.

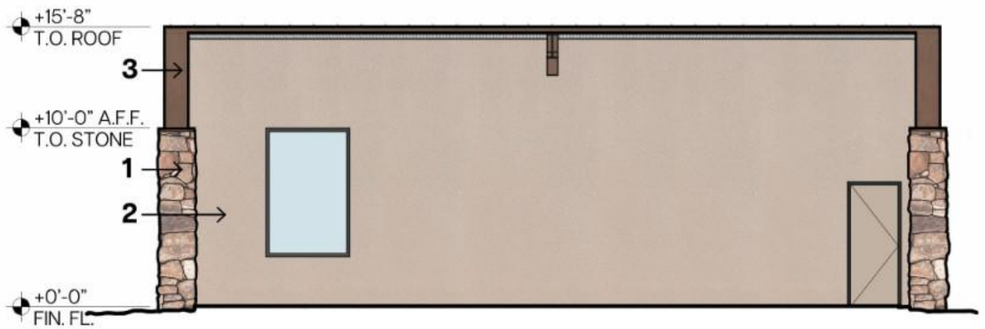


The weathered steel ramada will match the finish of other ramadas within the Botanical Garden.

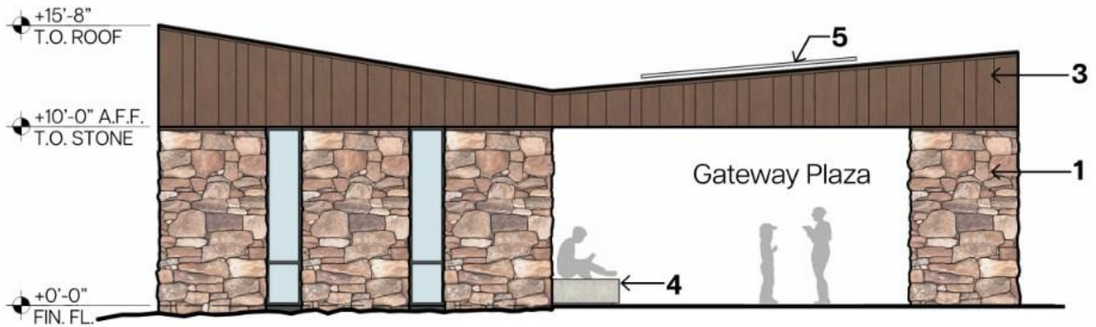
Weathered Steel Ramada

- Weathered steel shade ramadas and shed ramada roofs are an integral part of the Santa Fe Botanical Garden providing critical shade for outdoor program spaces.
- The proposed Gateway Pavilion includes a weathered steel ramada that provides a shaded entry and gathering space for the Children's Discovery Garden while linking to the other shade ramadas throughout the Garden.
- The ramada's butterfly roof form supports roof mounted PV solar array as well as creating a rainwater harvesting feature that is central to the Gateway Pavilion.

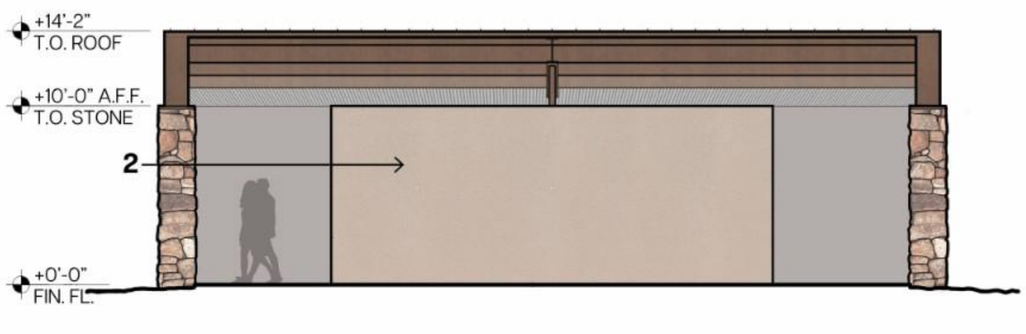
ORIGINAL PROPOSED ELEVATIONS



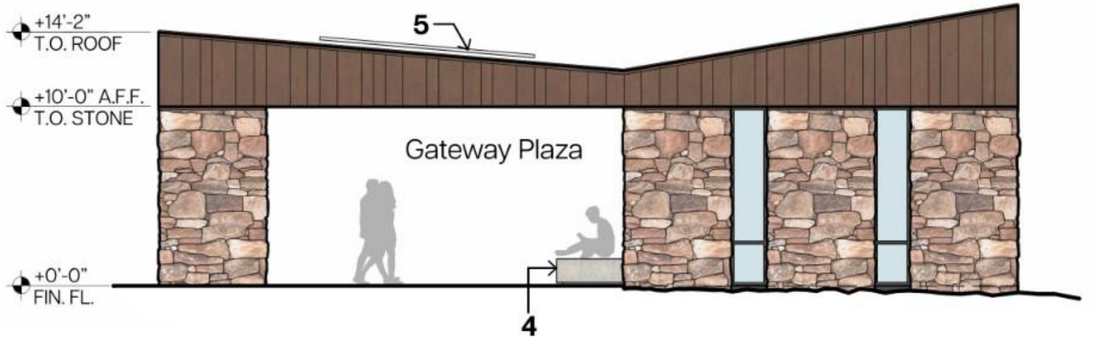
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

KEY NOTES

1. Moss Rock Stone Masonry Wall
2. Smooth Stucco Finish
3. Corten Weathered Steel Cladding
4. Concrete Seat Wall
5. Roof Mounted PV Solar Array

Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

SCALE: 1"=8'-0"

0' 2' 4' 8'



Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

View to Gateway Pavilion from North

WEDDLE GILMORE ARCHITECTS + surroundings



Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

View within Gateway Pavilion

WEDDLE GILMORE ARCHITECTS + surroundings



Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

Children's Discovery Garden Acequia

WEDDLE GILMORE ARCHITECTS + surroundings

HDRB Subcommittee & Historic Preservation Staff Input

- June 17th – Initial site meeting with Historic Preservation staff.
- July 3rd – HDRB submittal made to Historic Preservation Division.
- August 12th – First presentation to HDRB.
- Multiple collaboration meetings in August – October.
- Key feedback regarding compatibility with Historic Review District – District Standards.

1. **Wall Materials:** stucco & stone (metal panel walls not allowed)
2. **Color:** earth tone stucco / natural color stone
3. **Wall Dominated:** buildings to be wall dominated
4. **Massive Walls:** wall thickness & depth of windows
5. **Solar Energy:**
    - Screen with parapet
    - Integrate into roof pitch

REVISED HDRB SUBMITTAL

GATEWAY PAVILION & CHILDREN'S DISCOVERY GARDEN

OCTOBER 20, 2025

Material Context & Inspiration



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Existing integrally colored stucco site walls found in the Santa Fe Botanical Garden.



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Proposed Materials



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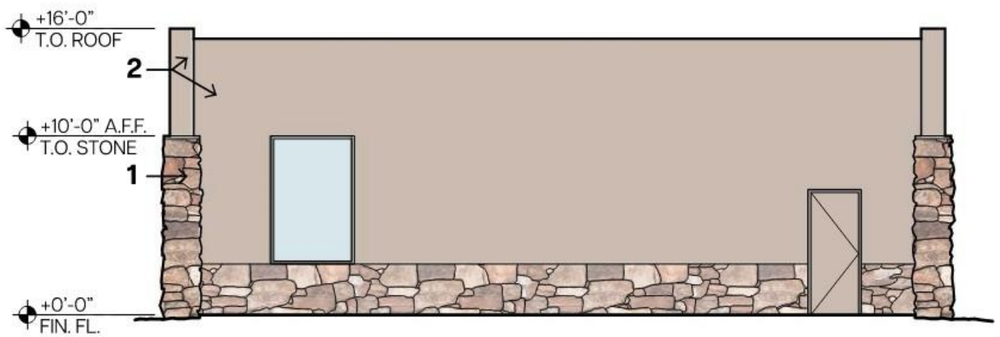
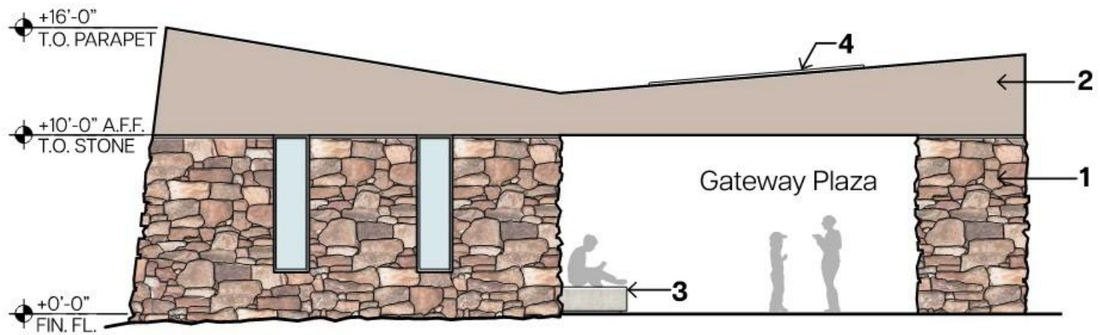
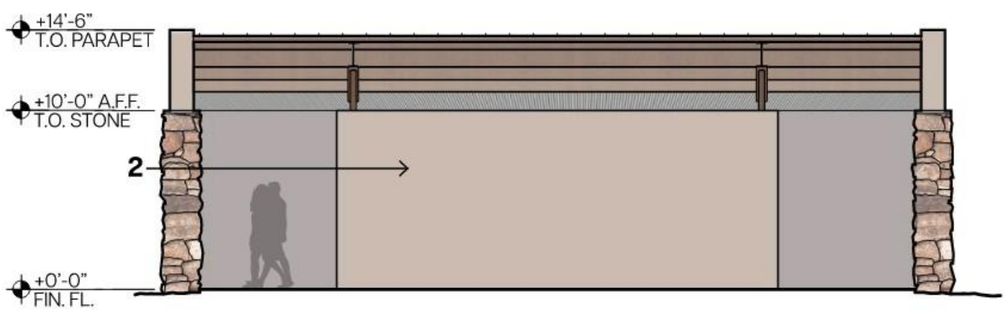
PROPOSED ELEVATIONS



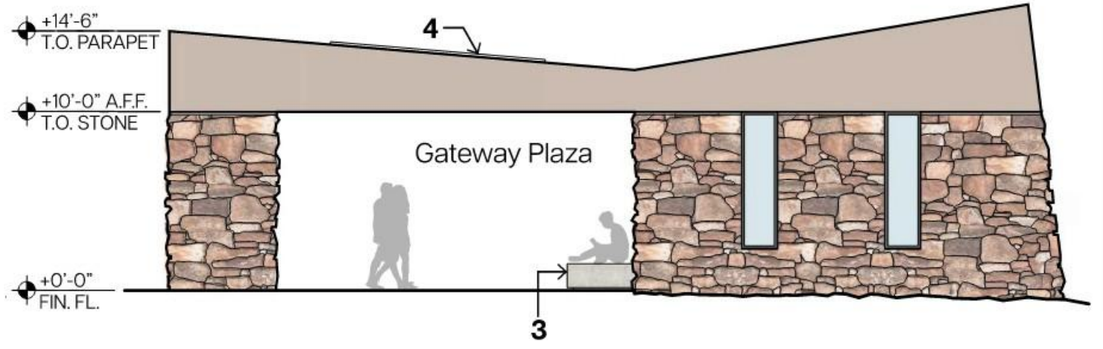
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

EXTERIOR MATERIAL BREAKDOWN

Smooth Stucco Finish	68% of Exterior Wall Area
Moss Rock Stone Masonry	32% of Exterior Wall Area

KEY NOTES

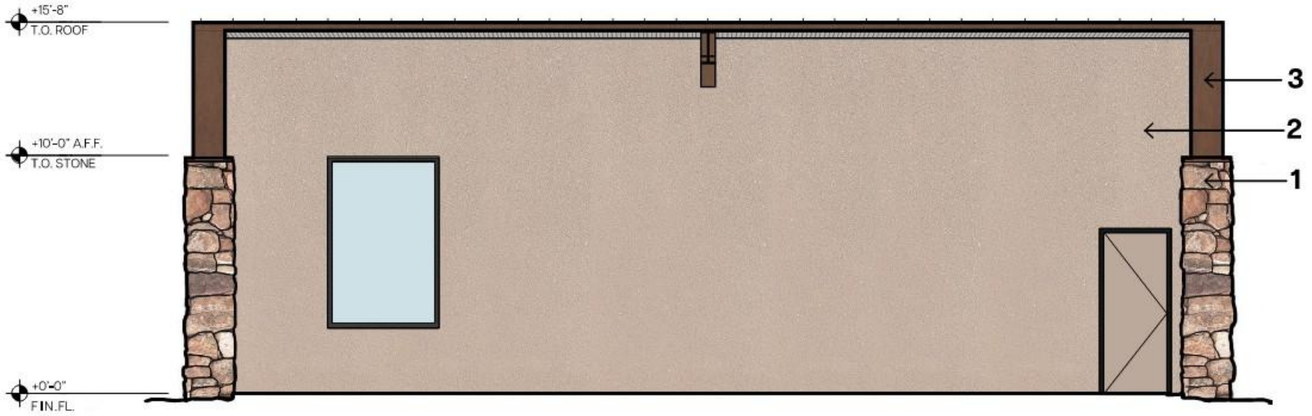
1. Moss Rock Stone Masonry Wall
2. Smooth Stucco Finish
3. Concrete Seat Wall
4. Roof Mounted PV Solar Array

SCALE: 1"=8'-0"

0' 2' 4' 8'

Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

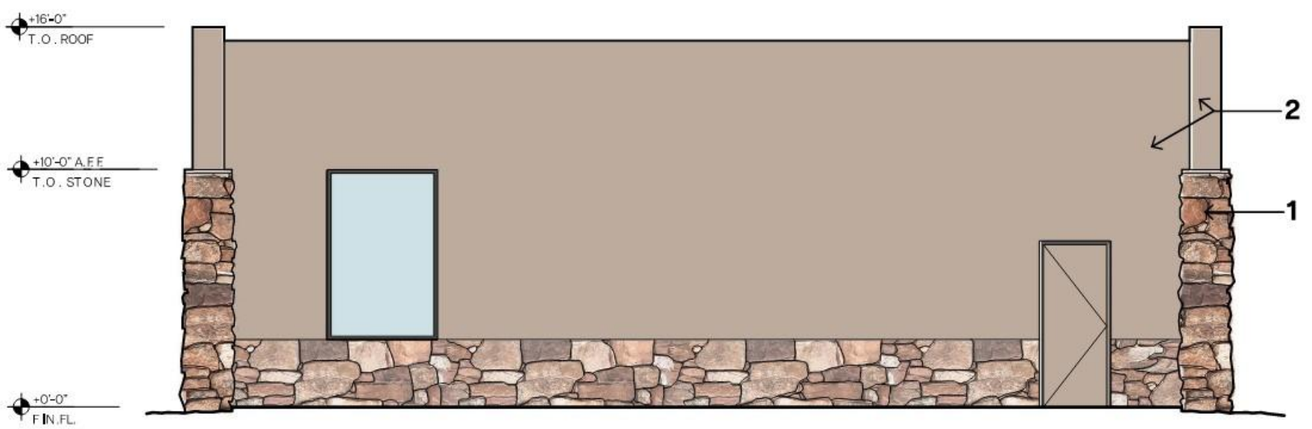
EAST ELEVATION COMPARISONS



PREVIOUS PROPOSED EAST ELEVATION

KEY NOTES

1. Moss Rock Stone Masonry Wall
2. Corten Weathered Steel Cladding
3. Smooth Stucco Finish
4. Concrete Seat Wall
5. Roof Mounted PV Solar Array

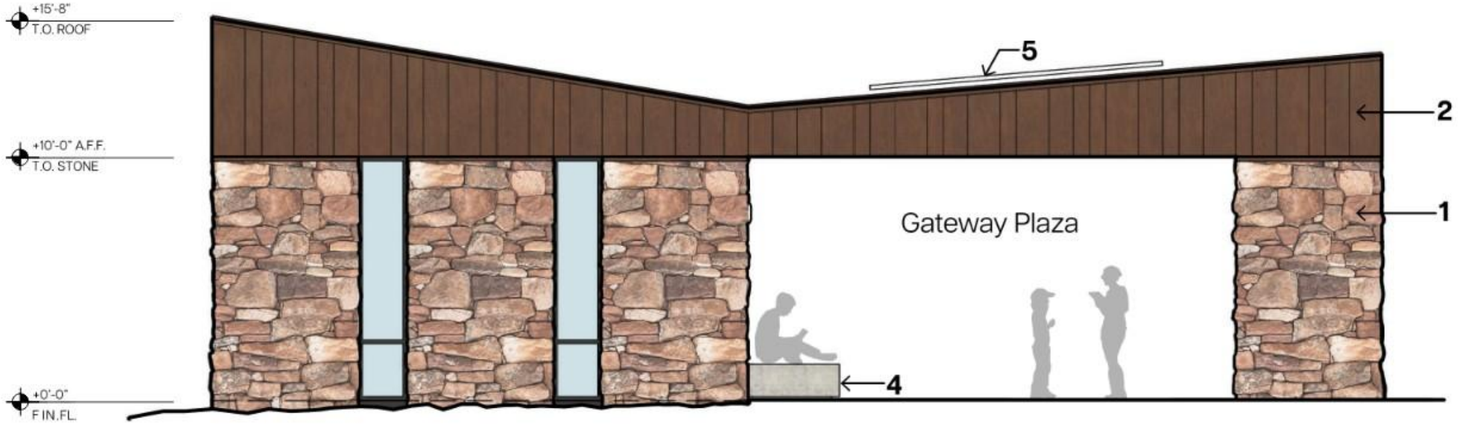


CURRENT PROPOSED EAST ELEVATION

KEY NOTES

1. Moss Rock Stone Masonry Wall
2. Smooth Stucco Finish
3. Concrete Seat Wall
4. Roof Mounted PV Solar Array

NORTH ELEVATION COMPARISONS



PREVIOUS PROPOSED NORTH ELEVATION

KEY NOTES

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2. Corten Weathered Steel Cladding
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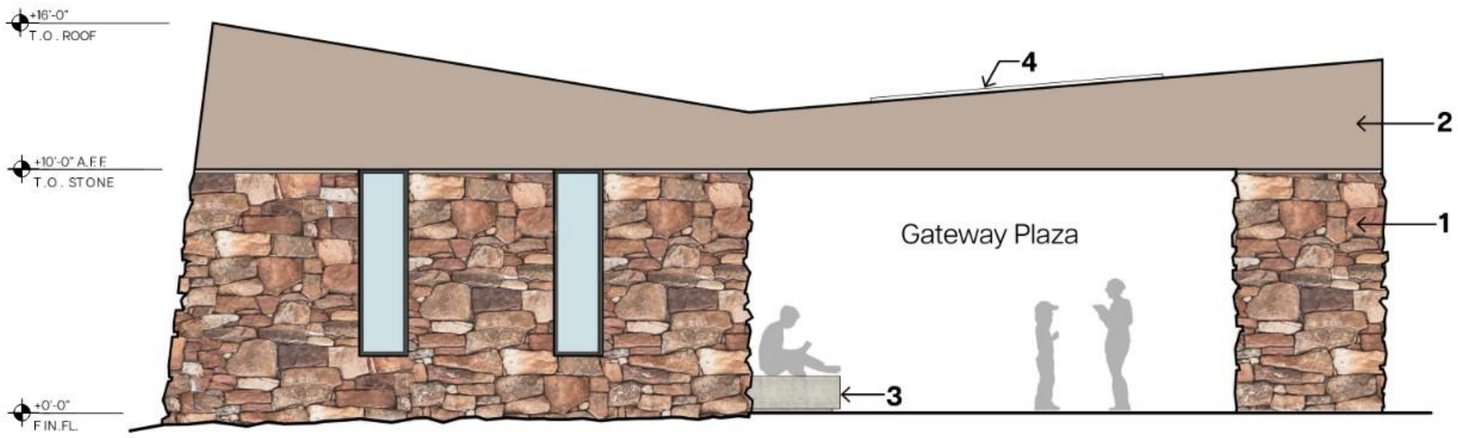

CURRENT PROPOSED NORTH ELEVATION

KEY NOTES

1. Moss Rock Stone Masonry Wall
2. Smooth Stucco Finish
3. Concrete Seat Wall
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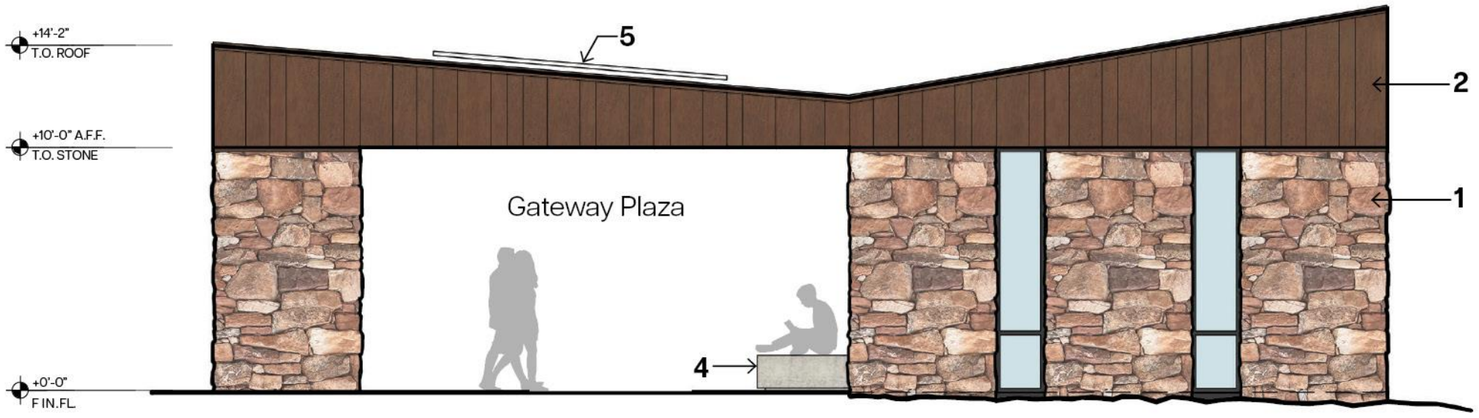
SOUTH ELEVATION COMPARISONS



PREVIOUS PROPOSED SOUTH ELEVATION

KEY NOTES

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2. Corten Weathered Steel Cladding
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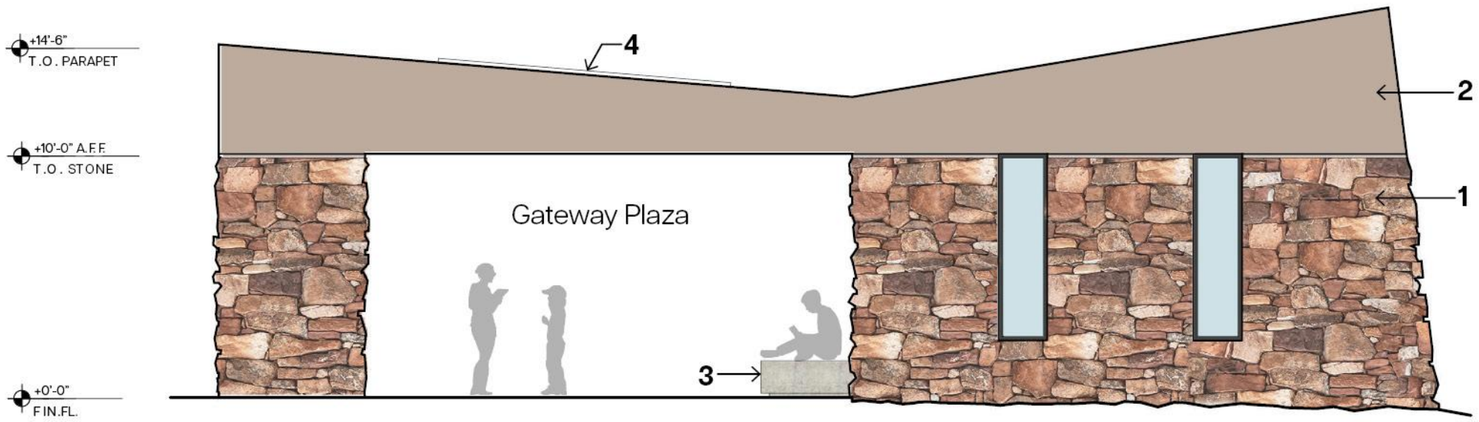
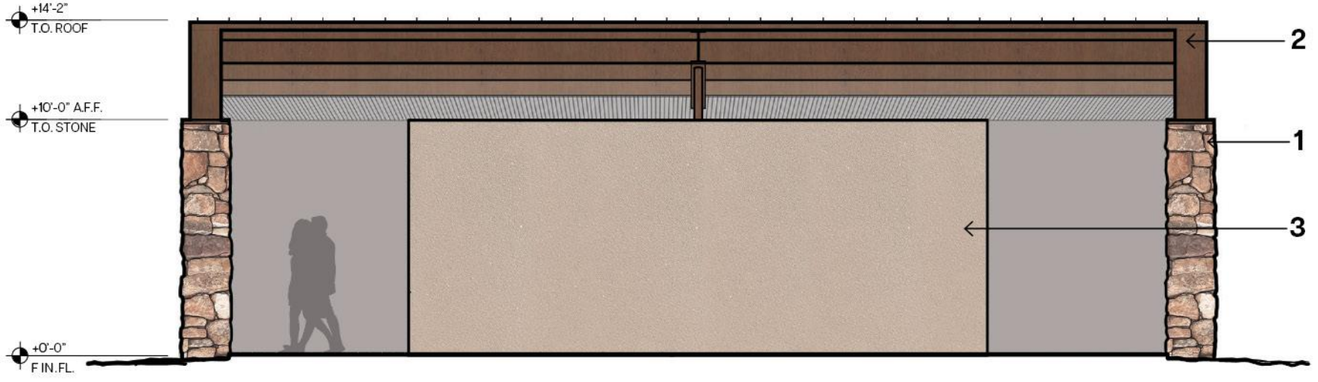


CURRENT PROPOSED SOUTH ELEVATION

KEY NOTES

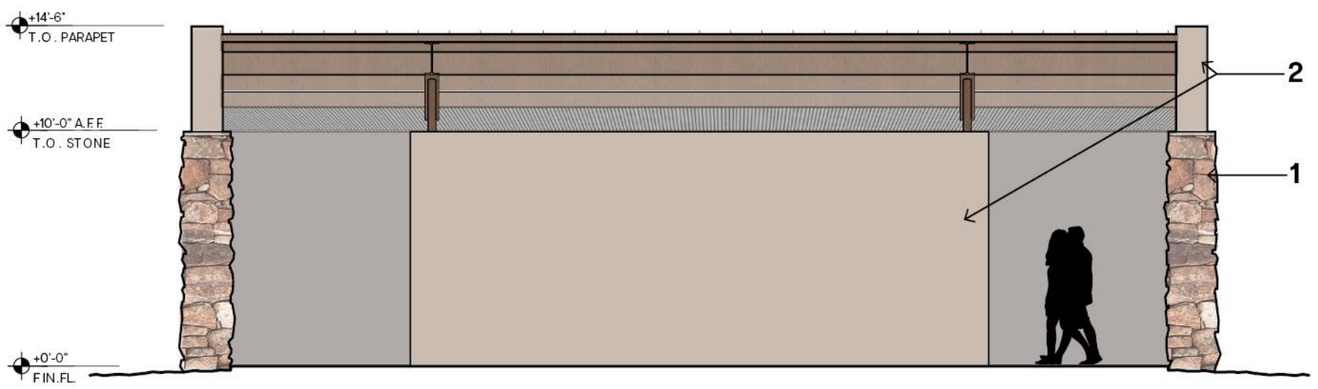
1. Moss Rock Stone Masonry Wall
2. Smooth Stucco Finish
3. Concrete Seat Wall
4. Roof Mounted PV Solar Array

WEST ELEVATION COMPARISONS



PREVIOUS PROPOSED WEST ELEVATION

KEY NOTES
1. Moss Rock Stone Masonry Wall
2. Corten Weathered Steel Cladding
3. Smooth Stucco Finish
4. Concrete Seat Wall
5. Roof Mounted PV Solar Array



CURRENT PROPOSED WEST ELEVATION

KEY NOTES
1. Moss Rock Stone Masonry Wall
2. Smooth Stucco Finish
3. Concrete Seat Wall
4. Roof Mounted PV Solar Array

Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

View from Camino Lejo (existing condition)

WEDDLE GILMORE ARCHITECTS + surroundings



Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

View from Camino Lejo (no new trees)

WEDDLE GILMORE ARCHITECTS + surroundings



Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

View from Camino Lejo (with trees)

WEDDLE GILMORE ARCHITECTS + surroundings



Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

View to Gateway Pavilion from North

WEDDLE GILMORE ARCHITECTS + surroundings

Children's Discovery Garden



Santa Fe Botanical Garden - Gateway Pavilion & Children's Discovery Garden

View within Gateway Pavilion

WEDDLE GILMORE ARCHITECTS + surroundings



SANTA FE BOTANICAL GARDEN

GATEWAY PAVILION & CHILDREN'S DISCOVERY GARDEN

SANTA FE, NEW MEXICO

HDRB SUBMITTAL

OCTOBER 20, 2025

WEDDLE GILMORE ARCHITECTS

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

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

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2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 661 sq. ft. addition including a two-story structure to a height of 19'-8" at 219 Washington Ave and construct a new 973 sq. ft. two-story structure at 219 A Washington Ave to a height of 23'-0" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.

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 all the exception criteria have been met and 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.

Sample motions:

a. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave.
b. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave subject to conditions.
c. Approve or deny the exceptions to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.
d. Approve or deny Case #2025-010873 to allow those alterations to 219 and 219 A Washington Ave that do not require an exception.

Should the Board deny the exception requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). As the total ground disturbance will exceed 2,500 square feet, archaeological clearance is required.

The applicant has provided a contract with an approved archaeologist on the City of Santa Fe's List of Approved Archaeologists and Historians for the Historic Downtown Archaeological Review District and for all ground disturbing activities associated with the proposed construction and development of this property.

BACKGROUND & SUMMARY:

The professional office building at 219 Washington Ave is listed as contributing to the Downtown and Eastside Historic District with the west street facing façade designated as primary. The following paragraphs are a summation previously described by Mr. Ramón Sarason, former planner for the Historic Preservation Division (HPD) in a recent case for the subject property to the Historic Districts Review Board (Board) in 2024.

> *The commercial building at 219 Washington Ave occupies the northwest corner of the former Levi A. Hughes estate and is characterized as a low, flat-roof building that initially served as a garage. The non-descript structure faces Washington Ave and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.*
>
> *Constructed between 1930 and 1942, the garage is made of structural clay pentiles and finished with stucco and painted in a buckskin color. The previous garage faces the street, which has been altered with the infill of a door and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾"-glass door at the northwest corner. The structure is currently utilized for commercial business purposes.*

Previous cases for 219 Washington Ave include:

On September 23, 2025, in Case No. 2025-010873-HDRB, staff postponed the case until the applicant provides story poles as requested by the Board at the August 12, 2025, HDRB hearing.

On September 9, 2025, in Case No. 2025-010873-HDRB, the applicant provided information to the Board considering a re-design of the proposed project for open discussion as an informational item.

On August 12, 2025, in Case No. 2025-010873-HDRB, the Board postponed this case to a date certain and asked the applicant to take into consideration some of the Board's comments which included a height massing, window placement, potentially roof type and profile, and would also encourage story poles which will be a topic of conversation and another site visit to install the story poles to support your point of not being publicly visible.

On February 27, 2024, in Case No. 2024-007814-HDRB, the Board approved a remodel with exceptions with the condition that the replacement windows be true simulated divided lights or actual divided lights. The approved renovations are stated below:

> 1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
> 2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5) (a).
> 3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5) (a).
> 4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
> 5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
> 6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

On October 22, 2019, in Case No. 2019-000994-HDRB, the Board upgraded the historic status to contributing and designated the western, street facing façade as primary.

APPLICANT'S CURRENT REQUEST:

The applicant proposes the following exterior alterations:

219 Washington Ave:

1) Construct Territorial brick coping on the top of the parapets on the existing building.
2) Construct a 661 sq. ft. two-story rear addition (219), to the East rear façade of the existing building.
3) The addition includes a 122 sq. ft. laundry room and bathroom.
4) Construct 84 sq. ft. portal addition on the south façade.
5) Construct 81 sq. ft. exterior stairway on the east façade.
6) Construct 77 sq. ft. roof deck on the north façade.

219Washington Ave:

1) Construct a new two-story structure with 738 sq. ft. on the ground floor and 557 sq. ft. on the second floor. The style will match the existing 215 Washington Ave building style of a hip roof, stucco type and color, foundation stone, stone sills and wood posts where necessary.
2) Construct a 40 sq. ft. portal on the west elevation.
3) Construct a 105 sq. ft. portal on the south elevation.
4) Construct a 88 sq. ft. exterior stairway on the east elevation.

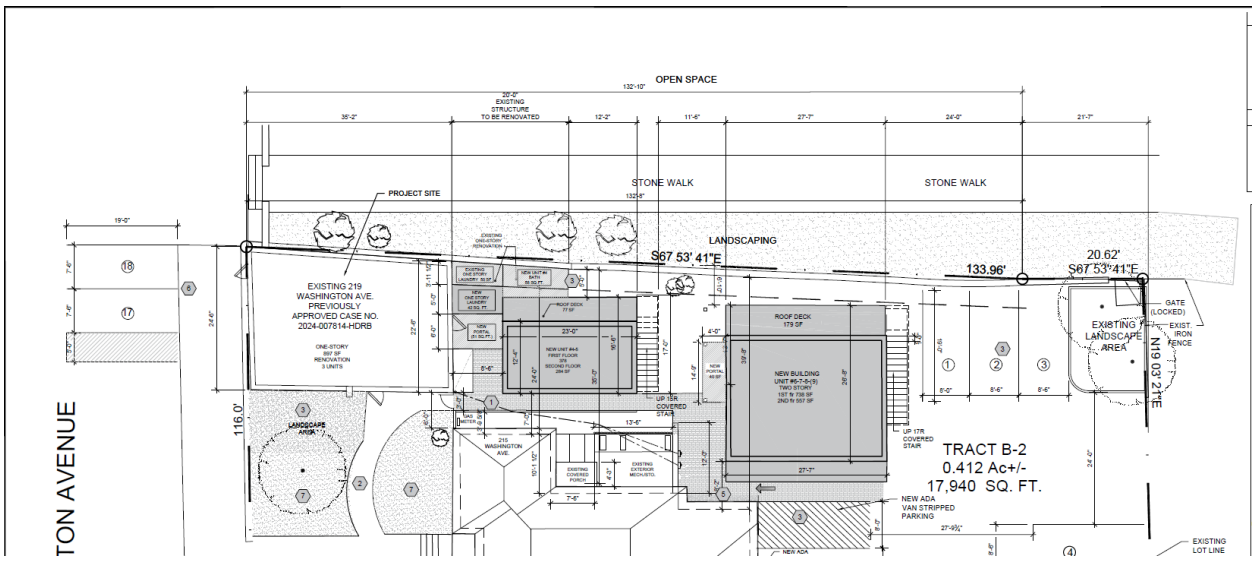


Figure 1. Proposed Site Plan.

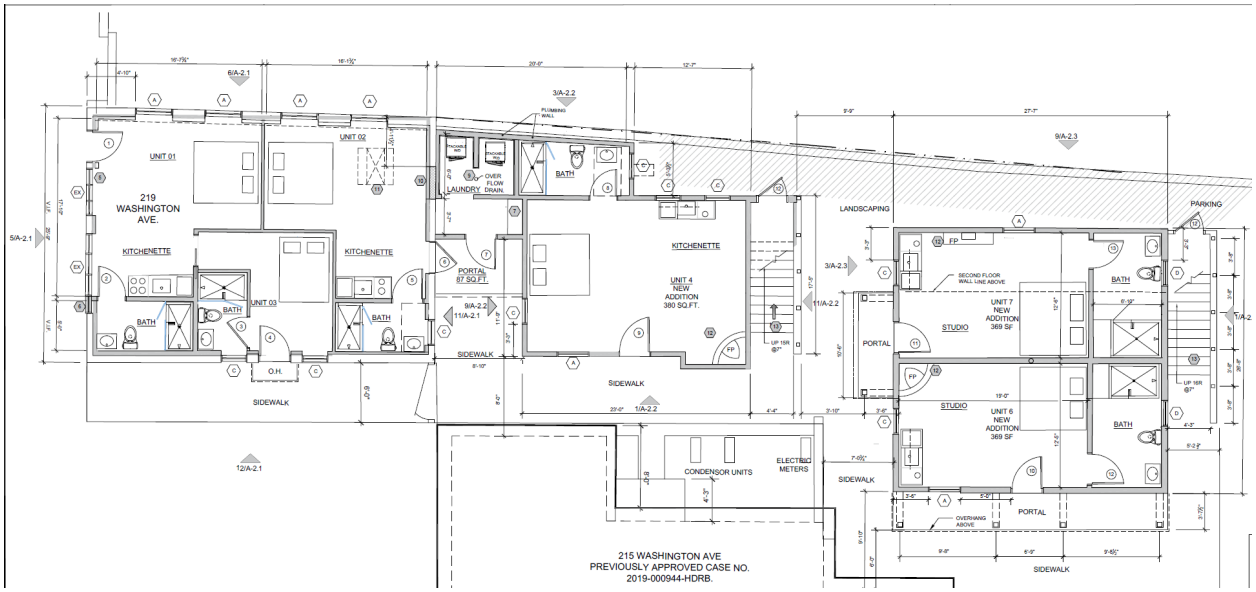


Figure 2. Proposed First Floor Plan.

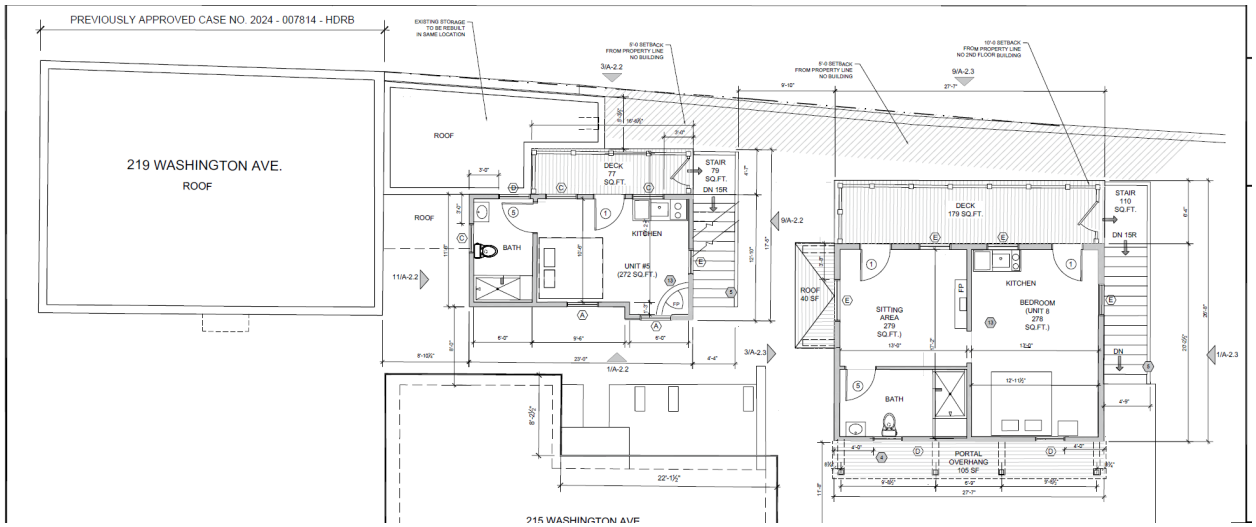


Figure 3. Proposed Second Floor Plan.

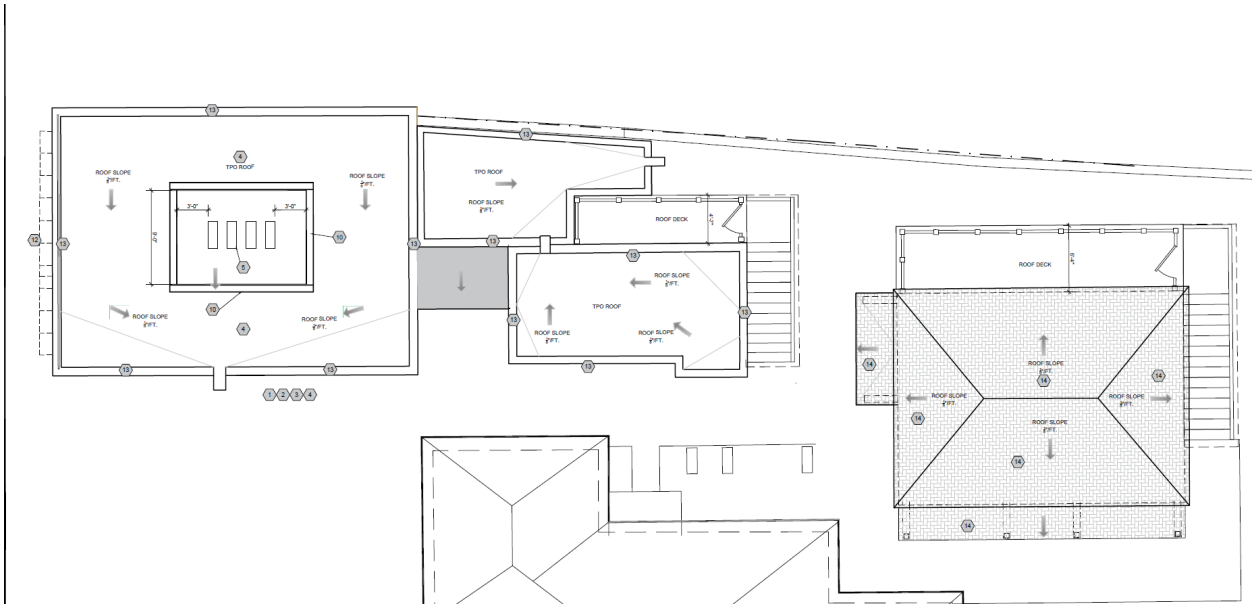


Figure 4. Proposed Roof Plan.



Figure 5. Proposed 219 Washington Ave West Elevation.

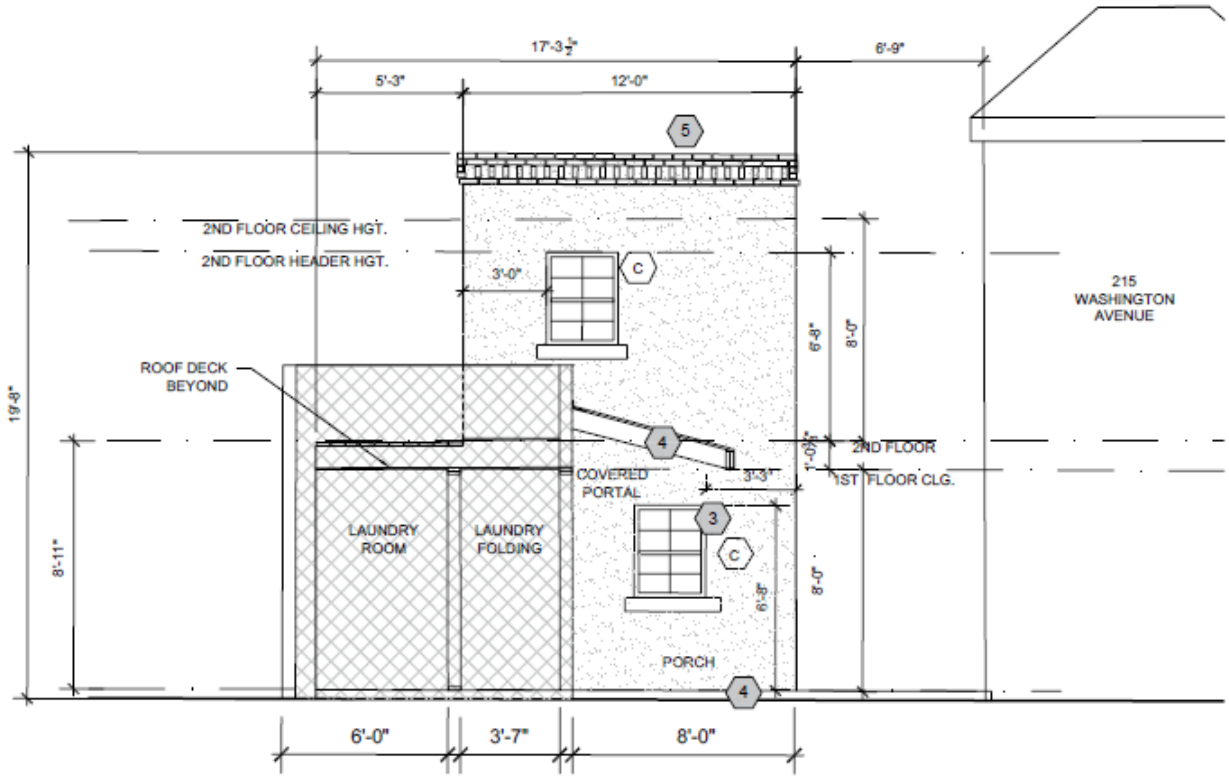


Figure 6. Proposed 219 Washington Ave Second Story Addition West Elevation.

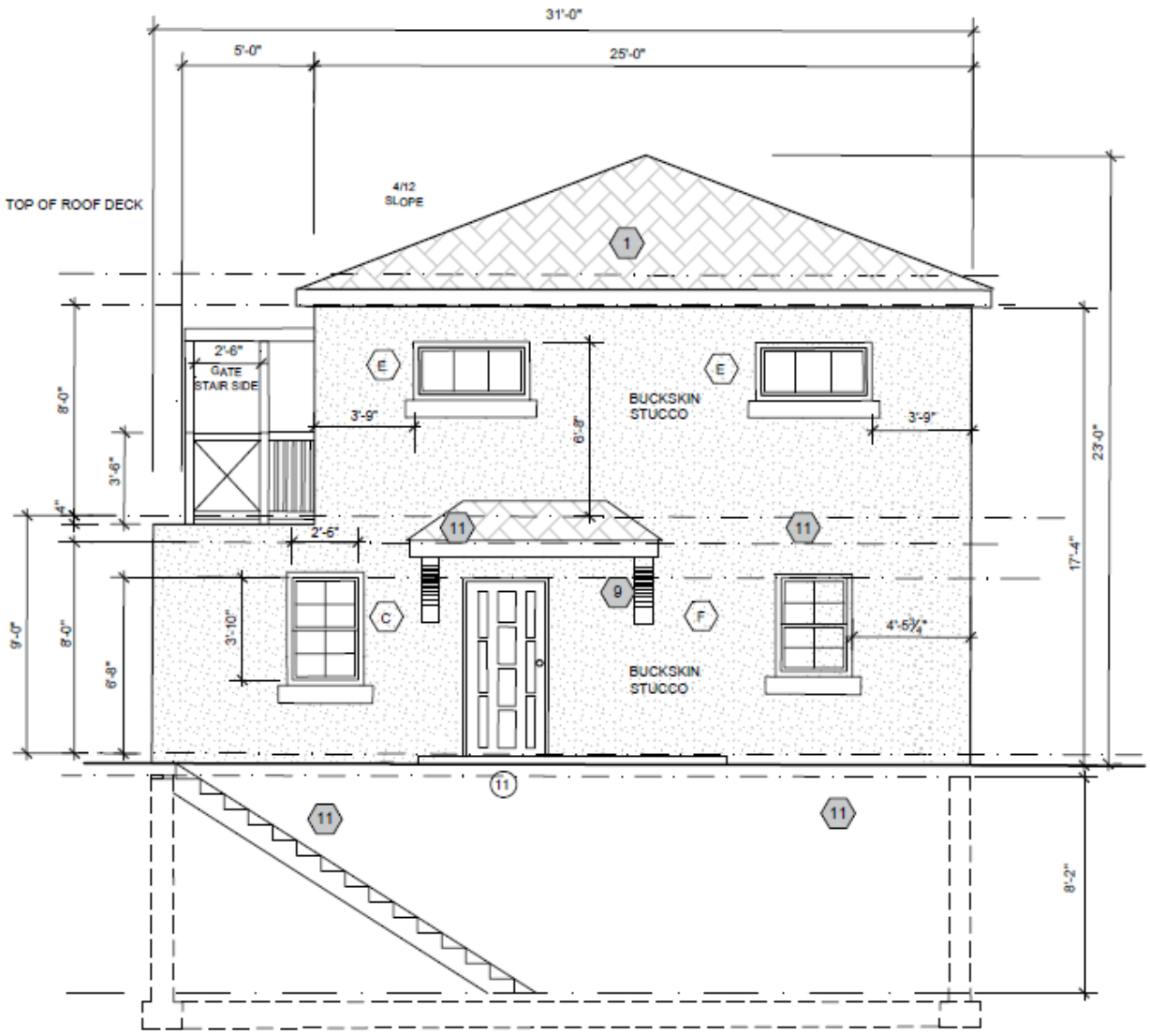


Figure 7. Proposed 219 A Washington Ave West Elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception to 14-5.2(D)(2)(d) as the proposed 628 sq. ft. addition exceeds fifty percent of the existing 897 sq. Ft footprint.

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

Applicant Response: The new construction proposed is located in the rear of the property and not viewable from the street or adjacent properties.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The original structure at 219 Washington Ave served as a garage. It was renovated

and became office space. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage is necessary for the remodeling of the structure from professional office space to hotel space.

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

Applicant Response: The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8,9) are requested for 219 Washington Ave for the development of individual rental units to meet the access, daylighting requirements and layout of the units interiors.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. There will be no injury to the public welfare as all ADA and construction code requirements will be met. Furthermore, the proposed construction is comparable to and compatible with adjacent construction and will retain the character of the Downtown & Eastside Historic District.

(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 new construction proposed will blend with the existing 219 and 215 structures. Windows and doors will match the existing historic buildings. Portal design will match the existing 215 building. Exterior stairs will match existing stairs on 215 with white metal as specified.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage will be minimally visible and not adversely impact the Washington Ave streetscape.

Exception to 14-5.2(D)(9) height: Staff requests an exception to 14-5.2(D)(9) for structures that exceeds the maximum allowable height of 20'-1" to 23'-0" respectively.

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

Applicant Response: The location of this structure (219A) is in the rear between the parking lot and the front 219 Building.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 23'-0" at (219A) is greater than the maximum allowable height of 20'-1" by 2'-11". The adjacent two-story building at 215 Washington Ave is currently 29'-8" high. The variation of the proposed (219A) will be 6'-8" shorter than (215) which will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely.

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

Applicant Response: The ceiling heights and roof plan cause the building height to exceed the allowable height by 2'-11".

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The design of the Territorial structure necessitates high ceilings. The need for the height exception will allow the applicant to achieve their desired outcome while taking into consideration the neighboring contributing structures and Washington Ave streetscape.

(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 heights of the existing garage (on the property in the rear), the heights of the proposed structure (219A) and the existing structure (219) step their max height in a gradual fashion towards Washington Ave.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed addition and new construction at (219) and (219A) step back from Washington Ave to prevent overwhelming the streetscape with large two-story structures. The step-up takes place on the property to the east which varies the heights of the buildings.

(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: Special conditions and circumstances are the 9' ceiling heights in (219A), which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning and Zoning requirements allow a height of 26'-6".

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The City's Current Planning team has reviewed the design and finds that it meets approval given the current zoning code. As for the City's Historic Preservation team finds that the design and height will not adversely impact the neighboring contributing structures or the Washington Ave streetscape.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 19'-8" at (219) and 23'-0" at (219A) is greater than the maximum allowable height of 20'-1" by 2'-11" respectively, however is 6' shorter than the

adjacent two-story building at 215 Washington Ave. The variation of the proposed (219A) will provide less visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely given it will be stepped back to the east from Washington Ave.

(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: Keeping the proposed heights of the proposed building (219A) in concert with the existing garage (property behind 219A) and the existing 219 with additions will have the least negative impact on the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed design and height of (219) and (219A) will not detract from what is currently established on the Washington Ave streetscape. The variation of heights rise as they extend east from Washington Ave and do not overwhelm the Washington Ave streetscape.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

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

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

(b) Design Standards and Signage

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

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

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

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

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

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the *streetscape*;

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

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

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(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.

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.

City of Santa Fe

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

PROJECT DESC:

CASE NUMBER: 2019-000994--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 215 WASHINGTON AVE
Santa Fe, NM 87501

CONTACTS:	Owner	Dennis Price	215 Washington
	Applicant	Daniel Lujan	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 22, 2019. The decision of the Board was to designate on 215 Washington the west, north, and east façades as primary (#1-8) excluding the southern, single-story addition, the buttress on the south east side, the eastern second-story door and exterior stairway, and any non-historic features. The Board specifically pointed out the two-story massing, the roof style, and the symmetrical windows. The Board also upgraded 219 Washington from non-contributing to contributing referencing the age and historic usage as a residential garage and designating the western, street-facing façade as primary.

For further information please call 505-955-6605.

Sincerely,

Carlos Gemora

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.**

Ver. 10 6/24/2019

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007829-HDRB, 407 W. Buena Vista St., Member Biedscheid moved to approve the application as submitted and recommend by staff. The motion was seconded by Member Guida.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Valdo, Aguilar Medrano and Biedscheid voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:25:52 – 2:34:47)

f. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Contributing. John Padilla, agent for Dennis Price, owner, proposes door and window replacement on the south, east, and west elevations and insertion of new windows on the north elevation. An exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material. (Ramon Sarason)

BACKGROUND & SUMMARY:

219 Washington occupies the northwest corner of the former Levi A. Hughes estate is a low, flatroof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered facade.

Its bay has been filled with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner. The structure is currently utilized for commercial business.

This property was brought before the Board October, 22, 2019 (Case # 2019-0994-HDRB) and the structure was upgraded to contributing and the western, street facing façade designated as primary.

Now, the applicant proposes the following exterior alterations:

1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5)(a).
3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5)(a).
4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide dditional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may find that they have not upon further testimony. 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(E) Downtown and Eastside Design Standards.

Member Bienvenu said, regarding the exception criteria, the applicant took on exceptions for all the facades. The Board only needs to address an exception request for the west facade because the window and door alterations elsewhere don't require an exception. He said the exception request for the west façade is an ADA issue.

APPLICANT PRESENTATION:

John Padilla, PO Box 22986, Santa Fe, was sworn. He said the primary façade is the west elevation. The intent is to take a from a business office and convert

it to hotel rooms. The primary façade does have an existing 2' 8" (width) door. They want to ensure that accessibility is there. The property at 215 currently has an ADA compliant unit that has direct access off the ground floor. It is an accessibility issue for this group of three units. It is the primary façade. They want to be compliant with accessibility that is the exception they brought forth.

Member Guida said it's an artful job. Point of clarification on his understanding is that two openings were infill, they were garage doors at one time. Drawings suggest that head of the door and window don't line up.

Mr. Padilla said he didn't recall that the line is continuous because it is a different height.

Chair Rios asked if the windows are going to be true divided light.

Mr. Padilla said they were going to do simulated divided light, if that is the wishes of the Board.

Mr. Sarason pointed out on the west elevation where the vine is, there's an eave that is not indicated on the drawings. That facilitates holding up the vines.

Mr. Padilla said there's not intent to change the primary façade only the door.

Chair Rios said simulated in this case is fine because when you look at it, it looks like true divided light.

PUBLIC HEARING

John Eddy, previously sworn, said he was glad the Board was talking about divided lights. He asked about the door. whether it is a style and rail door.

Mr. Padilla said it is a style and rail door, it is solid.

Chair Rios asked if on the simulated divided lights, they are going to have thickness to it.

Mr. Padilla said yes, if it is a condition of approval, it will be simulated divided light.

Stefanie Beninato, previously sworn, she really likes the building.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007814-HDRB, 219 Washington Ave., Member Bienvenu moved that findings be entered that all exception criteria have been met, particularly noting the necessity for accessibility, requiring a slight modification to the door opening on the primary façade; and that the application be approved on the condition that as represented by the applicant that the replacement windows be true simulated divided lights or actual divided lights. The motion was seconded by Member Guida, with friendly amendment that the Board clarify that the exceptions are required only for the primary facade and not the others.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion passed by (5-0) roll call vote with Members Guida, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:34:47 – 2:58:14)

g. **2024-007885-HDRB. 646 Old Santa Fe Trl.** Downtown & Eastside Historic District. Contributing. Daniel Strongwater, agent for 646 Old Santa Fe Trail LLC, owner, proposes door replacement on the east and west elevations, historic window repair and replacement of non-historic windows, the modification of a parapet on the north elevation, construction of an ADA ramp on the south elevation, and the addition of a porch on the west elevation. (Heather Lamboy)

BACKGROUND & SUMMARY:

The building at 646 Old Santa Fe Trail originally was constructed as a single-family residence and listed as contributing to the Downtown and Eastside Historic District.

While there have been changes and additions made to the property in the past, there are no formal HDRB cases. Those changes were made prior to the consistent record keeping by the Division starting in the 1990s.

Now, the applicant proposes the following exterior alterations:

1. Window replacement on all elevations. The applicant has provided a window assessment that determines the overall condition of the windows. Two of the original historic windows will be repaired on the east and north elevations, and replacement windows will match the original 6/1 divided lite windows.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted:

Property Owner of Record: Dennis Price

Applicant/Agent Name: Robert D. Evans

Contact Person Phone Number: 505 919-9744

Site Address: 215-219 Washington Avenue

Proposed Construction Description: Interior Renovations & Additions

TOTAL ROOF AREA: 7341 SF

Zoning District: BCD-MAR

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: Mini-Hotel

Terrain: ☐ 30% slopes n/a

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

Lot Coverage : 40.9 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: EXIST Minimum: EXIST
2nd Front? —
Proposed Rear: 24' Minimum: ____
Proposed Sides: L 5' R EXIST Minimum: ____

Height: Proposed 26'-6 1/2"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 19 Accessible 1
Minimum: 20 (2 OFFSITE)

Bicycle Parking:**
Proposed: 6 Minimum: 6
** Commercial Requirement EXISTING

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

Robert D. Evans [☐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.

Robert D. Evans 2/19/2025
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: _____
2025-010378--PAR

REVIEWER: Joel Cruz-Haber **DATE:** 4/28/2025

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

Revised 20 November 2020

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:	2. Location:	3. Local Reference Number:
Levi A. & Christine L. Hughes House - Garage - Parcel # 910006023	219 Washington Avenue (historically 217 Washington Avenue) *Downtown and Eastside Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
August 25, 2019

7. Previous Survey Date(s):

__ Yes:
_x_No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.689859, -105.936543



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast.

11. Brief Description of the Property:

Occupying the northwest corner of the former Levi A. Hughes estate is a low, flat-roof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered façade. Its bay has been filled in with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner.

Continued on Page 5.

12. Who uses the property? Office

13. Construction Date: Unknown
Date: c.1930 to 1942
__Known _x_ Estimated Source: Sanborn Fire Insurance maps

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

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

RECEIVED
SEP 25 2019
BY: MS

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

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



Source: Santa Fe County Assessor

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

John W. Murphey
Architectural Historian
First Light Consulting
Architectural History Services
505-577-7593
John@archhistoryservices.com

For: Dennis and Patricia Price

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

Owner: Dennis and Patricia Price

19. Is Property Endangered? __ Unknown _x_ 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.)
Alterations have adversely affected its historic integrity.

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:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map, as accessed on September 20, 2019

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, September 24, 2019

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 #: N/A
Levi A. & Christine L. Hughes House - Garage -	219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: August 25, 2019

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

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

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

__ Wood: Tongue and Groove __ Other:

Known Building Material: Structural Clay Tile

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

8. Foundation: __ N/A
__ Not visible __ None
_x_ 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: __ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Tar and Modified Bitumen

10. Windows __ N/A

Operation	Material	Glazing	Number
Fixed	Wood	9	1
Fixed	Wood	15	1
Casement	Steel	2	1

Full extent of fenestration was not visible because of ivy.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	¾-Glass	Wood	1
Single-Leaf	10-light	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel & Light	Steel	1
Single-Leaf	Solid	Wood	1

12. Chimneys _x_ N/A
(describe whether interior or exterior and material)

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

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: c.1950s; removal of garage doors and installation of pedestrian entry and windows; visual and material evidence.
2 Date: post-1975; addition of utility shed; aerial photograph.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

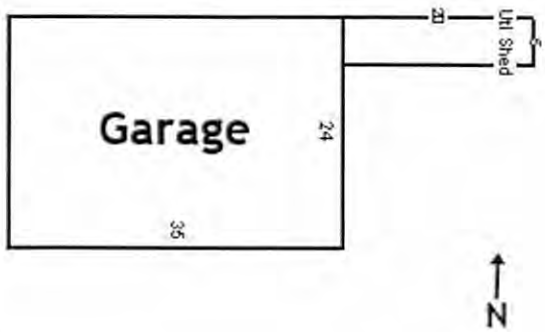
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Modification of Santa Fe County Assessor drawing.



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: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Architectural Description Continued

A dense swarm of English ivy covers most of the building's south exposure and part of its roof. What is visible is a single, 10-light wood door (Photo 2). The north elevation presents a blank wall to the walkway (Photo 3).

The east elevation is penetrated with a few openings holding an altered steel casement window as well as an older wood-panel door, in which one of the panels has been replaced with a louvered metal vent. A shed-roof porch shelters the entry. Attached this elevation is a 100-square-foot frame utility shed (Photo 4). The primitive addition includes a solid wood door at its east end.

A thin stucco archway connects it to the adjacent Levi A. and Christine L. Hughes House to the south.

Historical Overview

The garage's construction (c.1930 to 1942) places it during Levi A. Hughes' ownership of the property (see Levi A. and Christine L. Hughes HCPI form). Hughes (1858-1934) was an important Santa Fe business leader and financier.

Starting with George Washington Schoch, the original owner of the house, the property included a building used to house either a horse or an automobile – beginning with a stable, and ending with the present building. Sanborn Fire Insurance maps track this progression.

In 1902, during Schoch's ownership, the lot included a one-story stable with firewalls, tucked into the northeast corner of the lot (Figure 1). By 1908, three year's after Hughes' purchase of the property, the lot included another stable of equal size (Figure 2).

As the house evolved, so did the stables. In 1921, four years before Hughes would retire from First National Bank, the stables were replaced by a one-story concrete garage (Figure 3). By 1930, the concrete garage had been displaced by a small adobe building, potentially a tool shed, with a new concrete L-plan garage to the south (Figure 4). The 1942 Sanborn map shows a new structural clay tile garage situated at the northwest, representing likely the present building (Figure 5).

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: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Levi Allen Hughes died on April 8, 1934, after a prolonged illness. His wife Christine L. Hughes continued to live the in the house through the mid-1940s, after which time it was leased to a string of short-term tenants and then turned into apartments.

The following decade, the property was converted into commercial use. The back portion — containing a pool, a tennis court, and garden — was sold in 1950, with the improvements demolished in order to build the McKee Office Building.

The old house was reworked into offices, initially holding the Mountain States Telephone and Telegraph Company. In the late 1950s, the Santa Fe Business College took over the former manse. At some point during this conversion, the street-side garage evolved into commercial use. The most striking change was filling the garage bay with a pedestrian door and large windows.

For many years it held printing businesses, starting in the early 1950s, with the Graphic Printing Company, a commercial printing and advertising firm. This was followed by the Vergara Printing Company, a local company specializing in offset lithography. During this period, the retail space was identified as 217 Washington Avenue. It then shifted to small office space for insurance companies and realtors. A chiropractor is current ensconced in the former garage.

Historic Integrity

The principal façade of the garage was altered in the c.1950s for commercial use. This involved removing the main character-defining feature of the building — its wide bay and garage door — and replacing it with a pedestrian entry and multi-light windows. Given this change, and its now ambiguous relationship with the street, the building no longer communicates its use as a garage.[1]

[1] The author only discovered its original use by reviewing Sanborn maps.

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: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Evaluation of Historical Status

The building itself has no architectural interest or discernable style. In addition, subsequent alterations and the shed attachment have impacted its already damaged historic integrity. Its presence does not complement the Levi A. and Christine L. Hughes House.

For these reasons, the recommendation is to designate the building a Noncontributing structure to the Downtown and Santa Fe Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

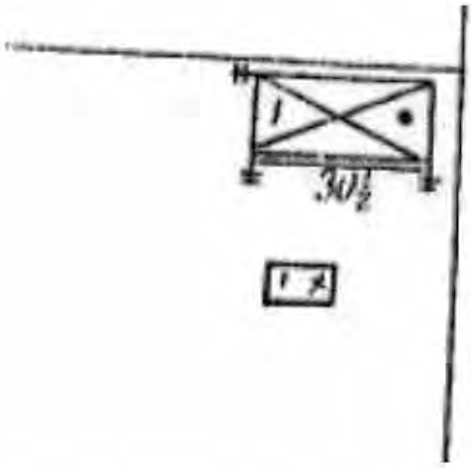


Figure 1: 1902 Sanborn map showing stable.

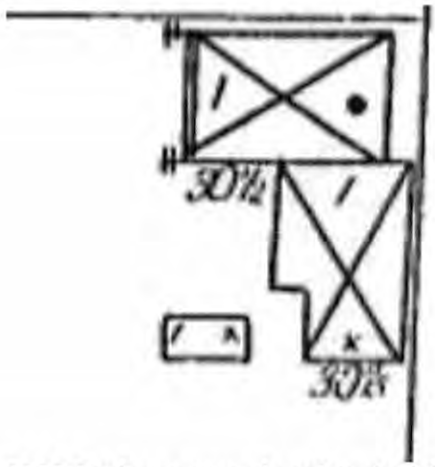


Figure 2: 1908 Sanborn map showing double stables.

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: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

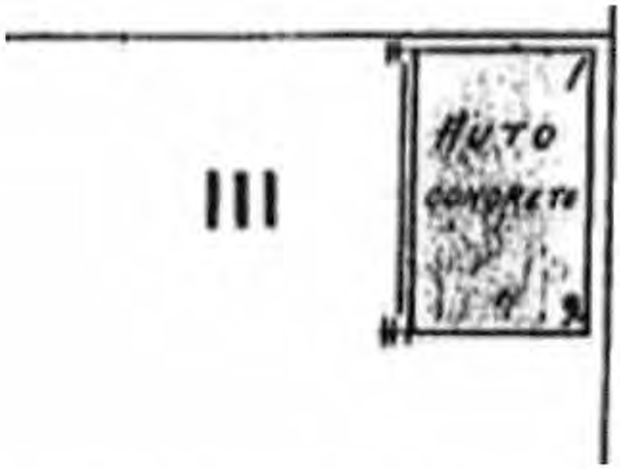


Figure 3: 1921 Sanborn map showing concrete garage.

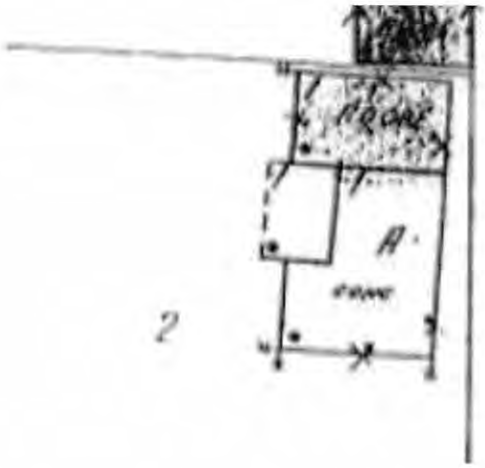


Figure 4: 1930 Sanborn map showing adobe building and new concrete garage.

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: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

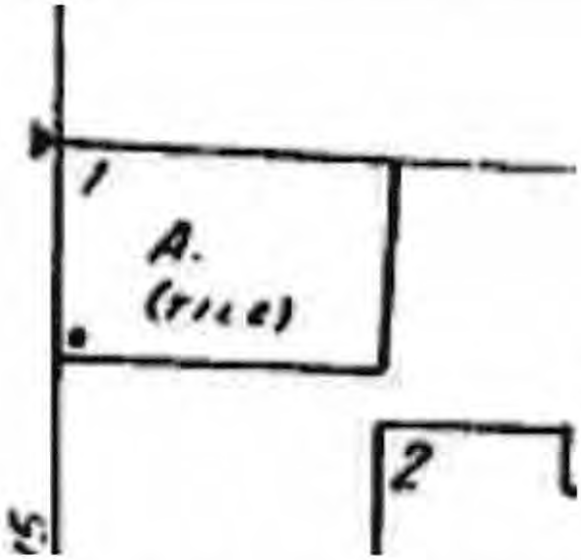


Figure 5: 1942 Sanborn map showing presence of current building.

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: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019

Survey Photographs

All photographs taken by John W. Murphey on August 25, 2019, unless otherwise noted.



Photo 1: West (front) elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**



Photo 2: Setting and south elevation.
Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Photo 3: North elevation, concrete walkway at right corner.
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: Levi A. & Christine L. Hughes House - Garage -	2. Location: 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: N/A 4. County: Santa Fe 5. Date of Survey: August 25, 2019



Photo 4: East elevation, shed addition in foreground.
Camera facing west.

L+R DESIGN SERVICES

Building Design | Permit Services | Interior Consultation | Construction Management
P.O. Box 4 | Ojo Caliente, NM 87549 | 505-919-9744 | redc52@gmail.com

October 3, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department

RE: Historic Districts Review Board
Renovations, Additions & Alterations
219 – 219A Washington Avenue, Santa Fe, NM

Dear Paul,
On behalf of the Owner, who I am representing before the Historic Preservation Division, we request a review of the proposed renovations, additions and alterations to 219/219A Washington Avenue. The address is the New Tract B-2, "Lot Line Adjustment" of Tract B-2 and B-1A, recorded on December 23, 2016, in the records of Santa Fe County attached to this application.

My client at this time proposes improvements for the property designated as a contributing structure at 219 Washington Avenue in the Downtown and Eastside Historic District.
The proposed improvements include:
Building 219 Renovations were previously approved **Case No. 2024-007814-HDRB**

a. North Façade includes the introduction of (4) new windows (wood divided lite) to provide additional natural light and a second means of egress, in the event of fire, required for the proposed sleeping rooms. **Exception approved Case No. 2024-007814-HDRB**
b. West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. **Exception approved Case No. 2024-007814-HDRB**
c. South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room.
Exception approved Case No. 2024-007814-HDRB
d. East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom.
Exception approved Case No. 2024-007814-HDRB

PROPOSED NEW CASE HDRB Renovations (219) – Additions (219) – New Building – 219A

1. Construct a Territorial brick coping on the top of parapets on the existing building 219.
2. Construct a proposed two-story rear addition (219), to the East rear façade of Existing building 219. The addition will be designated for:
    - Laundry & Unit 4 Bathroom – 122 SF The existing rear one-story Storage area (100 SF) will be remain in the same location, to introduce a new Laundry area and a bathroom for Unit 4.
    - Laundry folding area & addition Portal – 84 SF
      The Portal will provide egress for Unit 2 and connect with the Laundry room.

- Construct a new two-story addition that will provide Unit 4 (380 SF) on the first floor and access to basement will be provided by a covered exterior stairway below (88 SF).
  Unit 5 (272 SF) on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway (81 SF) to a roof deck (77 SF) on the second floor above.

  TOTAL = 661 SF

3. Construct a new two-story building will provide Units 6 (369 SF) & 7 (369 SF) on the first floor and Unit 8 (557 SF) on the second floor.
   - Access to Unit 8 on the second floor will be provided by a covered exterior stairway (88+ SF) to a roof deck (179 SF) on the second floor above.
   - Access to Basement will be provided by a covered exterior stairway below. The style will match the existing 215 building style of a hip roof, stucco and foundation stone, stone sills and wood posts where necessary.
   - Portal (west side) – 40 SF
   - Portal (south side) – 105 SF

   TOTAL = 973 SF

4. No work is proposed for Building 215 Washington Ave. The renovation for this building was previously approved on October 22, 2019, Case no. 2019-000994-HDRB.

The allowable by Code is not to exceed 50% of the existing footprint (897 SF +100 SF) or 498.5 SF.
Exception required for the additional square footage 574 - 498.5 = 75.5 SF,
Section 14-5.2(D)(2)(d) of the Santa Fe Land Development Code.

For such an exception we must conclusively demonstrate, and the board shall make a positive finding of the fact that such exceptions comply with all the criteria listed as follows:

(i) Does not damage the character of the District or impact the contributing status of the structures.
The new construction proposed is located in the rear of the property and the new territorial coping will blend in with the street or adjacent properties.

(ii) Are required to prevent a hardship to the Owner or an injury to the public welfare.
The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8) are requested for 219 Wahington Avenue for the development of individual mini-hotel units to meet the access, daylighting requirements and layout of the units interiors.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
The new construction proposed will blend with the existing 219 and 215 structures.
Windows and doors will match the existing historic building 215
Portal design will match the existing 215 building
Exterior stairs will match existing stairs on 215 building with white metal as specified.

Height, Pitch, Scale, Massing, and Floor Stepbacks

The allowable height by Historic Regulations is not to exceed 20'-1".

The proposed height for the addition to the existing 219 building will be 19'-8"

The proposed height for the new building (219A - Units 6,7,8,9,) is **23'-0". Needs exception.**

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). In order to approve an exception, the board shall make findings of fact that the applicant conclusively demonstrated that requested exceptions comply with all the criteria listed as follows: (Ord. No. 2023-27 § 1)

Exception Criteria for Height: 14-5.2(D)(9) height.

(i) Does not damage the character of the streetscape ;

The new design on the existing building and the addition (219) will provide a territorial brick coping that blends with structures in the immediate vicinity The location of this structure (219A) is in the rear between the parking lot and the front 219 building.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The ceiling heights and parapets cause the existing 219 Building & Addition height to exceed the existing height by 12". The new 219A two-story building on the rear of property behind the East side of 219 is only visible from the streetscape on the north side in the open space and prevents any additional detriment to the streetscape.

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

The style of the Sotheby's building on the north side will be in concert with the new 219 Addition existing structure (219) with proposed territorial coping at the top and the new proposed structure 219A will mimic the style of 215, with a hip roof, stone sills, white stucco, under portals, wood supports for portals and block finish on exterior front walls 24" A.F.F.

(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 ;

Special conditions and circumstances are the 8'-6" ceiling heights in 219A, which allow more volume in the units and balance the smaller room size with a higher ceiling.
Also, the Planning & Zoning requirements allow a height of 24'-6". Historic requirements allow a building height of 20'-1". **Exception requested for 219A building, 2'11" above maximum height. Section 14-5.2(D)(2)(d) of the Santa Fe Land Development Code.**

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant ; and

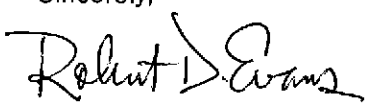
Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

(vi) **Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).**
Keeping the heights of the existing 219 w/additions to a 19'-8" height meets the maximum allowed of 20'1. Keeping the style of 219A in concert with building 215 will have the least negative impact on the streetscape, as the building will be located in the rear of the property.

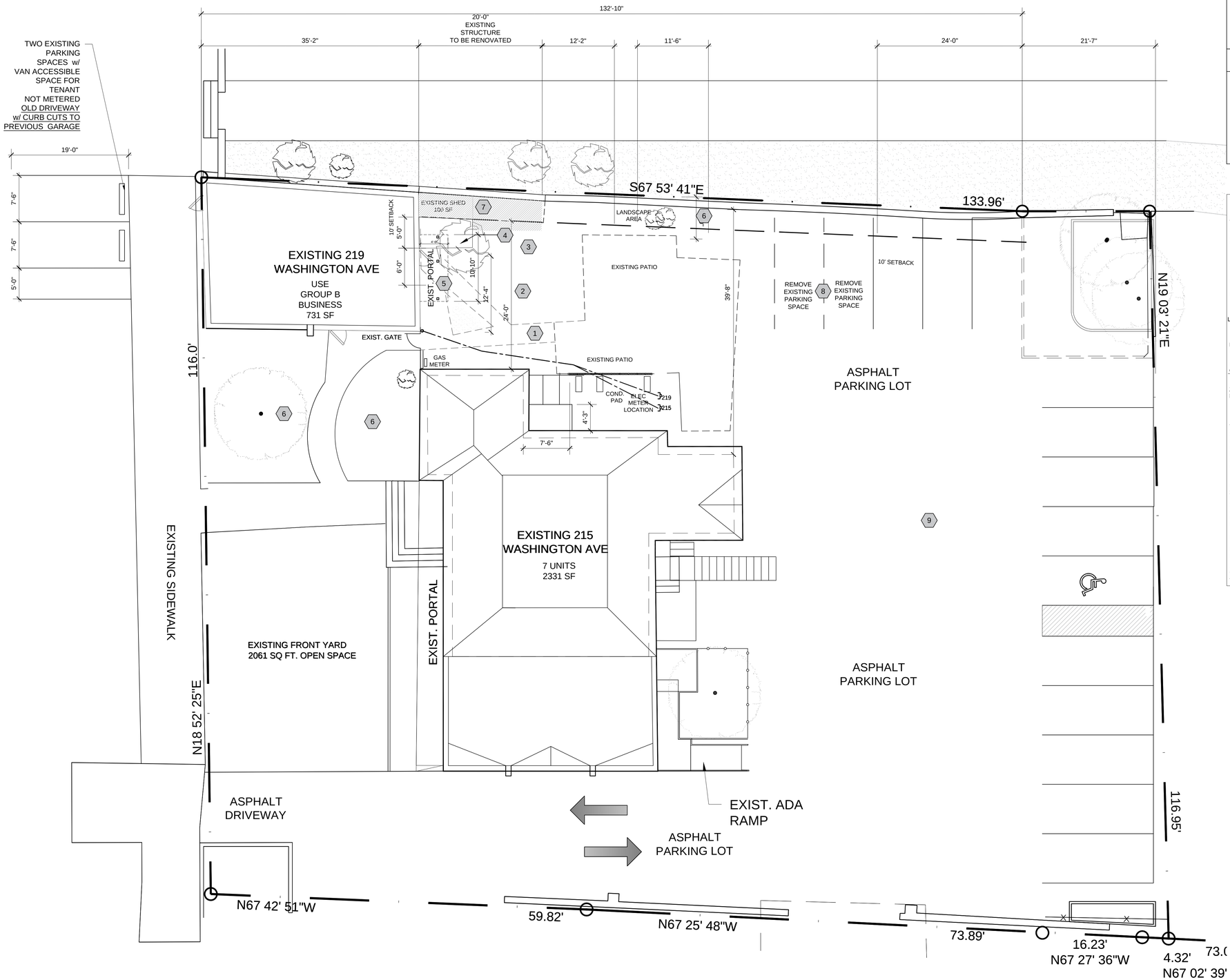
It is our desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

Thank you for your consideration of our request and please let me know if you require any further information.

Sincerely,



Robert D. Evans
D Designer/Owner agent



EXISTING SITE PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING CONCRETE WALK TO BE REMOVED
2. EXISTING PATIO
3. EXISTING LANDSCAPE AREA
4. EXISTING TREE TO BE REMOVED
5. EXISTING PORTAL & WOOD COLUMNS TO BE REMOVED
6. LANDSCAPE PROVIDED WITH 2020 RENOVATION OF 215 WASHINGTON AVE PERMIT #20-5596
7. EXISTING SHED (5'-0" x 20'-0") TO BE REBUILT ON EXISTING FOOTPRINT
8. REMOVE 2 EXISTING PARKING SPACES FOR BUILDING AREA
9. 13 EXISTING PARKING SPACES

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED: UNITS 1, 2, 3	897.00 SF	
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
LAUNDRY & MECHANICAL (219)	100.00 SF	
EXISTING LOT COVERAGE TOTAL:	5208.00 SF	
LOT PARCEL AREA:	17,940.00 SF .412 AC. +/-	
LOT COVERAGE:	17.6%	
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 27' MAX. WITH STEPBACKS
CHANGE IN EXISTING BUILDING HEIGHT UNIT 5 EXISTING: 12'-4" PROPOSED 2NDFLR: 21'-0"

ZONING DISTRICT: BCDMR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019
CASE # 2019-000994-HDRB
215 WASHINGTON AVE.
DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY.
219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMARY.

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE

BICYCLE SPACES: 4 EXISTING

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

CHANGE OF USE
EXISTING USE GROUP: B, BUSINESS
USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

EXISTING SITE PLAN

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redcs52@gmail.com

DESIGN SERVICES
Production Documents
Residential - Commercial

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L+R DESIGN SERVICES, 2025

HDRB SUBMITTAL SET

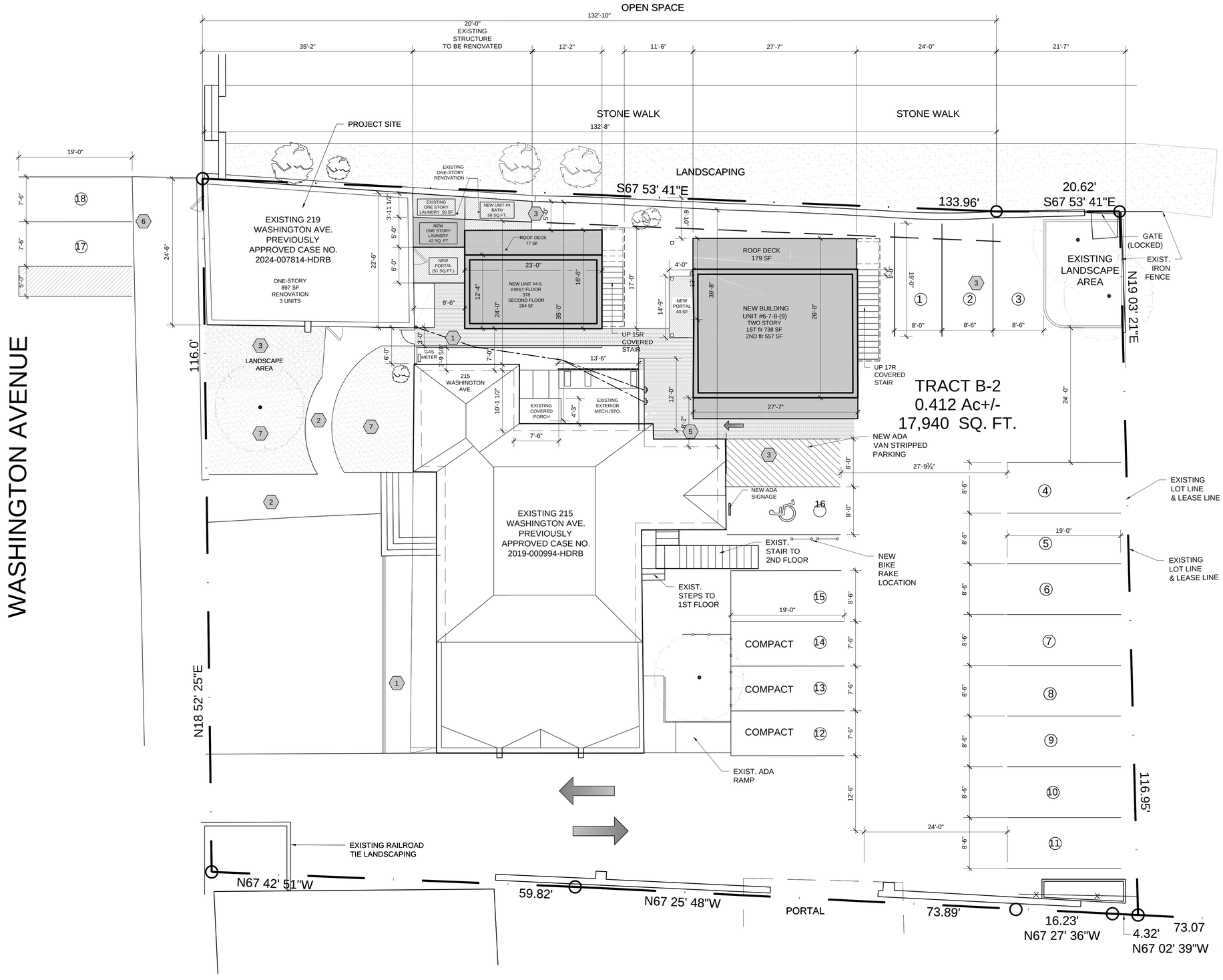
Date: 10.03.2025
revised:

SP-1

Sheet:

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 3'-0 CONCRETE WALK
2. EXISTING BRICK WALK
3. EXISTING LANDSCAPE AREA TO REMAIN
4. NEW ADA PARKING SPACE VAN ACCESSIBLE
5. EXISTING BICYLE RACK (6)
6. IDENTIFY PARKING SPACES (2) #17, #18
   NEW PRIVATE PARKING SIGNAGE
7. LANDSCAPE PLAN - APPROVED WITH 215 WASHINGTON AVE
   RENOVATION PERMIT #2020-5596

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED:	897.00 SF	
UNITS 1, 2, 3		
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
EXISTING LOT COVERAGE TOTAL:	4759.00 SF	
PROPOSED		
UNIT 4 BASEMENT	461.00 SF	
UNIT 4 LAUNDRY		122.00 SF
UNIT 4 FIRST FLOOR		380.00 SF
UNIT 4 PORTAL & LAUNDRY FOLDING		84.00 SF
UNIT 5 SECOND FLOOR		272.00 SF
UNIT 5 COVERED EXTERIOR STAIRWAY		79.00 SF
UNIT 5 ROOF DECK		77.00 SF
UNIT 6 FIRST FLOOR		369.00 SF
UNIT 7 FIRST FLOOR		369.00 SF
UNIT 6 PORTALS		145.00 SF
UNIT 6 BASEMENT	661.00 SF	
UNIT 8 SECOND FLOOR		278.00 SF
UNIT 8 ROOF DECK		179.00 SF
UNIT 9 SECOND FLOOR		279.00 SF
TOTAL: PROPOSED ROOFED AREA:		1904.00 SF
TOTAL: EXISTING 219 ROOFED AREA:		997.00 SF
TOTAL: EXISTING 215 ROOFED AREA:		3901.00 SF
TOTAL: EXISTING & PROPOSED ROOFED AREA:		
ROOF COVERAGE - EXIST. 219 (UNITS 1,2,3)		897.00 SF
ROOF COVERAGE - EXIST. 219 (REAR SHED)		100.00 SF
ROOF COVERAGE - 219 (UNIT 4,5)		380.00 SF
ROOF DECK 2ND - 219 (UNIT 4,5)	77.00 SF	
ROOF COVERAGE - 219A (UNIT 6,7,8,9)		504.00 SF
ROOF DECK 2ND - 219A (UNIT 6,7,8,9)	177.00 SF	
ROOF PORTAL - 219A (UNIT 6,7,8,9)		141.00 SF
		1025.00 SF
		3901.00 SF
TOTAL ROOFED AREA		4926.00 SF 5923.00 SF
LOT PARCEL AREA:	17,940.00 SF .412 AC.+/-	17,940.00 SF .412 AC.+/-
LOT COVERAGE:	27.3%	33.0%
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 20'-1" MAX. WITH STEPBACKS
CHANGE IN PROPOSED BUILDING HEIGHT
UNIT 1,2,3 EXISTING: 10-4" TO 12'-4" PROPOSED COPING: 14"
UNIT 4,5 PROPOSED 2NDFLR: 19'-8" PROPOSED COPING: 14"

ZONING DISTRICT: BCDMAR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019
215 WASHINGTON AVE.
CASE #2019-000994-HDRB
DESIGNATED WEST, NORTH & EAST FACADES
AS PRIMARY.
219 WASHINGTON AVE. WAS UPGRADED FROM
NON-CONTRIBUTING TO CONTRIBUTING AND
DESIGNATED THE WESTERN STREET-FACING
FACADE AS PRIMARY.

HDRB ACTION ON 2024
219 WASHINGTON AVE.
CASE #2024-007814-HDRB

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
219 (8 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE
NEW TOTAL: 18 PARKING SPACES + 2 SPACES OFF SITE (SEE NEW PARKING AGREEMENT)

BICYCLE RACKS: 6 SPACES

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

BUILDINGS REQUIRED TO BE FULLY SPRINKLERED

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED
SITE PLAN

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redc52@gmail.com

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LHR DESIGN SERVICES, 2025

HDRB SUBMITTAL SET

Date: 10.03.2025
revised:

SP-2

Sheet:

PROPOSED SITE PLAN

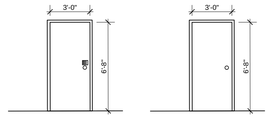
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK.	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE
1	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
2	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
3	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE
4	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
5	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
6	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE

DOOR TYPES



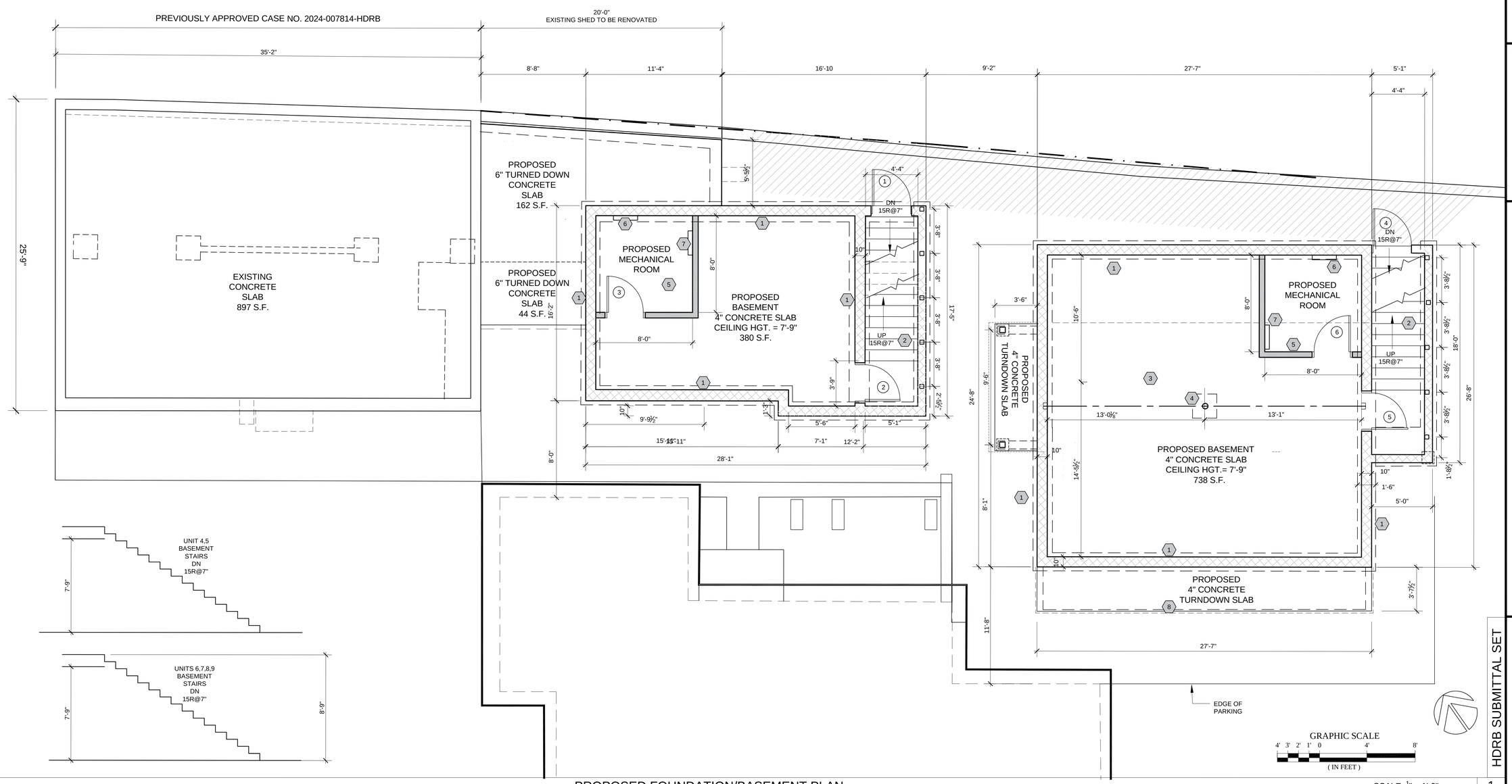
PROP. BASEMENT PLAN SHT KEYED NOTES (X)

GENERAL:

1. 10" REIFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
2. 8" REINFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
3. FLOOR BEAM ABOVE TO CARRY FIRST FLOOR FRAMING, SEE STRUCTURAL
4. 3 1/2" ADJ. STEEL COLUMN ON 24" x 24" x 12" CONCRETE FOOTING
5. 2" x 6" WALL STUDS @16" O.C. w/5/8" TYPE 'x' FIRECODE GYP. BOARD
6. ELECTRIC PANEL, SEE ELECTRICAL
7. ON-DEMAND HOT WATER HEATER, SEE PLUMBING
8. 4" TURN DOWN CONCRETE SLAB - SEE STRUCTURAL FOR REINFORCING

LEGEND

- EXISTING WALLS TO REMAIN
- NEW 10" CMU REINFORCED FOUNDATION WALL
- NEW 8" REINFORCED FOUNDATION WALL
- NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" "TYPE X" F.C. GYP. BOARD



PROPOSED FOUNDATION/BASEMENT PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED FOUNDATION BASEMENT PLAN

P.O Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redc52@gmail.com

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LHR DESIGN SERVICES 2025

Date: 10.03.2025
revised:

Sheet: FP-B

WINDOW SCHEDULE

#	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-6" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES

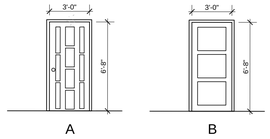


DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP.	JAMB WIDTH	MFG.	HARDWARE	LOCATION
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY
10	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY
11	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY
12	3'-0" x 6'-8"	1-3/4"	STEEL INSULATED	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY

DOOR TYPES



PROPOSED PLAN SHEET KEYED NOTES

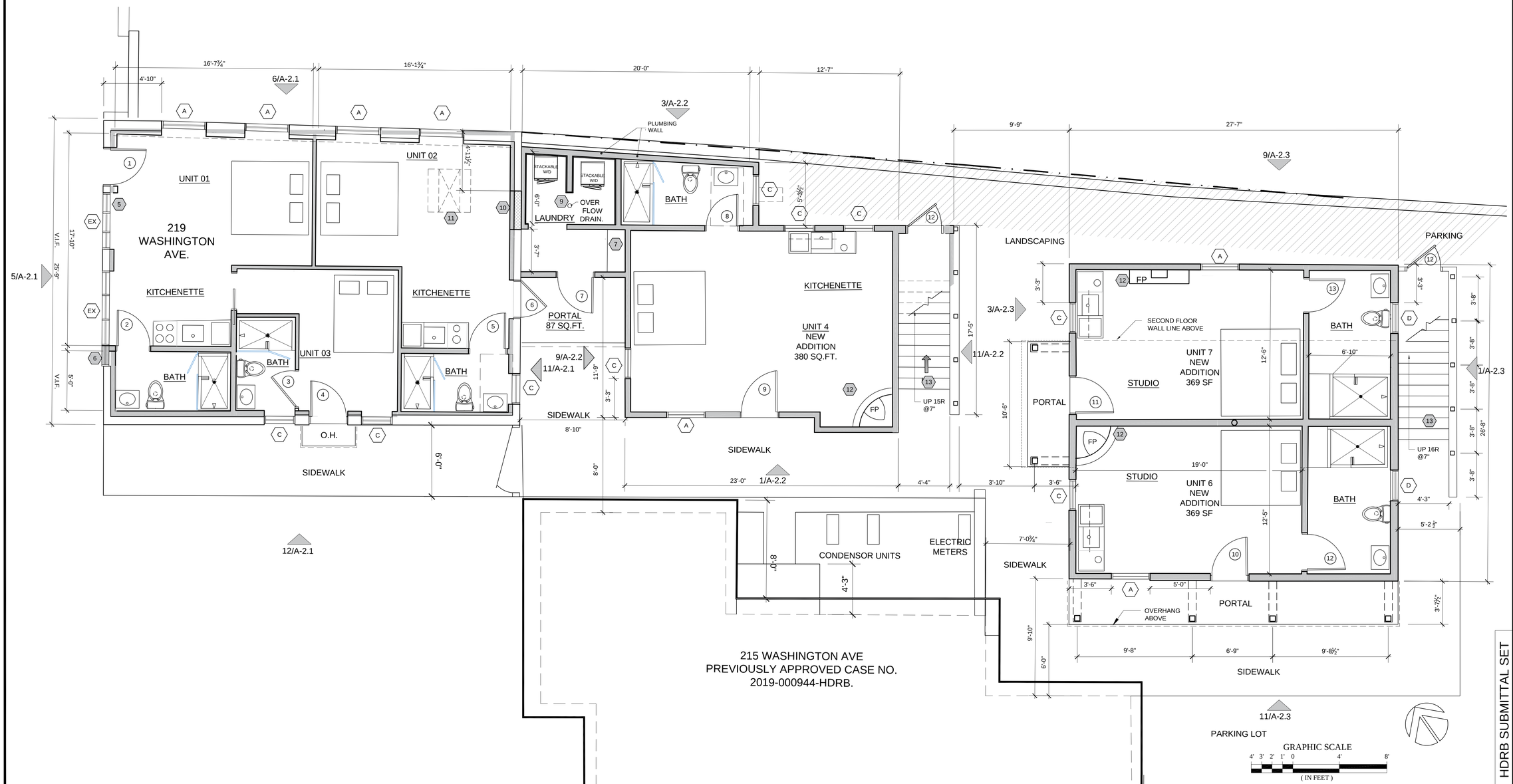
GENERAL:
1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. WIDEN DOOR FRAME OPENING TO ACCOMODATE NEW 3'-0 x 6'-8 DOOR & FRAME, PATCH, SAND & PAINT, COLOR BY OWNER
4. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
5. REPAIR EXISTING WINDOW PANES AS NECESSARY, PATCH, SAND & PAINT
6. BLOCK PANE IN FRONT OF NEW WALL
7. FOLDING TABLE
8.
9. OVERFLOW DRAIN LOCATION
10. INFILL OPENING
11. EXISTING SKYLITE TO REMAIN
12. VENTLESS GAS LOGS
13. EXTERIOR WHITE METAL STAIRS & LANDING AT TOP w/COVERED ROOF

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS TO REMAIN

3 ONE HOUR EXTERIOR WALL RATING - UL 305 OPENINGS <25%



PROPOSED FIRST FLOOR PLAN

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

1

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED FIRST FLOOR PLAN SCHEDULES

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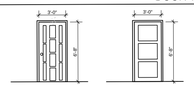
Sheet: FP-1

DOOR & WINDOW SCHEDULES

DOOR SCHEDULE

	FLOOR PLAN SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE	LOCATION	REMARKS
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY	UNIT 4,5 - BASEMENT STAIRS
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH	UNIT 4,5 - BASEMENT STAIRS
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH	UNIT 4,5 - MECHANICAL ROOM
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY	UNIT 6,7,8,9 - BASEMENT STAIRS
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH	UNIT 6,7,8,9 - BASEMENT STAIRS
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY	UNIT 6,7,8,9 - MECHANICAL ROOM
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY	
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH	
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY	
10	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY	
11	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY	
12	3'-0" x 6'-8"	1-3/4"	STEEL INSULATED	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY	

DOOR TYPES



WINDOW SCHEDULE

	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-8" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 2'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 9/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES



PROPOSED PLAN SHEET KEYED NOTES (X)

GENERAL:

1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
4. NEW 2'-4" OVERHANG
5. EXTERIOR EXIT METAL STAIRWAYS TO SECOND FLOOR TO MATCH 215 AND BE PROTECTED FROM WEATHER
6. NEW RINNAI INSTANT HWL
7. NEW ELECTRIC PANEL LOCATION
8. OVERFLOW DRAIN LOCATION
9. INSTALL NEW 3/4" T.&G. PLYWOOD DECK ON EXISTING FLOOR OF SHED
10. EXISTING SKYLITE TO REMAIN
11. REPLACE MISSING GLASS PANES - FRONT WINDOW
12. BRICK BORDER AROUND NEW PLANTING AREAS
13. VENTLESS GAS LOGS

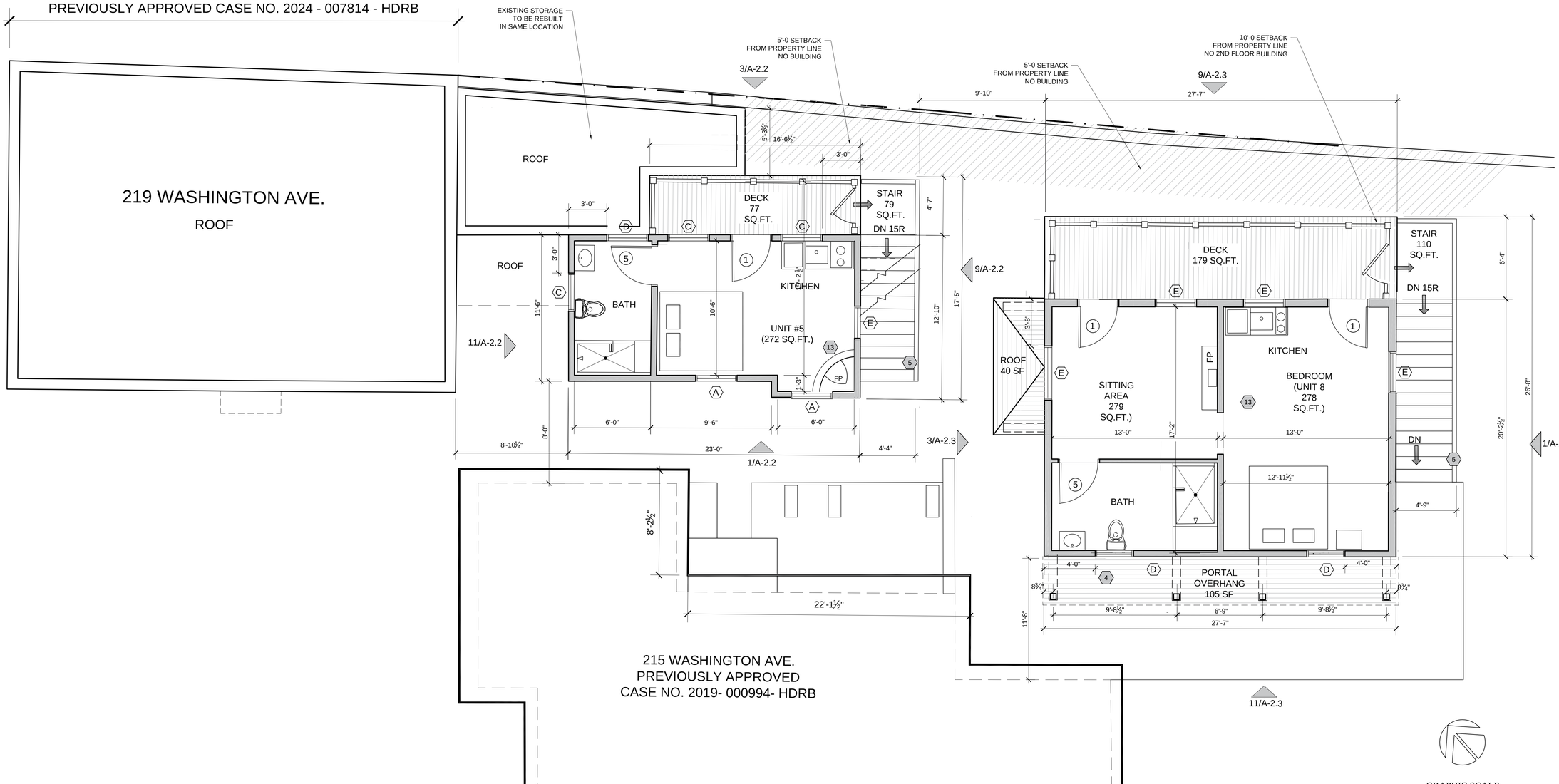
LEGEND

PROPOSED WALLS
NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS TO REMAIN"

EXISTING RAISED FLOOR TO BE REMOVED

3 ONE HOUR RATED EXTERIOR WALL - UL 305
OPENINGS < 25% IBC TABLE 705.5 FIRE RESISTANCE RATING



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

PROPOSED SECOND FLOOR PLAN

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

1

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RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED SECOND FLOOR PLAN SCHEDULES

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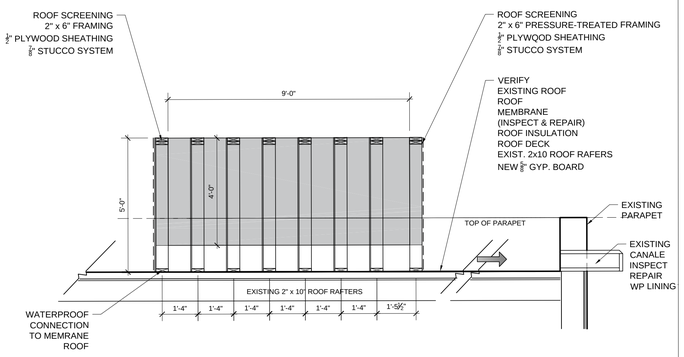


ROOFTOP EQUIPMENT SCREENING SCALE: ⅜" = 1'-0" 16

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C.

EXISTING WALLS TO REMAIN

ROOF DRAINAGE CALCULATIONS

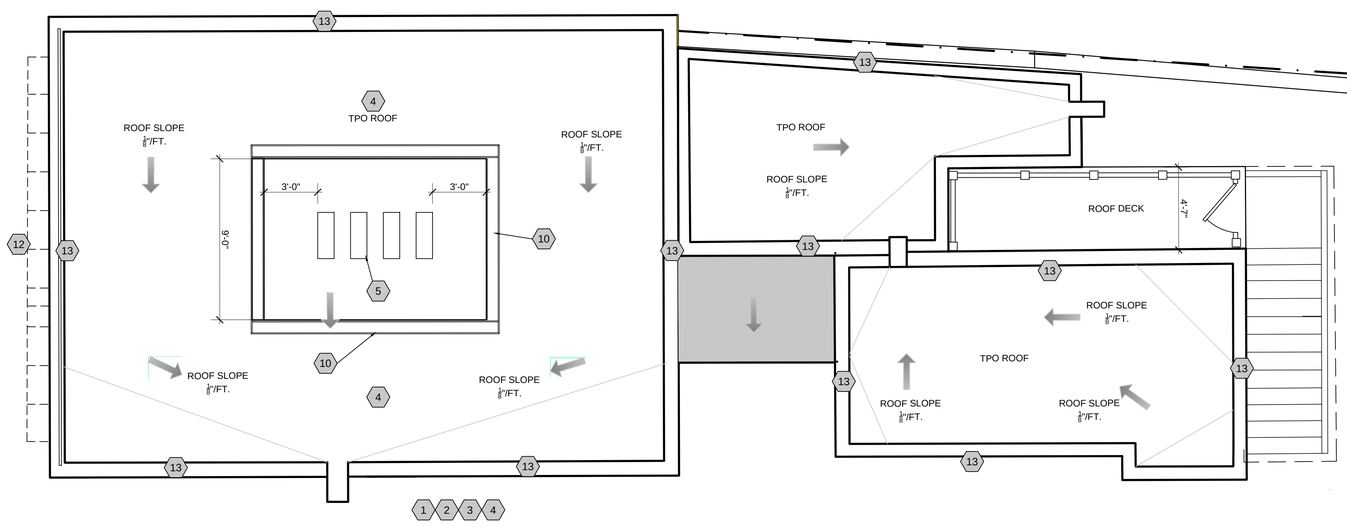
ROOF AREA: 818 SQFT

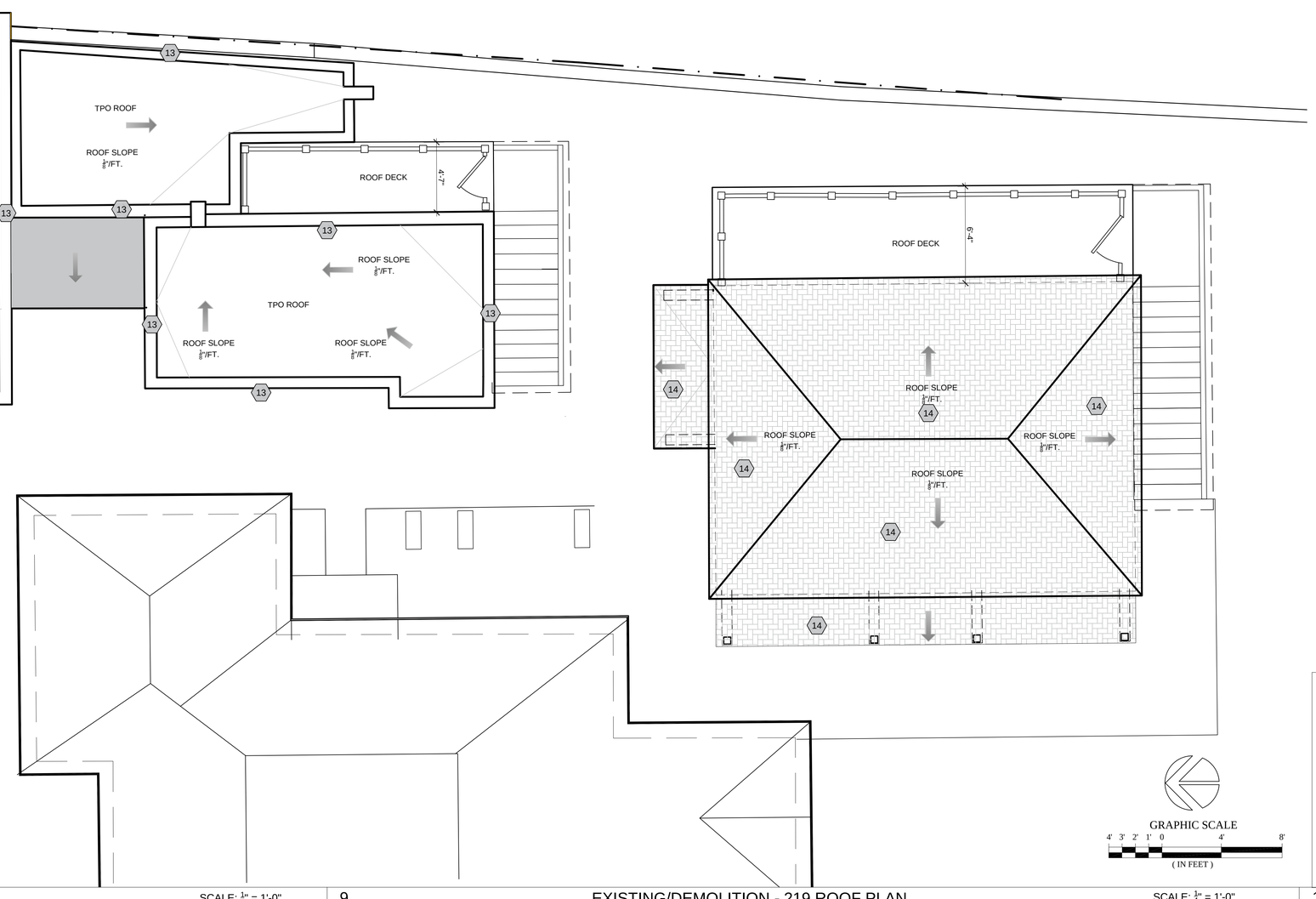
1 CANALE = 400 SF OF AREA

PROPOSED ROOF PLAN SHEET KEYED NOTES

GENERAL:

1. INSPECT ROOF FOR WATER DAMAGE AND AREAS THAT NEED REPAIR DETERMINE NEED FOR NEW ROOF
2. INSPECT AROUND ROOF VENT OPENINGS WHERE VENTS HAVE BEEN REMOVED REPAIR AND PATCH
3. PROVIDE NEW ROOF CAPS FOR NEW VENT OPENINGS (SEE MEP)
4. REPLACE ROOF FINISH AS NECESSARY, MOISTURE-PROTECT WOOD EDGES
5. EXHAUST AND RE-CIRCULATION SEE MECHANICAL DRAWINGS
6. NEW HVAC MINI-SPLIT CONDENSERS ON ROOF. SEE MECHANICAL DWG FOR TIE-DOWN TO ROOF.
7. EXISTING WOOD OVERHANG - INSPECT, REPAIR, SAND & STAIN
8. EXISTING WOOD CANALE - INSPECT, REPAIR, WATERPROOF LINING
9. MECHANICAL CONDENSERS MOUNTED ON ROOF PER MFG. SPECIFICATIONS, (4 TYP.)
10. ROOF SCREENING TO PROVIDE VISUAL BLOCK OF ROOFTOP EQUIPMENT
11. NEW TPO ROOF - TAN FINISH
12. EXISTING WOOD OVERHANG TO BE EVALUATED FOR REUSE OR REMOVAL
13. TERRITORIAL BRICK COPING ON TOP OF PARAPET
14. SHINGLE3S TO MATCH STYLE & MATERIAL OF EXISTING SHINGLES ON 215 BUILDING ROOF





PROPOSED ROOF PLAN SCALE: ¼" = 1'-0" 9

EXISTING/DEMOLITION - 219 ROOF PLAN SCALE: ¼" = 1'-0" 1

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RENOVATIONS & ADDITIONS
MINI-HOTEL for:

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SANTA FE, NM

TITLE:

PROPOSED ROOF PLANS

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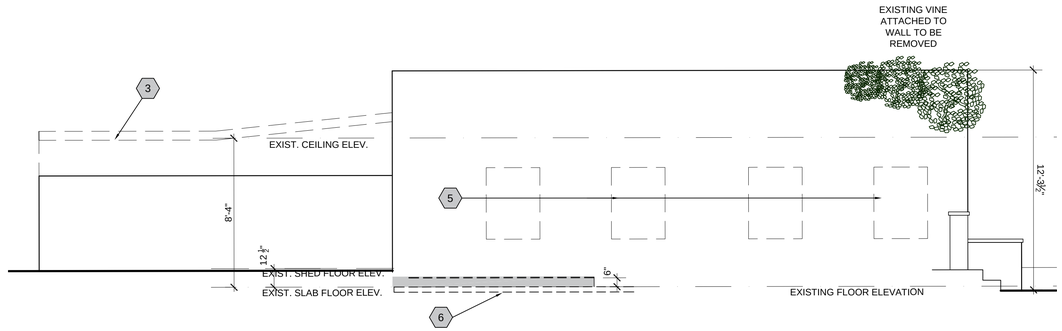
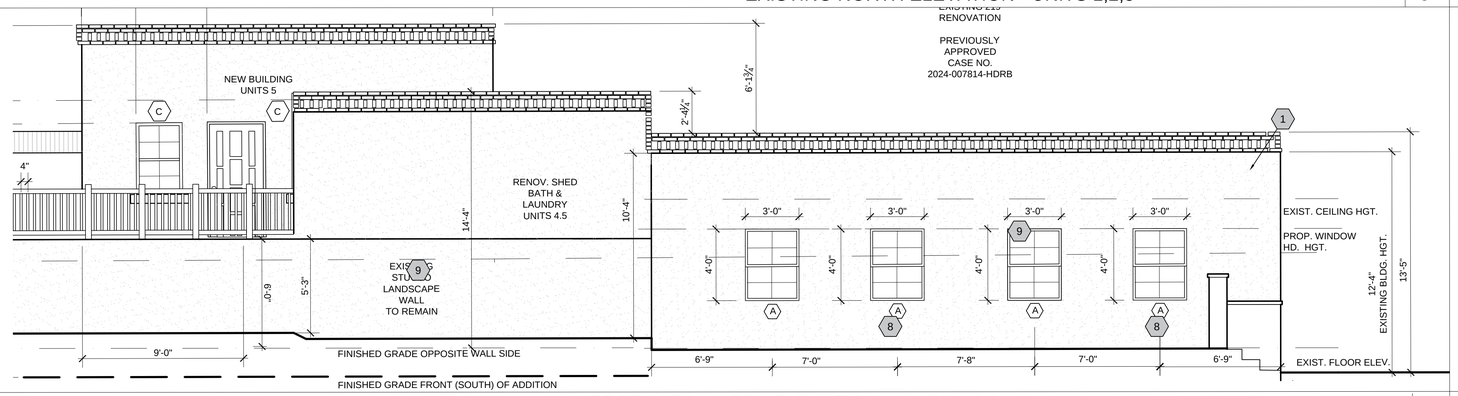


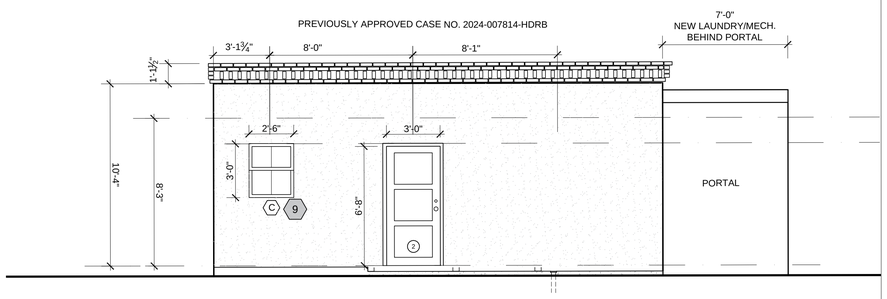
EXISTING NORTH ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" 8



PROPOSED NORTH ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" 7



EXISTING EAST ELEVATION SCALE: ¼" = 1'-0" 6



PROPOSED EAST ELEVATION SCALE: ¼" = 1'-0" 5

EXISTING/DEMO PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE DOOR & FRAME, COMPLETE. ROUGH-IN FOR NEW DOOR 36" x 84" WIDEN DOOR FRAME ROUGH OPENING TO 39" AND HEIGHT TO 87"
2. REMOVE DOORS, WINDOWS & FRAMES COMPLETE
3. EXISTING SHED TO BE REMOVED IN REAR YARD & REBUILT ON EXIST. FOOTPRINT
4. DEMO CONCRETE LANDING - DROP GRADE 3" +/- (V.I.F.)
5. CUT OUT WALL FOR NEW WINDOWS & ROUGH FRAME FOR OPENING
6. EXISTING INTERIOR RAISED FLOOR TO BE REMOVED
7. REPLACE (2) PANES WITH NEW GLAZING TO MATCH EXISTING '

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

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

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:
UNITS 1,2,3
NORTH & EAST
EXISTING
PROPOSED
ELEVATIONS

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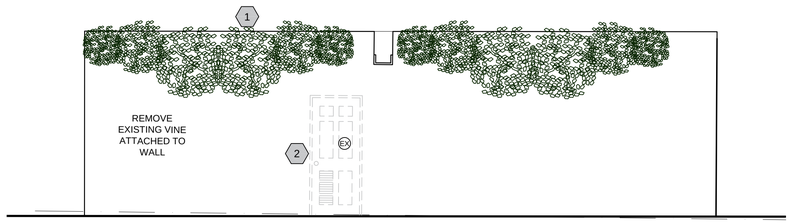
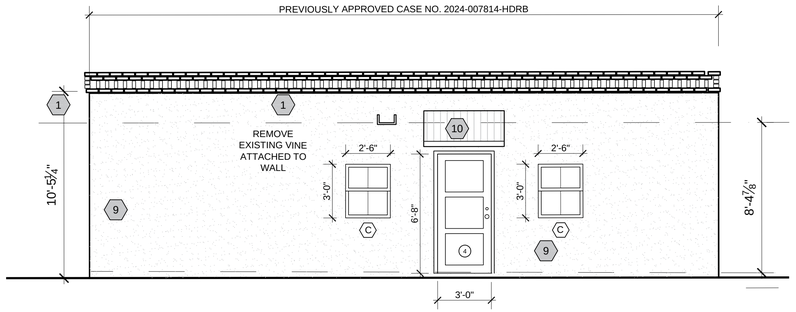
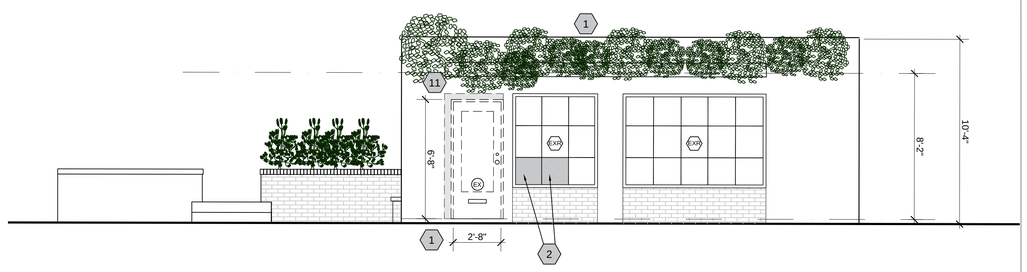


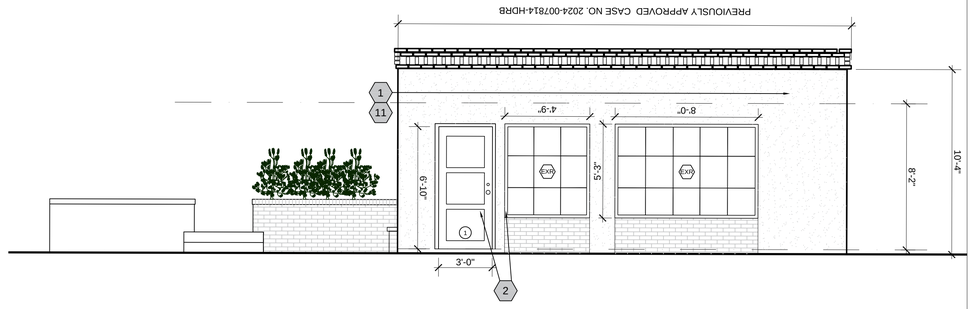
EXISTING SOUTH ELEVATION - UNITS 1,2,3 | 12



PROPOSED SOUTH ELEVATION - UNITS 1,2,3 | 7



EXISTING WEST ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 6



PROPOSED WEST ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 5

PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING VINE TO ACCOMODATE NEW WINDOW AND DOOR VERIFY ROOT DAMAGE IN STUCCO WALL
2. RENOVATE OPENINGS WITH NEW WINDOW & DOOR, REPAIR WALL, AND PATCH AS NECESSARY, SAND AND PAINT, COLOR BY HDRB.
3. REAR PORTAL COLUMNS & FRAMING TO BE REPAIRED, SAND & PAINT
4. SET EXIST. PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
5. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
6. NEW SUMP DRAIN IN NEW CONC. SLAB
7. FINISH & COLOR ON RENOVATED SHED BY HDRB
8. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
9. RE-STUCCO EXTERIOR WALLS
10. INSTALL OVERHANG ROOF OVER UNIT 3 EXTERIOR DOOR
11. EVALUATE & REPAIR EXISTING OVERHANG

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

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

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 1,2,3
SOUTH & WEST
EXISTING
PROPOSED
ELEVATIONS

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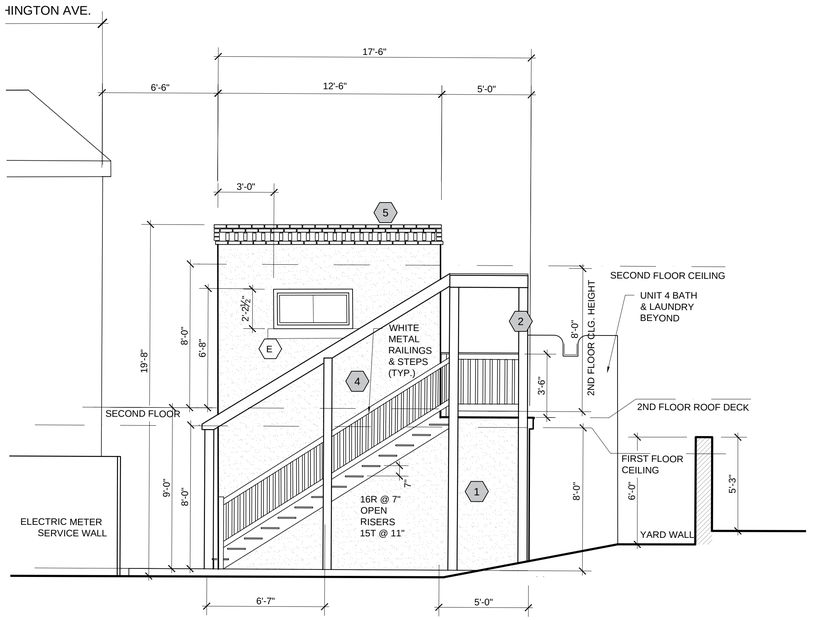
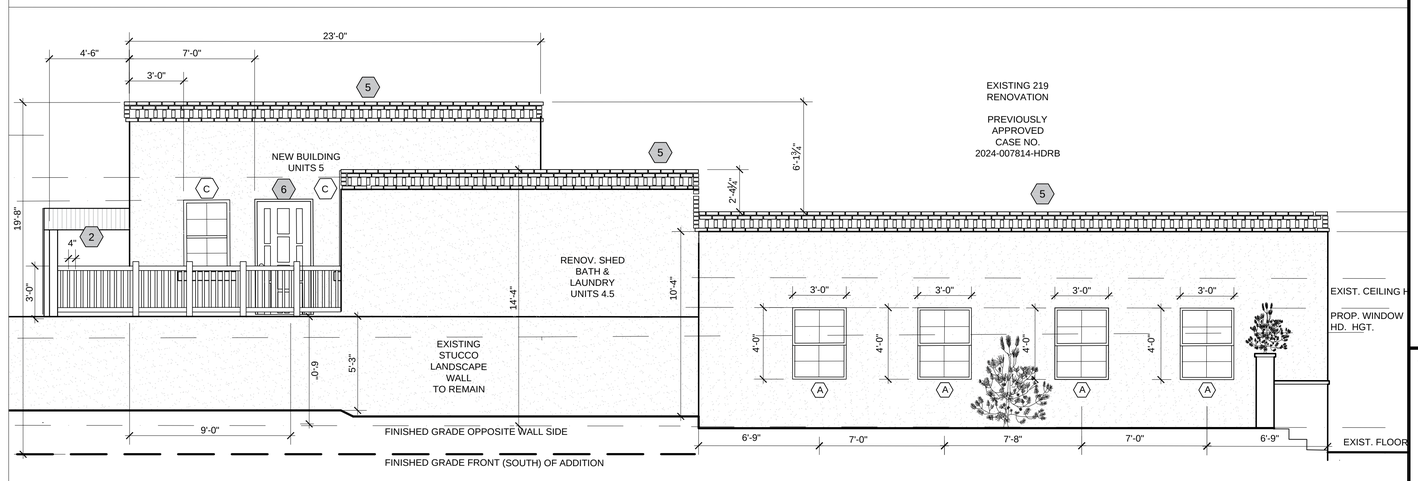
PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

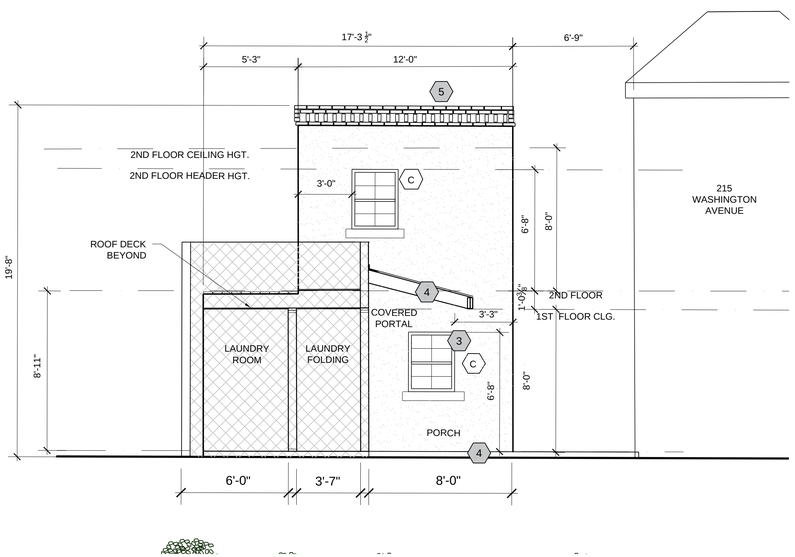
1. STAIRS TO SECOND FLOOR TO BE WHITE METAL GUARDS, HANDRAILS & TREADS (SLIP RESISTANT)
2. EXTERIOR ROOF COVERING OVER EXTERIOR STAIRS (WHITE METAL)
3. PORTAL ROOF OVER LAUNDRY ENTRY DOOR
4. STONE SILL TO MATCH BLDG. 215
5. TERRITORIAL BRICK COPING
6. UNIT FRONT DOORS TO MATCH 215 MAIN DOOR
7. DECO ARCH INDENT IN EXTERIOR WALL - 4"



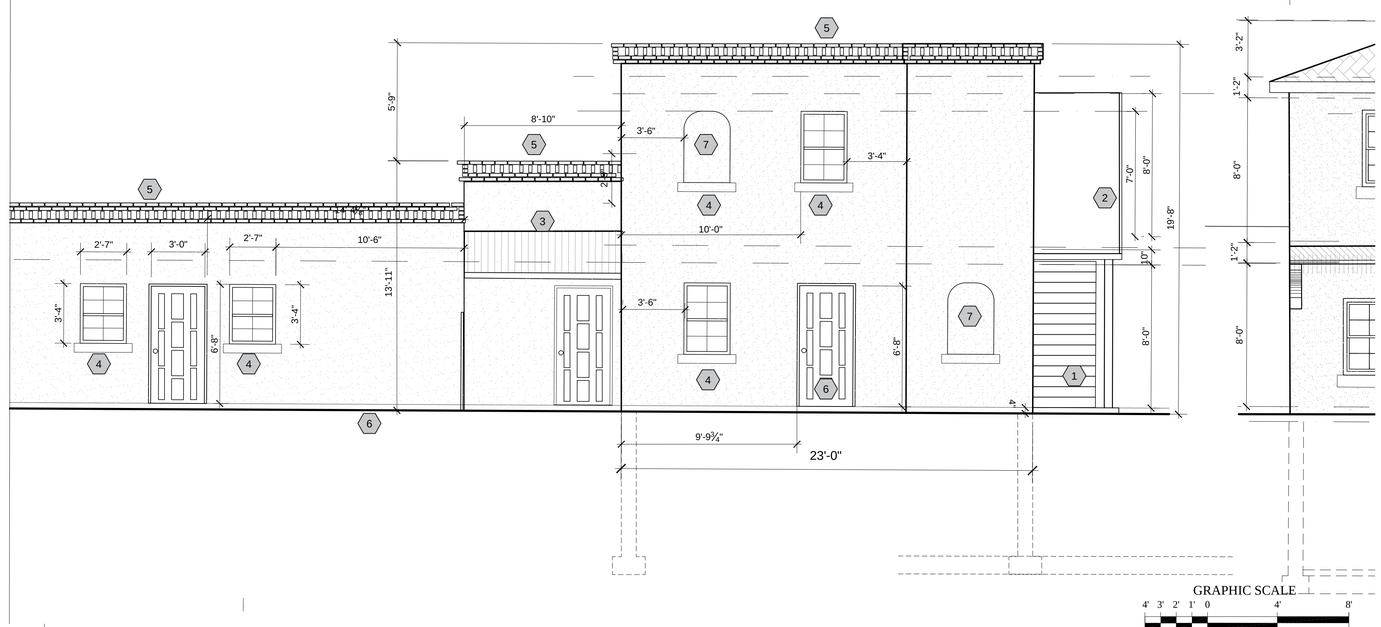
PROPOSED EAST ELEVATION - UNITS 4,5 SCALE: 1/4" = 1'-0" 11



PROPOSED NORTH ELEVATION - UNITS 4,5 SCALE: 1/4" = 1'-0" 3



PROPOSED WEST ELEVATION - UNITS 4,5 SCALE: 1/4" = 1'-0" 9



PROPOSED SOUTH ELEVATION - UNITS 4-5 SCALE: 1/4" = 1'-0" 1

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RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:
UNITS 4 & 5
PROPOSED
ELEVATIONS
TWO-STORY

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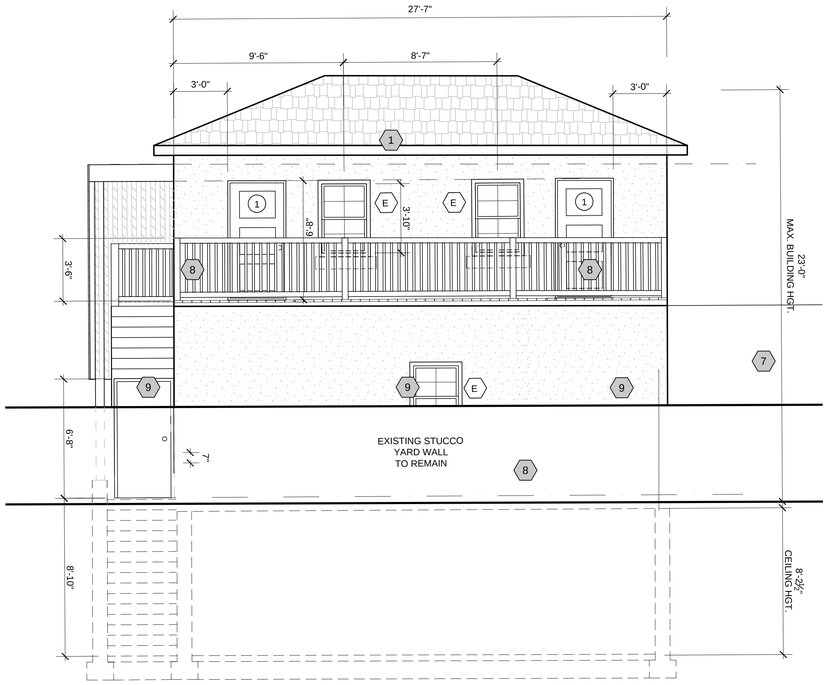
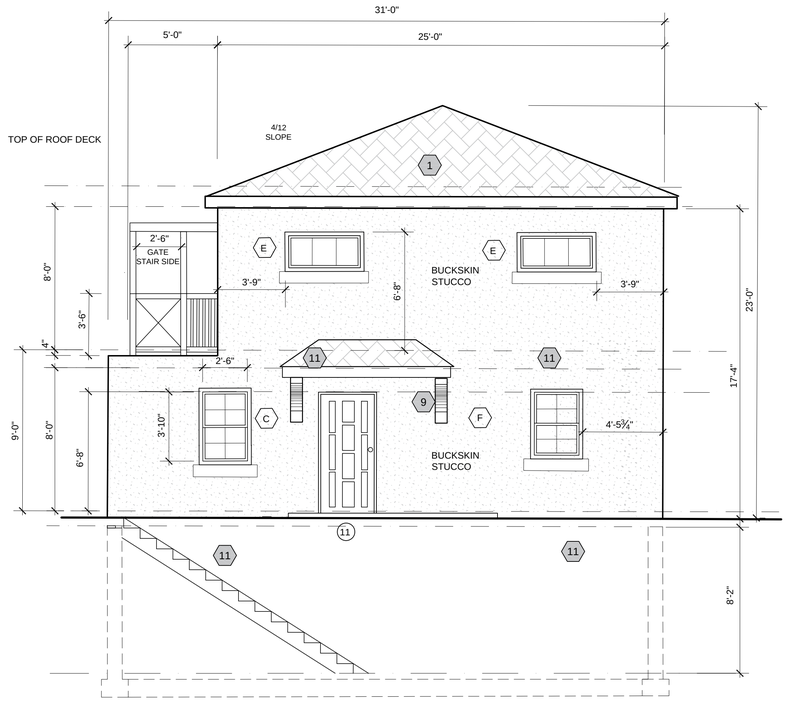


PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9, SCALE: 1/4" = 1'-0" 11

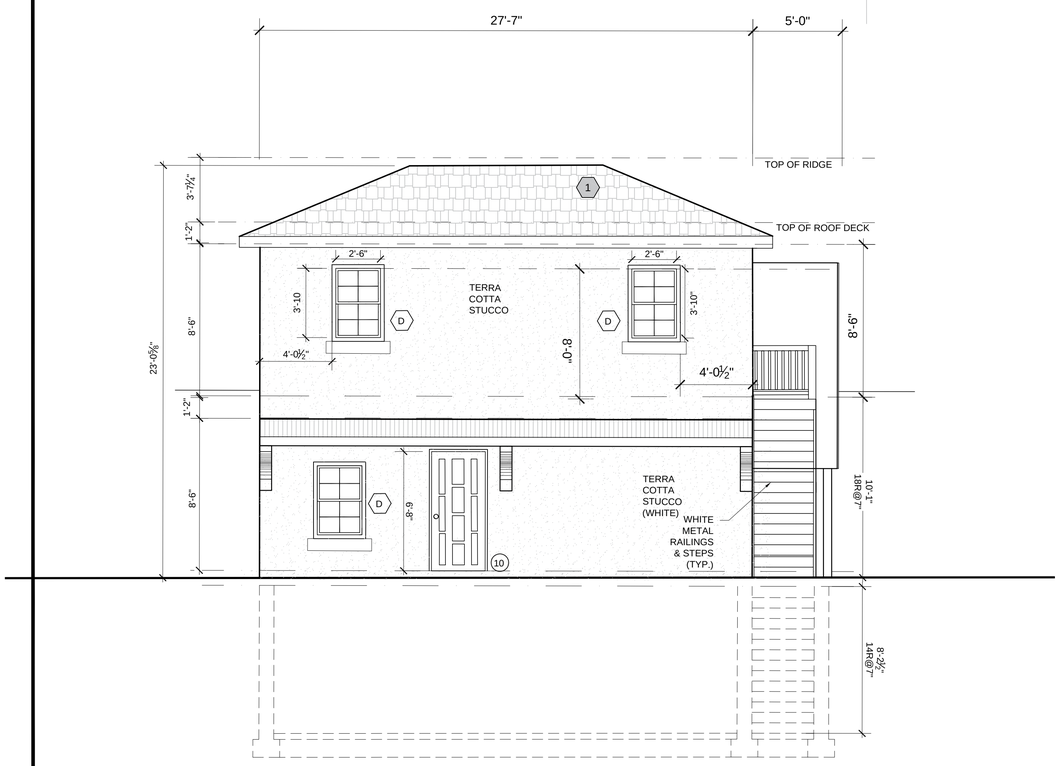
PROPOSED ELEVTIONS SHEET KEYED NOTES

GENERAL:

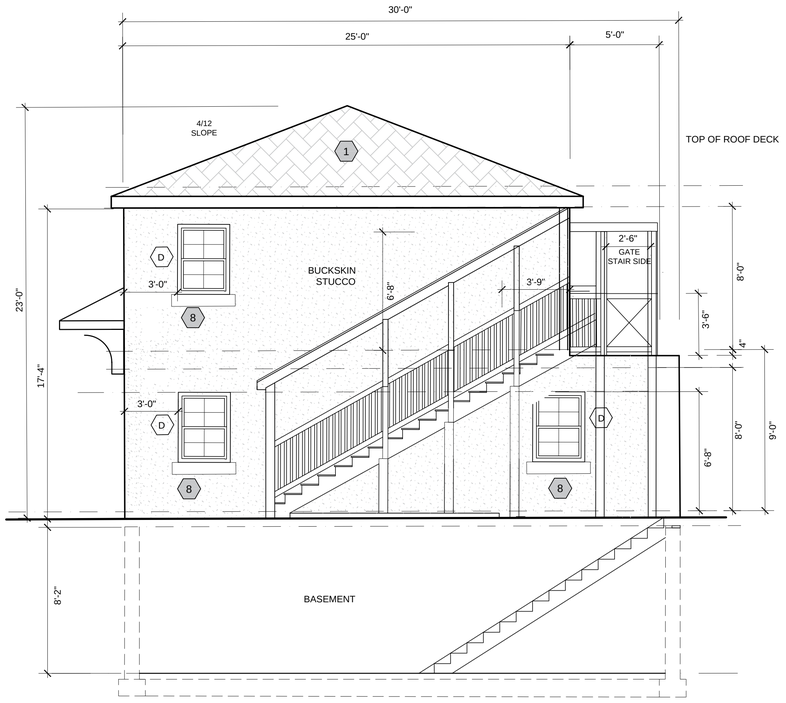
1. NEW SHINGLES TO MATCH EXISTING BUILDING 215
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL



PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: 1/4" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: 1/4" = 1'-0" 9



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

PROPOSED EAST ELEVATION 6,7,8,9 SCALE: 1/4" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 6,7,8,9
PROPOSED
ELEVATIONS
TWO-STORY

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redc52@gmail.com

DESIGN SERVICES
Production Documents
Residential - Commercial

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L+R DESIGN SERVICES, 2025

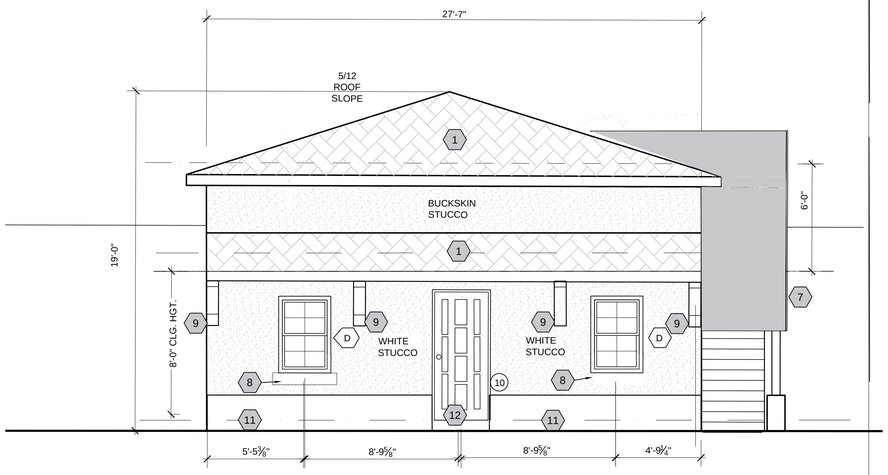
Date: 10.03.2025
revised:

Sheet: A-2.3

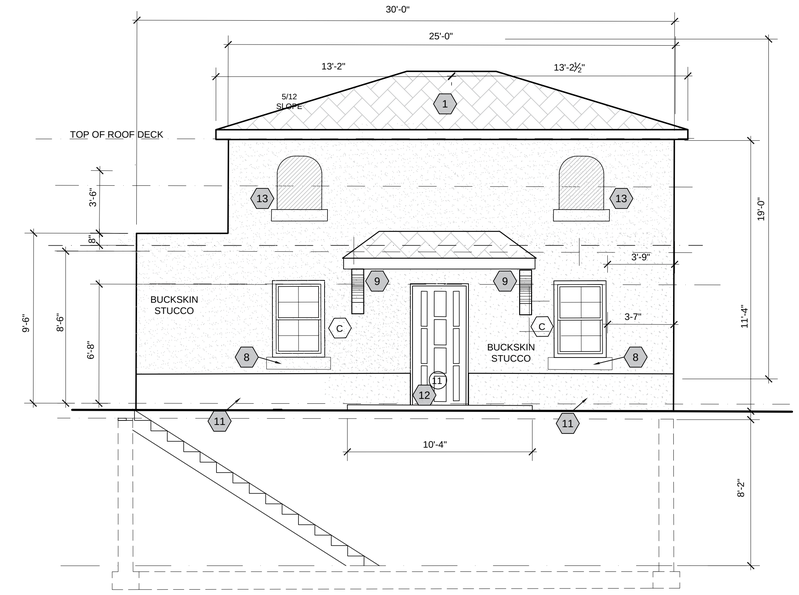
PROPOSED ELEVTIONS SHEET KEYED NOTES

GENERAL:

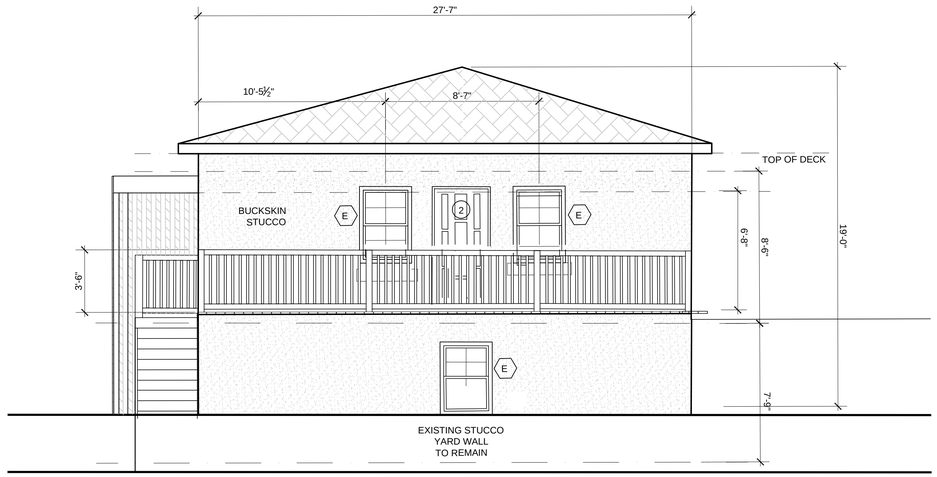
1. MATCH PROPOSED SHINGLES TO MATCH EXISTING 215 BUILDING
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 4" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL
11. STONE BLOCK 24" A.F.G. - TO MATCH FRONT ELEVATION OF 215
12. NEW UNIT DOORS TO MATCH STYLE OF EXISTING 215 FRONT DOOR
13. 4" ARCH INDENT INTO EXTERIOR WALL



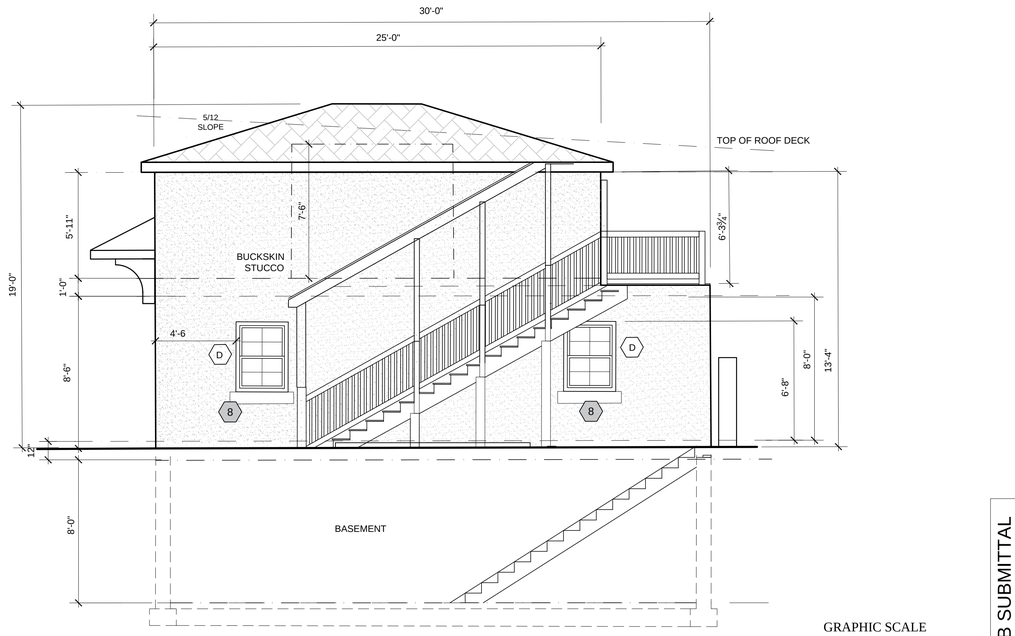
PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9, SCALE: ¼" = 1'-0" 11



PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: ¼" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: ¼" = 1'-0" 9



PROPOSED EAST ELEVATION 6,7,8,9 SCALE: ¼" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 6,7,8
PROPOSED
ELEVATIONS
ONE-STORY

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LHR DESIGN SERVICES, 2025

Date: 10.03.2025
revised:

A-2.3
ALTERNATE
ONE AND
A HALF
STORY

Sheet:

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

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

2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Significant, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0".

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.

Sample motions:

a. Approve or deny Case #2025-010495 to allow these alterations to 439 Camino del Monte

Sol Lot 1-A.

b. Approve or deny Case #2025-010495 to allow these alterations to 439 Camino del Monte Sol Lot 1-A subject to conditions.

Should the Board deny the application request, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The single-family residence at 439 Camino del Monte Sol Lot 1-A is listed as significant to the Downtown and Eastside Historic District. The main residential structure was built in 1925 on a 0.73-acre parcel and comprises of 5,894 sq. ft. of roofed area. The 1991 New Mexico Historic Building Inventory (HBI) survey form records the architectural design style as Spanish-Pueblo Revival as seen by the adobe block and wooden viga construction material, recessed doors and windows, and flat roof with rounded parapets. The structure has undergone several alterations and additions in the 1990s as noted below, however the core structure maintains the original inception of design and character to the streetscape and district in which it resides. The proposed detached garage addition will not impact the current status and integrity of the structure.



Figure 1. East Facade I.



Figure 2. East Facade II.



Figure 3. East Facade III.

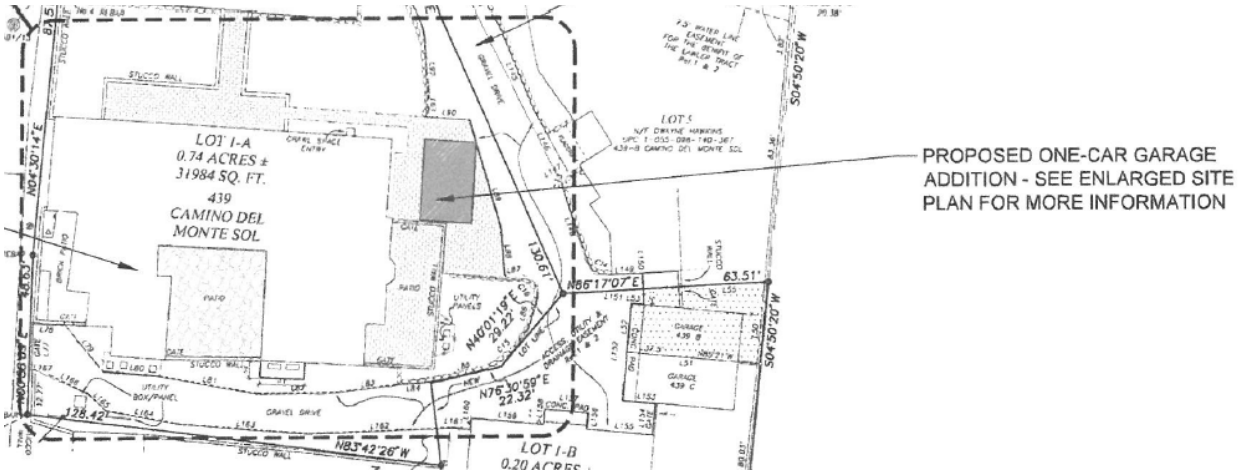


Figure 4. Proposed Site Plan.

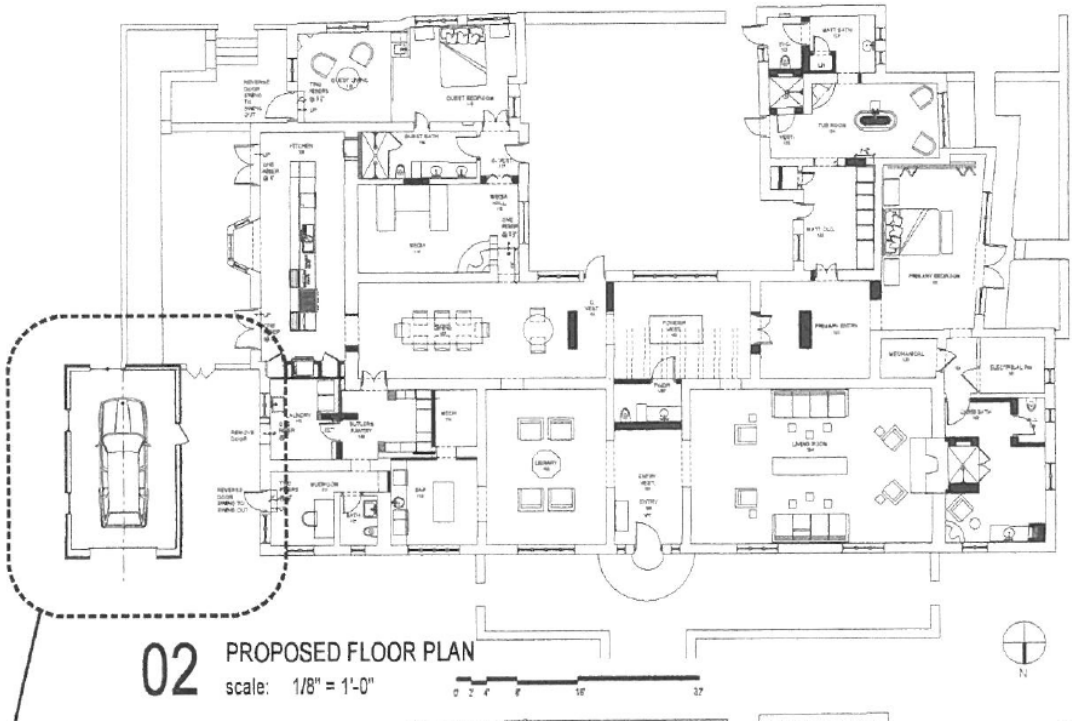


Figure 5. Proposed Floor Plan.

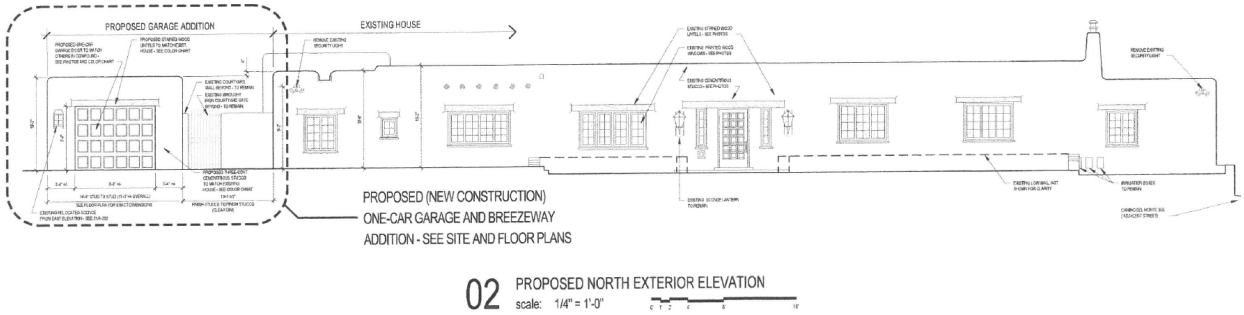


Figure 6. Proposed North Elevation.

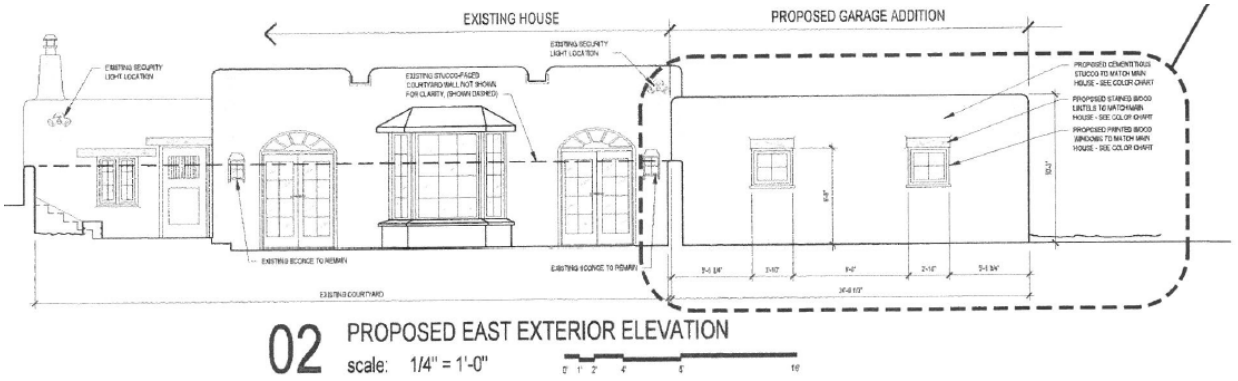


Figure 7. Proposed East Elevation.

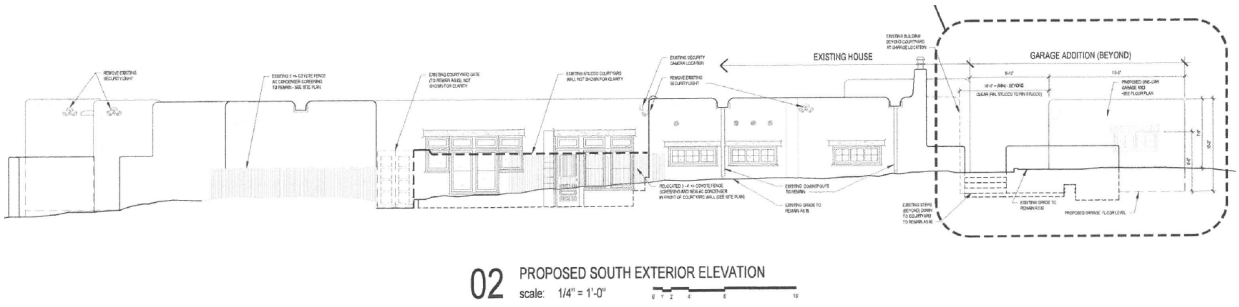


Figure 8. Proposed South Elevation.

The proposed detached garage will be finished with stucco to match the existing house and have a wooden garage door. The structure will be set back to the east by 10 feet from the existing east elevation. The proposed garage structure will be comparable to and compatible with the existing architectural style of the structure.

Previous cases at 439 Camino del Monte Sol Lot 1-A include:

On August 26, 2025, in Case No. 2025-010871-HDRB, the Board adopted staff's recommendation that the historic status of the structure be upgraded to significant for all the reasons set forth in the staff report and for some of the additional specific reasons that were flushed out in the discussion

tonight including the fact that this was one of the very earliest if not earliest design inspirations at least of John Gaw Meem in 1925 for what was then being developed as the Spanish Pueblo Revival style, that Mary Austin, herself seemed to be involved in this with the assistance of another very important figure Frank Applegate, so if there are modifications that were made from the original Meem drawings it's fair to assume that they were made by Mary Austin, herself and Frank Applegate, that the house was the center of cultural activities in Santa Fe for nearly a decade at one of the most significant periods in Santa Fe's history including the origin of the Santa Fe preservation movement and the origin of the Old Santa Fe Association as founded by Mary Austin and others in that circle that revolved around this very house, that it was deeded by Mary Austin to be continued as a cultural property under the ownership of the Indian Arts Fund and was for several years, that it was then a school of fine arts, that included all the faculty who were very important Santa Fe artists, and that most of the modifications that have been made to the property since the time it was originally built were made in the historic era and are more than 50 years old and show the evolution and accretive style of Santa Fe architecture and therefore find that it does retain a high level of historic integrity and its important associations with local notable community members and also a finding that there is information in the record that some of the modifications to the exterior may be non-historic and that would be taken into consideration by the Board in any future applications.

On June 10, 2025, in Case No. 2025-010945-HDRB, the Board postponed the case in favor of obtaining a new Historic Cultural Properties Inventory report for this building so they could review the status before reviewing the design that was proposed. The motion passed with a 3-1 vote for and one against.

On November 5, 1997, in Case No. H-97-171, the Historic Districts Review Board (Board) moved to approve the application as submitted which included the removal of bay windows and French doors on the east elevation creating a portal and restoring the historic profile of the east elevation, and the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the south of the building. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172A, the Board moved to approve the application as submitted which included the construction of a new single-bay garage at the northwest section of the main house to a height of 9'-6" to 11' from grade. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172B, the Board moved to approve the application as submitted which included the construction of a new single-bay garage on the east elevation of the main house to a height of 10' to 11' from grade. The motion passed with a 6-0 vote for and none against. The garage was never constructed by the gallery.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a detached one-car garage on the east elevation to a height of 10'-3" where the maximum allowable is 14'.

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).

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

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 4-8-2025	Property Owner of Record	Christopher Greulich & Matthew Boland (The Greulich-Boland Revocable Trust)	
Applicant/Agent Contact	Charles Rosenberg at Hoopes Architects - Santa Fe, NM 87501 direct # (505) 257-4506		
Site Address	439 Camino del Monte Sol - Santa Fe, NM 87501		
Suite or Space #	Subdivision Name	Cinco Soles Compound	
Lot # 1-A	Block #	Total Roof Area (square feet)	6,286
Lot Coverage % 19.65	Lot Size (square feet)	31,984 (.74 acres)	
Proposed Construction Description	One-car garage and connection (breezeway) addition to existing house.		
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan		
Zoning District R5	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks	Front (NA) existing	Rear 5' per note 13	Left Side (NA) existing / Right Side (NA) existing
Required Setbacks	Front 7'	Rear 5' per note 13	Left Side 5' / Right Side 5'
Proposed Height 10'3"	Max Height 14'	Parking Required 2 / Provided 9	Bike Parking NA / Provided NA

Historic Planning Case Manager Paul Duran

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ☐ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
☐ Y ☐ N Site Visibility Triangle	☐ Y ☐ N Escarpment Slope Analysis	☐ Y ☐ N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Charles William Rosenberg ☐ Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	✓ Reviewed w/ conditions	☐ Denied
Comments/Conditions	lot is not zoned for commercial Arts Activities	
Preliminary Zoning Review completed by	Rebekah Clouser	Date 4/25/25
Preliminary Zoning Review #	2025-0103604 PAR	

City of Santa Fe

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

PROJECT DESC: 2025-010871-HDRB, 439 Camino del Monte Sol, Downtown and Eastside Historic District, Contributing, Craig Hoopes, agent for Chris Greulich and Matthew Boland, owners, request status review with primary façade designation(s) if applicable.

CASE NUMBER: 2025-010871--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 439 CAMINO DEL MONTE SOL
Santa Fe, NM 87505

CONTACTS: Applicant Craig Hoopes 333 Montezuma Ave.
Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 26, 2025. The decision of the Board was to adopt staff's recommendation that the historic status of the structure be upgraded to significant for all the reasons set forth in the staff report and for some of the additional specific reasons that were flushed out in the discussion tonight including the fact that this was one of the very earliest if not earliest design inspirations at least of John Gaw Meem in 1925 for what was then being developed as the Spanish Pueblo Revival style, that Mary Austin, herself seemed to be involved in this with the assistance of another very important figure Frank Applegate, so if there are modifications that were made from the original Meem drawings it's fair to assume that they were made by Mary Austin, herself and Frank Applegate, that the house was the center of cultural activities in Santa Fe for nearly a decade at one of the most significant periods in Santa Fe's history including the origin of the Santa Fe preservation movement and the origin of the Old Santa Fe Association as founded by Mary Austin and others in that circle that revolved around this very house, that it was deeded by Mary Austin to be continued as a cultural property under the ownership of the Indian Arts Fund and was for several years, that it was then a school of fine arts, that included all the faculty who were very important Santa Fe artists, and that most of the modifications that have been made to the property since the time it was originally built were made in the historic era and are more than 50 years old and show the evolution and accretive style of Santa Fe architecture and therefore find that it does retain a high level of historic integrity and it's important for it's associations and also a finding that there is information in the record that some of the modifications to the exterior may be non-historic and that would be taken into consideration by the Board in any future applications.

For further information please call 505-955-6605.

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.**

Sincerely,



Paul Duran

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

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com
Maryland Business Listing L- 17332974
New Mexico CRS: First Light Consulting, CRS #03-224084-00-8

July 13, 2025 – *Revised July 23, 2025, upon receiving full set of John Gaw Meem drawings*

Craig Hoopes, AIA, NCARB
Hoopes Architects
333 Montezuma Avenue
Santa Fe, NM 87501

Re: 439 A Camino del Monte Sol – Evaluation for Significant Structure Status

Dear Mr. Hoopes:

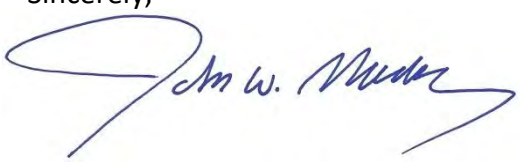
Per your June 13, 2025 email, I understand that the Historic Districts Review Board requested an evaluation of the above-referenced property for potential designation as a Significant Structure within the Downtown and Eastside Historic District. From this request, it appears the HDRB sought to determine whether the building might hold individual significance as a work associated with architect John Gaw Meem.

After reviewing period architectural drawings, early photographs, and available aerial imagery, it is clear that the building has undergone substantial alterations that have severely compromised its ability to convey Meem's original design for his client, Mary Hunter Austin. Over the decades following Austin's death in 1934, the structure experienced successive additions, expansions, and interior modifications that obscured or removed nearly all character-defining features from the Meem era. The only surviving façade is the original portion of the north elevation holding the entry door.

The building's cumulative changes — including the transformation of each elevation, reconfiguration of interior spaces, replacement of original fenestration, and introduction of non-historic design elements such as large skylights — have substantially eroded its historical integrity. These factors preclude the property from meeting the City of Santa Fe's requirements for Significant Structure status, which demand a high degree of integrity and clear representation of its period of significance.

The findings presented below summarize the property's historical evolution and provide a direct comparison between its original design of the Austin and Meem period, and its current altered condition, underscoring why it no longer embodies the distinctive characteristics necessary for Significant Structure designation.

Sincerely,



Capsule Property Development History

Mary Austin

Mary Hunter Austin (1868–1934) first arrived in Santa Fe in 1918, following an invitation from Ina Sizer Cassidy to visit the city. Austin, a well-known and respected playwright and author who had previously written about the Paiute Indians of the Mojave Desert, sought to expand her research into Native American cultures of the Southwest. Cassidy, a sculptor and writer, introduced Austin to Edgar Lee Hewett, director of the School of American Research, who could help facilitate her work.[1]

In late April 1918, Austin left New York City and boarded a train west to Santa Fe. She made an initial, brief scouting visit and returned that fall for a longer stay. The *Santa Fe New Mexican* noted her second arrival, announcing that the "famous novelist and playwright" would return to study "Pueblo tenure and Indian communal customs."[2]

In a letter to her publisher, Houghton Mifflin, Austin described her warm welcome, particularly at the School of American Research (then housed in the Palace of the Governors), where she began her studies: "I am now sitting in almost the oldest building... The school here has put every facility at my command and the field is so rich that I lie awake nights fearing somebody may take it away from me."[3] She was celebrated soon after in an article in *El Palacio*, which offered a glowing account of her career.[4]

Austin immediately immersed herself in Santa Fe's cultural life, establishing the Community Theater Association in December.[5] During this period, she also visited Mabel Dodge Luhan's home and salon, *Los Gallos*, in Taos. Luhan — the daughter of Charles Ganson, an immensely wealthy banker — had become a collector of artists and one of the country's most influential art patrons. The scene at Los Gallos inspired Austin, who envisioned creating a similar salon-like environment in Santa Fe.[6]

This vision led to Austin's acquisition of several parcels of land off Camino del Monte Sol, a road running from Acequia Madre to the Sunmount Sanatorium that was lined with artists' homes and studios. These purchases comprised three deeds issued between 1923 and 1926 for land acquired from the Romero and Sandoval families.[7] As she explained in her autobiography, the "circumstances were all favorably arrayed" to build a home. "I had a novel half-done, several good

[1] Augusta Fink, *I-Mary: A Biography of Mary Austin* (Tucson: The University of Arizona Press, 1983), 182.
[2] "Personal Gossip of the Town," *Santa Fe New Mexican*, October 12, 1918, 8.
[3] Quoted in Fink, *I-Mary*, 185.
[4] Ibid.
[5] "Community Theatre Association," *Santa Fe New Mexican*, December 4, 1918, 4.
[6] Ester F. Lanigan, *Mary Austin: Song of Maverick* (Tucson: The University of Arizona Press, 1989), 152-154.
[7] These deeds are recorded individually and referenced in the Executor's Deed from Harry P. Mera et al. to Clyde B. Gartner, recorded August 11, 1939, in Book 18, Page 58, Instrument No. 59844, records of Santa Fe County, New Mexico.

magazine commissions, and money on hand to accomplish the house as *I had planned it*."[8]

Casa Querida and John Gaw Meem

In 1925, Austin had her house constructed on Camino del Monte Sol. She later named it Casa Querida, or "The Beloved House," though never referred to is as such in *Earth Horizon*, her autobiography written at the home in 1932.

Austin — and several of her biographers — emphasized that she designed and built Casa Querida herself. She had done the same with her earlier home, Rose Cottage, in Carmel, California, 18 years before.[9] In her autobiography, she refers only briefly to the construction, stating: "I had rented a place at the top of the hill [a Frank Applegate property] and engaged a builder."[10] She never mentions an architect who may have assisted her with the design. However, upon examining John Gaw Meem's early project files, it appears that the young designer may have provided assistance to Austin in designing Casa Querida.

At that time, Meem was staying at Sunmount Sanatorium, where he opened an architectural practice in a shed with fellow patient Cassius D. McCormick. McCormick, an Indiana-born son of an industrialist, brought business acumen, project development experience, and financial resources to the partnership. On February 22, 1924, they announced their new firm, Meem & McCormick, Architects.[11] The pair quickly became involved in Santa Fe's booming residential construction scene, serving as consulting architects for a local real estate syndicate.

Through his contacts at Sunmount — most of them wealthy — Meem gained commissions for small residential and remodeling projects. His first chance at actual design came in 1924 when one of his fellow patients, Hubert Galt, a Chicago capitalist, purchased a five-room adobe house and asked Meem to develop a renovation scheme.[12]

This early work was followed the next year by a rush of new commissions for new homes, including one for Mary Austin. This work included formative projects such as the Ashley Pond House, the Meadors-Staples-Anthony House, and a dude ranch designed for the actor Tex Austin.

The file for the Mary Austin project is marked No. 9 and comes after the Ashley Pond project. It contains over 30 drawings, many of them studies, suggesting various façade and floor plan layouts. The surviving drawings show that Meem developed five different schemes for Austin (Fig. 2). This level of iteration is unusual and may indicate Meem's uncertainty or, more likely, that Austin was actively involved in the design process and requested multiple changes.

Austin was 25 years older than Meem and was in a much more powerful position than the young architect (or, more accurately at this point, designer), who was just beginning his career. They did

[8] Mary Austin, *Earth Horizon: Autobiography* (New York: Houghton Mifflin Co., 1932), 355. Emphasis added.
[9] Ibid. and Lanigan, *Mary Austin: Song of Maverick, 153.*
[10] Austin, *Earth Horizon: Autobiography*, 355.
[11] John W. Murphey and Alan "Mac" Watson, *John Gaw Meem Office* (National Register of Historic Places Nomination), Santa Fe, N.M.: New Mexico Historic Preservation Division, 2018, 31.
[12] Ibid., 28.

not appear to move in the same social circles. Austin was an activist, championing Native American rights and pushing for the passage of the Pueblo Lands Act of 1924; Meem seeking commissions and giving lectures to groups such as the Kiwanis, of which he was a member.

The drawings — many of them undated — begin to show the two (this is assumed) arriving at a design that would inform Casa Querida. Among these isa final construction set, dated May 25, 1925, illustrating the north, west, south, and east elevations of the planned house (Figs. 3-7). These drawings, coupled with photographs taken during its construction, help suggest what was actually built — a house quite different from the structure that stands on the site today (Figs. 23-27).

Austin's autobiography does not mention Meem in any connection but does discuss her friendship with Frank Applegate, an artist and sculptor who was also something of a designer. Applegate had redesigned the de la Peña House and is credited with work on other artists' homes and studios along Camino del Monte Sol. While Applegate's biographers state that Austin hired Meem to "design and build" the house—something an architect typically would not have done at the time—it appears Applegate instead served as an informal adviser during construction.[13] The biographers further claim that Applegate's wife, Betty Applegate McClung, recalled that he often ridiculed its design.[14]

Despite Meem's involvement, he is not mentioned in any contemporary accounts in the *Santa Fe New Mexican* connecting him to the house or to Mary Austin. Articles in 1925 do mention him in relation to other commissions, including the Tex Austin dude ranch, a house designed for Emory Stedman, a patio addition at Sunmount, and future work for the Church of the Holy Faith.[15]

A brief note in the *New Mexican* on May 27, 1925, stated that Mary Austin was building a home on Camino del Monte Sol, evidenced by "long rows of adobes, now baking in the sun."[16] Another article, a few months later, identified the building's contractor as Pete Harkins and listed its cost at $10,000.[17] Based on newspaper accounts, Casa Querida was completed in November 1925 and occupied by Mary Austin and her niece, Mary Hunter, in December. Several photographs were taken after its completion (Figs. 8-13; see also Figs. 23-27).

Casa Querida's front door opened into a viga-beam hallway that organized the house, which contained seven principal rooms (Fig. 27). The front area held the public spaces, including a large reception room where Austin hosted teas and led her salon. On the opposite side was an intimate sitting room and library (Fig. 12). This space featured a corner fireplace and a bookshelf that, according to a drawing by John Gaw Meem, could hold 3,000 books. A door to the east opened into Austin's writing room that included a vault for safeguarding her manuscripts. Based on photographs, theses rooms were decorated with handmade tin light fixtures, carved tables, and Native American pottery.

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[13] Daria Labinsky and Stan Hieronymus, *Frank Applegate of Santa Fe: Artist and Preservationist* (Albuquerque: LPD Press, 2001), 174.
[14] Ibid.
[15] Review of articles printed in the *Santa Fe New Mexican*, January to December 1925.
[16] "Many Fine Homes are Going up in Old Santa Fe," *Santa Fe New Mexican*, May 27, 1925, 5.
[17] "Building Activity is Continuing; Many Fine Homes Are Going Up," *Santa Fe New Mexican*, August 17, 1925, 6.

Continuing south, the hallway led to a bedroom and a living room. Mary Austin's bedroom was situated next to her study, while the living room stood to the west. A small kitchen occupied the southwest corner. A patio, or placita, was accessed through a door adjacent to a framed window wall in the living room. Along the west side of this patio, a wood arbor, or ramada, extended to connect the kitchen to the maid's quarters (Fig. 13).

The Genius Club

Similar to Mabel Dodge Luhan's gatherings in Taos, Mary Austin established her own salon in Santa Fe. She hosted teas and supported the so-called Genius Club, a literary circle centered on manuscript reviews and discussions of contemporary literary trends.[18] Artists and writer friends from New York and beyond often visited, including the much younger photographer Ansel Adams, with whom Austin collaborated on *Taos Pueblo* (1929).

Her Santa Fe circle included Gerald and Ina Sizer Cassidy, Gustave and Jane Baumann, Will and Helen Shuster, Andrew Dasburg, Ida Rauh Eastman, and Witter Bynner, all frequent visitors to Casa Querida. On one occasion, while Austin was hospitalized, she lent her home to Willa Cather, who reportedly wrote portions of her novel *Death Comes for the Archbishop* there.[19]

Austin remained an active advocate for Native American rights and the arts throughout her later years. She donated the tract of land north of Casa Querida to the Indian Arts Fund, a nonprofit organization established in 1925 by Andrew Dasburg, Frank Applegate, Kenneth Chapman, and others to promote Native art and support a planned school for its study.[20] Austin envisioned the property as the center of this activity and hoped to build a museum on the adjacent land.[21]

In her will, she designated the Indian Arts Fund as the recipient of her house and the rest of her property. However, the establishment of the Laboratory of Anthropology in 1927—backed by significant financial support from John D. Rockefeller Jr.—ultimately derailed her plans for an independent museum and educational center.[22] Her collection of Native American art and artifacts would eventually be donated to the Laboratory of Anthropology.

In her final years at Casa Querida, Austin focused on completing two novellas and her autobiography. Now in her sixties, she began to suffer from coronary disease, experiencing her first heart attack in 1933. Cerebral hemorrhages further impaired her speech and thinking. Her niece, summoned from Chicago to assist her, found—as one biographer described it—Austin's "business affairs... in a state of utter confusion, with neglected bills, misplaced royalty checks, and

[18] Fink, *I-Mary*, 231. Fink mistakenly claims that Austin formed the Genius Club, but evidence suggests it existed before she moved permanently to Santa Fe. Newspaper articles indicate that her presence, as an experienced writer, lent significant credibility to the group and helped local participants, such as Frank Applegate, get published.
[19] Austin, *Earth Horizon*, 359.
[20] Warranty Deed, Mary Austin to Indian Arts Fund, recorded August 28, 1926, Book T, Page 642, Instrument # 32140, Santa Fe County, New Mexico.
[21] Ibid., 361.
[22] Fink, *I-Mary*, 231-32.

practically no cash in the bank."[23]

Mary Hunter Austin died in her Casa Querida on August 13, 1934. She was 65.

After Austin

Following her death, Casa Querida was initially used as Austin intended: to support the work of the Indian Arts Fund. This began the following year, when the house hosted the annual meeting of the New Mexico Association of Indian Affairs in March. Beginning in 1936, Casa Querida's function expanded to include musical performances and art events. However, it is unclear how successful these activities were in sustaining the building and grounds financially.

By 1938, the Board of Trustees of the Indian Arts Fund held a special meeting to consider filing a petition with the District Court of Santa Fe County to sell the property.[24] In 1939, Harry P. Mera, Kenneth M. Chapman, and Mary Cabot Wheelwright—acting as executors of Austin's estate—formally petitioned the court for permission to sell Casa Querida. They argued that the estate's personal property was insufficient to cover Austin's outstanding debts and to fulfill the distributions promised to her legatees, including the Indian Arts Fund. Ultimately, following a formal court order in July 1939, the executors were authorized to sell the property at a private sale, despite this outcome conflicting with Austin's original vision for Casa Querida.[25]

The executors then sold the property to Clyde B. Gartner.[26] Clyde was the wife of James Gartner, a Tulsa oil executive; both were active arts patrons in Tulsa, and Clyde long held a dream of establishing an art school in Santa Fe.[27] Founded in 1937, the Arsuna School of Fine Arts aimed to create a fully accredited academic art program for elementary-age students. Its name, derived from its motto "Art Is One," reflected a philosophy of unified, comprehensive creative development.

The faculty included several notable artists, such as Raymond Jonson and Alfred Morang, along with others whose names have faded with passage of time. Local resident Michael Lujan taught Spanish "not as something to be studied," as an Arsuna advertisement stated, "but as a language to be enjoyed."[28] Among the visiting lecturers was novelist Erskine Caldwell, whose *Tobacco Road* had been a best-seller in 1932. With the onset of World War II, this ambitious—and likely costly—arts-focused school closed its doors.

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[23] Quoted in Fink, *I-Mary*, 257.
[24] "Notice of Special Meeting of Board of Trustees of Indian Arts Fund [legal notice], *Santa Fe New Mexican*, March 2, 1938, 7.
[25] Executor's Deed from Harry P. Mera et al. to Clyde B. Gartner, recorded August 11, 1939, in Book 18, Page 58, Instrument No. 59844, records of Santa Fe County, New Mexico.
[26] Quitclaim Deed, Harry P. Mera, et al, trustees, to Clyde B. Gartner, recorded August 11, 1939, Book 18, Page 61, Instrument # 59846, Santa Fe County, New Mexico.
[27] "Clyde Gartner's School of Fine Arts in Santa Fe is Realization of Dream of Many Years," *Tulsa Daily World*, July 3, 1938, Section 4, 3.
[28] "Arsuna School of Fine Arts [one-page advertisement], *Santa Fe New Mexican*, July 26, 1940, *Artists and Writers* supplement, 3.

The appearance of the Mary Austin House during this period, as depicted in a sketch by one of the school's instructors, closely resembled what Meem had drawn twenty years earlier (Fig. 14). A photograph published in the *Tulsa Tribune* in July 1939 (Fig.15) provides a more accurate depiction. Both this image and the sketch indicate that the house had not yet received the east addition across the front façade.

Clyde Gartner retained ownership of the property, converting it into apartments soon afterward. The conversion began with a single unit and gradually expanded to seven separate apartments.[29] This transformation likely required subdividing the original seven-room house into smaller living spaces, with the addition of kitchenettes and extra bathrooms. To accommodate further apartments, the footprint of the building was likely expanded.

A November 10, 1958 aerial photograph provides the clearest overhead view of the former Casa Querida and illustrates the extensive alterations carried out after Mary Austin's death in 1934 to convert the residence into apartments (Fig. 17). These modifications included substantial expansions at both ends of the front façade which changed its overall length, design, and sense of balance. As a result, the original east and west elevations from the Austin/Meem period were completely obscured, including the distinctive west chimney.

Additional alterations were also made to the rear elevation, creating a courtyard enclosed by building walls—a configuration that did not exist during Austin's occupancy and do not appear in an aerial from 1948 (Fig. 16).

Alterations intensified in the mid-1970s, when the property was converted into the Gerald Peters Gallery. This gallery, followed later by the Chiaroscuro Gallery, introduced substantial changes to the building's interior layout, including the reconfiguration of room divisions and modifications to fenestration—particularly along the west elevation, which historically contained the living room and kitchen.

Further additions were constructed along both the east and west elevations. Original windows were removed and replaced, and large skylights were installed on the roof. As a result, the rooms documented during Mary Austin's lifetime are no longer identifiable, and many of the building's original elevations have been fundamentally altered. Many of these projects, both proposed and approved, were reviewed by the then–Historic Design Review Board and were evidently permitted.

[29] This is based on review of Santa Fe city directories from 1943 to 1959. A newspaper advertisement in 1943 for what is assumed to be the first apartment described it as two rooms with a kitchenette and bath with a patio. "For Rent," *Santa Fe New Mexican*, February 10, 1943, 7.

Significant Structures Analysis

The current building does not meet the ordinance definition of a Significant Structure, either on its own merits or through its association with Mary Hunter Austin or John Gaw Meem.

While the building is over 50 years old, it does not exhibit the "distinctive characteristics of a type, period, or method of construction" as required. Instead, it is an amalgamation of additions erected over approximately 75 years. These additions, along with subsequent alterations, have obscured or removed design motifs and character-defining features from the Austin/Meem period.

Furthermore, the building does not "retain a high level of historic integrity," an important prerequisite for Significant Structure status. Each elevation has been modified by at least one addition, and in some cases, multiple additions, further compromising its integrity.

Although the building meets the criteria for listing in the National Register of Historic Places as part of the Camino del Monte Sol Historic District (listed in 1988), this federal designation recognizes it as a contributing resource to the district. The National Register designation does not impose the same stringent integrity requirements as those established by the City of Santa Fe for Significant Structures.

While the building is historically associated with Mary Austin and, to a lesser extent, John Gaw Meem, changes made after Austin's death and following Meem's involvement have substantially erased the design and characteristics from their period. Additionally, the building no longer retains sufficient integrity to reflect its association with the Arsuna Fine Arts School period.

In summary, the building, as it stands today, does not meet the criteria for designation as a Significant Structure within the Downtown and Eastside Historic District.

Santa Fe, New Mexico - Code of Ordinances, CHAPTER 14 - LAND DEVELOPMENT Article 14-12.1 - DEFINITIONS, 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.

Illustrations

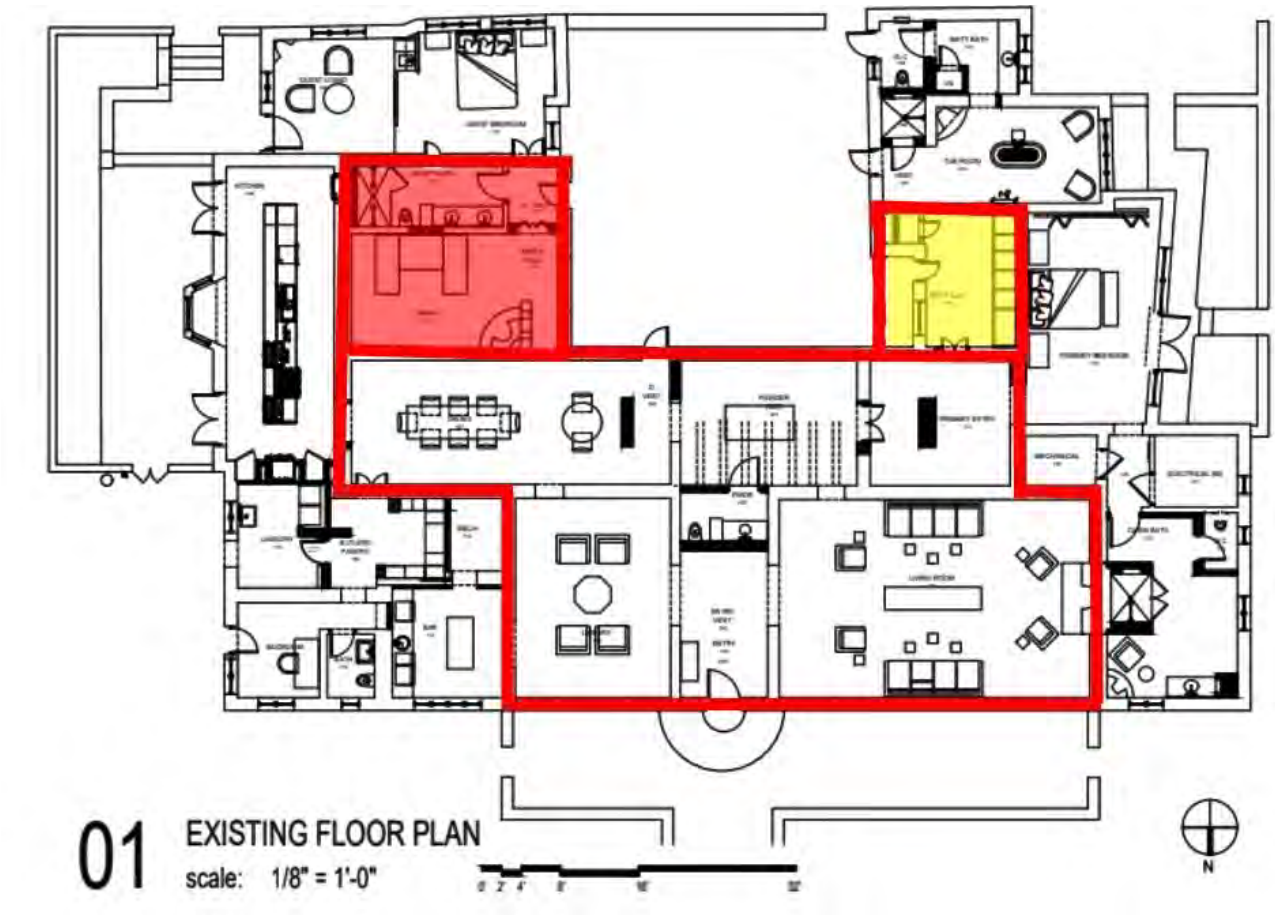

Figure 1: Existing floor plan. Red lines indicate assumed Austin/Meem era wall perimeter footprint, based on the 1925 John Gaw Meem drawings and 1925 construction photography. Solid yellow indicates an area where the walls have been modified; red where a room was likely added after initial construction but is shown in Meem's floor plan.



Figure 2: Preliminary study drawing, north elevation. April 14, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

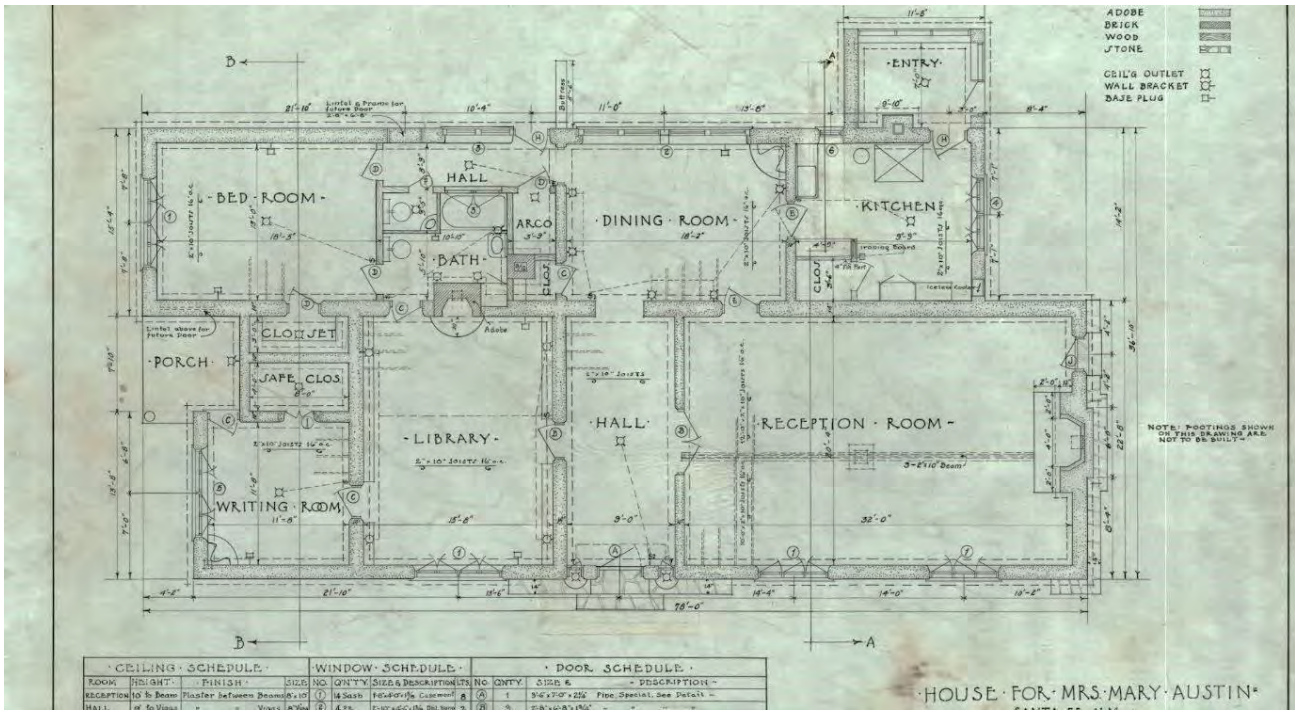

Figure 3: Construction drawing, floor plan, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

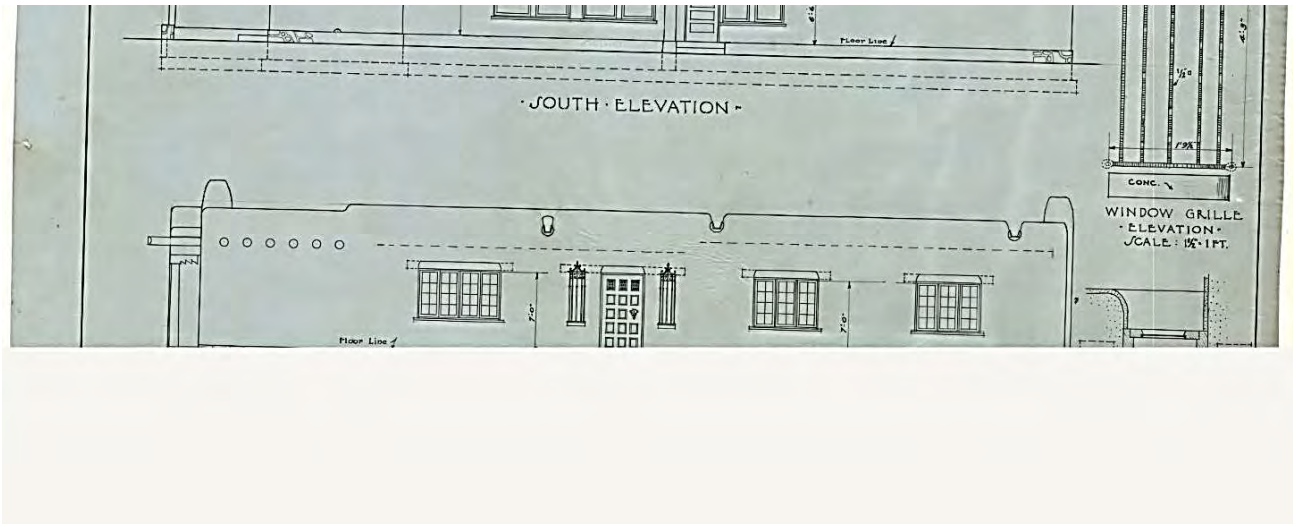

Figure 4: Construction drawing, north elevation, May 25, 1925. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

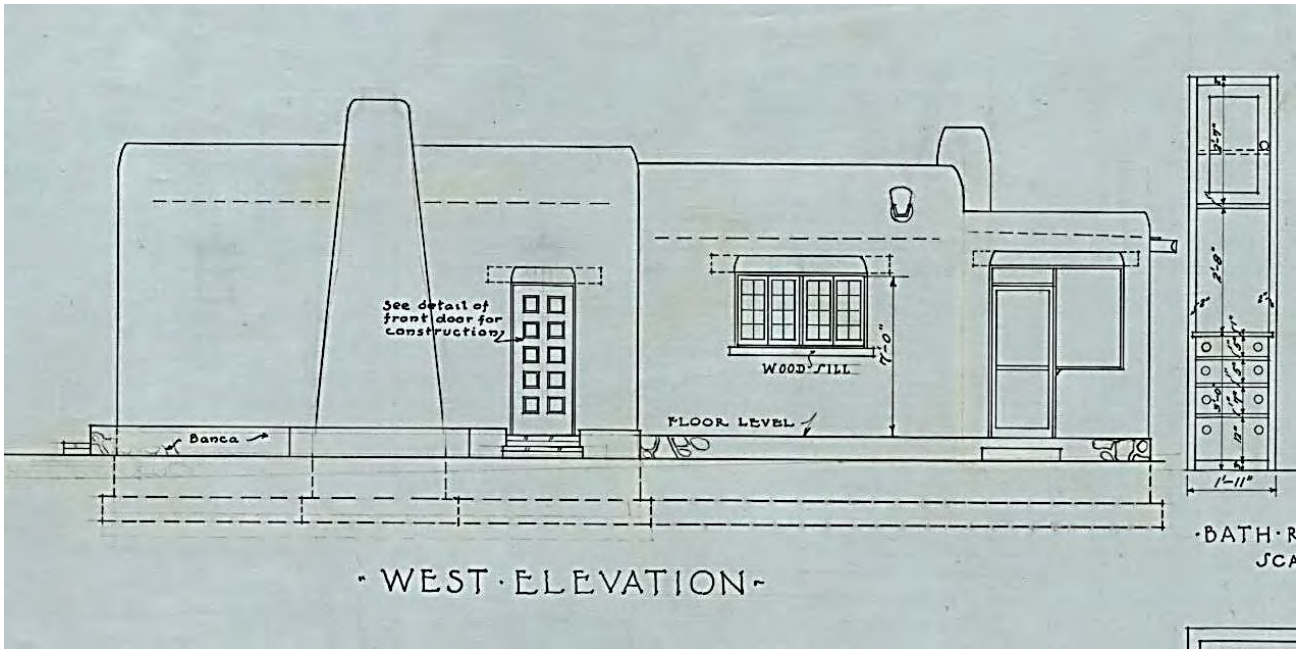

Figure 5: Construction drawing, west elevation, May 25, 1925. Note penciled in door right (south) of fireplace. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

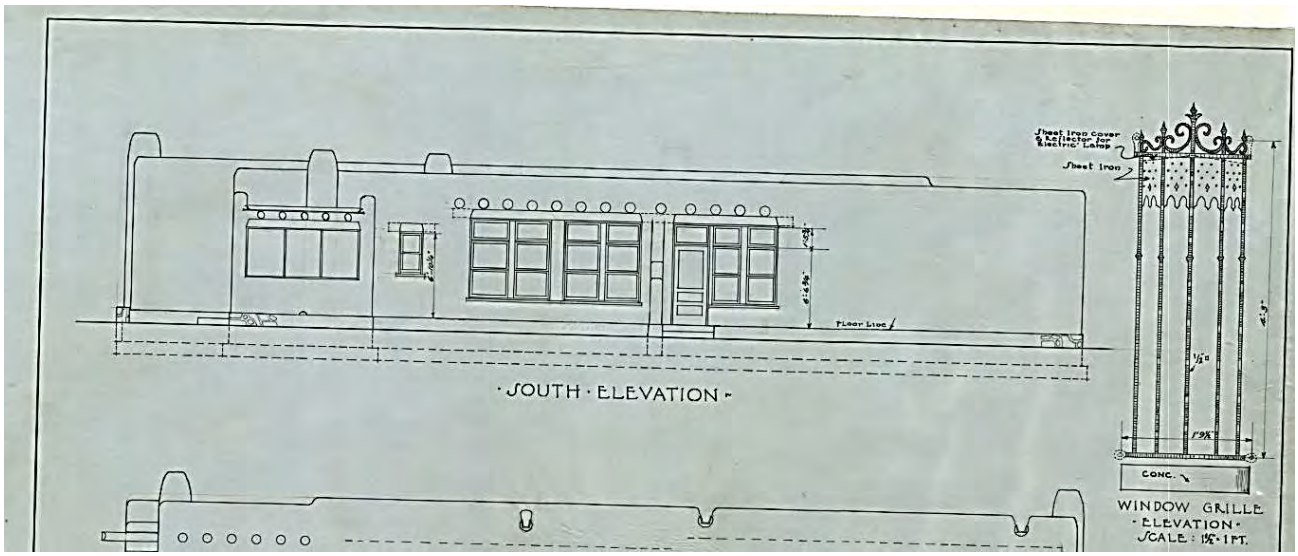

Figure 6: Construction drawing, south elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

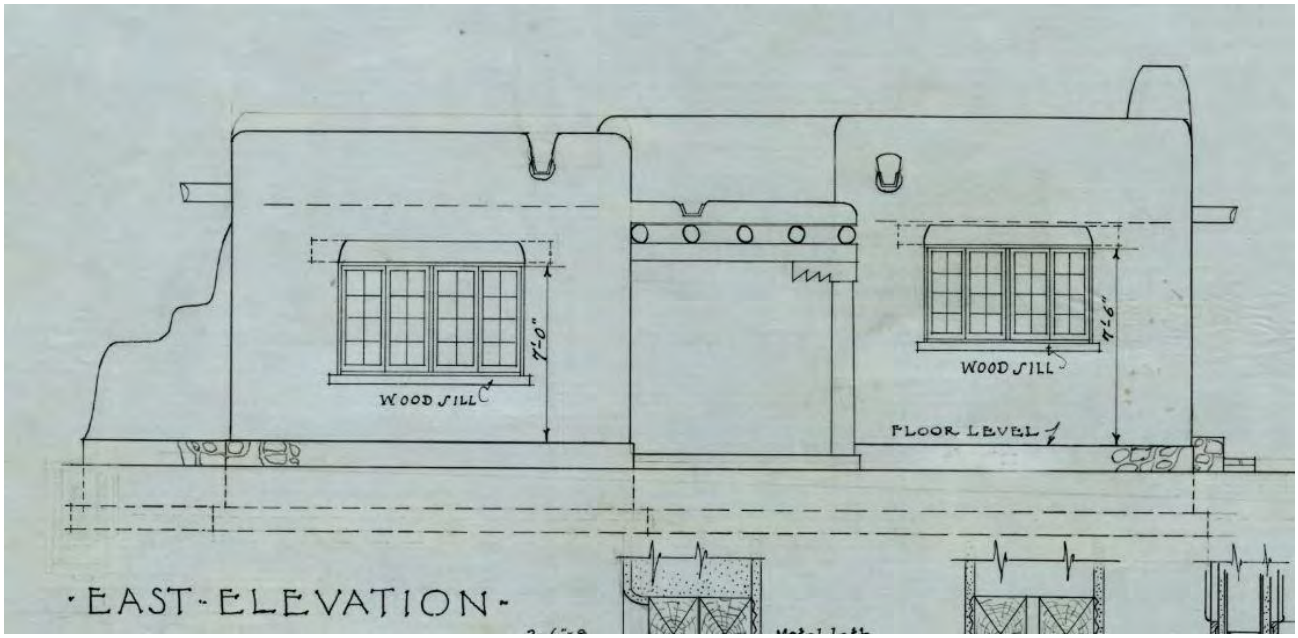

Figure 7: Construction drawing, east elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.



Figure 8: South and east elevations under construction, 1925.
Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 9: Front (North) elevation facing west, 1925. Note shorter façade.
Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 10: Mary Austin standing at west façade. Note chimney and what also appears to be note. Note also distant building, which appears to be the maid's which is likely incorporated into the current footprint. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.

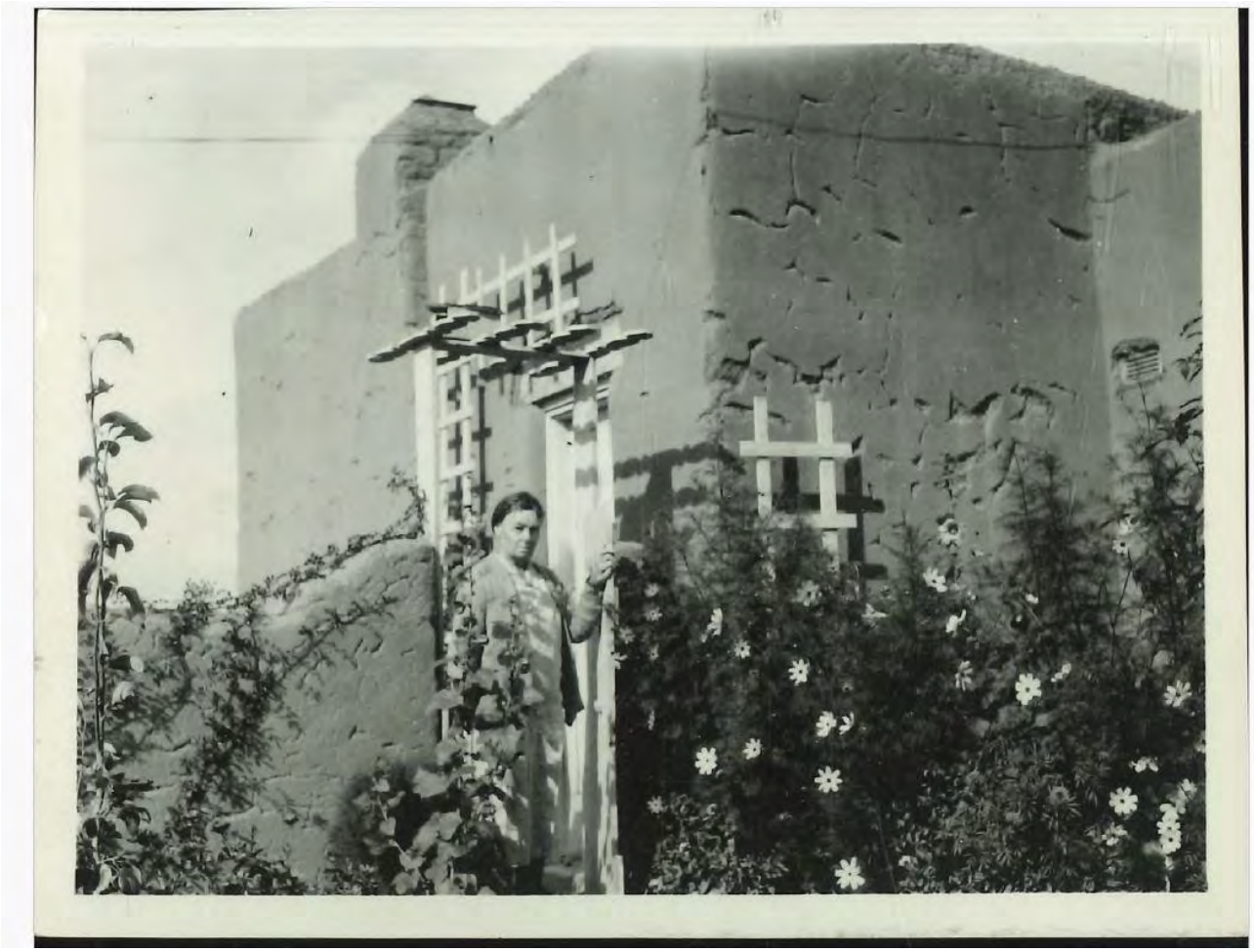

Figure 11: Mary Austin at west façade, standing south of chimney, 1925. Note original setback. Both elements are obscured now behind additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 12: Sitting room and library. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 13: Arbor connecting the house to the maid's quarters. This feature has been removed, and the space has been infilled with new construction. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 14: Circa 1940 ink sketch rendering for Arsuna School of Fine Arts. Note how the façade conforms to the length of Austin/Meem period. Creator, Dorothy Stauffer. Courtesy of Jonson Gallery of the University of New Mexico Art Museum.



New Mexico Art School Headed by an Ex-Tulsan

This is a picture of Mary Austin's former home in Santa Fe, N. M., which has been selected as the permanent home of the Arsuna School of Fine Arts, directed by Clyde Gartner, Tulsan.

Figure 15: Photograph of Arsuna School of Fine Arts appearing in the July 16, 1939 edition of the *Tulsa Tribune*.



Figure 16: October 25, 1948, aerial photograph. Note the building now has one extension across the south elevation.

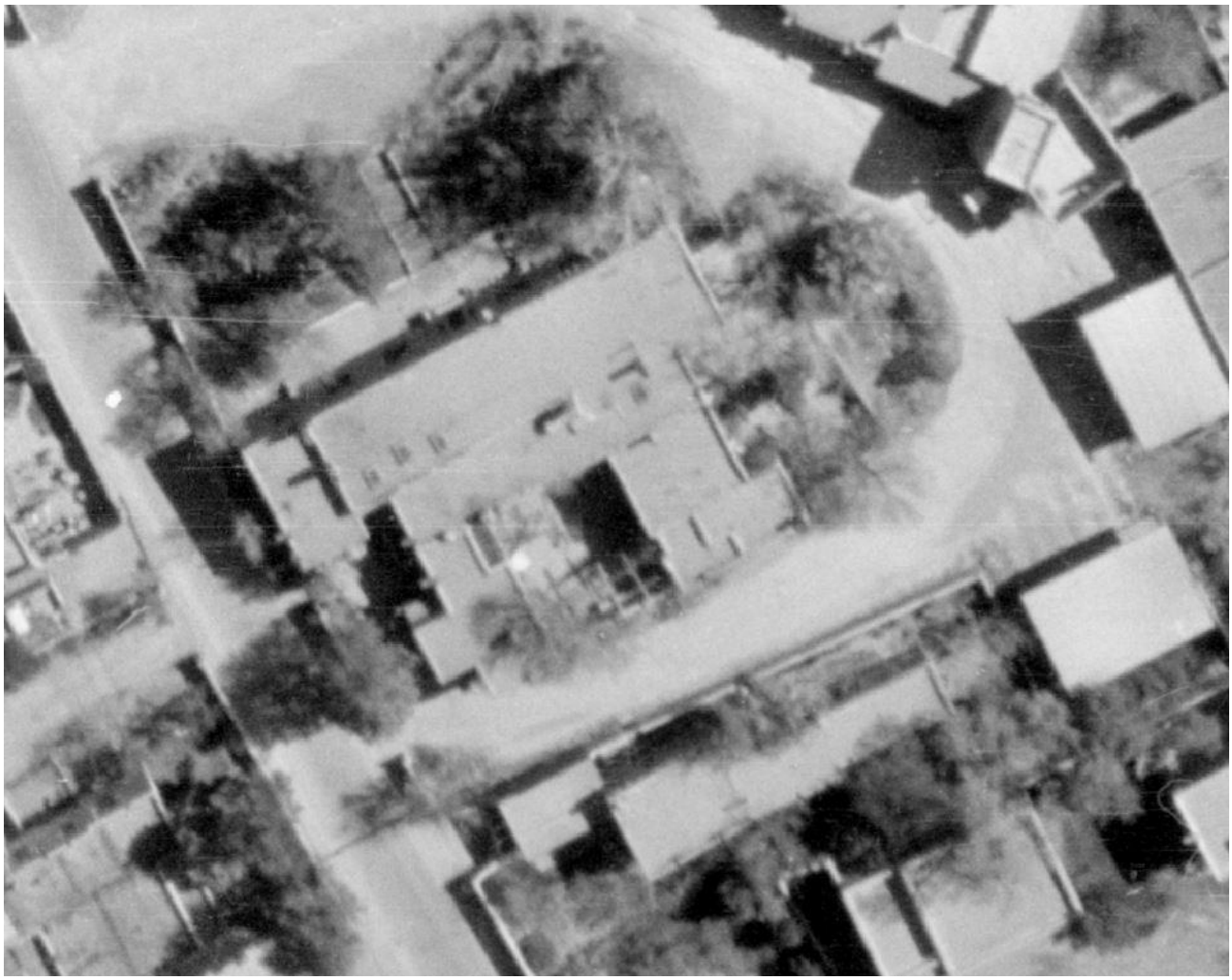

Figure 17: November 10, 1958, aerial photograph. Note how the house now has multiple additions and extensions. Compare with Figure 1 and Figure 3.



Figure 18: North elevation. Red indicates post-Austin/Meem additions.
All current photographs taken by Gulia Caporuscio, July 5, 2025.



Figure 19: West elevation. Red indicates post-Austin/Meem additions.



Figure 20: West elevation. Red indicates post-Austin/Meem additions.



Figure 21: Courtyard. Red indicates post-Austin/Meem additions.



Figure 22: North and east elevations. Red indicates post-Austin/Meem additions.



Figure 23: Comparison. North elevation, 1925 and 2025. Arrow indicates addition.





Figure 24: Comparison. West elevation, 1925 and 2025. Arrow indicates the location of the original chimney.



Figure 25: Comparison. South and east elevations, 1925 and 2025. Red indicates post-Austin/Meem additions.





Figure 26: Comparison. West elevation, 1925 and 2025. Red indicates post-Austin/Meem additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 27: Comparison North entry hall, 1925 and 2025. Current photo courtesy of Zillow.

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Ron Curry, City Manager

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

Project description . : RESTORATION OF PORTAL EAST ELEVATION
Project number . . . : 97- 10100152
Case Number . . . . . : H-97-131
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501
825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501
1424 Paseo De Pralta
(505) 9881905

ACTION

This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
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Santa Fe, NM 87501

1424 Paseo De Pralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

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Santa Fe, NM 87501

1424 Paseo De Pralta
(505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	7270
YEAR OF CONSTRUCTION	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	GALLERY
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner HP

ITEM & ISSUE

CASE #H- 97-131 ADDRESS 439 A Camino del Monte Sol (Main Residence)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION

Staff acknowledges the architectural standards for design in the Downtown and Eastside Historic District have been met. Relative to preservation standards, the proposed alterations are occurring on a non-historic portion of the subject building and will not affect the "contributing" status of the building as required by Section 14-70.73A1 SFCC 1987.

BACKGROUND & SUMMARY

The applicant has provided illustrations for the removal of an east elevation addition (including arched doors and a bay window) to restore the elevation's original profile. The New Mexico Historic Building Inventory Form indicates that the subject elevation has been altered through the addition of the bay window and arched openings. The applicant proposes to remove the aforementioned arched doors and bay window and convert the space into a portal. The heavy massing which currently exists between the openings will be retained so as not to create a false sense of historical development or conjectural feature as required by Section 14-70.71A SFCC 1987. As well, new true-divided-lite French doors will be inserted beneath the portal. Stucco will match that existing and exposed wood lintels will be a weathered grey to match those existing on the same elevation. The wall beneath the portal will be painted white.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

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

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

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

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 0516000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N RANGE 10 E SEC 30 NW 1/4 SW 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican 6/26/1940

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516000123.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

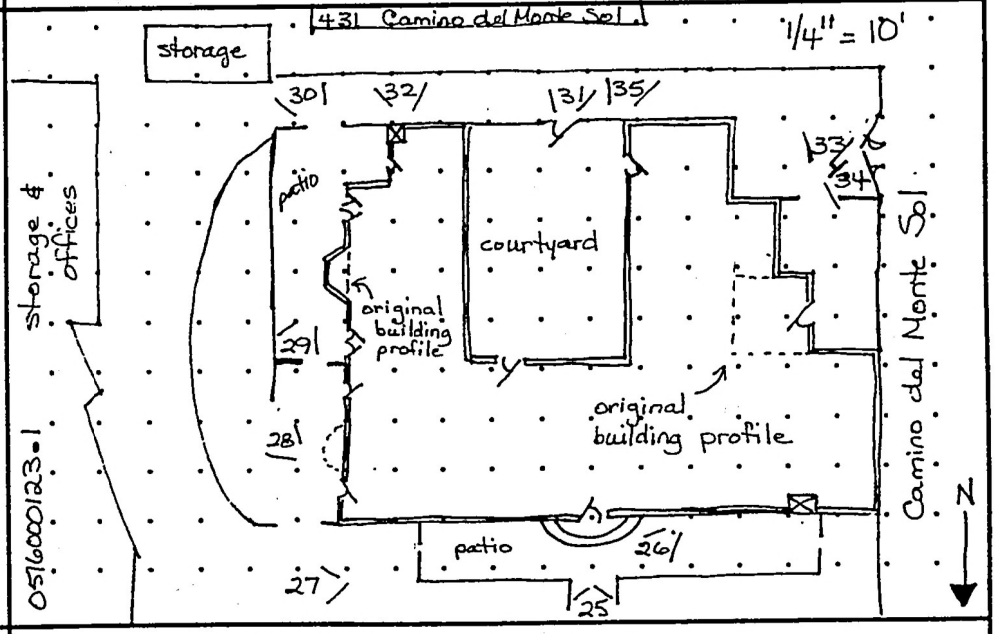
___ YES X NO

PHOTO



#25 main entrance, north

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 CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panel, french	
WINDOWS	4 6-lite wood csmts in groups of 2,3,4, and alone;	some 1X1 DHWs with wood reveals. Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as ½ sidelight on E	

COMMENTS interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas — appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



#27 from northeast

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

IDENTIFICATION

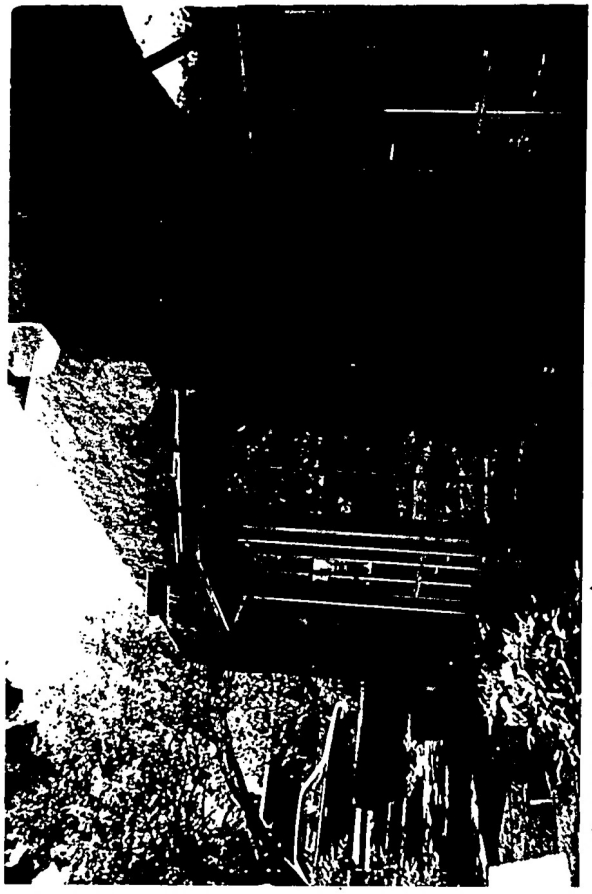
ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

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

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

September 18, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a single family residence.

The only exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The attached historic survey describes the history of the building.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

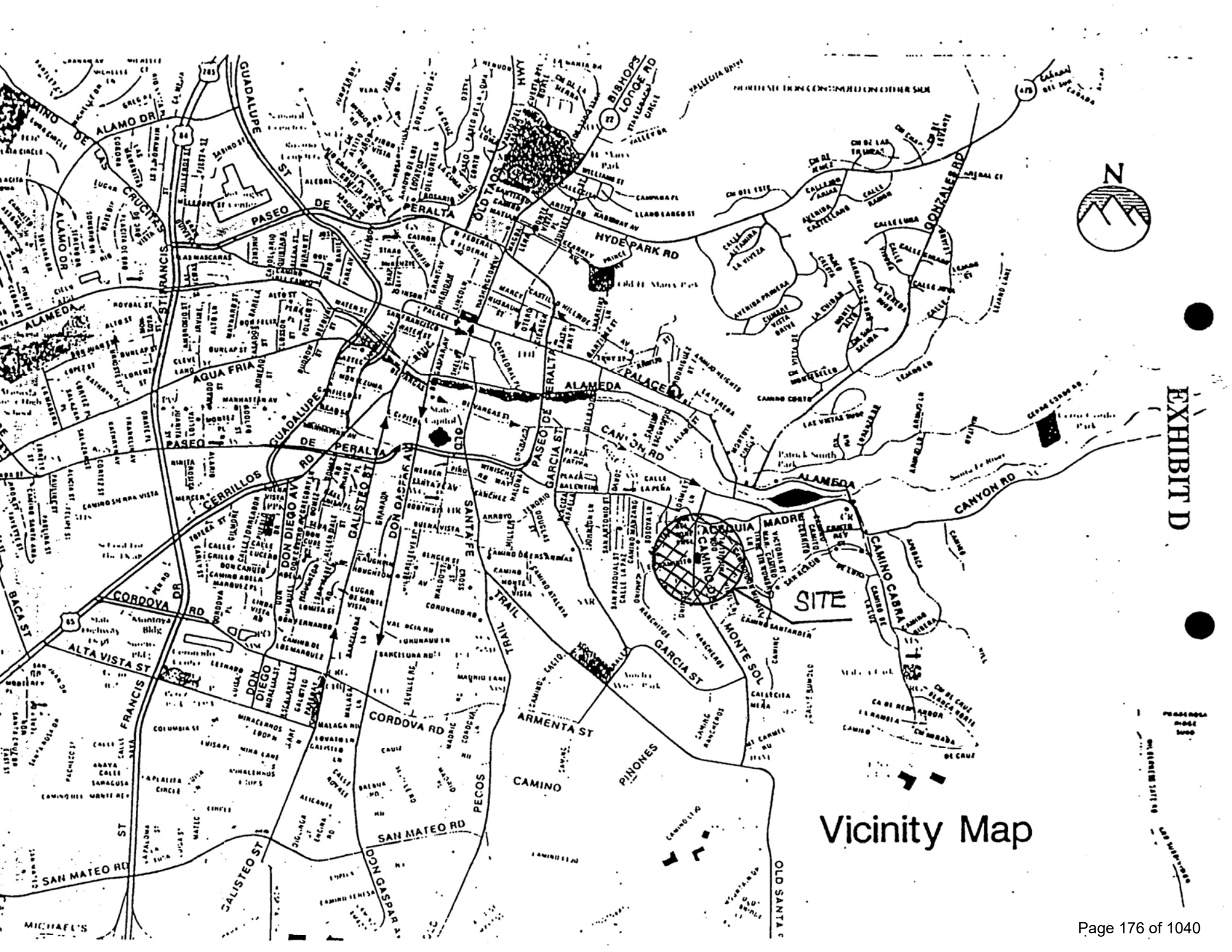
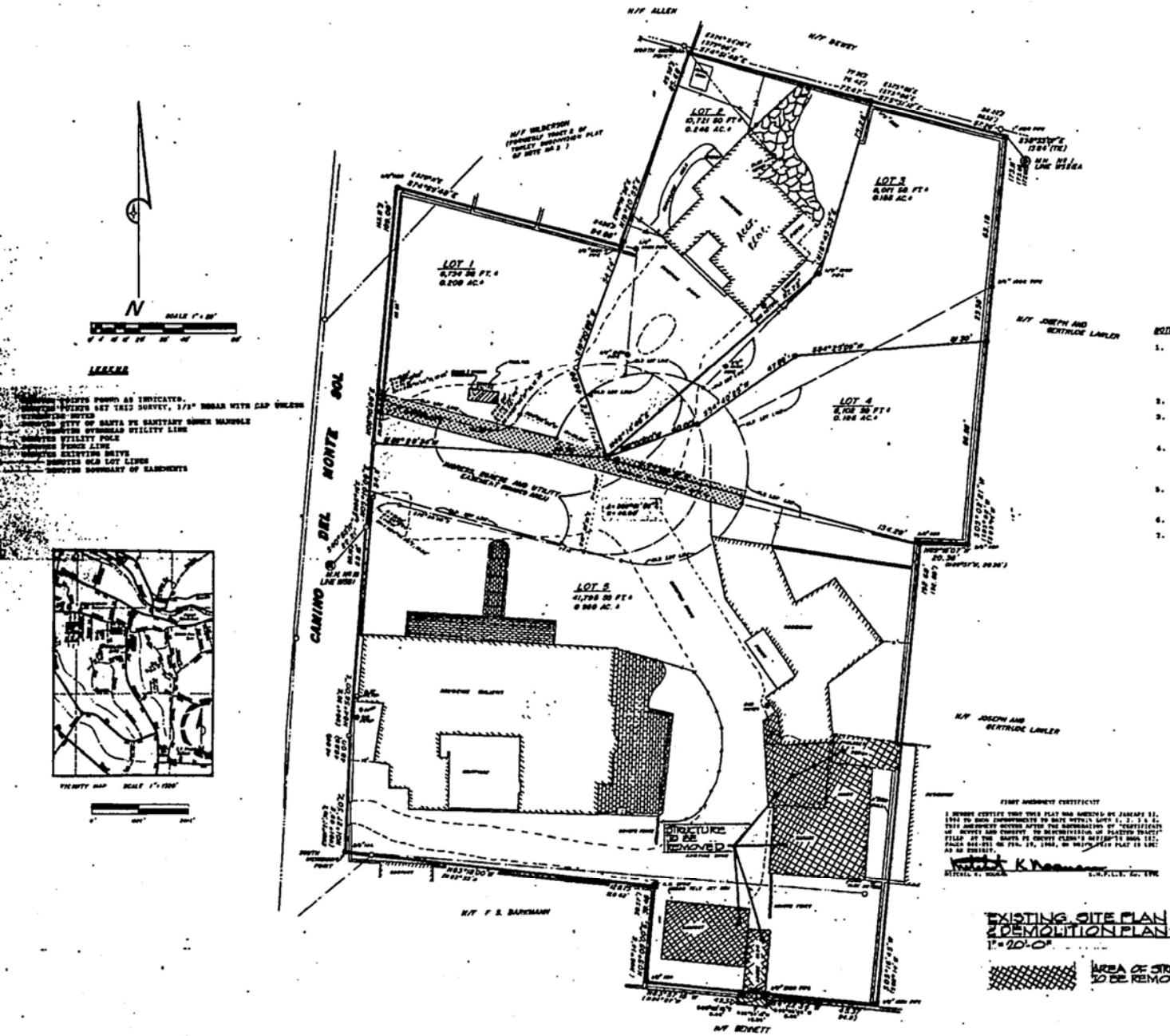


EXHIBIT D
N
SITE
Vicinity Map
ALAMEDA
PASEO DE PERALTA
CANYON RD
CAMINO CABRA
CAMINO CORTO
CAMINO MONTE SOL
ACEQUIA MADRE
GARCIA ST
CORDOVA RD
SAN MATEO RD
ALTA VISTA ST
CERRILLOS RD
AGUA FRIA
HYDE PARK RD
BISHOPS LODGE RD
OLD TAOS HWY
GUADALUPE ST
DON DIEGO AVE
DON GASPAR AVE
GALISTEO ST
SANTA FE TRAIL
FRANCIS ST
BACA ST
ARMENTA ST
PINONES
PECOS TRAIL
GONZALES RD
CAMINO DE LAS CRUCITAS
ALAMO DR
PALACE AV
CAMINO DE LOS MARQUEZ



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

NOTES:

1. MERIDIAN (N22°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.H. BOOK 20, PAGE 38.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.H. JULY 26, 1951, BOOK 63, PAGE 165.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 603, PAGE 701-706
6. * DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchell K. Noonan
N.M.P.L.S. NO. 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO }
} S.S.
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July 1988, BY MITCHEL K. NOONAN.

E. Gabriel E. Hansen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1994 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4. THIS AMENDMENT OCCURS AFTER THE REGENERATION OF "CERTIFICATE OF SURVEY AND CONSENT TO DESCRIBIRIGHT OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 182, PAGES 848-851 ON FEB. 19, 1988, ON WHICH THIS PLAT IS USED AS AN EXHIBIT.

Mitchell K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6998

EXISTING SITE PLAN
2 DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

ARCHITECTS: [illegible] DALER & ASSOCIATES
[illegible] SANTA FE, NM 87501
[illegible]

MARY ALBERT COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

EXISTING SITE PLAN
2 DEMOLITION PLAN

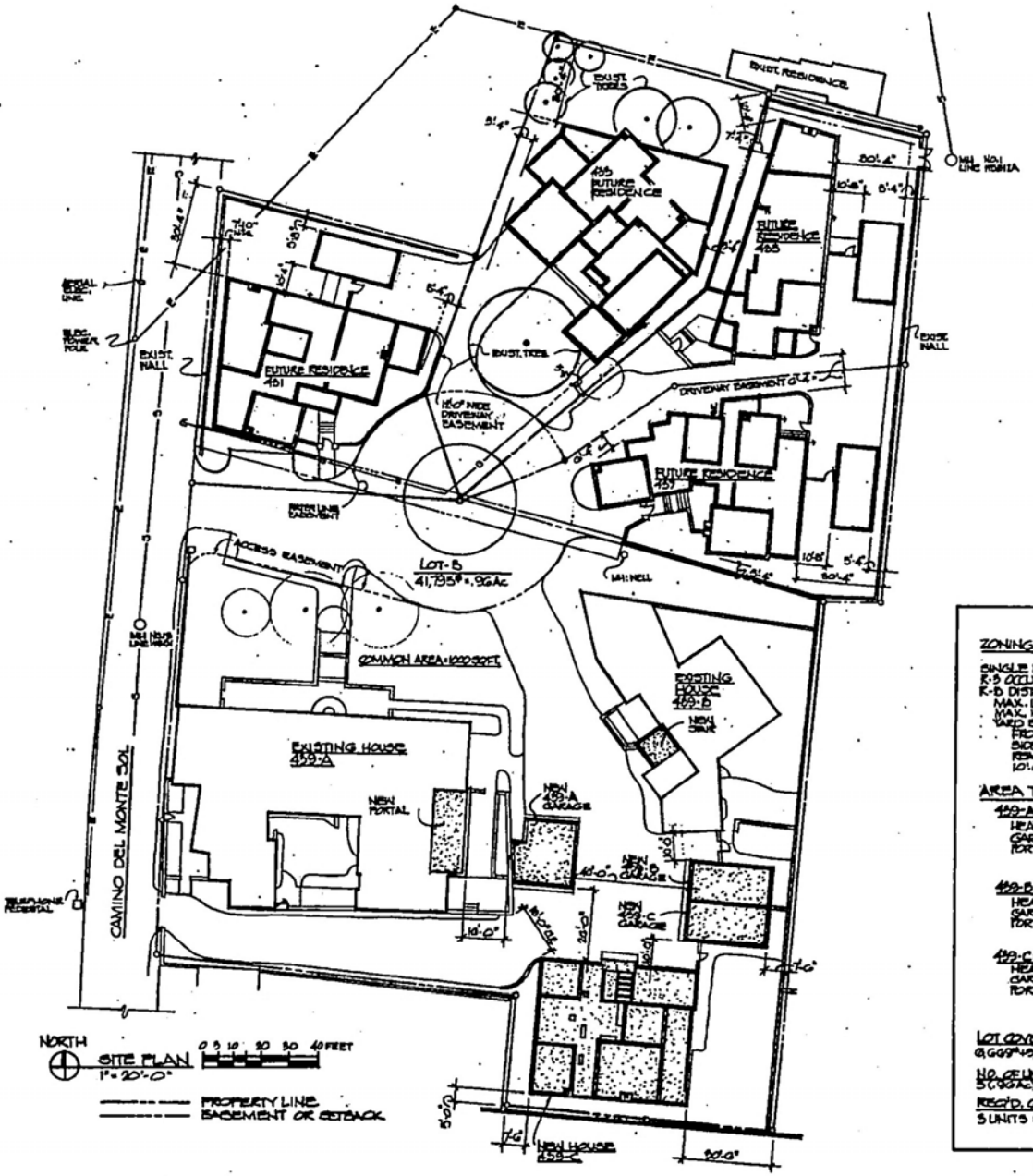
JOB#

DATE 9-18-97

SHEET 2



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-B DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED & FINISHED: 3,736 SQ.FT.
GARAGE/STORAGE: 373
PORTAL: 560
6,669 SQ.FT.

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 550
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
5 UNITS × 250# = 750 SQ.FT. REQ'D.

ARCHITECT:
MICHAEL P. [illegible]ER & ASSOCIATES
434 PASEO DE [illegible] SANTA FE, NM. 87501
[illegible]

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A-B-C

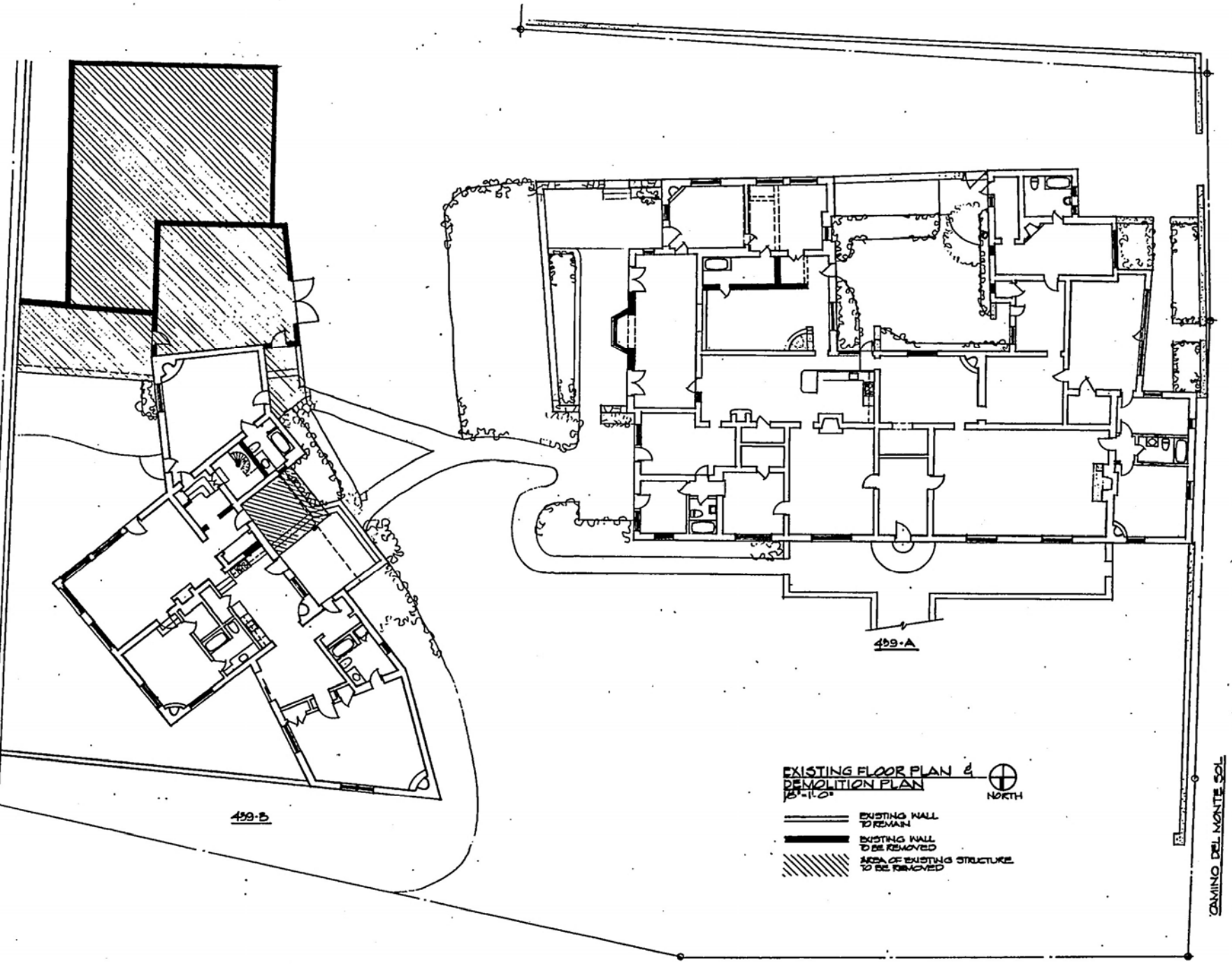
SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE
9-18-97

SHEET#
1

STATE OF NEW MEXICO
MICHAEL P. [illegible]
NO. 770
REGISTERED ARCHITECT



ARCHITECT
MICHAEL [redacted] BAUER & ASSOCIATES
[redacted] SANTA FE, NM 87501

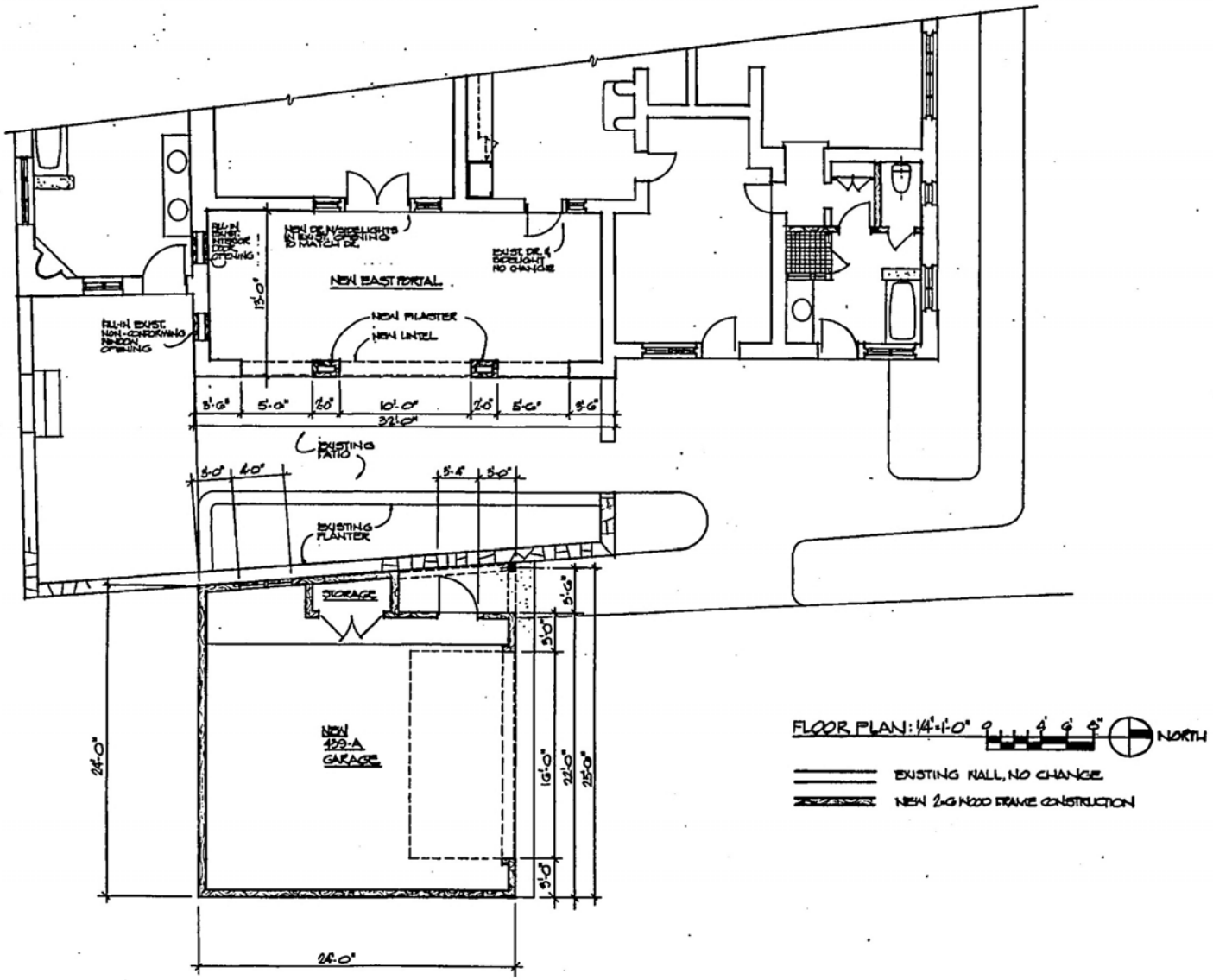
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



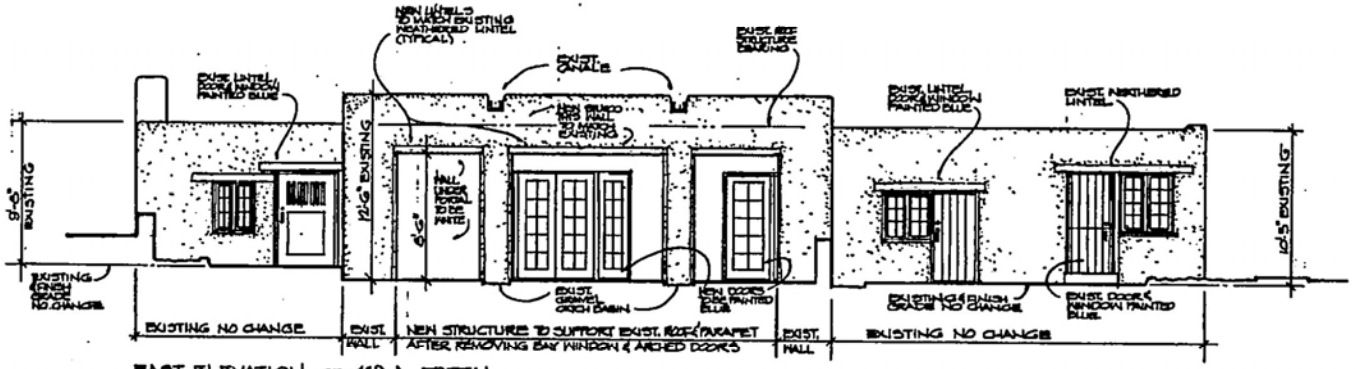
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
#422-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

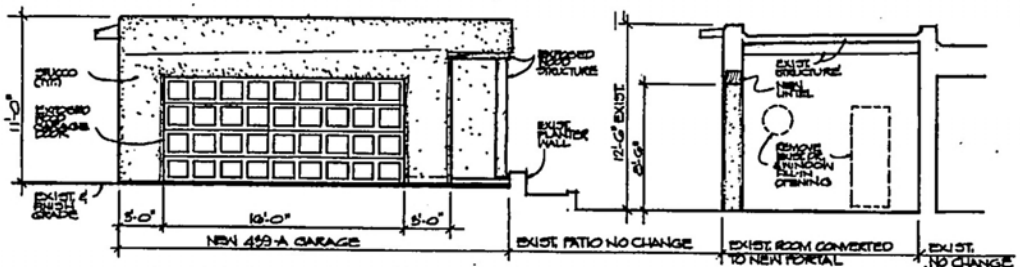
JOB #

DATE
6-15-97

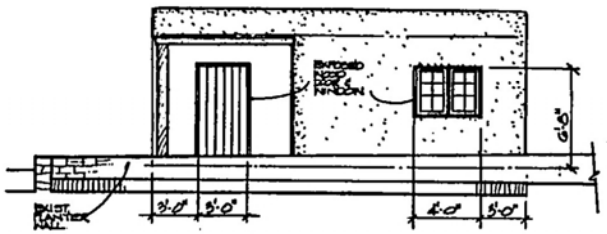
SHEET #
4



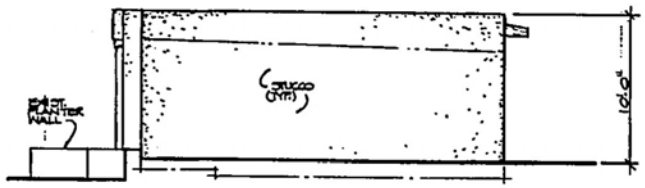
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE

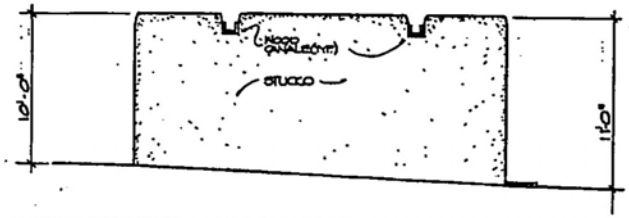


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE ex.
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-780-1905

[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

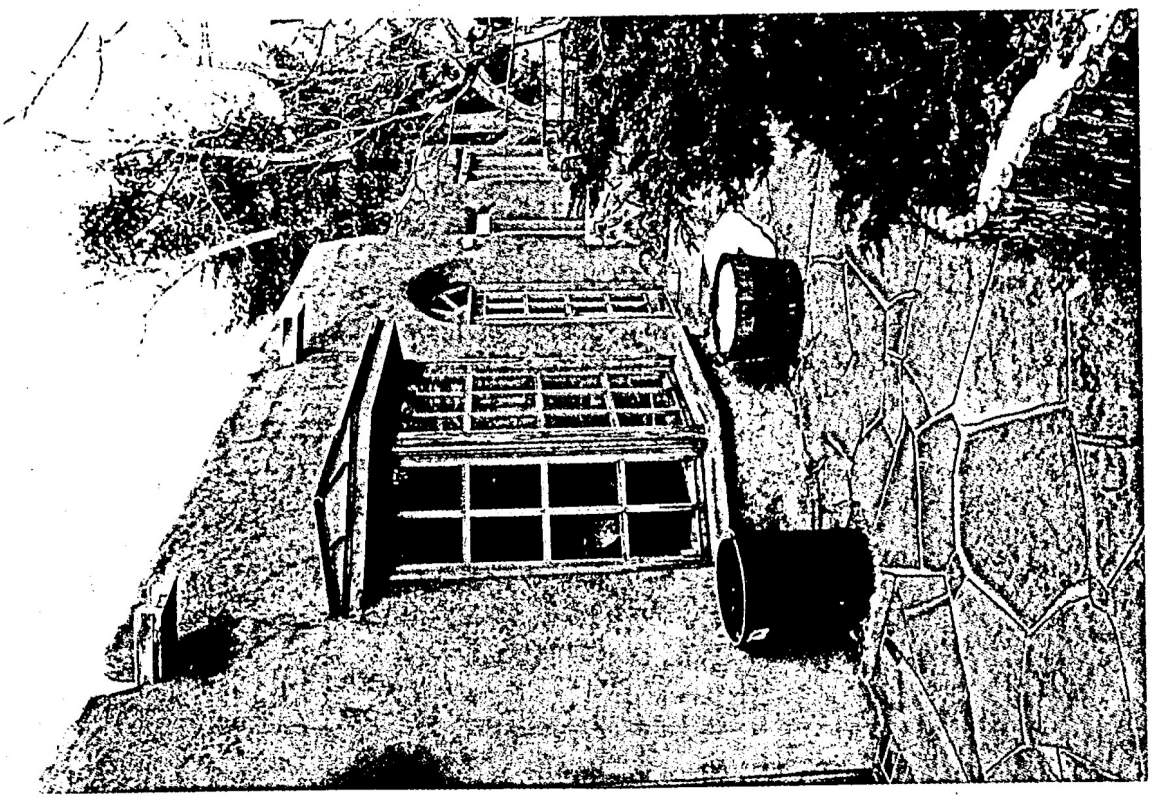
JOB#

DATE 9-18-97

SHEET# 5



439-A East Elevation showing Bay Window and Arched Doors to be removed.



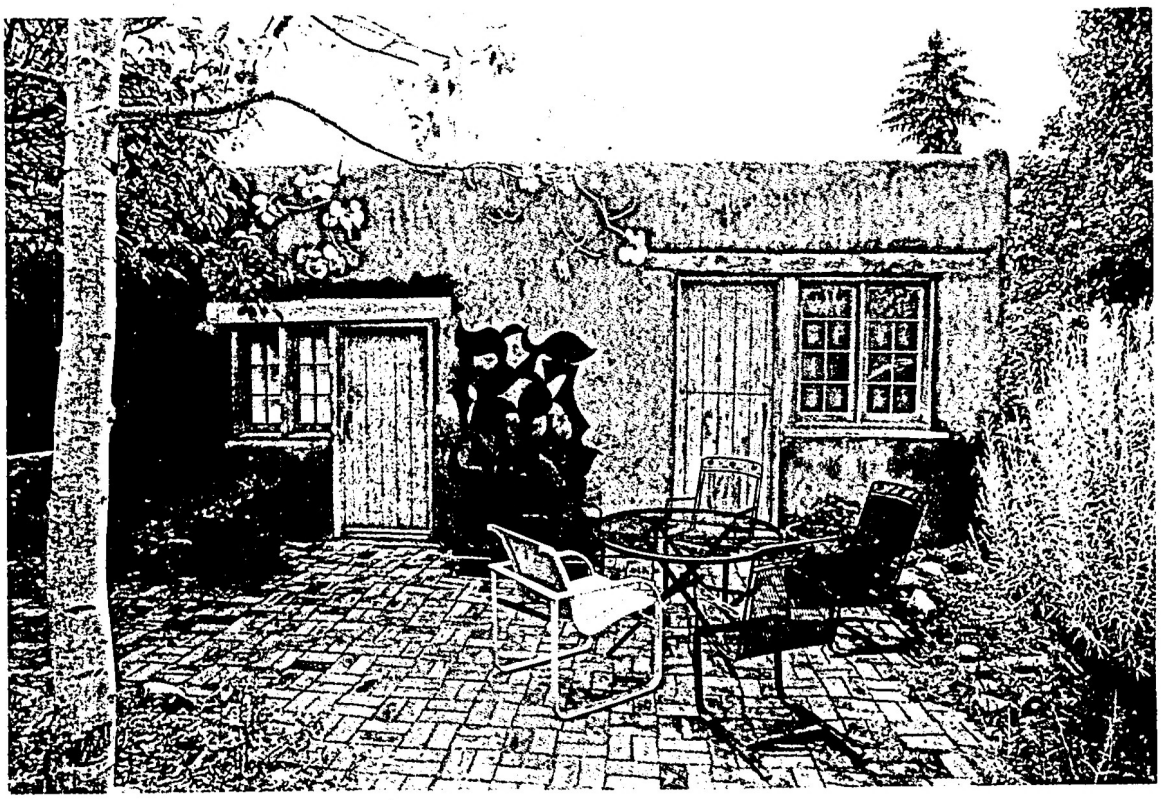
H-97-131



Southeast corner

439-A

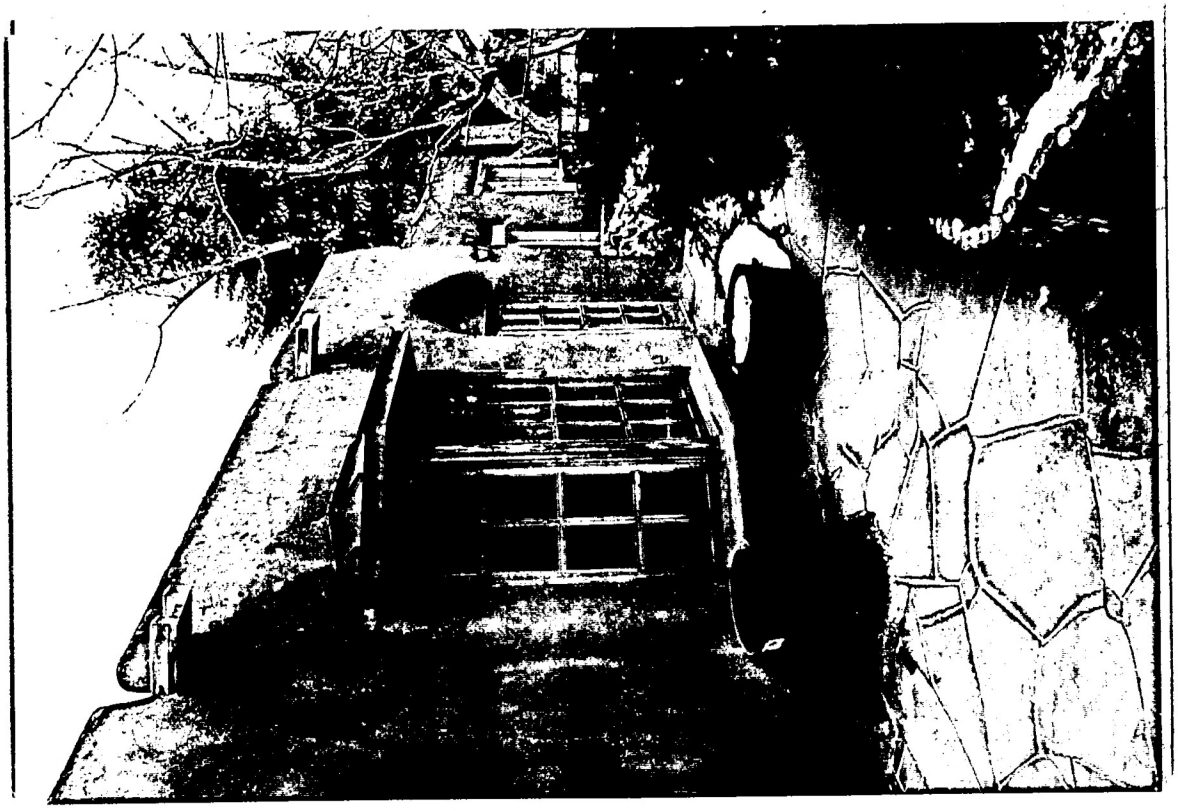
Northeast corner



H-97-131



439-A East Elevation showing Bay Window and Arched Doors to be removed.



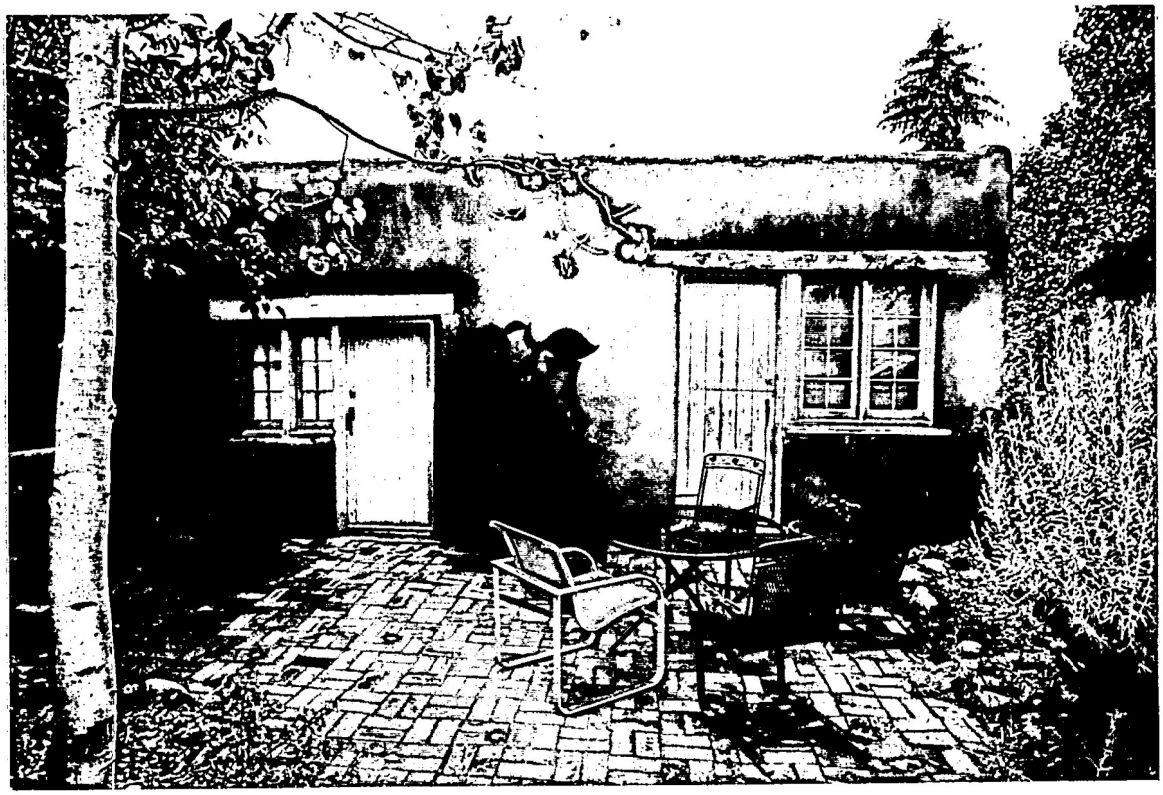
H-97-131



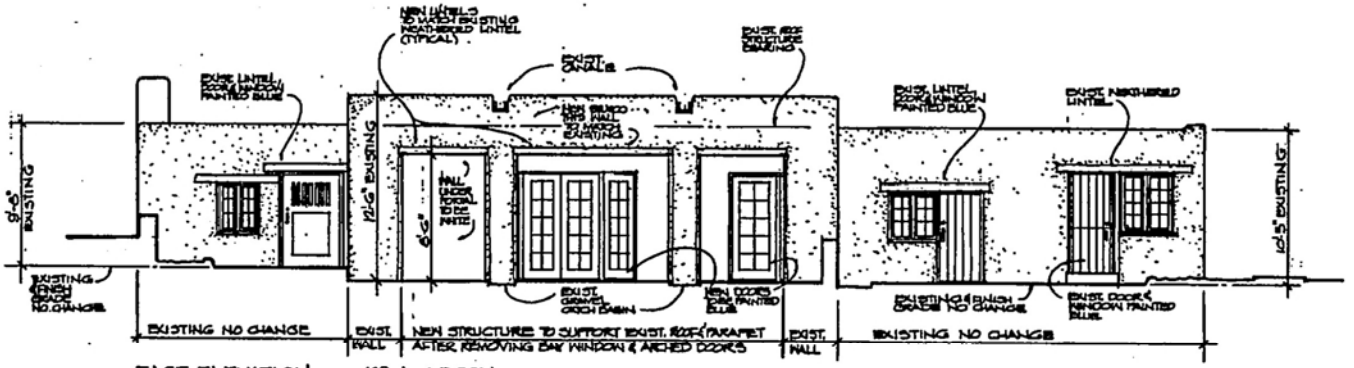
Southeast corner

439-A

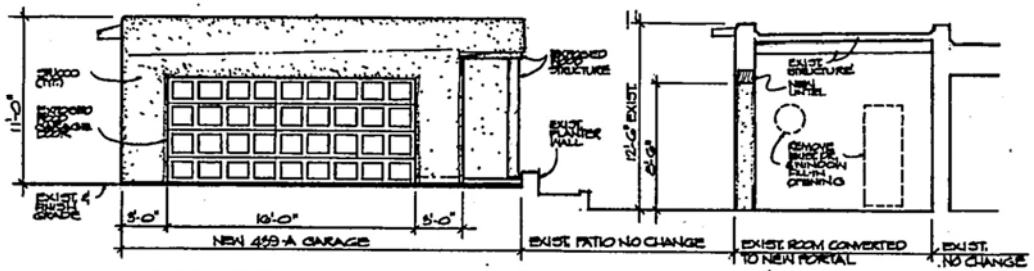
Northeast corner



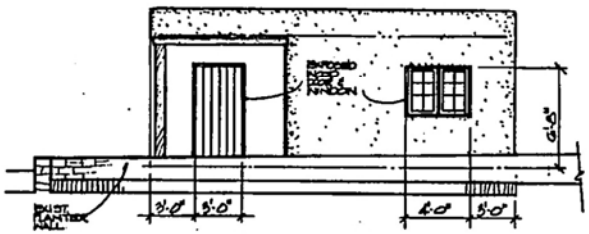
H-97-131



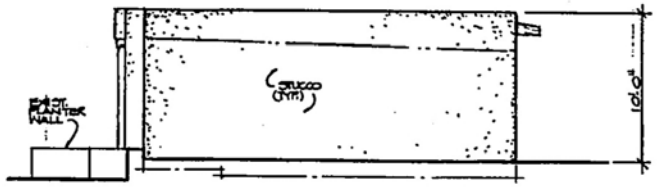
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE

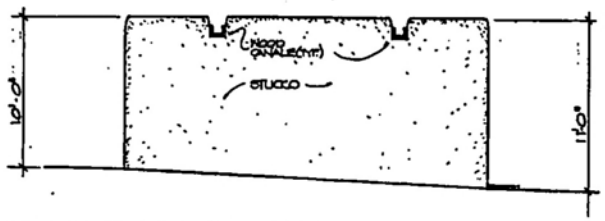


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
* SHERWIN WILLIAMS "GATE HOUSE STAIN, ALL EXPOSED WOOD STRUCTURE, GUTTER, BEAM & CANALES ETC.
* SHERWIN WILLIAMS "GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

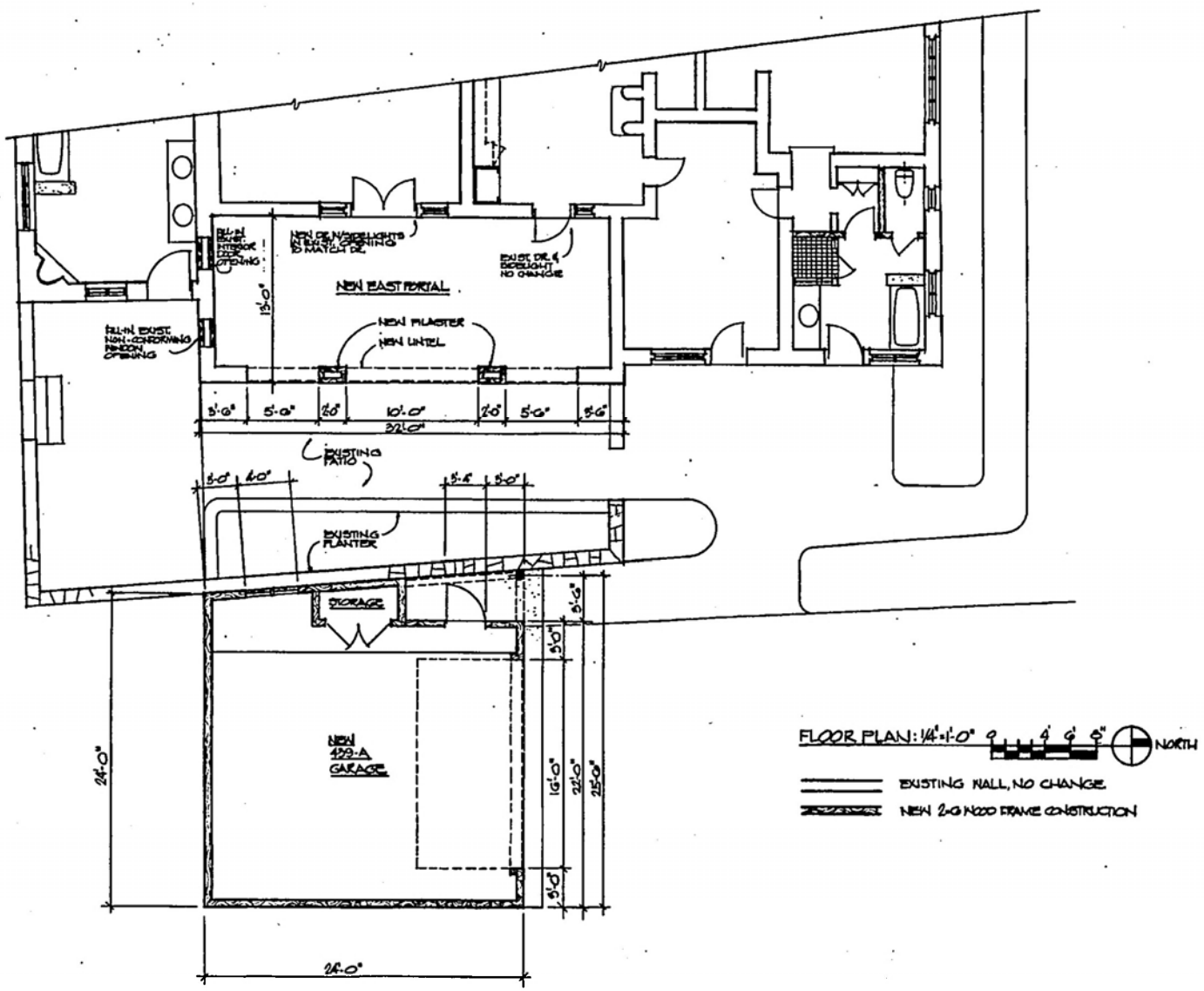
MARY AUSTIN COMPOUND

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND

JOB #

DATE 9-10-97

SHEET # 5



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

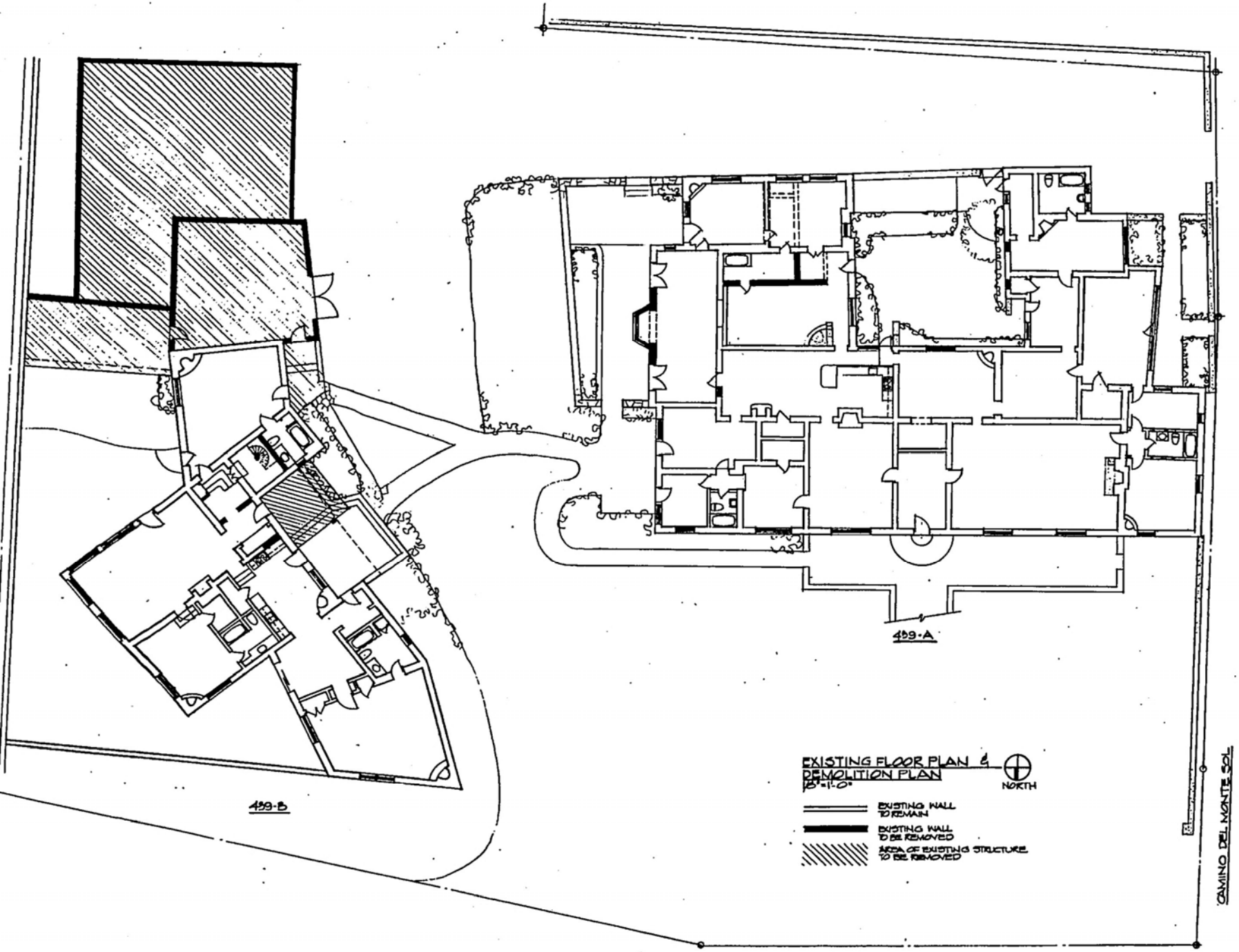
MARY AUSTIN COMPOUND
#199-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

JOB#

DATE
8.18.97

SHEET#
4



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

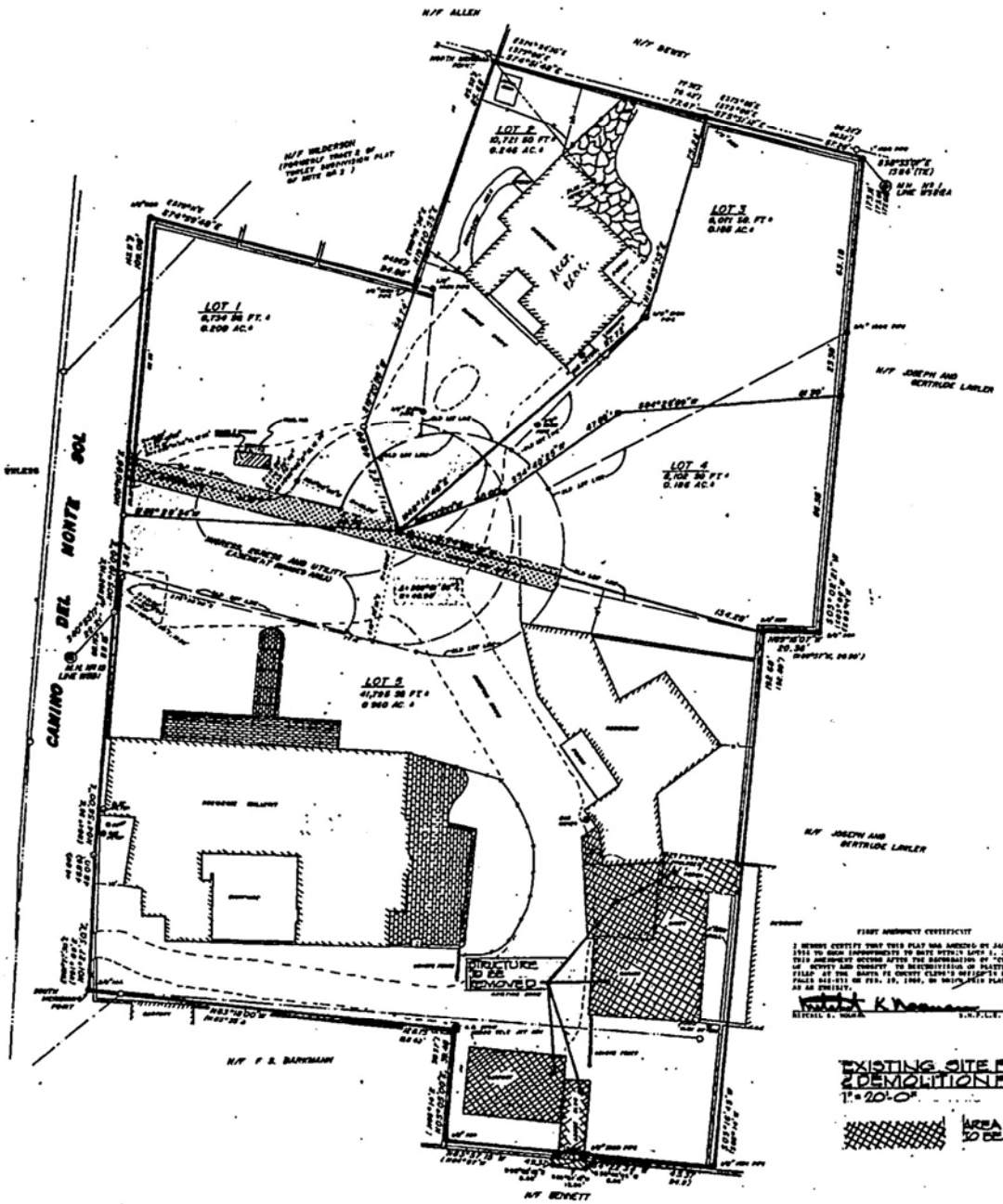
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



REPLAT OF SURVEY FOR
GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

N

SCALE 1" = 20'

LEGEND

- DENOTES POINTS FOUND AS INDICATED.
- DENOTES REBAR SET THIS SURVEY, 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED
- DENOTES CITY OF SANTA FE SANITARY SEWER MANHOLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES UTILITY POLE
- DENOTES FENCE LINE
- DENOTES EXISTING DRIVE
- DENOTES OLD LOT LINES
- DENOTES BOUNDARY OF EASEMENTS

VICINITY MAP SCALE 1" = 1500'

NOTES:

1. MERIDIAN (N11°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1978 AND FILED AT THE S.F.C.C.N. BOOK 26, PAGE 50.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-B, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE D. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER E. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1956 AND FILED AT THE S.F.C.C.N. JULY 26, 1957, BOOK 83, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 643, PAGE 346.
6. • DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 8998 MITCHEL K. HOOKAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, 1998, BY MITCHEL K. HOOKAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1998 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 5; THIS AMENDMENT EXCLUDES AFTER THE DEFINITION OF "IMPROVEMENTS OF ACTIVITY AND CONDUCT" TO RESTRICTIONS OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE ON JULY 12, 1960, IN BOOK 143 PAGE 152; THIS AMENDMENT DOES NOT IN ANY WAY ALTER THE PLAT IN LIKE AS AN ENTIRETY.

MITCHEL K. HOOKAN N.M.P.L.S. No. 8998

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

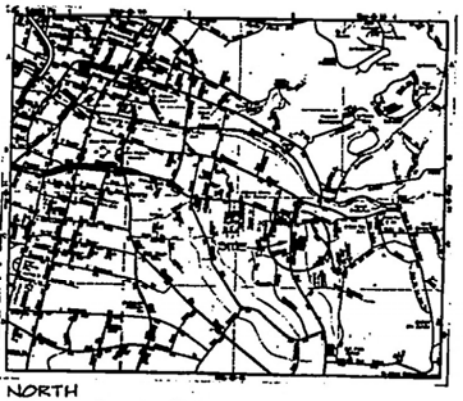
MARY ALICE COVINGTON
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

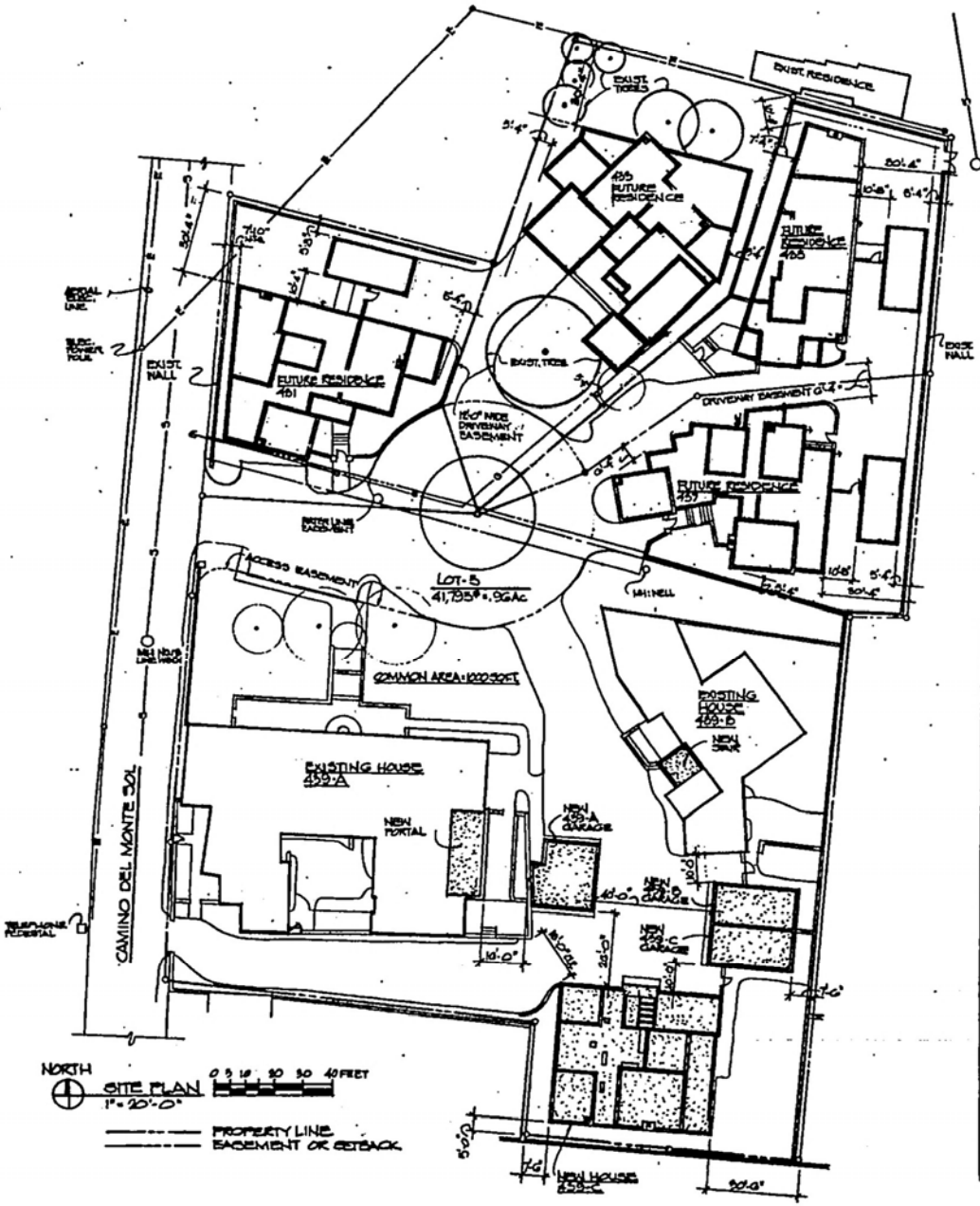
JOB#

DATE 9-16-97

SHEET # 2



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED/FINISHED: 5,736 SQ.FT.
GARAGE/STORAGE: 573
PORTAL: 360
6,669 SQ.FT.

439-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS × 250# = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
424 PASEO DE PERALTA, SANTA FE, NM 87501
505-988-1985

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL, SANTA FE, NM
439-A-B-C

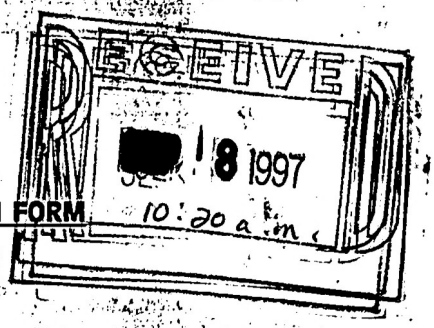
SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE
9-18-97

SHEET#
1

EXHIBIT (C)



HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL ADDITION

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ⋈ Addition ⋈ Residential ⋈
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes(X) No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 12'-6" EXISTING

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (X) No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

_____ 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

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

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
Case Number . . . . . : H-97-132
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

ACTION

This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

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

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
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(detached garage)

PROJECT NAMES:

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Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
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PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	NOT APPLICABLE
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE

CASE #H- 97-132 ADDRESS 439 A Camino del Monte Sol (detached garage)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met. The proposed garage will not have a negative impact on the adjacent historically "significant" structure as identified in Section 14-70.73A2 SFCC 1987; therefore, Staff recommends approval.

BACKGROUND & SUMMARY

The applicant has provided illustrations for the construction of a single-story detached garage on the eastern portion of the subject property. The applicant states the garage will be of wood frame construction with a stucco finish. The garage's height will vary from 10 feet to 11 feet from grade. The garage door will be a raised-panel wood door which will be sealed with Sherwin Williams "Gate House" stain. The proposed stucco color is El Rey "Buckskin," and all exposed wood elements will be stained to match the garage door. Window lites are true-divided-lites.

b:sr\hp\97132.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

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

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

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

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

September 18, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House.

The structure will be located to the east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

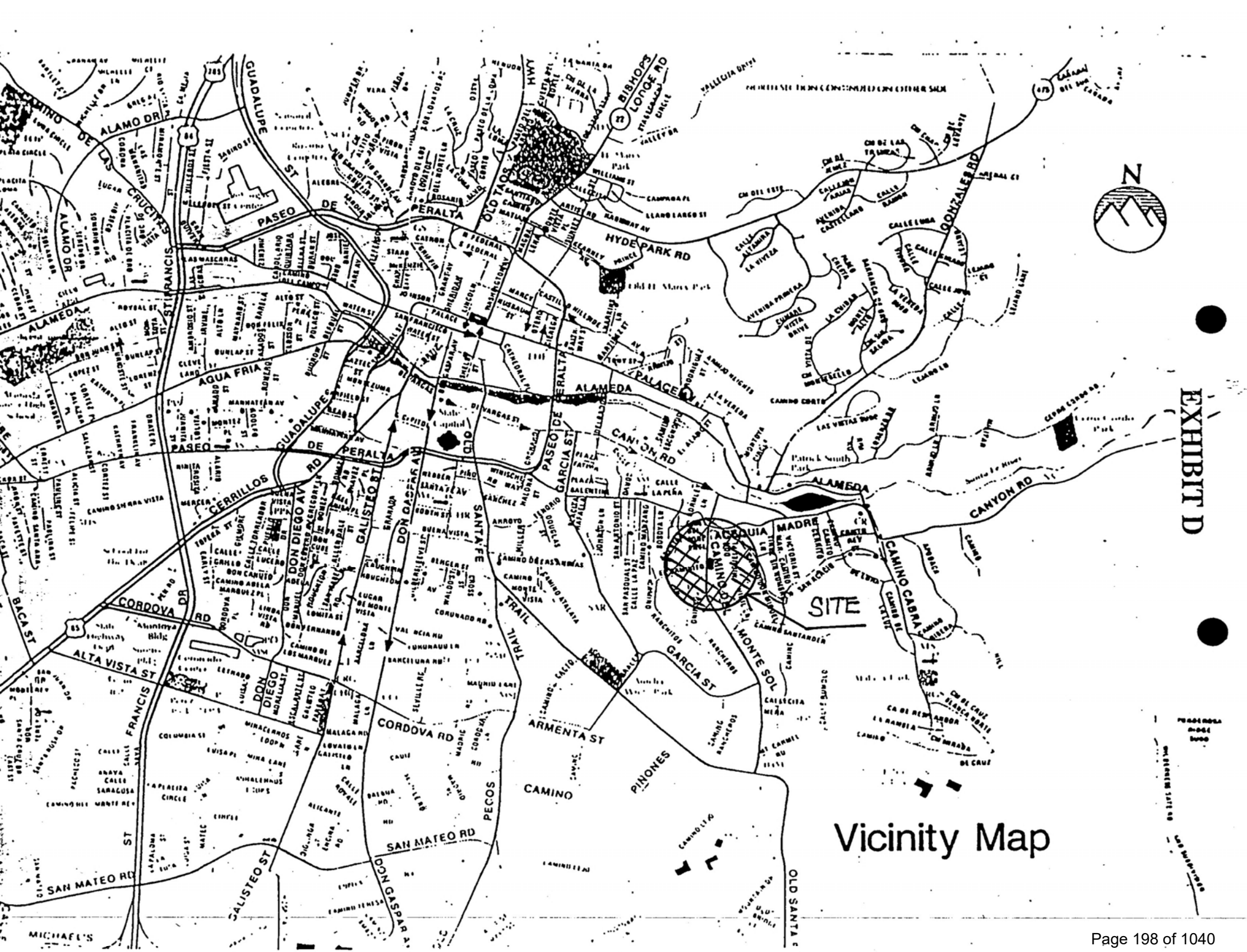
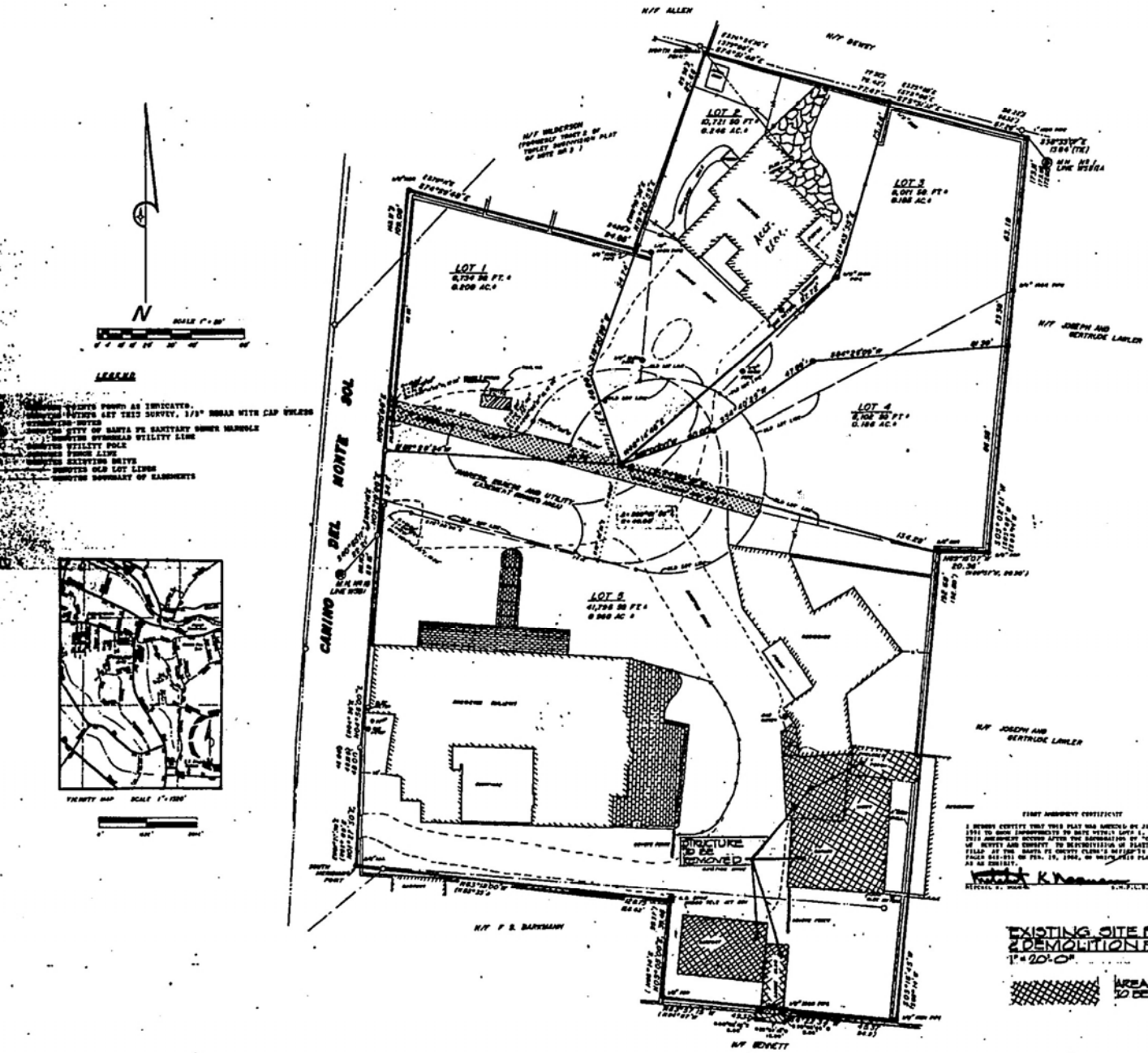

N
SITE
ALAMEDA
PASEO DE PERALTA
CANYON RD
CAMINO CABRA
CAMINO DEL MONTE SOL
GARCIA ST
ARMENTA ST
CORDOVA RD
SAN MATEO RD
ALTA VISTA ST
CERRILLOS RD
AGUA FRIA
HYDE PARK RD
GUADALUPE ST
GONZALES RD
OLD SANTA FE TRAIL
PINONES
PECOS
DON DIEGO AV
DON GASPAR AV
GALISTEO ST
ST FRANCIS
BACA ST
ALAMO DR
CAMINO DE LAS CRUCITAS
OLD TAOS HWY
BISHOPS LODGE RD
ACEQUIA MADRE
Patrick Smith Park
Old H. Marys Park
Santa Fe River
Vicinity Map

EXHIBIT D



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN K. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

EXISTING

NOTES:

1. MERIDIAN (N22°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149. DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 36.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE S. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TORLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.N. JULY 28, 1951, BOOK 63, PAGE 166.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN K. PETERS. FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 603, PAGE 301-306
6. • DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1994 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4. THIS AMENDMENT OCCURS AFTER THE RECORDATION OF "CERTIFICATE OF SURVEY AND CONSENT TO SUBDIVISION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 107, PAGES 848-851 ON FEB. 19, 1986, ON WHICH THIS PLAT IS USED AS AN EXHIBIT.

Mitchell K. Noonan
MITCHEL E. NOONAN N.M.P.L.S. NO. 4396

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN K. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchell K. Noonan
N.M.P.L.S. NO. 4396 MITCHEL E. NOONAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1986, BY MITCHEL E. NOONAN.

Edward E. Hansen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED.

SOUTHWEST MOUNTAIN SURVEYS

ARCHITECT: ... BAKER & ASSOCIATES
... SANTA FE, NM 87501
... 988-1400

MARY ALICE COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

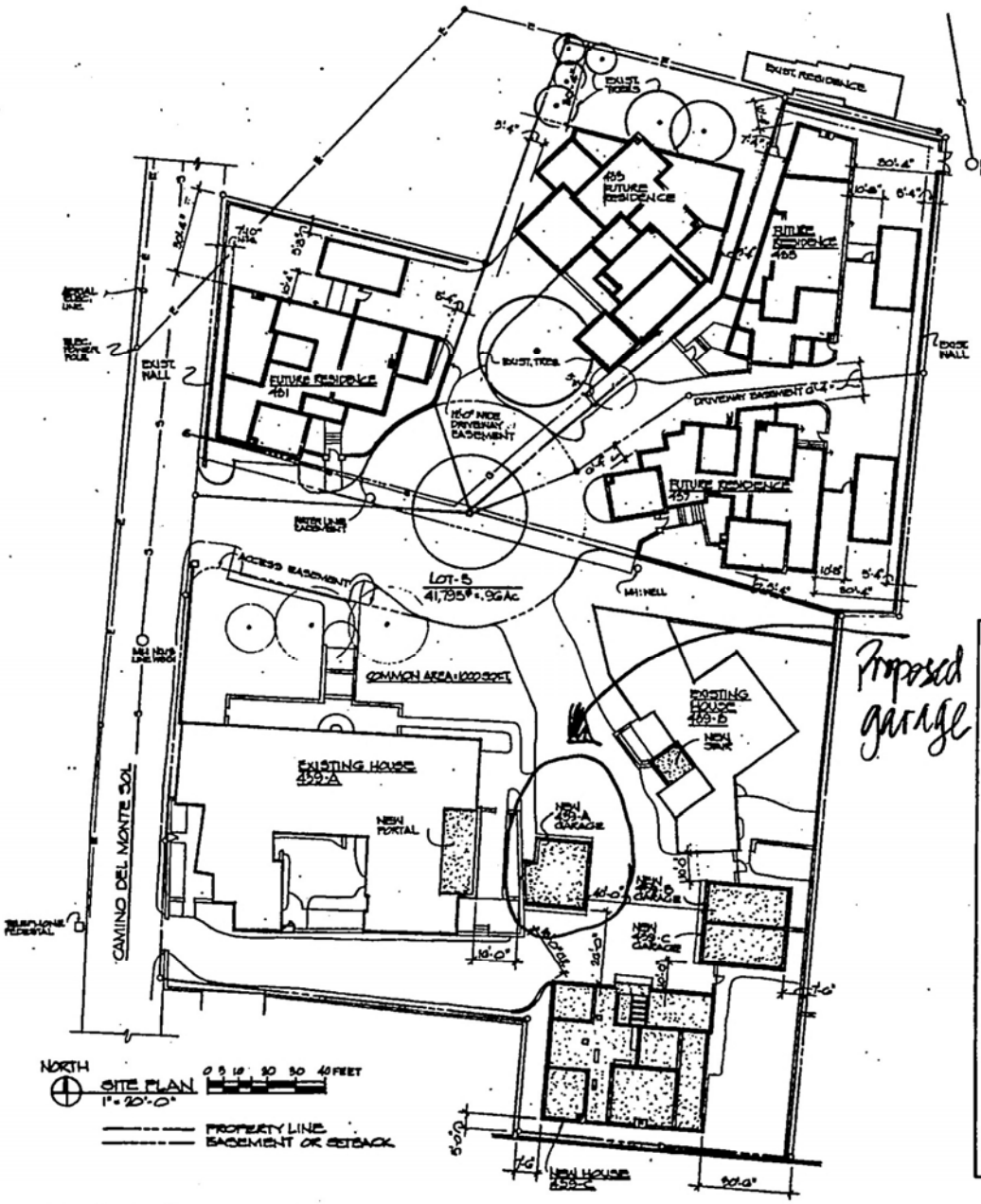
JOB#

DATE 9-18-97

SHEET # 2



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 50 40 FEET

——— PROPERTY LINE
——— EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 50'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: GALLERY
HEATED/FINISHED: 5,730 SQFT.
GARAGE/STORAGE: 573
PORTAL: 860
6,663 SQ.FT.

459-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,340 SQ.FT.
GARAGE/STORAGE: 300
PORTAL'S: 450
3,190 SQ.FT.

LOT COVERAGE:
6,663 SQ.FT. + 3,190 SQ.FT. / 41,795 SQ.FT. = 21.2%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS = 250 SQ.FT. = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, N.M. 87501
[redacted]

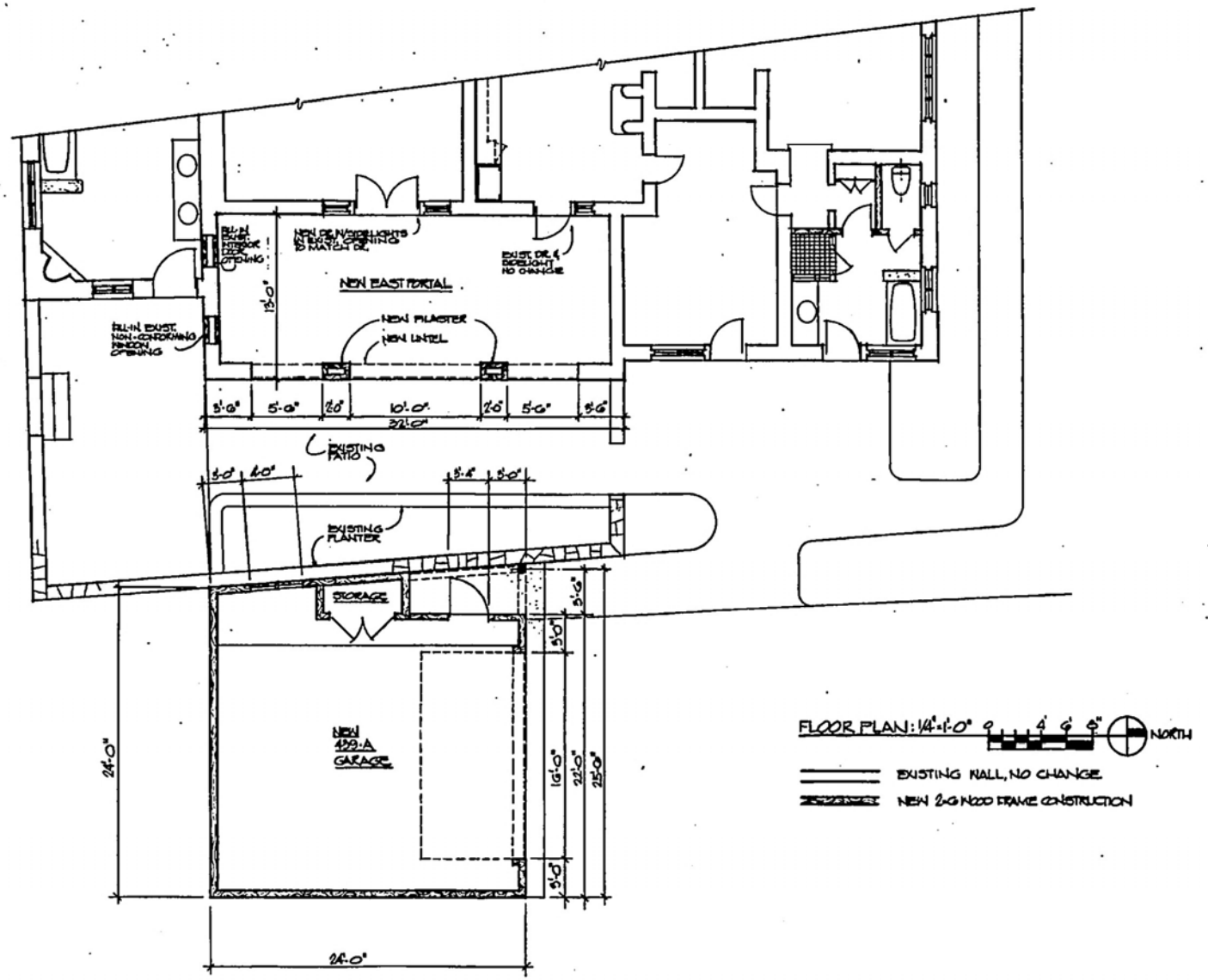
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
459-A-B-C

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE
9-15-97

SHEET #
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1494 PASEO DE PERALTA SANTA FE, NM 87501

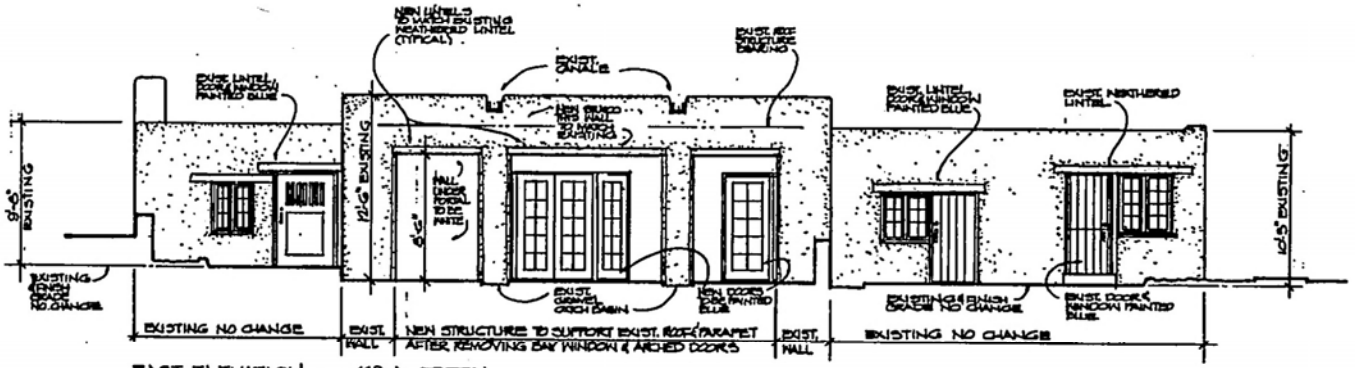
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
#429-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

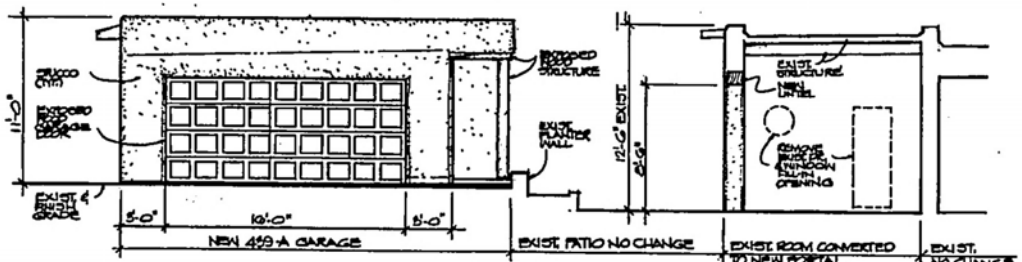
JOB#

DATE
9.15.97

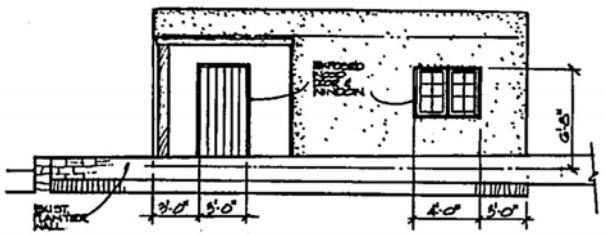
SHEET#
4



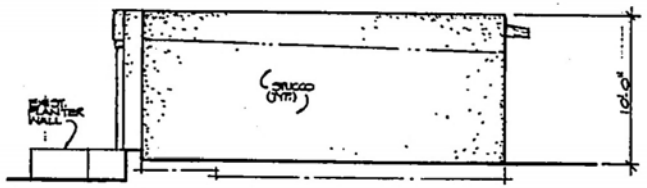
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE

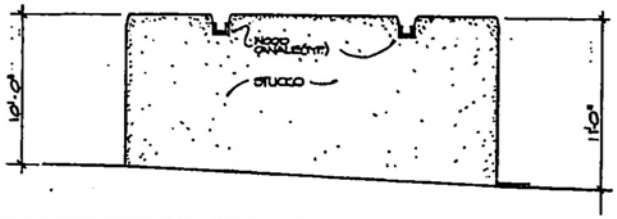


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT: MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PARANTA SANTA FE, NM. 87501
505-988-1903

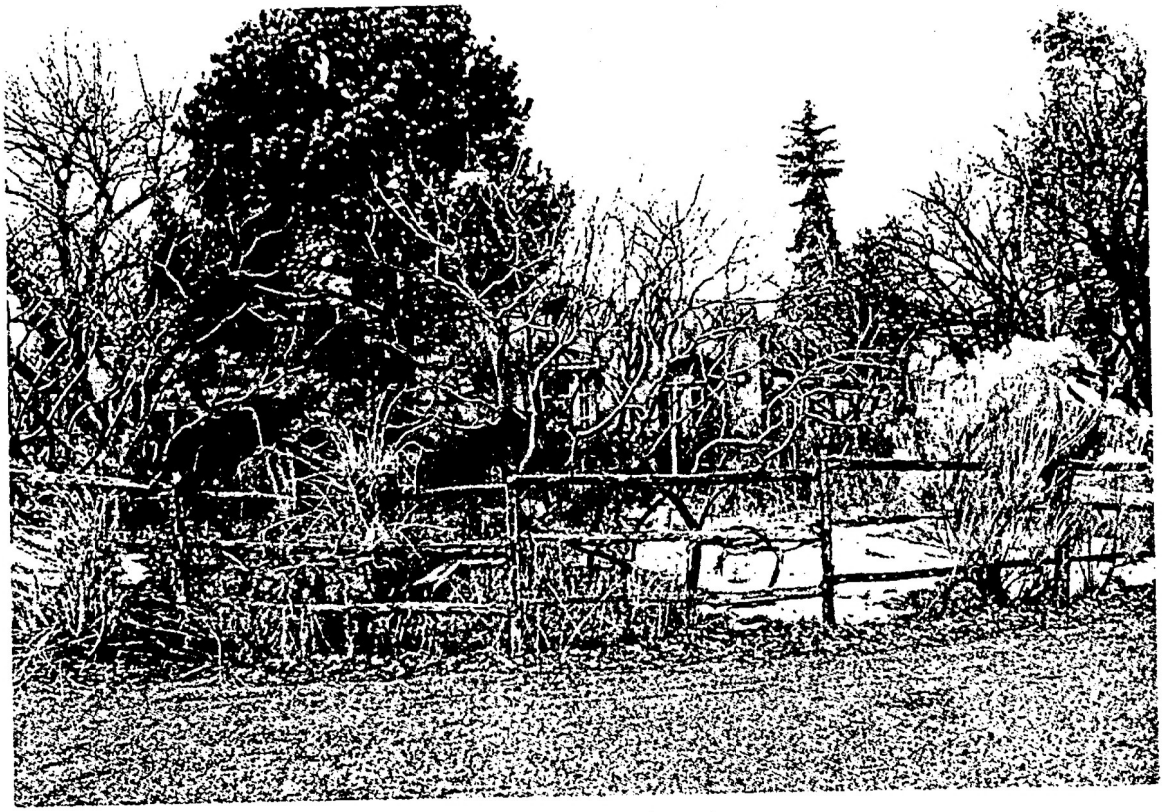
[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A

SHEET TITLE: EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

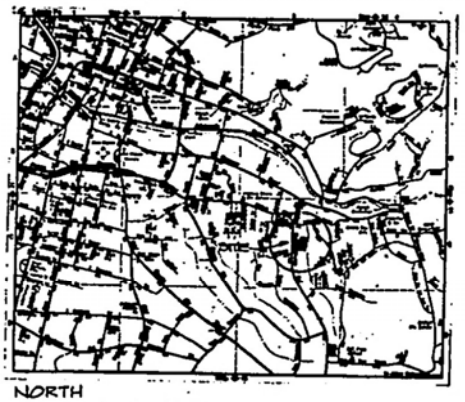
DATE 9-18-97

SHEET# 5

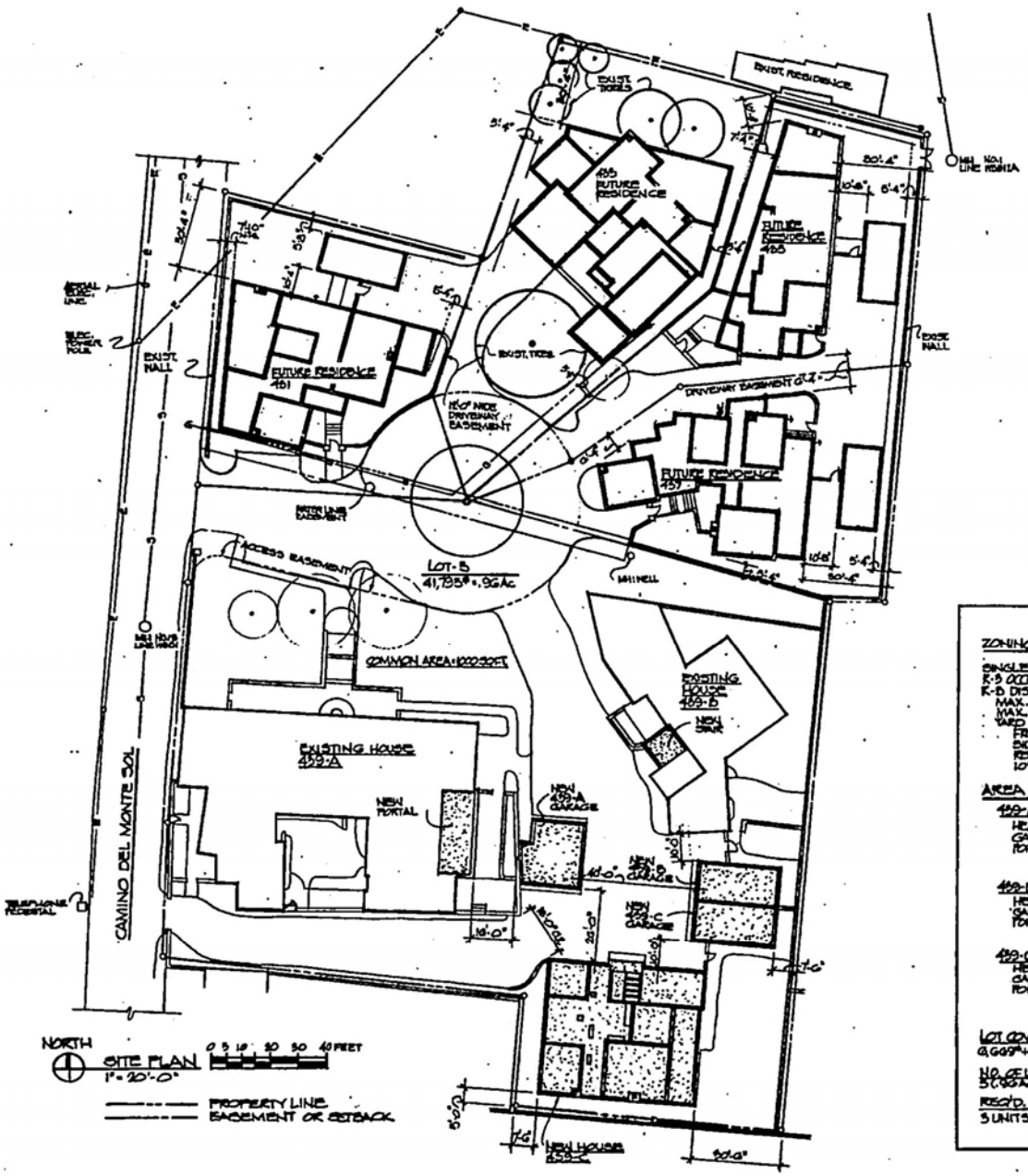


439-A Garage Site

H-97-132



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-B DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED & FINISHED: 5,736 SQ.FT.
GARAGE/STORAGE: 373
PORTAL: 560
6,669 SQ.FT.

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 550
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS × 250# = 750 SQ.FT. REQ'D.

STATE OF NEW MEXICO
MICHAEL P. BAUER
NO. 770
REGISTERED ARCHITECT

ARCHITECT:
MICHAEL P. BAUER & ASSOCIATES
434 PASEO DE PERALTA SANTA FE, NM 87501
505-988-1985

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

SHEET TITLE
SITE PLAN: LOT-B
1" = 20'-0"

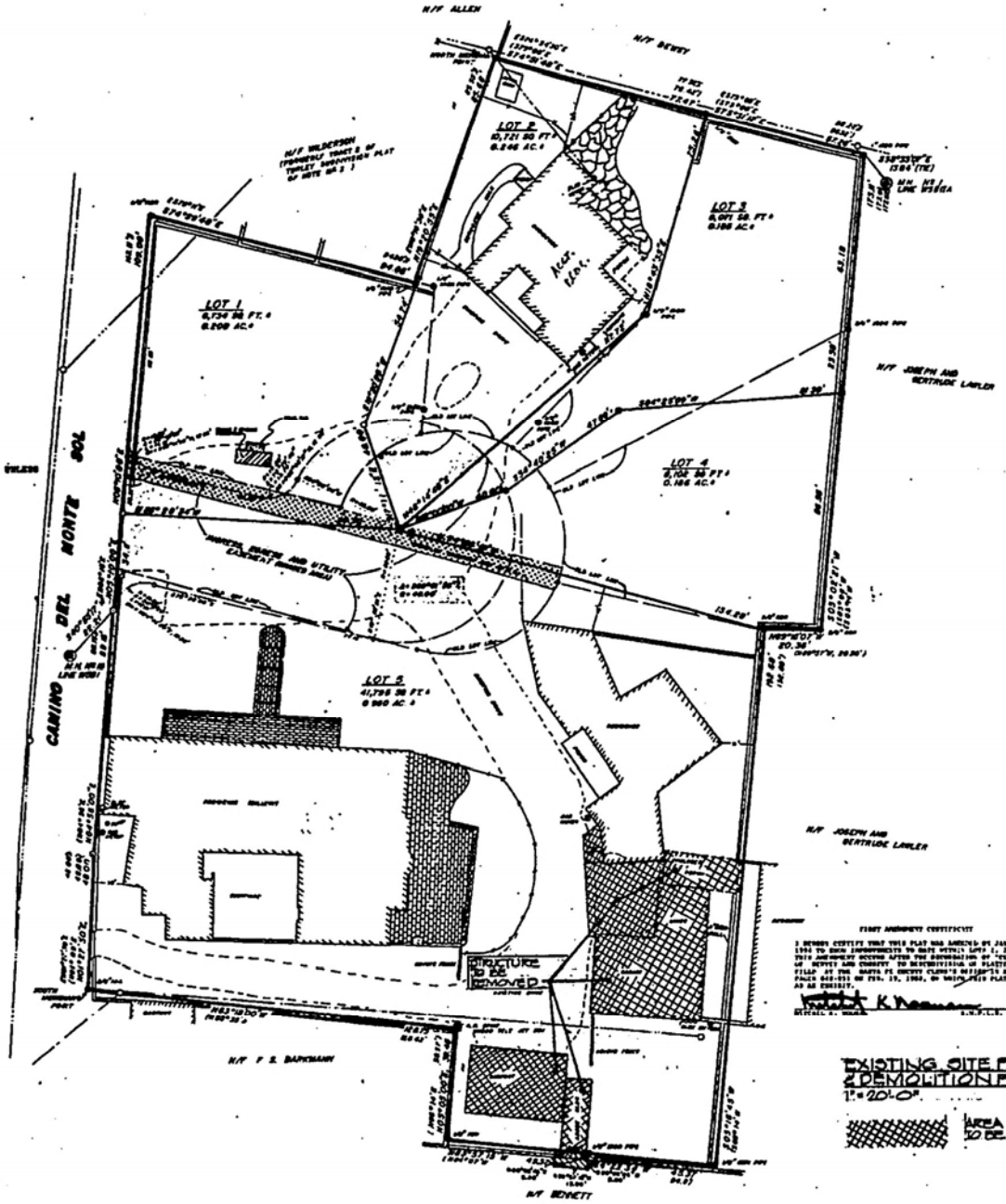
JOB#

DATE
9-18-97

SHEET#
1

REPLAT OF SURVEY FOR
GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±



N

SCALE 1"=20'

0 10 20 40

LEGEND

- ( ) INDICATES RECORD AS INDICATED.
- ○ INDICATES POINTS SET THIS SURVEY, 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED
- ⊙ INDICATES CITY OF SANTA FE SANITARY SEWER MANHOLE
- ⊙ INDICATES OVERHEAD UTILITY LINE
- ⊙ INDICATES UTILITY POLE
- ⊙ INDICATES FENCE LINE
- ⊙ INDICATES EXISTING DRIVE
- —— INDICATES OLD LOT LINES
- —— INDICATES BOUNDARY OF EASEMENTS



VICINITY MAP SCALE 1"=1000'

0' 500' 1000'

NOTES:

1. MERIDIAN (N13°51'54"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY STEPHEN RIVERA, N.M.P.L.S. NO. 9149, DATED FEB-JUNE 1978 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 56.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE S. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 4967A-S.
4. ▨ DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1950 AND FILED AT THE S.F.C.C.N. JULY 26, 1951, BOOK 63, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 1483, PAGE 341-346
6. • DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/15/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 9998 MITCHEL K. BOOHAR

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1997, BY MITCHEL K. BOOHAR.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY JANUARY 11, 1994 TO SHOW IMPROVEMENTS TO BE WITHIN LOTS 1, 2, 3 & 4. THIS AMENDMENT OCCURS AFTER THE SUBMISSION OF "CERTIFICATE OF SURVEY AND CONSENT TO RECTIFICATION OF PLAT(S) TO ACTUAL SURVEY" AND CONSENT TO RECTIFICATION OF PLAT(S) TO ACTUAL SURVEY" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE(S) AS BOOK 1483, PAGES 343-351 ON FEB. 23, 1995, ON WHICH THIS PLAT IS LISTED AS AN EXHIBIT.

MITCHEL K. BOOHAR N.M.P.L.S. No. 9998

SOUTHWEST MOUNTAIN SURVEYS

MARY ALICE COVINGTON
SANTA FE, NEW MEXICO
439-A-B-C

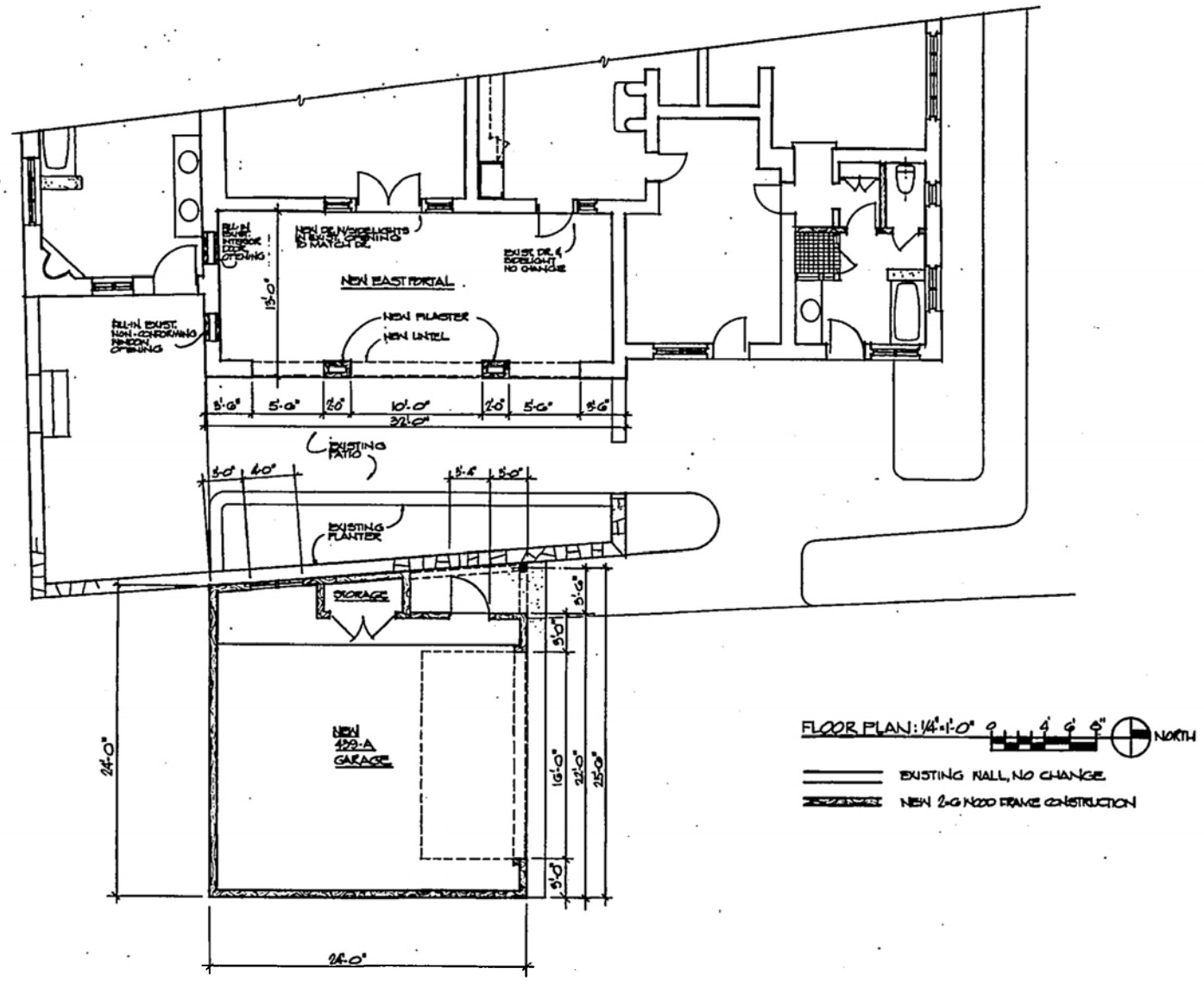
EXISTING SITE PLAN & DEMOLITION PLAN

JOB#

DATE 6-16-97

SHEET 2

CHAS. S. BAUER & ASSOCIATES
421 MONTEZUMA SANTA FE, NM 87501
505 983-7971



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1128 PASEO DE PERALTA, SANTA FE, NM 87501

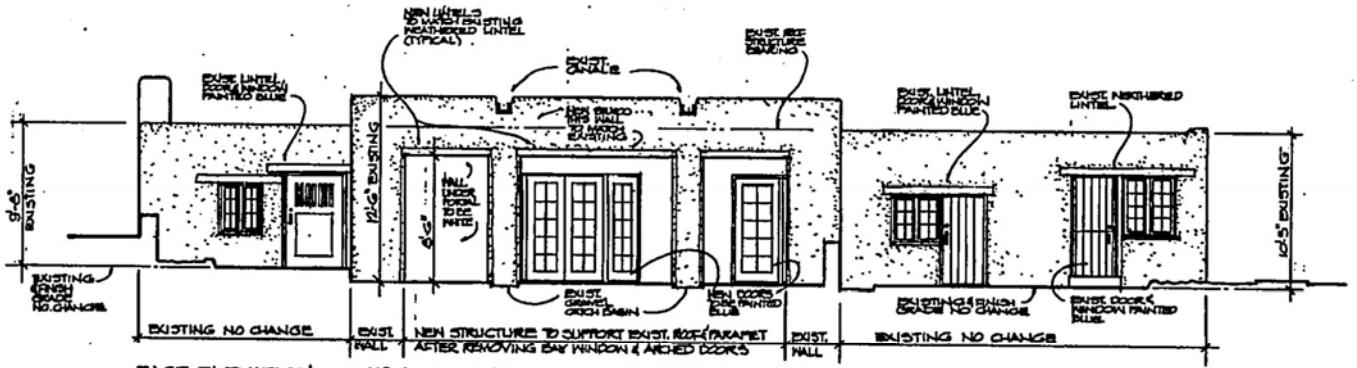
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL, SANTA FE, NM
#431-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

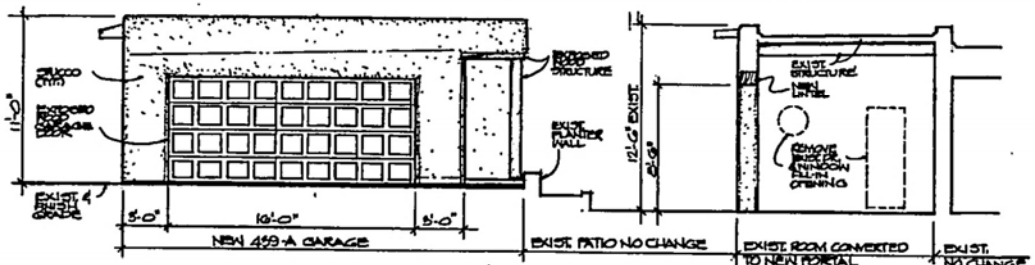
JOB#

DATE
8-16-97

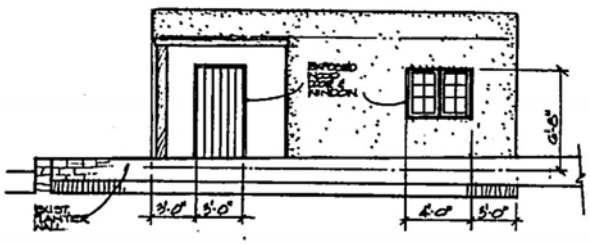
SHEET#
4



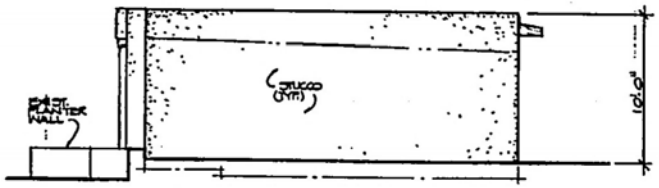
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE

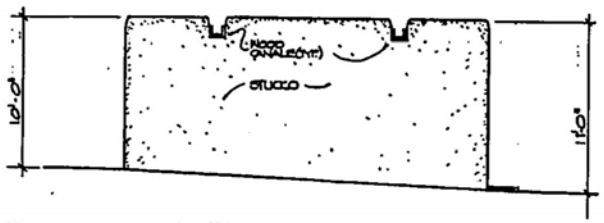


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, GLULAM BEAM & CANALES &
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1451 PASEO DE PERALTA, SANTA FE, NM. 87501

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.

SHEET TITLE
EXTERIOR ELEV. OF NEW PORTAL AND

JOB#

DATE
3-15-97

SHEET#
5



439-A Garage Site

H-97-132

RECEIVED
[illegible] 8 1997
10:20 a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: GARAGE FOR 439-A

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes(X) No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 11'-0" MAX.

Have you met with the appropriate zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97

If you have not met with zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

Michael F. Bauer 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

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

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
Project number . . . : 97- 10100192
Case Number . . . . . : H-97-171
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen — 825 El Caminito
Santa Fe, NM 87501 — (505) 9888961

AP- Bauer, Michael — 1424 Paseo De Peralta
Santa Fe, NM 87501 — (505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF 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 THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
Project number . . . : 97- 10100192
Case Number . . . . . : H-97-171
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen 825 El Caminito
Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE
HISTORIC DIST SURVEY NUMBER	7270
AGE OF STRUCTURE	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	COMMERCIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-171 ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design, preservation, and height have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the following renovation treatments: the removal of bay windows and French doors on the east elevation thereby creating a portal and restoring the historic profile of that elevation, the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the rear (south) of the building.

As noted on the New Mexico Building Inventory Form, the east elevation has been altered. The proposed work will not involve the removal of any historic fabric or character; therefore, the historic status will be retained (Section 14-70.73A1 SFCC 1987). The proposed portal structure will return the building to its original footprint on that elevation. The proposed yard wall is within the 6-foot height allowed per Section 14-70.20B2c SFCC 1987.

b:sr\hp\97171.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

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

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

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

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 05160000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☐ SEC 30 NW 1/4 SW 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican 6/26/1940

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

05160000123.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

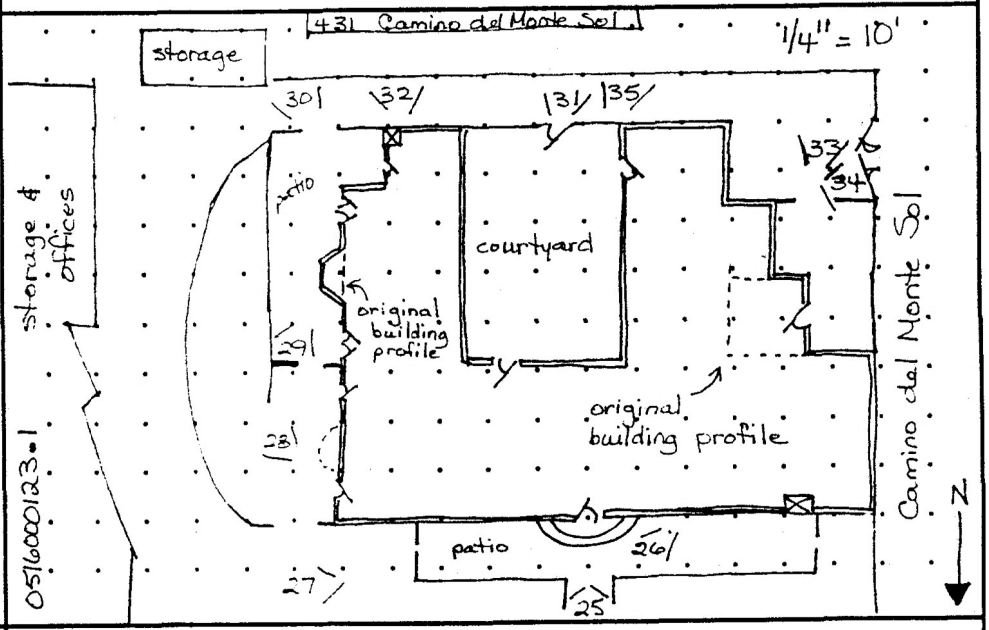
___ YES X NO

PHOTO



#25 main entrance, north

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 CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

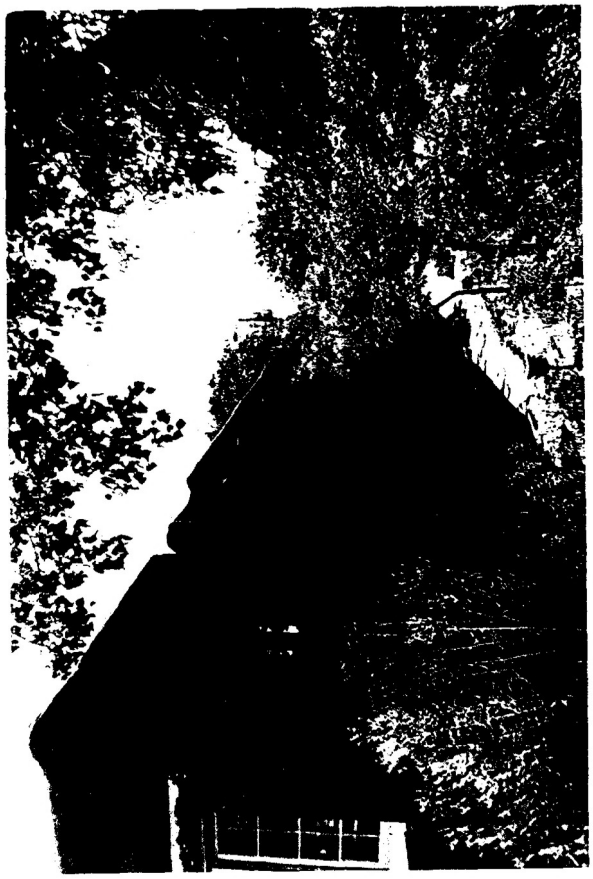
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panel, french	
WINDOWS	4 6-lite wood csmts in groups of 2, 3, 4, and alone;	some 1X1 DHWs with wood reveals. Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as ½ sidelight on E	

COMMENTS interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas – appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



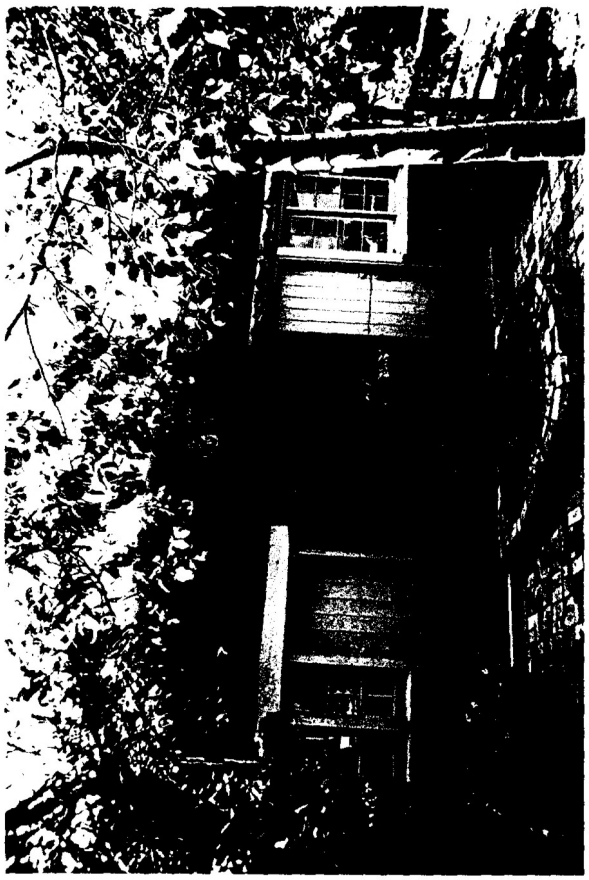
#27 from northeast

IDENTIFICATION

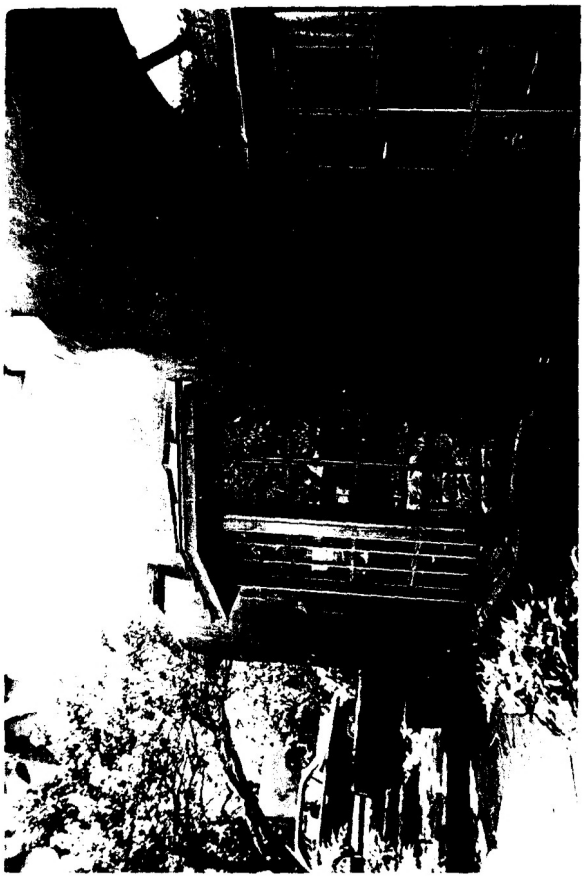
ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

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

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#35 courtyard gate, south



#31 courtyard, south



#32 partial south elevation

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

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER
051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#33 from southwest



#34 partial west elevation

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

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol, Unit 1 & 2

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a two unit condominium.

The major exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The other change is to construct a dividing yard wall in the South Courtyard at the same height as the existing wall.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

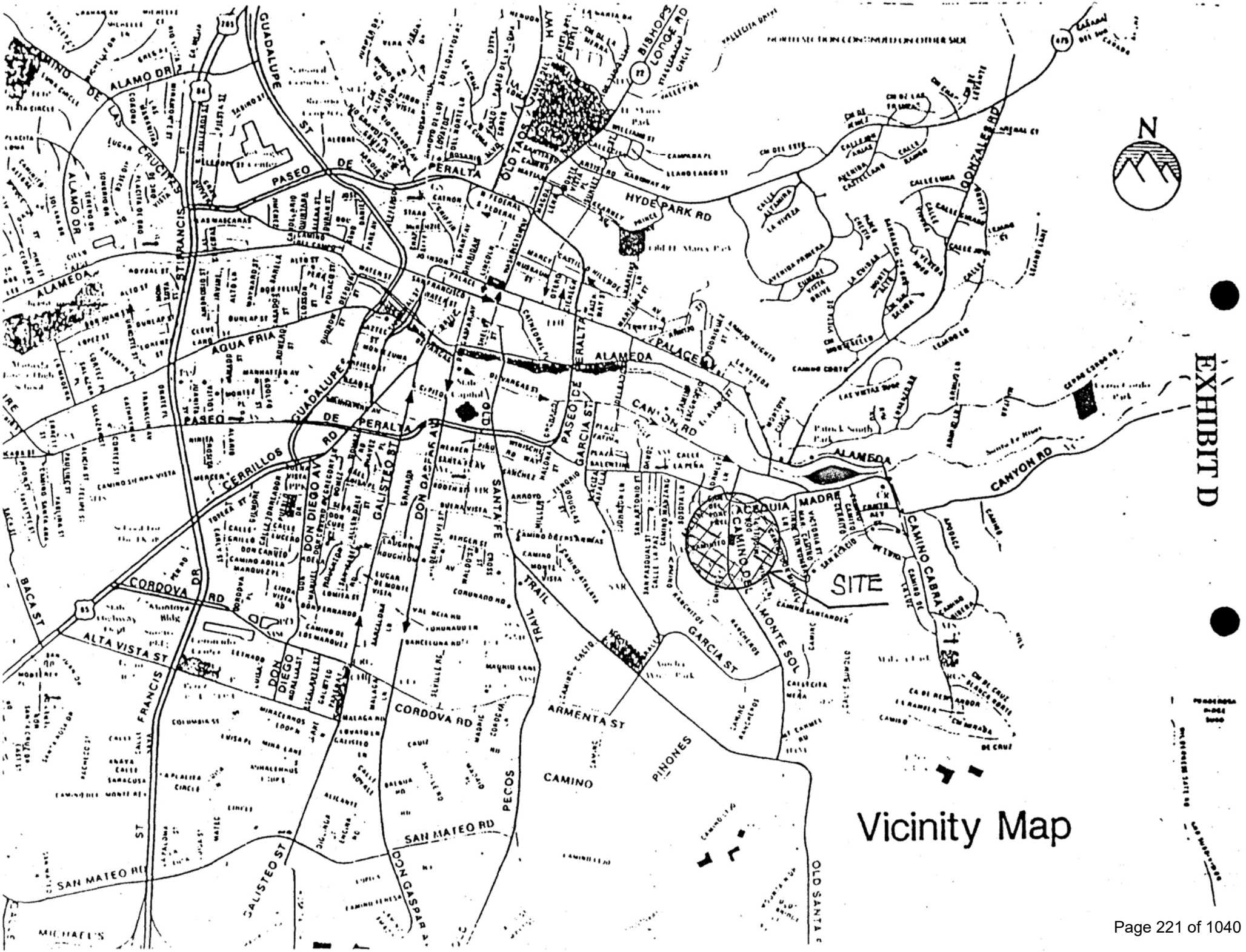
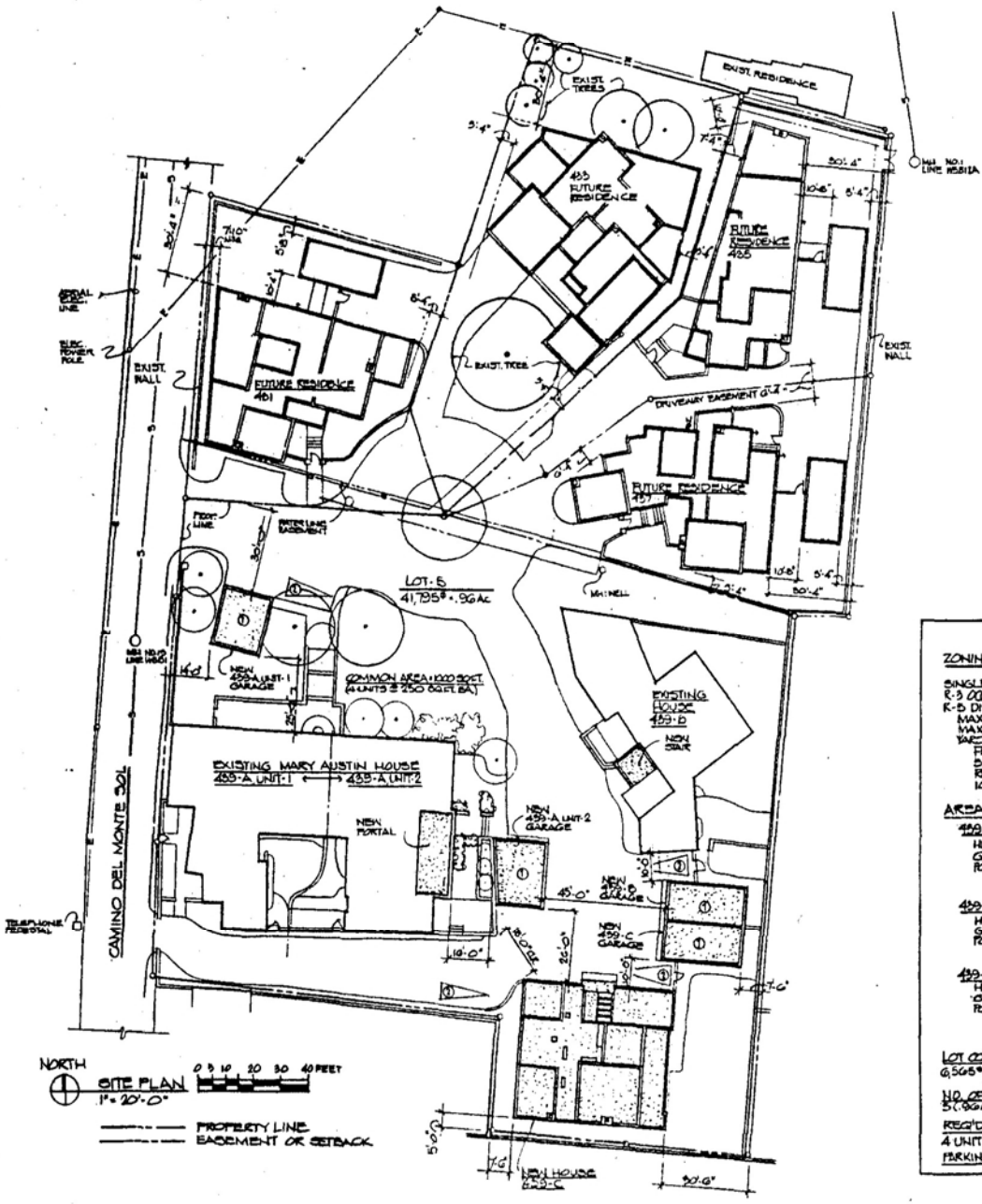

N
SITE
ALAMEDA
PASEO DE PERALTA
GUADALUPE ST
ALAMO DR
CAMINO DE LAS CRUCITAS
ST FRANCIS
AQUA FRIA
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
OLD SANTA FE TRAIL
PASEO DE PERALTA
GARCIA ST
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
ARMENTA ST
CAMINO PINONES
PECOS
SAN MATEO RD
OLD SANTA FE
HYDE PARK RD
GONZALES RD
BISHOPS LODGE RD
OLD TAOS HWY
Vicinity Map

EXHIBIT D



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET

PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-5 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'0"
SIDE YARD: 5'0"
REAR YARD: 30'0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577	2,801
GARAGE/STORAGE:	582	405
PORTAL:	-0-	400
	3,159	3,206

6,365 SQ.FT.

459-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTAL'S: 350
3,166 SQ.FT.

LOT COVERAGE:
6,365 + 3,411 + 3,166 / 41,795 = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS x 250 = 1,000 SQ.FT. REQ'D.
PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL [redacted] & ASSOCIATES
[redacted] SANTA FE, NM. 87501
[redacted]

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
459-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
6-11-87
11-3-87:
REVISED 439-A TO 2 UNITS

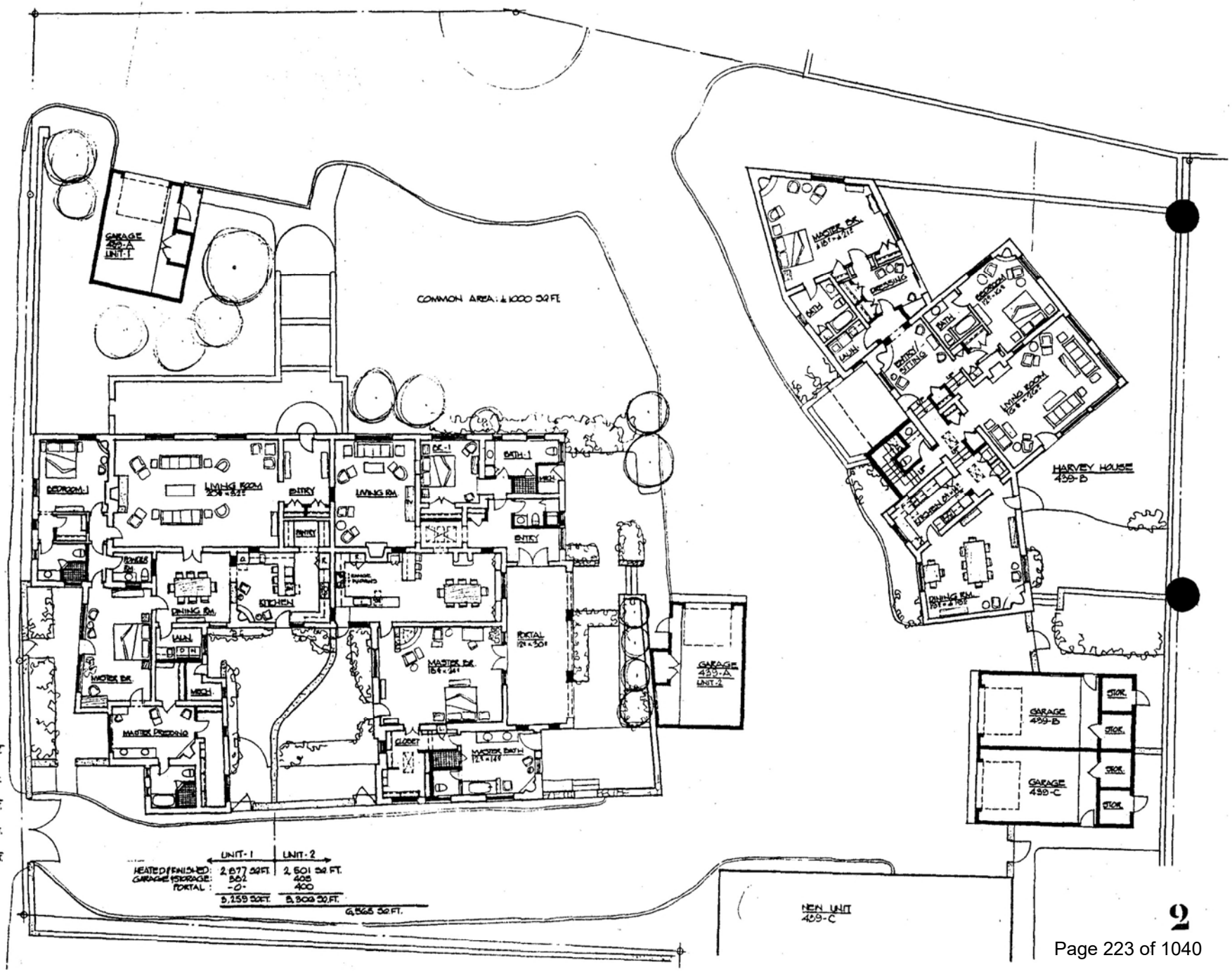
PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIUMS

SITE AND FLOOR PLAN
1/8"=1'-0"

NORTH

EXISTING WALL
NEW WALL



ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT

NO. OF UNITS ALLOWED: 5 UNITS PER AC.
5(.96 AC) = 4.8 = 4 UNITS

MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BLDGS.
REQ'D. COMMON AREA = 4 (750 SF) + 1000 SF

OCCUPANCY: R-3
TYPE V-N CONSTRUCTION

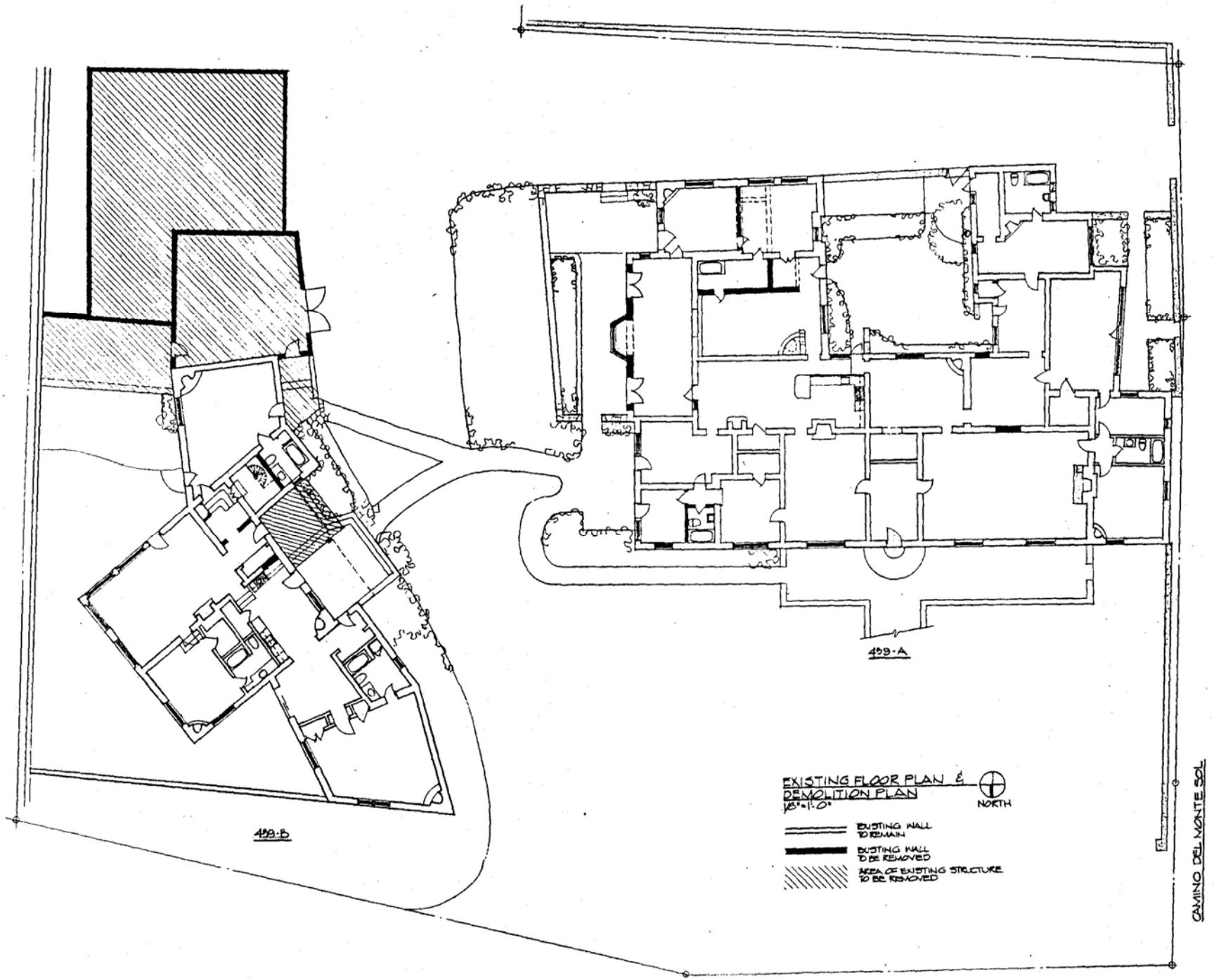
AREA TABULATION:

MARY AUSTIN HOUSE: 439-A
HEATED/FINISHED: 5,378 SQ.FT.
GARAGE/STORAGE: 787
PORTAL: 400
6,565 SQ.FT.

HARVEY HOUSE: 439-B
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

NEW UNIT: 439-C
HEATED/FINISHED: 2,319 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 350
3,169 SQ.FT.

LOT COVERAGE:
6,565 + 3,411 + 3,169 / 41,785 = 32%



MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

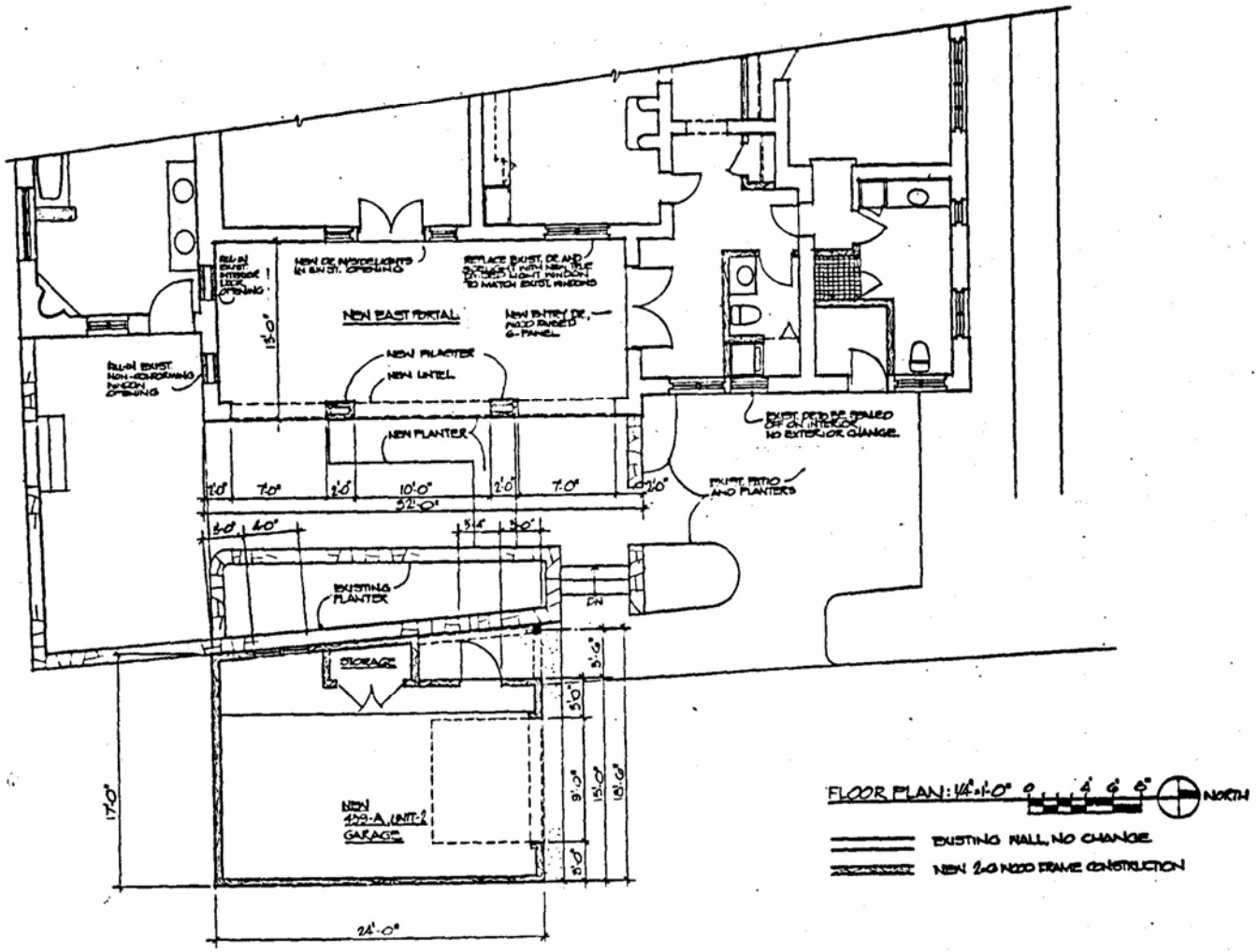
ARCHITECT
MICHAEL E. BAUER & ASSOCIATES
1424 PASEO DE SANTA FE, NM. 87501
[redacted]

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE 9-18-79
11-8-79

SHEET#
3



MICHAEL BAUER & ASSOCIATES

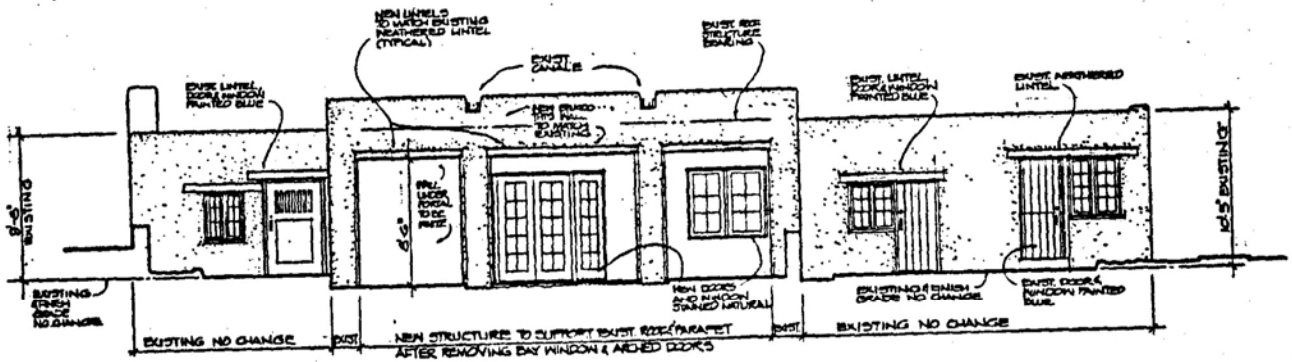
MARY AUSTIN COMPOUND
439-A UNIT-2

SHEET TITLE: FLOOR PLAN
1/4"=1'-0"

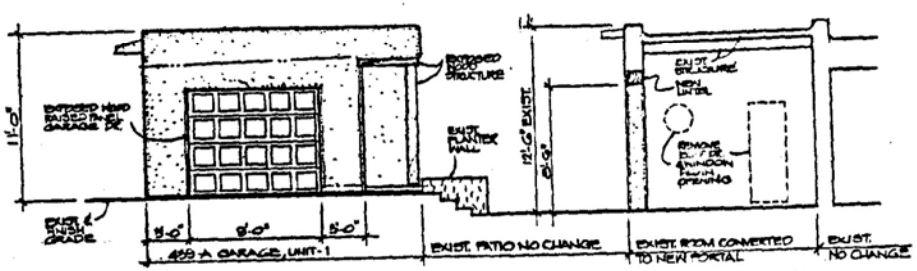
JOB#

DATE: 3-10-97
11-3-97

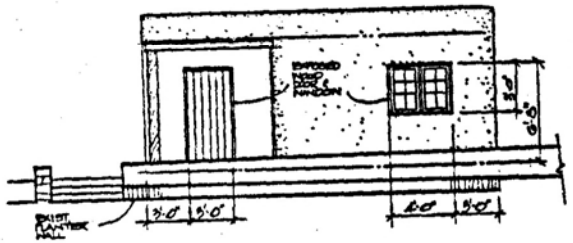
SHEET# 4



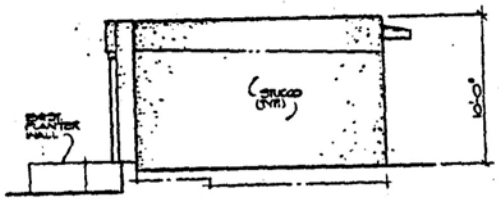
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

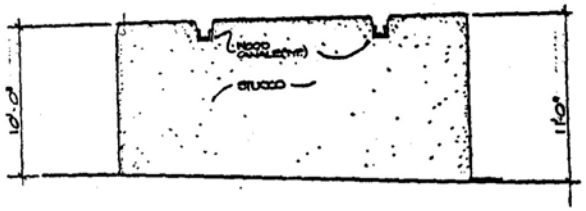


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GAVE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE &
"SHERWIN WILLIAMS" GAVE HOUSE STAIN, TINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CAMPANA SANTA FE, NM. 87501

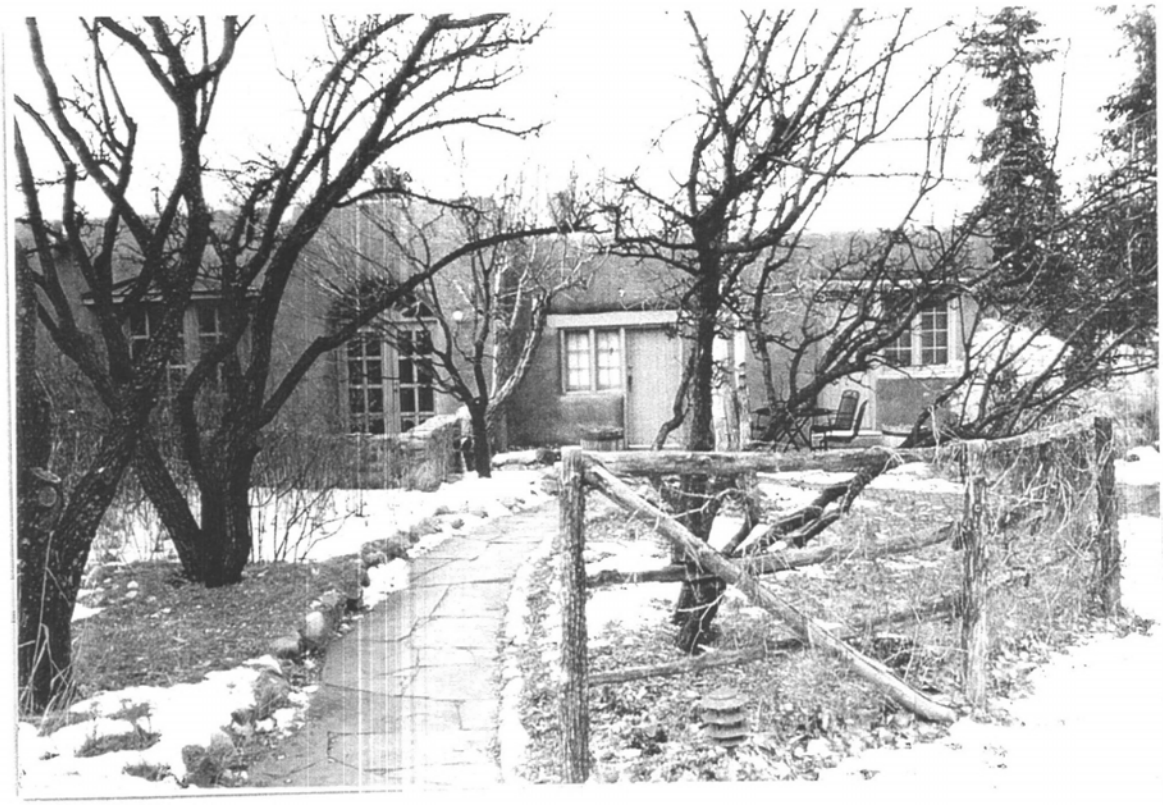
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

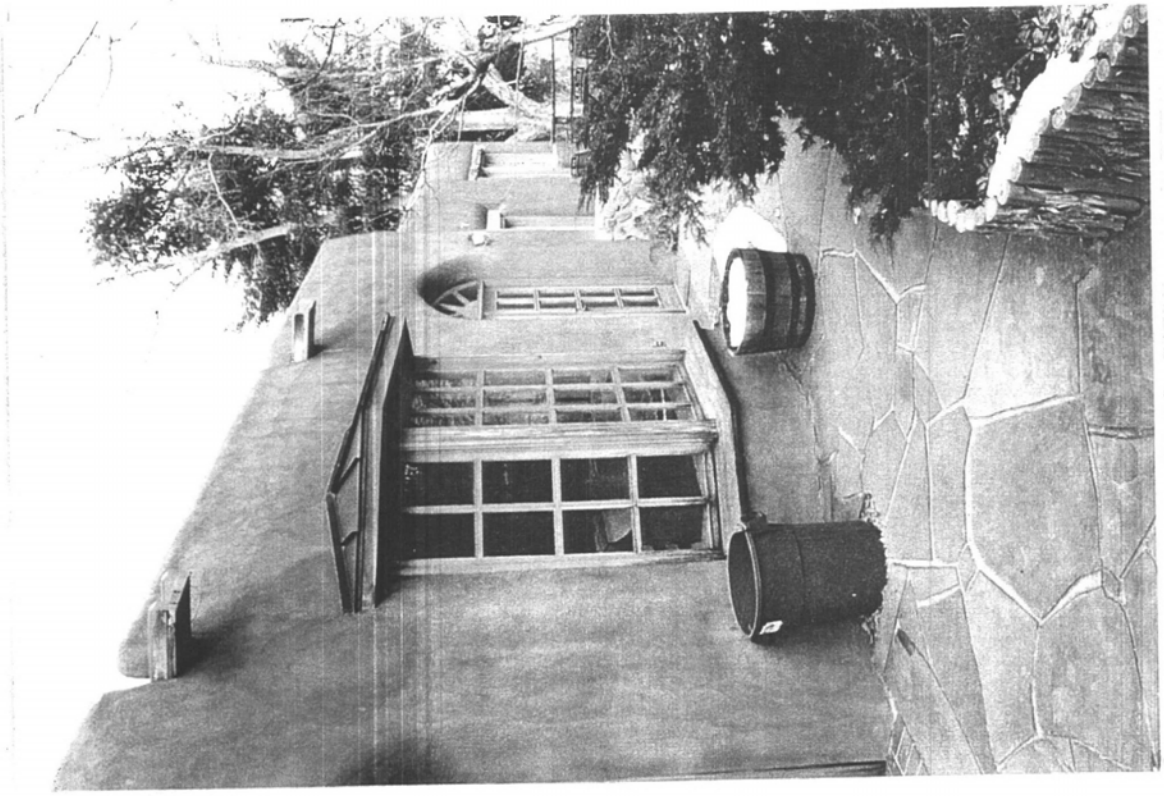
JOB#

DATE 5-18-97
11-5-97

SHEET#
5



439-A, UNIT 2
BAY WINDOW & FRENCH DOORS TO BE REMOVED
FOR NEW EAST PORTAL

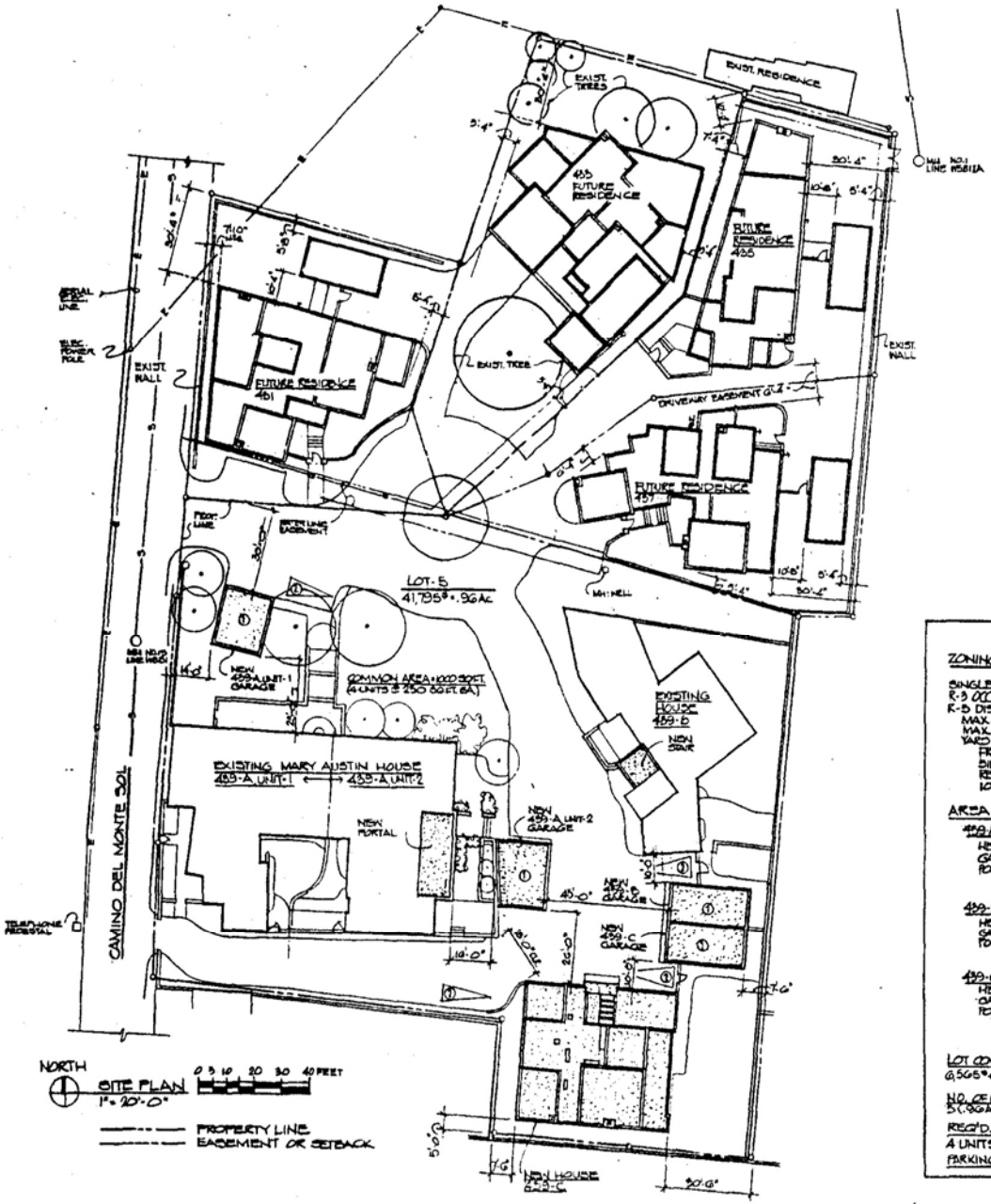




SOUTH COURTYARD: NEW WALL BETWEEN UNITS, HT. TO MATCH EXISTING.



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	405
PORTAL:	-0-	400
	3,259	3,306#
		6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.
PARKING: 2 SPACES PER UNIT.

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
5-11-97
11-5-97:
REVISED 439-A TO 2-UNITS

PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIUMS

SITE AND FLOOR PLAN
1/8"=1'-0"

NORTH

EXISTING WALL
NEW WALL

ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT
NO. OF UNITS ALLOWED: 5 UNITS PER AC.
5(.96AC) = 4.8 = 4 UNITS
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BLDGS.
REQ'D. COMMON AREA = 4 (750') = 1000 SF

OCCUPANCY: R-3
TYPE V-N CONSTRUCTION

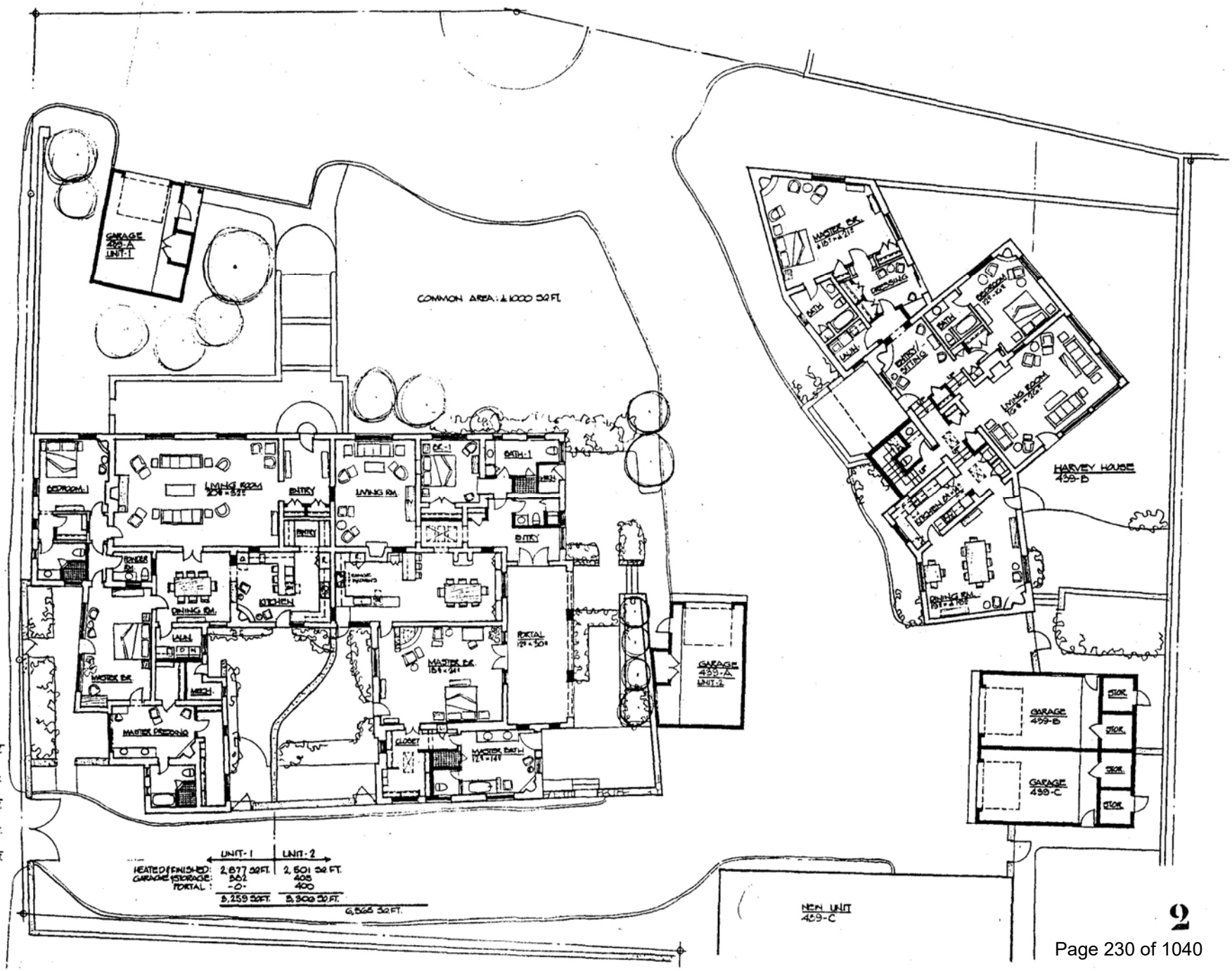
AREA TABULATION:

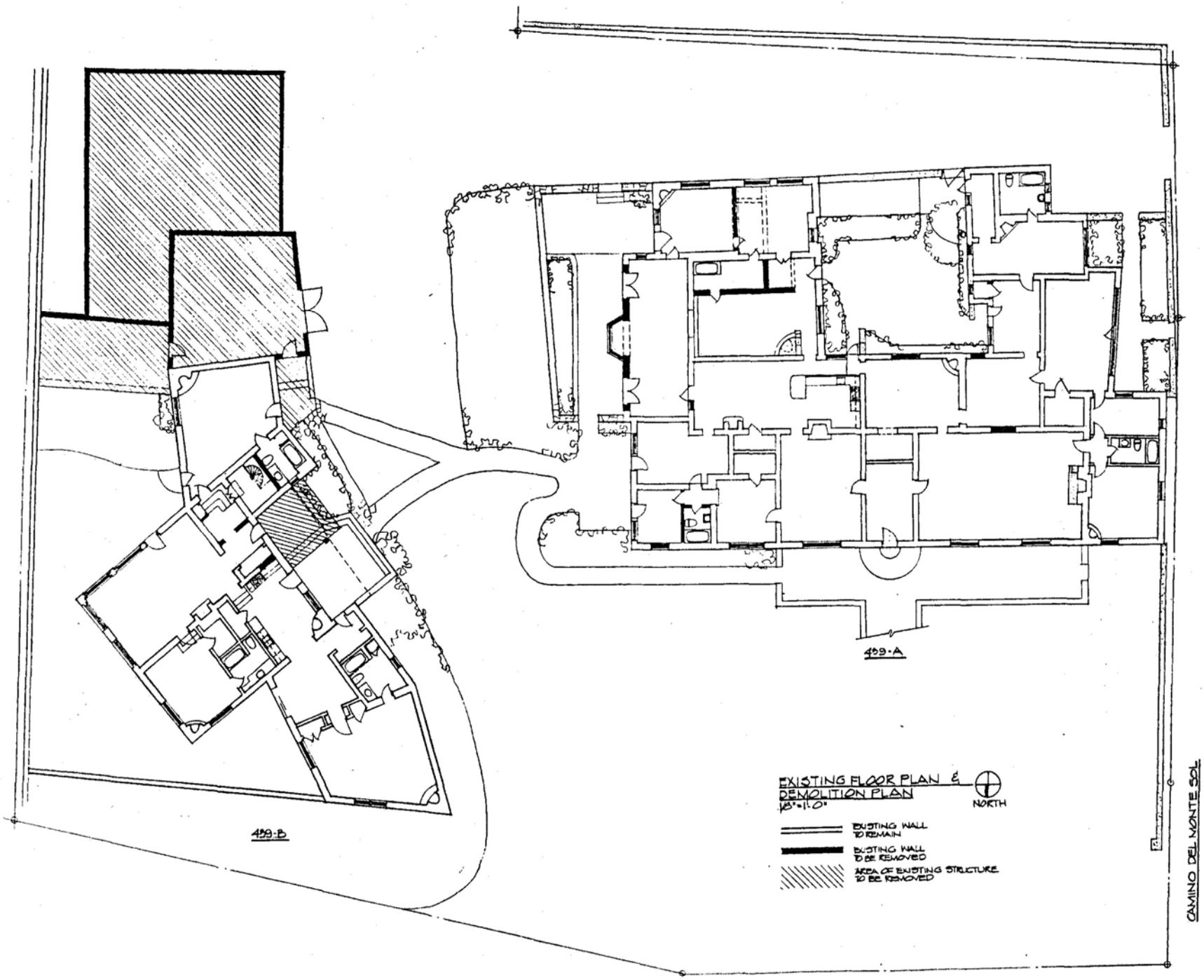
MARY AUSTIN HOUSE: 439-A
HEATED/FINISHED: 5,370 SQ.FT.
GARAGE/STORAGE: 787
PORTAL: 400
6,565 SQ.FT.

HARVEY HOUSE: 439-B
HEATED/FINISHED: 2,654 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

NEW UNIT: 439-C
HEATED/FINISHED: 2,816 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 850
3,166 SQ.FT.

LOT COVERAGE:
6,565' + 3,411' + 3,166'/41,786' = 32%





ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 ENCINO DE BARANTA, SANTA FE, NM. 87501
505-988-1905

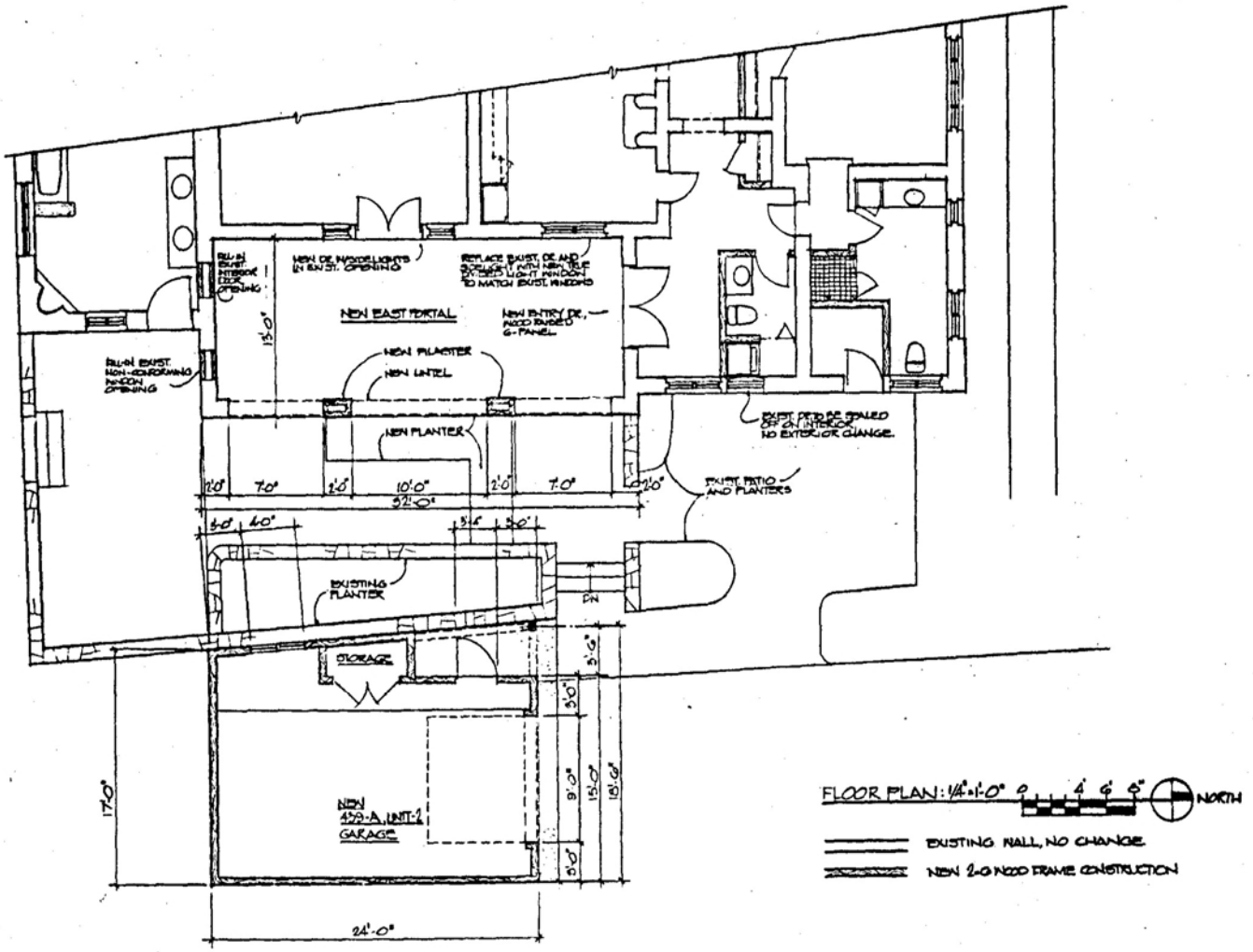
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
EXISTING FLOOR PLAN
& DEMOLITION PLAN

JOB#

DATE 9-18-79
11-8-79

SHEET#
5



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM 87501
546-1980-1903

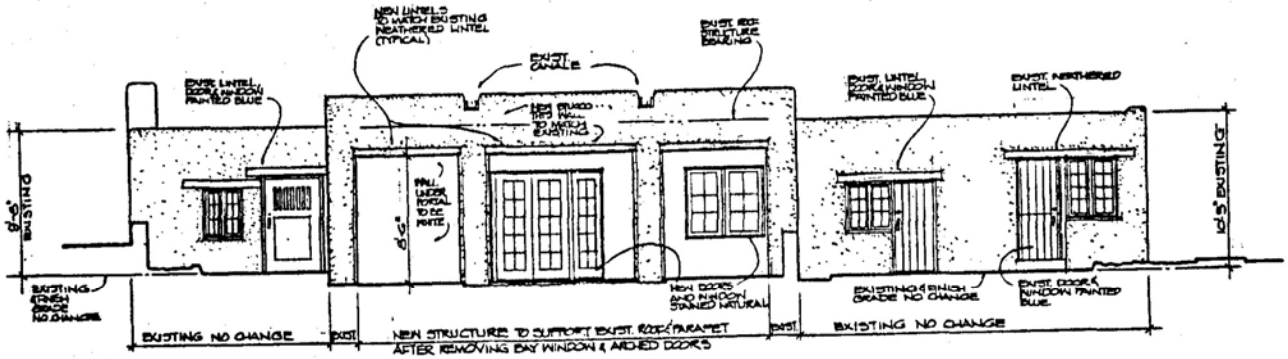
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

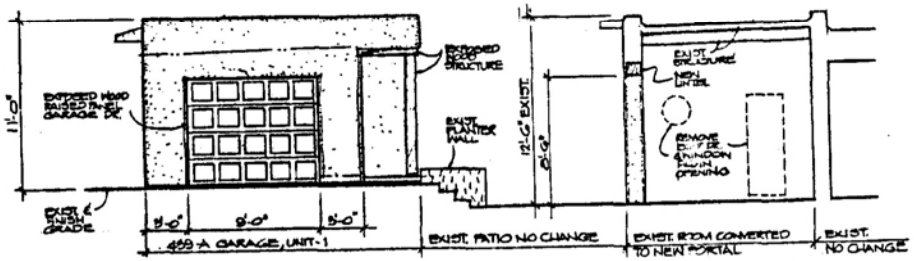
JOB#

DATE 9-18-97
11-5-97

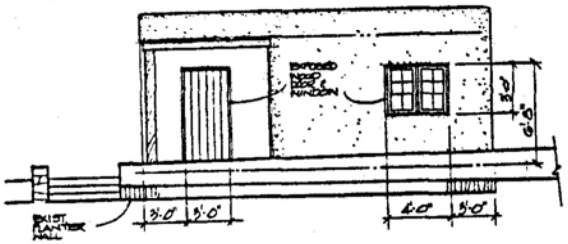
SHEET#
4



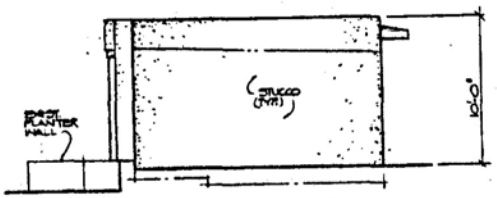
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

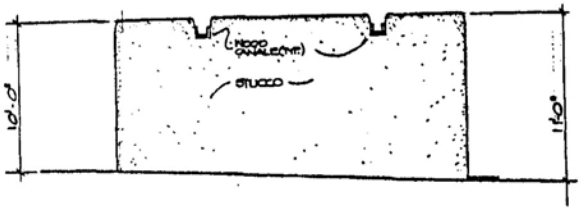


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE &
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA SALTA SANTA FE, NM. 87501
505-988-1903

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-16-97
11-5-97

SHEET#
5

H-92-101

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL AT 439-A, UNIT-2

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

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

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF 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 THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen 825 El Caminito
Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	N
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172A ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the northwest of the main residence. The garage's height will vary from 9'6" to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172a.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

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

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

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

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-1

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-1.

The structure will be located to the ~~east~~ northwest of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

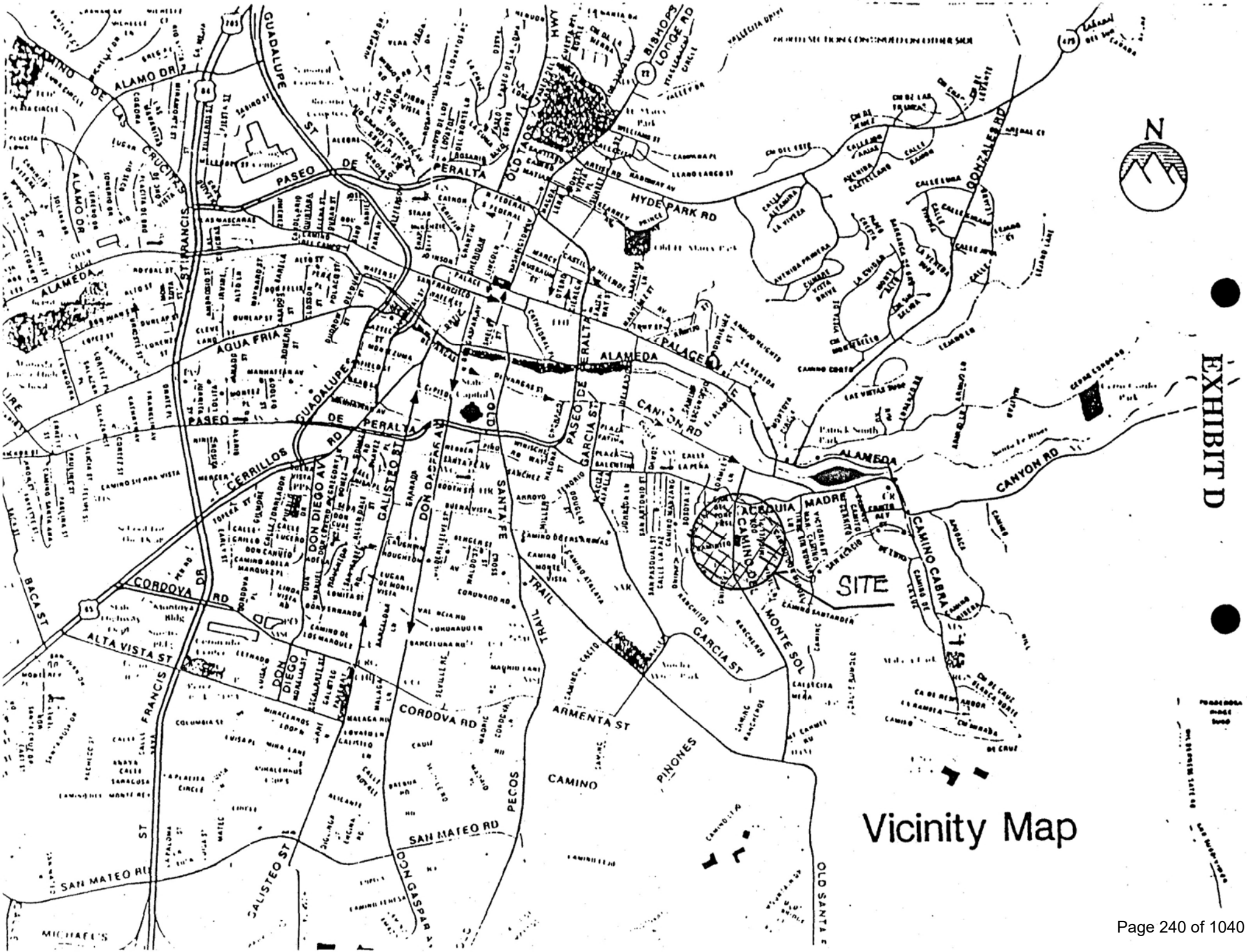
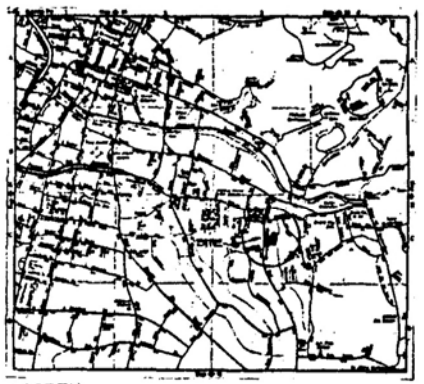
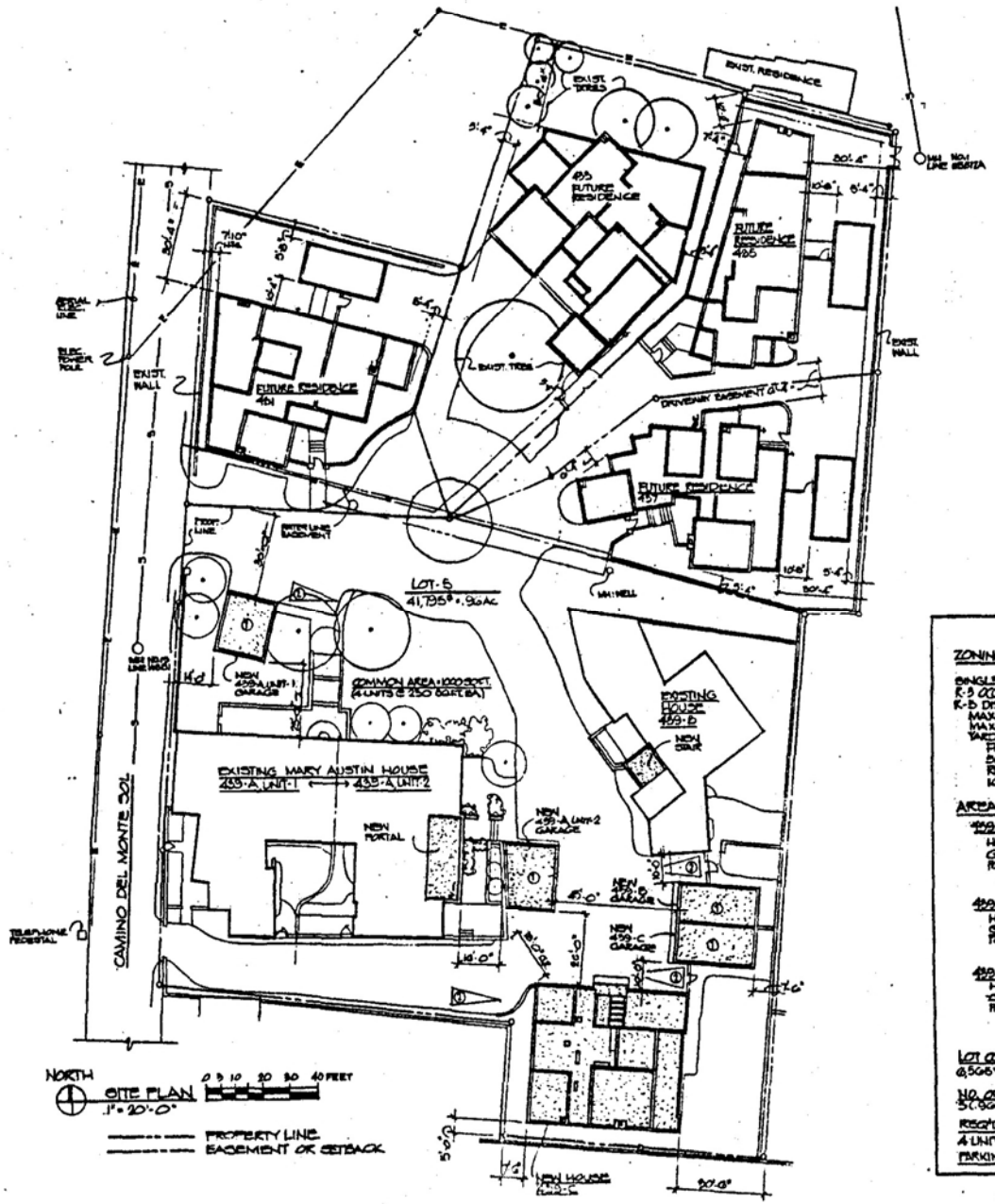


EXHIBIT D
N
SITE
Vicinity Map



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	408
PORTAL:	-0-	400
	3,259#	3,309#
		6,565#

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT: MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
[illegible]

[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

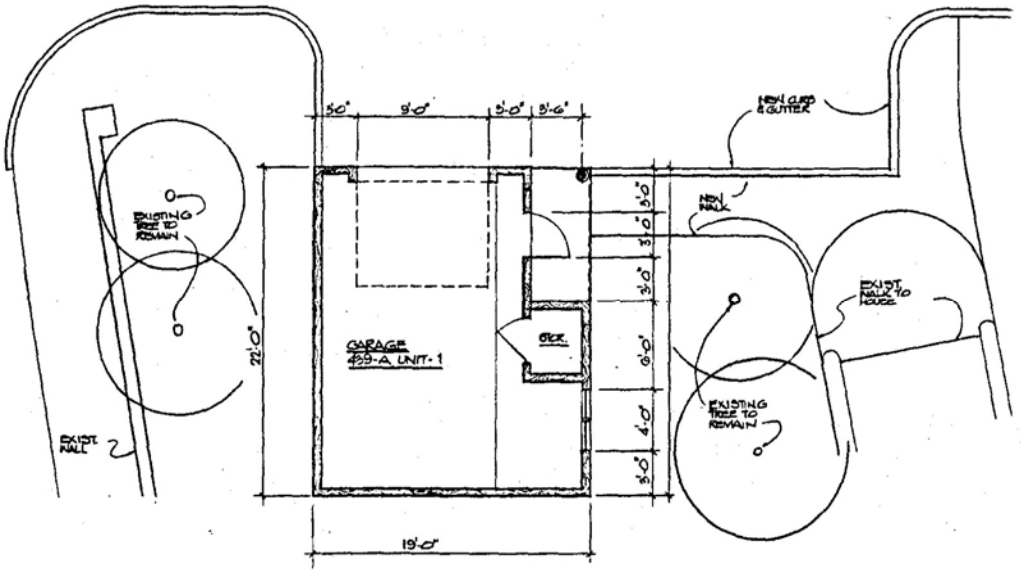
DATE 9-18-87
11-5-97

SHEET#
1

EXTERIOR GARAGE BUILDING COLORS:

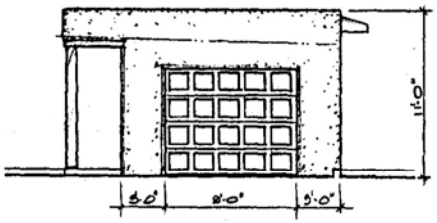
STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATEHOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN BEAM AND CANALES:
"SHERWIN WILLIAMS" GATEHOUSE STAIN, THINNED 2:1.

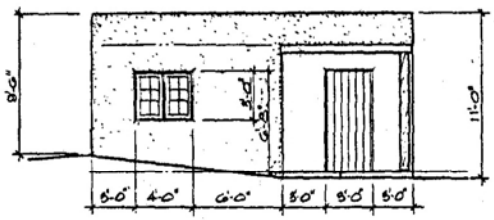


FLOOR PLAN: 1/4"=1'-0" 0 4' 6' 8' NORTH

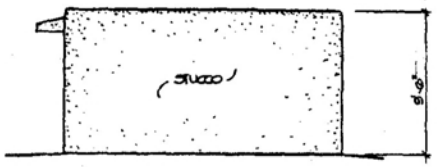
2"x6" WOOD FRAME CONSTRUCTION



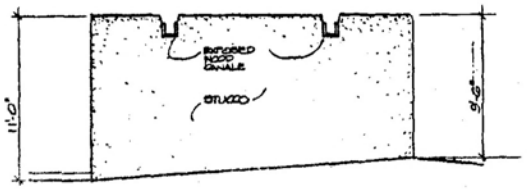
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"

ARCHITECT:
MICHAEL F. BAUER & ASSOCIATES

MARY AUSTIN COMPOUND
459-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET#
9

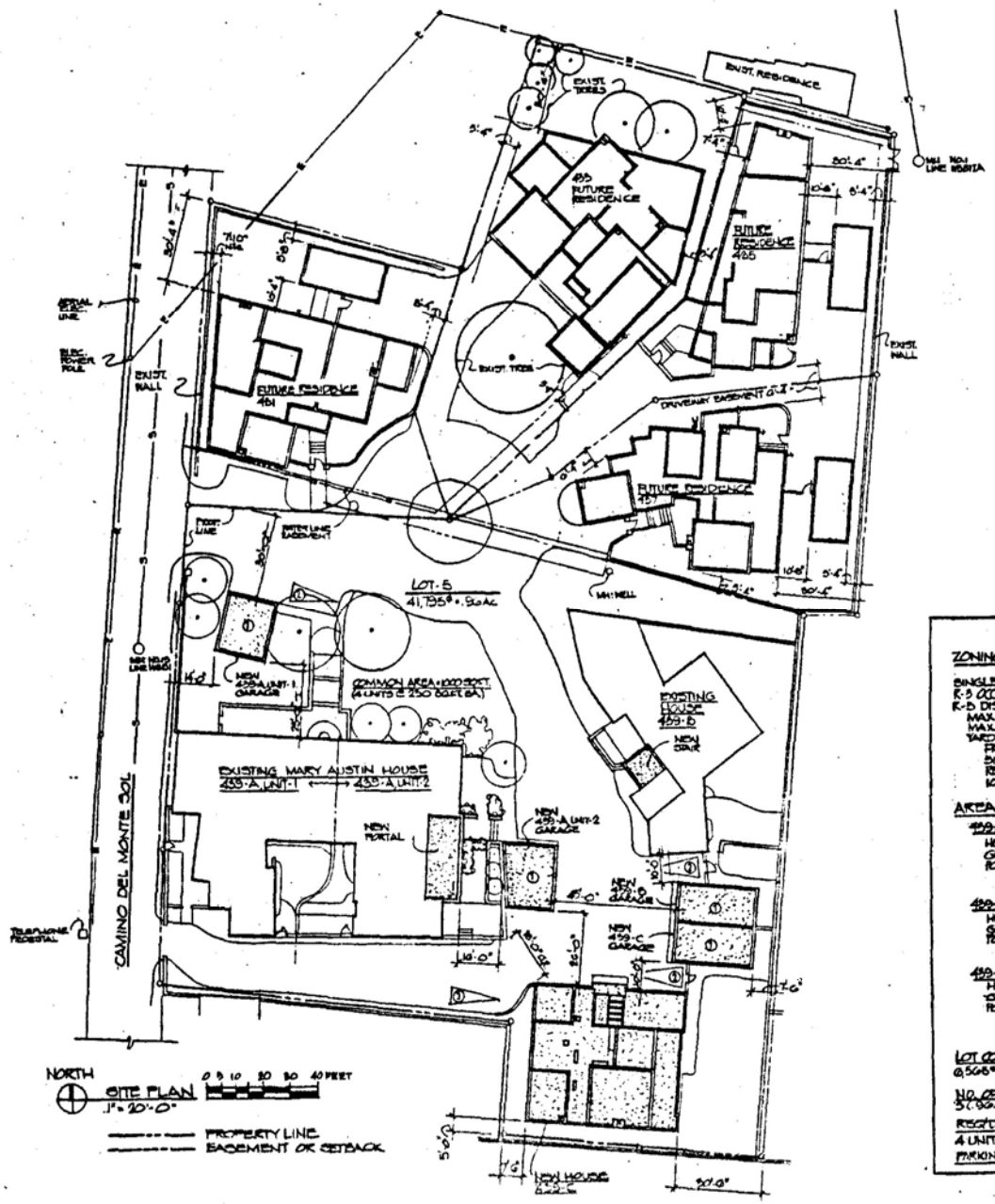


439-A, UNIT-1 GARAGE SITE





NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 20'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED/FINISHED:	2,877	2,801
GARAGE/STORAGE:	362	408
PORTAL:	-0-	400
	3,239 SQ.FT.	3,609 SQ.FT.
		6,848 SQ.FT.

459-B: HARVEY HOUSE	
HEATED/FINISHED:	2,884 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

459-C NEW UNIT	
HEATED/FINISHED:	2,310 SQ.FT.
GARAGE/STORAGE:	500
PORTAL:	350
	3,160 SQ.FT.

LOT COVERAGE:
6,848 SQ.FT. + 3,411 SQ.FT. + 3,160 SQ.FT. / 41,795 SQ.FT. = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 SQ.FT. = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
[illegible]

MARY AUSTIN COMPOUND
431-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

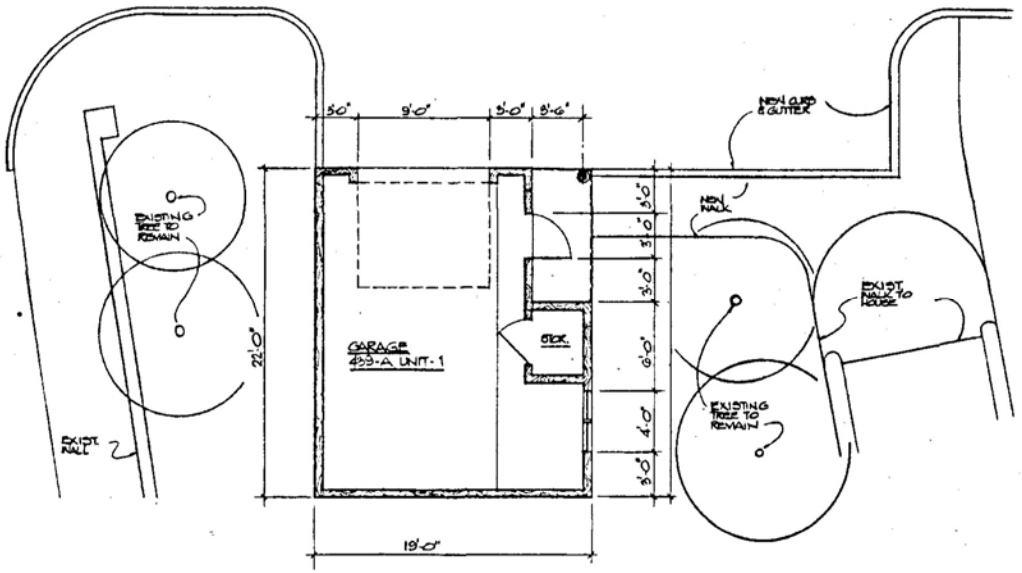
DATE 9-10-97
11-5-97

SHEET #
1

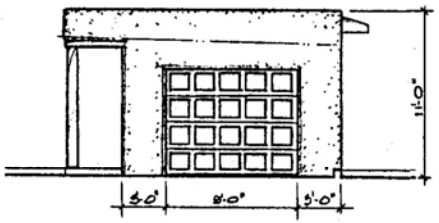
EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

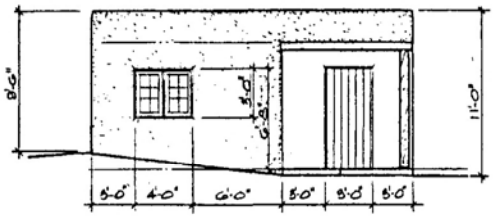
EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN BEAM AND CANALES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



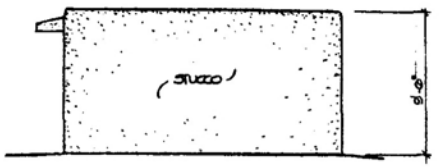
FLOOR PLAN: 1/4"=1'-0"
2×6 WOOD FRAME CONSTRUCTION
0 4' 6' 8' NORTH



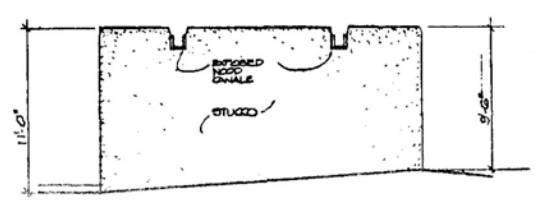
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"

ARCHITECT:
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PARAIDA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET# 2

H-97-128

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-1

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

John B. Bauer
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

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

Project description . : DETACHED GARAGE TO THE E. OF MAIN RES.
Project number . . . : 97- 10100196
Case Number . . . . . : H-97-172B
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 Camino Del Monte Sol

PROJECT NAMES:

OW- Peters III, Gerald
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak Planner III
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF 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 THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172B ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
__ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the east of the main residence. The garage's height will vary from 10' to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172b.hrb

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-2

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-2.

The structure will be located to the ~~north~~ east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

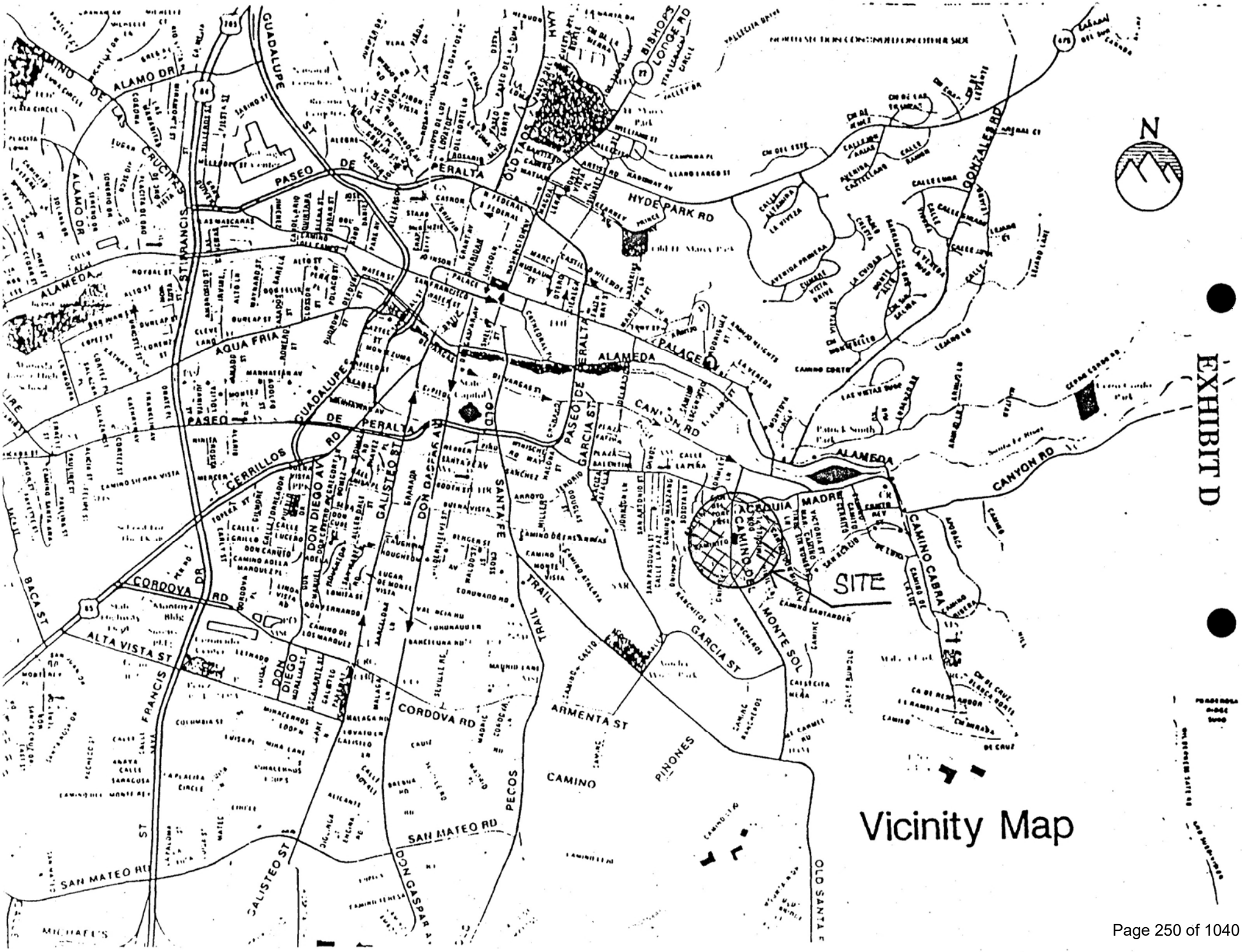
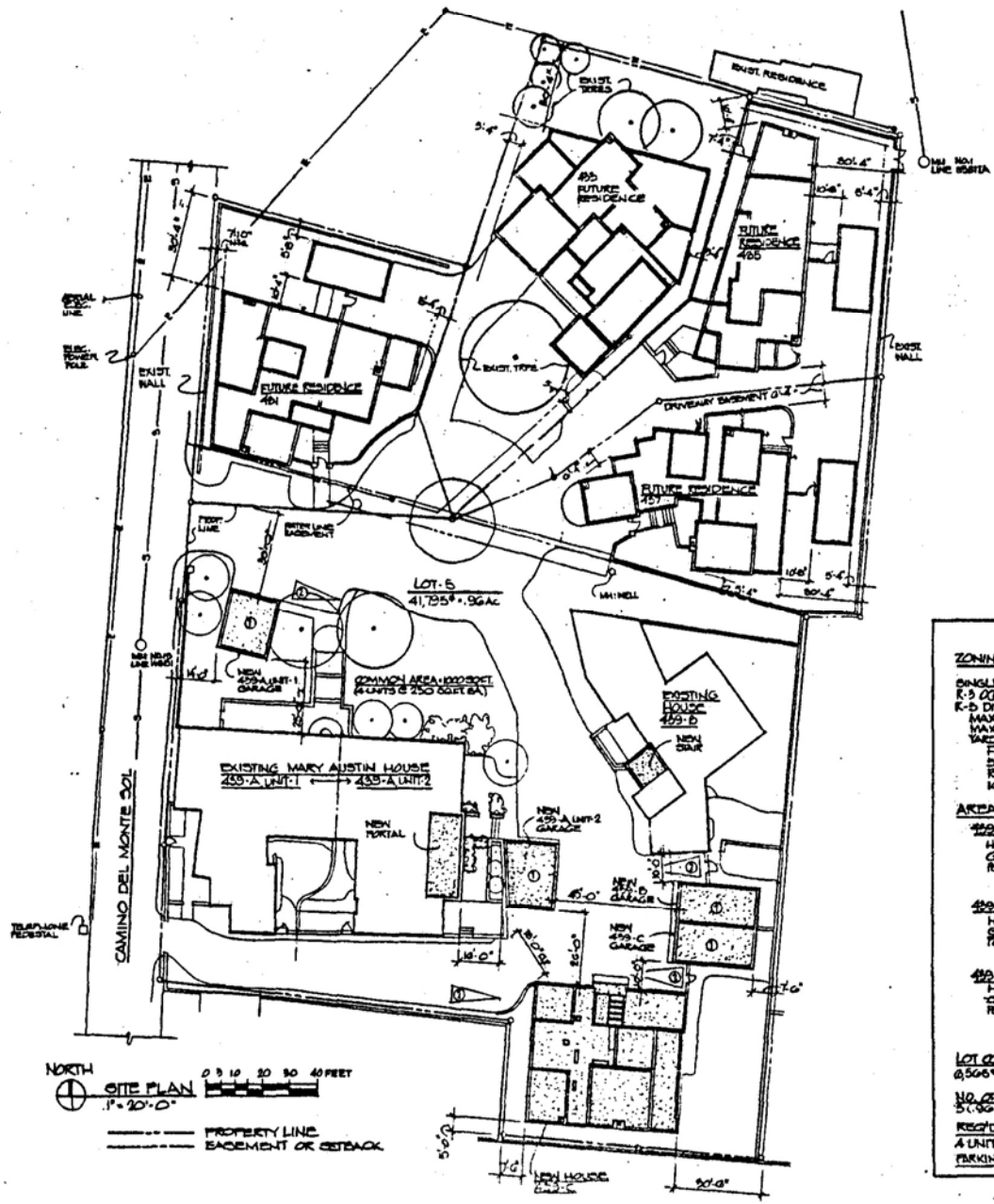


EXHIBIT D
SITE
Vicinity Map
N
ALAMO DR
PASEO DE PERALTA
HYDE PARK RD
ALAMEDA
CANYON RD
CORDOVA RD
ALTA VISTA ST
SAN MATEO RD
ARMENTA ST
GARCIA ST
CAMINO CABRA
CAMINO DEL MONTE SOL
OLD SANTA FE TRAIL
GUADALUPE ST
ST FRANCIS
DON DIEGO AV
DON GASPAR AV
SANTA FE TRAIL
GALISTEO ST
PASEO DE PERALTA
OLD TAOS HWY
BISHOPS LODGE RD
GONZALES RD
CERRILLOS RD
AQUA FRIA
BACA ST
PECOS TRAIL
CAMINO PINONES



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 20'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: MARY AUSTIN HOUSE: UNIT-1 / UNIT-2

	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577 ±	2,501 ±
GARAGE/STORAGE:	362	405
PORTAL:	-0-	400
	3,139 ±	3,306 ±
	6,505 ±	

459-B: HARVEY HOUSE

HEATED/FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

459-C: NEW UNIT

HEATED/FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	300
	3,196 SQ.FT.

LOT COVERAGE:
6,505 ± + 3,411 ± + 3,196 ± / 41,795 ± = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, NM 87501
[redacted]

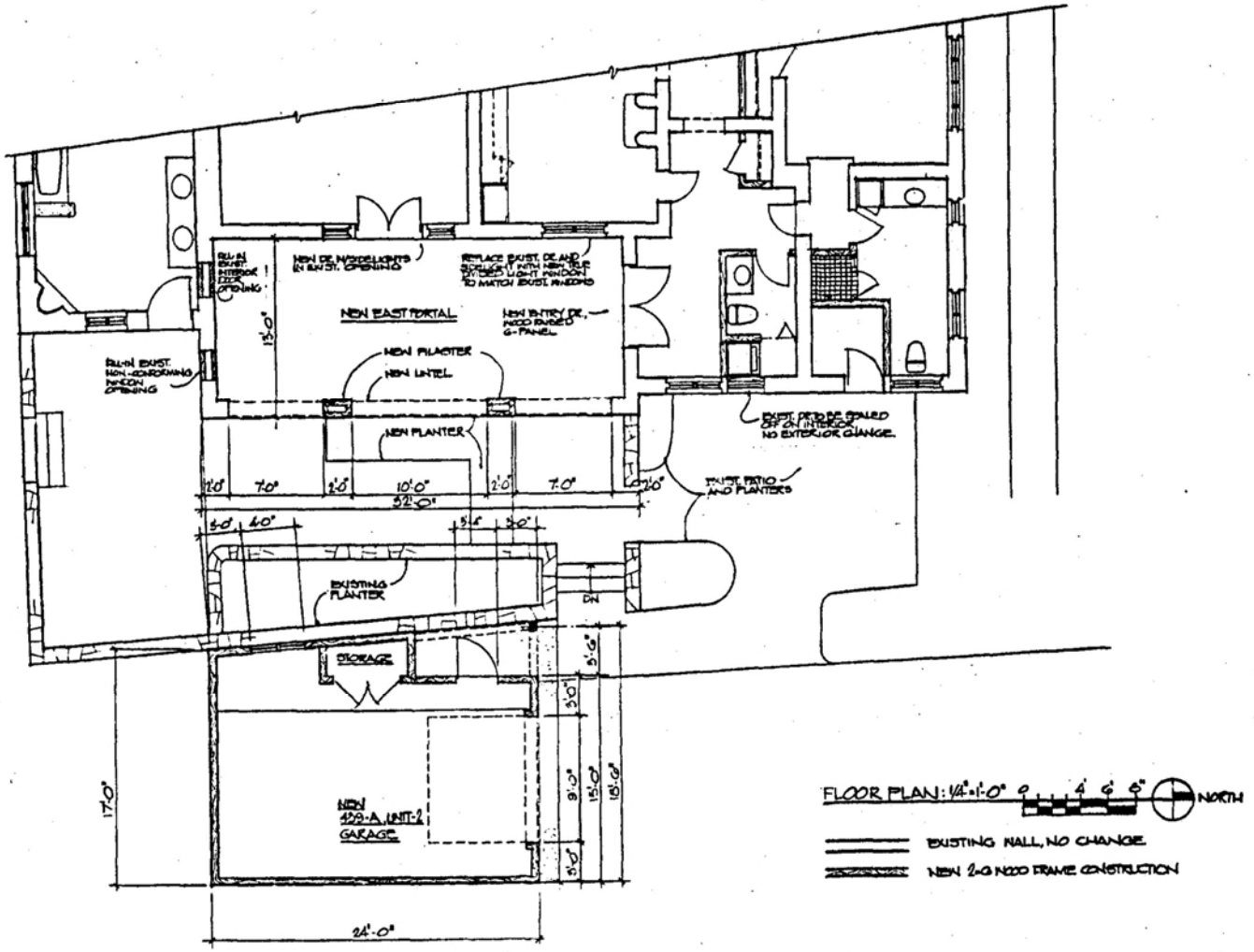
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
459-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE 9-16-97
11-5-97

SHEET #
1



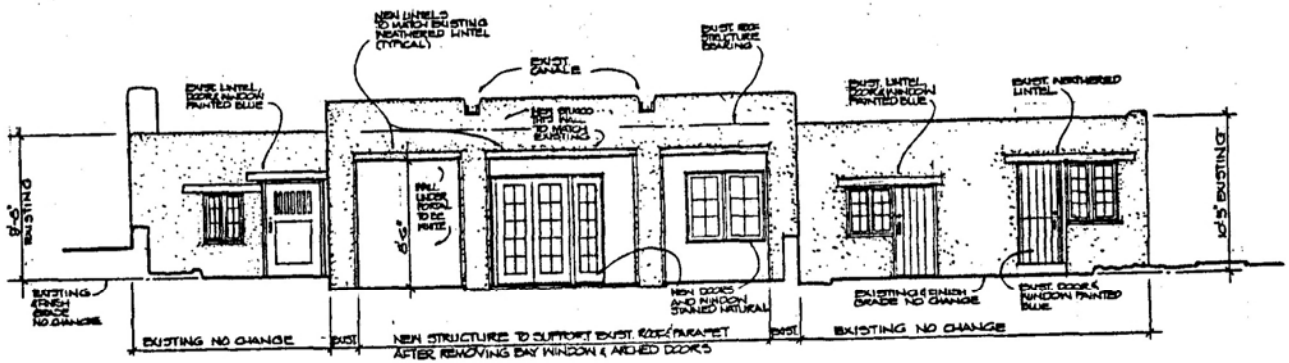
MARY AUSTIN COMPOUND
429-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

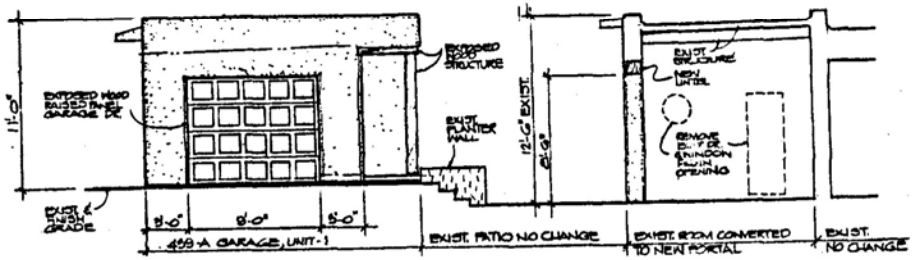
JOB#

DATE 9-15-07
11-3-97

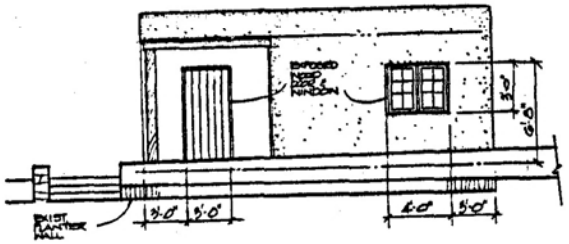
SHEET# 4



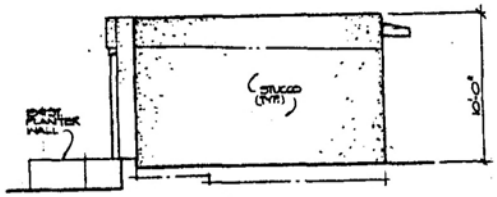
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

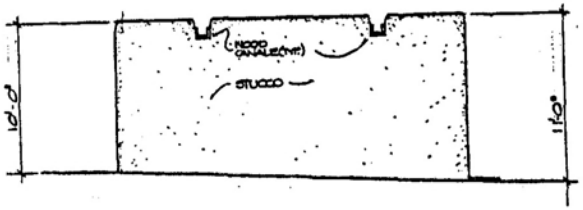


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BX
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CALTA SANTA FE, NM. 87501
505-[illegible]

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

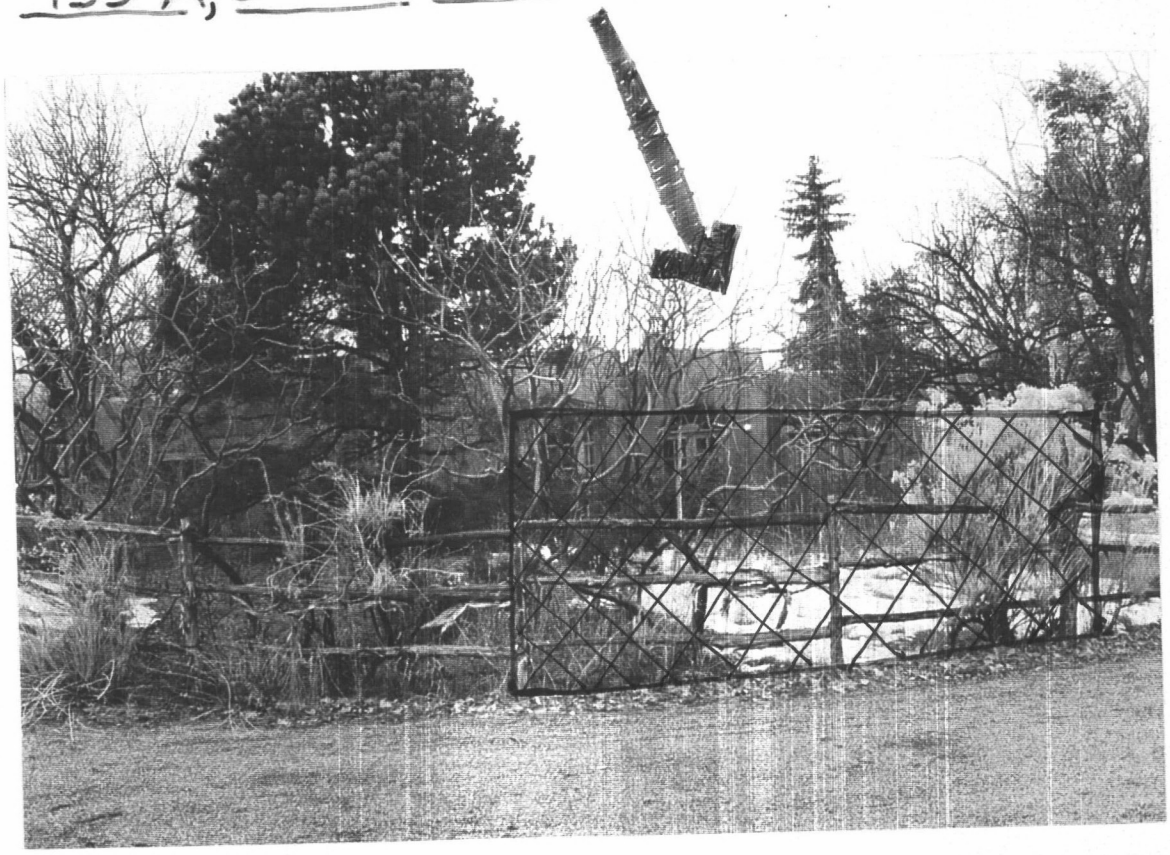
JOB#

DATE 9-16-97
11-5-97

SHEET#

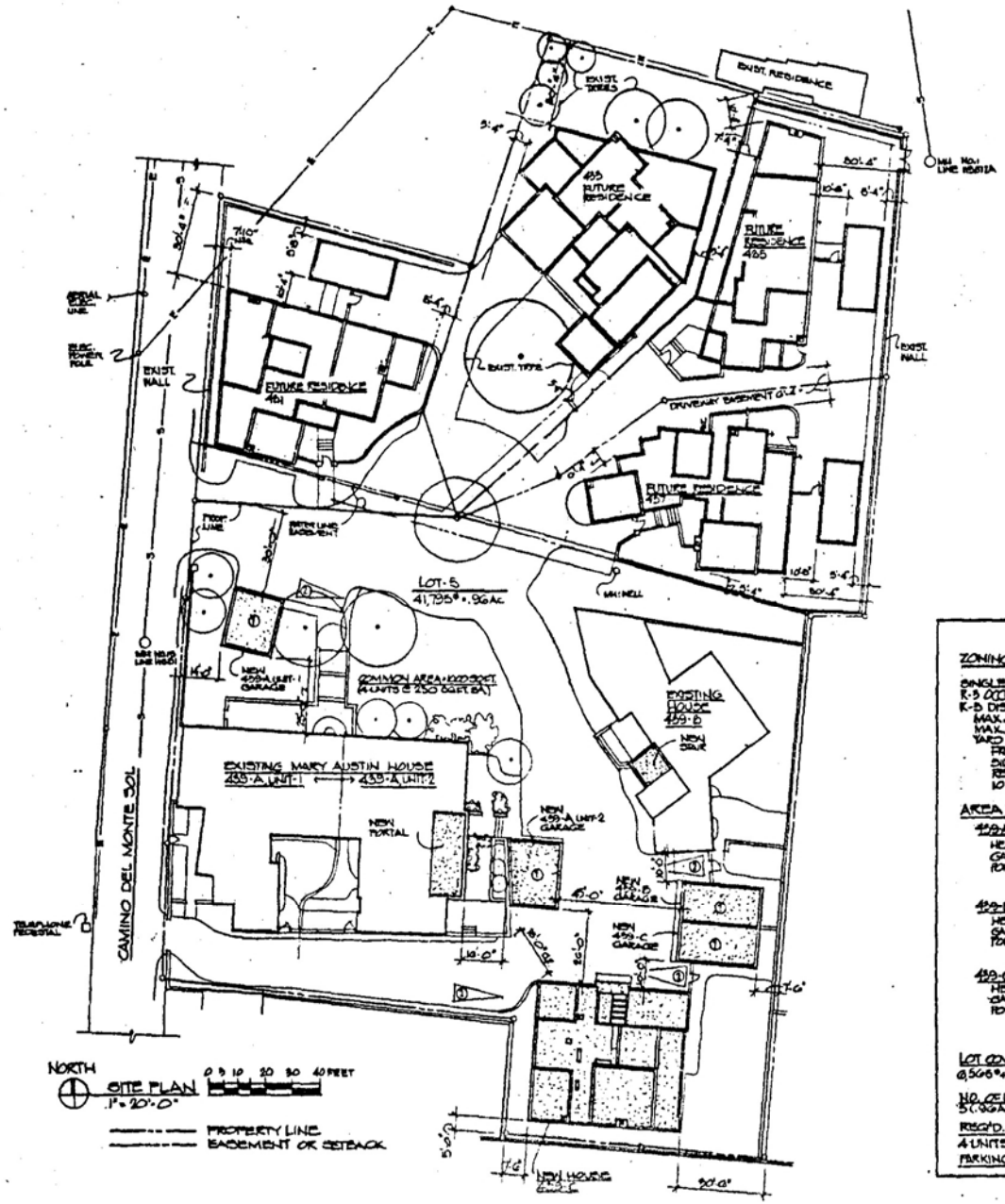


439-A, UNIT-2 GARAGE SITE





NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET

PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED & FINISHED:	2,577#	2,501#
GARAGE/STORAGE:	382	408
PORTAL:	-0-	400
	3,259#	3,309#
		6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.
PARKING: 2 SPACES PER UNIT.

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-780-1905

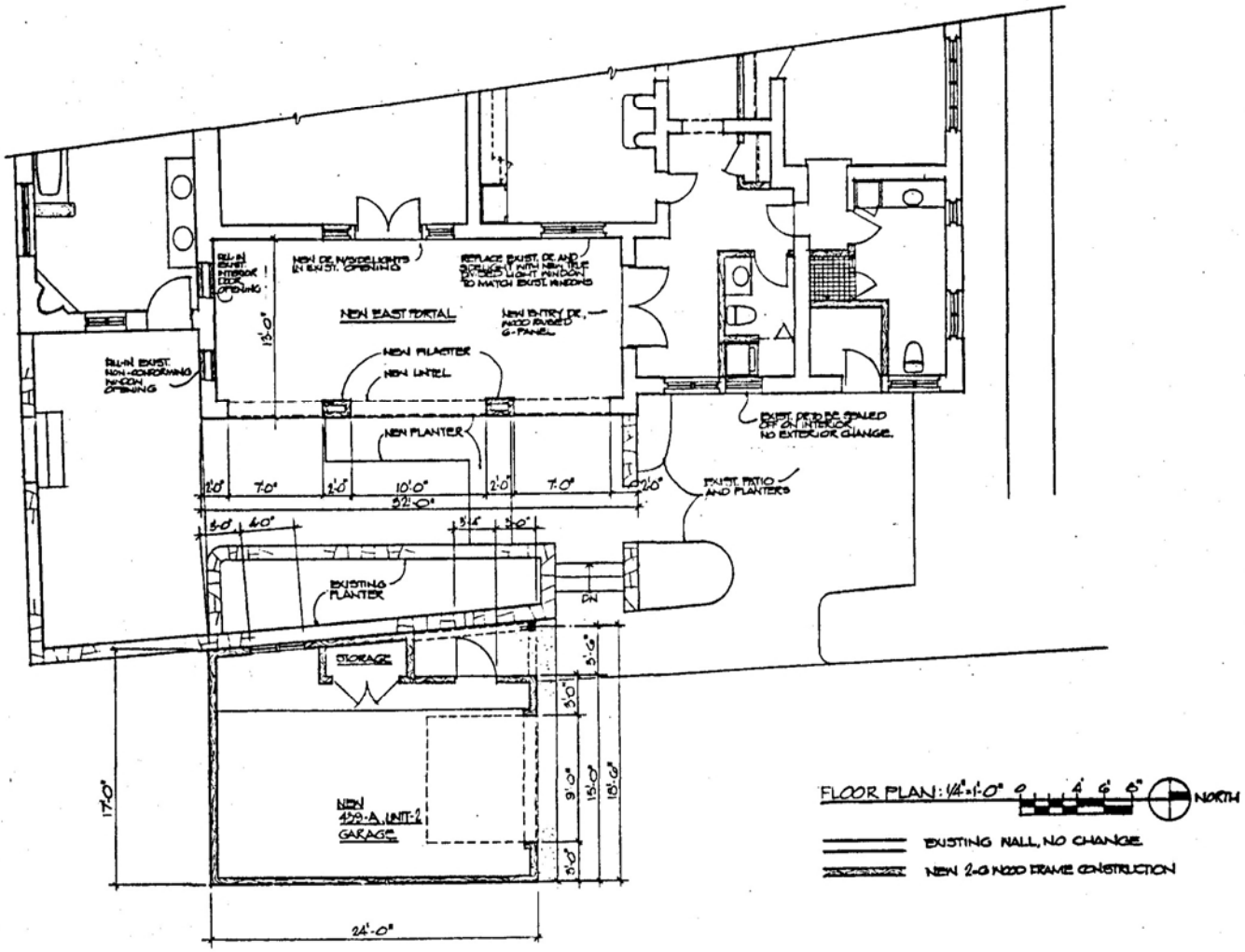
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE ENRIQUE SANTA FE, NM 87501
505-988-1905

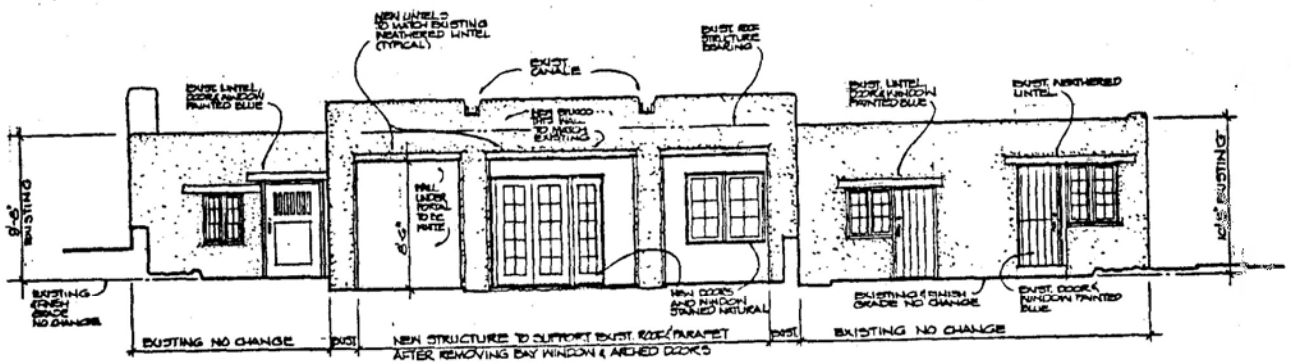
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

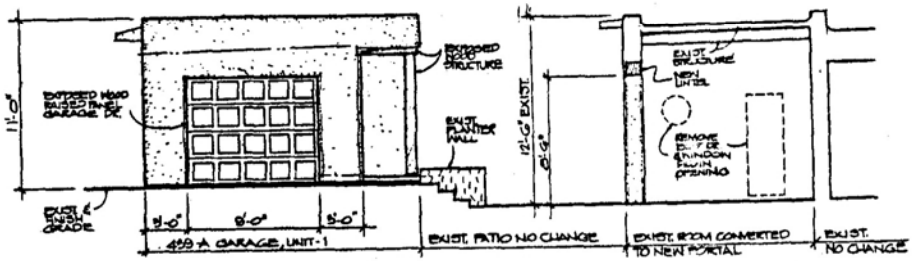
JOB#

DATE 9-18-87
11-3-87

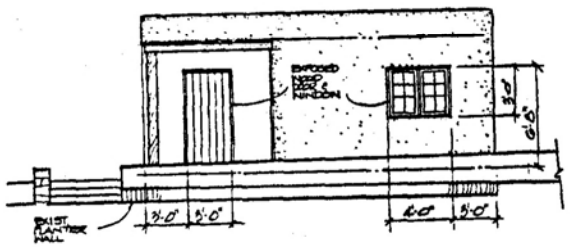
SHEET#
4



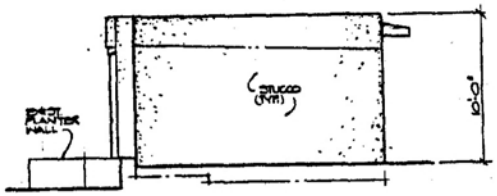
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

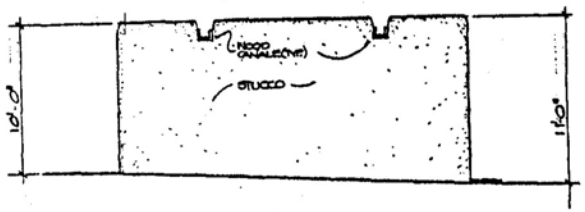


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-18-97
11-5-97

SHEET#

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-2

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

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

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

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

HOOPES
ARCHITECTS

April 07, 2025

Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501
Via Email:hpdsubmittal@santafenm.gov

Re: Proposed One-Garage Addition at
439 Camino del Monte Sol
Lot 1-A of the Cinco Soles Subdivision

Dear Historic Preservation Division,

Hoopes Architects, acting as agent for our client - who owns the above-referenced property, are proposing a one-car garage addition with a connecting breezeway. We are requesting HDRB approval.

This residence is currently undergoing interior renovations. We have all the proper Historic Preservation Division approvals (reference Case # 2024-009101) and a City of Santa Fe Building Permit (# 2024-39006-EXTR) where Tierra Concepts is acting as the General Contractors. Once approved, we wish to construct this garage addition in a seamless manner with on-going construction.

It is our interpretation of the City of Santa Fe codes for the Eastside Historic District that the garage must be 10 ft from the house and its connection (breezeway) 10 ft back from the front façade. Our proposed garage at 10'-3" high is well under the 14 ft height limit. These code sections are cited on our drawing set Cover Sheet attached to this submitted.

We wish to "match existing conditions". Namely, by matching existing house stucco (same color), matching windows and lintels (same detailing, paint, and stain colors), and matching the same garage doors and lintel that exist at other Cinco Soles Compound garages.

For your review and comment, we have submitted herein:

- A drawing set (Cover Sheet, Site Plan, Floor Plans and Exterior Elevations).
- Labeled exterior photos of the street & all facades, including existing garage door at other Compound properties.
- Color Chart (Stucco, Stain, and Paint).
- Architects Color Renderings

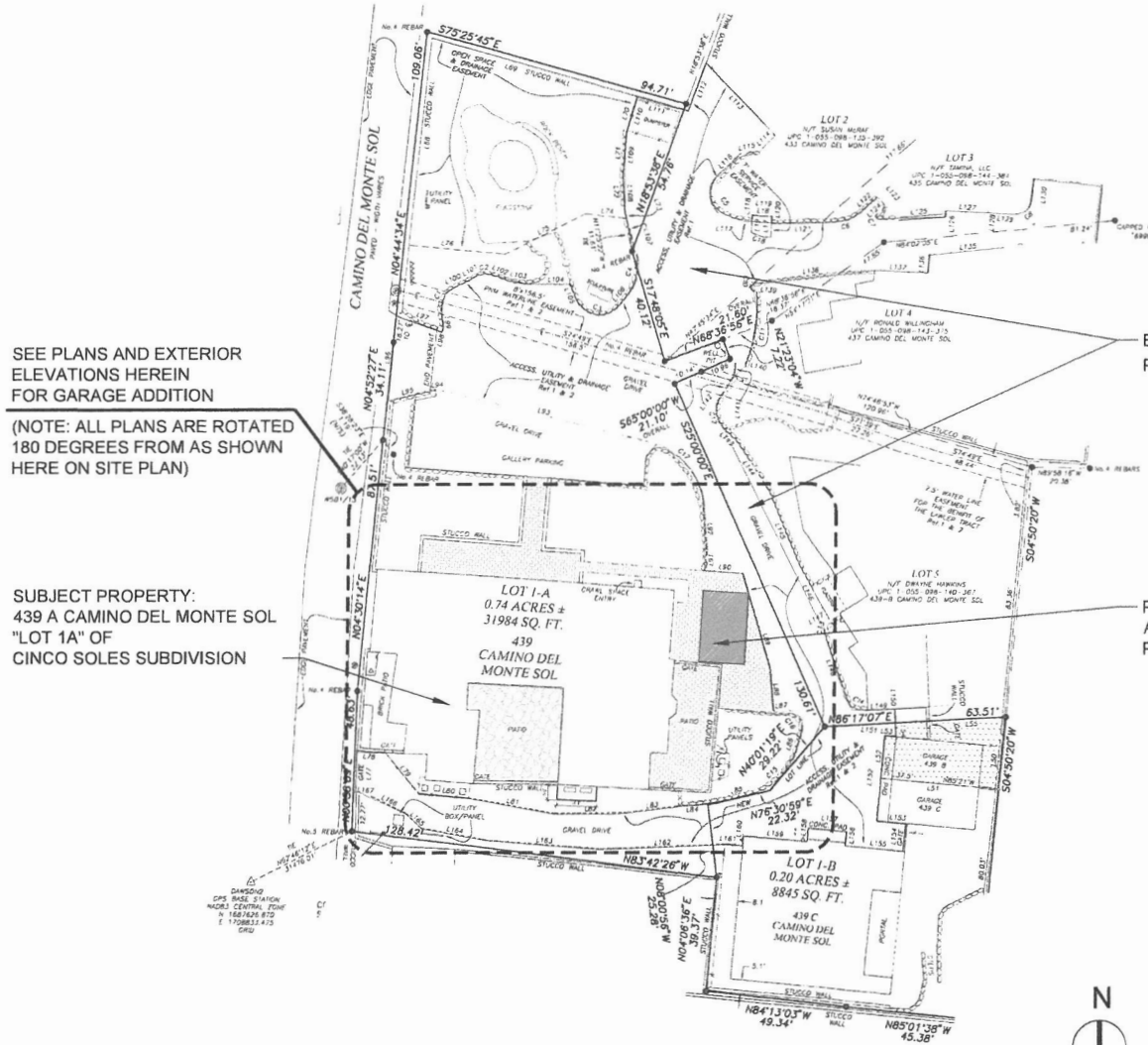
After HDRB approval we wish to submit for a Building Permit as soon as possible. We appreciate your expeditious review and consideration of this matter. If you have any questions, please contact me at the number below. Thank you!

Thank you for your review.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes Architects Ltd. Co.
333 Montezuma Ave.
Santa Fe. NM 87504
505.986.1010



SEE PLANS AND EXTERIOR ELEVATIONS HEREIN FOR GARAGE ADDITION

(NOTE: ALL PLANS ARE ROTATED 180 DEGREES FROM AS SHOWN HERE ON SITE PLAN)

SUBJECT PROPERTY:
439 A CAMINO DEL MONTE SOL
"LOT 1A" OF
CINCO SOLES SUBDIVISION

EXISTING GRAVEL DRIVES AND PARKING SHOWN WITH POCHÈ

PROPOSED ONE-CAR GARAGE ADDITION - SEE ENLARGED SITE PLAN FOR MORE INFORMATION

LEGEND

- MONUMENT, CAPPED REBAR "13054" FOUND AND USED OR AS NOTED
- COMPUTED POINT
- CONTROL MONUMENT
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS CONNECT
- WATER METER
- WATER VALVE
- SEWER MANHOLE COVER
- TELEPHONE MANHOLE COVER
- FIRE HYDRANT
- LIGHT POLE
- CLEAN-OUT
- AIR CONDITIONING UNIT
- WATER CONTROL BOXES

N

01 OVERALL ARCHITECTURAL SITE PLAN
scale: 1" = 20'-0"

HOOPES ARCHITECTS

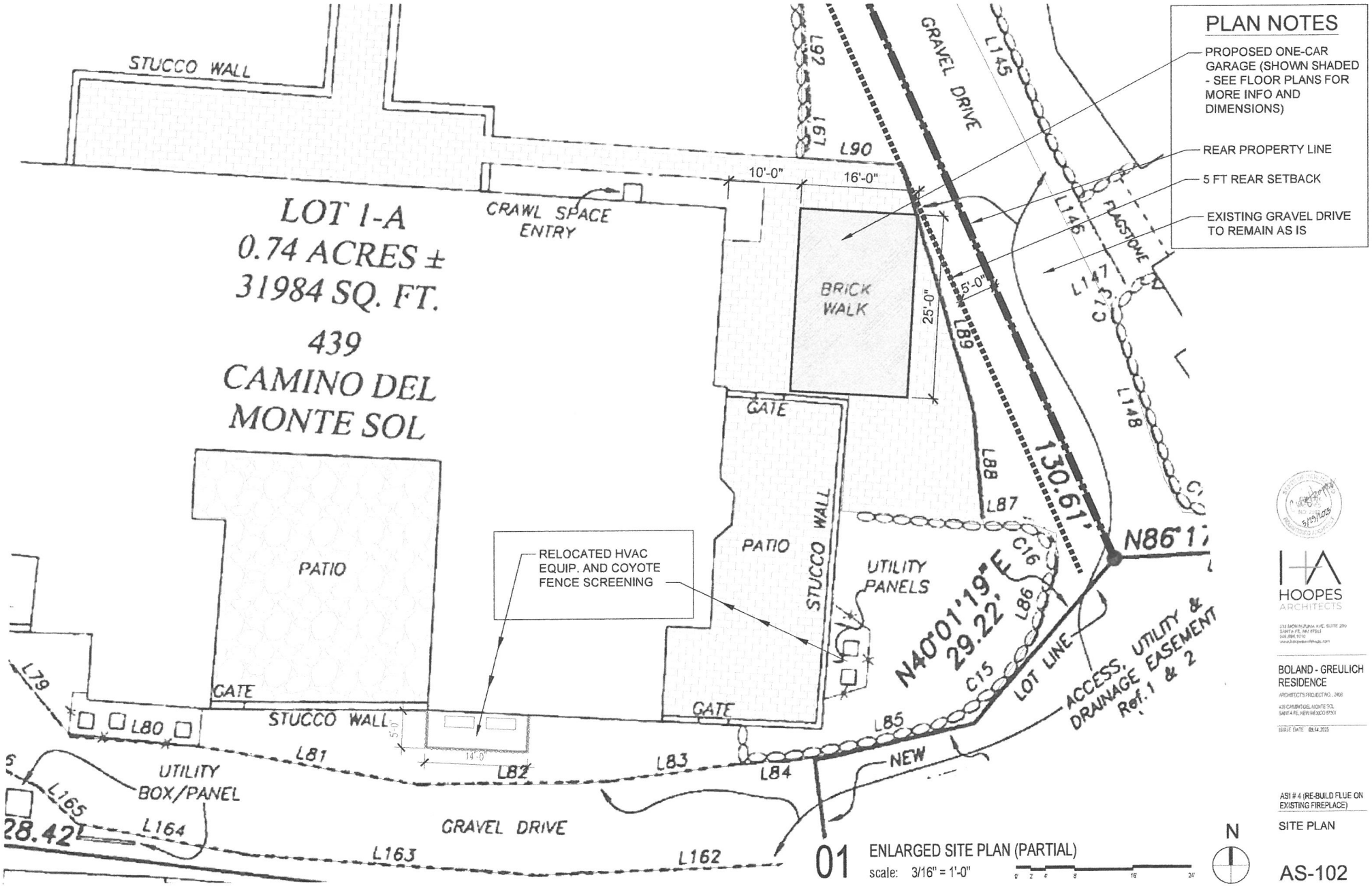
BOLAND - GREULICH RESIDENCE

ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

SITE PLAN

AS-101



01 ENLARGED SITE PLAN (PARTIAL)
scale: 3/16" = 1'-0"

N

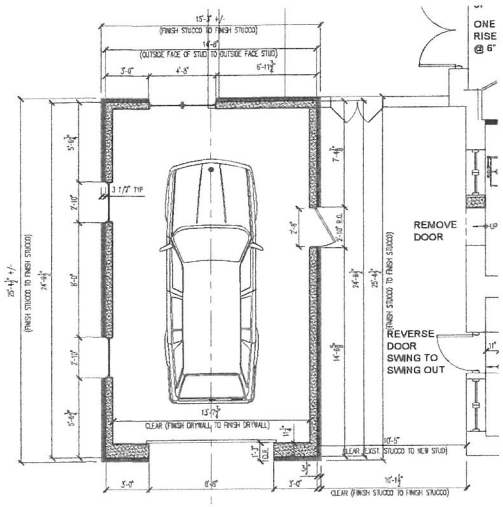
HOOPES ARCHITECTS

BOLAND - GREULICH RESIDENCE

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

SITE PLAN

AS-102



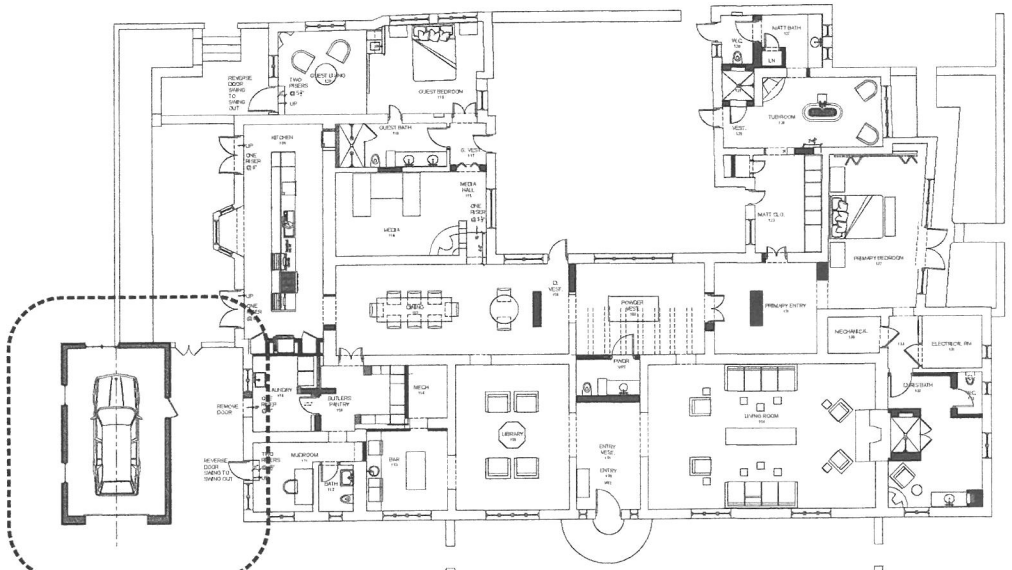
03 ENLARGED PROPOSED FLOOR PLAN (PARTIAL)

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

PLAN NOTES:

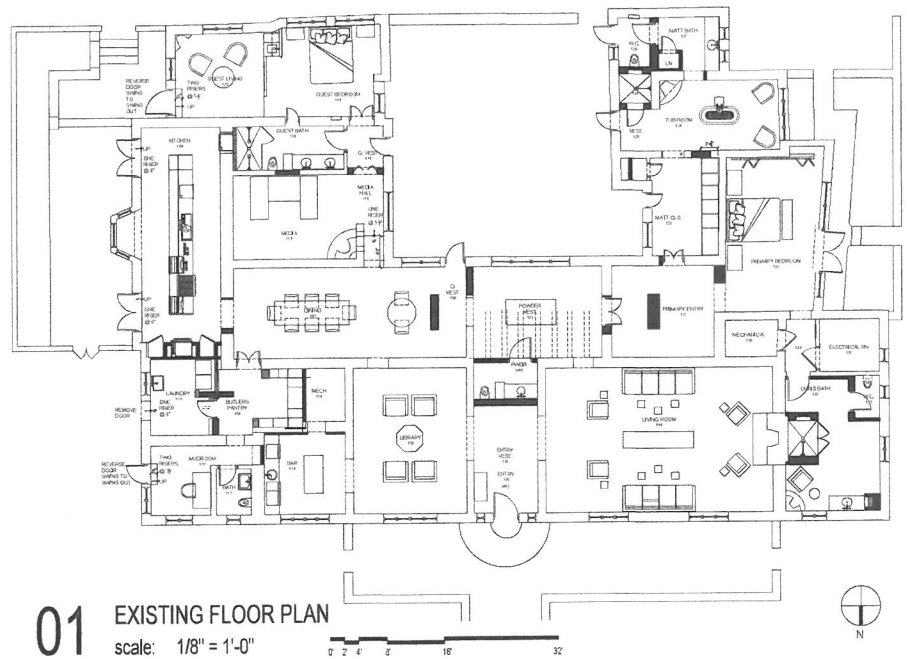
1. DIMENSIONS SHOWN HERE ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. NEW WALLS ARE SHOWN SHADED.
3. NEW WALLS HAVE $\frac{3}{4}$" +/- OF THREE-COAT CEMENTITIOUS STUCCO SYS ON 2" OF RIGID INSULATION ON PLYWD. ON STUD. THEREFORE ALL NEW WINDOWS ARE SET BACK APPROX 3" +/-.
4. ALL WINDOWS AND EXTERIOR DOOR TO MATCH EXISTING CONDITIONS - SEE ELEVATIONS, PHOTOS, COLOR RENDERINGS AND COLOR CHART

PROPOSED (NEW CONSTRUCTION) ONE-CAR GARAGE ADDITION - SEE EXTERIOR ELEVATIONS



02 PROPOSED FLOOR PLAN

scale: 1/8" = 1'-0"



01 EXISTING FLOOR PLAN

scale: 1/8" = 1'-0"

HOOPES ARCHITECTS

BOLAND - GREULICH RESIDENCE

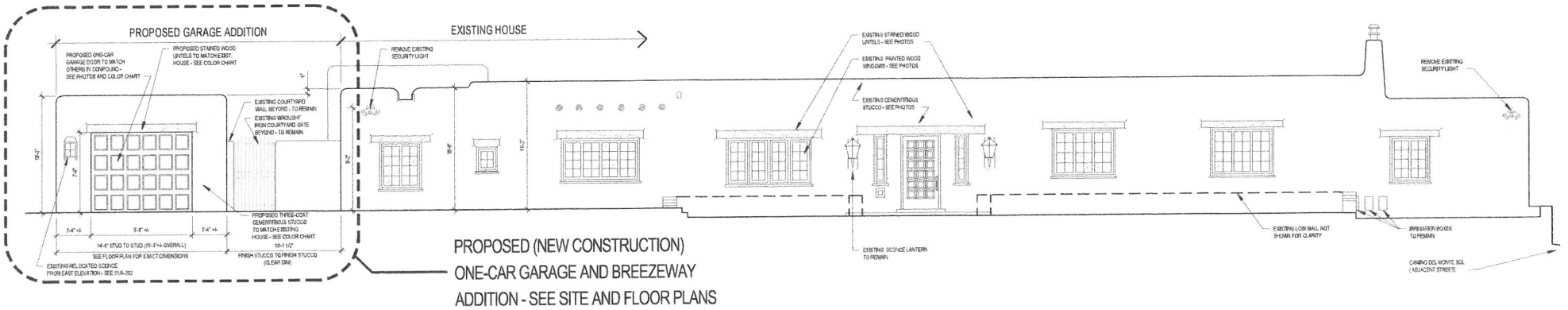
ARCHITECT'S PROJECT NO. 2408

ISSUE DATE: 09.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

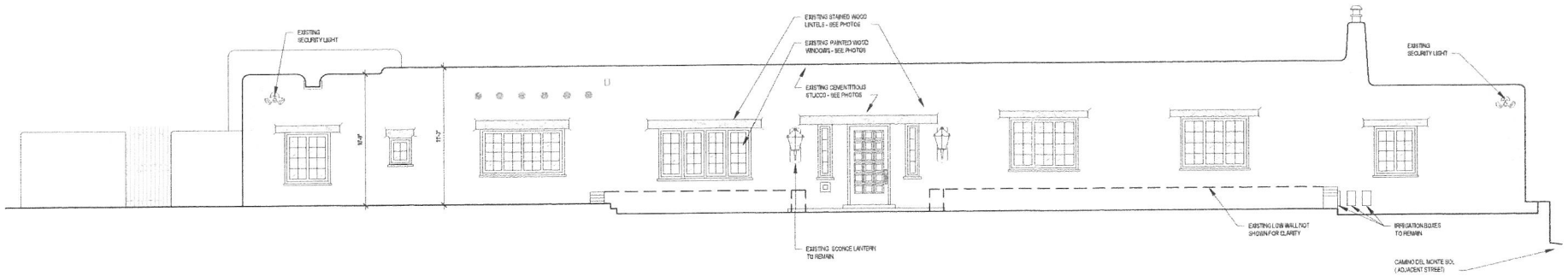
EXISTING AND NEW FLOOR PLAN

A-101



02 PROPOSED NORTH EXTERIOR ELEVATION

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



01 EXISTING NORTH EXTERIOR ELEVATION

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

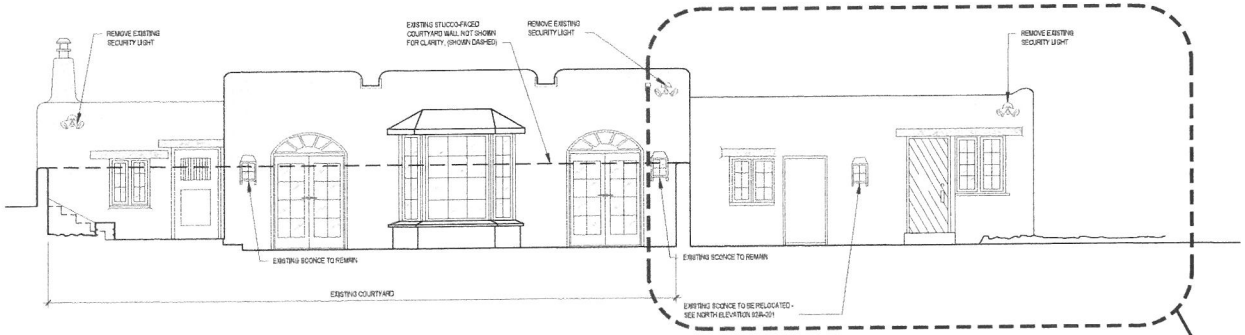
HOOPES ARCHITECTS

BOLAND - GREULICH RESIDENCE

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

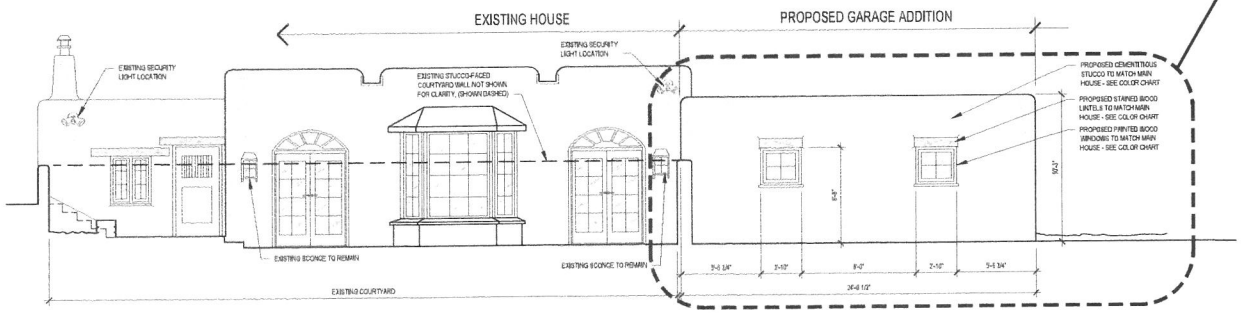
EXISTING AND NEW ELEVATIONS

A-201



03 PROPOSED EAST EXTERIOR ELEVATION/SECTION
scale: 1/4" = 1'-0"

PROPOSED (NEW CONSTRUCTION) ONE-CAR GARAGE ADDITION - SEE SITE AND FLOOR PLANS



02 PROPOSED EAST EXTERIOR ELEVATION
scale: 1/4" = 1'-0"



01 EXISTING EAST EXTERIOR ELEVATION
scale: 1/4" = 1'-0"

HOOPES ARCHITECTS
313 MONTEZUMA AVE, SUITE 200
SANTA FE, NM 87501
505.986.1313
www.hoopesarchitects.com

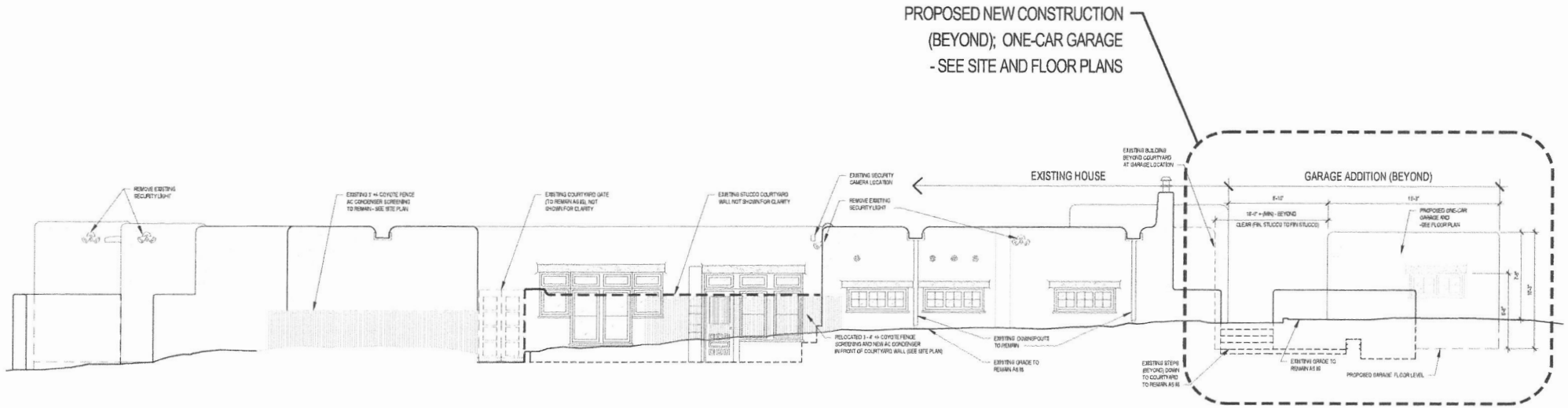
BOLAND - GREULICH RESIDENCE
ARCHITECT'S PROJECT NO. 2408
430 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 08.14.2025

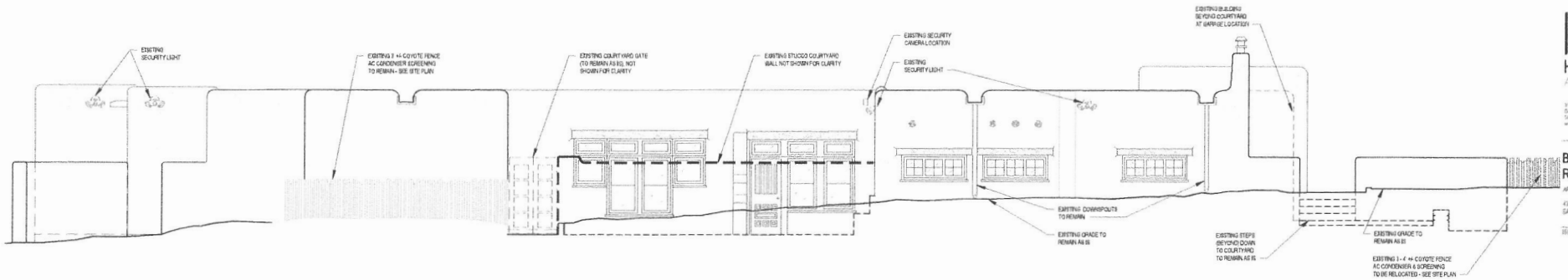
ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-202



02 PROPOSED SOUTH EXTERIOR ELEVATION
scale: 1/4" = 1'-0"



01 EXISTING SOUTH EXTERIOR ELEVATION
scale: 1/4" = 1'-0"

HOOPES ARCHITECTS

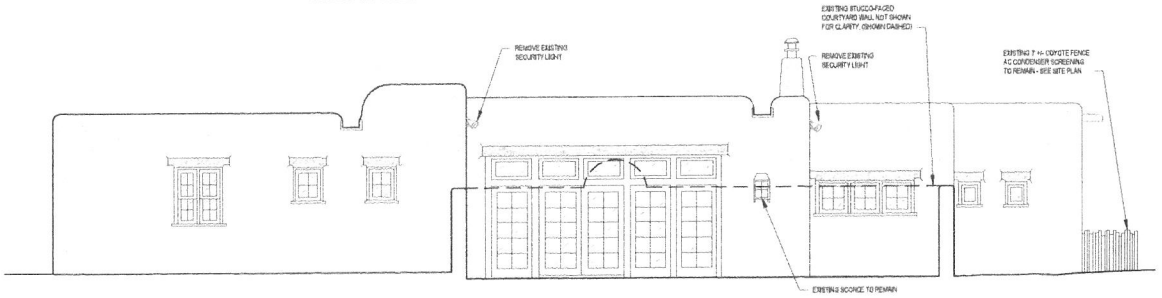
BOLAND - GREULICH RESIDENCE

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-203

NOTE: PROPOSED GARAGE ADDITION NOT SEEN ON THIS FACADE

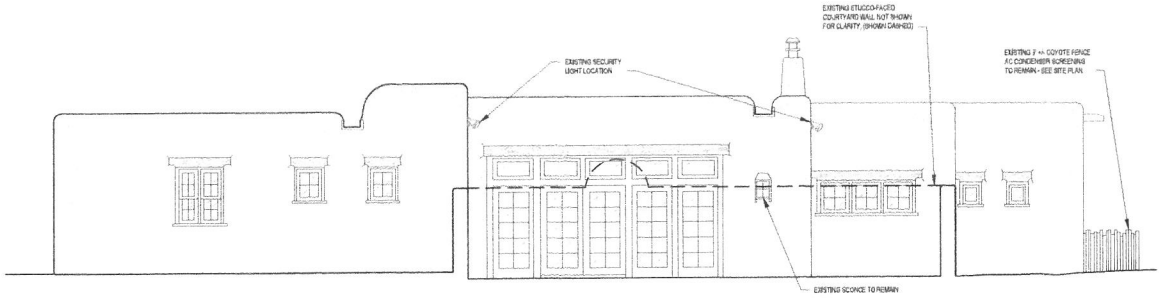


02 PROPOSED WEST EXTERIOR ELEVATION

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

0 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)



01 EXISTING WEST EXTERIOR ELEVATION

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

0 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)

HOOPES ARCHITECTS

333 MONTEZUMA AVE, SUITE 206
SANTA FE, NM 87501
505.988.5010
www.hoopesarchitects.com

BOLAND - GREULICH RESIDENCE

ARCHITECT'S PROJECT NO. 2408

430 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-204

CJV BUILDERS, LLC
PO BOX 91686
ALBUQUERQUE, NM 87199
(505)269-3974
LIC. #352758

Joe & Cathy Goldberg
1504 Harvard Court
Albuquerque, New Mexico
87106

September 26, 2025

Payment Application #2

Demolition			
Ceiling/walls downstairs, electrical, walls, etc.			
Aug. 8 -(2 men, 8 hours at $90.00 per hour)			$ 720.00
Aug. 14-(2 men, 8 hours at $90.00 per hour)			$ 720.00
Aug 19-(2 men, 4 hours at $90.00 per hour)			$ 360.00
Aug 25-(1 man, 8 hours at $45.00 per hour)			$ 360.00
Aug 29-(1 man, 8 hours at $45.00 per hour)			$ 360.00
Dumpsters-			
MCT waste-(see attached billings)			$ 1,090.11
Dump Fees			
Sandoval County Landfill, City of Alb., and MCT			
See attached billings			$ 190.64
Paradise Village-alarm reconnect with devices			$ 1,700.00
Windows & Doors (exterior)			
Marvin Windows/Doors	$ 93,448.00		
Fleetwood Windows/Doors	$ 150,441.99		
Total	$ 243,889.99		
1/2 Down payment			$ 121,945.00
		Total	$ 127,445.75
		Supervision (8%)	$ 10,195.66
		Total	$ 137,641.41
		Overhead (9%)	$ 12,387.72
		Total	$ 150,029.13
		Tax	$ 11,064.64
		Total	$ 161,093.77

CJV BUILDERS, LLC
a New Mexico limited liability company

by: _____ 9/30/25
Robert P. Baines-Member

_____
Joe Goldberg-Owner

_____
Cathy Goldberg-Owner

_____
Craig Hoopes-Architect

RESIDENTIAL RENOVATION – EXTERIOR COLORS

439 CAMINO DEL MONTE SOL
EASTSIDE HISTORICAL DISTRICT, SANTA FE
APRIL 07, 2025



STUCCO (SAMPLE)

HOUSE AND YARDWALLS COLOR:
"LA LUZ #125 BY EL REY
CEMENTITIOUS COLOR-COAT



EXPOSED WOOD STAIN (STAIN SAMPLE)

EXTERIOR DOOR COLOR:
"RED BRICK" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMIC



WOOD WINDOW AND DOOR COLOR (PAINT SAMPLE)

COLOR: "ANCHORS AWAY"
 # DE5814 BY DUNN EDWARDS



EXPOSED WOOD STAIN (SAMPLE)

EXTERIOR VIGA COLOR:
"NATURAL CEDAR" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMPIC

Hoopes Architects Ltd. Co.
333Montezuma Avenue
Santa Fe. NM 87501
505.986.1010


Existing Typical Cinco Soles Compound Garage Door
(IE: To be matched at Proposed One-Car Garage at Lot 1-A)


116 ADOBE 24
117 FAWN 45
124 CORAL 35
125 LA LUZ 20
135 SAHARA 35
197 LA MORENA 19


106 BUCKSKIN 35
107 DENIM 47
108 KOKANEE 54
117 FAWN 45
121 SANDALWOOD 56
122 STRAW 42
124 CORAL 35
125 LA LUZ 20
129 IVORY 74
130 PUEBLO 53
135 SAHARA 35
197 LA MORENA 19

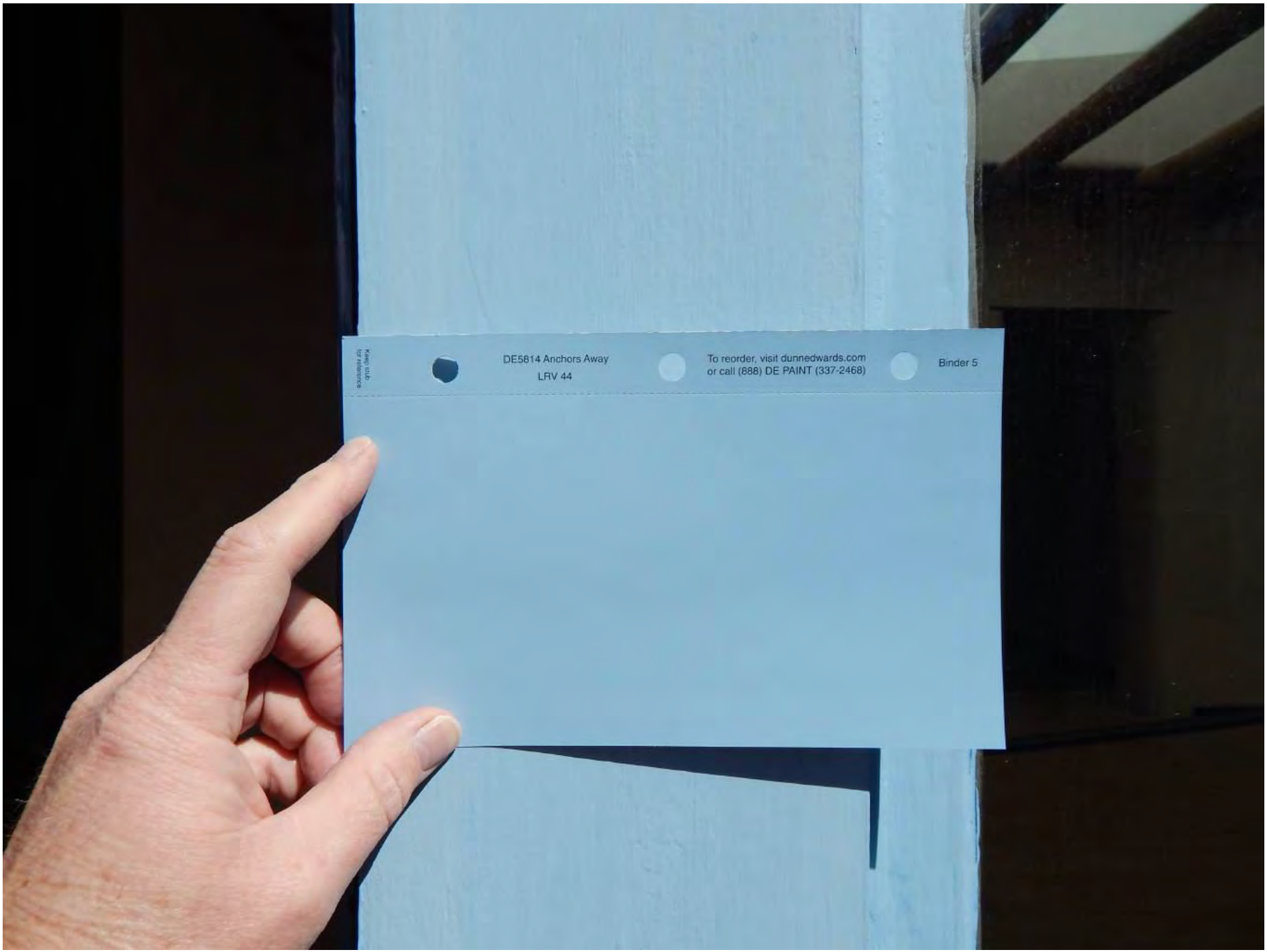

DECK
STAIN
BRICK
RED


OLYMPIC
DECK
STAIN
BRICK
RED
ON PRESSURE
TREATED WOOD





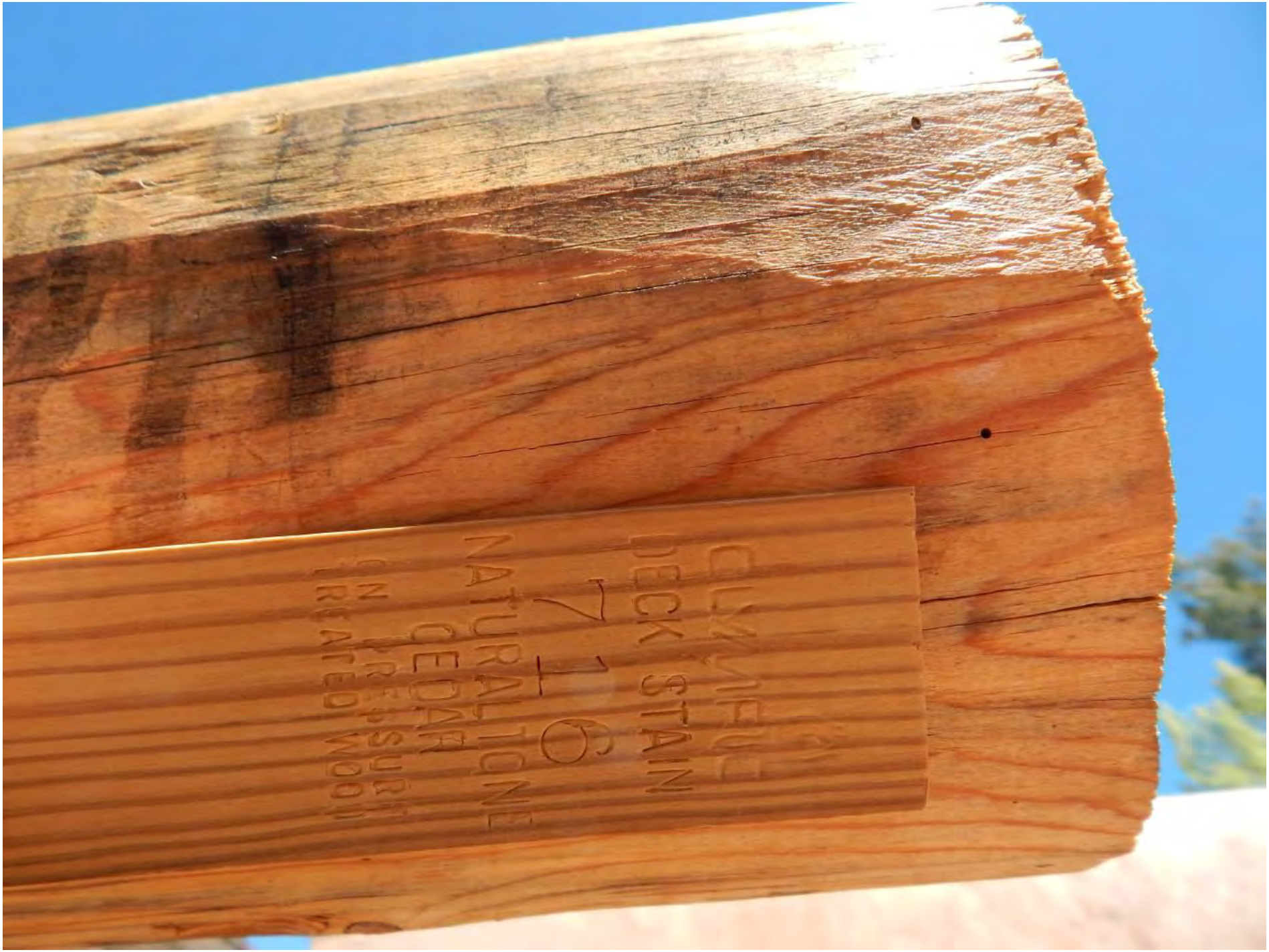

Keep stub for reference
DE5814 Anchors Away
LRV 44
To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)
Binder 5


Keep club for reference
DE5814 Anchors Away
LRV 44
To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)
Binder 5



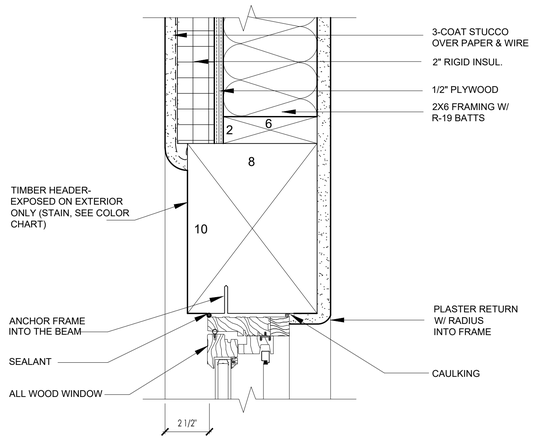




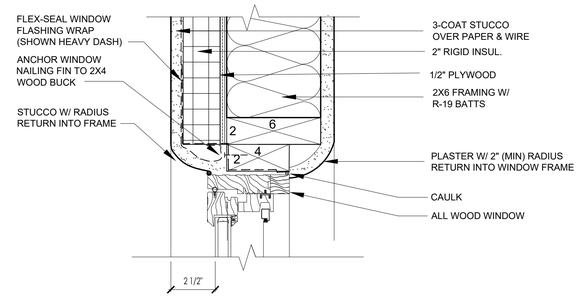

DECK STAIN
716
NATURAL TONE
CEDAR

WINDOW NOTES:

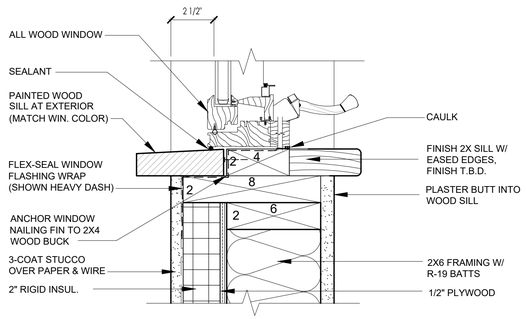
- ALL WINDOWS BY KOLBE, "HERITAGE COLLECTION", CRANK-OUT CASEMENTS W/ LOW E 270 INSULATED GLAZING, WOOD FRAME WITH WOOD EXTERIOR, NO METAL CLAD.
  PAINTED WOOD EXTERIOR TO MATCH EXISTING - SEE COLOR CHART FOR ACTUAL PAINT COLOR
- DIMENSIONS PER EXTERIOR ELEVATIONS
- DIVIDED LITES AND OPERATION PER WINDOW ELEVATIONS, TEMPERED GLASS AS CODE REQUIRES, PROVIDE SHOPS DRAWINGS FOR FINAL APPROVAL BY ARCHITECT
- WINDOWS TO BE RECESSED BACK FROM WALL PER EXTERIOR DETAIL HEREIN
- DIVIDED LITES TO BE 7/8" WITH INTERNAL SPACER BAR - SEE DETAIL



HEAD



JAMB



SILL

01 WINDOW DETAILS AT FRAME WALL
scale: 3" = 1'-0"



HOOPES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
505.986.1010
www.hoopesarchitects.com

BOLAND - GREULICH RESIDENCE

ARCHITECT'S PROJECT NO. : 2408

439 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 04.07.2025

HISTORIC APPROVAL SET
(FOR PROPOSED GARAGE)

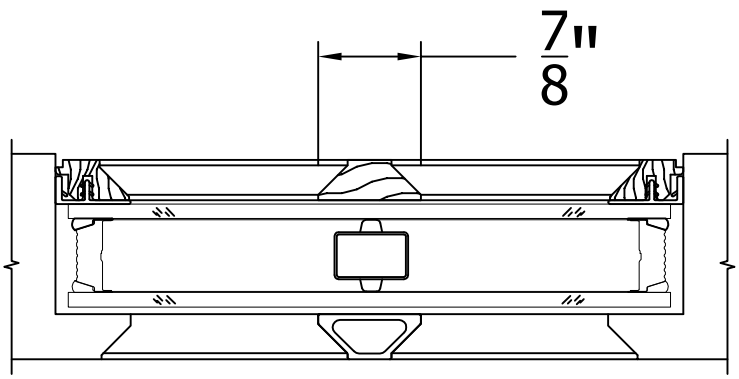
WINDOW DETAILS

A-601

HERITAGE SERIES
PERFORMANCE DIVIDED LITE AND GLAZING BEAD OPTIONS - ALL HERITAGE PRODUCTS

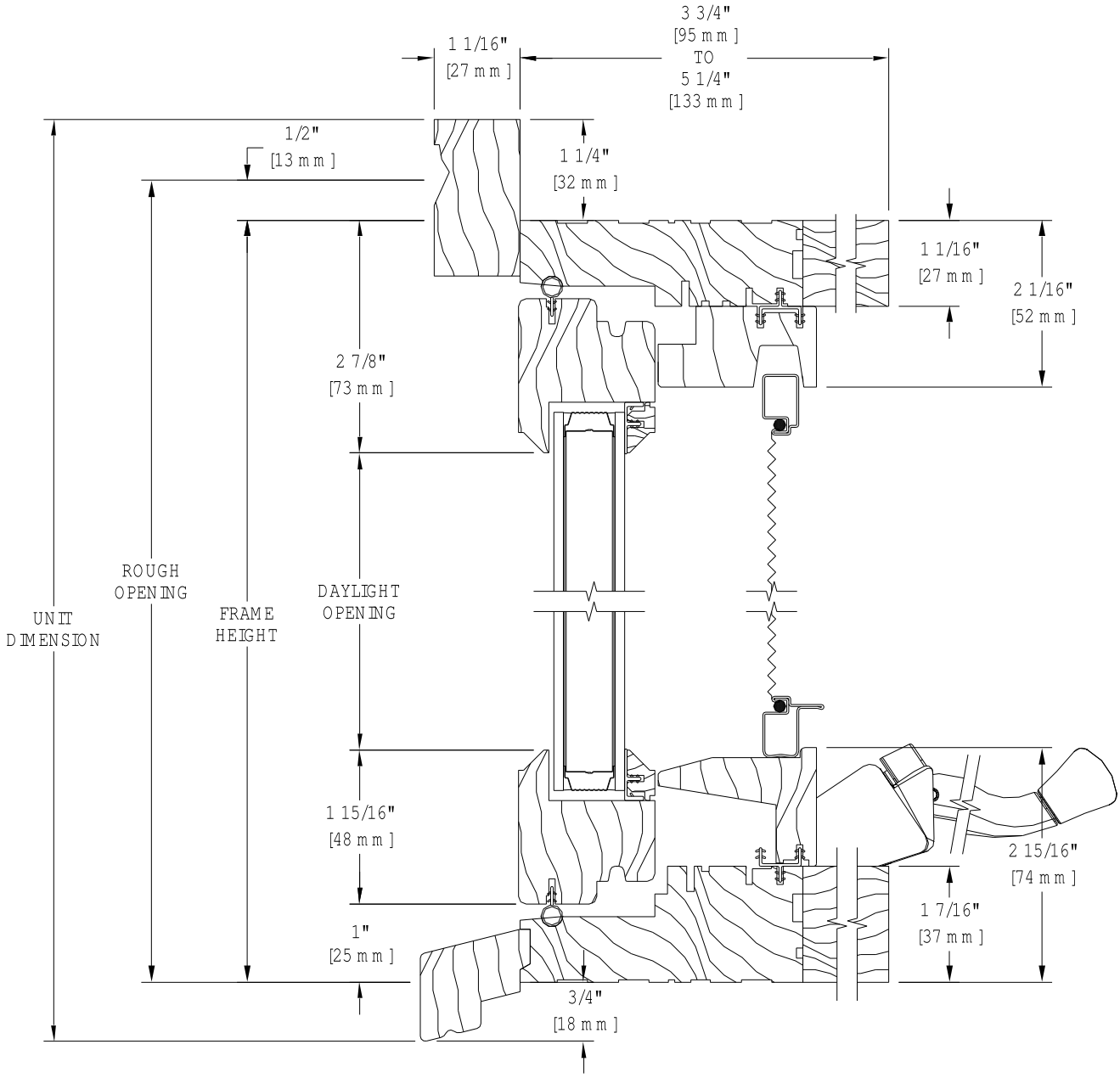
DOUBLE PANE GLASS

Beveled



KOLBE WINDOWS & DOORS

HERITAGE SERIES
CRANK-OUT CASEMENT/AWNING - OPERATING
3-3/4" TO 5-1/4" JAMB - SCREEN - MODERN TRIM OPTION
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



MODERN TRIM JAMB EXTENSIONS CONFIGURATION
FOR JAMB SIZES SMALLER THAN 5 5/16" TO 3 3/4"

2BD836

ADV.3

KOLBE
WINDOWS & DOORS

Heritage Series



We're for the visionaries.®

We're for people who take building to new levels.



We're for people who are passionate about design, who care about the big picture and the smallest detail. We're for people who aren't satisfied with mainstream choices... who push the limits of what's possible with the options and innovations that can only be found in Kolbe windows and doors.



We're for quality craftsmanship.

We're for a tradition of excellence that outlasts the latest design trend. The Kolbe story began with a family and a vision. More than 75 years after the Kolbe brothers began their commitment to producing premium quality windows and doors, products bearing their family name can be found in some of North America's most impressive homes and businesses.

We're for expertise.

We're for people who dream of a personalized design experience. That's why you can't find Kolbe windows and doors in the aisles of a home center. Our products are only available through a Kolbe dealer, because they are as passionate about windows and doors as you are about bringing your vision to life. And they will work with you to make your dream a concrete reality.



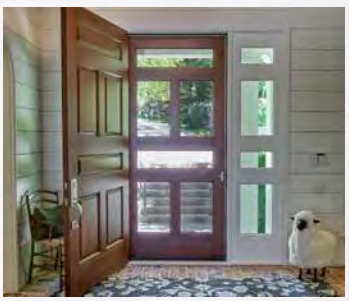


We're for possibilities.

We're for people who won't settle for "standard." We're for limitless options and custom solutions that can only be found in Kolbe's made-to-order products. Our team members are craftspeople who focus on building one window or door at a time, to create distinctive products that fulfill your unique vision.

We're for innovation.

We're for people who want to take building to new levels, with advancements in not only extraordinary sizes and shapes, but also ground-breaking products. We're for creative thinking that redefines what's possible, constantly reimagining our windows and doors to elevate style, performance and functionality.



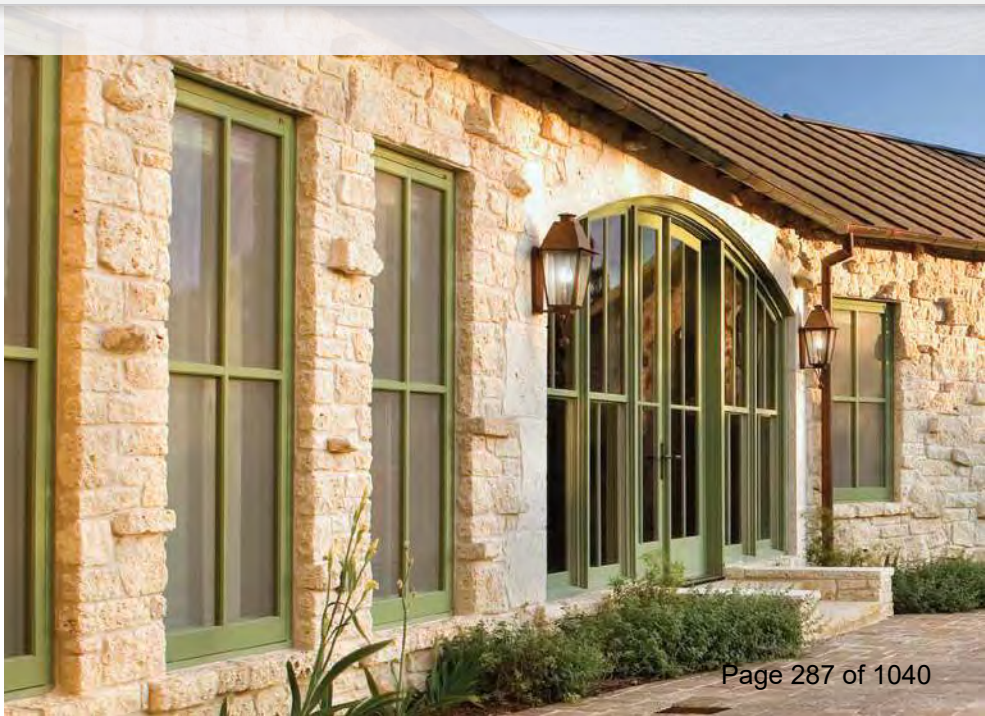
Let us bring your vision to life.



Table of Contents

The Heritage Series 1
Capabilities 2-7
Style & Design Options 5-8
Casements 9-12
Crank-Out Casements 10
Push-Out Casements 11
Inswing Casements 12
Awnings 13-15
Crank-Out Awnings 14
Push-Out Awnings 15
Double Hungs 16-19
Sterling Double Hungs 17
Traditional Double Hungs 18
Old World Classic Double Hungs 19
Specialty Windows 20-23
Folding Windows 21
Radius Windows 22
Geometric Windows 23
Doors: Entrance to Expansive 24-28
Sliding Doors 25
Folding Doors 26
Inswing Doors 27
Outswing Doors 28
Professional Tools 29







© Kenneth M. Wyner Photography

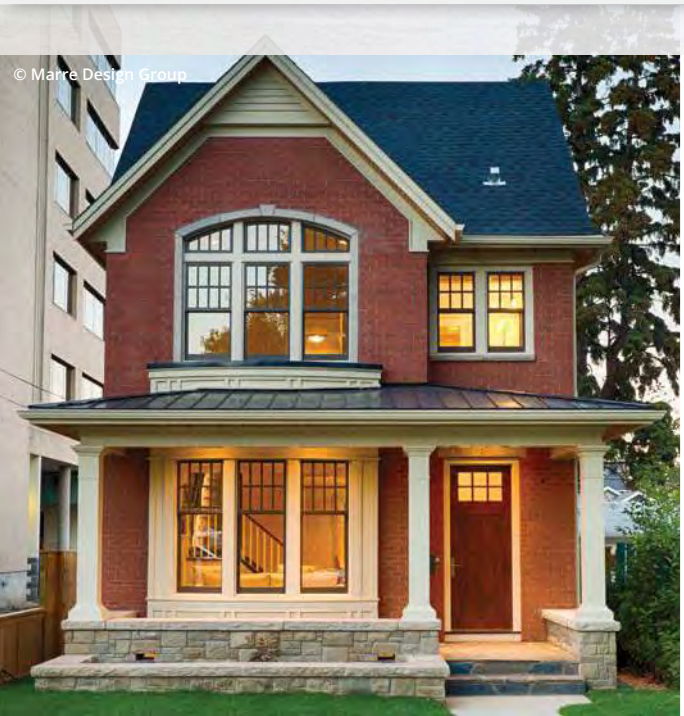
The Heritage Series

All-wood windows & doors designed for architectural & historical authenticity.

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to replicate architectural details with authenticity and alignment with historic district requirements. Choose from an extensive array of exterior colors, interior wood species, finishes, divided lite profiles, and more.

The Heritage Series provides:

- Wood exterior available in unfinished, primed, or painted with our K-Kron II finish, for ultimate flexibility
- High performance exterior K-Kron II finish in 40+ standard colors, plus custom blends
- Wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom finishes
- Traditional design aesthetics with ability to replicate intricate architectural details
- Divided lite profiles & patterns
- Glazing options for enhanced energy efficiency, decorative & specialty glass needs
- Hardware options & finishes to match any décor
- Automation options for ease of operation


© Marre Design Group





© Scot Hill Photography

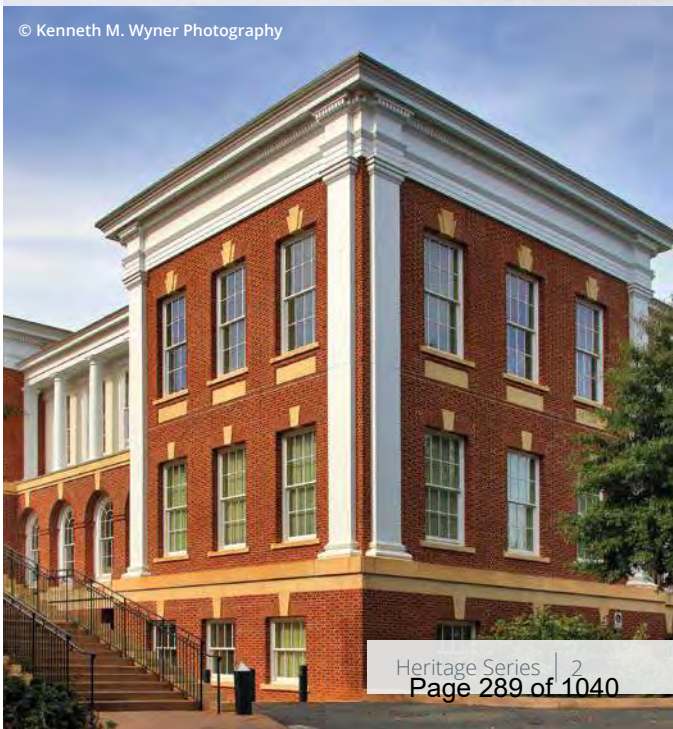
Capabilities

Craftsmanship and artistry are hallmarks of Kolbe products. We build innovative windows and doors with a wide array of options. But don't let the standard options limit your imagination.

At Kolbe, we love a good challenge. We welcome projects that require special wood species, custom divided lite patterns, unique shapes, custom finish colors, unusual mulling configurations – you dream it, we'll build it. Our windows and doors are built to order, so you can choose the options that best suit your design and vision. We offer multiple product lines with distinct characteristics and a full breadth of capabilities for customization and personalization.



Photo courtesy of Big Cedar Lodge



© Kenneth M. Wyner Photography

Capabilities

Energy Efficiency

In addition to superior craftsmanship, Kolbe windows and doors offer superior performance. Our products undergo independent testing to ensure the highest quality available. Participation in the Window & Door Manufacturers Association (WDMA) Hallmark Certification and ENERGY STAR® programs ensures that our products are tested to industry standards, allowing them to meet and exceed today's stricter building codes and standards for energy efficiency.

Kolbe's Heritage Series windows and doors can meet the strict California Title 24 Building Energy Efficiency Standards. Talk to your Kolbe dealer about specific products with glass options that help meet these stringent energy efficiency requirements.



Sustainability

Kolbe's all-wood Heritage Series windows and doors offer sustainable solutions for long-lasting, durable products that have a lower carbon footprint than other building materials. Prioritizing resilient design, supported with high-performance products, makes Heritage Series a great choice for the environment.

Our wood species are renewable resources sourced from managed forests, and our standard glass contains 25-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®)-certified wood species for many products (FSC® license code FSC®-C019541).



For energy performance data, visit: **kolbewindows.com/energy**

Kolbe demonstrates a commitment to providing accurate energy data by having products independently simulated, tested, inspected and listed in the NFRC certification program, and making that data available at **kolbewindows.com** and on window labels.

Energy performance data and air, water, structural data is updated on a continuous basis.
For the most current information, contact your local Kolbe dealer.

Kolbe® has been granted The Forest Stewardship Council® (FSC®) Chain-of-Custody Certification, as have many of our dealers. Consult with your dealer about using FSC®-certified wood in your project (FSC® license code FSC®-C019541).

Capabilities

Craftsmanship

Kolbe products are truly built to order, with numerous options and custom solutions that allow us to craft windows and doors exactly to your specifications. You can choose from standard to exotic wood species, sizes, shapes, divided lite profiles and patterns, glass, interior and exterior finishes, brickmoulds, casings, hardware, and more – or we'll work with you to create a custom product, color or finish for a more personalized design.



Moore Architects, LEED® Silver | Photo © Hoachlander Davis Photography

Historical Replication

Heritage Series all-wood products are ideal for replicating architectural details with authenticity, blending traditional design aesthetics with advanced technology, functionality, and optimal energy efficiency. Adhering to strict building codes and historical district requirements, Kolbe's Heritage Series products were the perfect solution for many National Historic Landmarks and National Trust for Historic Preservation projects aross the US.



Photo courtesy of Big Cedar Lodge

Customized options to address historical or architectural design elements are available, including traditional or enhanced glazing options. Please contact your Kolbe dealer.

Style & Design Options

Kolbe offers distinctive style and design options, to make your spaces unique. For the ultimate in personalization, choose from our numerous options, including hardware, glass, divided lites, screens, sills, exterior trim, and more – plus custom solutions to help bring your unique vision to life.

Hardware

Kolbe offers numerous hardware styles and finishes to complement décor or add the finishing touch to a new entrance, sliding or access door. Plus, the added functionality of multi-point locks and automation options on select products adds convenience and security to your living experience. For replicating historic details, chain and pulley systems and spoon locks are available for double hung windows.



Glass

There is so much more to glass than visibility. It can add to the aesthetic, enhance indoor comfort and acoustics, provide privacy or decorative design. When considered holistically, windows and doors can help create environments that offer a sense of well-being and a connection to nature. Kolbe's numerous glass options provide optimum energy efficiency, beauty and performance to enhance your design as well as your lifestyle.

Divided Lites

Add architectural detail to windows and doors with performance divided lites (PDL) or true divided lites (TDL). Choose anything from a traditional, Colonial style pattern to a custom design that accentuates the character and appearance of your home. True divided lites are ideal for historic restoration projects, creating individual panes of glass to mimic original design details. Grilles-in-the-airspace and interior removable wood grilles are also available.



Finish Options

Interior Wood Species

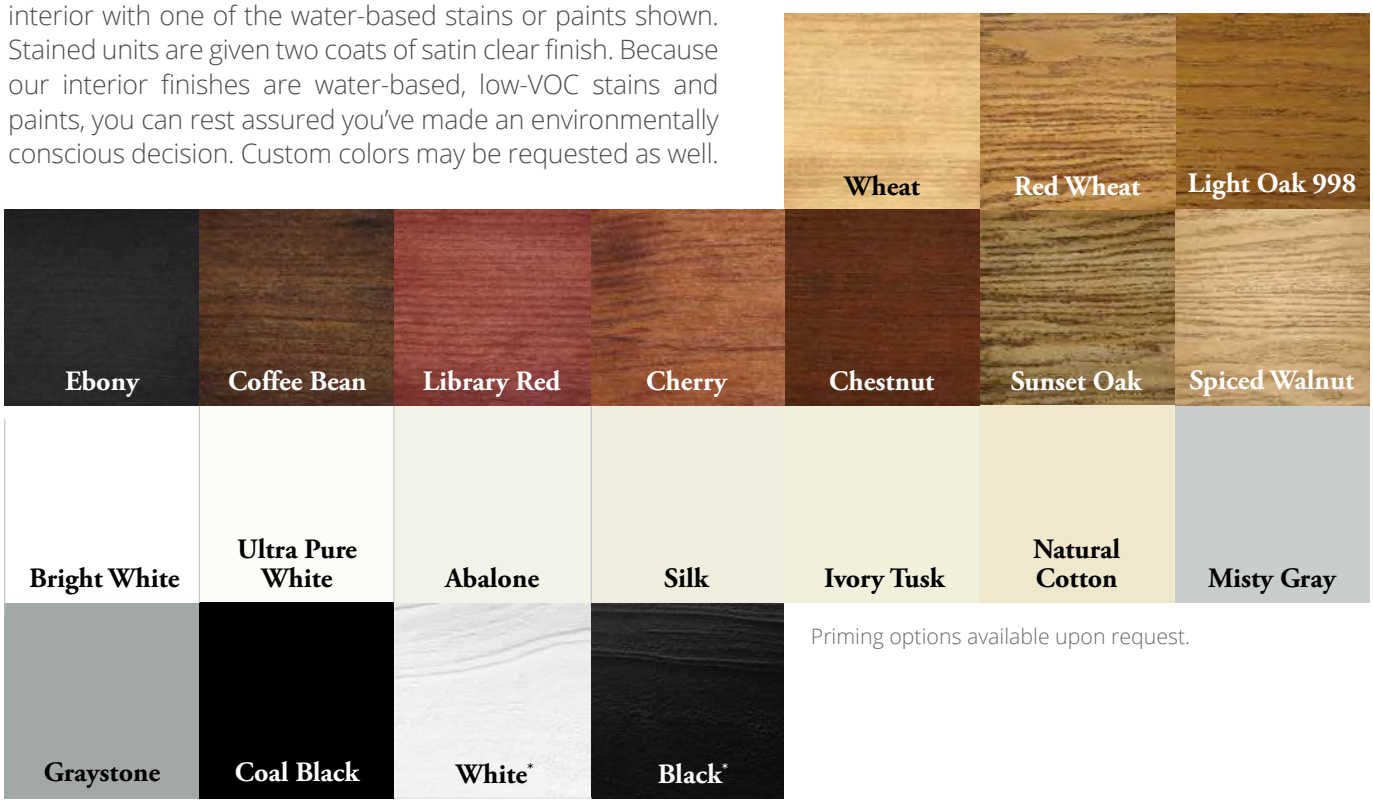
In addition to the standard pine, Heritage Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC®-C019541).

Ask about the availability of additional wood species.



Interior Finishes

For units that are ready to install upon delivery, Kolbe's Heritage Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin clear finish. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision. Custom colors may be requested as well.



Priming options available upon request.

*Applied as a single coat of paint, with some visible wood grain.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer.

Color-matched interior paint is available through any Sherwin-Williams retail store's National Account System in the United States and Canada.

Finish Options

Exterior Colors

Most Heritage Series windows and doors are coated on the exterior with latex primer, ready for your choice of topcoat. Kolbe also offers K-Kron II – a durable exterior finish that enhances and preserves the look of wood windows and doors.

White	Cloud	Ultra Pure White
Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki
Sahara	Beige	Natural Cotton
Spiced Vinegar		
Gingersnap	Truffle	Rustic
Shadow	Shale	Smokestack
Timberwolf		
Sapphire	Coastal Storm	Lunar
Steel Gray	Slate	Castlerock
Emerald Isle		
Cider	Copper Canyon	Basil
Mystic Ivy	Mediterranean	Green Tea Leaf
Hartford Green		
Chutney	Roma	Maize
Custom Colors Available		



Wire Brush Finish

Most of Kolbe's Heritage Series wood windows and doors can be further enhanced by our custom wire brush finish. Wire brushing creates a rugged texture and adds character to complement any rustic design.

Due to the nature of the finishes, certain limitations apply. Contact your local Kolbe dealer for more information.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on color samples available from your Kolbe dealer.

Accessories

Brickmould & Casing

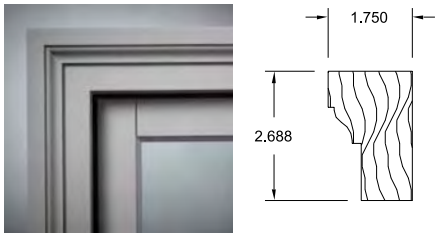
Accentuate the beauty of your home with Kolbe's exterior brickmoulds and casings. In addition to the casings shown, various sill nosings can be applied to enhance the overall appearance and to create the perfect look. Custom brickmoulds and casings are available as well; talk to your local Kolbe dealer for more information.



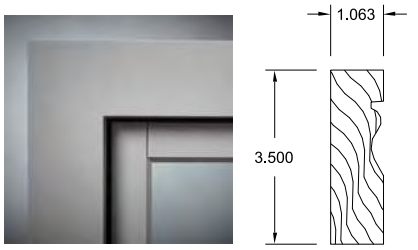
1-15/16" brickmould



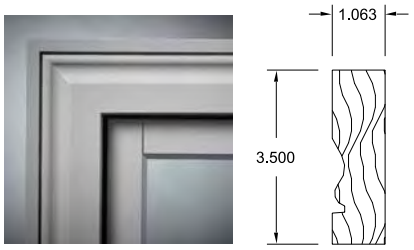
1-15/16" flat casing



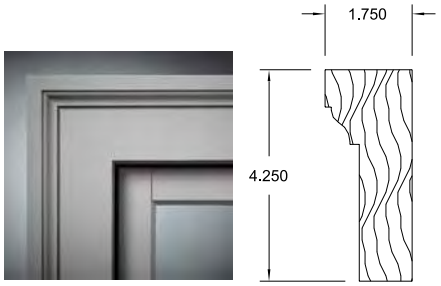
1-15/16" flat casing with backband



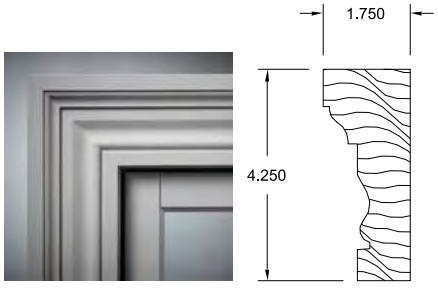
3-1/2" flat casing



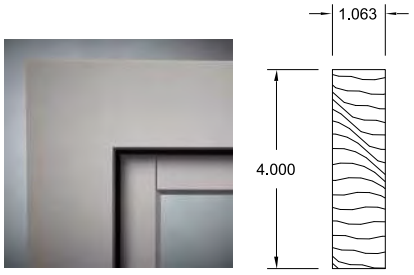
3-1/2" profiled brickmould



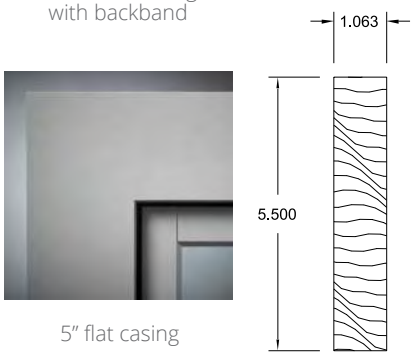
3-1/2" flat casing with backband



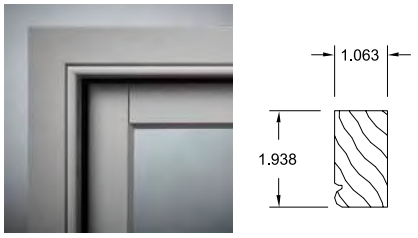
3-1/2" profiled brickmould with backband



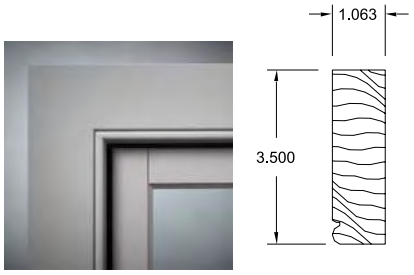
4" flat casing



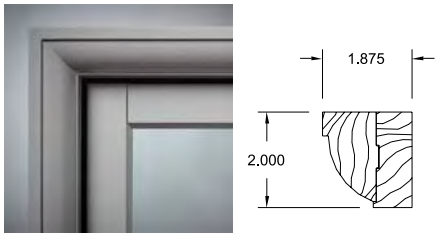
5" flat casing



2" beaded casing



3-1/2" beaded casing



Prospect casing

NOTES: Limitations apply when combining trim options. Not all brickmould profiles are available for all products. Not all profiles are available for radius units. Please consult your local Kolbe dealer for more information.



Click to view more: kolbewindows.com/gallery

Casements

Offering ventilation and plenty of daylight, Heritage Series casements provide excellent energy efficiency. Easy-to-operate handles, corrosion-resistant hardware, and a secure, concealed multi-point locking system on most products contribute to the integrity of these windows. A multitude of styles are available, including French, push-out, inswing, segment head and half-circle top casements.

Crank-Out Casements | Push-Out Casements | Inswing Casements | French Casements | Picture & Transom Units
Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units





Crank-Out Casements

Kolbe's crank-out casements combine a simple cranking operation with many options for customization. Swinging out at the side to provide fresh air and ventilation, they close easily and effectively with a tight seal. Crank handles fold down when not in use to prevent interference with window treatments and views.





Standard Features – Crank-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Interior screens with Clay-colored aluminum frames and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks* (lock handles match operator handle colors)
- Corrosion-resistant dual-arm operators with concealed, adjustable hinges *(single-arm operators with concealed, adjustable hinges on "S" Series casements; single-arm operators with Euro hinges for added support on segment head and half-circle top units)*

Options – Crank-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Single-arm operators with Euro hinges
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Retractable screen kit; beveled *(standard)* or square retractable screen covers; wood-wrapped screens *(not available on radius top or "S" series units)*; screens with aluminum or UltraVue® fiberglass mesh and wood frame
- Bow and bay options: insulated platforms, support brackets and oak-veneered head and seat boards
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* Not available on French casements.

Push-Out Casements

Kolbe's push-out casements have a uniquely simple operation. Simply unlock a handle to push open or pull closed. Combining ease-of-operation with authentic style, push-out casements offer Old World aesthetics with today's energy efficiency.





Standard Features – Push-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 3-1/2" plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French push-out casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Retractable screen covers available as beveled *(standard)* or square; screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Inswing Casements

Kolbe's inswing casements are inspired by classic French design with modern updates to meet energy efficiency standards, proving it's possible to honor traditionally beautiful design while making a modern architectural statement. Inswing casements open inward for ventilation and are available in single or French units.





Standard Features – Inswing Casement

- 1-3/4" thick sash
- Bottom rail height is 3-1/2"
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Multi-point locking hardware secures the unit
- Bright Brass handle set as standard
- Sash hang on 3-1/2" x 3-1/2" butt hinges in a Bright Brass finish
- Exterior screens with BetterVue® fiberglass mesh and aluminum screen frames in a variety of colors
- A drip-lip applied to the bottom exterior of the sash and a weep channel system on the sill

Options – Inswing Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French inswing casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 7")*
- Screens to match exterior color; screens with aluminum or UltraVue® fiberglass mesh
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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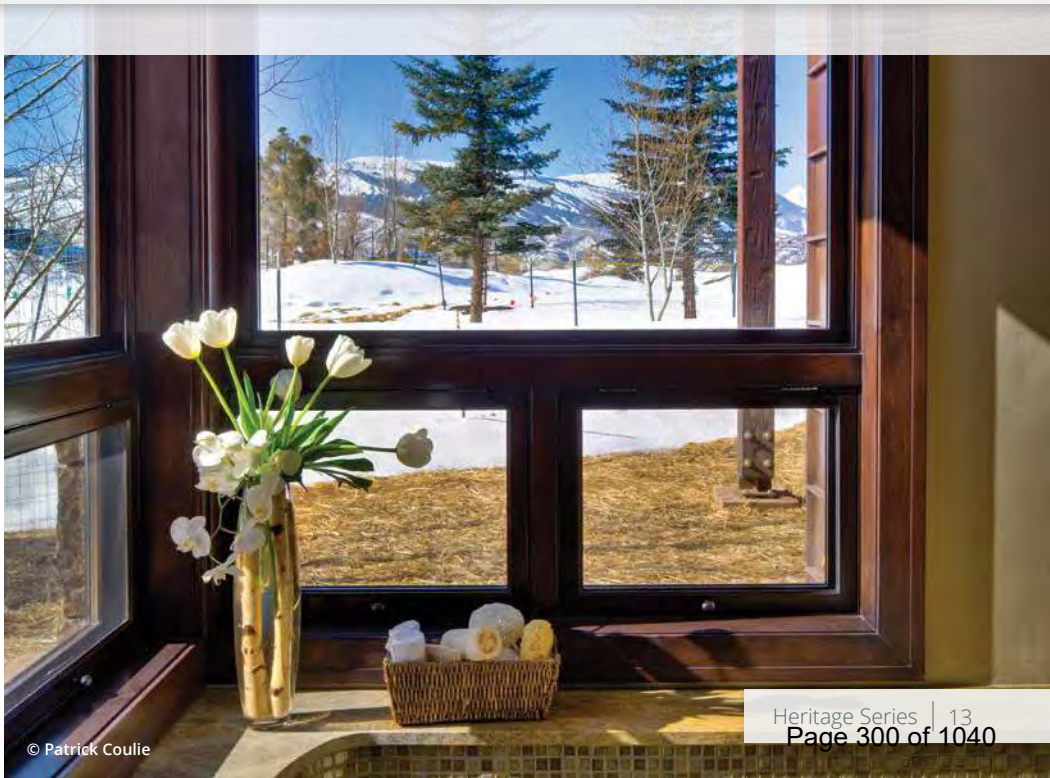
Click to view more: kolbewindows.com/gallery

Awnings

Heritage Series awning windows open outward from the bottom, so they are fully functional even when there is a gentle rain outside. Awnings offer unique style and architectural interest to any room, and are the perfect complement to other Kolbe® windows and doors. Nesting handles and dual-arm operators make these windows easy to operate, with additional light and ventilation..

Crank-out Awnings | Push-out Awnings | Picture Units | Picture Combination Units | Mulled Configurations





Crank-Out Awnings

Crank-out awnings open outward from the bottom with a crank handle that folds down when not in use. Choose motorized operators for an effortless way to open and close your window, especially when it's in a hard-to-reach place.





Standard Features – Crank-Out Awning

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box width is 3-1/2")*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- 1-15/16" exterior brickmould applied
- Exterior frame and sash are latex applied
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Interior insect screen with Clay-colored aluminum frame and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks
- Folding corrosion resistant operators with concealed, adjustable hinges

Options – Crank-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Screens with White, Beige, Sand, Dark Bronze Anodized, Clear Anodized, or Coal Black frames
- Screens with aluminum or UltraVue® fiberglass mesh
- Wood wrapped screens; retractable screen kit; beveled retractable screen covers *(standard)* or square
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Push-Out Awnings

The simple operation of push-out awning windows makes them ideal for adding ventilation to any room. The sash pushes out and pulls in tightly to the frame. Weatherstripping prevents air infiltration, making them another great energy-efficient option.





© Tarleton Photography

Standard Features – Push-Out Awning

- 1-3/4″ thick sash
- Overall jamb depth is 4-9/16″ *(basic box depth is 3-1/2″ plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12″ applied, over 12″ shipped loose for field application)*
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Beveled *(standard)* or square retractable screen covers
- Screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.



Photo provided by North Atlantic Corp.

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Double Hungs

Kolbe offers a variety of double hung windows for residential or commercial projects, from historic restoration to remodeling. Quality details adorn the classic design of Heritage Series all-wood double hungs, with smooth operation, venting options, and removable sash for easy cleaning. There are many options and configurations to choose from, including cottage-style and radius-topped units or triple pane glass options for increased energy efficiency.

Sterling Double Hungs | XL Sterling Double Hungs | Traditional Double Hungs
Old World Classic Double Hungs | Cottage-Style & Reverse-Cottage Style | Studio & Transom Units
Picture Combination Units | Segment Head & Half-Circle Top Units | Single Hungs





© Kenneth M. Wyner Photography, Inc.

Sterling Double Hungs

Whether residential or commercial, Sterling double hungs are made to blend seamlessly with the grandest décor. A patented interior wood cover conceals the jambliner, giving the windows a rich, all-wood appearance. The XL Sterling double hung offers a boost in performance and enhances the architectural design with oversized openings.





Standard Features – Sterling Double Hung

- 1-3/4" thick sash
- Overall jamb width is 4-9/16" *(basic box width is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16", slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Wood interior head parting stop
- Clay-colored heavy duty Signature sash lock with a dual positioning lever allows sash to be unlocked, operated and tilted in from one location
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Concealed balance system
- Wood-wrapped jambliner closure on the interior *(unless interior is prefinished white or primed, then jambliner will be white)* and a primed, extruded aluminum jambliner closure on the exterior hides balance system

Standard Features – XL Sterling Double Hung *(includes Sterling double hung standard features, with the exception of the following substitutions):*

- Overall jamb depth is 5" *(basic box depth is 5")*
- Class 5 balances capable of carrying heavier loads

Options – Sterling Double Hung/XL Sterling Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Class 5 balances available for commercial specifications or larger units
- Universal design crank handle hardware kit in White
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Sash limiters for safety
- Galvanized steel installation clips
- Full or half aluminum frame insect screen with aluminum, BetterVue® or UltraVue® fiberglass mesh; retractable insect screen kit with beveled or square cover
- Factory-installed Window Opening Control Device (WOCD)
- Segment head, cottage style segment head, half-circle top, and cottage style half-circle top units
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Traditional Double Hungs

Kolbe's traditional double hungs offer classic styling, with a sloped sill to help guard against water damage. Available as cottage-style units or radius-top shapes, traditional double hungs open and close smoothly and effortlessly, with a tilt-in or removable sash for easy cleaning.


© Pearson Photography


Moore Architects, LEED Silver | Photo © Hoachlander Davis Photography

Standard Features – Traditional Double Hung

- 1-3/8" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16"; slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Rigid PVC head parting stop with flexible fins and waterseal at the sill
- Clay-colored heavy duty sash lock
- Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Beige PVC jambliners with compression foam backing

Options – Traditional Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- No finger grooves in top, bottom or both sash
- White jambliners
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- Factory-installed Window Opening Control Device (WOCD)
- Sash limiters for safety
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Old World Classic Double Hungs

Old World Classic double hungs bear the charm and character of early double hung windows. Ideal for historically-accurate replication projects, their visible brass pulley system with solid brass chains and alloyed weights accentuates the design details, while allowing fluid operation. Specifically engineered for each unique project, Old World Classic windows offer an unprecedented level of customization – even as triple hungs, radius-tops, and cottage-style units.





Standard Features – Old World Classic Double Hung

- 1-3/4" thick sash
- Basic frame jamb width is 6-9/16"
- Constructed of pine with pine interior head parting stops and side stops
- Energy efficient, insulating Solar Low-E glass
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Heavy duty sash lock with Antique Brass finish
- Brass chains and pulleys
- A proportionate balance between sash and alloyed weights creates a one-to-one ratio

Options – Old World Classic Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Available as single, double or triple hung
- Ogee lugs integrated into the top sash stiles
- Oil-Rubbed*, Bright Brass, Polished Nickel and Satin Nickel chains and pulleys
- Half or full screens with BetterVue® or UltraVue® fiberglass screen mesh, or aluminum mesh, and aluminum frames that match unit's exterior color
- Galvanized steel installation clips
- High performance modifications



Brass chains and pulleys



Brass sash locks



Optional ogee lugs

View **Style Options & Technical Data** ▸

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
* The Oil-Rubbed finish is not available on curved sash lift handles.
This is a living finish, which means that it will change appearance over time with use.
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Customized options to address historical or architectural design elements are available. Please contact your Kolbe dealer.



Photo © Dan Mullins

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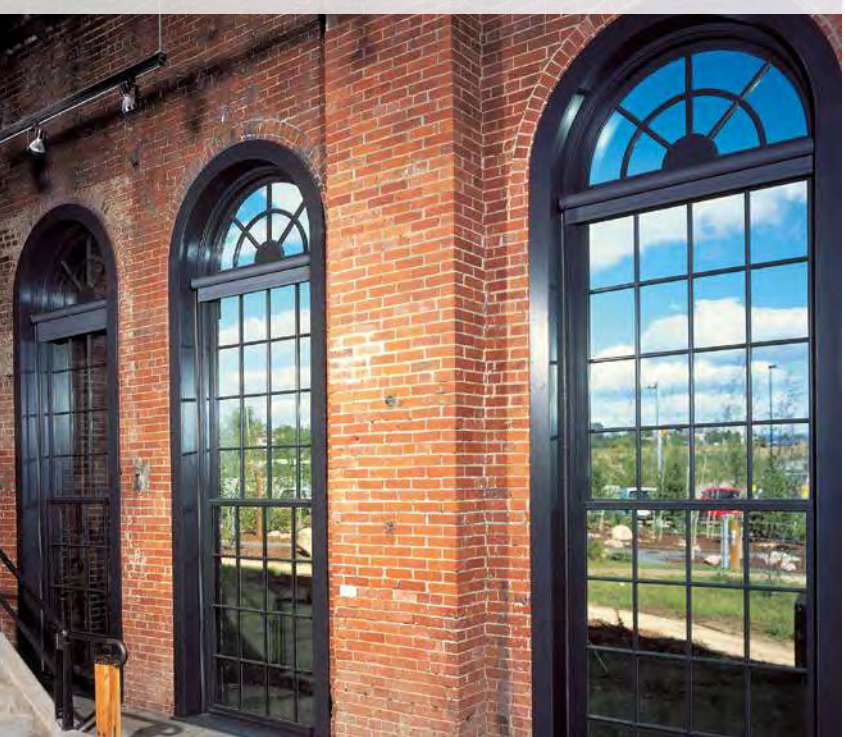
Specialty Windows

Heritage Series specialty windows are available in a variety of sizes, shapes and styles. Add radius or geometric windows to create a focal point, extend the daylight or replicate architectural details. Half-circle or elliptical units stacked above other Kolbe windows and doors create gracious curves and allow more light to enter your room. Follow the slope of a roofline or comprise a window wall with a variety of angled shapes, from triangles and trapezoids to pentagons, diamonds, or any shape you can imagine. Integrate pass-through capabilities with expansive folding windows and screens.

Folding Windows | *Radius Windows* | *Geometric Windows*





Folding Windows

Folding windows can infuse a room with a remarkable amount of fresh air by offering openings up to 52 feet wide. With up to 8 panels per side, folding windows are highly customizable with numerous configurations available. These made-to-order windows open up spaces dramatically by extending the living area to the outdoors, and allowing pass-through convenience.





Standard Features – Folding Windows

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding windows feature LVL locking stiles; stiles and rails are a nominal 3″ wide
- Frame setup up to 177″ wide x 77-1/8″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point* mortise latch with handle set in a Bright Brass finish
- Thick oak interior threshold

Options – Folding Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick panel
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Single-point hardware for access panel
- Concealed shootbolt locking hardware for folding panels
- Stile and top rail options: 4-5/8″ or 6″
- Bottom rail options: 4-5/8″, 6″, 7-9/16″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Face-mounted flush bolt locking hardware on folding panels
- Uno or Aria handle set for folding panels with concealed shootbolt locking hardware
- Hinges with handles in Bright Brass, Chrome, Satin Nickel and Matte Black
- Finger pulls for panels without hinge handles
- Magnetic latches or panel stays to help keep windows stationary while open
- Black pleated retractable insect screens; black pleated sliding screens on units with the frame setup
- Recessed floor track sill *(interior)*, weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Minimum panel height is 36″, minimum panel width is 16″, maximum panel height is 72″ and maximum panel width is 39-3/8″.
* Minimum panel height for multi-point hardware is 36″.

Radius Windows

Kolbe makes radius windows in stand-alone full circles, half-circles, quarter-circles, ellipticals, ovals and custom shapes. Half-circle or elliptical windows can be stacked over other Kolbe windows and doors to create larger window walls. We build our radius windows to order so that their profiles match those of the windows they complement.


© Kenneth M. Wyner


© James R. Salomon Photography

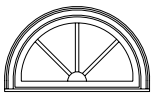
Standard Features – Radius Windows

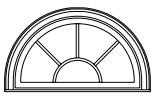
- 1-3/4″ thick sash
- Overall jamb width is 4-9/16″
- 3″ straight legs on half-circles
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads

Options – Radius Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes such as bell-tops and gothic-tops
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extended legs or no legs on half-circles
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

Radius Divided Lite Patterns *Dimension calculation formulas for radius units vary per unit and application. Please contact your Kolbe dealer for formulas.*


Sunburst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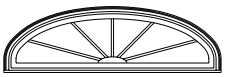
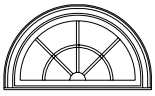
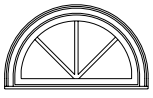
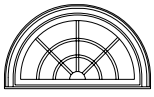

Elliptical Sunburst

NOTE: 2-1/4″ PDL bars are not available for patterns with curved bars. Some designs may have a composite material for the exterior PDL bar.


Double Cut Sunburst


Starburst


Triple Cut Sunburst


Spider Web

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

Geometric Windows

Make your design truly distinctive with Kolbe's geometric windows. These angled attention-grabbers create an impactful focal point and accentuate the architectural design. Kolbe can produce various window shapes and sizes, with a vast array of glazing options to create a light-filled room with a uniquely framed view..


© Roger Wade


© Dan Mullins

Standard Features – Geometric Windows

- 1-3/4" thick sash
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads
- Standard geometric shapes include triangles, octagons, hexagons, pentagons, trapezoids, and diamonds

Options – Geometric Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

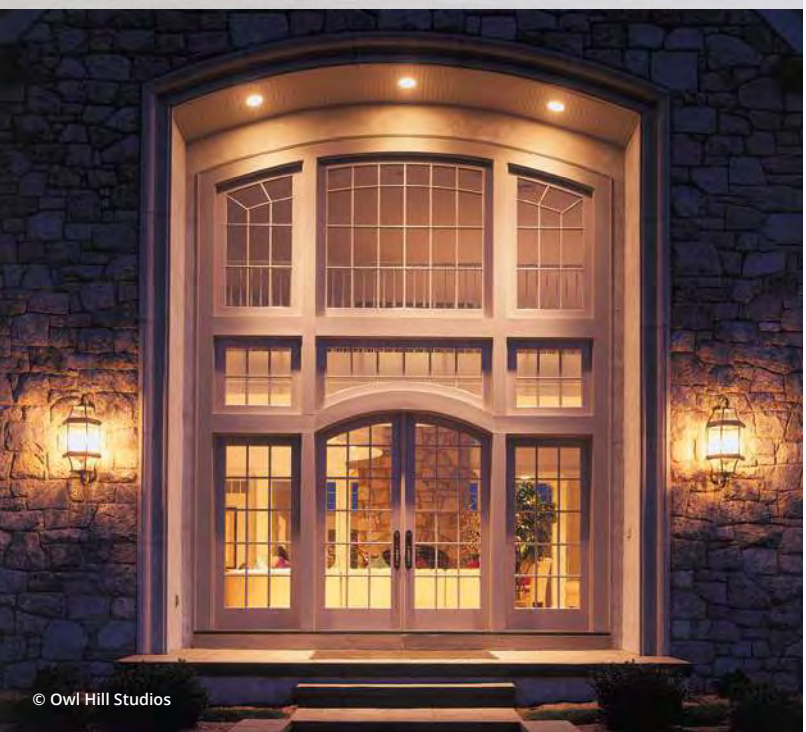


Click to view more: kolbewindows.com/gallery

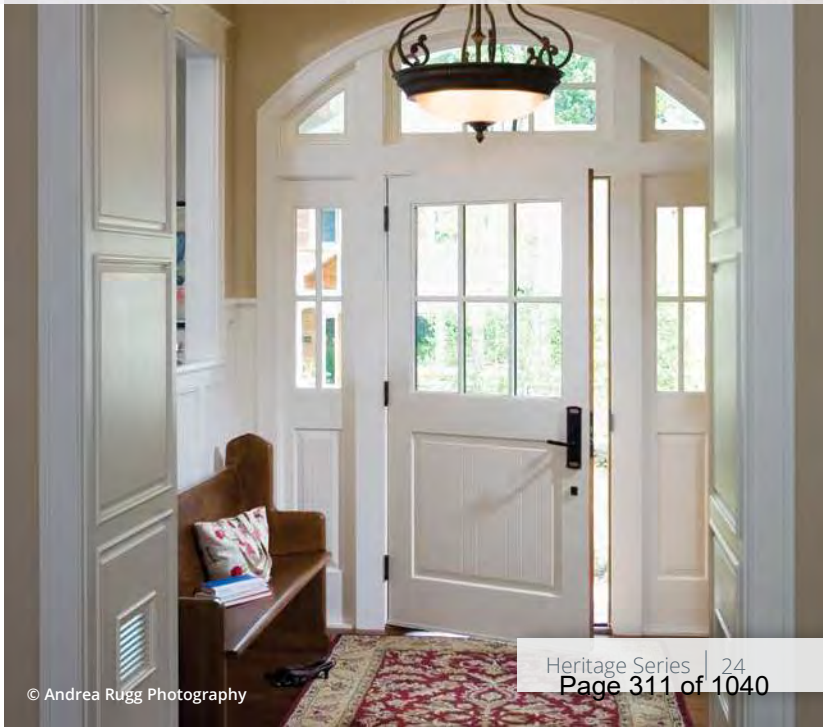
Doors: Entrance to Expansive

Whether it's a stunning entryway or a passageway to an outdoor living area, Heritage Series doors bring beauty and elegance to any project. Customize an entry to exemplify your personal aesthetic or enhance your swinging doors with matching transoms, sidelites or radius units. Take indoor-outdoor living to various levels with sliding or folding doors, utlizing Kolbe's custom solutions and nearly endless options for glass, divided lites, hardware, finishes, and more.

Sliding Doors | Folding Doors | Inswing Doors | Outswing Doors | Raised Panel Doors
French Doors | Sidelites & Transoms | Commercial Doors



© Owl Hill Studios



© Andrea Rugg Photography

Sliding Doors

Sliding doors are a space-saving way to connect your indoor and outdoor living spaces. Slide them from side-to-side to operate in two-, three- or four-wide configurations to create easy access to the outdoors. Sliding doors are available in various sizes to accommodate new construction or remodeling projects.





Standard Features – Sliding Doors

- 1-3/4″ thick sash
- Standard jamb width is 5″
- 3″ wide LVL stiles and rails
- Frame setup
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- All wood interior for clean look
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and panels are latex primed
- Tandem rollers with adjustable, ball-bearing wheels carry the sliding panel
- Single-point mortise latch with handle set in a Bright Brass finish
- Screens with BetterVue® fiberglass mesh and extruded aluminum frames
- One-piece, pultruded fiberglass sill with continuous aluminum sill nosing and fiberglass sill filler
- Thick oak interior threshold

Options – Sliding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Available with wide stiles and rails *(stiles and top rail are a nominal 4-5/8″, bottom rail is 7-9/16″ or 12 5/8″)*
- 2-1/4″ thick panels
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Two types of escutcheon styles: bell and arch *(multi-point only)*
- Multi-point lock
- Keyed lock
- Secondary security lock
- Corrosion-resistant hardware
- Automated operation
- Sliding screen with fiberglass mesh and extruded aluminum screen frames
- Screens with UltraVue® fiberglass mesh or aluminum mesh
- Extension jambs in a wide variety of sizes *(shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

Operational Options

3-Wide Unit

- Operation = Active-Fixed-Active (AFA)

4-Wide Unit

- Operation = Fixed-Active-Active-Fixed (FAAF)

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Folding Doors

Breathe in fresh air, add architectural interest, and merge outdoor and indoor spaces with folding doors that swing out, fold to one side, or split and fold to either side. With up to 8 panels per side, folding doors allow massive views up to 45 feet wide – plus 90˚ custom corner configurations. Enjoy indoor-outdoor living with these expansive openings.





Standard Features – Folding Doors

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding doors feature LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high
- Frame setup up to 177″ wide x 106″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass *(tempered glass is standard on folding doors)*
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point mortise latch with handle set in a Bright Brass finish
- Face-mounted flush bolt locking hardware on folding panels
- Thick oak interior threshold

Options – Folding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Bottom rail options: 4-5/8″, 6″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Concealed shootbolt locking hardware for folding panels
- Single-point hardware for access door
- Black pleated sliding screens available up to 177″ wide x 102″ tall *(screen opening size; screen only available on units with the frame setup)*
- Recessed floor track sill *(interior),* weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Limitations may apply. See your Kolbe dealer for product specifics.

Inswing Doors

Whether it's an entrance door or a sliding door, Kolbe offers custom options to personalize any entryway. Choose from various glass, panel configurations, wood species and finishes to make a personal statement. Add further distinction to a single, double or French unit with sidelites or transoms.





Standard Features – Inswing Doors

- 1-3/4" thick sash panel prehung in the 1-5/16" frame; entrance doors are prehung in the 3/4" frame with a 9/16" stop
- Standard jamb width is 4-9/16"
- LVL locking stiles; stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- HLS 9000 stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in a Gold-painted finish
- Sliding screen with BetterVue® fiberglass mesh and extruded aluminum frames
- Bronze Anodized aluminum, self-draining exterior sill with an oak interior threshold

Options – Inswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4" thick door panels
- Extension jambs in a variety of sizes
- 3" or 6" optional stiles and optional 12-5/8" bottom rail
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Electronic multi-point lock *(available for select single-panel doors up to 8' high with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)*
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in additional finishes
- Non-adjustable, residential 4" x 4" ball-bearing hinges with 1/4" radius corners in a variety of finishes
- Non-adjustable, commercial-grade 4" x 4" ball-bearing hinges with square corners, and 4-1/2" x 4-1/2" hinges in select finishes
- Self-closing, swinging screen includes a spring-loaded lock, aluminum screen frame to match unit exterior and choice of BetterVue® or UltraVue® fiberglass mesh or aluminum mesh
- Clear Anodized weep sill
- Adjustable sills in Bronze or Clear Anodized
- Oak or Mahogany sills
- Thermal break or non-thermal break ADA-compliant sills
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have space constraints. Outswing entrance doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.


© Kenneth M. Wyner Photography, Inc.


© Jay Graham Photography

Standard Features – Outswing Doors

- 1-3/4″ thick sash panel, prehung in the 1-1/16″ frame with a 1/2″ rabbeted-in stop
- Standard jamb width is 4-9/16″
- LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high on all doors
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in a Bright Brass finish
- Bronze Anodized aluminum bumper sill with oak interior threshold

Options – Outswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick door panels
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- 3″ or 6″ optional stiles and optional 12-5/8″ bottom rail
- High profile panel moulding
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Electronic multi-point lock *(available for select single-panel doors up to 8′ high with stiles wider than 3″; not available on double or French door configurations. Not recommended for coastal applications.)*
- HLS 9000 stainless steel multi-point locking hardware on single panel doors; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Adjustable, 4″ x 3-5/8″ hinges with 5/8″ radius corners in a variety of finishes
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in additional finishes
- Non-adjustable, commercial- grade 4″ x 4″ ball-bearing hinges with square corners, and 4-1/2″ x 4-1/2″ hinges in select finishes
- Clear Anodized bumper sill
- Oak or Mahogany sill
- Thermal break or non-thermal break ADA-compliant sill
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.

Professional Tools

Kolbe prides itself on offering the tools and resources architects, builders and other industry professionals need to complete their projects. From product specifications and 3D models to continuing education courses and webinars, Kolbe supports all of your project needs.



Photo provided by North Atlantic Corp.

AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Virtual Showrooms

Experience Kolbe's full capabilities through two interactive showrooms filled with product displays and custom solutions.

Showroom Tour

Browse through 26 displays to see Kolbe's innovative products and options in unique configurations.

Exhibit Tour

brand new booth from IBS 2023, filled with trendy solutions for modern living.





Navigate the **Virtual Showrooms**

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information and technical data, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

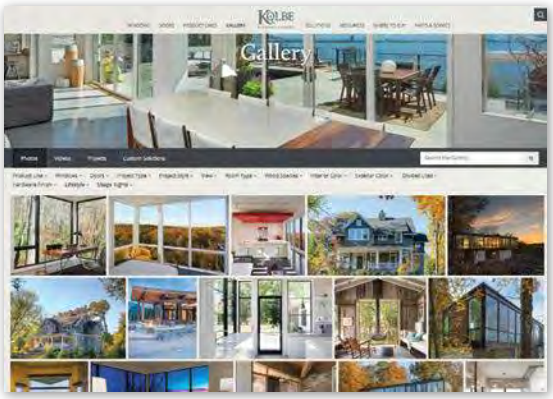
Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

Explore **Professional Tools**

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.



Browse the **Inspiration Gallery**



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715.842.5666

www.kolbewindows.com

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Street view of entry gate on Camino del Monte Sol



Street view on Camino del Monte Sol (house uphill on left)



Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol



Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol
("service" gate at rear of house)



Entry View (north elevation) of house on Camino del Monte Sol


North Elevation



North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


East Elevation



East Elevation


East Elevation


East Elevation


East Elevation


East Elevation


South Elevation


South Elevation


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard)


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard wall)

South Elevation
(rear courtyard)


South Elevation (rear courtyard gate)



South Elevation
(rear courtyard gate and wall, condenser fence screening in foreground)


South Elevation (condenser
screening in foreground,
service gate to left)


West Elevation


West Elevation

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager, GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

__x__ Other: previous approvals

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and recommends the north facades, including the portal (facades F1, F2, and F3), the east façade (F4), which are part of the first original structure, the northwest façade (F11)excluding the windows but including the exposed window headers and the south façade (F10) including the portal and excluding the handrail of the southern original building, which are character-defining facades for the building as the primary facades, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

One motion will be required for the designation of the structure and assignment of primary facade(s).

a. In case 2025-011226-HDRB, for 1323 Paseo de Peralta, designate the north facades, including the portal (facades F1, F2, and F3) and the east façade (F4), which are part of the first original structure, and the northwest façade (F11) excluding the windows except for the exposed window headers and the south façade (F10) including the portal and excluding the handrail of the southern original building as primary façade(s).

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

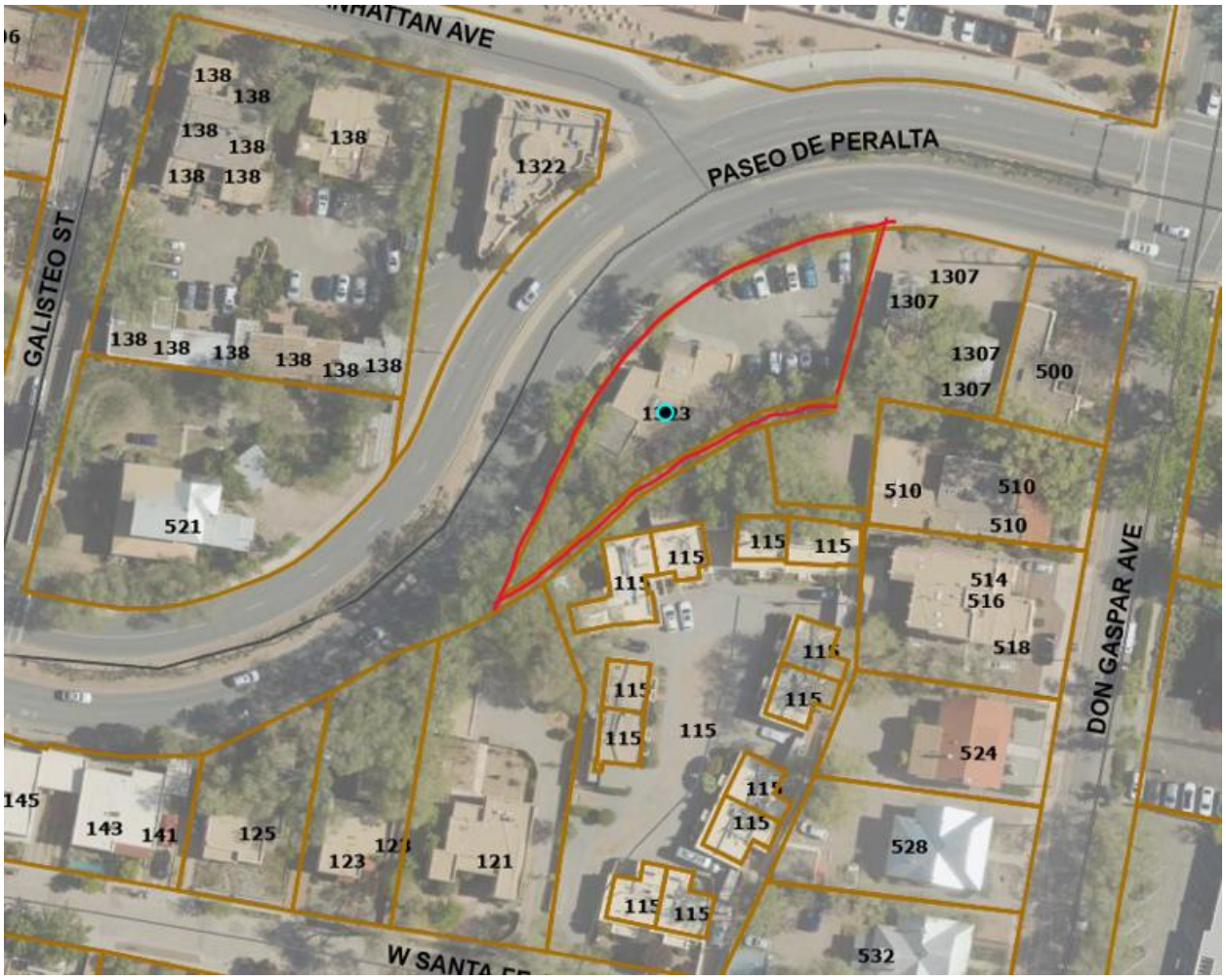


Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for the property is defined as extending from the southern entrance of the New Mexico State Capitol building parking going west to Galisteo Street. The curve in the road truncates the streetscape. The property is located on the edge of the Don Gaspar Historic District, so that the majority of the structures to the north of the property are in the Downtown and Eastside Historic District. The streetscape consists of a combination of residential and commercial properties. The commercial properties are located to the north and east of the subject property, while the residences are to the west and south. The street is lined with sidewalks on both sides of the street. The streetscape consists of a single yard wall with metal elements to the east, while to the west, there is a combination of low stone walls, wood, and chain link fences. The parcel sizes in the streetscape vary greatly, with the buildings set back from the street. There are visible parking areas for commercial properties, and parking in a driveway at the front or side of the residences. On the south side of the street in the Don Gaspar Area Historic District, there are lower single-level buildings west of Don Gaspar Avenue, where the buildings are taller, with mostly two-story buildings. The Downtown and Eastside Historic District on the north side of the road is mostly two-story or three-story buildings, including the public parking garage for the State buildings, the New Mexico State Capitol, and a two-story Victorian residence with a few lower single-story buildings that serve as law offices in the middle.



Figure 2: Street View of Structure

Site Description:
The commercial property at 1323 Paseo de Peralta is somewhat triangular in shape and is sandwiched between the Acequia de Los Pinos to the south and Paseo de Peralta to the north and east. The property consists of 0.2956 acres with a contributing building in the Don Gaspar Historic District. The primary facades for the building have not yet been designated.

The lot has retaining walls consisting of railroad ties and stone walls along the east and north lot lines at the sidewalks. A low yard wall capped with flagstone sits at the northwest property, and a 6’0” high coyote fence encloses the southern portion of the property. At the far east lot line is a wood fence with shrubbery blocking the view of the fence from the west. The parking area is on

the northeastern and eastern portion of the lot, while it is accessed from the driveway on the north side of the building. There is a small monument sign on the east side of the driveway.

The approximately 3,600 sq. ft. building consists of two original 1930s Spanish Pueblo Revival structures that were merged into a single structure with a 1988 1,800 sq. ft. addition. The building is a combination of adobe and wood frame with several pairs of wood French doors, wood casement windows with false muntins, and a north portal constructed of single post and beam construction, exposed lintels, and vigas. The addition is located between the original structures and is at a scale that blends in with the original structure and does not overwhelm the historic aspects, retaining the integrity of the original structures. The addition matches the southern building, making it difficult to distinguish between the two without stepping back to see the addition and the single lite windows. To the south is the second original structure, which houses larger vigas in the western wall and a southern portal to complement the northern portal. The original portions of the structure have slight undulation to their parapets, where the addition does not.

The Acequia de los Pinos/Acequia Madre abuts the subject property on the south side of the building. Measures should be taken to protect and preserve the acequia if any construction activities are undertaken in the future. It should be noted that any proposed construction should be reviewed and approved by the Acequia Madre mayordomo. A letter from the mayordomo should accompany any building permit request.

PREVIOUS CASE SUMMARIES:

ARC:

Archaeological clearance was issued for this property in 1989 under case AR-01-1989.

HDRB:

There is a note in the HCPI of a 1990s addition; there is also a note regarding a 1988 case, which was located; however, no previous cases are on file in the Historic Preservation Division. It is presumed that the 1988 and 1990s additions are the same addition.

ADMINISTRATIVE:

In an approval issued on September 9, 2009, the building was approved to replace all viga ends on the south and west elevations. Some of the viga tails were removed at this time and were not replaced.

In an approval issued on February 21, 2001, the property was approved to have two signs.

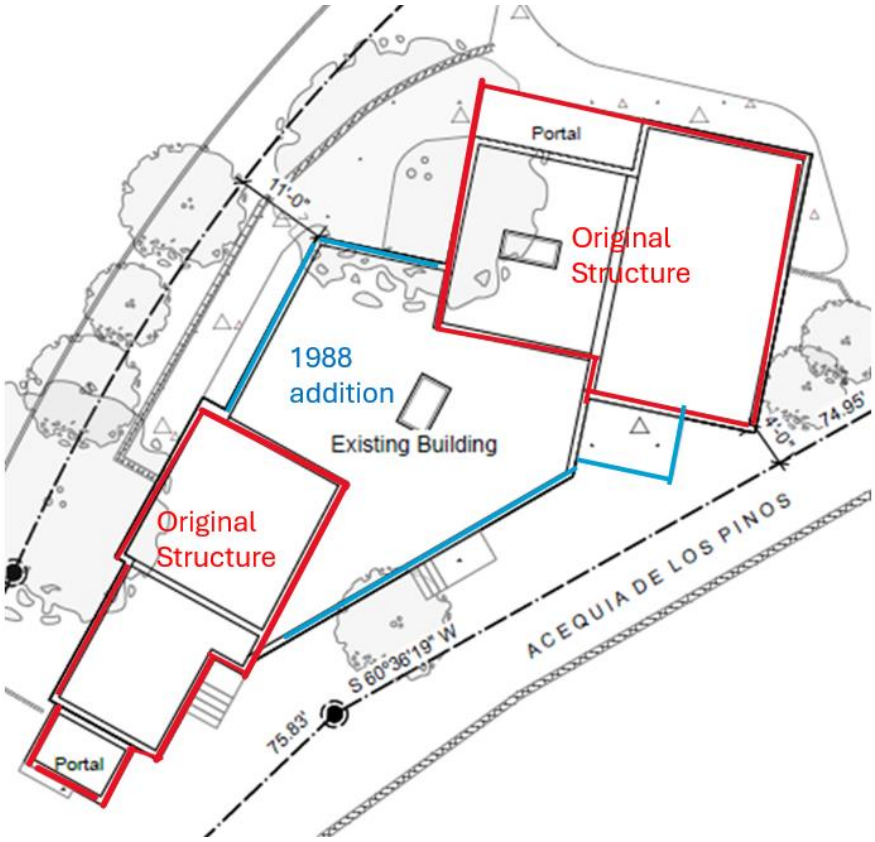


Figure 3: Dates of Construction

APPLICANT'S REQUEST:

The applicant requests:

1) Primary façade designation of a contributing structure.

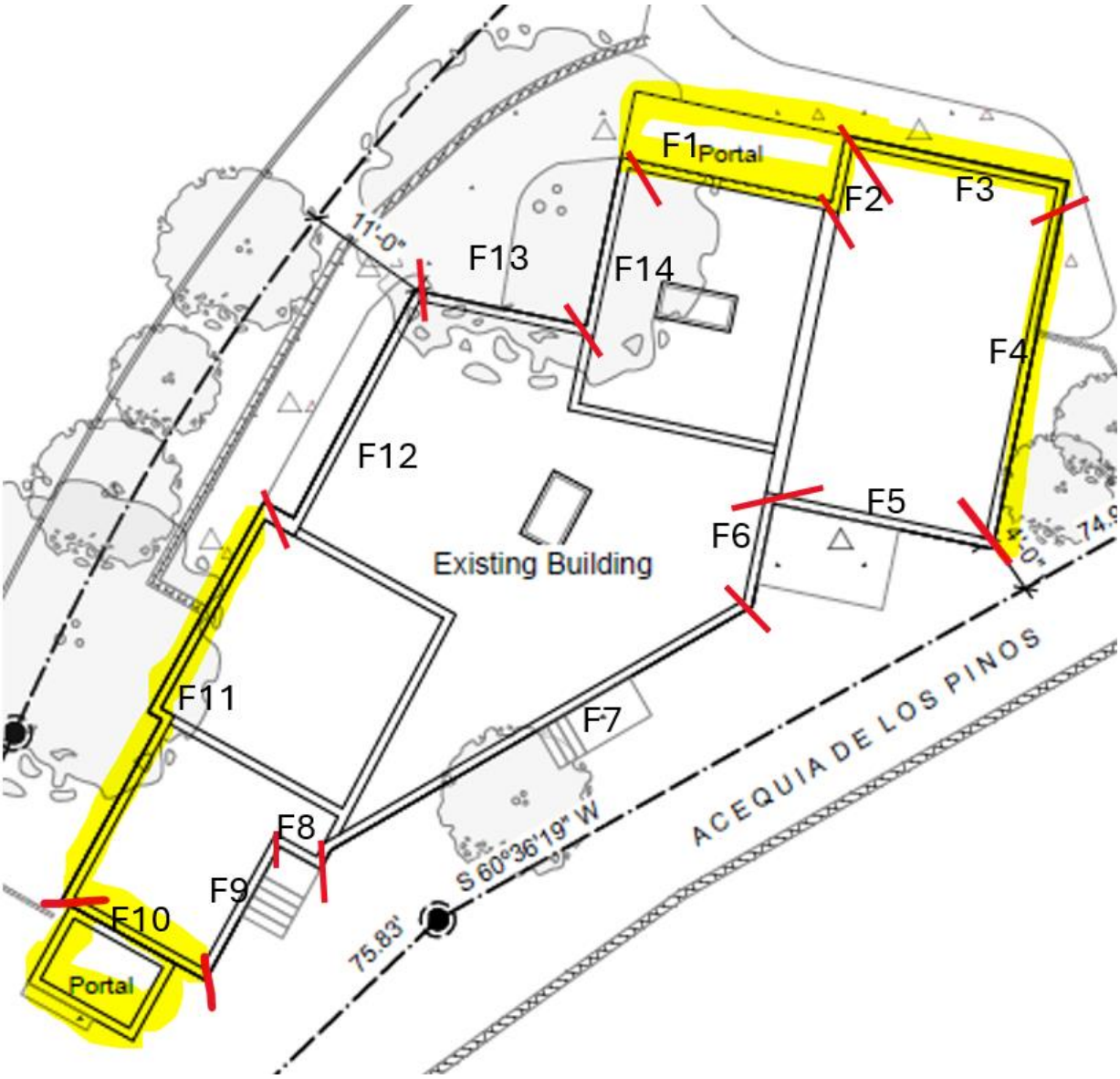


Figure 4: Façade Diagram (primary facade recommendations highlighted in yellow)

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

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

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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

(1) District Standards

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

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* 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 on 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 the erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 1323 Paseo de Peralta

OLD ID NUMBER:

SANTA FE ID NUMBER: 30420

UTM REFERENCE EASTING NORTHING

ZONE 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: SOURCE(S)

1990 ESTIMATE Sanborns

pre 1930 ACTUAL w/1990s addits

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT:

OTHER businesses

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR

EXPLAIN:
alterations and additions

OVERALL CONDITION:

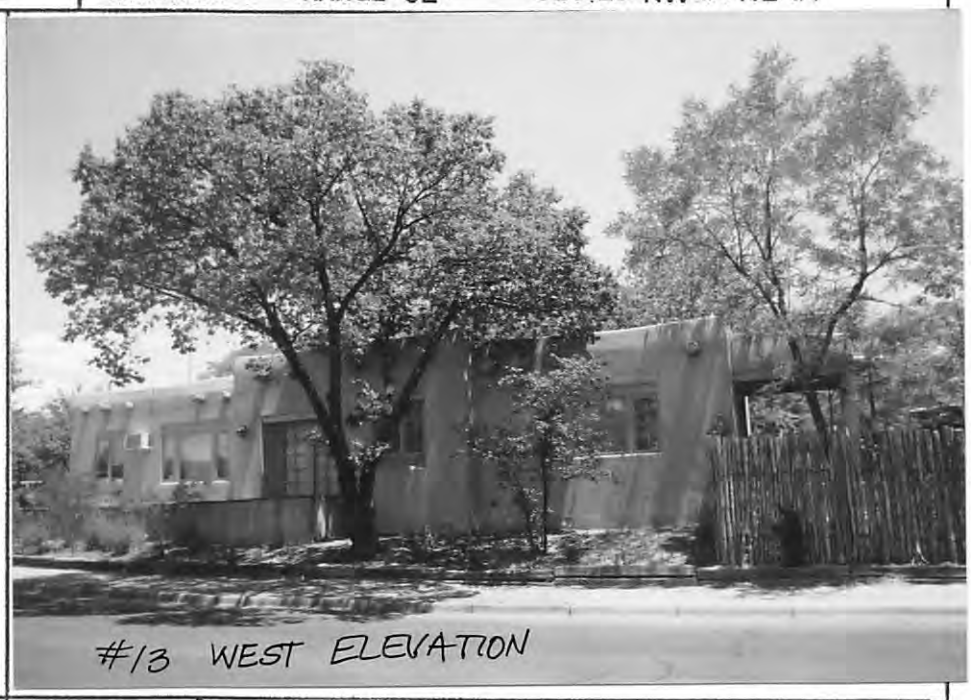
X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

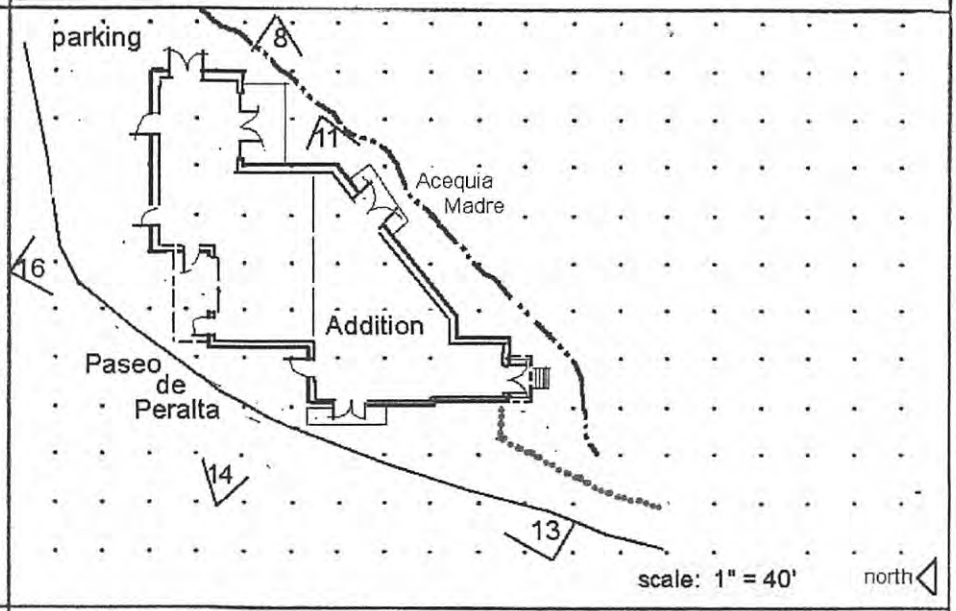
BUILDING THREATENED?

___ 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 # 13 NEG # 8 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with with parapets & canales	
BUILDING WALLS	adobe wood frame	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) :15 feet
DOORS	wood french doors, many in pairs	
WINDOWS	wood casement, some flanking fixed sheet, false muntins	
PORCHES OR PORTALES	sinple post & beam south with parapet	
ARCHITECTURAL DETAILS	exposed lintels and viga ends	
FENCES/WALLS	coyote at south	
SITE FEATURES	wedged between acequia and street mature deciduous trees	
OTHER/ COMMENTS	scale and character of additions prevent overwhelming of historic bldg	

ADDITIONAL PHOTOGRAPHS





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

IDENTIFICATION

ADDRESS

1323 Paseo de Peralta

ID NUMBER:

SANTA FE ID NUMBER: 30420

SURVEYED/RESEARCHED
DATE 5/00 BY CC





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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3042

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 8	UTM reference zone 12 (13) easting [illegible]	northing [illegible]

location description: 1323 Paseo de Peralta

city/town: Santa Fe

land grant/reservation:

building name:

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

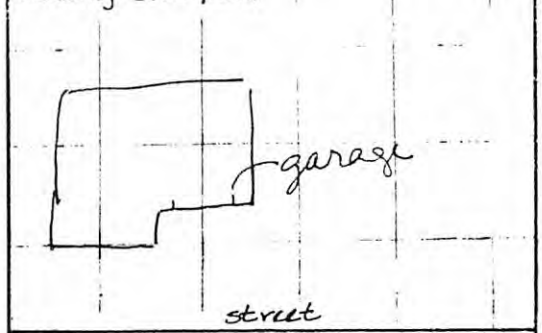
film roll by E.T. no. 1

negative nos. 10

loc. of neg. City of Santa Fe



building-site plan



date of construction: 1920 estimate ___ actual

source:

use
present (residential)
other ___
historic (residential)
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style: Pueblo Revival

foundation material: n/v

wall material/surface: stucco

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features:
extending vigas
lintels d/h wd - 6 over 6

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

significance
___ significant X contributing
X supporting ___ intrusive
date?

comments:

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

1323 Paseo de Peralta

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

P.O. Box 909, 200 Lincoln Ave., 87504-0909 (505) 984-6500

Councilors:
Peter H. Goodwin, Dist. 1
Debbie Jaramillo, Dist. 1
John T. Egan, Dist. 2
Bernie Beenhouwer, Dist. 2

Sam Pick, Mayor
Thomas E. Baca, City Manager

Councilors:
David A. Schutz, Dist. 3
Carlos A. Gallegos, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Dist. 4

March 17, 1989

Steve Post
692 East Zia Road
Santa Fe, New Mexico 87505

Dear Steve,

At their March 16th meeting, the Archeological Review Committee voted to approve the partial reconnaissance report of March 1, 1989 for Case AR1-1989 at 1323 Paseo de Peralta. The recommendations for completion of the reconnaissance as shown on page 25, were also approved, with the condition that an inventory and interpretation of artifacts be provided with the complete report. The committee agreed that a grading permit could be issued.

At such time as the complete reconnaissance report is approved, an archeological clearance permit will be issued. This will allow release of the building permit, given approval of all other submittals.

If you have questions, do not hesitate to contact me.

Sincerely,

Linda Tigges

Linda Tigges
Deputy Planning Director

/lcdb
3/17/89 d2

xc: Rob Vadurro
Gilbert Catanach

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: James M. Hewat, Historic Preservation Planner
Alysia L. Abbott, Historic Preservation Planner

Date: 2/21/01

The work proposed at 1323 PASEO DE PERALTA **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

INSTALLATION OF 2 WALL HANGING SIGNS.

Thank You.

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: James M. Hewat, Historic Preservation Planner
Alicia A. Abbott, Historic Preservation Planner

Date: 12-1-2000

The work proposed at PETRA ROTAS does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.

Proposed Work:

REROOFING FLAT ROOF WITH BITUMINOUS MATERIAL ONLY

Thank You.

City of Santa Fe, New Mexico

HISTORIC PRESERVATION DIVISION OF THE LAND USE DEPARTMENT

To: Building Permit Office

From: David A. Rasch, Supervising Planner DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: 9.9.09

The work proposed at 1323 Paseo de Peralta **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by staff in the Historic Preservation Division.**

Proposed Work:

maintenance and repair - projecting vigas

W + S elevation replace viga ends in-kind at same diameter, length, and cut end as existing and paint to match

Thank You.

SANTA FE
PERMITS

September 12, 2025

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

RE: 1323 Paseo De Peralta, NM 87501

Dear Lani:

This proposal seeks to request to establish the primary façade on the above referenced property in the Don Gaspar Area Historic District. The HCPI is ready to submit.

You may contact me at 505-557-4060 or at jennifer@santafepermits.com with any questions.

Thank you for your time and consideration.

Sincerely,

Jennifer Salimbene

1323 Paseo de Peralta



8/29/2025, 9:15:35 AM

City of Santa Fe Address Points

Roads

Santa Fe County Boundary

Tax Parcels

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

2024/25 EagleView Pictometry - Santa Fe County

Santa Fe County Assessor's Office

2024/25 EagleView Pictometry - Santa Fe County | Rebecca A. Seawall


CASAS de Santa Fe


CASAS
de Santa Fe
1323




MONDAY - FRIDAY 8:30 - 5:30
SATURDAY & SUNDAY
BY APPOINTMENT





TRIPLE C SUITES

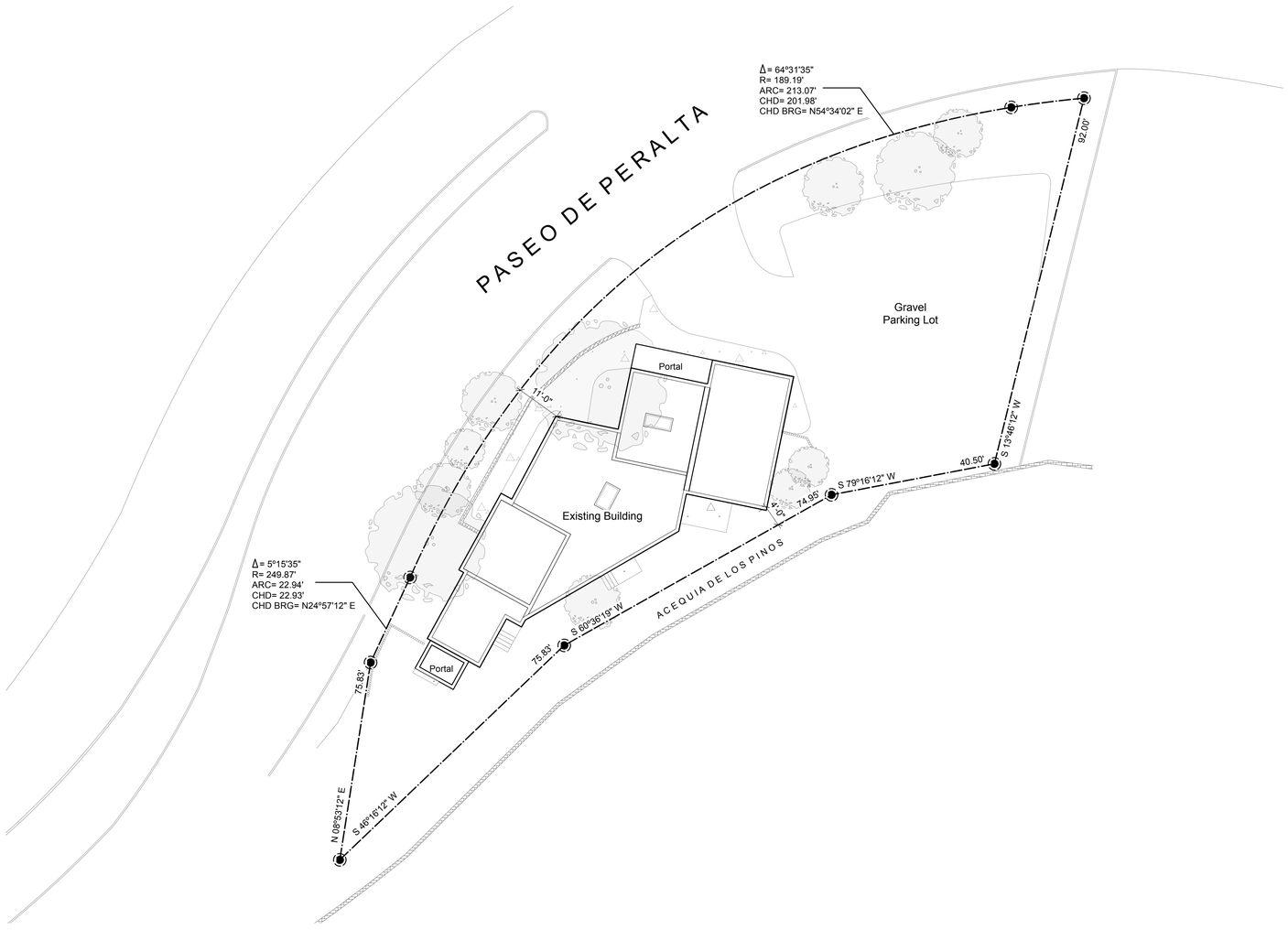
Misc. Remodel and Modernization Project

SUMMARY OF WORK:

TWO PHASE REMODEL OF EXISTING ~2890 SF OFFICE BUILDING. BUILDING WAS USED AS A 3 SUITE OFFICE UNIT / SAME OCCUPANCY AND USE WILL BE RETAINED

PHASE 1: INTERIOR WORK CONSISTING OF:
- Remodeling of existing Restrooms and break room.
- Removal of existing boiler and baseboard heaters.
- Removal of Existing through the Wall AC Units.
- Installation of New Mini-Split AC/Heat Modules in all 3 Suites
- Upgrade all lighting to LED / modernize fixtures and switching.
- Patch, Paint/Plaster walls, Remove and Replace Flooring

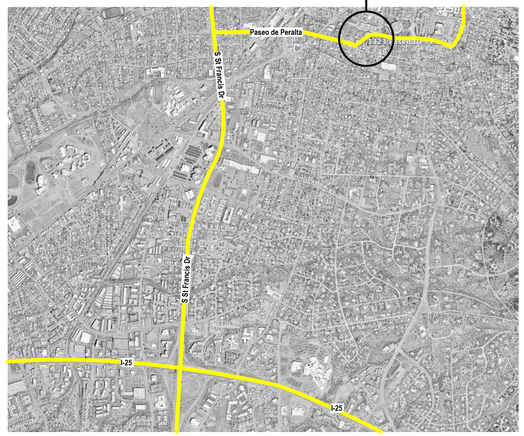
PHASE 2: EXTERIOR WORK CONSISTING OF:
- Re-Roof Flat roof with NEW PVC Membrane Roof - Color to be CoSF Historic Approved
- Remove 2'-0" x 4'-0" Window in Suite A facing Guadalupe and replace w/ 8'-0" x 4'-0" to match existing window in Suite B along Guadalupe
- Repair Window Jamb, Sill and Head exterior damage to match existing.
- Repair / Replace Exterior Vigas to match existing.
- Restucco entire exterior - Color to be CoSF Historic Approved



1 Site Plan
Scale: 1/16" = 1'-0"

N

ADDRESS:
1323 Paseo de Peralta
Santa Fe 87501
SITE



A G 1.0 Vicinity Map
N.T.S.

N

GENERAL PROJECT NOTES:
1. These notes are governing for all subsequent drawings contained in the set in its entirety.
2. All items that are notes shall BE AS NOTED UNLESS NOTED OTHERWISE (U.N.O.)
3. All DIMENSIONS SHOWN are to the FACE OF STRUCTURE
4. All WORK MUST MEET OR EXCEED ALL APPLICABLE CODES AND ORDINANCES, AND CONFORM WITH ALL REQUIREMENTS SET BY THE LOCAL AUTHORITY HAVING JURISDICTION (A.H.J).
5. The General Contractor is responsible for field verification of existing conditions and must notify the Owner & Architect when discrepancies are discovered.
6. DISCREPANCIES: General Contractor is responsible for reviewing, comparing and coordinating the information shown on all drawings. If there is a perceived discrepancy - the General Contractor must promptly report it to the Owner & Architect for clarification or revision.
7. OMISSIONS: If a particular instance arises where a detail is not fully illustrated in the drawing set or explained by notation, then it's construction shall be of a character EQUAL to that of a similar condition that is shown or noted in the construction documents. If the General Contractor is unsure of what the similar condition is, the General Contractor shall notify the Architect and request clarification prior to commencing any work on that element.
8. The General Contractor must coordinate Demolition w/ Owner and if necessary contact Architect to review field made discoveries that require revision of design / detailing as warranted by the uncovered existing conditions.
9. The General Contractor shall endeavor to minimize dust and noise during construction. All trash and debris shall be removed on a daily basis. Work areas shall be broom cleaned at the end of every work day.
10. The General Contractor to coordinate ALL Construction with existing site conditions.
11. The General Contractor responsible for locating and protecting all underground and overhead utilities.
10. All finishes affected by Demolition and / or interface with new WORK to be patched and repaired to match existing finishes.
11. The General Contractor is responsible for repairing all damage that results from construction or activities related to construction, material deliveries, work staging or acts of any person/s on premises under supervision or care of the General Contractor.
12. OPENINGS: General Contractor must verify there are no conflicts between openings in walls, ceilings/roof, window and door openings; AND slabs and structural, plumbing, mechanical and electrical requirements. Should a conflict arise, the General Contractor shall notify the Architect promptly.
13. DOORS & WINDOWS: General Contractor must verify all required rough openings for all doors and windows. All windows and doors to have accessible hardware - U.N.O. Verify w/ Owner
14. COLORS & MATERIALS: All Colors and Materials to be reviewed and selected by Owner and Architect or retained interior designer, from the manufacturer's available offerings and are to be provided to the Owner & Architect by the Contractor.
15. PLUMBING: All Plumbing to conform to ANSI / ADA Standards. Verify all selected fixtures and finishes with Owner & Architect prior to installation.
16. CONCRETE: Slabs to be finished, sloped and leveled per Structural Notes (U.N.O.).
17. BLOCKING: Provide all backings and blocking, and any additional required structural support structure as needed for casework, wall mounted furniture and other items shown in the construction documents.
18. IT/DATA/SECURITY: General Contractor to coordinate all communication, data, TV/Phone, Security and other sim systems with Owner and applicable subcontractors and providers.
19. OWNER PROVIDED MATERIALS/EQUIP: General Contractor must coordinate all Owner provided Contractor Installed materials, items and equipment shown in construction documents or agreed upon w/Owner.

APPLICABLE CODES:
2021 International Residential Building Code
2021 International Energy Conservation Code

OWNER:
Capitol Councel & Consulting
Rikki-Lee G. Chavez & Randi Valverde
223 N Guadalupe, #587
Santa Fe, NM 87501
p: 575.635.5674
p: 505.301.3661
e: rmv@nm-ccc.com
e:rgc@nm-ccc.com

ARCHITECT:
DRAWNXDESIGN, LLC
Stephen Conor Reichert, RA
5 County Road A16E
Las Vegas, NM 87701
p: 1.505.518.5877
e: conor@drawnxdesign.com

CONTRACTOR:
AGM KONSTRUCTION
Ambrose Castellano, Owner
1570 Pacheco Street Suite E6
Santa Fe NM 87505
c:505.429.6072
p:505.365.2922
e: ambrose@agmkonstruction.com

PROJECT INFORMATION:
Address:
1323 Paseo De Peralta
Santa Fe, NM 87501
Zoning: Commercial

LOT: *refer to survey*

UPC: 1-054-098-158-512

Parcel Number:_____

Occupancy Type: B
Building Use: Office Building
3 Office Suites

NO CHANGES TO OCCUPANCY, USE, OR OCCUPANT LOADING

Lot Size: 0.2956

Parking (existing):
on Lot
Parking Proposed:
NO CHANGE

DRAWN X DESIGN
Conor Reichert
5 County Road A16E
Las Vegas, NM 87701
505.515.5877
www.drawnxdesign.com

SITE NOTES:

1. Landscaping:
   - A. Prior to beginning work, confirm removal of any trees & landscaping slated for demolition with Owner & Designer.
   - B. Protect all trees & landscaping to remain during demolition & construction.

DRAWING INDEX:

1	G1.0	Project Information & Site/Roof Plan
2	A1.0	Main Level Floor Plan
3	A1.1	RCP & MEP Equipment
4	A2.0	Select Exterior Details
5	A4.0	Interior Elevations RR, Breakroom
6	A6.0	Window Replacement Details

GENERAL SYMBOL LEGEND:

(#)	Keyed note
#△	Revision
#	Accessory ID
#◇	Partition type
#	Equipment ID
#	Window ID
#	Door ID
Entry 100	Room ID
F.F. 0'-0"	Elevation benchmark
(e)	Existing
F.O.F.	Face of finish
	Change in floor height
A4.0 1	Interior elevation
1 A6.0	Detail (plan)
1 A6.0	Detail (section)
1/A2.0	Exterior elevation
1/A3.0	Wall section
1/A3.0	Building section
T.B.V.	To be Verified
T.B.D.	To be Determinated
V.C.O.LV	Verify w/City Of Las Vegas

Triple C Suites

1323 Paseo de Peralta,
Santa Fe, NM 87501

PHASE: Existing Conditions/Preliminary Design
DATE: August 25th, 2025
DRAWN BY: AF / CR
REV:

NOT FOR CONSTRUCTION

G1.0

[Site Plan]

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager, GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to contributing with the south and west façades of the original 1950s building as primary (R3 and R4), excluding the non-historic windows and non-historic portal, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

One motion will be required in this case. One motion is required for the designation of the residence and assignment of primary facade(s).

a. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence, as significant, designating all facades as primary.
b. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence as contributing and designate facades (R1, R2, R3, R4, R5, and/or R6) as primary façade(s).
c. In case 2025-011227-HDRB, for 925 Canyon Road, retain the main residence as non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for the property is defined as extending from the intersection at Acequia Madre to just past Palace, approximately halfway to Camino del Monte Sol. The streetscape consists of a park and a combination of residential and commercial properties. The street has a sidewalk on the north side of the road at the eastern end, and a walking path at the side of the road through the remaining streetscape. There is no walking area on the south side of the road. Fencing is a combination of styles with a wood fence at the park, rock walls, stucco walls, combinations of stone and stucco, wire, and non-stuccoed CMU walls, coyote fencing, and some walls with latillas on top. There are some taller walls and fences at 87" to 188" in height, as well as some very low walls and fences at 35" to 40". The street average is 60".

The lots in the streetscape vary in size. The buildings are set back from the street by three to ten feet, with most of them within five feet of the street. There are commercial structures are located at the western end of the streetscape, with the residential at the eastern and central. The south side of the road is mostly Spanish Pueblo Revival style buildings with a few Territorial style buildings. The north side is characterized by primarily vernacular buildings with a few pitched roofs and a few Spanish Pueblo Revival style.



Figure 2: Street View of Residence

Site Description:

The residence at 925 Canyon Road is a non-contributing vernacular style two-story structure in the Downtown and Eastside Historic District. The 1,558 sq. ft. home that was constructed sometime between 1950 and 1958 and is located on 0.203 acres.

The residence sits at the front of the lot and faces south. The residence is constructed of a combination of concrete block and adobe with block massing, crisp edges, a pronounced seamed metal fascia, deep inset windows, which are mostly aluminum slider windows, three exterior single-leaf doors, and a flat asphalt roof. The north elevation holds the two-story portion of the

structure, as this is the lower portion of the sloped lot, which was constructed sometime between 1958 and 1966. The north elevation houses various-sized windows and a small entry door, and the early 1970s laundry room addition at the northwest corner. The east elevation houses aluminum sliding windows except for the one steel casement in the basement. The south, street-facing elevation consists of the core 1950s construction with a central entry flanked by windows. The 15-panel door is covered by a decorative security grille. The windows are aluminum sliding units conforming to the rest of the residence. A non-historic 1984 plywood porch with a shed roof is located on the south elevation and wraps around to the west elevation. The west elevation, while part of the 1950s core structure, has been altered with additions and the porch. The chimney that bumps out is part of the original structure. The early 1970s laundry room addition introduced a new entry into the building and houses a single aluminum sliding window under the portal. The west and south elevations of the residence are obscured by a concrete masonry unit wall at a height that ranges from 5'-9" and 6'-10". This wall was constructed sometime before 1973, but after 1966.

The rear of the lot is mostly dirt and is used for parking. There is a non-historic open shed at the very rear of the lot.

The lot was previously farmland where squash and other vegetables were grown. Edward and Mary Vigil were deeded the land from Edward's father in 1961. Edward's father had been deeded the land in 1957 by Edward's grandmother, Betriz Vigil. The property was part of the Vigil family going back to Edward's great-grandfather, Simon Vigil. It is unknown when Simon Vigil acquired the land because the 1897-98 White's map shows the larger property owned by Francisco Sena. Mary passed away in 2015, and Edward remained in the home until he passed away in 2021. The property was deeded to their three children.

According to the 2025 HCPI, the Vigil family history with the property is important, and the residence is more than fifty years old, but the building does not have any historic or distinctive character, nor any historic integrity, because there have been too many additions that underscore the integrity and identity of the building.

Staff disagree with the HCPI recommendation. All of the additions on the property are historic outside of the portals. The original 1950s adobe section of the building has deep inset fenestrations and is characteristic of the buildings on this streetscape. The additions with two stories at the base of the hill are typical of the time these additions were constructed and are characteristic of this streetscape. Staff finds that this structure contributes to this streetscape.

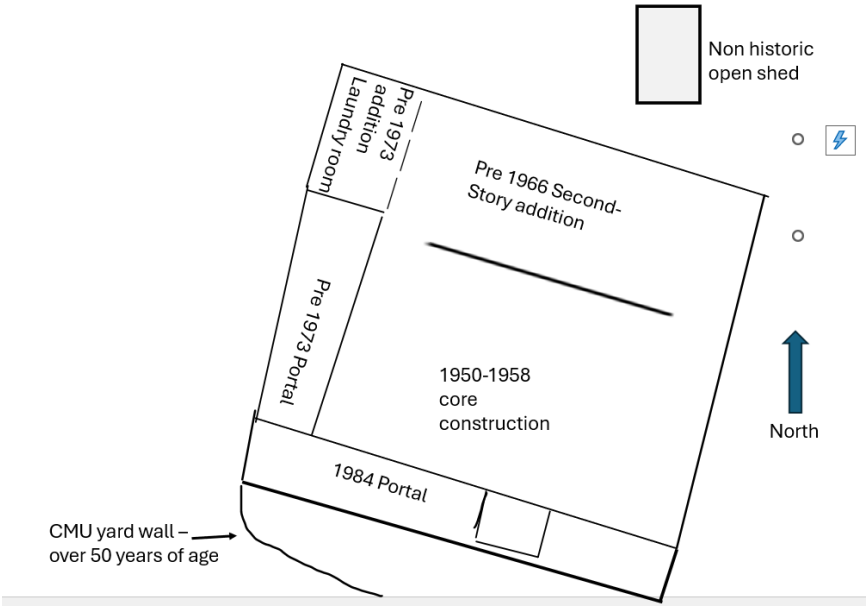


Figure 3: Construction Dates

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

No previous cases on file in the Historic Preservation Division.

ADMINISTRATIVE:

No previous cases on file in the Historic Preservation Division.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation of the residential structure.

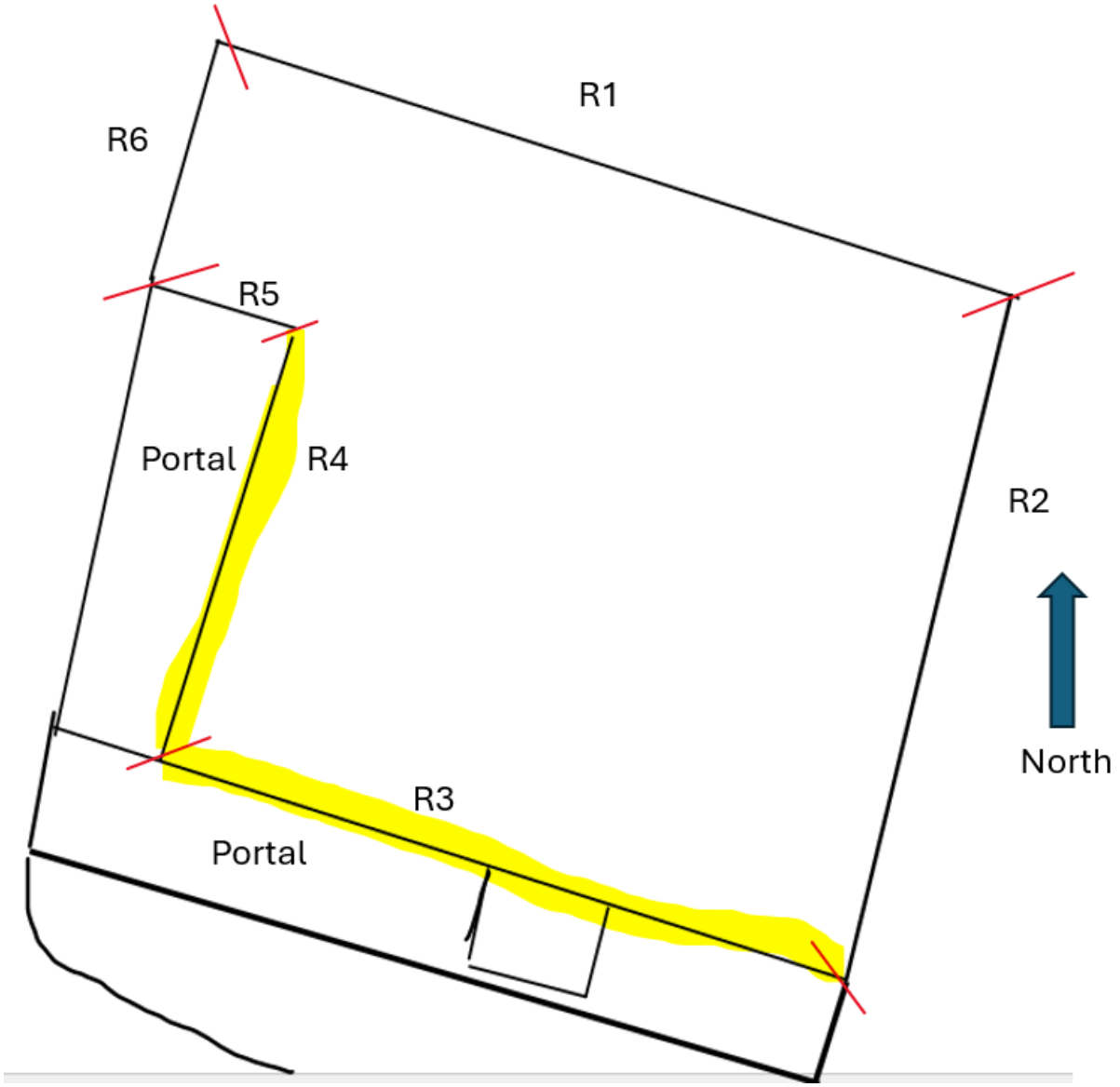


Figure 4: Façade Diagram

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.

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.

(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 complementary 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.

building threatened: yes	surveyed date 7-XI-84 by mb	county Santa Fe	ID no. 051611390 H1117
field map SFHD-6-1390	number	UTM reference zone 12 13	easting northing

location description: 925 CANYON

city/town: SANTA FE

land grant/reservation:

building name:

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

film roll by mb no. 15

negative nos. 18

loc. of neg. HPE

plan shape



date of construction: P estimate ____ actual

source:

use: present residential other ____ historic residential other ____

condition: ___ excellent ___ good ___ fair ___ deteriorating

style:

foundation material:

wall material/surface:

degree of remodeling: ___ minor ___ moderate ___ major

describe:

architectural features:

surroundings: Res Com

relationship to surroundings: X similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest X none

if eligible, why?

comments:

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

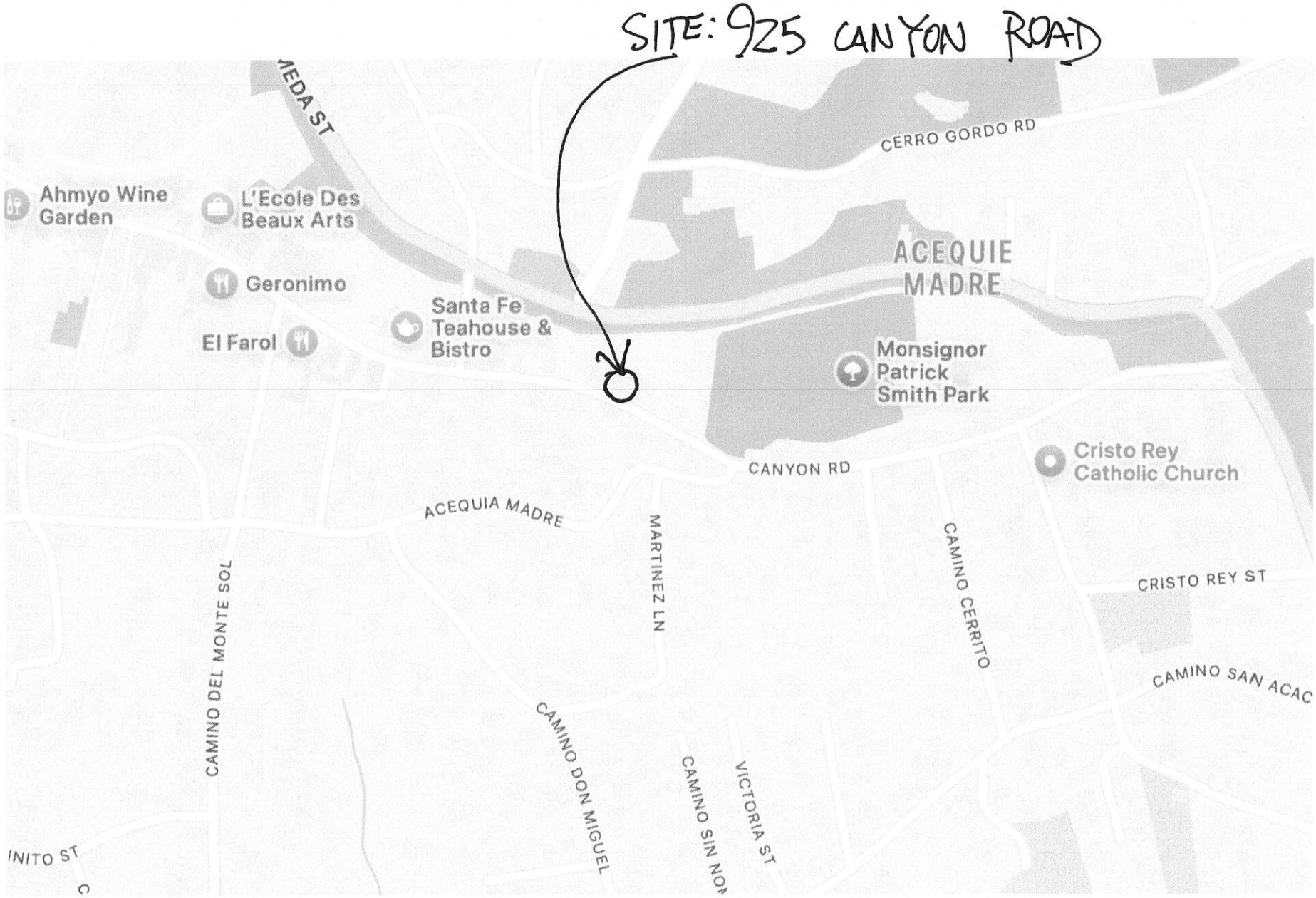
9.2.25

PROPOSAL LETTER:

PLEASE CONFIRM STATUS OF EXISTING HOUSE @ 925 CANYON ROAD —

THANKS, TREY

(505) 670.9403


SITE: 925 CANYON ROAD
CERRO GORDO RD
Ahmyo Wine Garden
L'Ecole Des Beaux Arts
Geronimo
El Farol
Santa Fe Teahouse & Bistro
ACEQUIE MADRE
Monsignor Patrick Smith Park
Cristo Rey Catholic Church
CANYON RD
ACEQUIA MADRE
MARTINEZ LN
CAMINO CERRITO
CRISTO REY ST
CAMINO DEL MONTE SOL
CAMINO DON MIGUEL
VICTORIA ST

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number:
Edward and Mary Vigil House Ed's Appliance Service	925 Canyon Road Downtown and Eastside Historic District - Santa Fe	Santa Fe ID: H-1117 4. County: Santa Fe Parcel # 12924544

5. Property Type:
_x Buildings: 1 house, shed
_x Structures: walls
__ Site __ Object

6. Date of Survey:
September 8, 2025

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6798765,-105.9246747



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation from Canyon Road. Camera facing north.

11. Brief Description of the Property:

Constructed in phases between the 1950s and 1980s, 925 Canyon Road is an owner-built vernacular dwelling that incorporates modest midcentury design elements at the façade with a two-story portion at the rear. The house is built of adobe and CMU walls and is fenestrated almost entirely with standard aluminum sliding windows. Midcentury features are expressed in the blocky massing, crisp edges, and a pronounced seamed-metal fascia. The later addition of two rough, plywood-roofed porches on the west and south elevations substantially altered the house's appearance. The dwelling has a footprint of approximately 1,558 square feet, containing three bedrooms and one bath. It is designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date:
Date: Before 1958, as under construction; completed c.1961 with additions made thereafter
_ _Known _x_ Estimated Source: aerial photographs; family memory; 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
w/ Giulia Caporuscio

For: Trey Jordan Architecture

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

Mary Ann Vigil
Constance Lujan
John E Vigil

19. Is Property Endangered? **__ Unknown _x_ 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 _x: house _ 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

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-1117
Edward and Mary Vigil House Ed's Appliance Service	925 Canyon Road Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 8, 2025

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

__ 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
__ Not visible __ None
__ At Grade _x_Raised:
Materials: _x_ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ 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
Sliding	Aluminum	1-1	12
Casement (inoperable)	Steel	2	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-panel	Wood	1
Single-Leaf	½-Light	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys __ N/A
1, short, stucco-clad at west elevation

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap
2 non-historic porches that connect at southwest corner

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Before 1966; back two-story addition; aerials photographs
#2 Date: Before 1973; west elevation addition holding laundry room and related porch; aerials photographs
#3 Date: Before 1973; front (south) wall; aerials photographs
#4 Date: Post-1973, open shed; aerials photographs
#5 Date: Post 1984; front (south) elevation porch; aerials photographs and 1984 HBI

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

17. Documents Available and Their Locations

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

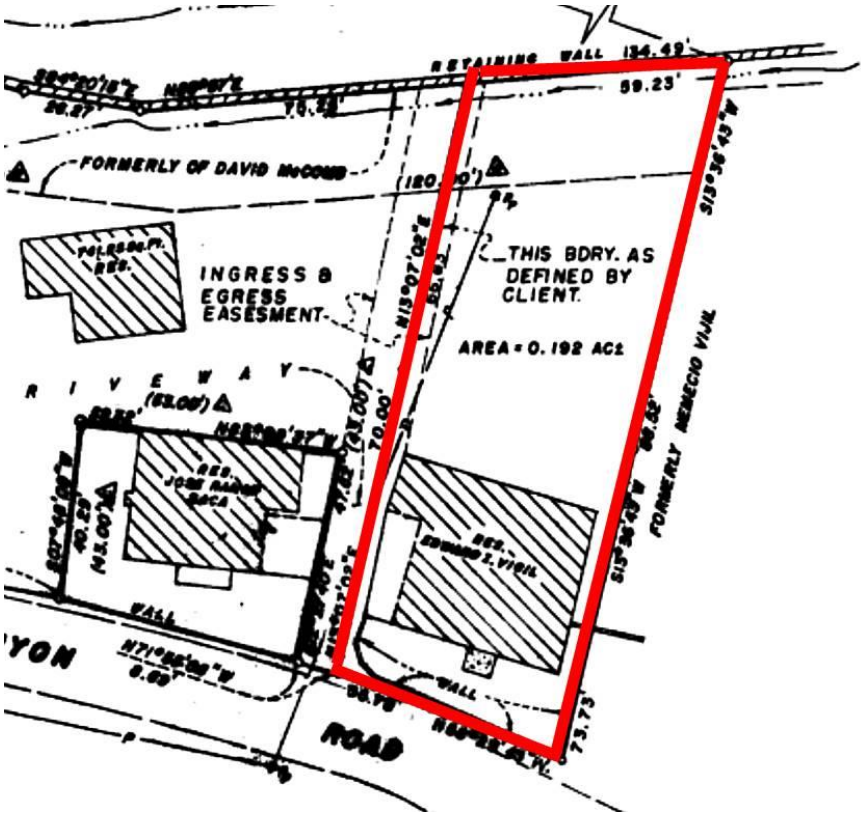
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 1980s (recorded 1988) survey plat. Courtesy of Land Surveying Company.



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: **Edward and Mary Vigil House** **Ed's Appliance Service**	**2. Location:** **925 Canyon Road** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1117** **4. County: Santa Fe** **5. Date of Survey: September 8, 2025**

Architectural Description Continued

Setting

The house stands on the north side of Canyon Road, just east of its intersection with East Palace Avenue, along a stretch where the land slopes from the roadway toward the Santa Fe River. Dwellings in this segment typically address the grade with two-story rear elevations. This section of Canyon Road is lined by tall concrete masonry unit (CMU) walls (Photo 2). The wall in front of the subject property measures between 5'-9" and 6'-10" in height, exceeding the conforming limit (Photos 1 & 2). Access to the house is from the west, via a sloping gravel driveway. The remainder of the 0.203-acre lot is level and sparsely landscaped. A 360-square-foot open shed stands at the northeast corner, while a recently constructed CMU wall marks the boundary with the new house at 929 Canyon Road. Two mature black locust ("Japanese locust") trees provide shade at the south façade.

South (Front) Elevation

The front of the house, largely concealed behind the wall, presents a plain midcentury façade (Photo 3). The 1950s core consists of a centered entry flanked by single windows (Photo 4). The entry retains a 15-panel wood door characteristic of the period, now obscured by a decorative security grille. The flanking windows are aluminum sliding units with small sash handles. The sharp-edged reveals suggest CMU construction. A flat roof edged with a seamed metal fascia provides a modest midcentury detail. This simple expression has been compromised by a later non-historic porch, built with exposed plywood decking. Measuring 100 inches in depth, the shed-roofed porch is placed just above the fenestration line, causing a visual dissonance (Photo 4).

West Elevation

The west elevation incorporates the original 1950s core but has been substantially altered by later additions and a folk-style porch (Photo 6). The original section is distinguished by a prominent rectangular projecting chimney, flanked by small aluminum sliding windows. (On the other side of the chimney is a handsome sandstone Roman brick fireplace). In the late 1960s, a block addition was constructed at the north end, creating a two-story volume that holds a laundry room at the top level. This space

introduced a secondary entry to the façade (Photos 7 & 8). The laundry room is entered from the south through a half-light wood door. This area is shaded by the wood porch supported by improvised "Doric" columns set on a CMU wall. The remainder of the elevation is defined by the laundry room addition, marked by a single aluminum sliding window (Photo 9).

North Elevation

The north (rear) elevation illustrates the sequence of additions documented in aerial photographs (Photo 10). Its dominant feature is a flat-roofed, two-story rectangular volume constructed in the 1960s, designed to take advantage of the grade change at the rear of the lot. This strategy, also seen in neighboring houses, allowed expansion without extensive excavation, creating service or storage space below and habitable rooms above. (Compare this with the placement of the home holding the Santa Fe Teahouse & Bistro a few hundred feet to the west). It is fenestrated with standard aluminum sliding windows in varied sizes. At the ground floor, a small entry door once provided access to Ed's Appliance Shop, the repair business operated by original homeowner Edward Vigil from the 1960s through the 1980s (Photo 11). The 1970s laundry room addition is visible at the northwest corner (Photo 12).

East Elevation

The east elevation, a secondary façade, descends with the slope, with most fenestration concentrated at the upper level (Photos 3 & 13). These openings contain aluminum sliding windows, consistent with those elsewhere on the house. At the basement level, a smaller opening is fitted with a two-light steel casement window, a departure from the otherwise uniform aluminum units.

Interior

The interior was not accessed during the survey, but a review of recent real estate photographs provides a sense of its surviving midcentury finishes. For example, the front bedroom reflects the modest residential design of the period: the space is finished with wall-to-wall carpet and small rectangular floor registers, a simplified wood baseboard trim, and aluminum sliding windows with minimal hardware. The ceiling is clad in square acoustical tile, fitted with a modern light fixture (Fig. 8). Along one wall is

a built-in closet with sliding wood doors, topped by a scalloped valance — a modest decorative flourish characteristic of the period

Historical Overview

Introduction

In the 1950s, Edward Vigil, a Maytag repairman, began building a house on an empty lot along Canyon Road, near his family home. Born Eduardo Isidro Vigil in 1924, Edward had his hands full with work and little money to spare. With help from his father, Jacobo (Jake) Vigil, and other relatives, he managed to raise the foundation and walls, but could take the project no further. He capped the structure with a temporary roof and boarded the window openings with plywood to keep children out. According to his nephew, Frank Vigil, the unfinished house stood in this state for five to six years.[1] This explains its presence on a 1958 aerial photograph (Fig. 5), but its absence from city directories until the early 1960s.

The land that Edward used to build his home was originally an acequia irrigated field owned by his great-grandfather Simon Vigil and perhaps traced further with the Vigil family (Fig. 1). Born in 1833, Simon Vigil initially worked as carpenter, who later became a prosperous sheep rancher and a Santa Fe Trail freighter. He served in the U.S. Army in New Mexico, both in the infantry and calvary regiments, including the Civil War. According to his obituary, Vigil owned extensive land on the Eastside.[2] The 1897-98 White's map shows the larger property owned by Francisco Sena. It is unclear how or when Simon Vigil acquired the land.

Edward and Mary Vigil

Edward had grown up in the Vigil family home at 917 Canyon Road. Like many New Mexicans of his generation, he served in World War II, enlisting in June 1942 and serving

[1] Fred Paul Vigil (b. 1942), telephone conversation with John W. Murphey, September 5, 2025. Edward's nephew recalled assisting his uncle as a teenager, along with his brother Eddie.

[2] "New Mexico Veteran of the Civil War Dies at Home Here, Aged 85," *Santa Fe New Mexican*, October 18, 1915, 8.

as a private in the U.S. Army.[3] After the war his whereabouts are uncertain, but in the summer of 1949 he married Mary Ann Sena.[4] The couple first lived in the family home, while Edward worked as a mail handler for the post office and later as a repairman for Mitchell's Music & Appliance Store.[5] The plot where he would build his home was still being used, according Frank Vigil, to grown, squash, and other vegetables (Figs. 2 & 3).

In the early 1950s, Edward had gone to work at the Maytag Shop, a dealership on Lincoln Avenue operated by the McCauley family. Maytag was then one of the most trusted appliance brands in the country, promoting itself as "the dependability people." The company developed a strong network of independent dealerships, with local shops offering both sales and factory-trained service. Edward attended Maytag's factory service school in Colorado, gaining specialized training in appliance repair.[6] During this period, he formed a popular dance band, the Blue Notes (sometimes billed as Eddie Vigil and his "Blue Notes"), in which he played guitar; the group remained active into the 1960s (Fig. 4).

By the late 1950s, Edward and Mary were living in a house at 822 Canyon Road, owned by the family.[7] Deeds indicate that the property where they were building the home passed from Edward's grandmother, Beatriz Vigil, to his father in 1957 [8], and was then deeded to Edward and Mary in 1961[9]—likely marking the delayed completion of their house. They would raise three children in the completed home.

---

[3] Registration card, National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 128.

[4] Marriage License, Marriage Book 28, Page 15337, Santa Fe County, New Mexico.

[5] Hudspeth Directory Company, *Santa Fe City Directory*, 1949 (El Paso: Hudspeth Directory Company, 1949), 334; 1951 ed., 380.

[6] "Vigil Attends Service Course," *Santa Fe New Mexican*, February 14, 1954, 7. The article states Vigil had taken other courses for Maytag.

[7] Hudspeth Directory Company, *Santa Fe City Directory*, 1957 (El Paso: Hudspeth Directory Company, 1957), 412.

[8] Warranty Deed [Spanish language deed], Beatriz and Emilia Vigil to Jacobo and Felia Vigil, recorded July 1, 1957, Book 126, Page 286, Instrument # 223500, Santa Fe County, New Mexico. This deed may have included additional acreage.

[9] Warranty Deed, Jake (Jacobo) and Falia G., Vigil to Edward I. and Mary Sena Vigil, recorded January 7, 1961. Deed appears as exhibit in Instrument # 1714817, Santa Fe County, New Mexico. A subsequent deed from 1982 (Instrument # 498953) identifies the property as 925 Canyon Road.

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: **Edward and Mary Vigil House** **Ed's Appliance Service**	**2. Location:** **925 Canyon Road** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1117** **4. County: Santa Fe** **5. Date of Survey: September 8, 2025**

At forty, Edward established his own business, Ed's Appliance Store, which operated from the rear of the family home at 925 Canyon Road (Fig. 4). The large basement served as his service area. He advertised in the *New Mexican* and sponsored a company bowling team. The store was later taken over by his son, John Vigil. In 2013 Edward and Mary deeded the property to their three children.

Mary Ann Sena Vigil died in 2015; Edward I. Vigil passed away six years later. Both are buried at Santa Fe National Cemetery.

Evaluation of Historical Status

The house at 925 Canyon Road is recommended to remain in Non-contributing status. Although its basic footprint dates back more than fifty years, the building does not display the characteristics of any distinctive Santa Fe style. Instead, its original modest midcentury form has been harmed by later alterations that are not congruent with historic precedent. While such changes could theoretically be reversed, their presence underscores the lack of architectural integrity or stylistic identity that would justify a higher status. The history of the Vigil family's long association with the neighborhood is important. However, this house is not the most representative for telling that story, as older and more architecturally coherent properties associated with the family survive to better communicate their legacy.

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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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Research Steps

Property lineage / family connection research

• Researched the Vigil family's landholdings, beginning with Simón Vigil (b. 1833), tracing his occupations (carpenter, sheep rancher, freighter, soldier) through obituaries and other historical records. Conducted a reverse title search to the earliest linking deed, including translation of a Spanish-language deed.
• Obtained and examined multiple deeds from the Santa Fe County Clerk's office.
• Consulted the 1897–98 White's map to identify earliest ownership through mapped resources.
• Traced the property's intra-family passage: from grandfather Beatriz Vigil to Edward's father (1957), then deeded to Edward and Mary in 1961, with a correction recorded in 1982.
• Investigated claims that Simón Vigil was born in France, reconstructing his ancestry two generations in New Mexico.
• Attempted to establish whether Mary Sena Vigil was related to Francisco Sena, examining possible familial connections.

Biographical and occupational history of Edward Vigil

• Verified Edward (Eduardo Isidro) Vigil's birth year (1924) and family ties, distinguishing him from others of the same name.
• Reconstructed his early career path, including military service and subsequent employment at the Maytag Shop on Lincoln Avenue.
• Attempted to locate his immediate postwar residence outside Santa Fe.
• Connected his probable return to Santa Fe to the 1948–49 period through marriage license research.
• Located documentation of his specialized training at the Maytag Company's factory service school in Colorado.
• Documented his career as a Maytag repairman, situating his work within the broader cultural context of appliance repair in the 1950s–60s.
• Noted extracurricular activities, including his role in forming the Blue Notes dance band.

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Construction and physical history of the house

• Conducted an oral history interview with nephew Fred Paul Vigil, who recalled assisting his uncle during construction in the 1950s; verified information through a follow-up call.
• Corresponded the 1948 aerial photograph with current site conditions and the footprint of other Vigil homes.
• Correlated oral testimony with aerial photographs, establishing that the house shell was present by 1958 but remained unfinished for several years.
• Checked city directories, confirming the address did not appear until the early 1960s.
• Cross-referenced deed transfers, with the 1961 transaction likely coinciding with completion of the home.
• Sought additional family photographs via the realtor to establish that no structure stood on the site before the late 1950s.
• Analyzed apparent changes in roof forms and footprint dimensions between the 1948 and 1958 aerial photographs.

Occupancy and later use

• Documented Edward and Mary's occupancy of a family house at 822 Canyon Road in the late 1950s, prior to moving into 925 Canyon.
• Verified that Edward established Ed's Appliance Store at 925 Canyon (with service area in the basement), tracing the business through newspaper advertisements and sponsorships (e.g., bowling team).
• Tracked succession of the business to his son John Vigil.

Later ownership and family history

• Documented the 2013 deed transferring the property from Edward and Mary to their three children.
• Confirmed death dates of Mary Ann Sena Vigil (2015) and Edward I. Vigil (2021), and their burial at Santa Fe National Cemetery.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

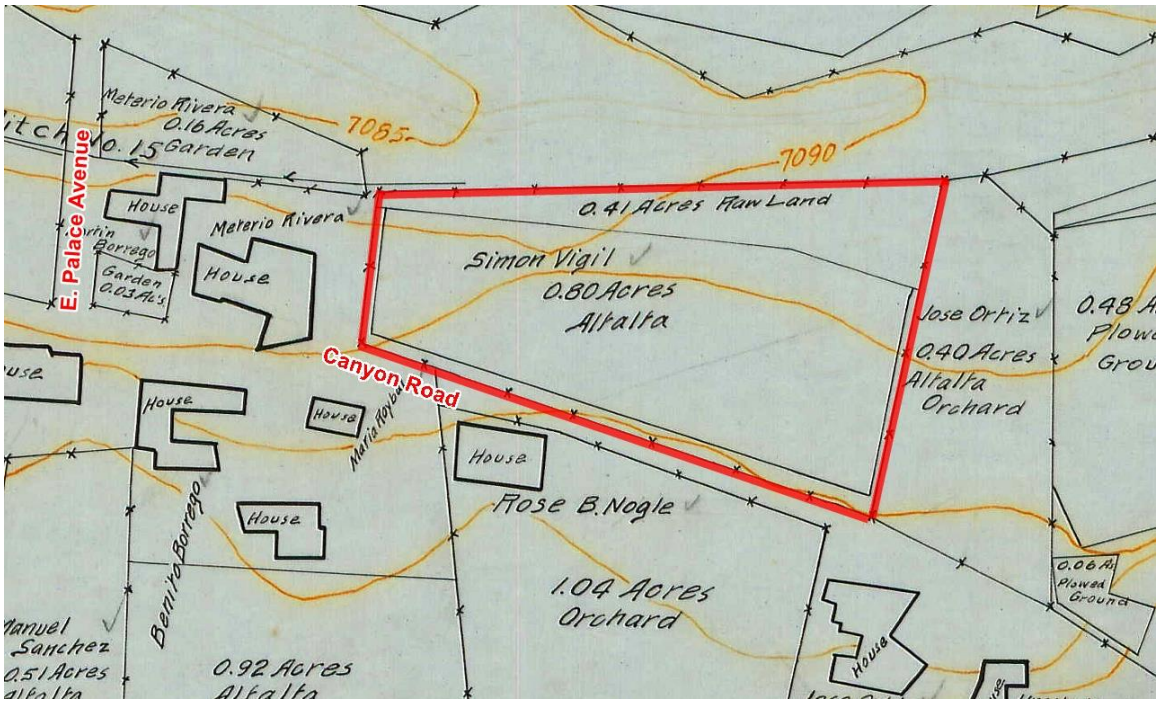

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 2: October 25, 1948, aerial photograph.
Approximation of current parcel boundary.

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Figure 3: c.1950s. Unidentified Vigil family members posed at the site that would become 925 Canyon Road. The house at 943 Canyon Road is visible in the background. Courtesy of Frank Vigil.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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EDWARD VIGIL

the factory service school
d by the Maytag Co., in Col-
lorings this week.
the policy of the Maytag
to have its employes attend
rvice schools. Vigil has par-
ed in a number of similar
in the past few years.


NEW YEAR'S EVE
DANCE
Sponsored by
St. Michael's High School
Alumni and Students
Saturday . . . 9 P.M. 'til 1 A.M.
HIGH SCHOOL GYM
Dance Music By
Eddie Vigil and his "Blue Notes"
Jake Berry, Lindsay Root,
Leo Gonzales, Jr. & Geo. Knopp
$2 per couple


Ed's Appliance
SERVICE
Service on all
Major Appliances
Business Phone—982-9598
Home Phone—983-5404
925 CANYON ROAD
"Specializing on General
Electric Appliances"



Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.

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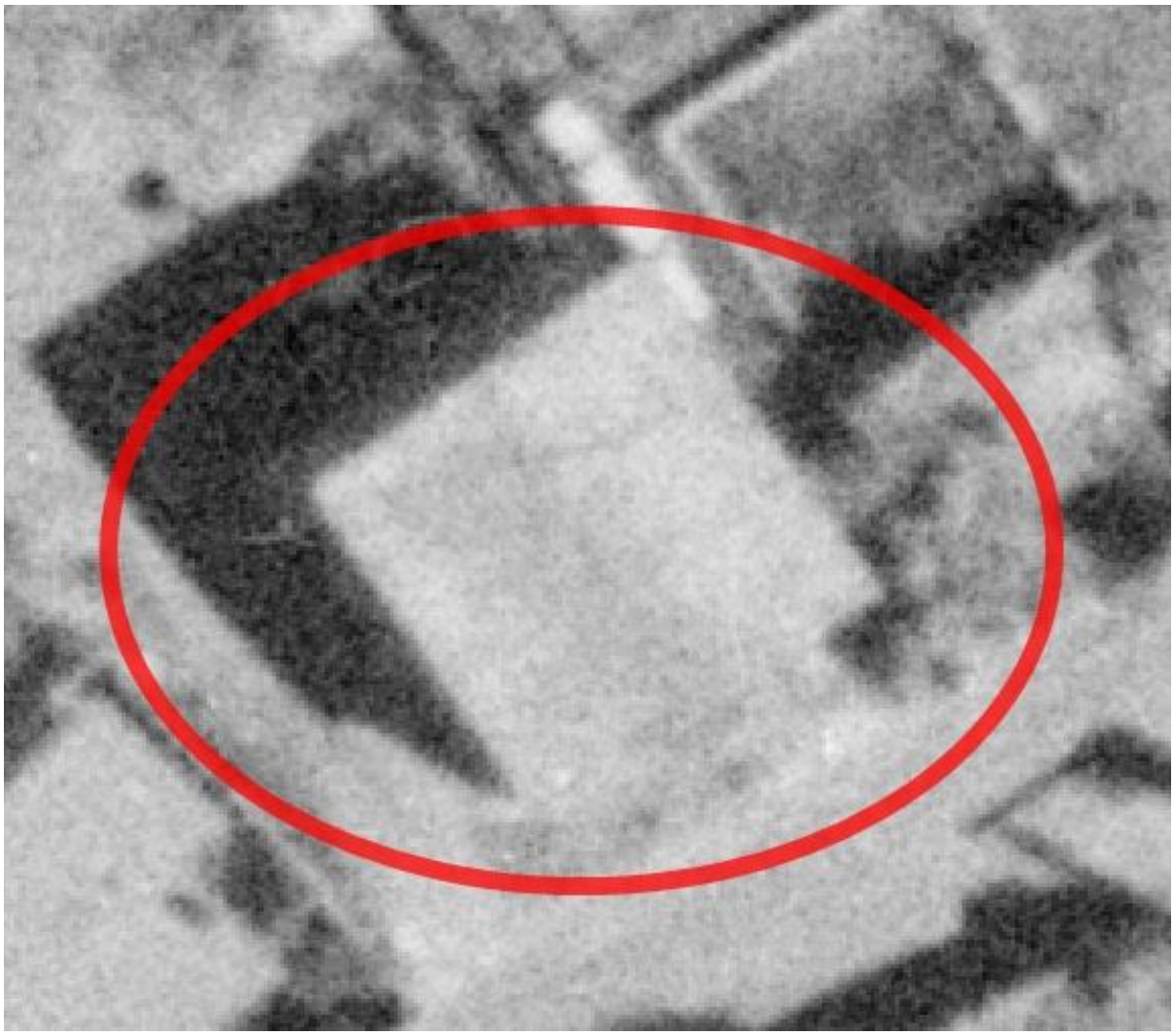

Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.

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Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.

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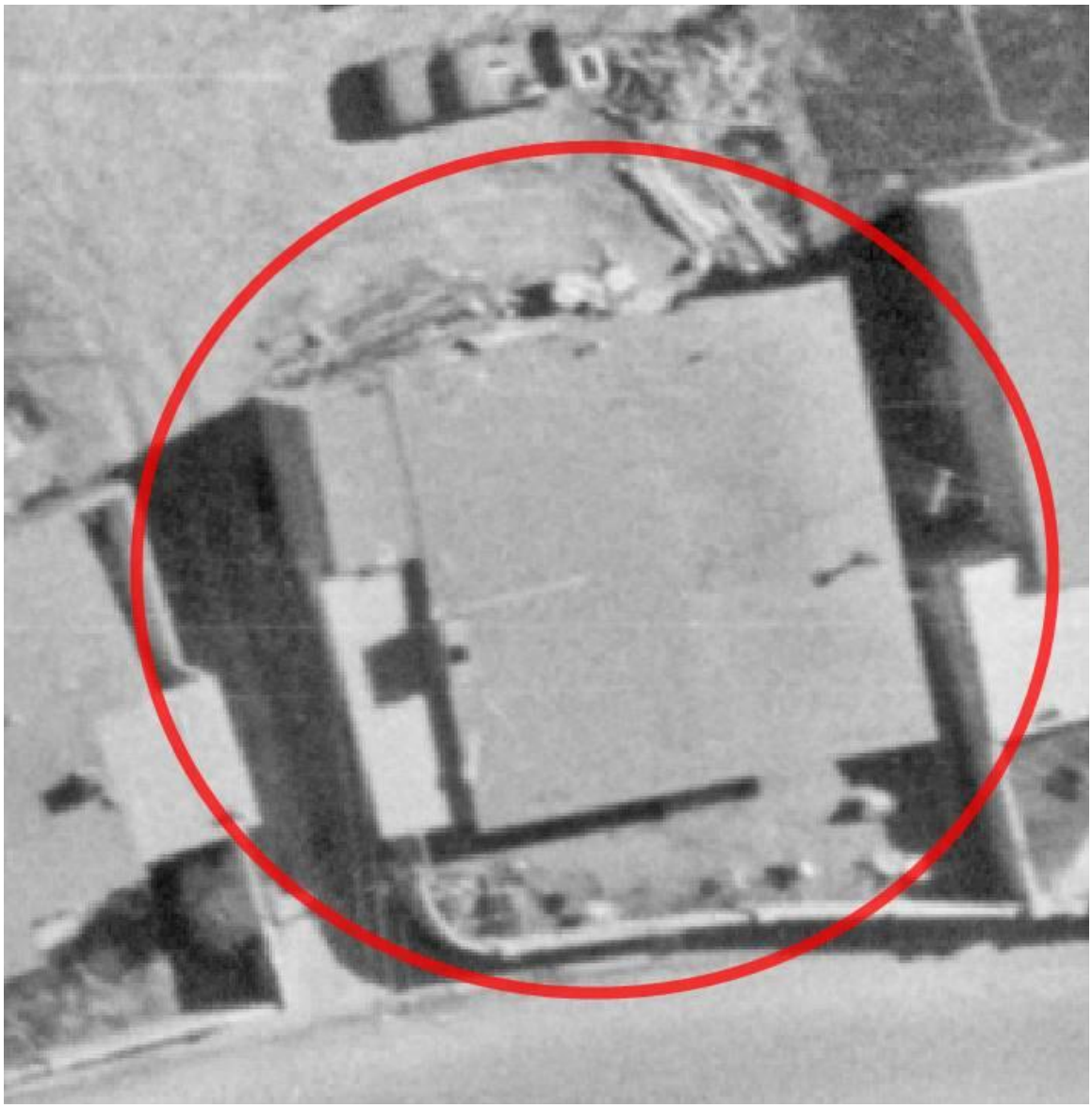

Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.

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Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.

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Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



Photo 2: Canyon Road and street walls. Camera facing northwest.

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Photo 3: South(front) and east elevations. Camera facing northwest.

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Photo 4: South (front) elevation and porch. Camera facing north.

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Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.

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Photo 6: West elevation. Camera facing northeast.

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Photo 7: West elevation and porch. Camera facing north.

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Photo 8: West elevation. Older home and entry to laundry room addition. Camera facing northeast.

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Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.

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Photo 10: North elevation. Camera facing south.

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Photo 11: North elevation. Entry door at ground level. Camera facing south.

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Photo 12: North elevation. Addition at northwest corner. Camera facing up.

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Photo 13: East elevation. Camera facing south.

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LGM

2025-011228-HDRB, 927 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Innovative Design Construction, agent for Joseph Gonzalez, owner, proposes to construct a 576 sq. ft. carport addition to a height of 10'-0" where the maximum allowable is 18'-1".

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.

Sample motions:

One motion will be required in this case. One motion is required for approval or denial of the remodel application to construct an attached carport.

a. In case 2025-011228-HDRB, for 927 Canyon Road, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:

The streetscape for the property is defined as extending from the intersection at Acequia Madre to just past Palace, approximately halfway to Camino del Monte Sol. The streetscape consists of a park and a combination of residential and commercial properties. The street has a sidewalk on the north side of the road at the eastern end, and a walking path at the side of the road through the remaining streetscape. There is no walking area on the south side of the road. Fencing is a combination of styles with a wood fence at the park, rock walls, stucco walls, combinations of stone and stucco, wire, and non-stuccoed CMU walls, coyote fencing, and some walls with latillas on top. There are some taller walls and fences at 87" to 188" in height, as well as some very low walls and fences at 35" to 40". The street average is 60".

The lots in the subject streetscape vary in size. The buildings are set back from the street by three to ten feet, with most of them within five feet of the street. The commercial structures are located at the western end of the streetscape, with the residential at the eastern and central. The south side of the road is mostly Spanish Pueblo Revival style buildings with a few Territorial style buildings. The north side is characterized by primarily vernacular buildings with a few pitched roofs and a few Spanish Pueblo Revival style.



Figure 2: Street View of Residence

Site Description:
The residence at 927 Canyon Road is a non-contributing vernacular style two-story structure in the Downtown and Eastside Historic District. The 2,368 sq. ft. home that was constructed in 1967 is located on 0.18 acres surrounded by non-historic yard walls that were constructed as part of a 2015 (case H-15-086) approval.

The residence faces south and contains an enclosed portal with large windows and an outdoor roofed room on the southwest corner. The east elevation has the primary entrance with sidelites on either side of the door. Each window varies in size. The eastern elevation is under a portal. The north elevation has a the second-floor with massing with various windows. The only two matching windows on this façade are on the upper floor, on either side of the chimney bump out on the eastern end. The residence is stuccoed in Parex "buffalo," which is a light tan. The windows are trimmed in beige, and the wood stain on the property is a light walnut color.

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

In case H-15-086, the residence was approved for several window and door replacements including adding additional openings and changing sizes of others, demolition of the portals and construction of the new entry portal on the east façade wrapping around to the south, construction of the stucco yard wall at 61" maximum allowable at the east side of the front courtyard, new stone walkway, create the outdoor room at the southwest corner from the existing lean-to shed, replace HVAC units, demolish and rebuild exterior wooden staircase a the west elevation, and stucco.

In case H-13-074, the residence was approved to demolish a non-contributing garage that was located in the rear of the site, which is now addressed as 929 Canyon Road.

In case H-02-040, the residence was approved for the work that was red-tagged on March 12, 2002, for raising an existing 6'-0" masonry wall with wood fencing to a height of 8'-0" without a permit. The applicant chose to request an exception to have the fence at a height of 5'-9", which is the maximum allowable height.

ADMINISTRATIVE:

In case 2021-004197-ADMIN, the residence was approved for the wrought iron and wood vehicular gate at the driveway entrance.

In case 2021-003507-ADMIN, the residence was issued an extension for the work listed under case H-15-086 with design changes to seven windows, removal of the demolition of the porches, and replacement of the roof on the porches.

In an approval issued on November 9, 2016, the residence was approved for fencing and exterior lights.

In an approval issued on June 6, 2016, the residence was approved to construct an 875 sq. ft. concrete parking pad. The color of the concrete is "San Diego buff".

APPLICANT'S REQUEST:

The applicant proposes to:

1. Construct a 576 sq. ft. carport addition to a height of 10'-0", where the maximum allowable is 18'-1". The carport will be located on the existing concrete parking pad and attached to the existing north portal roof in the southeast corner and will be open on all four sides.The framing will be painted light brown, and the roof will be TPO in a tan color.

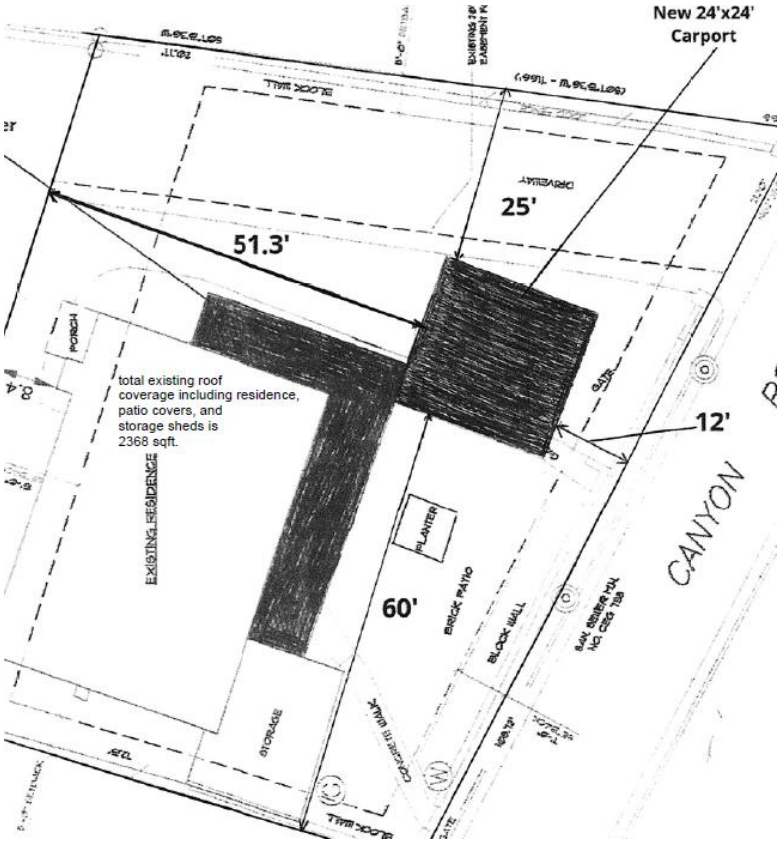


Figure 3: Carport Location

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop 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 a 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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1118

building threatened? yes	surveyed date 7-XI-84 by mb	county Santa Fe	ID no. 05161396
field map SFHD-6-1396	number B	UTM reference zone 12 13 easting	northing

location description: 927 CANYON

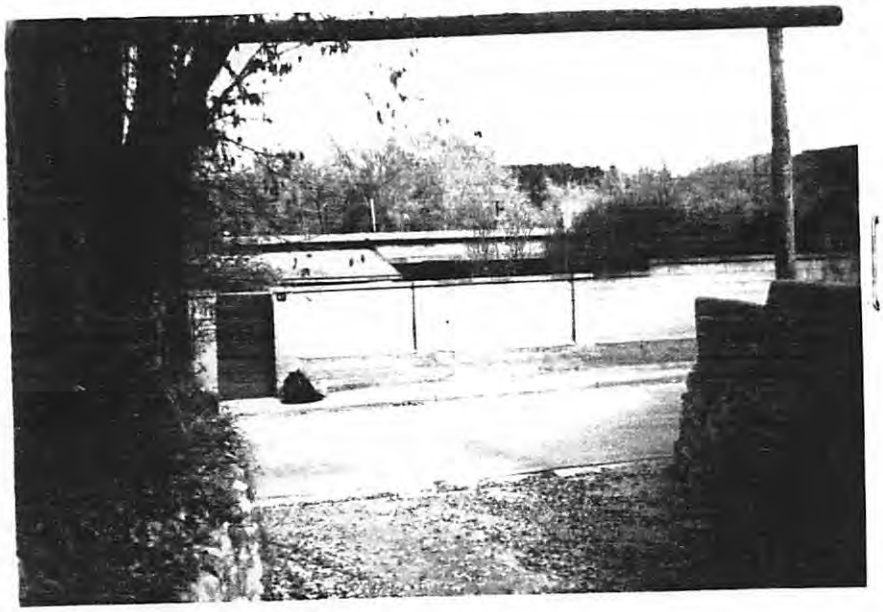
city/town: Santa Fe

land grant/reservation:

building name:

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

film roll by mb no. 15	negative nos. 26	loc. of neg. (HPB)



plan shape:

date of construction: P ___ estimate 1967 actual

source: (owner)

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style:

foundation material:

wall material/surface:

architectural features:

surroundings: Res Com

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

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

comments:

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

927 Cayon Road

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW

PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 06/02/2025	Property Owner of Record Joseph Gonzales				
Applicant/Agent Contact	Innovative Design Construction Chris Welch				
Site Address	927 Cayon Rd Santa Fe NM 87501				
Suite or Space #	Subdivision Name				
Lot # 2	Block #		Total Roof Area (square feet) 576 sqf		
Lot Coverage %	Lot Size (square feet) 8,028 sqf				
Proposed Construction Description	Wooden Carport attached to the front of the house.				
The following documents are required for review as applicable:	✔ Legal Lot of Record ✔ Building Plans ✔ Existing site plan w/ setbacks ✔ Proposed site plan w/ setbacks ✔ Existing & Proposed Elevations ✔ Development Plan				
Zoning District RAC	Overlay Districts Escarpment Flood Plain Other				
Proposed Setbacks	Front 25"	Rear 60'	Left Side 12'	Right Side 51.3'	
Required Setbacks	Front 25'	Rear 5'	Left Side 7'	Right Side 15'	
Proposed Height 9'	Max Height 9'	Parking Required	Provided	Bike Parking	Provided

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y N Setback Affidavit and Agreement		
Y N Site Visibility Triangle	Y N Escarpment Slope Analysis	Y N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

_____ Owner ✔ Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Preliminarily Reviewed X	Reviewed w/ conditions	Denied
Comments/Conditions	Legal lot of record provided Lot coverage 36.7%. Carport meets setbacks as side-entrance rather than front entrance Per Ch.14-7(F)(4)	
Preliminary Zoning Review completed by Rachael Hamilton	Date 08/15/2025	
Preliminary Zoning Review # 2025-011020-PAR		

Revised 5/21/2024

Page 1 of 1


927 Canyon Rd
Bldg height Calc
8/12/2025
Total 209
Count 13
Avg 16.08
Max 18'1"
GONZALES RD
E ALAMEDA ST
E PALACE AVE
MARTINEZ LN
EQUIA MADRE
17.3 C
17.7 N
20.2 N
16.8 C
16.1 C
16.1 C
18.8 C
9.9 C
11.8 N
14.1 N
16.3
16.1
18.5
14.4 N
14.2 C
20.2
11.3 N
12.5 C
10.3 C
19.3 C
15.7 N
15.6 N
14.9 N
15.5 N
14.3 C
13.2
12.6
13.8 N
16.9 C
18.4 C
13.7 C
16.1 N
16.1 C
9.4
23.2 N
23.3 N
14.2 N
21.9 N
16.9 C
20.8 N
11.3
11.5
11.3
22.9 N
11.2 N
13.8 C
13.8 C
13.3


wall height
8/6/15
927 Canyon Rd
34 | 2057
60.5
GONZALES RD
E ALAMEDA ST
E PALACE AVE
max = 61"
CANYON RD
927
36 36 75 50 68 80 49 45 35 53 92 94 69 68
60 58 119 48 42 32 58 60 46 60 38 42 52 70 87 78 37 41 74 73
ACEQUIA MADRE
MARTINEZ LN

9/03/2025

Santa Fe Historic Preservation Division

Subject: Proposal for Construction of Attached Wood Carport

I am writing to formally propose the construction of a wood carport to be attached to the existing structure located at 927 Canyon Road, Santa Fe, NM 87501. The purpose of this addition is to provide covered parking that will protect vehicles from weather conditions while enhancing the functionality and value of the property.

Project Details:

- **Location:** SE corner of the building attached to the existing patio cover.
- **Dimensions:** Approximately 24 ft. X 24 ft., with a max height of 10ft.
- **Design:** Open-sided carport attached to the SE corner of existing structure, with slightly sloped roofing to ensure proper drainage.
- **Materials:** Wood framing painted light brown to match the existing structure, TPO roofing material, and concrete footings for stability and durability.
- **Integration:** The design will match or complement the architectural style and materials of the existing structure for visual consistency.

All construction will be carried out in compliance with applicable building codes, safety regulations, and zoning requirements. I have submitted detailed plans and am awaiting approval.

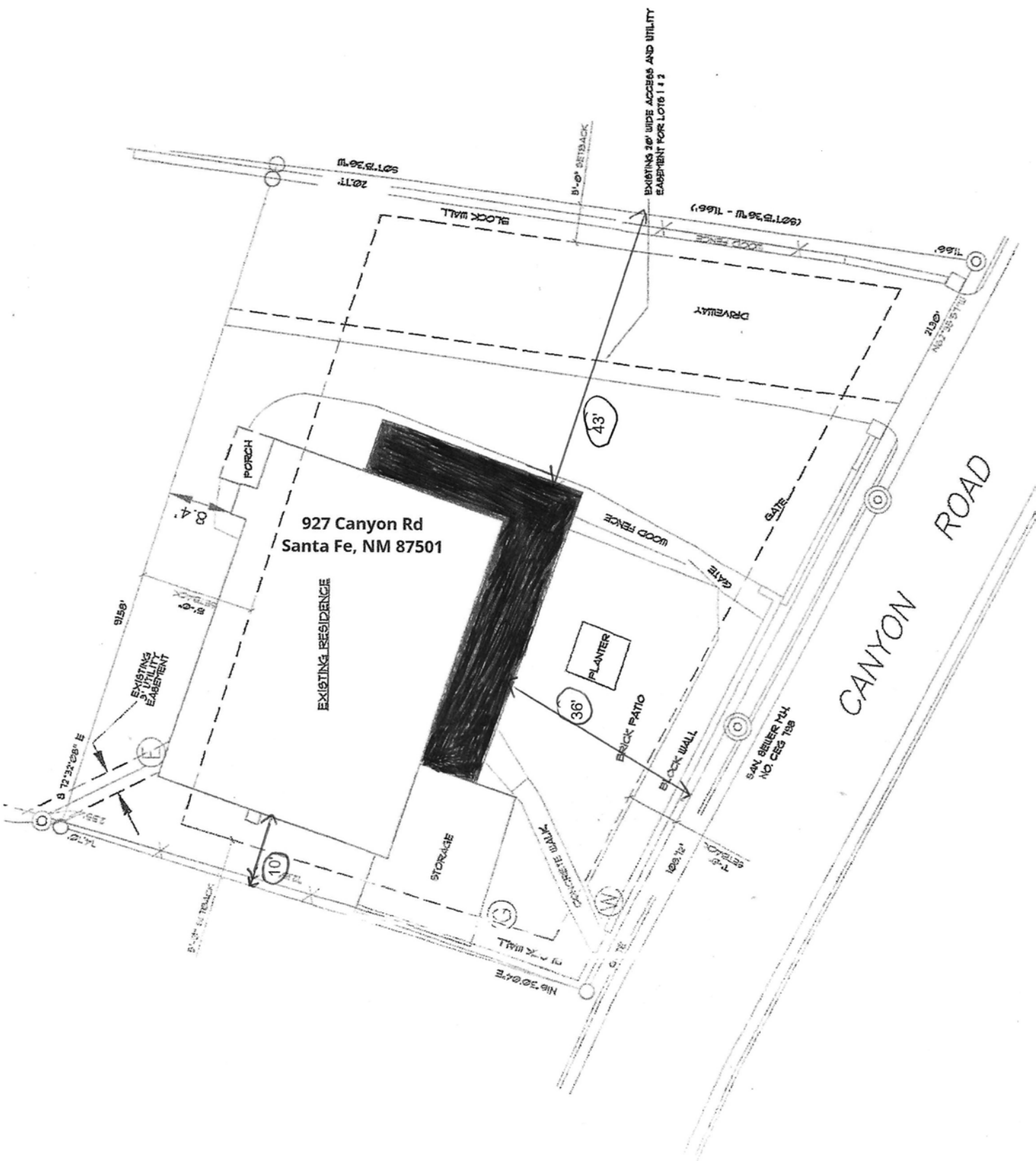
I respectfully request your review and approval of this proposed project. Please let me know if additional documentation, drawings, or engineering details are needed to move forward.

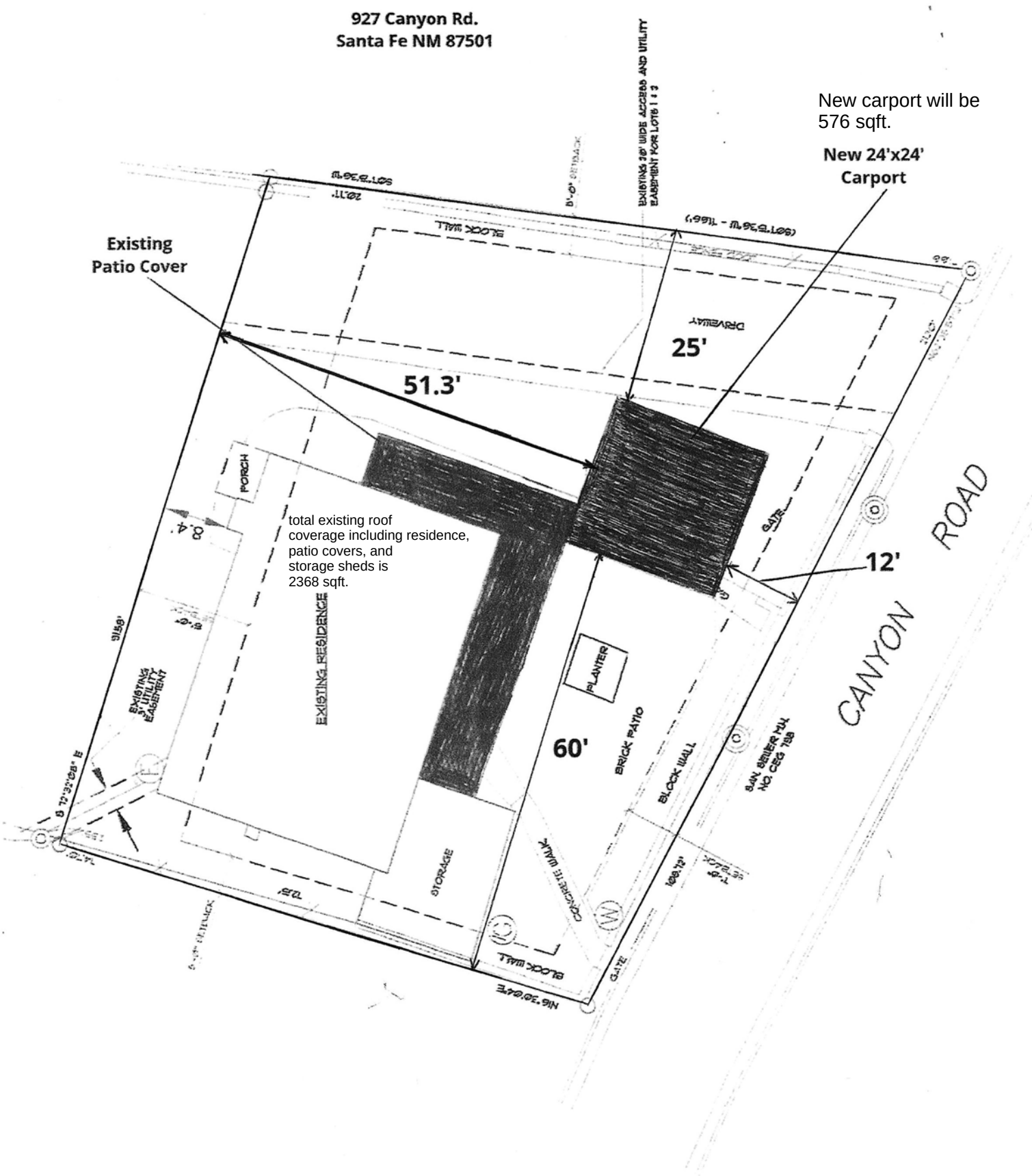
Thank you for your time and consideration. I look forward to your response.

Thanks,
Chris Welch
Innovative Design Construction LLC
505-366-4771

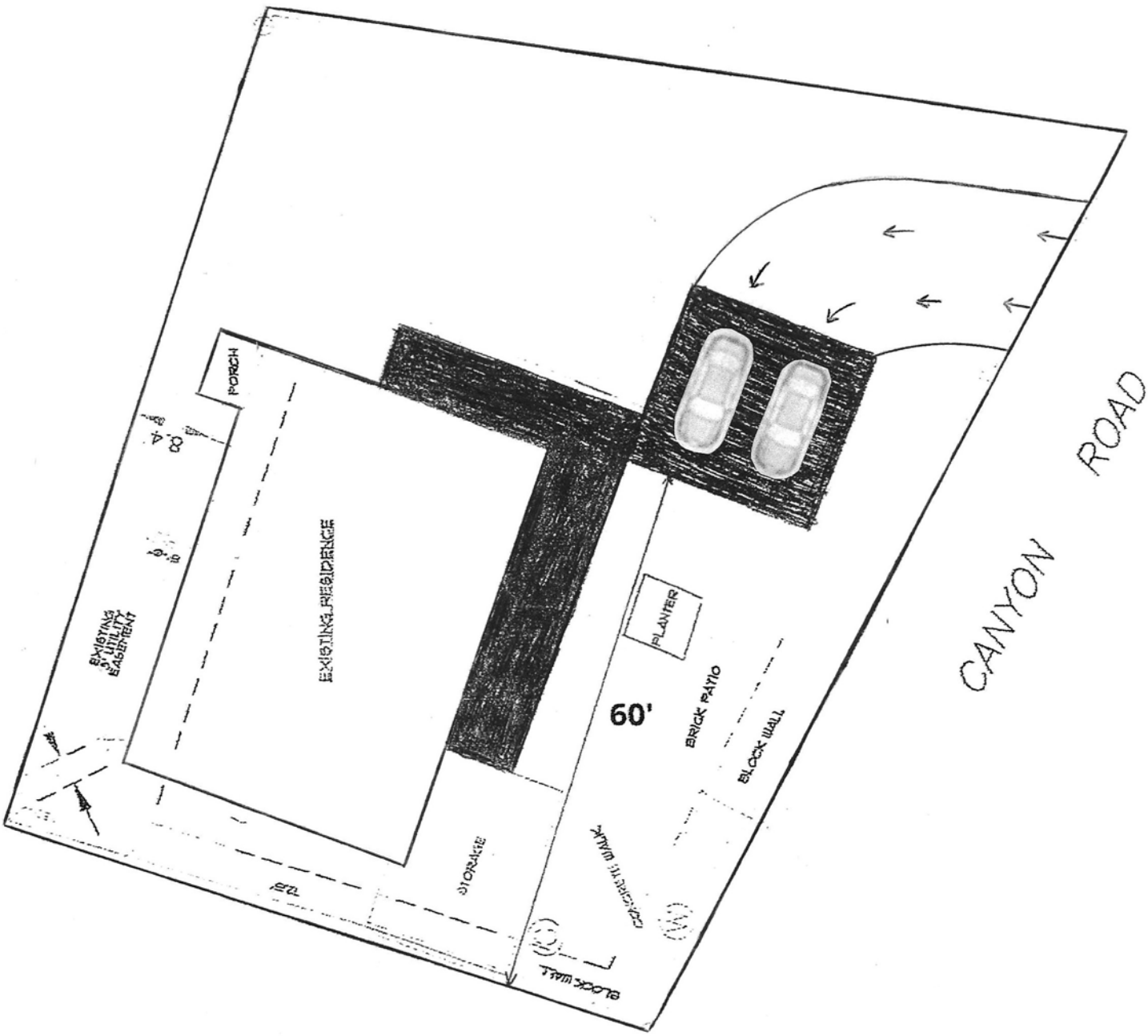


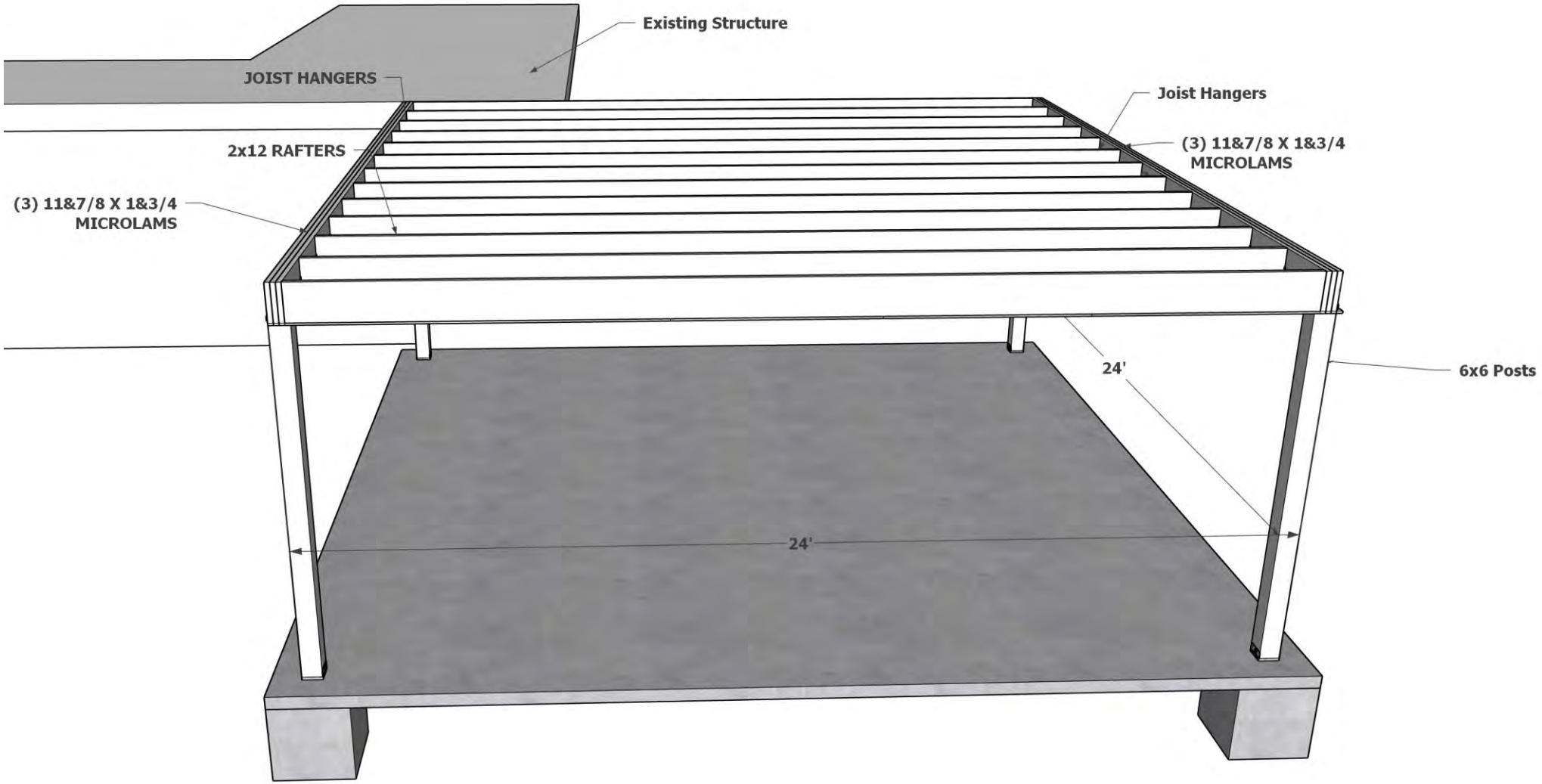


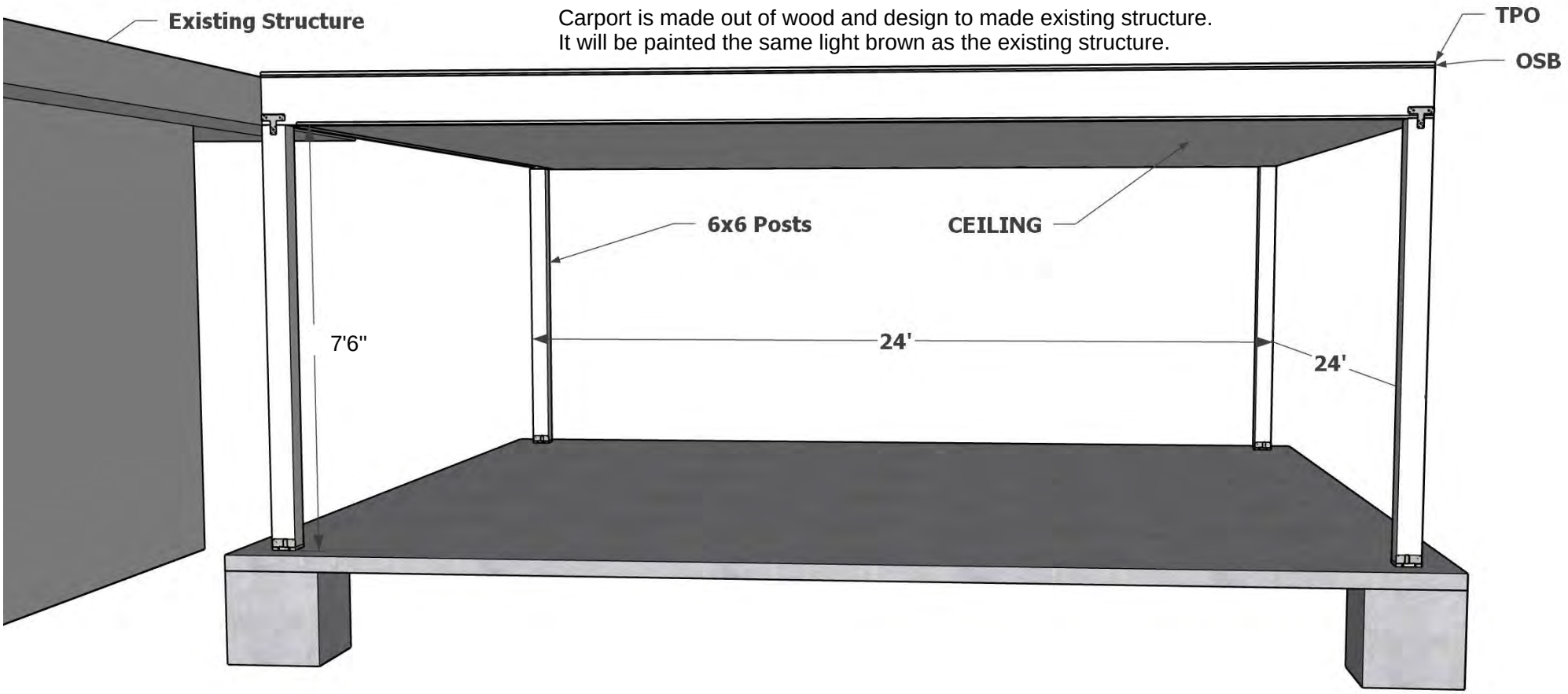

927 Canyon Rd
Santa Fe, NM 87501
EXISTING RESIDENCE
PORCH
8.4'
9158'
EXISTING 3' UTILITY EASEMENT
S 72°32'08" E
STORAGE
10'
CONCRETE WALK
BLOCK WALL
PLANTER
36'
BRICK PATIO
BLOCK WALL
WOOD FENCE
GATE
GATE
43'
DRIVEWAY
BLOCK WALL
WOOD FENCE
EXISTING 20' WIDE ACCESS AND UTILITY EASEMENT FOR LOTS 1 & 2
CANYON ROAD
SAN. SEWER MH. NO. CEG 798
N16°30'04"E

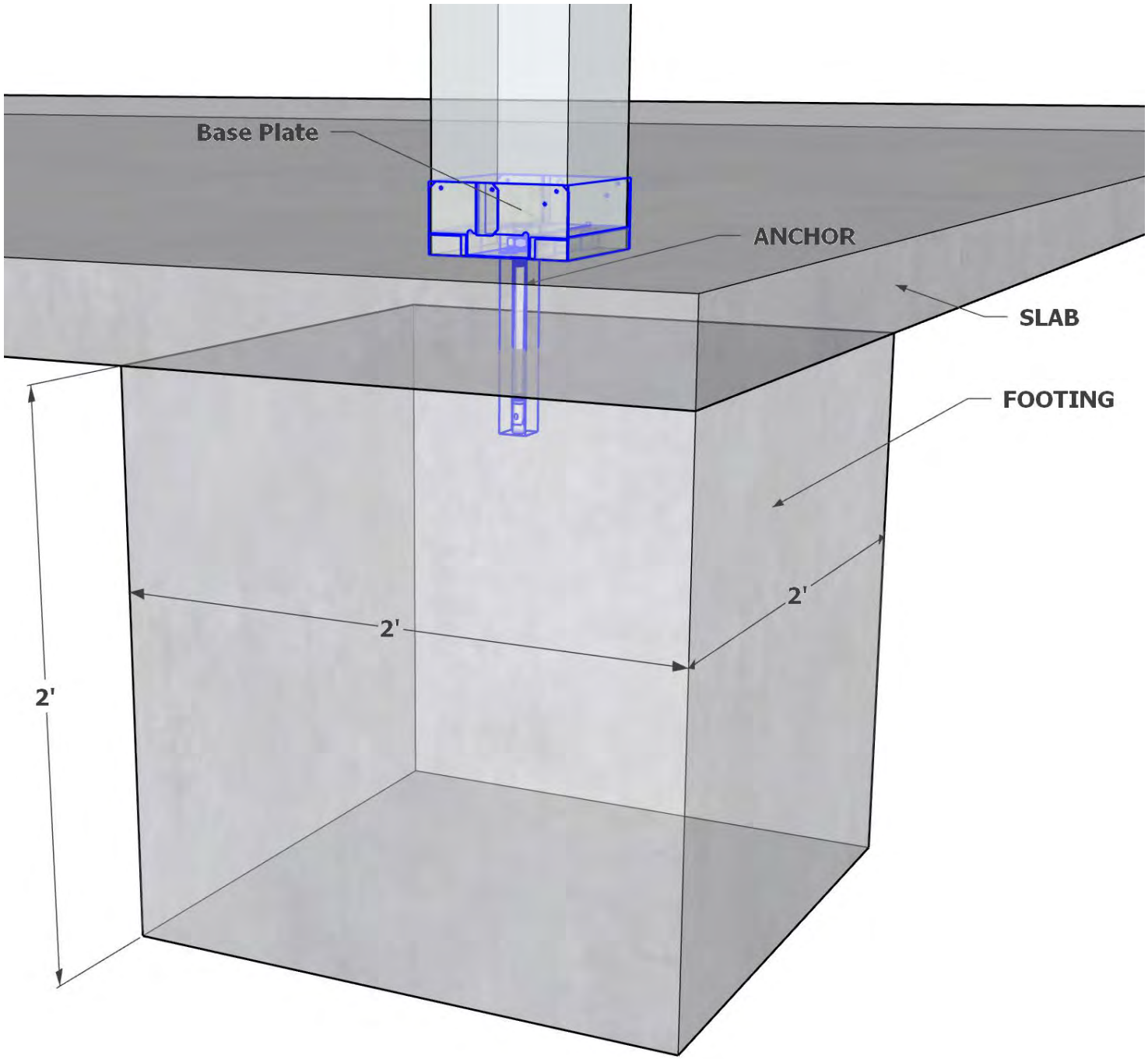

927 Canyon Rd.
Santa Fe NM 87501
New carport will be 576 sqft.
New 24'x24' Carport
Existing Patio Cover
51.3'
25'
12'
60'
total existing roof coverage including residence, patio covers, and storage sheds is 2368 sqft.
EXISTING RESIDENCE
PORCH
PLANTER
BRICK PATIO
BLOCK WALL
STORAGE
GATE
DRIVEWAY
CANYON ROAD

927 Canyon Rd.
Santa Fe NM 87501




Existing Structure
JOIST HANGERS
Joist Hangers
2x12 RAFTERS
(3) 11&7/8 X 1&3/4
MICROLAMS
(3) 11&7/8 X 1&3/4
MICROLAMS
24'
6x6 Posts
24'


Existing Structure
Carport is made out of wood and design to made existing structure.
It will be painted the same light brown as the existing structure.
TPO
OSB
6x6 Posts
CEILING
7'6"
24'
24'


Base Plate
ANCHOR
SLAB
FOOTING
2'
2'
2'


Cerrillos Rd
Agua Fria St
Cerro Gordo
Alameda St
PROJECT SITE
Canyon Rd
Paseo de Peralta
Cerrillos Rd
Guadalupe St
Camino Sin Nombre
Camino Del Rio
Camino Del Monte Sol
Upper Canyon Rd
Camino Lejo
Camino Cabra

WARRANTY DEED (Joint Tenants)

Joseph D. Gonzales, a married man, whose address is 485 Calle Volver, for consideration paid, grant to Joseph D. Gonzales, whose address is 485 Calle Volver, Santa Fe, New Mexico 87505, and Mary L. Gonzales, his wife, whose address is also 485 Calle Volver, Santa Fe, New Mexico, as joint tenants the following described real estate in Santa Fe County, New Mexico:

Lot Two as shown on that plat of survey entitled " Amended Lot Line Adjustment", recorded in the Office of the County Clerk, Santa Fe County, New Mexico, on May 14, 2014, in Plat Book 773, Page 021, as Instrument # 1736,760.

with warranty covenants.

WITNESS my hand and seal this 22nd day of May, 2014.

Joseph D. Gonzales (Seal)
Joseph D. Gonzales

SFC CLERK RECORDED 05/27/2014

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 22nd day of May, 2014 by Joseph D. Gonzales.

Ralph M. Montez
NOTARY PUBLIC

My Commission Expires:

September 16, 2016

RALPH M. MONTEZ NOTARY PUBLIC STATE OF NEW MEXICO

COUNTY CLERK SANTA FE COUNTY GERALDINE SALAZAR NEW MEXICO

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 27TH Day Of May, 2014 at 10:06:11 AM And Was Duly Recorded as Instrument # 1737576 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy County Clerk, Santa Fe, NM

ITEM # 15-1069

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

Case #H-15-086
Address-927 Canyon Road
Agent's Name- Eric Enfield
Owner/Applicant's Name- Joseph Gonzales

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2015.

BACKGROUND & SUMMARY:

927 Canyon Road is a 2,934 square foot two story residence with 586 square feet of existing portal and unheated space. The residence was constructed in 1967 in a vernacular manner and is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following:

1) Window and door replacements, utilizing divided lites and existing openings;
2) Enlargement of one window opening and reduction of another;
3) Addition of 2 windows and 4 doors;
4) Demolition of existing portals and construction of a new entry portal on the east façade, wrapping around to the south;
5) Construction of a new stuccoed yard wall to the maximum allowable height of 61" at the east side of the front courtyard;
6) Installation of a new stone walkway;
7) Re-stucco of all exterior walls and new stucco on the "outdoor room" at the southwest corner of the residence;
8) Replacement of HVAC units;
9) Demolish and rebuild the exterior wooden staircase at the west elevation.

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) Height, Pitch, Scale and Massing, and (E) Downtown and 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. 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

5. 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
6. 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.
7. 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.
8. 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 recommended by Staff.
   a. _____ No additional conditions.
   b. __x_____Additional Conditions, which are:
   No visible rooftop appurtenances.

IT IS SO ORDERED ON THIS 13th DAY OF October 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios — 10·13·15
Date:

Chairperson

FILED:
Yolanda Y. Vigil — 10/14/15
Yolanda Y Vigil, City Clerk — Date:

APPROVED AS TO FORM
10-13-15
Assistant City Attorney — 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: Eric Enfield, agent for Joseph Gonzales, owner, proposes to remodel a non-contributing residential structure including window and door alterations, construction of two portals totaling approximately 484 sq. ft. and a yardwall to the maximum allowable height of 61", and other minor alterations.

Case number: H-15-086
Project Type: HDRB

PROJECT LOCATION (S): 927 Canyon Road

PROJECT NAMES:

OW – Joseph Gonzales
Santa Fe, NM 87505

485 Calle Volver
505-660-8007

AP – Eric Enfield
Santa Fe, NM 87505

612 Old Santa Fe Trail
505-988-5269

BOARD ACTION

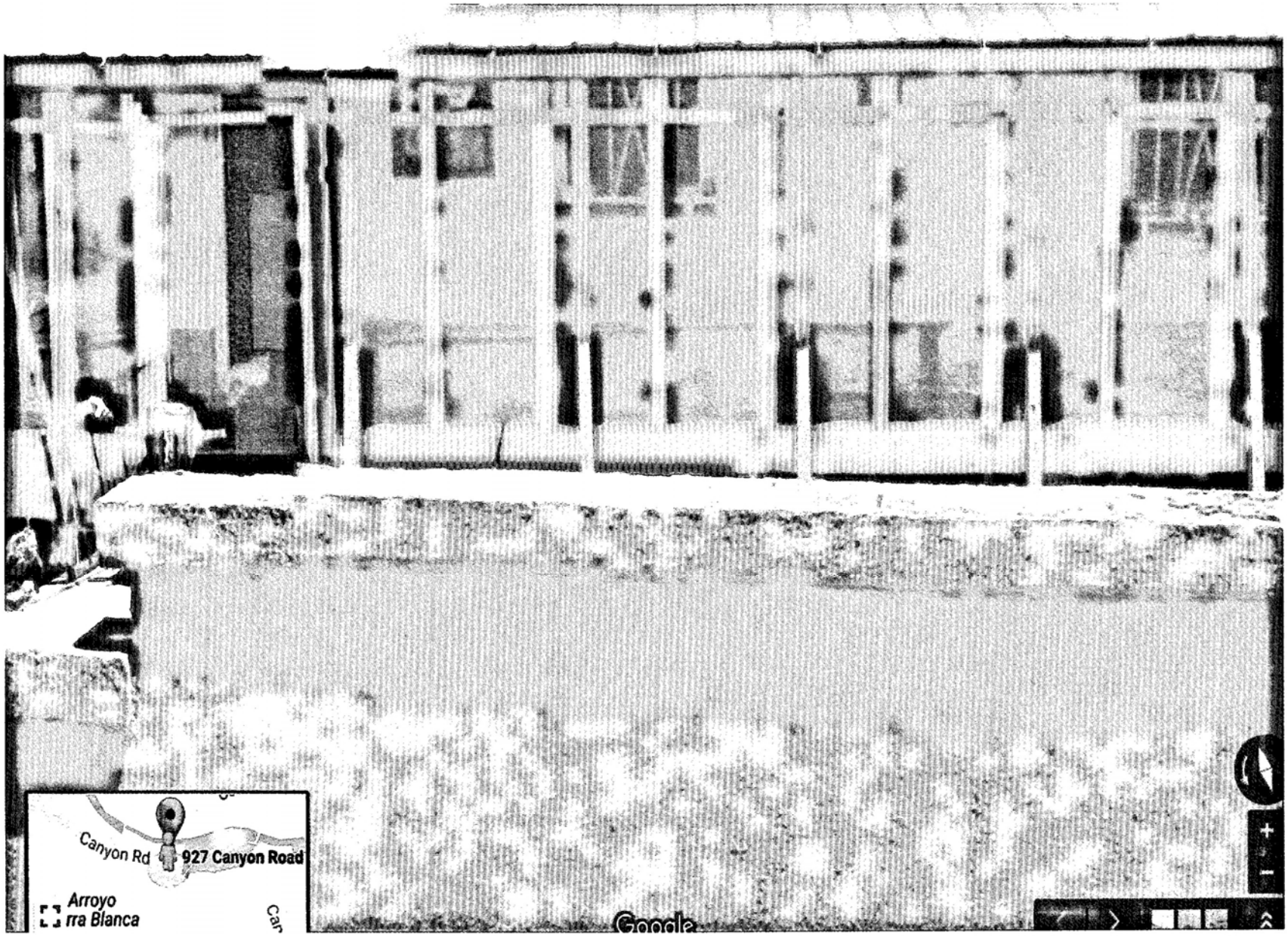
This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 22, 2015. The decision of the Board was to approve the proposal as submitted, with the condition that there shall be no publicly visible rooftop appurtenances. For further information please call 955-6605.

Sincerely,

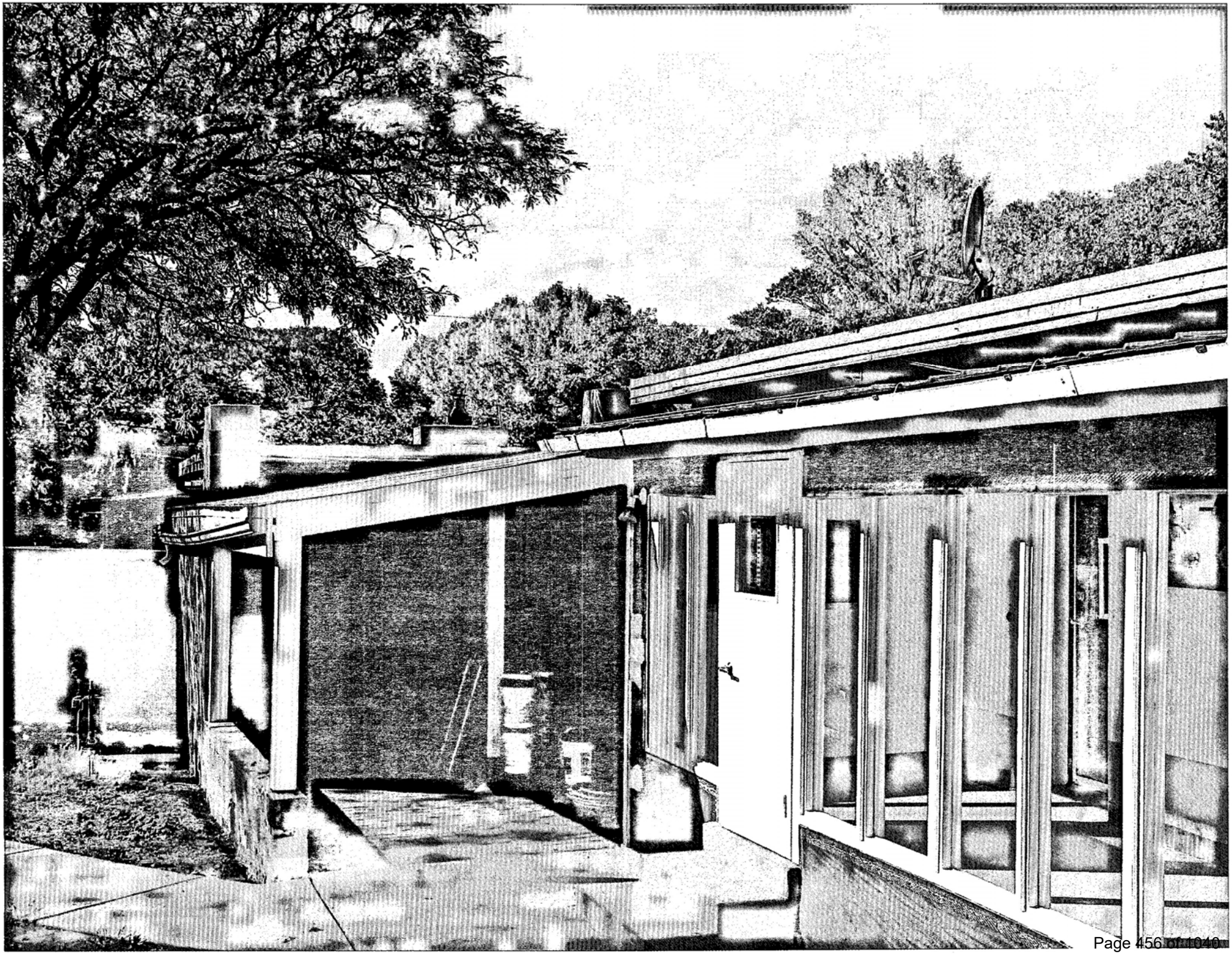
Lisa Roach

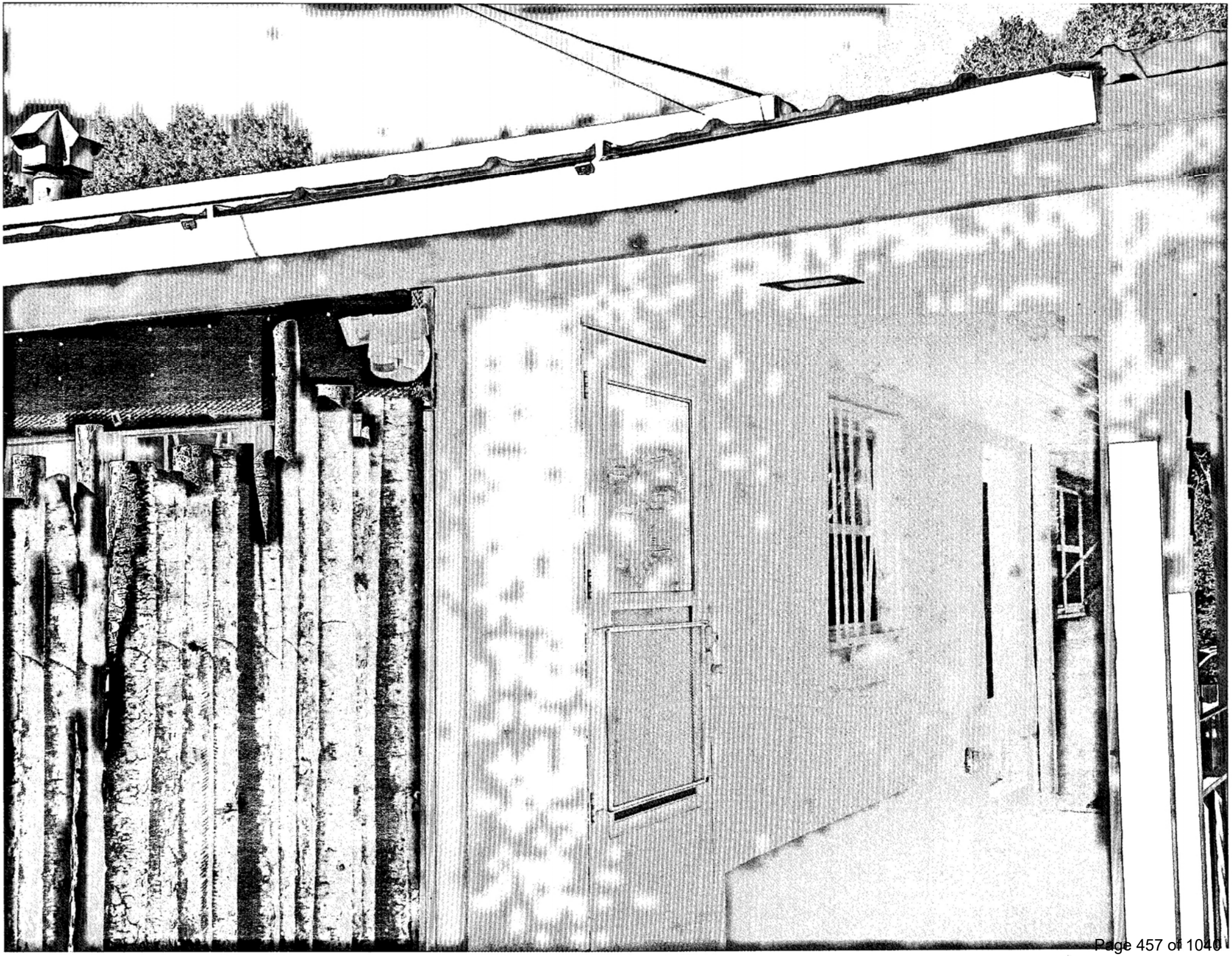
Lisa Roach
Senior Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City 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.**


Canyon Rd
927 Canyon Road
Arroyo
rra Blanca
Google


916 Canyon Rd
Santa Fe, New Mexico
Street View - Jul 2016

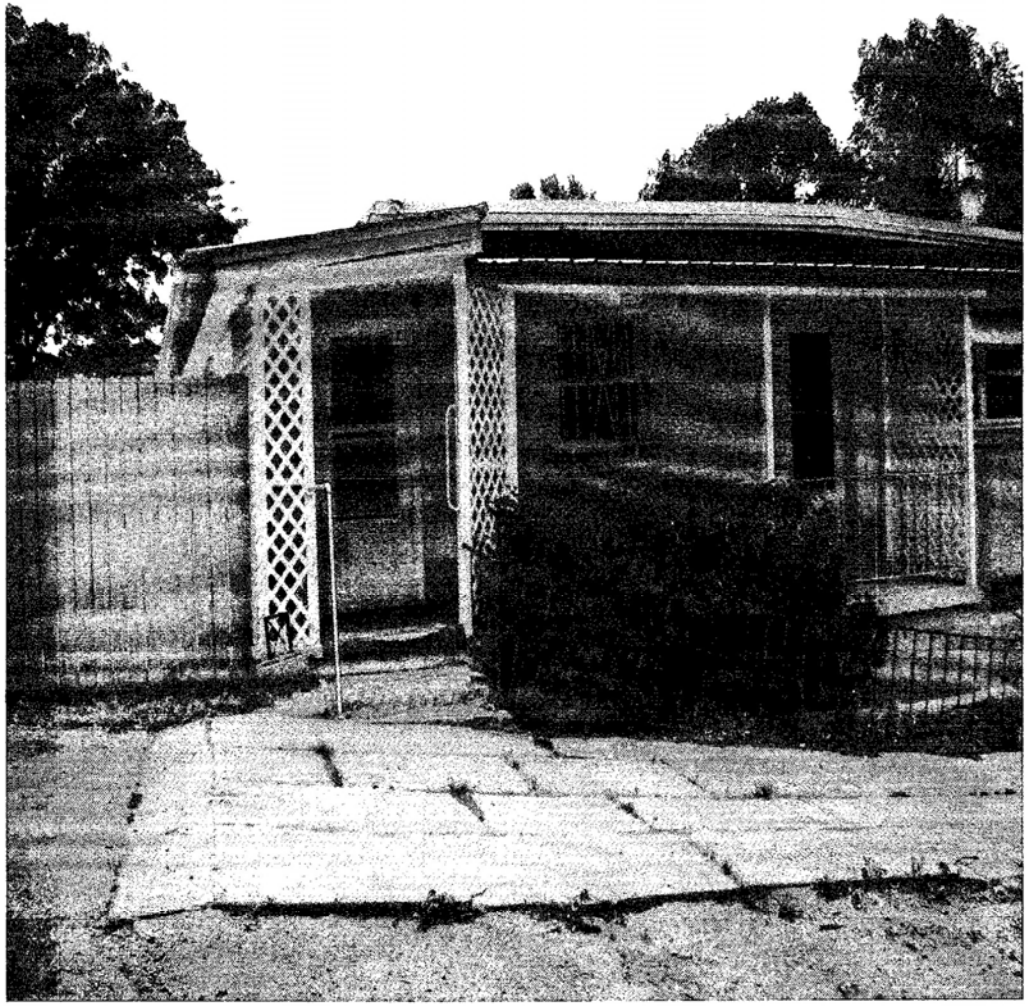






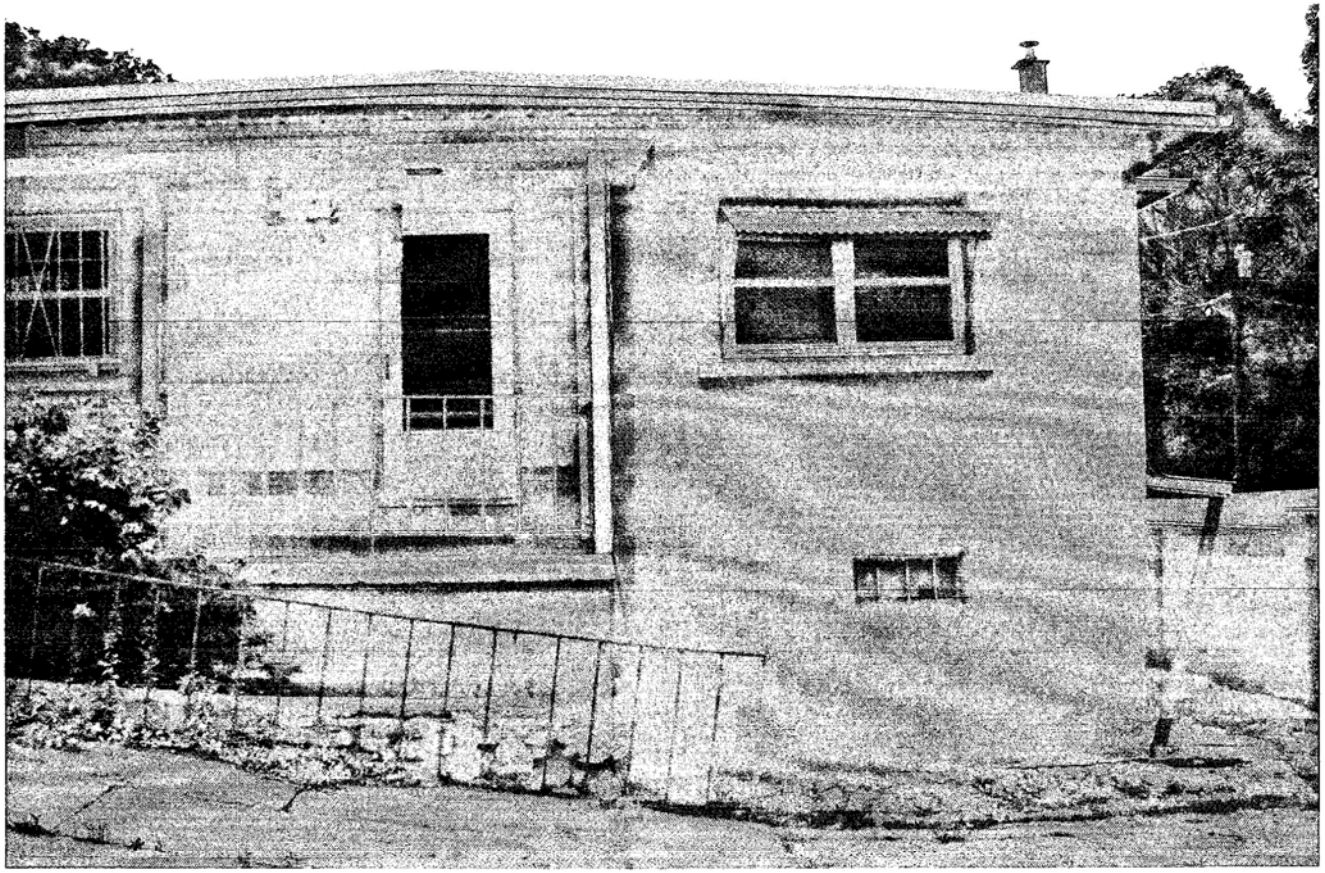


927 Canyon Road Photographs



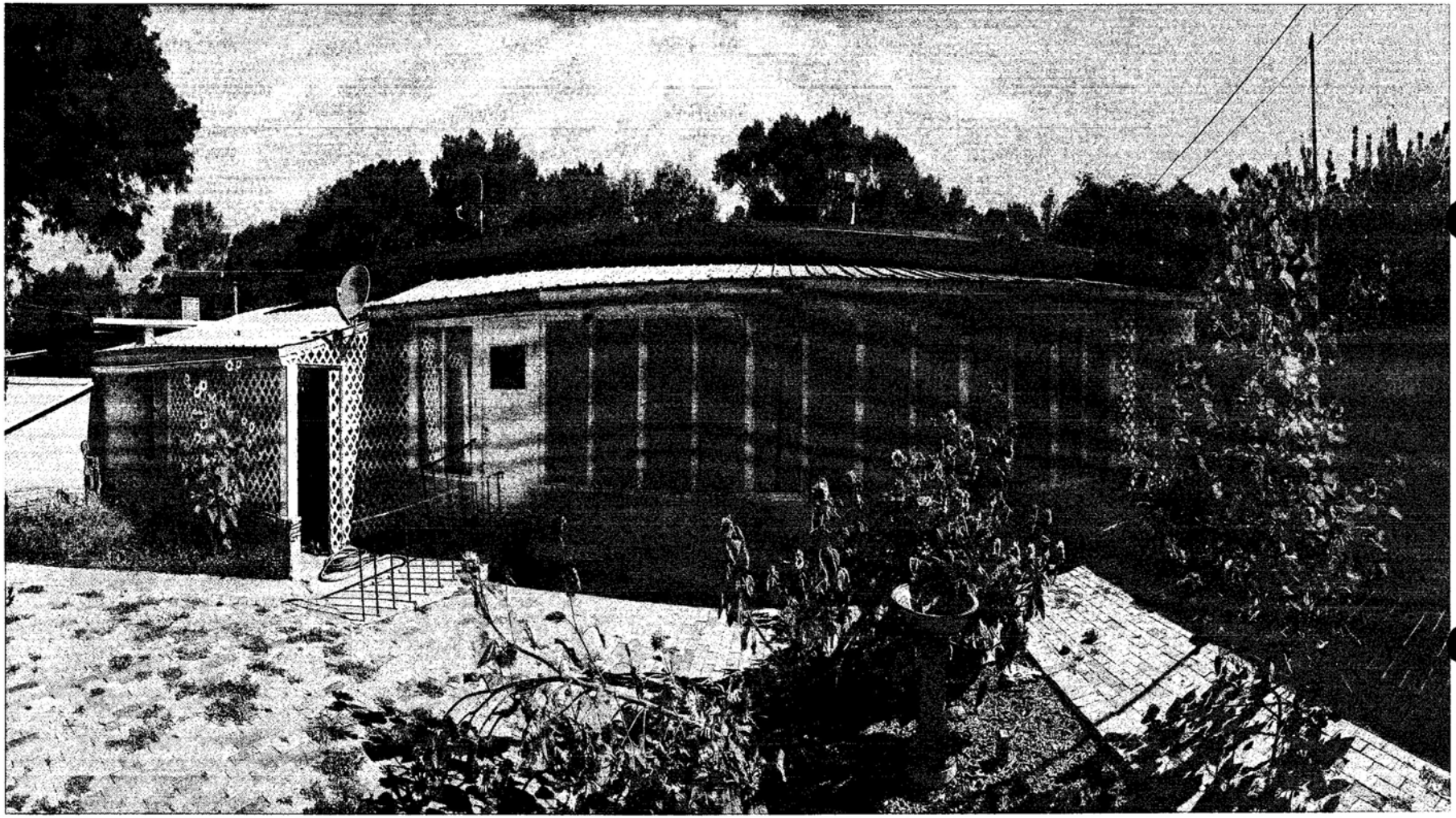
East Elevation

927 Canyon Road Photographs



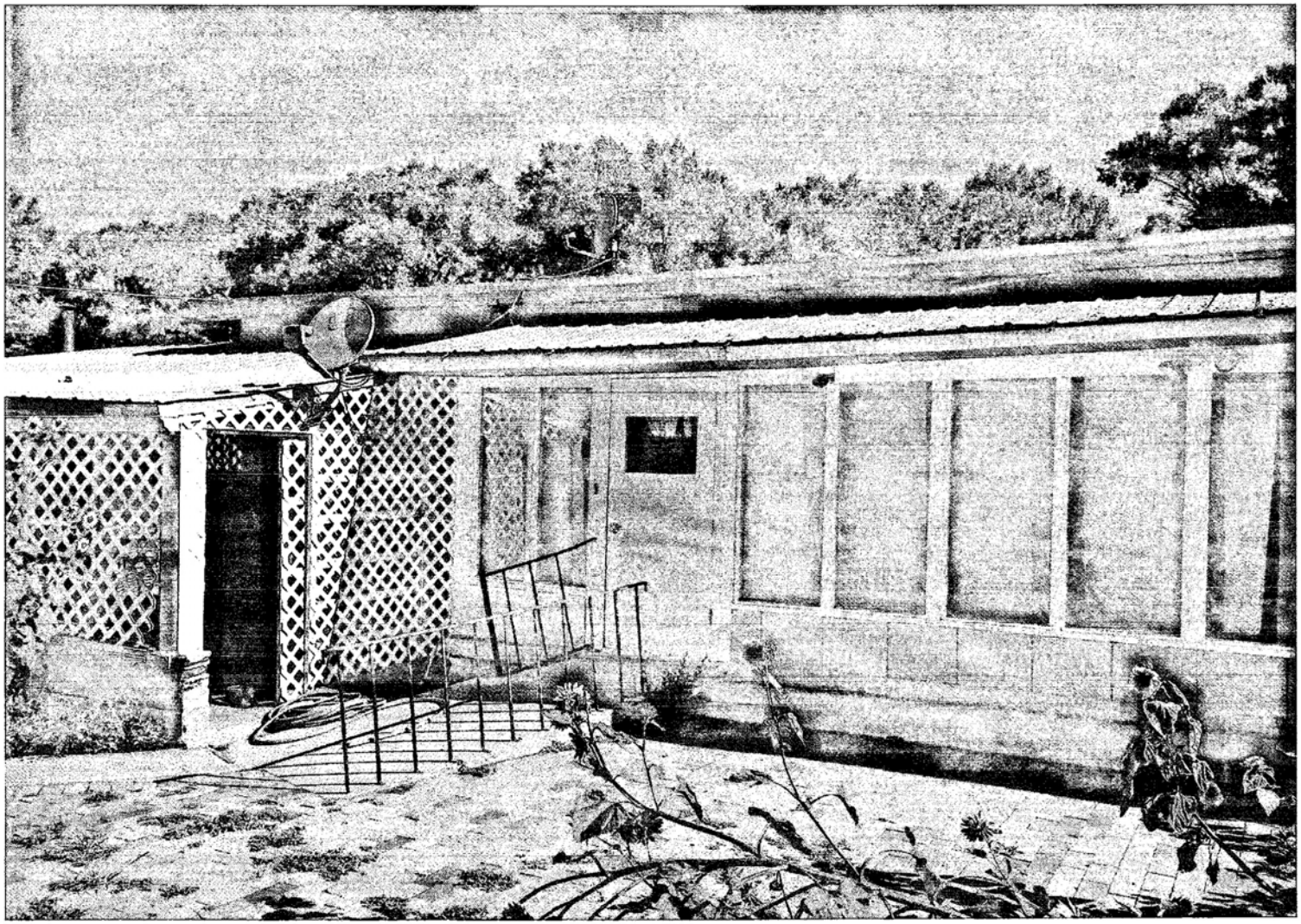
East Elevation

927 Canyon Road Photographs



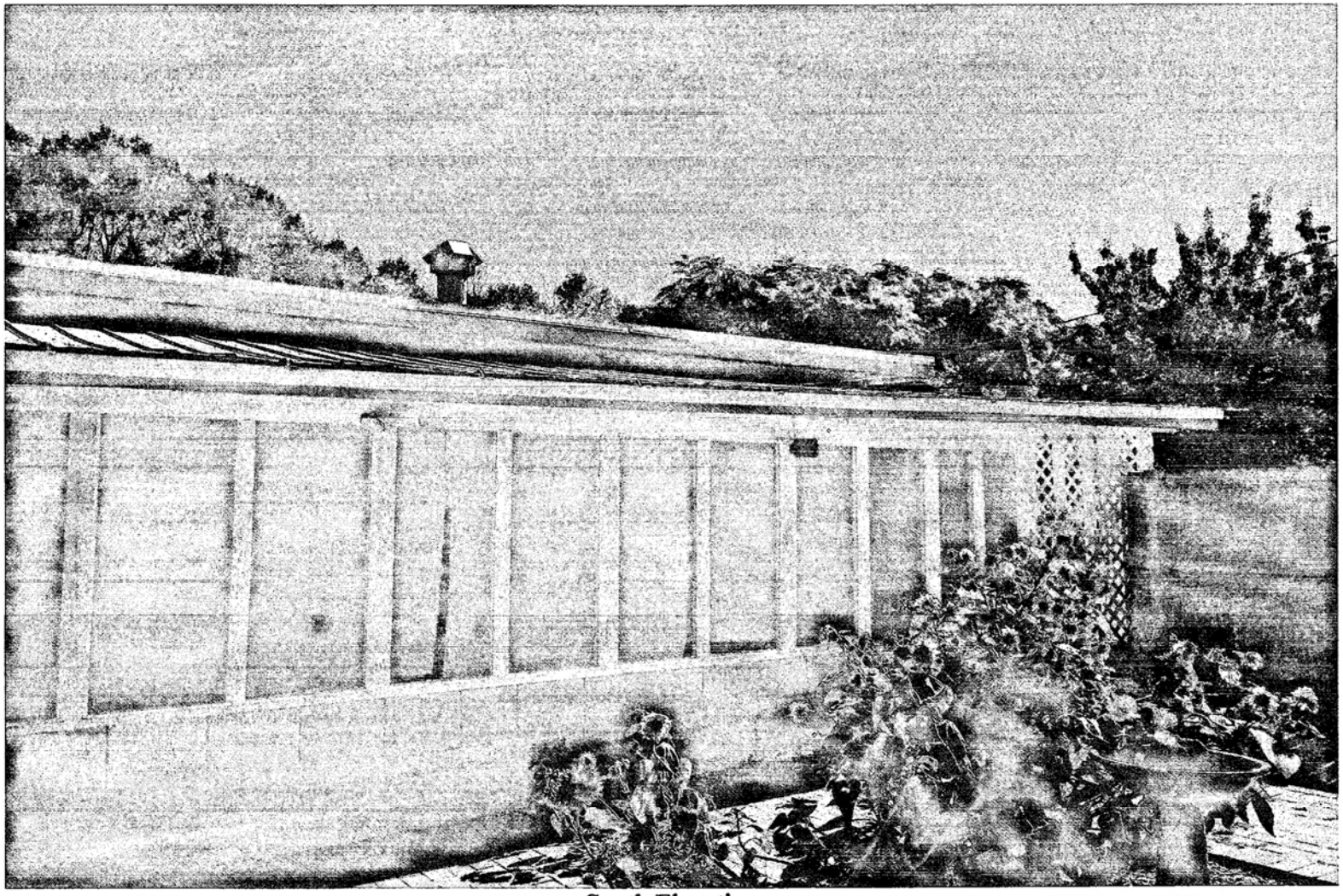
South Elevation

927 Canyon Road Photographs



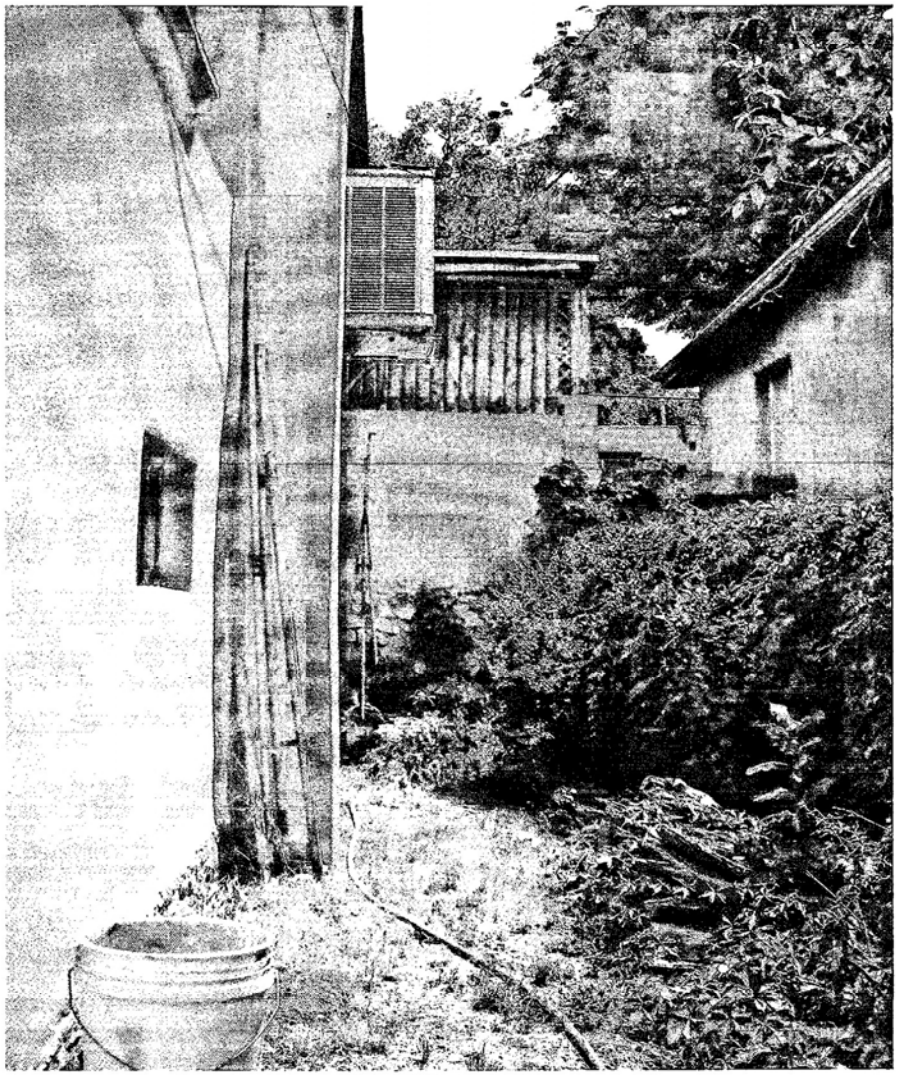
South Elevation

927 Canyon Road Photographs



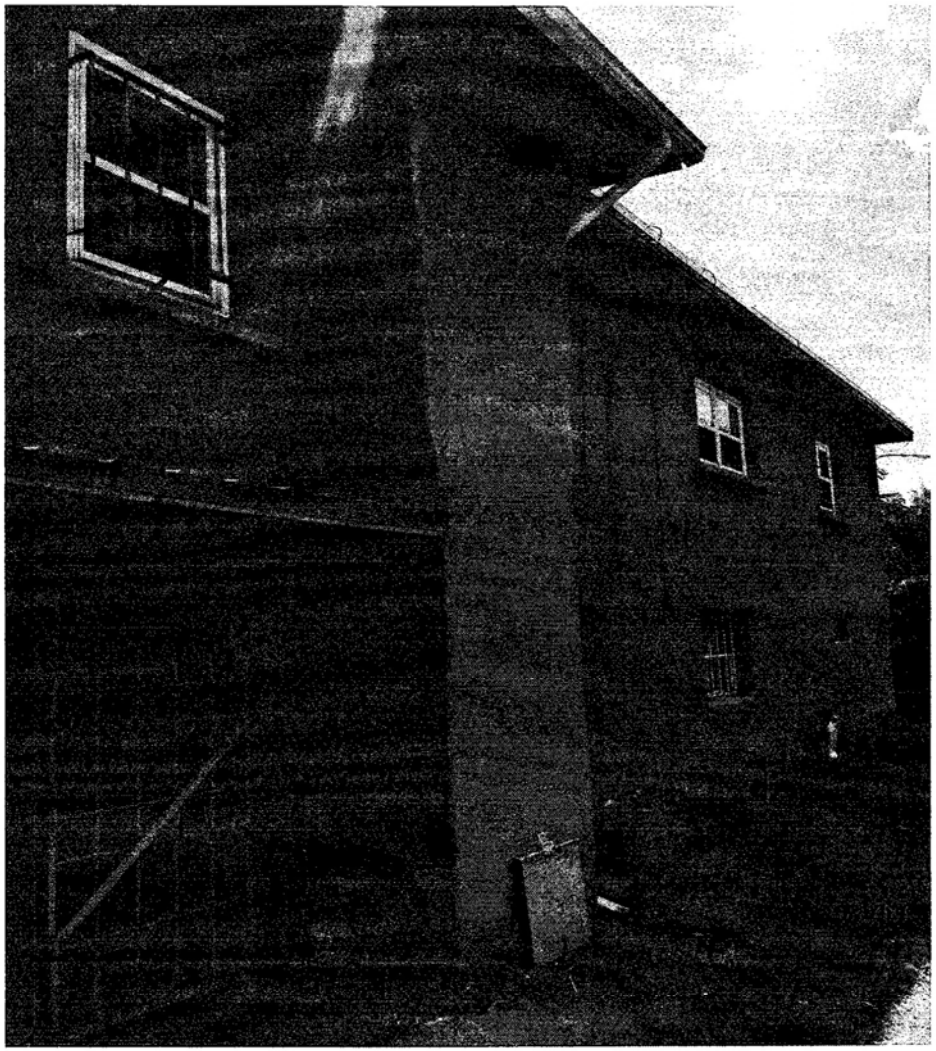
South Elevation

927 Canyon Road Photographs



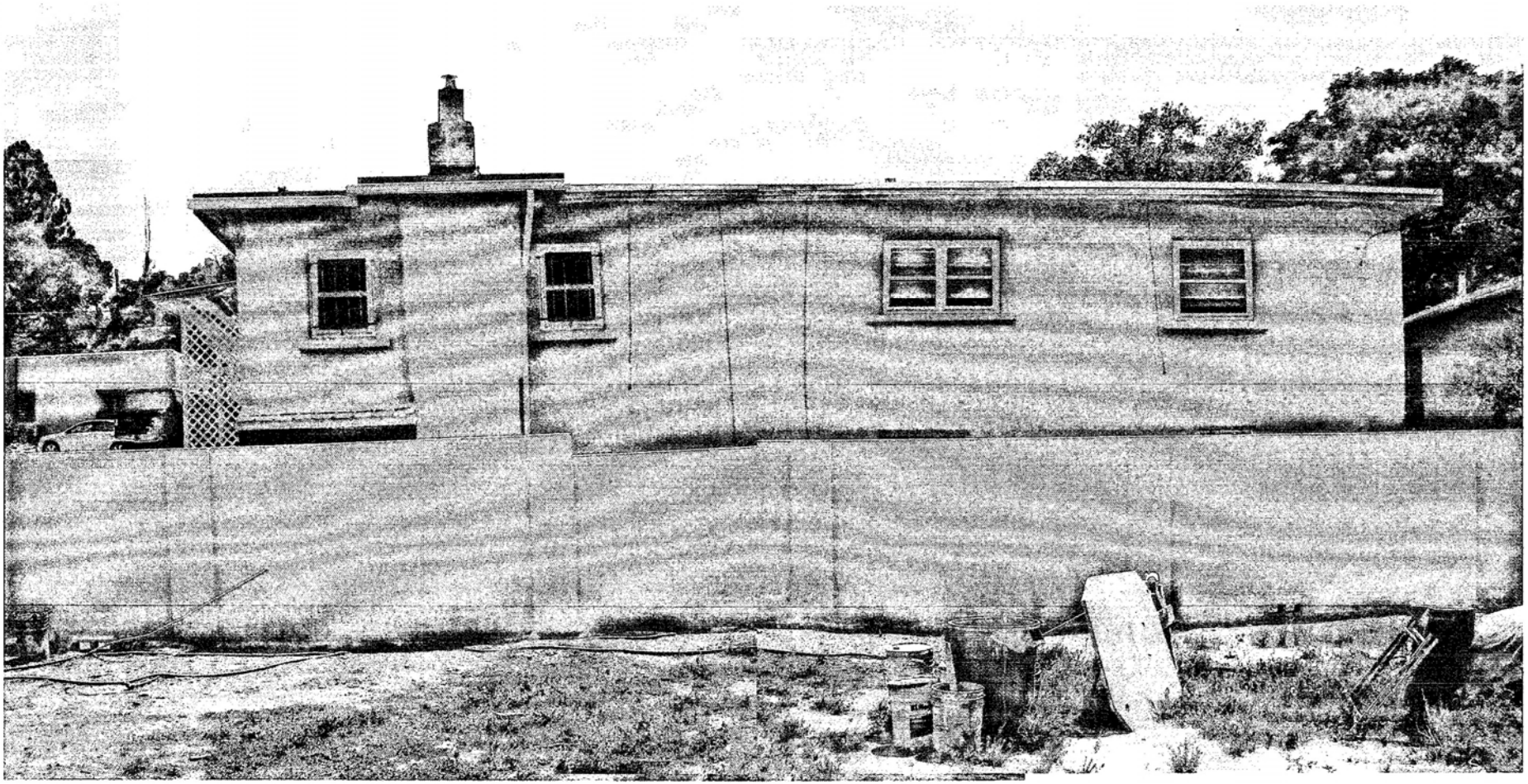
West Elevation

927 Canyon Road Photographs



North Elevation

927 Canyon Road Photographs



North Elevation

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/17/15

Property Owner of Record: Joseph Gonzales

Applicant/Agent Name: Eric Enfield

Contact Person Phone Number: 505 988- 5269

Site Address: 927 Canyon Rd

Proposed Construction Description: Remodel & Partial Addition to (E) Residence

TOTAL ROOF AREA: 3,725 sf

Zoning District: R-2 RAC

Lot Coverage : 20 % 40% allowed

□Open Space Required: _____

Overlay:
- □ Escarpment NA
- □ Flood Zone* NA
- ☒ Other: Historic / Downtown

Setbacks: No changes

Proposed Front: _____ Minimum: _____

2nd Front? _____

Proposed Rear: _____ Minimum: N/A

Proposed Sides: L ___ R ___ Minimum: _____

Height: Proposed _____ except portion to be approx. 3½ ft. closer to front prop. line. (E.W.)

Maximum Height: _____ or

☒ Regulated by Historic Districts Ordinance

□ Regulated by Escarpment District

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 _____

Parking Spaces:

Proposed 2 Accessible 0

Minimum: 2

Bicycle Parking:**

Proposed: 0 Minimum: 0

* Requires an additional review conducted by Technical Review Division.

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

** 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.

Architectural Alliance Inc. [□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 8/24/15

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: Subject to Legal Lot of Record at time of Bldg. permit. Lot split on lot has been approved for north portion of lot

REVIEWER: _____ **DATE:** 8/24/15

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

City of Santa Fe, New Mexico

memo

DATE: September 22, 2015

TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation

FROM: Lisa Roach, Senior Planner in Historic Preservation LR

CASE # H-15-086

ADDRESS: 927 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown and 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/fence height calculation	_X_ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

927 Canyon Road is a 2,934 square foot two story residence with 586 square feet of existing portal and unheated space. The residence was constructed in 1967 in a vernacular manner and is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following:

1) Window and door replacements, utilizing divided lites and existing openings;
2) Enlargement of one window opening and reduction of another;
3) Addition of 2 windows and 4 doors;
4) Demolition of existing portals and construction of a new entry portal on the east façade, wrapping around to the south;
5) Construction of a new stuccoed yard wall to the maximum allowable height of 61" at the east side of the front courtyard;
6) Installation of a new stone walkway;
7) Re-stucco of all exterior walls and new stucco on the "outdoor room" at the southwest corner of the residence;
8) Replacement of HVAC units;
9) Demolish and rebuild the exterior wooden staircase at the west elevation.

ARCHITECTURAL ALLIANCE INC

August 21, 2015

VIA HAND DELIVERY

David Rasch
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 927 Canyon Rd

Dear David:

Enclosed you will find our submittal documentation and drawings for the existing residence located at 927 Canyon Rd. We propose the following renovations and additions:

- Replace all windows in existing openings.
- Enlarge an existing opening and install a new window.
- Add new high window with frosted glass.
- Add (2) new windows.
- Replace (2) exterior doors.
- Add (2) new exterior French doors with new concrete landing.
- New entry door in existing opening and new wood gate.
- New entry portal and new south portal. The existing portals will be removed and rebuilt.
- Add a new yard wall. ~~to~~ 61" high
- New stone walkway.
- Restucco the existing exterior walls and new stucco at outdoor room.
- The HWH and Boiler and HVAC units will be replaced.
- The existing basement stair will be rebuilt.

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

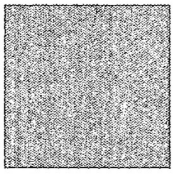
Eric P. Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.

Cc: Joseph and Louise Gonzales
File

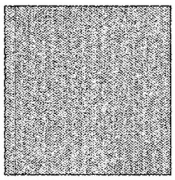
612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
email: architecturalalliance@archallinc.com website: www.archallinc.com

ARCHITECTURAL ALLIANCE INC

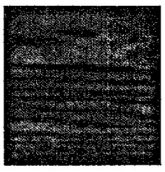
927 Canyon Rd
Exterior Colors



Buffalo
806L
Stucco Color – Parex "Buffalo"



Exterior Window Color – "Beige"



Wood Stain Color – "Light Walnut"

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email: architecturalalliance@archallinc.com www.archallinc.com

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 927 Canyon Road

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

PROJECT PROPOSAL: Remodel & Partial Addition to (E) Residence

CONSTRUCTION COST: $ 200,000 #

BASE FEE: $ 1,000 + **EXCEPTION:** $ - + **POSTER:** $ 25 = **TOTAL:** $ 1,025

(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: Joseph Gonzales **PHONE #:** (505) 660-8007

OWNER MAILING ADDRESS: 485 Calle Volver

CITY, STATE, ZIP CODE: Santa Fe, NM 87505

EMAIL:

APPLICANT: Eric Enfield **PHONE #:** 505-988-5261

MAILING ADDRESS: 612 Old Santa Fe Trail

CITY, STATE, ZIP CODE: Santa Fe, NM 87505

EMAIL: eric@archallinc.com

PREAPPLICATION MEETING: Date: 8/13/2015 Case Planner: Lisa Roach

PRELIMINARY ZONING REVIEW: Date: 9/21/15 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: 927 Canyon Rd

I/We authorize Architectural Alliance Inc. to act as my/our agent to execute this application.

Signed: Joseph D. Gonzales Date: 8-24-15

Signed: Date:

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Remodel of Existing Residence

927 Canyon Rd.
Santa Fe NM, 87501

AUG 24 2015

Building Criteria

SITE: 927 Canyon Road, Santa Fe, NM 87501

CONSTRUCTION STYLE: Adobe/frame

BUILDING AREA

EXISTING HEATED FIRST FLOOR:	1,461 SQ. FT.
EXISTING HEATED BASEMENT:	1,473 SQ. FT.
EXISTING PORTALS & OUTDOOR ROOM:	586 SQ. FT.
PROPOSED PORTAL ADDITION:	205 SQ. FT.
TOTAL ROOFED:	3,725 SQ. FT.
(TOTAL FOOTPRINT:	2,264 SQ. FT.)

Building Code Information 2009 IBC

ZONING: RAC

OCCUPANCY: Type V-A

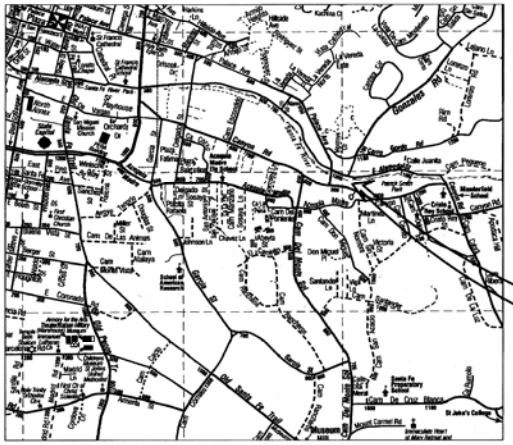
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

LOT SIZE: 0.1843 ACRES (8,028 SQ.FT.)

EXISTING LOT COVERAGE: 26%
PROPOSED LOT COVERAGE: 28% (40% ALLOWED)

SETBACKS: FRONT= 7'-0" (20'-0" @ GARAGE)
SIDE: SINGLE STORY= 5'-0"
REAR= 15'-0"

PARKING REQUIREMENTS: (2) PER RESIDENCE, (2 PROVIDED)



Vicinity Map

NORTH
N.T.S.

Drawing Index

C-O	COVER SHEET
C-1	EXISTING SITE PLAN
C-2	PROPOSED SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	EXISTING & PROPOSED BASEMENT PLANS
A-4	EXISTING & PROPOSED ELEVATIONS
A-5	EXISTING & PROPOSED ELEVATIONS

ARCHITECTURAL ALLIANCE INC
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WEBSITE: www.archallinc.com

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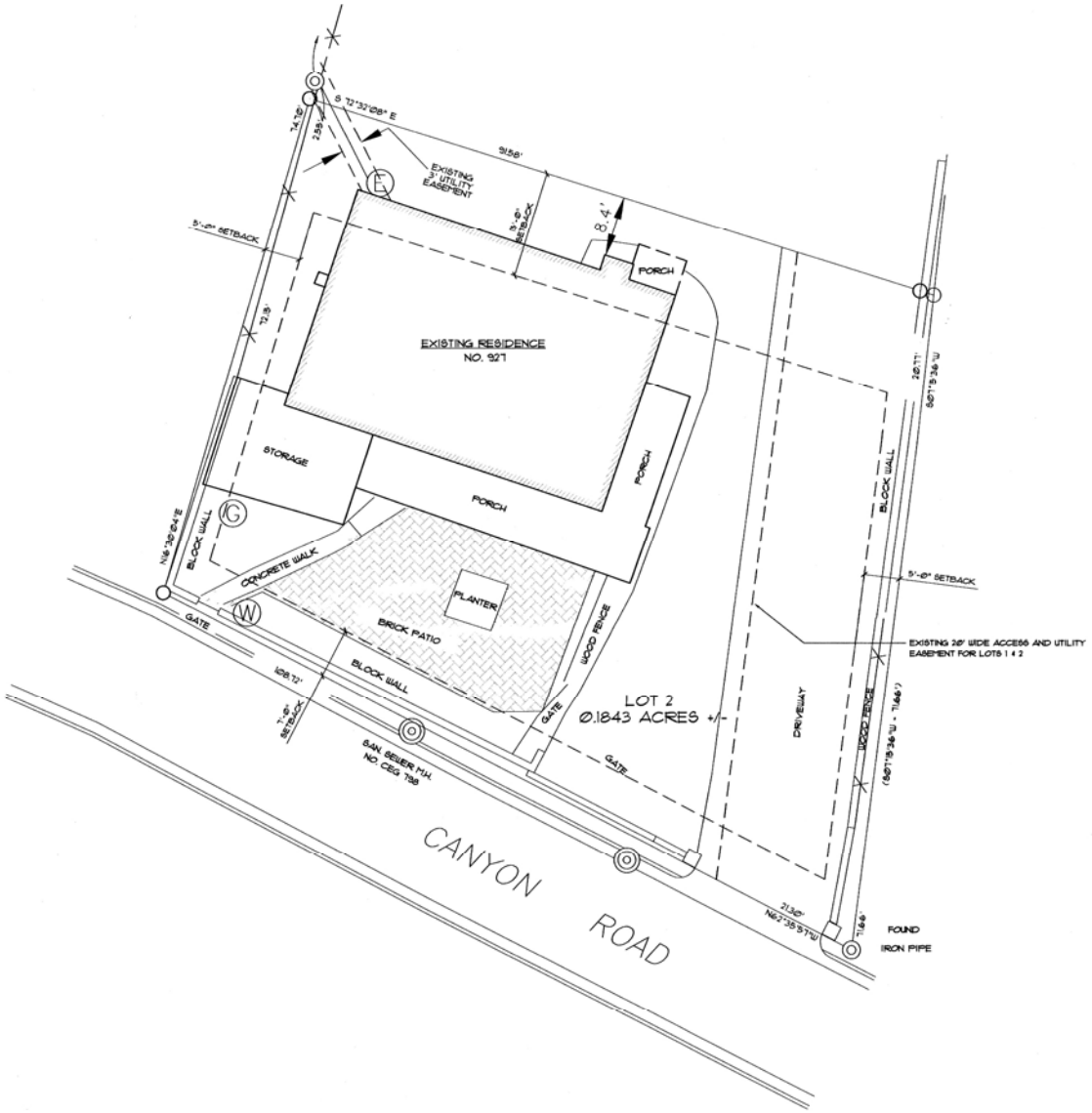
DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

HISTORIC DESIGN REVIEW BOARD DRAWINGS
DRAWINGS DATED: AUGUST 3, 2015
ARCHITECT'S PROJECT NUMBER 15-16

927 CANYON ROAD - REMODEL



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

32'-0"

AUG 24 2015

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

PROJECT NO.	15-16		
CHECKED BY	EE	DATE	7/17/15
DRAWN BY	HR	DATE	7/17/15

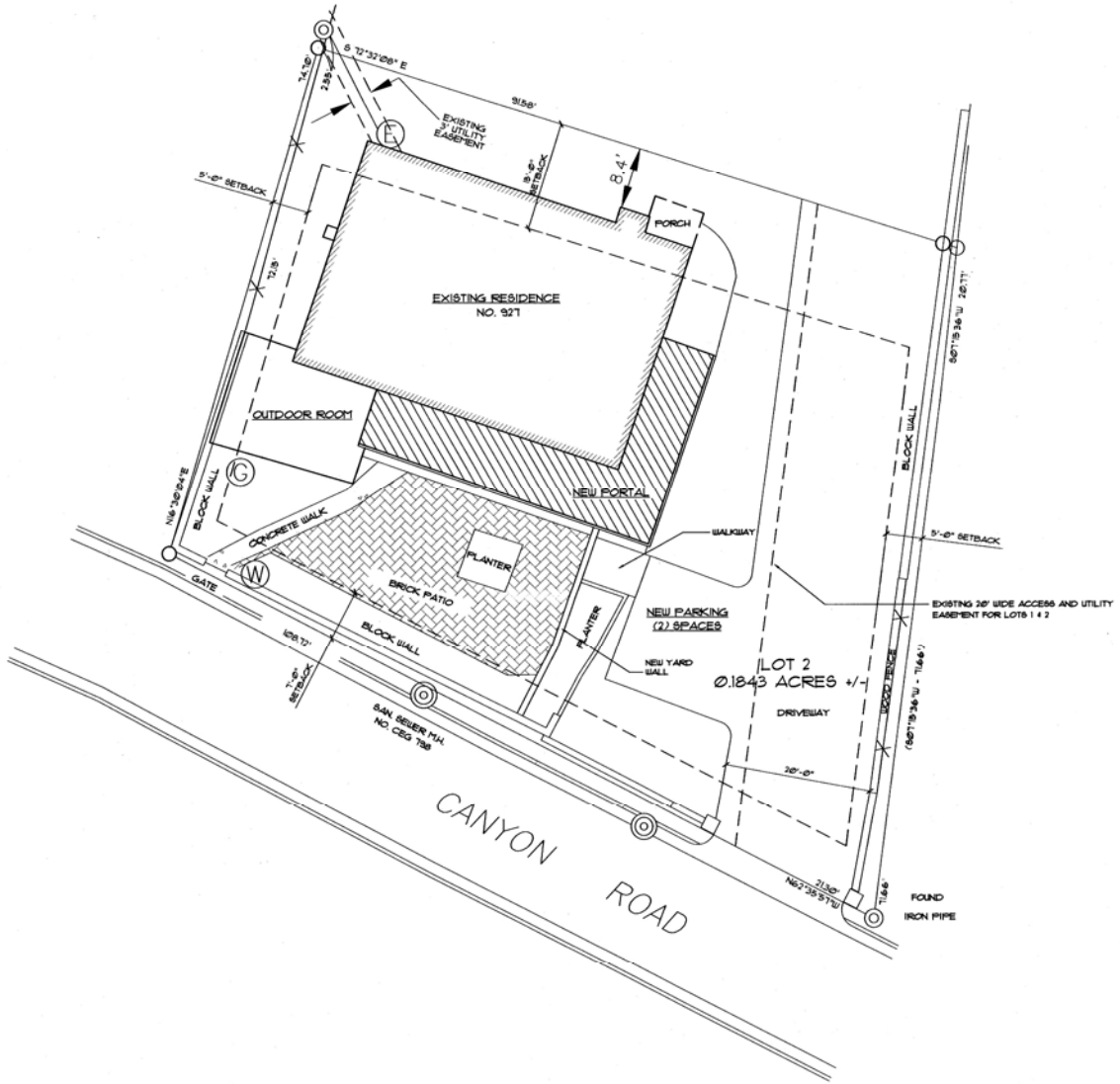
SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1

AUG 31 2015



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10' NORTH

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AUG 21 2015
Land Use Dept.

AUG 24 2015

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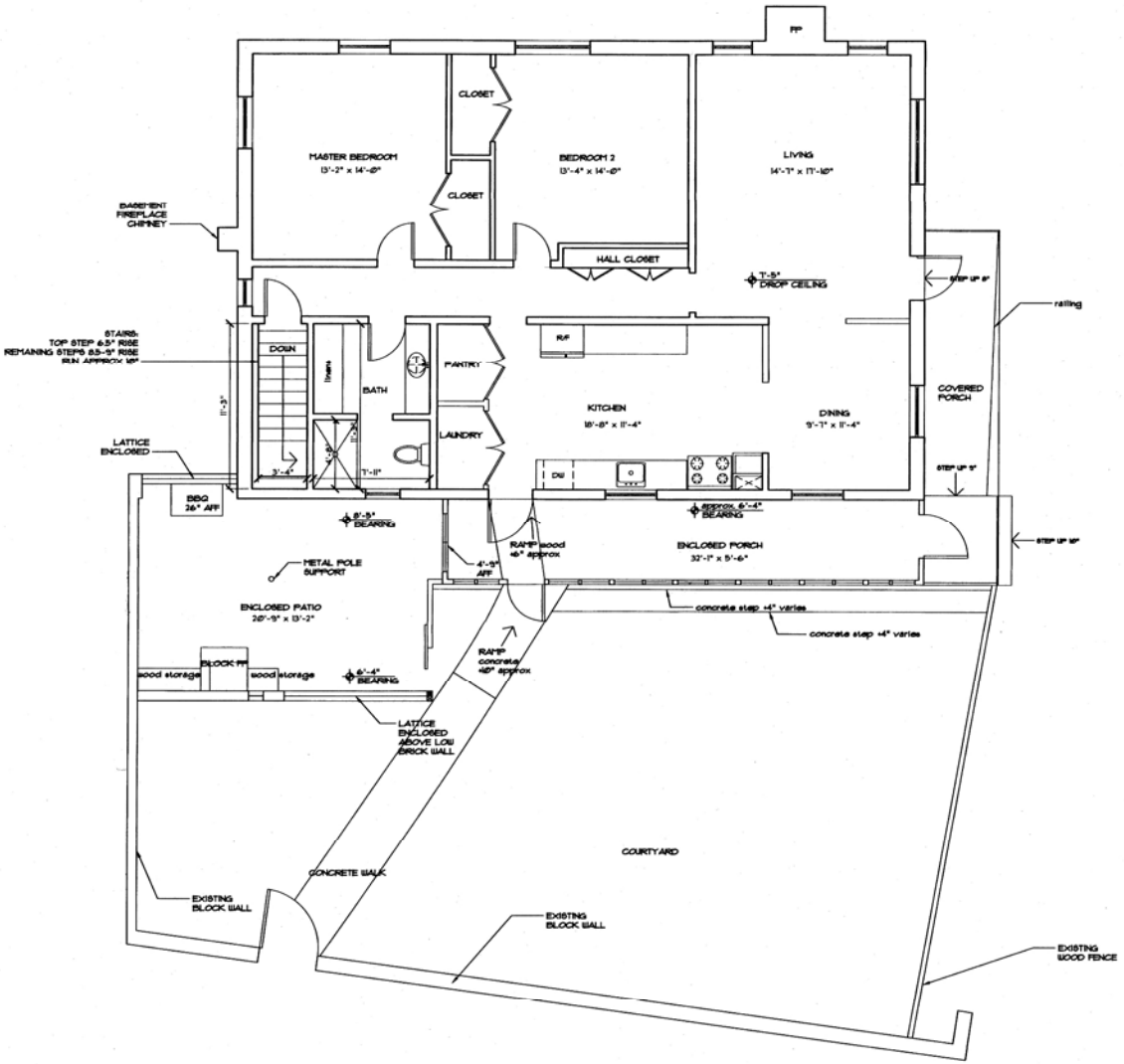
DRAWN BY	HR	DATE	7/17/15

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-2



EXISTING FIRST FLOOR PLAN

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

16'-0"

0" 5" 10"

NORTH

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927 Canyon Road
Santa Fe, NM 87501

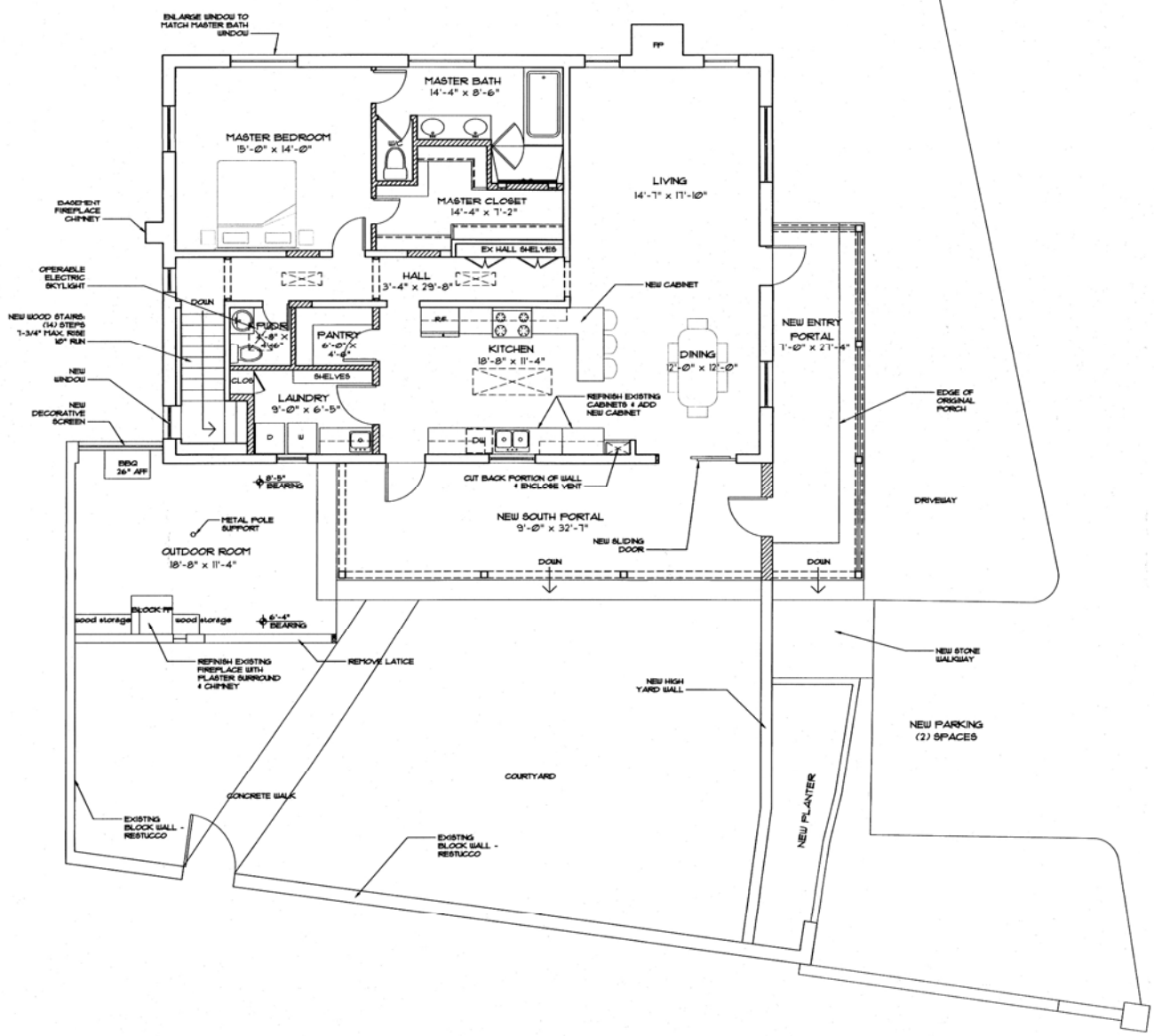
PROJECT NO.	15-16		
CHECKED BY	EE	DATE	7/13/15
DRAWN BY	BB	DATE	7/13/15

SHEET TITLE

EXISTING FLOOR PLAN

SHEET NO.

A-1



PROPOSED FIRST FLOOR PLAN

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

16'-0"

0' 5' 10'

NORTH

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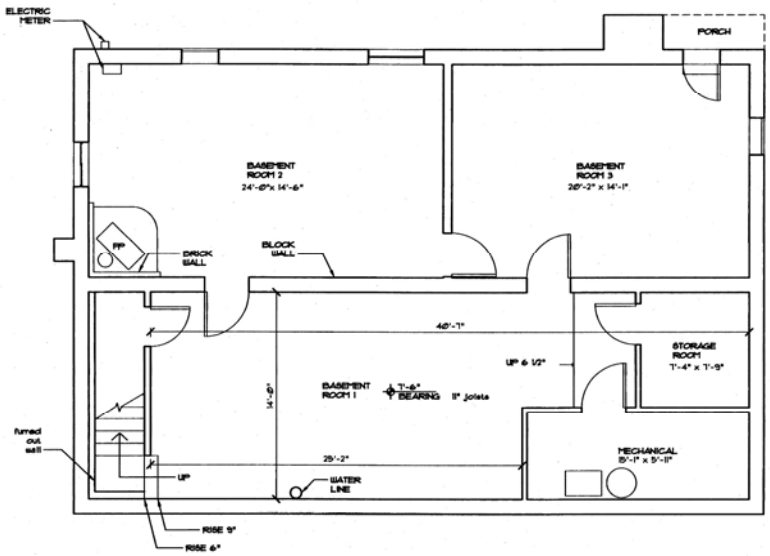
PROJECT NO.	15-16		
CHECKED BY	EE	DATE	7/17/15
DRAWN BY	BB/HR	DATE	8/3/15

SHEET TITLE

PROPOSED FLOOR PLAN

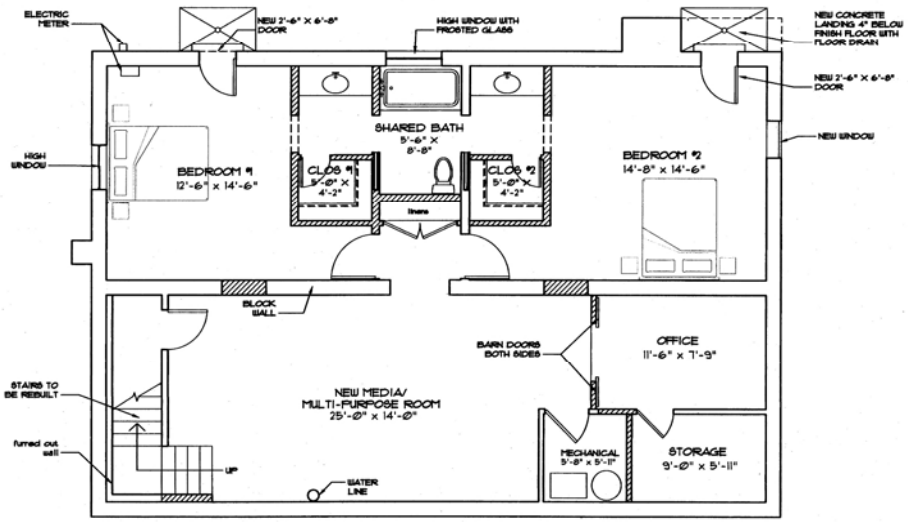
SHEET NO.

A-2



EXISTING BASEMENT FLOOR PLAN

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



PROPOSED BASEMENT FLOOR PLAN

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

16'-0"

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927 Canyon Road
Santa Fe, NM 87501

PROJECT NO. 15-16

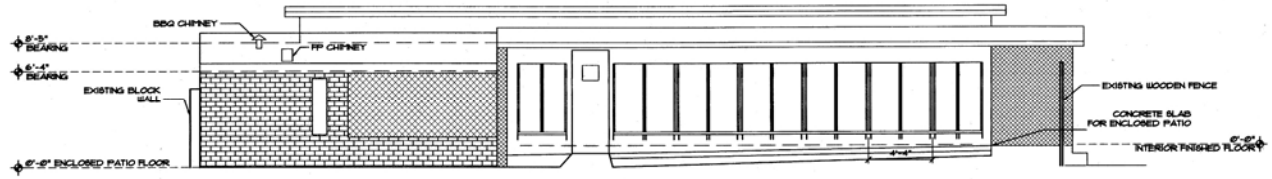
CHECKED BY	EE	DATE	7/17/15
DRAWN BY	BB/HB	DATE	8/3/15

SHEET TITLE

EXISTING & PROPOSED BASEMENT FLOOR PLANS

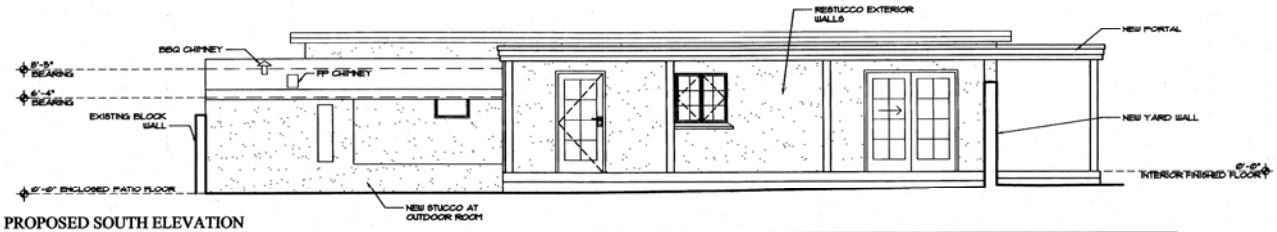
SHEET NO.

A-3



EXISTING SOUTH ELEVATION

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



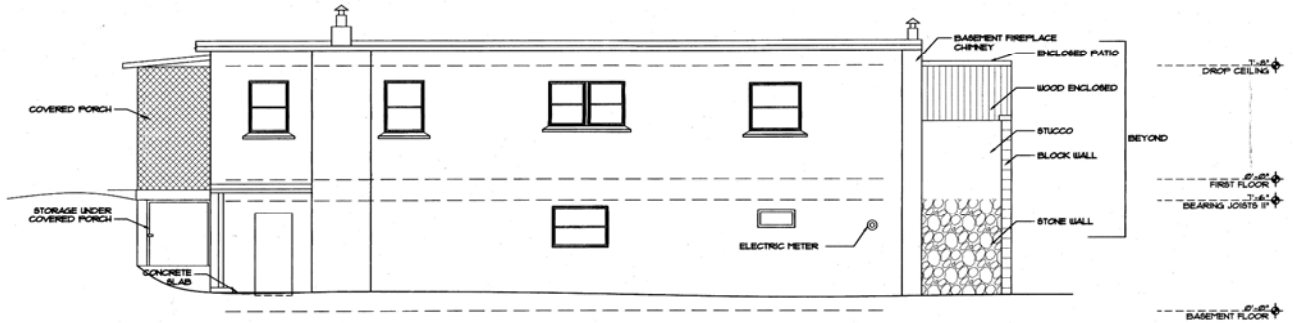
PROPOSED SOUTH ELEVATION

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

GENERAL NOTES:

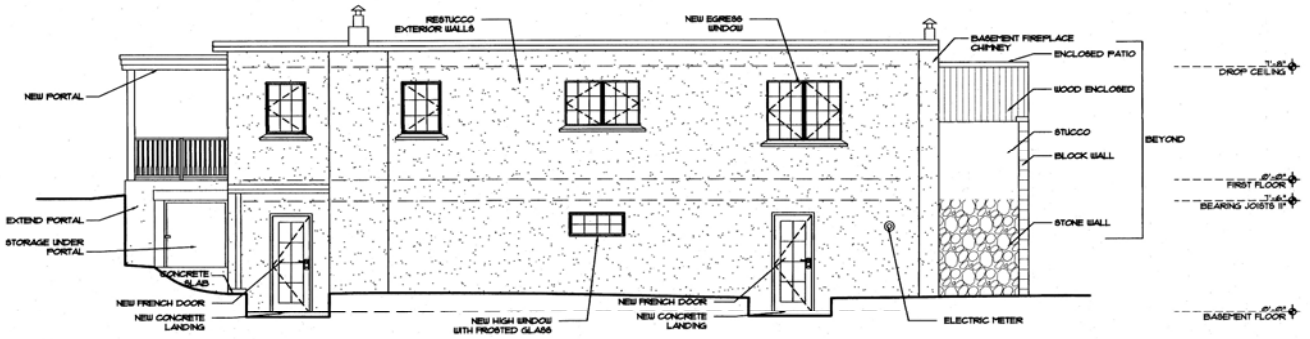
1) REPLACE ALL WINDOWS IN EXISTING OPENINGS. ENLARGE BEDROOM WINDOWS TO MEET EGRESS AS NOTED.

2) RESTUCCO EXTERIOR WALLS WITH SYNTHETIC STUCCO.



EXISTING NORTH ELEVATION

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



PROPSOSED NORTH ELEVATION

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

16'-0"

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

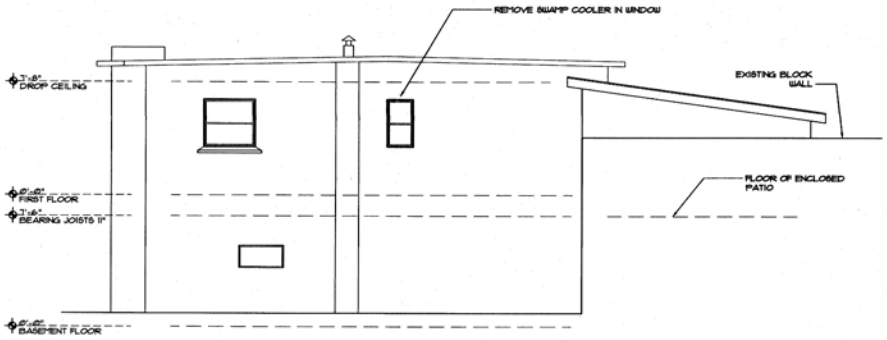
PROJECT NO.	15-16		
CHECKED BY	EE	DATE	8/3/15
DRAWN BY	BB/HR	DATE	8/3/15

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

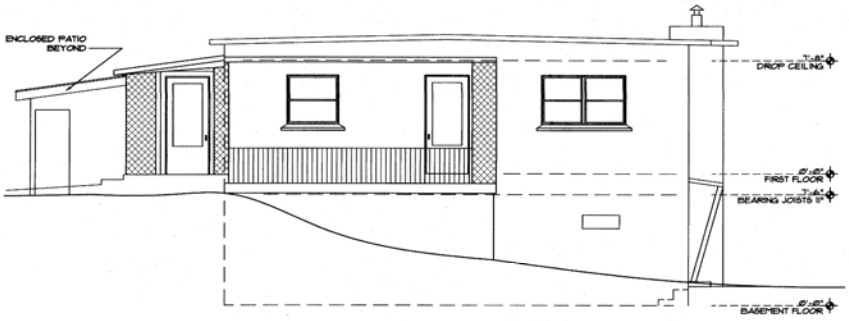
SHEET NO.

A-4



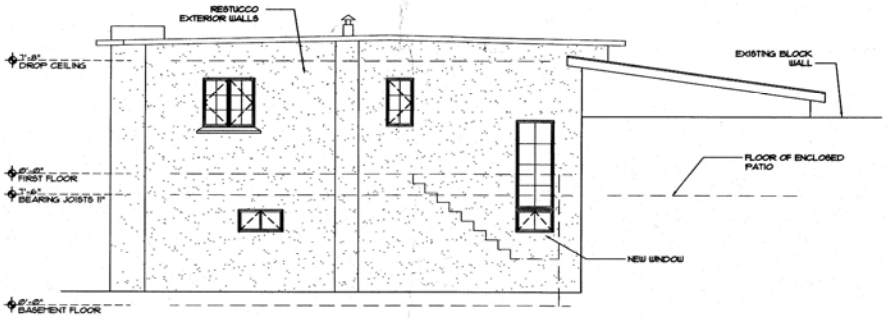
EXISTING WEST ELEVATION

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



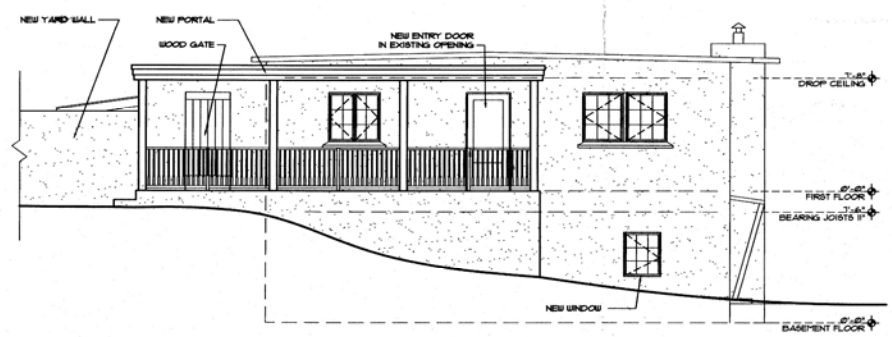
EXISTING EAST ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED EAST ELEVATION

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

16'-0"

GENERAL NOTES:

1) REPLACE ALL WINDOWS IN EXISTING OPENINGS. ENLARGE BEDROOM WINDOWS TO MEET EGRESS AS NOTED.

2) RESTUCCO EXTERIOR WALLS WITH SYNTHETIC STUCCO.

HISTORIC PRESERVATION & LAND USE -
- HISTORIC DISTRICTS REVIEW
- APPROVAL
- CONDITIONAL APPROVAL
- REJECT

Cecilia Rios
NAME Cecilia Rios-Chair DATE 9/23/15

REMARKS: no publicly visible rooftop appurtenances

RECEIVED
AUG 21 2015
Land Use Dept.

AUG 24 2015

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEWMEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
E-MAIL architecturalalliance@archalliinc.com
WEBSITE www.archalliinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE INC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE INC. ©2015

NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

PROJECT NO. 15-16

CHECKED BY	EE	DATE	7/17/15
DRAWN BY	BB/HR	DATE	7/17/15

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-5

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to demolish a non-contributing garage.

Project Number: 13-130074
Case number: H-13-074
Project Type: HDRB

PROJECT LOCATION (S): **927 & 929 Canyon Road**

PROJECT NAMES:

OW – Joe R. Baca
Santa Fe, NM 87507

2400 Legacy Court, #285

AP – Joseph D. Gonzales
Santa Fe, NM 87505

485 Calle Volver
505-983-5697

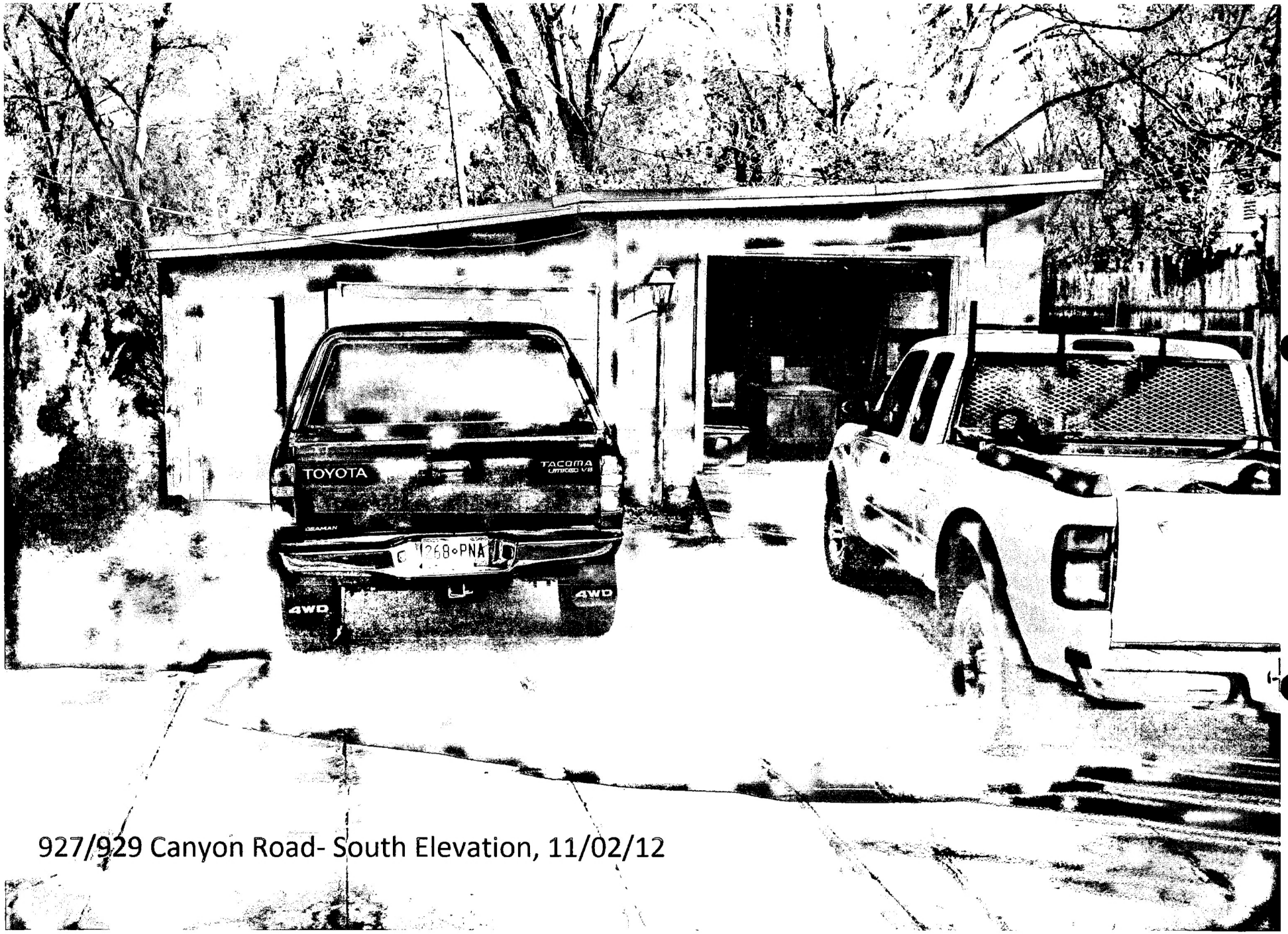
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on August 27, 2013, the decision of the Board was to approve the application as submitted, permitting the demolition of the non-contributing garage. For further information please call 955-6605.

Sincerely,

John Murphey
Senior Planner, Preservation Division

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



927/929 Canyon Road- South Elevation, 11/02/12

927/929 Canyon Road-South and East Elevations, 11/02/12

927/929 Canyon Road-North Elevation, 11/02/12

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7-29-13

Property Owner of Record: Joe R. Bach

Applicant/Agent Name: Joseph D. Gonzales P.O.A.

Contact Person Phone Number: 505 983 5697

Site Address: 929 Canyon Road

Proposed Construction Description: Demolition of Concrete block Garage

TOTAL ROOF AREA:

Zoning District: RAC

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.

Joseph D. Gonzales P.O.A. [☐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.

Joseph D. Gonzales P.O.A. 7-29-13
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: _____ NA

Zoning Approval:
☒ **Preliminary Approval ☐with conditions ☐ Rejected**
Comments/Conditions: garage demolition

REVIEWER: Tamara Baer **DATE:** 7/30/13

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

City of Santa Fe, New Mexico

memo

DATE: August 27, 2013

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-074

Address: 927/929 Canyon Road
Historic Status: Noncontributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposal Letter
___ District Standards and Yard Wall and Fence Standards	___ Vicinity Map
_x_ Historic Inventory Form	___ Site Plan/Floor Plan
_x_ Zoning Review Sheet	___ Elevations
___ Other: Letter from City building inspector	_x_ Photographs
	___ Other:

STAFF RECOMMENDATION:

Staff recommends approval to demolish the garage, as the request meets Section 14-13.4, "Demolition of Landmark or Historic Structure," (C) and (G).

BACKGROUND AND SUMMARY:

Located near the back of the property, down a concrete driveway, the structure is an approximatey 750 sq. ft., two-bay, single-story garage made of concrete masonry units. It is noncontributing to the Downtown and Eastside Historic District

Historical Overview

The east block-built bay was most likely erected prior to 1960, and appears on aerials as a north-south oriented rectangle. Added at some point after 1966, by owner Joe R. Baca, is a second, stuccoed-block bay and storage closet to the west. This was built at a lower height, giving the garage its west-sloping roof. A relative of Baca asserts the addition was made around the same time the main house was constructed in 1967. The garage has doubled in size since 1963. Whatever contributing eligibility the original building may have once had was compromised with the addition. In this regard, does not believe the garage meets the criteria of a Contributing Structure.

Project

The applicant requests a review to demolish the structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-13.4 (C)).

For Item 1, staff asks the Board to refer to the brief statement above and the attached HCPI form. For Item 2, staff asks the Board to review the August 5, 2013 letter from City of Santa Fe building inspector Mike Purdy, who determined the garage "to be in good condition." In regard to Item 3, an archaeological permit is not required, as the structure is less than 75 years old.

The Board's decision is premised on the application of three standards (14-13.4 (G)(1)):

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration

In consideration of the subject structure, it is not of historical importance, nor forms an essential part of a unique streetscape. The garage, however, according to the building inspector is in good condition.

Staff, therefore, recommends demolition.

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
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

August 5, 2013

927 Canyon Road

Demolition request for two car garage

On August 5, 2013 I performed an inspection at the above referenced address on a two car garage approximately seven hundred square feet. The garage has a concrete foundation with masonry block walls and wood frame shed roof. My inspection was a visual observation only. The structure appears to be in good condition structurally and no code violations were present at the time of my inspection.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Michael Purdy, Building Official

Land Use Department / Inspections and Enforcement Division

City of Santa Fe

7/30/13.

City of Santa Fe
Historic Preservation Div.
c/o John W. Murphey

Sir:

The reason for the demolition of Block garage that is now located on 929 Canyon Road is for the purpose to construct a single family Home, now in the Planning stages.

Thank you,
Joseph D. Gonzales P.O.A.

c. 1967

POWER OF ATTORNEY

I, Joseph Ramon Baca, reside at 2400 Legacy Ct. #285, Santa Fe, New Mexico 87505.

I appoint Joseph D. Gonzales, residing at 485 Calle Volver, Santa Fe, New Mexico, 87505 to serve as my attorney-in-fact.

This power of attorney shall not be affected by my incapacity but will terminate upon my death unless I have revoked it prior to my death. I intend by this power of attorney to avoid a court supervised guardianship or conservatorship.

Should my attempt be defeated, I ask that my attorney in fact be appointed as guardian or conservator of my person or estate.

My attorney-in-fact shall have the power to act in my name, place and stead in any way which I myself could do with respect to the following matters to the extent permitted by law:

___ 1. real estate transactions.
___ 2. stock and bond transactions.
___ 3. commodity and option transactions.
___ 4. tangible personal property transactions.
___ 5. banking an other financial institution transactions.
___ 6. business operating transactions.
___ 7. insurance and annuity transactions.
___ 8. estate, trust and other beneficiary transactions.
___ 9. claims and litigation.
___ 10. personal and family maintenance.
___ 11. benefits from social security, medicare, medicaid or other government programs or civil or military service.
___ 12. retirement plan transactions.
___ 13. tax matters, including any transactions with the Internal Revenue Service.
___ 14. decisions regarding lifesaving and life prolonging medical treatment.
___ 15. decisions relating to medical treatment, surgical treatment, nursing care, medication, hospitalization, institutionalization in a nursing home or other facility and home health care.
___ 16. transfer of property or income as a gift to my children for the

purpose of qualifying the principal for governmental medical assistance.

JRB 17. ALL OF THE ABOVE POWERS, INCLUDING FINANCIAL AND HEALTH CARE DECISIONS.

JRB This Power of Attorney shall become effective immediately.

This power of attorney shall not be affected by lapse of time. I agree that any third party who receives a copy of this power of attorney may act under it.

Joe R Baca — 525-28-6038

Joseph Ramon Baca — Social Security Number

Dated: 11/10/10

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 10th day of November, 2010 by Joseph Ramon Baca.

NOTARY PUBLIC

My Commission Expires:

September 16, 2010

CITY OF SANTA FE, NEW MEXICO

Project description: RS 6'WL TO 8'/WD FNC MX HGT 5'9"
Project number: 02-10100040
Case number: H-02-40
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 927 CANYON RD

PROJECT NAMES:

OW - Joe R. Baca
Santa Fe, NM 87501-6121

927 Canyon Rd
505-988-2914

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	NO
PUBLICLY VISIBLE FACADE-NORTH	NO
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H-1118
YEAR OF CONSTRUCTION	1967
PROJECT TYPE (NEW, ADD, ETC.)	FENCE
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	

City of Santa Fe, New Mexico

memo

DATE: April 30th, 2002

TO: Historic Design Review Board Members

VIA: Cyrus Samii, Planning Team Leader CS

FROM: James M. Hewat, Supervisor Planner JMH

CASES #H-02-40

ADDRESS : 927 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards & Yard wall & Fence standards.

_x_ State Historic Survey Sheets

_x_ Other: Wall Height Calculation

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan

_x_ Elevations

_x_ Photographs

___Other

STAFF RECOMMENDATION:

Staff considers the applicant to have demonstrated that a positive finding for each of the six criteria under Section 14-5.2c(5)c of the Code is warranted. As such, staff recommends approval of the requested height exception.

BACKGROUND & SUMMARY:

The applicant was red-tagged on March 12th, 2002 for raising an existing 6' masonry wall with wood fencing to a height of 8' without a permit. After meeting with staff, the applicant has chosen to apply for an exception to the 5',9" high maximum allowable wall and fence height calculated for the streetscape.

As per section 14-5.2 c(5)c (1-6) of the Ordinance, the applicant is applying for an exception to the allowable height of the wall. In order for the exception to be granted, a positive finding must be made for each of the points:

i) *The exception will not damage the character of the Streetscape.*
Response:
The added height and limited span of the wood fencing will not damage the streetscape, or the District as a whole.

ii) *The exception will prevent a hardship to the applicant or an injury to the public welfare.*
Response:
The applicant asserts that allowing the exception will prevent a hardship to the owner by blocking the new construction across the street's view down into the applicant's house; thus improving the privacy the owner has had since he built the house in 1967.

iii) *Allowing the exception will strengthen the heterogeneous by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.*
Response:
Allowing the exception will help ensure the privacy the property has enjoyed for the past 35 years and continued residential use of the property by the applicant.

iv) *The request for the exception is due to special 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 higher grade on the south side of Canyon Road has resulted in the new building directly across the Road looking down onto the applicant's house.

v) *The request is due to special conditions and circumstances that are not a result of the actions of the applicant.*

Response:
The difference in grade and construction of a house across the road are circumstance that are not a result of the actions of the applicant.

vi) *The requested exception will provide the least negative impact with respect to the purposes of this section a set forth in 14-5.2(A)(1).*
Response:
The applicant asserts that the exception is generally consistent with Section 14-5.2(A)(1) of the Code.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1118

building threatened? yes	surveyed date 7-XI-84 by mb	county Santa Fe	ID no. 05161396
field map SFHD-6-1396	number B	UTM reference zone 12 13	easting northing

location description: 927 CANYON

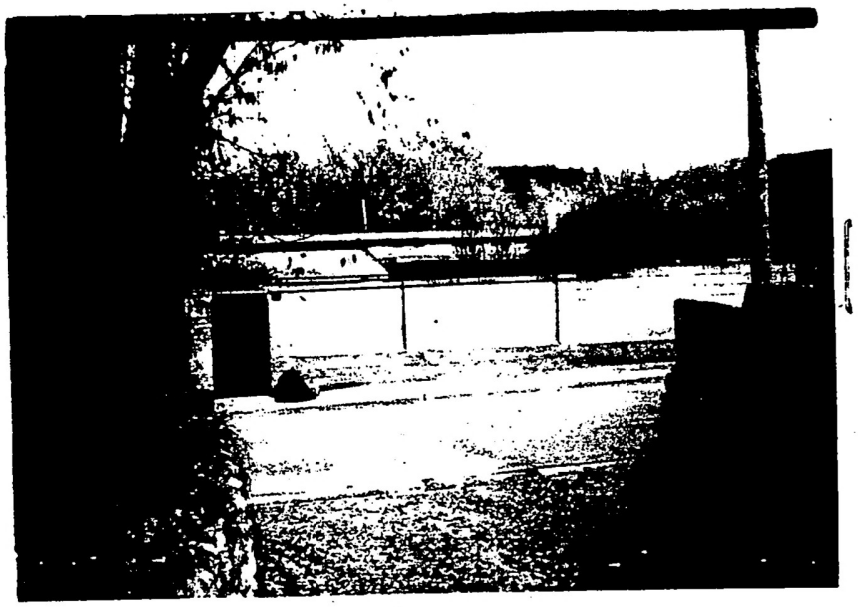
city/town: Santa Fe

land grant/reservation:

building name:

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

film roll by mb no. 15	negative nos. 26	loc. of neg. HPB



plan shape:

date of construction: P ___ estimate 1967 actual

source: (owner)

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style:

foundation material:

wall material/surface:

architectural features:

surroundings: Res Com

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest x none

if eligible, why?

comments:

associated buildings? ___ yes.
what type?

if inventoried, list ID nos.:

see back? ___ yes

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and Intent. **These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].**

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one-foot. ✓

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail.. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a viewshed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (eg. Cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with stepbacks as outlined above.

Open fences (eg. Wire and post, picket) or fenestrated fences (eg. Coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means (eg. Landscaping). These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited (see City of Santa Fe 1999 General Plan).

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

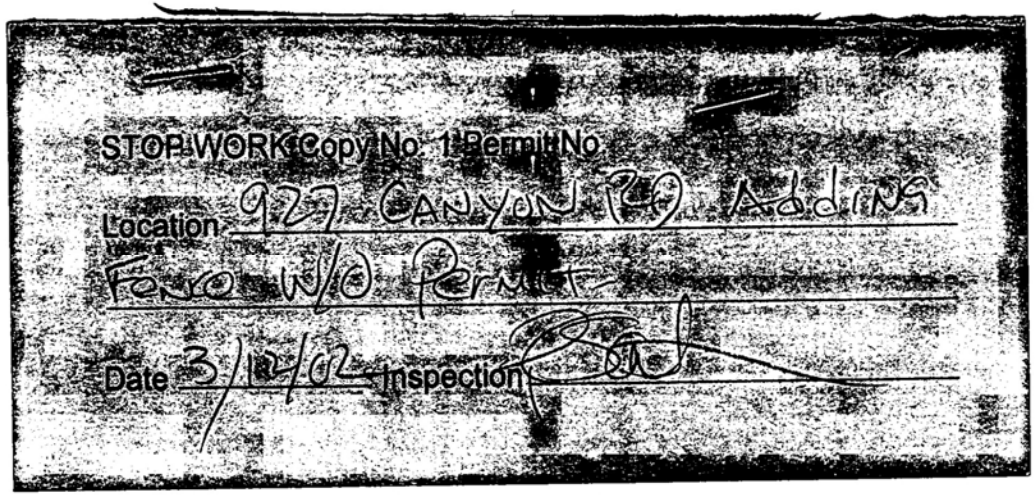
LANDSCAPING (Suggested Options)

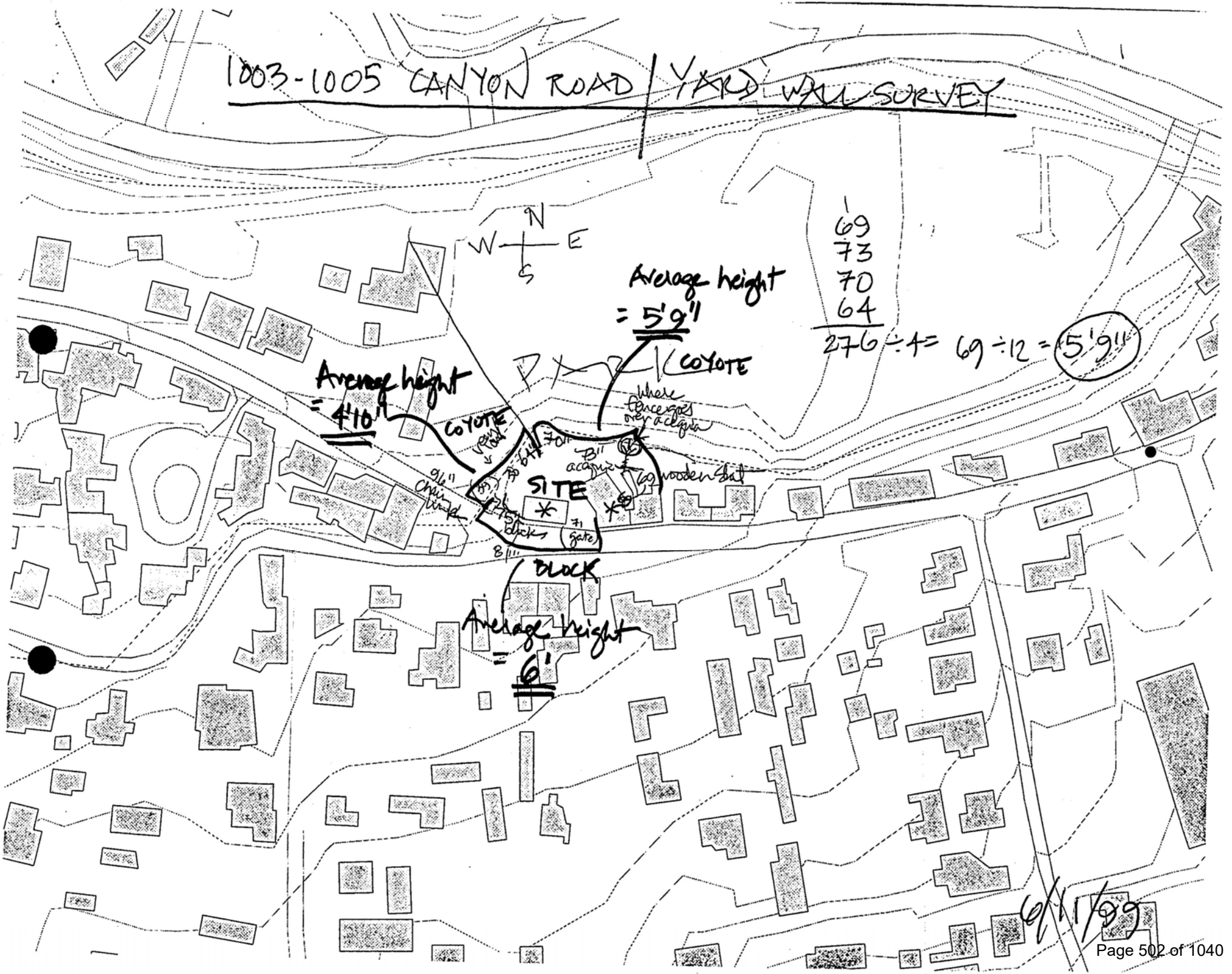
Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or stepback.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged, and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.


STOP WORK Copy No. 1 Permit No.
Location 927 CANYON RD ADDNS
FOR W/O PERMIT
Date 3/12/02 Inspection


1003-1005 CANYON ROAD / YARD WALL SURVEY
N
W
E
S
Average height = 5'9"
COYOTE
Average height = 4'10"
COYOTE
where fence goes over acequia
70"
73" acequia
69 wooden slat
96" chain link
SITE
71 gate
BLOCK
Average height = 6'
69
73
70
64
276 ÷ 4 = 69 ÷ 12 = 5'9"
6/11/99

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 3/20/02

Property Owner of Record JOE R BACA

Applicant Name _____ Phone _____

Site Address 927 CANYON RD - SANTA FE - 87501-61-21

Proposed Construction 21' x 18" WOOD FENCE OVER EXISTING CONCRETE BLOCK WALL - TOTAL HEIGHT EAST END 8' WEST END 8'4"

TO BE COMPLETED BY STAFF:

Zoning District RAC Subdivision _____ Lot ____ Block ____

Permitted Use : ☐ Section # _____
Accessory Use : ☒ Section # 14-8.5
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided N/A Minimum _____ (Rear) Provided _____ Minimum _____
(Left Side) Provided _____ Minimum _____ (Right Side) Provided _____ Minimum _____
(Special Yard) Provided N/A Minimum _____
Density: _____ Open Space: _____

Lot Size: _____ Total Roof Area: _____ Lot Coverage: _____
Height: _____ Wall Requirement: 14-8.5(B) walls outside H 6' max ht

Parking: # Required _____ # Provided _____ Maneuverability _____

Other District Requirements: walls in excess of 6' require approval of a variance by H Board and Board of Adjustment

Preliminary Approved ☐
Preliminary Approval w/ Conditions ☒ additional ht may be authorized with approval of variance only
Preliminary Rejection ☐

Comments: _____

Reviewer PHIL SHAFFER Date 3/19/02 Phil Shaffer

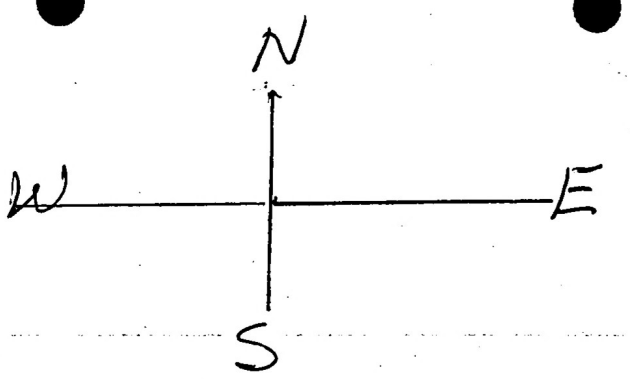
Prepared by: Mmontoya 12/99
Revised 4/3/2001

To. BOARD OF ADJUSTMENT MEMBERS

APPLICATION FOR VARIANCE REQUEST

1. CONSTRUCTION OF A WOOD FENCE 21'ft LONG BY 16"-18" HIGH
2. ANCHORED TO AN EXISTING CONCRETE BLOCK WALL - OVERALL HEIGHT EASTEND 8FT W.END 8'4"
3. REASON FOR VARIANCE REQUEST.
FOR PRIVACY FROM ~~ACCROSS~~ ACROSS THE STREET (924 CANYON RD). BUILDING CONSTRUCTED ON PROPERTY LINE ON TOP OF STONE WALL, WHICH WAS ILLEGALLY CONSTRUCTED AT ~~#~~ THAT TIME AND WAS FINED 50^{00}. THE CONSTRUCTION IS HIGH ENOUGH TO LOOK OVER MY EXISTING WALL FROM TWO LARGE WINDOWS.
THE OWNER OF THE PROPERTY AT ~~#~~ THAT TIME WAS THE GEN. MGR OF LA POSADA - MAY OR OWNER OF LAPOSADA ON PALACE AVE
4. PICTURES OF MY FENCE ARE ENCLOSED
5. WHEN I WAS ENCOSING MY PORTAL WITH GLASS IN 1996 RUDY GALLEOS ~~CAME TO SEE~~ FORMER EMPLOYEE OF THE PERMIT OFFICE I TALKED TO HIM ABOUT THE PROBLEM AND ASKED HIM ABOUT WHAT I WANTED TO DO ~~A~~ HE AGREED THAT I ~~SHOULD~~ COULD DO IT.
THE REASON I DID THE WORK AT ~~#~~ THIS TIME IS BECAUSE I HAD TO HAVE TWO

MAJOR BACK SURGERIES & A TOTAL HIP REPLACEMENT. INJURIES DO TO WW II



PALACE AVE

ALAMEDA →

SF RIVER

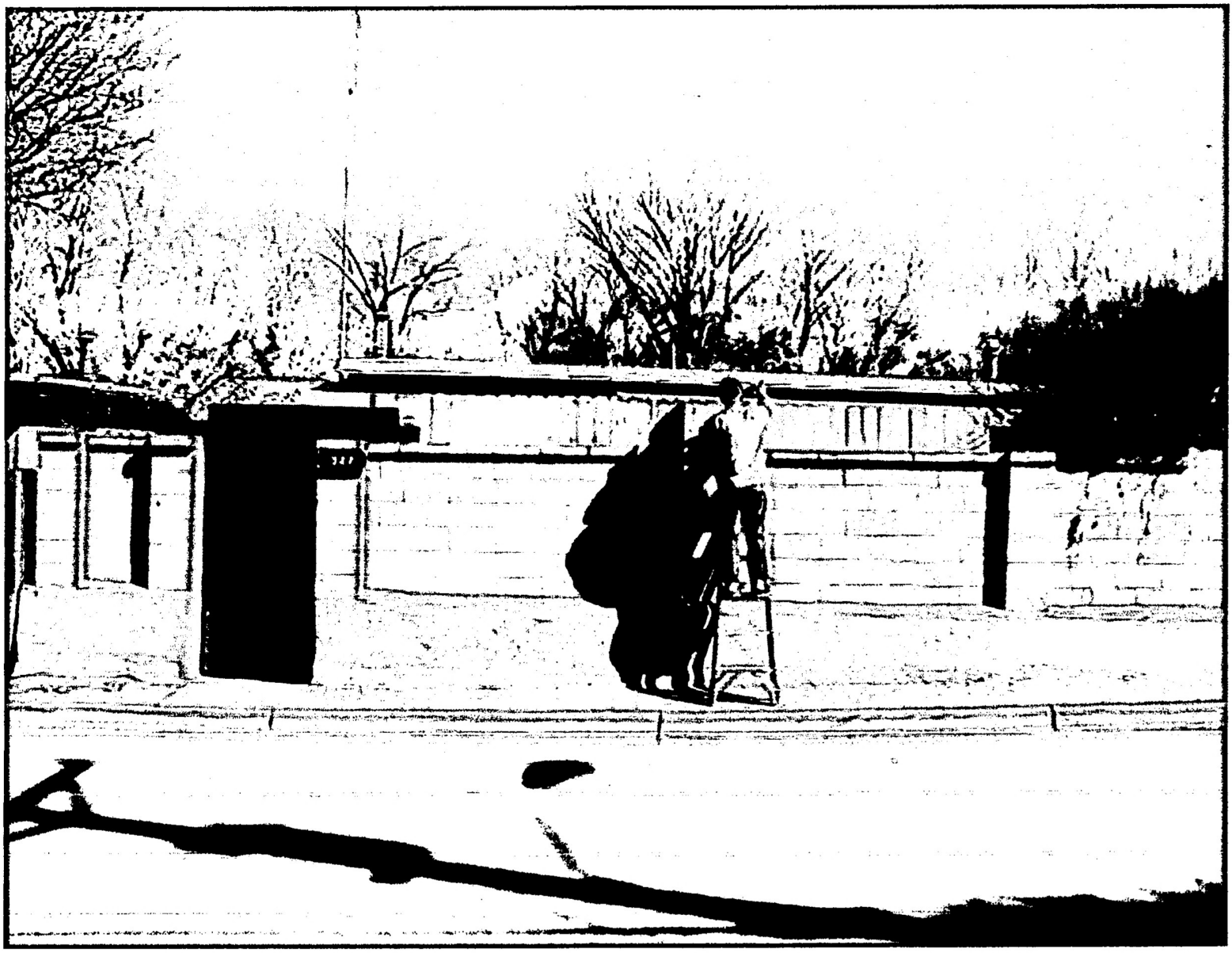
BACA PROPERTY

901-905-907-909-917-923-~~925~~-927-943-945

PARK

CANYON RD

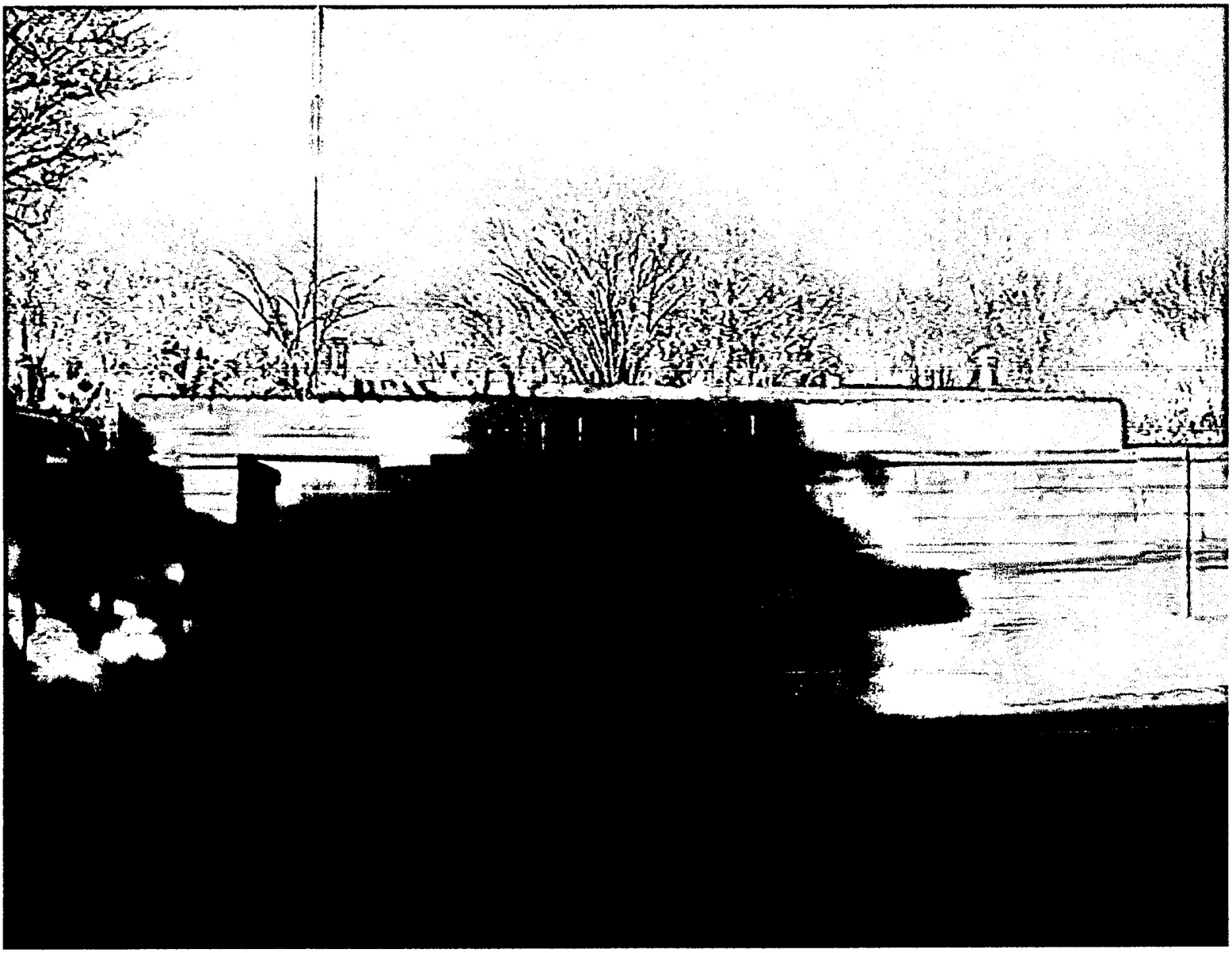
924 PROPERTY IN QUESTION



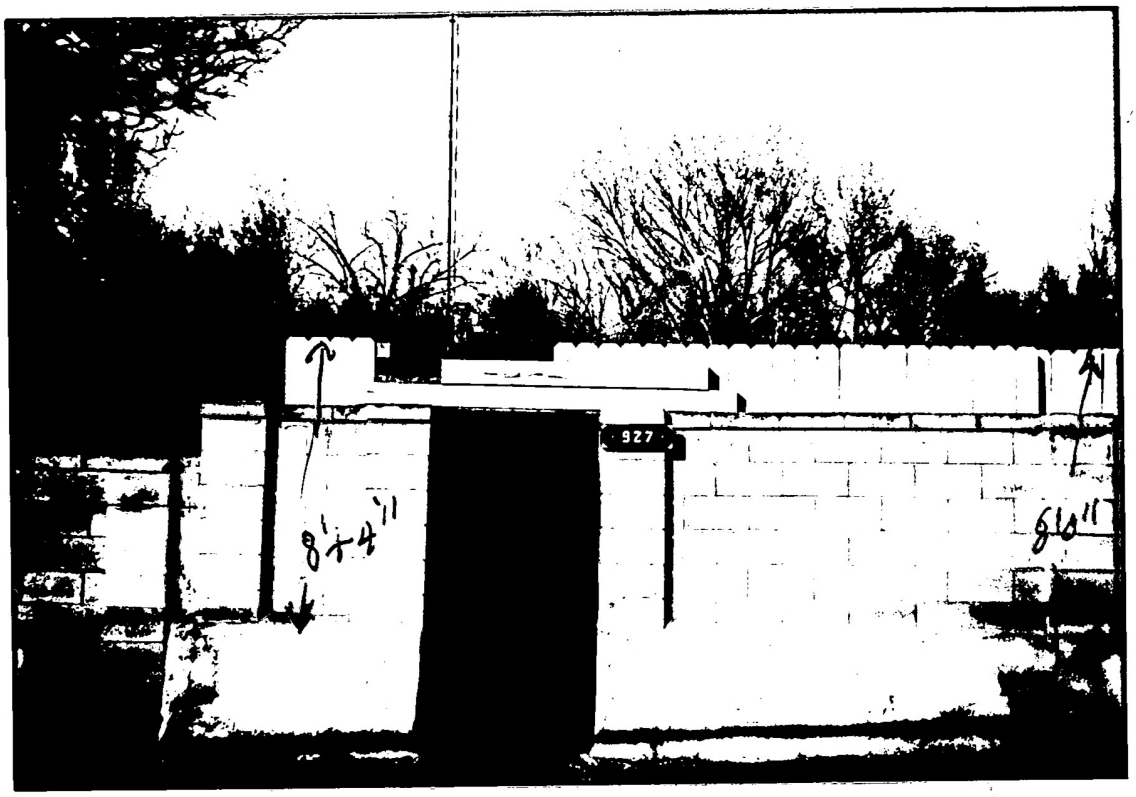
927 CANYON ROAD

MARCH 10, 2002

(NOTE NO FENCE TO left OF GATE)

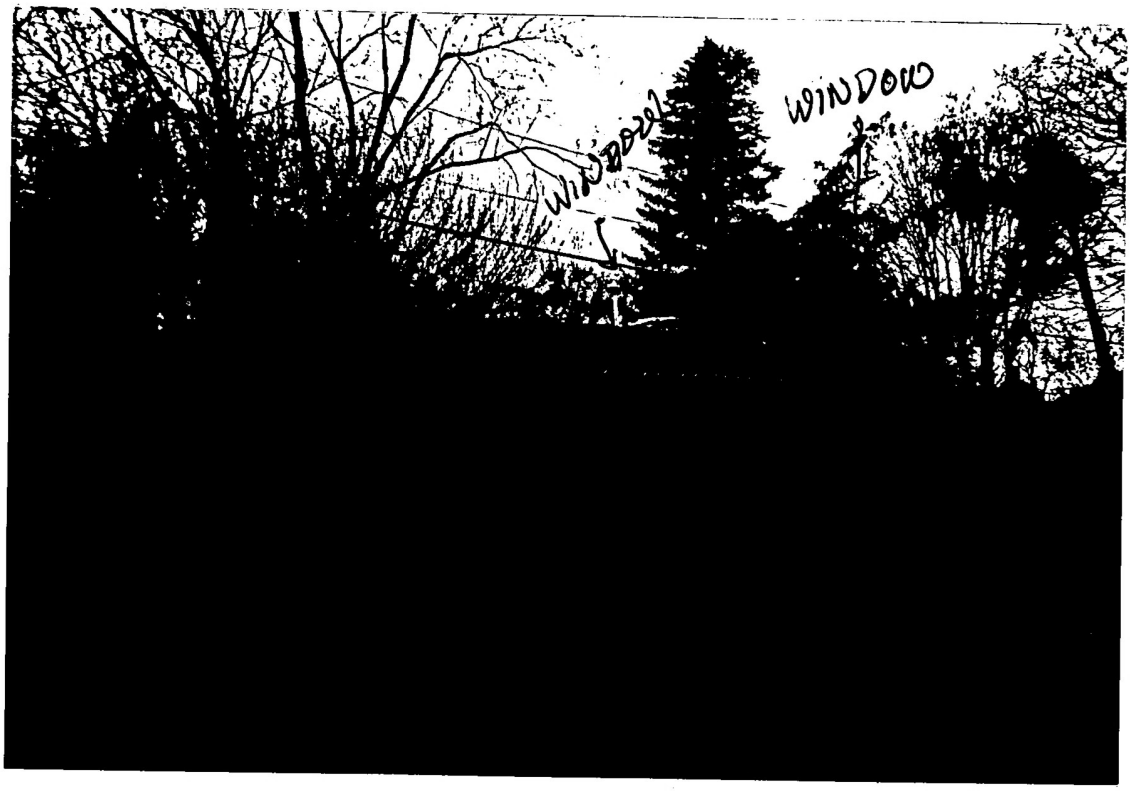


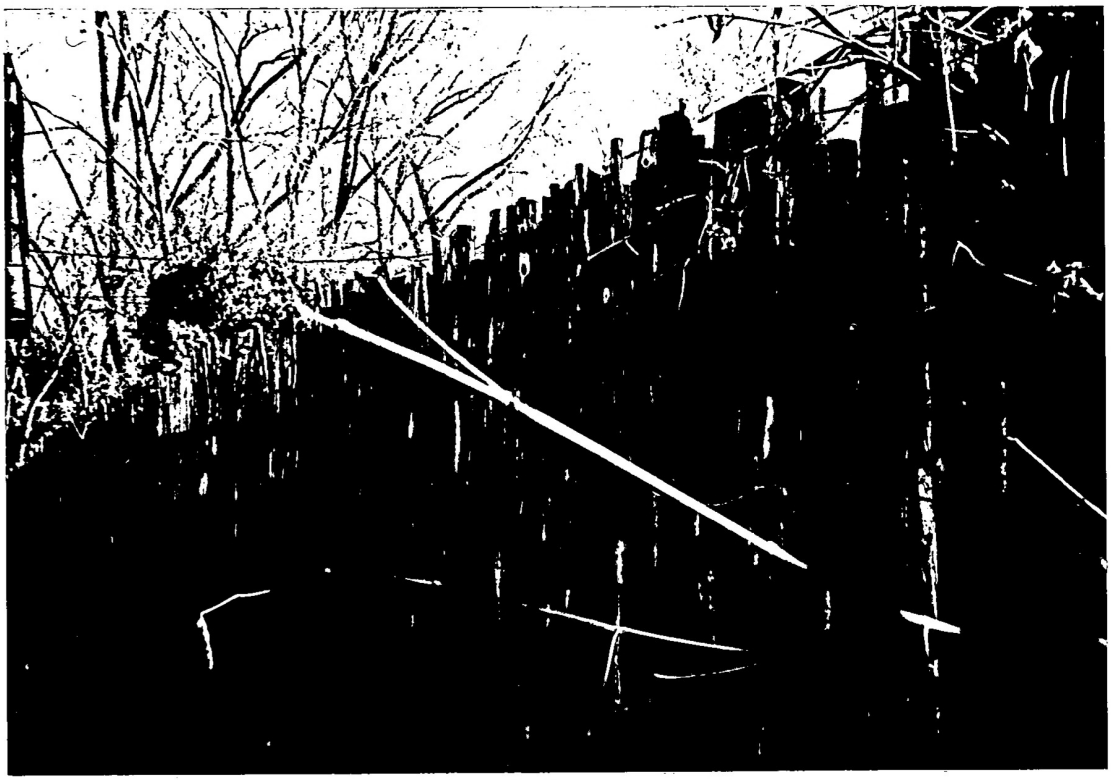
927 CANYON ROAD
MARCH 11, 2002
(NOTE FENCE added ABOVE and to left of GATE)


927
8'+4"
8'6"






WINDOW





CASE OVERVIEW

Project# H-02 -40

Project Address 927 Canyon Rd

Proposal TO RAISE AN EXISTING 6' WALL TO 8' IN HEIGHT USING WOOD FENCING. MAXIMUM ALLOWABLE HEIGHT = 5'9". APPLICANT IS REQUESTING AN EXCEPTION TO THE HEIGHT AS PER SECTION 14-5.2C5C of The Code.

PROJECT DATA

Historic District: Downtown & Eastside Historic Status: N

Historic Visible Façade: E W N (S)

Historic District Survey Number: H-1118

Year of Construction: 1967

Project Type (New, Add, Etc.) FENCE

Use, Existing: RESIDENTIAL

Use, Proposed: RESIDENTIAL

Historic Building Name:

Project #: 02-10100040 Date of Appl: 3/02

Project Description:

Owner: Joe R. Baca Phone: 505-988-2914

Address: 927 Canyon Rd

City,State,Zip: Santa Fe, NM 87501-6121

Applicant: Phone:

Address:

City,State,Zip:

COVER LETTER
ASK FOR A HEIGHT
EXCEPTION
SECTION 14-70.22.

HISTORIC DESIGN REVIEW BOARD
APPLICATION PACKET

In an effort to assist you with your application and to ensure a more timely and efficient case review for your submittal to the Historic Design Review Board please follow the directions below:

- **PRE-APPLICATION MEETING**

Applicants are requested to have a preliminary on-site review meeting with a Historic Preservation Case Planner. Discussion with the case planner should include all aspects of the proposed work.

For appointments please call:

Alysia Abbott
Historic Preservation Planner
(505) 955-6577

James Hewat
Historic Preservation Planner
(505) 955-6657

CALL 1 – 2 WEEKS PRIOR TO THE DATE YOU WOULD LIKE TO MEET WITH A CASE PLANNER

- **PRELIMINARY ZONING REVIEW**

All applications must include confirmation by the zoning officials in the Permit and Development Review Division regarding outstanding zoning issues for your project. The enclosed Preliminary Zoning Review Worksheet must be filled out and signed by one of the following zoning officials:

ALL NEW CONSTRUCTION
Residential and Commercial: Phil Shafer, Planner – (505) 955-6654

ADDITIONS/REMODELS/FENCES OR YARD WALLS
Residential: Andy Sandoval, Building Plan Reviewer – (505) 955-6507
Commercial: Gilbert Catanach, Building Plan Reviewer – (505) 955-6516

The Preliminary Zoning Review Worksheet is not intended to assign final zoning clearance to a project. Rather, it is intended to identify potential zoning issues early in the design phase. Preliminary zoning review is based on information provided by the

applicant. It does not constitute a thorough review of official records for: conditions of safeguards, building permit, or certificate of occupancy. Applicants are advised to pursue an independent search of official documents to verify property restrictions and applicable codes.

- **SUBMITTAL REQUIREMENTS FOR ZONING REVIEW**

- Vicinity map.
- Scaled site plan/improvement survey depicting bearings and distances of property lines, width and type of easements, street location, property access, existing and proposed improvements, parking, walls, fences, window locations, existing and proposed roof area, and lot square footage.
- Existing and proposed floor plan with all improvements indicated.
- Dimensioned building elevations.

The following items are included in this packet:

ATTACHMENTS (included in this packet):

- ***SCHEDULE*** indicating the Historic Design Review Board meeting dates and respective submittal deadlines.
- ***HDRB APPLICATION FORM.***
- ***PRELIMINARY ZONING REVIEW FORM.*** Must be submitted with proposal.
- ***VICINITY MAP*** for you to indicate where the project site is located.
- ***SITE PLAN, FLOOR PLAN, AND ELEVATION PLAN.*** Samples.

THE FOLLOWING ITEMS ARE REQUIRED IN YOUR SUBMITTAL PACKAGE:

- ***APPLICATION FORM***

- ***PRELIMINARY ZONING REIVEW WORKSHEET***

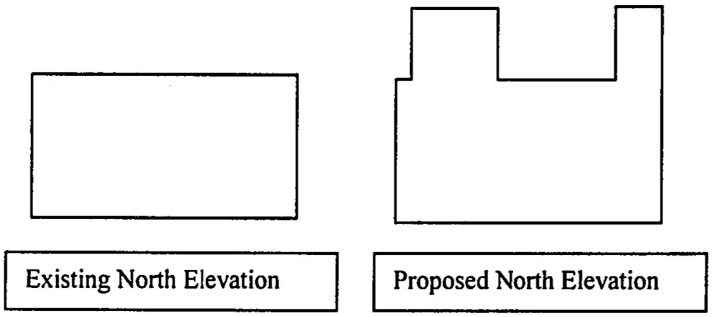
- ***PROPOSAL LETTER*** explaining the proposed project. Include details about colors and finishes, type of windows, etc., and a brief paragraph that explains the architectural history of all modifications for proposed building(s). (i.e. date of construction, chronology of alterations it has received, etc.)

- ***SITE PLAN.*** One (1) copy to scale, Two (2) copies reduced to 8 ½" X 11" size. Submit site plan so as to show relationship to street. Include a **graphic** scale.

- ***FLOOR PLAN.*** One (1) copy ¼" scale, Two (2) copies, reduced to 8 ½ " X 11" size. Floor plan(s) must be adequately dimensioned and clearly indicate (label) the existing construction, if any, and the new construction. Include a **graphic** scale.

- ***ELEVATIONS.*** One (1) copy ¼" scale, Two (2) copies, reduced to 8 ½ " X 11" size. Elevations of the existing construction must be submitted. The elevations must clearly show the new construction and/or proposed alterations. Drawings must also indicate all window/door openings, distances of separation between such features, and distances of such features from building corners. Please label new and/or proposed alterations or construction as appropriate. Include a **graphic** scale. Please place existing and proposed elevations on the same page.

i.e.



- ***PHOTOGRAPHS.*** Photographs illustrating the project site (in the case of new construction) and all existing elevations of the building undergoing renovation should be submitted. We also request a context view of the building from the street be included that illustrates the building and its immediate vicinity. **PLEASE ATTACH TO 8 ½ " X 11" PAPER AND LABEL EACH PHOTOGRAPH.**

NOTE: **Please submit Site Plan, Floor Plan and Elevations drawn to one-quarter inch (1/4" = 1'0") scale for all projects except large commercial projects which may be drawn to one-eighth inch 1/8" = 1'0") scale.**

THE APPLICANT/OWNER MUST ATTEND OR BE REPRESENTED AT THE SCHEDULED PUBLIC HISTORIC DESIGN REVIEW BOARD MEETING.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DIVISION OFFICE (505) 955-6605

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: October 18, 2021

To: Building Permit Division

From: Daniel Schwab

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 allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 927 CANYON RD, Santa Fe, NM 87501

Case Number: 2021-004197--ADMIN

Contact Name: Joseph Gonzales

Phone Number: **Email:**

Approved Scope of Work: *iron gate with wood slats, 4 feet high, 20 feet long.*

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

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Date: May 03, 2021

To: Building Permit Division

From: Nicole A. Ramey Thomas

Nicole Thomas, Contractor

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 allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 927 CANYON RD, Santa Fe, NM 87501

Case Number: 2021-003507--ADMIN

Contact Name: Joseph Gonzales

Phone Number: 505-660-8007 **Email:** joedwight@comcast.net

Approved Scope of Work: *Extension of HDRB approval from 2015 (H-15-086). Applicant has made no changes to the design that was approved. Refer to approved plans from 2015.*
East Elevation
Replace basement window (L)
West Elevation
Replace basement window (N) and add window (K)
North elevation
Replace existing door with a French door, replace window (M), instead of French door (15) replace with a window to match window style of (M).

Demolition of porches will no longer take place. The only change to the porches on the west and south will be to replace the existing pro-panel roof with new propanel (gavanized metal) and the posts on the west porch.

Re-stucco the north, east, and west walls of the house. Stucco will be El Rey "Buffalo."

If other changes occur then the applicant will need to apply for administrative or HDRB approval for redesign.

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

~~Original~~ Amended 11/14/16 Full Scale

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

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Date: November 9, 2016

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Nicole Ramirez Thomas, HPD Planner Senior NRT (STAFF INITIALS)

Date Submitted: November 8, 2016

Contact Name: Joseph Bienzobas

Phone Number: 660-8007

Project Address: 927 Canyon Road

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

-> Coyote fence to a height of 61" instead of the CMU wall that was approved by the Board. Fence will have irregular latilla tops. Also, fence at NE corner of property will be no higher than 6 feet tall.

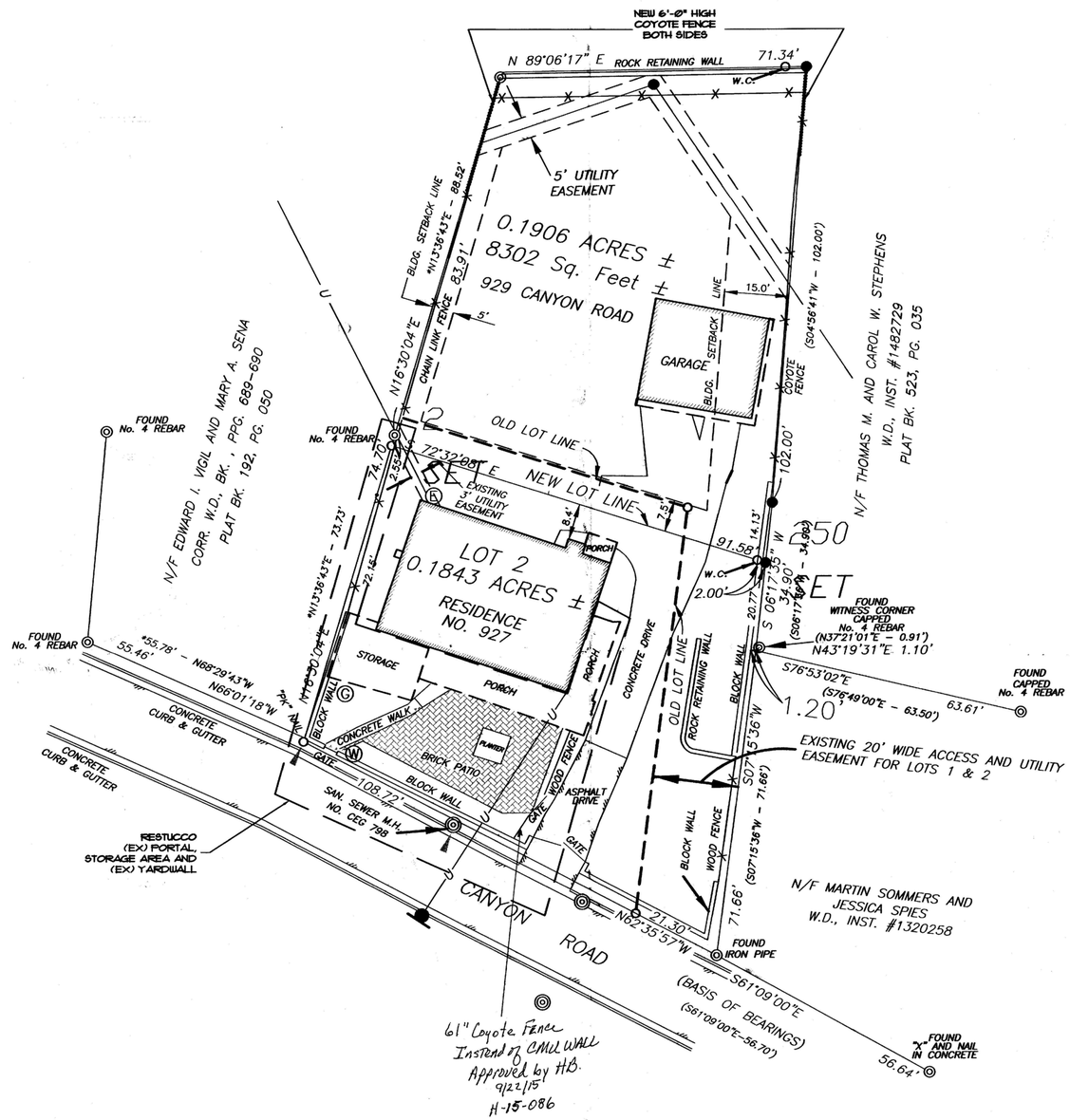
-> Exterior light next to the sunroom entry door and an exterior motion sensor light on the SE corner of the sunroom.

-> Installation of 6 recessed lights in outside porch.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED DR
☑ Yes	☐ No	ROUTE TO HISTORIC DIVISION DR
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION DR
☑ Yes	☐ No	FINAL HISTORIC INSPECTION DR

927 Canyon Rd
11.7.16



SITE PLAN

SCALE: 1/16" = 1'-0"

64'-0"

NORTH

0' 5' 10' 20'

9.6.11
PZ Comm LCG

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com

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CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

PROJECT NO.	15-16		
CHECKED BY	EE	DATE	10/18/16
DRAWN BY	HR	DATE	10/18/16

SHEET TITLE

EXISTING AND PROPOSED SITE PLAN

SHEET NO.

C-1

Full scale

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: June 14, 2016

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Nicole Ramirez Thomas, HPD Planner Senior NRT (STAFF INITIALS)

Date Submitted: June 14, 2016

Contact Name: Steve Rivera

Phone Number: 505-690-0819

Project Address: 927 Canyon Road

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

Construction of an 875 sq ft concrete parking pad; color of concrete will be "San Diego Buff."

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION DR
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION DR
☑ Yes	☐ No	FINAL HISTORIC INSPECTION DR

June 7, 2016

To:
City of Santa Fe Historic Preservation Division

From Owners:
Joseph D. and Mary L. Gonzales
485 Calle Volver
Santa Fe, NM 87505

Project Location:
927 Canyon Road

To whom it may concern,

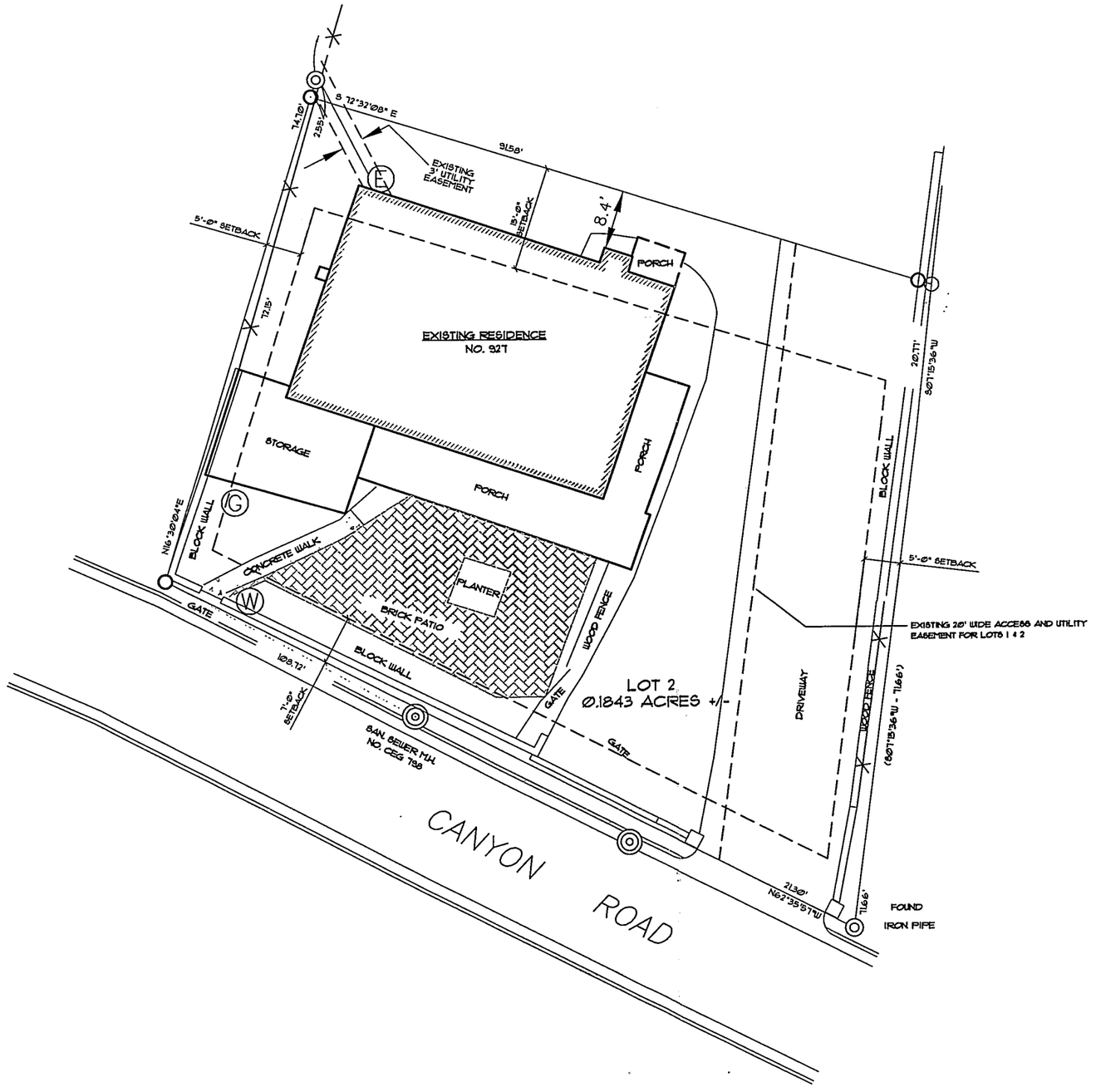
We the owners of the property located at 927 Canyon Road would like to request the approval from the Historic Preservation Division, to construct approximately 875 sq. ft. concrete pad for parking, as described by our contractor Green Desert Builders (Steve Rivera).

Thank You,

Joseph D. Gonzales

Joseph D. Gonzales

RECEIVED
JUN 14 2016



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10' NORTH

AUG 24 2015

JUN 14 2016

AUG 21 2015

Land Use

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
E-MAIL architecturalalliance@archallinc.com
WEBSITE www.archallinc.com

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

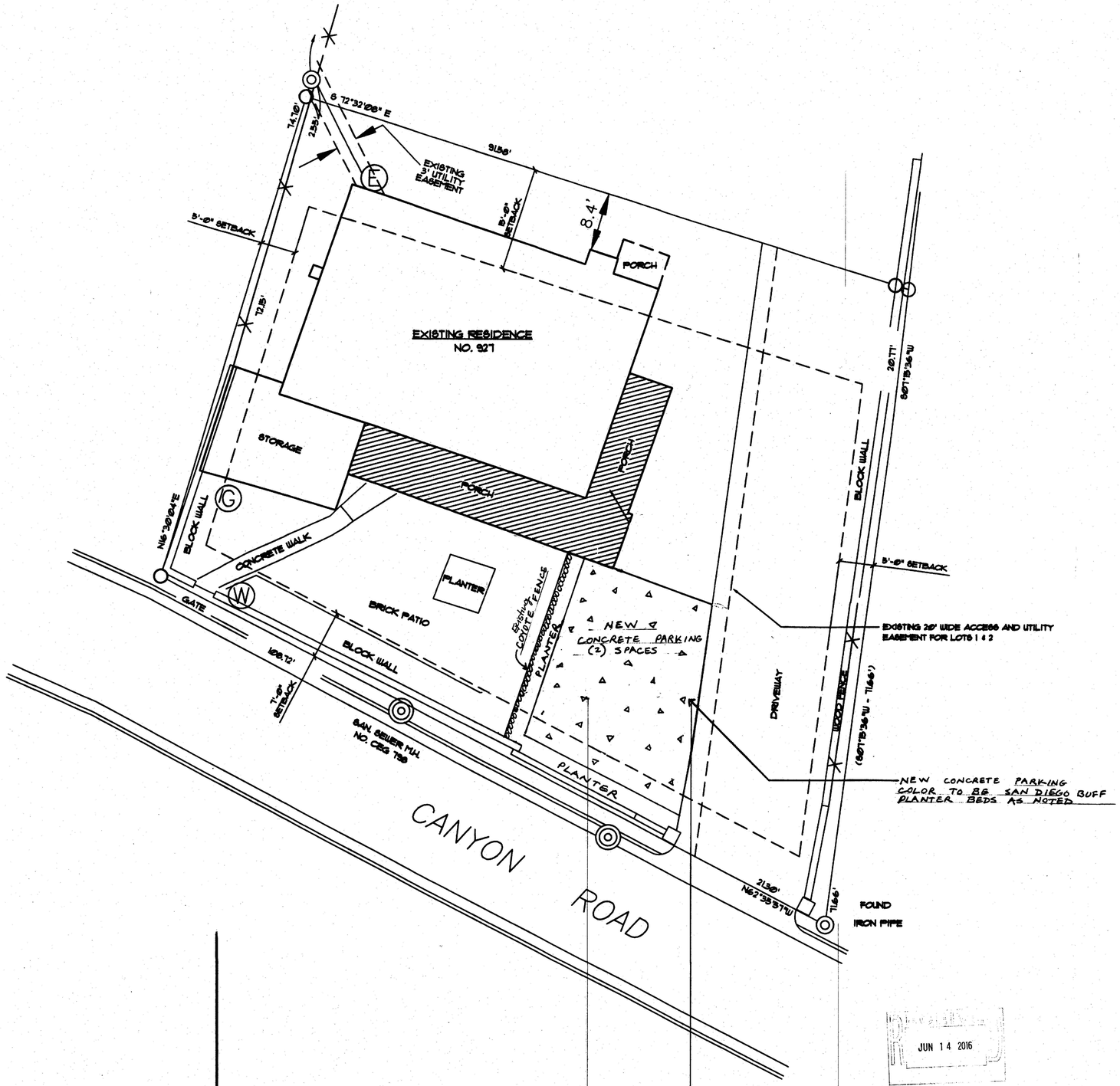
PROJECT NO.	15-16		
CHECKED BY	EE	DATE	7/17/15
DRAWN BY	HR	DATE	7/17/15

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"
32'-0"

6.14.16
927 Canyon Rd

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

E-MAIL architecturalallianc@archallinc.com
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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road
Santa Fe, NM 87501

PROJECT NO.	15-16		
CHECKED BY	EE	DATE	10/14/15
DRAWN BY	HR	DATE	10/14/15

SHEET TITLE

PROPOSED SITE PLAN

SHEET NO.

C-1.1

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager, GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LgM

2025-011229-HDRB, 815 Dunlap St., Westside-Guadalupe Historic District, contributing, Christopher Purvis, agent for Michael Zimber, owner, proposes to replace and repair windows, remove the greenhouse, and stucco. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [board action letter from status case]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [window assessment]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to Section 14-5.2(D)(5)(a) for replacing historic windows on primary facades and recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Sample motions:
Two motions will be required in this case. One motion is required for the exception to 14-5.2(D)(5)(a) for replacing historic windows, and one for the elements of the project that do not require an exception.

a. In case 2025-011229-HDRB, for 815 Dunlap Street, approve/deny the exception to 14-5.2(D)(5)(a) for replacing historic windows, finding that the exception criteria have/have not been met
b. In case 2025-011229-HDRB, for 815 Dunlap Street, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for the property is defined as extending from the intersection of Irvine Street to the edge of the historic district, approximately one hundred feet on the west side of South St. Francis Drive. The road has a sidewalk on the south and an unpaved walking space on the north. The street is lined with medium-to-high yard walls and fences. The yard walls are stuccoed to

match the residence with which they belong. The fences are a combination of coyote, plank, and chain link. The heights of the yard walls and fences range from 40” to 72”, with the street average being 60”. The properties are mostly residential, with only two commercial structures at the corner of South St. Francis Drive. The properties vary in size and most have multiple structures with sides of structures close to the property line, but the fronts are set back from the street, with most setbacks at greater than fifteen feet. The buildings tend to be vernacular or pitched, except for a couple of Spanish Pueblo Revival. The streetscape is an even mix of flat, pitched, and shed roofs. The colors of the stucco vary greatly from a very pale-yellow tan to a dark grey brown. The trims tend to be brown or white. The wood elements are either a natural tone or brown.



Figure 2: Street View of Residence

Site Description:
The 1,360 sq. ft. single-family residence at 815 Dunlap Street is listed as contributing to the Westside-Guadalupe Historic District with the east, west, and south as primary facades, excluding the door opening and greenhouse on the south elevation and the non-historic materials. The two accessory structures in the rear are listed as non-contributing.

The single-story main residence was constructed of adobe in the 1930s with a 1940s addition on the north elevation. The 1940s addition appears to have been constructed to have interior access to the basement. A solar greenhouse was constructed sometime in the 1970s/1980s on the south elevation (see 2025 HCPI aerials). This greenhouse addition created a door where there was once a window.

The residence is designed with a flat parapet with deep undulating points that conceal a low gabled roof. It originally had vigas that protruded on the west elevation, which were removed after 1985(see figure 2 below). There is also evidence of the bathroom window on the west elevation being altered and the infill of a northeastern window after 1985. The windows all have concrete lug sills. For the most part, the windows are wood windows with one vinyl window centered in the west elevation and one steel casement window on the north elevation.

The 1940s addition does not maintain the deep undulating points nor canales. It also has never had protruding vigas. The windows are higher on the structure than those of the 1930s construction. On the north elevation of the addition, there appears to have been an overhang or cover of some sort attached above the door, which has since been removed (see photo 10 of the 2025 HCPI). However, the 1940s addition does have the concrete lug windowsills, except for the window on the northeast corner next to the door. This window is not inset and appears to be a newer installation than the other windows.

In the northwest corner of the property sits a 600 sq. ft. wood frame garage structure, and in the northeast corner of the property sits a 400 sq. ft. adobe, accessory structure. These accessory structures are not the subject of this request.

PREVIOUS CASE SUMMARIES:

ARC:
No Archaeological clearance has been issued for this property.

HDRB:
In case 2025-010291-HDRB, the property was reviewed status of the buildings. The Board designated the residential structure contributing and the east, west, and south elevations as primary, excluding the door opening and greenhouse on the south elevation, and excluding the non-historic materials. They also designated the storage structure and the garage units as non-contributing. The Board noted that if the greenhouse were to be removed, they would like the door behind it to be returned to a window.

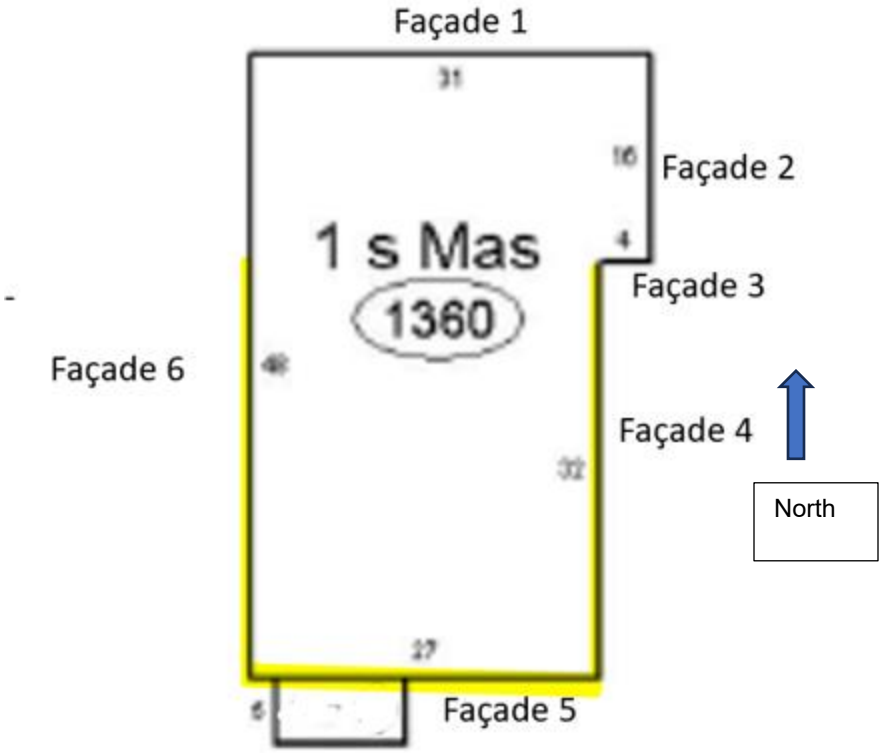


Figure 3: Façade Map primaries highlighted in yellow.

ADMINISTRATIVE:
In an approval issued in 2016, the residence was approved to construct a 48" high coyote fence with pilasters to enclose the southeastern portion of the lot in front of the residence.

APPLICANT'S REQUEST:
The applicant proposes to:

1) Replace windows and doors, including historic windows on the primary facades. The windows will be white K-Kron painted wood TDL insulated glass, with simulated divided lites in lite patterns to match the existing windows. An exception is requested to section 14-5.2(D)(5)(a) for replacing historic windows.
    a. Window C is historic and restorable. The applicant proposes rehabilitating the window.
    b. Windows G and K are non-historic and will be replaced.
    c. The applicant and window assessment states that windows A, B, D, E, F, H, I, J, and L are historic but are beyond repair. The applicant requests that all these windows be replaced.

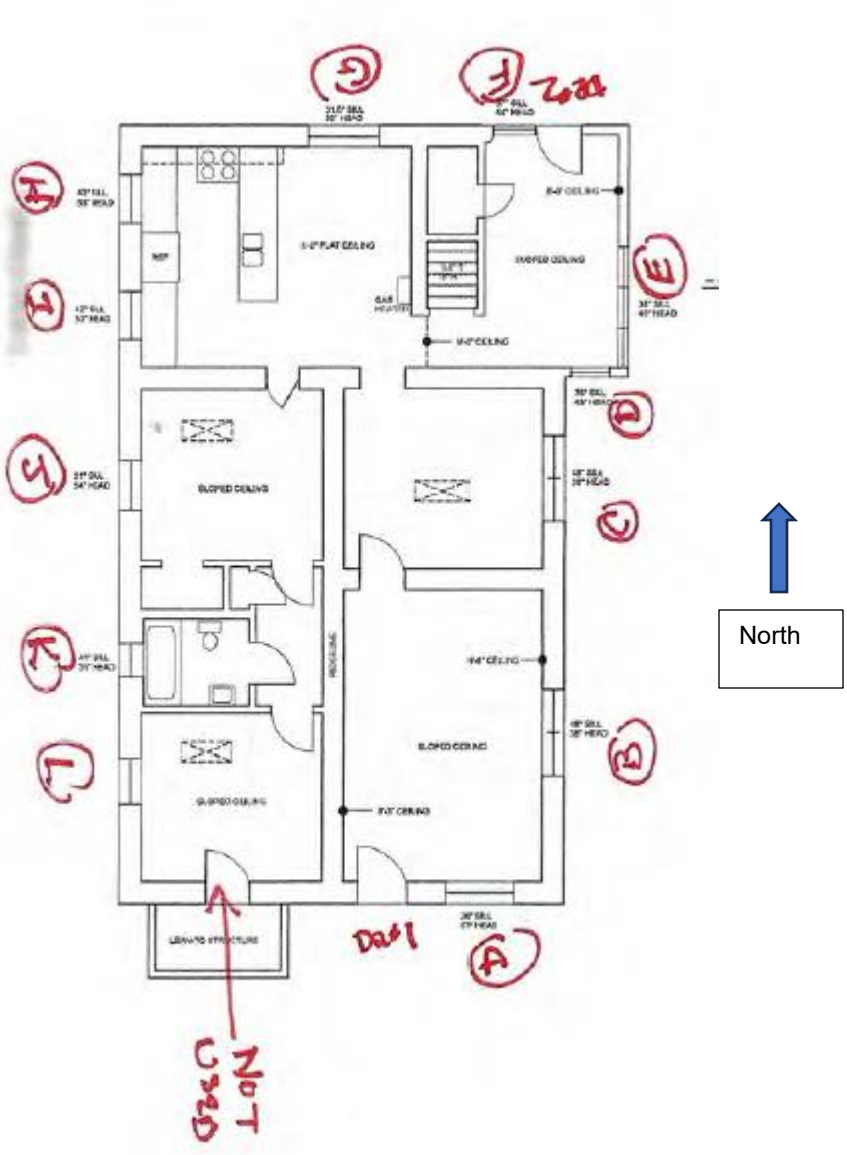


Figure 4: Window Schedule

2) Remove the non-historic greenhouse structure on the primary façade
3) Reestablish the window on the left of the door of the south primary façade located behind the existing greenhouse, which is a non-historic door (located in Figure 4 as the door noted "not used").
4) Stucco the residence using cementitious Buckskin.
5) Install ground-mounted HVAC.
6) Install a 48" high coyote fence on the north of the residence to screen the HVAC.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows on a primary façade.

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

Applicant Response: This proposed window replacement is necessitated by the deteriorated condition of the wood in the window does not damage the streetscape because the opening and glass pattern are unchanged, and the durable paint on the wood allows for the continued look of a wood window while providing the same pattern of visual interest to that portion of the street.

Staff Response: Staff finds that this criterion is met. The lite patterns of the replacement windows are proposed to match those of the original windows. The residence will appear the same with the new windows as with the existing ones; therefore, the character of the district will not be harmed.

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

Applicant Response: This proposed window replacement allows the homeowner to have a functioning window in place of ones that are beyond repair, according to the window assessment. Not having functioning windows would be a hardship.

Staff Response: Staff finds that this criterion is met. The window assessment shows that all except one window is beyond repair. This would cause hardship for anyone to reside in the residence.

(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 window replacement allows for the strengthening of the heterogeneous character of the city by allowing a residential building to continue to be used for its original purpose, with all its parts functioning properly. This makes the historic building able to be used long into the future and is part of the full range of design options that should be available for residents to continue to live in this location.

Staff Response: Staff finds that this criterion is met. Replacing inoperable windows will ensure that the residence can be occupied. All except one window shows in the assessment as not being operable.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that

footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop 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 a 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.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever 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, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation.

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic, or mansard roofs are not allowed.

(d) 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, 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 as follows:

(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 the 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.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(f) *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 block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.

(g) *Greenhouses*

(h) 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 that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*.

(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 the erection, alteration, or demolition 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, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: February 10 2025

For HPD Office use only: HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417 4. County: Santa Fe Parcel # 12422016
5. Property Type: _x Buildings: 1 house, 2 outbuildings __ Structures: __ Site __ Object		
6. Date of Survey: January 26, 2025		
7. Previous Survey Date(s): _x_Yes: August 1985, Susan Lopez __ No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6861507,-105.9561845		

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of front, south elevation. February 1, 2025.

11. Brief Description of the Property:

Constructed in the late 1930s with a rear mudroom added in the 1940s, 815 Dunlap Street sits about 200 feet west of St. Francis Drive, a 1960s highway dividing the Westside-Guadalupe neighborhood. The house is a one-story adobe rectangle that sits near the front of its lot. It faces the street with a lopsided façade caused by a non-historic solar greenhouse on the left side. The side elevations are more consistent but have also undergone alterations. The lower-roofed rectangle mudroom is attached to the back of the house. The home has two bedrooms and one bathroom, encompassing approximately 1,360 square feet. Lining the back wall is a frame garage and storage structure connected to an adobe outbuilding. These structures are accessible via a driveway running along the west side of the home. The house is designated Non-Contributing to the Westside Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Rental

13. Construction Date:
Date: Late 1930s, with likely 1940s rear addition
__Known _x_ Estimated Source: deeds, city directories, and aerial photographs

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: Current owner: Michael Zimbler and Christopher Purvis, consulting architect

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

Current owner: Michael Zimbler

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: two sheds
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe 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: Old # 051613417
Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 26, 2025

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; basement under mud room

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

9. Roof: __ N/A

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

10. Window Types House

Operation	Material	Glazing	Number
Casement: outswing	Wood	8 - grouped	3
Hung-Sash	Wood	6/6	11
Hung-Sash	Wood	8/8	1
Sliding	Vinyl	1-1	1
Combination	Steel	3C-1F-3C-4T	1
Cellar	Wood	3	1
Cellar	?	?	1

11. Door Types House

Type	Style	Material	Number
Single-Leaf	6-Panel	Metal	1
Single-Leaf	10-Light	Wood	1
Single-Leaf Not Visible	12-Light	Wood	1

12. Chimneys x wall chimney, north elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1940s; addition of north mudroom; aerial photographs.
#2 Date: post-1978; addition of solar greenhouse and resulting creation of second front door; aerial photographs and current owner.
#3 Date: post-1978; connection of rear outbuilding; aerial photograph.
#4 Date: post-1985; replacement (or swap) of current front door; 1985 HBI and material evidence.
#5 Date: post-1985; removal of west elevation vigas and alteration of window at bathroom; 1985 HBI and material evidence.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

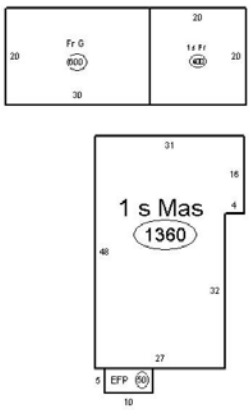
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Not available. Santa Fe County Tax Assessor Sketch Map.



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: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417
		4. County: Santa Fe
		5. Date of Survey: January 26, 2025

Architectural Description Continued

South (Front) Elevation

What first catches the eye is the bulky attached greenhouse. Measuring 50 square feet, this c.1970-80s addition disrupts the modest composition and balance of the building's façade (Photo 2). Built for growing food, its fiberglass panels are now clouded with a color reminiscent of aged parmesan (Photo 3). Behind the greenhouse and visible only from the interior is a 12-light door, which may have been relocated from the front entry (Photo 4)(Fig. 1). Based on the façade's assumed symmetry this opening likely started as window.[1]

The current front entry is fitted with a modern six-panel metal door. A large 8/8 hung-sash wood window completes the façade's composition (Photo 5). The window has simple strip wood muntins and putty-glazed lights. Like all the other wood windows along the house, it is in poor condition, with paint deteriorating to reveal bare wood. A heavy concrete lug sill terminates its opening.

The façade has a gray coat finish. Its parapet is capped with small, nub-like projections, suggesting a late Mission influence or a builder's whimsy.

West Elevation

Looking over the driveway, the west elevation has an almost comical undulating parapet, cut with deep openings to hold canales (Photos 6 & 7). The elevation presents a motley array of windows, most of which are older wood units. They are positioned at varying heights. With the exception of a sliding unit in the bathroom, they all are 6/6 wood hung sash (Photo 8). They sit in the same position as the front window and have similar strip-wood muntins and concrete lug sills. A sliding vinyl unit at the center has been added since 1985. The last 16' of the elevation holds the mudroom addition (Photo 9). The vigas of the original portion of the house have been shorn off since 1985 (Fig. 1).

[1] Michael Zimber, telephone conversation with John W. Murphey, January 14, 2025. Zimber asserted that the former owner removed a window to create a door to the greenhouse.

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North Elevation

This side of the building represents the mudroom extension. Built before 1948, it consists of one large room which provides access to the basement. Its openings are concentrated toward the east end (Photo 10). They comprise a more recent 10-light wood door with an adjacent 6/6 hung-sash window. These units are almost flush with the outside wall, suggesting a more recent installation. This aligns with the 1985 survey, which highlighted the mudroom's northeast corner as an "exposed shed." A 1950-'60s steel combination window sits near the center of the façade. It has the same type of lug sill as the older windows. At the ground level, a few cellar windows give light to the basement.

East Elevation

The east elevation once faced a home (813 Dunlap) associated with the property. Since the 1950s, the properties have gone under separate ownership. A vine-covered fence separates them and obscures this side of the house from public view (Photo 11). The elevation begins at the south with three 8-light wood casements arranged in the living room (Photo 12). Beyond this to the north are two 6/6 hung sash windows with the same construction details as the others in the house (Photo 13). Both sets of windows have concrete lug sills.

Bumping out four feet is the beginning of the mudroom. A 6/6 sash window topped with a wooden header penetrates its short south wall. The window is placed flush to the surface, suggesting later installation (Photo 14). The remainder of the east elevation holds three 6/6 hung sash windows divided by mullions (Photo 15). The window's location near the wall surface indicates a different construction period than the main part of the house. The 1985 survey states this part of the building had aluminum windows.

Ancillary Structures

Two connected outbuildings are located at the north end of the property. They consist of a roughly 600-square-foot wood-frame garage and storage area, along with an attached 400-square-foot adobe outbuilding.

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Garage/Storage Area

Taking up the northwest corner is a wood frame structure capped with a corrugated metal roof (Photo 16). Weathered vertical boards sheath its south elevation. A wide roll-up metal door provides vehicular entry. Adjacent to the east is a modern pedestrian door. This structure may have started as the gabled roof building shown in a 1950s aerial (Fig. 8), which was described in the 1985 survey as an "old garage."

Outbuilding

A flat-roofed, square-plan adobe building stands at the opposite corner (Photo 17). The building is covered with a gray coat of stucco and features a plywood door along with a small single-light window on its south elevation. Its original purpose is unclear; the 1985 survey describes it as "storage." Aerial photographs from the 1950s (Fig. 8) show that the structure has retained its overall ground plan into the present day.

Historical Overview

The West Additions

Sitting next to the original city limits, the former Sanchez property is linked to the westward expansion of Santa Fe that occurred in the late 19th and early 20th centuries as development spread beyond the original town core. The arrival of the railroad in 1880 spurred the original subdividing trend. Its most substantial presence lay to the south, in the Don Gaspar area, where railroad investors purchased raw land and had professional surveyors turn it into residential tracts.

Subdividing was not restricted to the southside but also occurred west of the railroad, over former farmland. A few Anglo investors purchased sections of acequia land and staked out residential additions with the hope of turning a profit.

One of these, the melodious-sounding Pleasant View Addition, was located close to the subject property (Fig. 2). Platted in 1887 and owned by a pool of investors, Pleasant View turned former cornfields into a grid of tidy 25' x 220' residential lots. But sales were poor, and the subdivision went dormant. The residential development of the

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		5. Date of Survey: January 26, 2025

greater Westside would take another 50 years to achieve. This time, it was primarily local families doing the subdividing.

The Sofia O. Sanchez Subdivision

In the 1890s, much of the land in the immediate area — including the future house lot — was owned by Ambrosio Ortiz. As shown on old maps, his land consisted of a nearly three-acre tract stretching between Ambrosio Street to the east, to what would become St. Francis Drive to the west, Dunlap Street on the south, and Alto Street on the north, where he maintained a home (Figs. 2 & 3).

Born in 1837, eleven years before American occupation, Ortiz quickly adapted to the new culture. In his long career, he served in many local political positions, including, at various times, county clerk, county treasurer, probate judge, and deputy. His obituary called him one of the "best-known Spanish Americans in this city."[2] He was also a farmer, and his farm was recorded in the 1914 hydrographic survey as being planted with a mix of corn and alfalfa (Fig. 4)

Don Ambrosio Ortiz died four years after the survey at the age of 78. His property was divided among his heirs. His oldest son, Juan José Ortiz, would get a portion of the land containing the subject property. An affidavit shows that he sold it in 1925 to Josefina A. Delgado.[3] Delgado, a young abstractor working on her own, transferred a section of the property to Sofia O. Sanchez, though a deed that wasn't recorded at the time, but affirmed later with a deed in 1931.[4]

Sofia O. Sanchez, the wife of former Mora and San Miguel County politician Blas Sanchez, Sr. (Fig. 5), later subdivided the property into what was officially recorded in 1933 as the Sofia O. Sanchez Subdivision. The lots were designated A through H. This appears to be the first Santa Fe subdivision created by a woman.

[2] "Don Ambrosio Ortiz [obituary]," *Santa Fe New Mexican*, January 7, 1918, 6.
[3] Affidavit, Juan J. and Porfiria G. Ortiz to Josefina A. Delgado and Sofia O. Ortiz, recorded August 9, 1934, Book Y/Page 272, Instrument # 47378, Santa Fe County, New Mexico.
[4] United States Savings & Loan Association to Sofia O. Sanchez, recorded April 15, 1931, Book 8/Page 165, Instrument # 41610, Santa Fe County, New Mexico.

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		5. Date of Survey: January 26, 2025

On Lot A, Sofia and Blas built an adobe gabled house, which still stands next to the subject property at 813 Dunlap Street. City directories and the 1930 census suggest it was built in the early 1930s.[5] They were both in their 60s at the time, and it likely served as their retirement home.

In 1933, Sofia and Blas deeded the lot to the west, Lot B, to their oldest son, Blas Sanchez, Jr.[6] It was on this lot that Blas Jr. built the subject house at 815 Dunlap Street.

The Funeral Man

Born in 1907 in Wagon Mound, Mora County, Blas Jr. did not follow his father's profession. Instead, he became a mortuary man. In 1937, he and J. F. Baca founded the Baca-Sanchez Funeral Home (Fig. 5). It was located on East Marcy Street, now the site of Marcy Plaza office center, and was one of four funeral homes operating in Santa Fe.[7] Like the competing Herrera Funeral Home, it was directed toward the Hispanic population.

Blas Jr. started his career in the funeral business as an assistant for the Rising-Roberts Mortuary, one of two Anglo funeral homes operating in Santa Fe at the time. He later became a funeral director, an industry term elevating the position of what was formally called an undertaker. As a funeral director, he coordinated life's last necessity: planning for funerals and memorial services, meeting with families at their homes, and processing paperwork.[8]

He married Lucia (Lucy) Frances Salazar in 1929.[9] Her father, Luis M. Salazar, later became his second business partner. In the 1950s, he bought out Salazar and ran the mortuary under his own name until 1965.[10]

[5] The 1930 census shows the couple living at 807 Dunlap Street.
[6] Warranty Deed, Sofia O. and Blas Sanchez Sr. to Blas Sanchez Jr., recorded June 1, 1933, Book 1/Page 233, Instrument # 45079, Santa Fe County, New Mexico.
[7] This is based on a review of city directories.
[8] Leroy Bowman, *The American Funeral* (Washington, D.C.: Public Affairs Press, 1959), 71-73.
[9] Santa Fe County Marriage Records, Book 10/Page 4808, January 8, 1929.
[10] "Blas Sanchez, Jr. [obituary]," *Santa Fe New Mexican*, February 26, 1992, A-12.

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		4. County: Santa Fe
		5. Date of Survey: January 26, 2025

City directories suggest that Sanchez built the house at 815 Dunlap in the mid-to-late 1930s. He had previously lived with his parents at 813 Dunlap, and 815 appears as an empty lot on a 1935 aerial image (Fig. 6).

The 1940 federal census recorded Blas Jr., and his family ensconced in their new home. Blas Jr., 32, is indicated to be the owner.[11] The property was valued at $1,800, significantly less than his parent's home next door. The household included his wife, Lucia (Lucy), 28, and sons, Phillip, 11, and Marlin, 7. They were surrounded by other young families, all with Spanish surnames.

His parents gave him a quitclaim deed for the property two years later. Blas Jr. transferred the property and house to his wife two years after that.[12] The deed referenced a six-room home, and this, along with an aerial photograph from 1948 (Fig. 7), suggests the rear mud room extension was built in the 1940s. The couple divorced around the time of the deed transfer.

Subsequently, Blas Jr. married someone 20 years younger and relocated to a property on Cortez Street — the move represented a shift up in Santa Fe's social stratigraphy.[13]

After the divorce, the house at 815 Dunlap Street went to their two sons, Phillip and Marcos. This was formalized in a deed in 1954 by Lucia, now remarried as Mrs. Ortiz-Porter.[14] The house of this period is documented in an aerial photograph taken in 1958. (Fig. 8).

[11] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-8B.
[12] Warranty Deed, Blas Sanchez Jr. to Lucia Frances Sanchez, recorded July 13, 1944, Book 27/Page 42, Instrument # 74203, Santa Fe County, New Mexico.
[13] 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: 3579; Page: 28; Enumeration District: 26-36B.
[14] Warranty Deed, Lucia Frances Ortiz Porter to Phillip Richard Sanchez and Marcos Arturo Sanchez, recorded October 6, 1954, Book 76/Page 27, Instrument #1954201039, Santa Fe County, New Mexico.

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		4. County: Santa Fe
		5. Date of Survey: January 26, 2025

Phillip Sanchez and the Impact of St. Francis Drive

Phillip Richard Sanchez was born in 1929 and followed in his father's footsteps by entering the funeral business. He attended mortuary school in San Francisco and later worked alongside his father at the family funeral home.[15] In 1951, the same year he joined the Army, he married Nell Loyce Willoughby. Together, they raised several children in the home located at 815 Dunlap Street. The family lived there until the mid-1960s, after which they appear to have rented out the property.

This likely coincided with the development of St. Francis Drive. The west end of Dunlap Street, along with the old Ambrosio Ortiz property, underwent a significant transformation with the construction of the new highway. Completed in 1964, the six-lane road provided a direct route through Santa Fe for U.S. Highways 84 and 285. Its construction cut through a residentially zoned area, leading to the condemnation of multiple homes. It removed the western portion of the old Ortiz property which was bordered by Montoya Street (Fig. 2). As a result, Montoya Street and its eight homes were demolished.[16]

The highway divided the community into two distinct neighborhoods. Those fronting or adjacent to St. Francis were subject to noise levels that exceeded the allowable decibel limits for commercially zoned areas. This safety hazard, along with the fracturing of land, led to depressed property values and the call for rezoning in the late 1970s. A 1978 flyover captures this period (Fig. 9).

In 1981, Phillip Sanchez transferred property ownership to Michael Zimber and Thomas Callanan.[17] Zimber and Callanan initially lived in the house. A few years later, Callanan moved out, and Zimber bought out his interest in the property.[18] Zimber relocated to

[15] "Phillip Richard Sanchez [obituary]," *Santa Fe New Mexican*, October 13, 2024, C-2.
[16] This is based on a count of addresses in the 1960 city directory. A 2018 article in the Santa Fe Reporter highlighted the impact of St. Francis Drive, interviewing people with the Montoya surname. Alicia Inez Guzmán, "Back to The Barrio, Santa Fe Reporter, June 27, 2018, https://sfreporter.com/archives/back-barrio-st.-francis-drive. They may be connected to what was formerly Montoya Street.
[17] Warranty Deed, Philip R. Sachez to Thomas Charles Callahan and Michael Zimber, recorded October 2, 1981, Book 428/Page 460, Instrument # 11505536, Santa Fe County, New Mexico.
[18] Michael Zimber, email John W. Murphey, January 23, 2025.

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another property around 1991 and turned the house into a rental, a use that continues today.

Evaluation of Historical Status

House

A 1948 aerial photograph establishes that the footprint of the front building has been in place for over 75 years. Documented changes to this ground plan include what is assumed to be the infill of the northeast corner of the mudroom with solid walls and different windows after 1985.

A fiberglass greenhouse was added to the front elevation in the late 1970s or early 1980s. Although it may seem like a minor detail, this addition appears to have involved the removal of a window to create a door. If the greenhouse were to be removed, the façade would reveal an imbalance of two adjacent doors.

The west elevation reveals mainly intact original or fenestration, aside from the bathroom window. However, a secondary elevation facing a driveway with limited public view would be an unlikely candidate for a primary façade.

Given these considerations, the recommendation is to maintain Non-Contributing status for the house. If the assumed original window opening behind the greenhouse is restored using historical or forensic evidence, the house may be reconsidered for Contributing status.

Ancillary Structures

A non-historic extension connects the two outbuildings. The garage/storage area, with a wide vehicular door and other modifications, does not retain historic integrity. The outbuilding has retained its historic footprint but does not have Contributing factors other than age.

For this reason, the joined buildings are recommended for Non-Contributing status.

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		5. Date of Survey: January 26, 2025

Illustrations



Figure 1: Comparison of 1985 (above) and current conditions (below).

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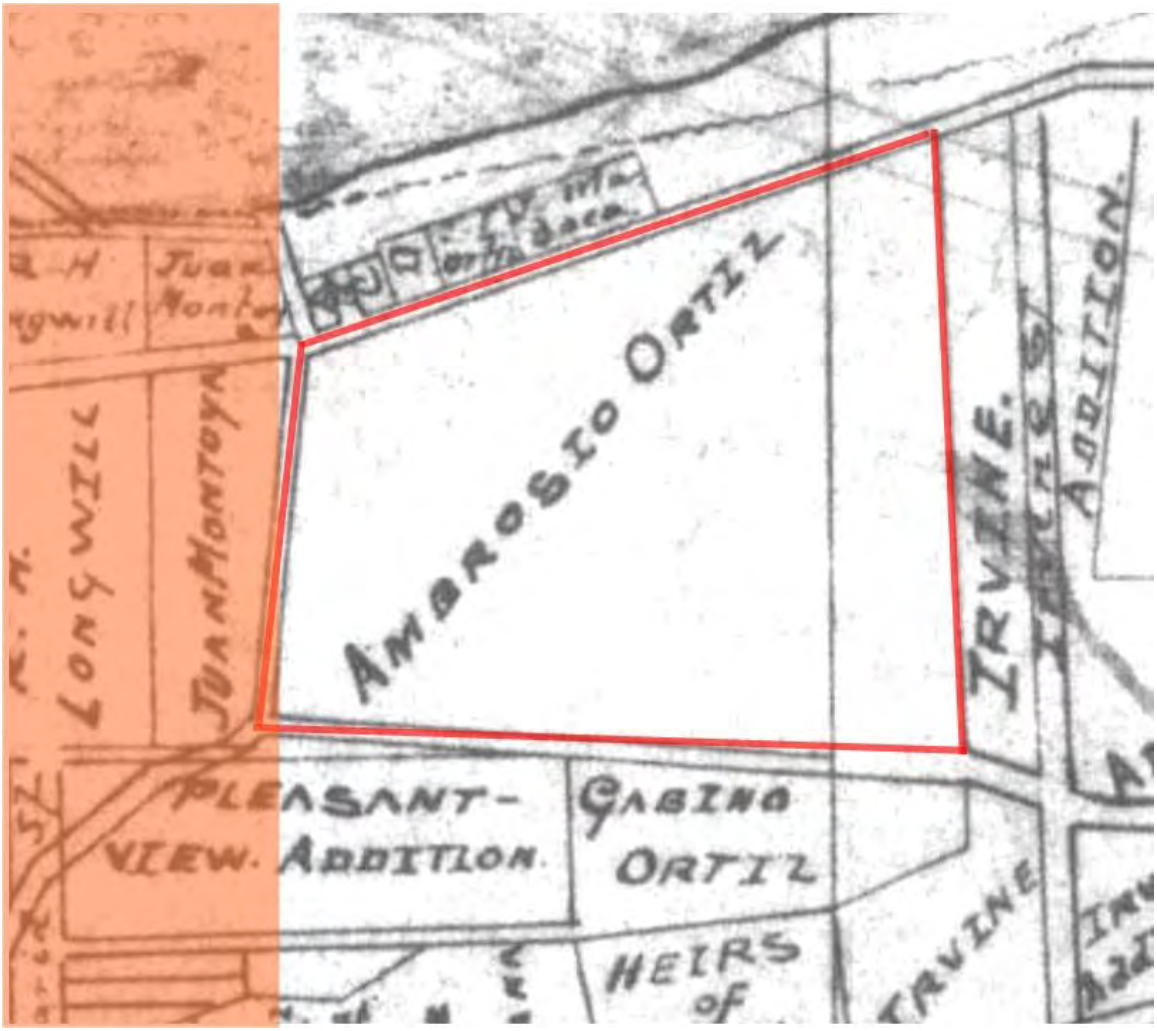

Figure 2: William White, "Sketch Map of Grants Within Santa Fe Grant,"1891. The Ambrosio Ortiz land is highlighted in red; area impacted by St. Francis Drive is highlighted in orange.

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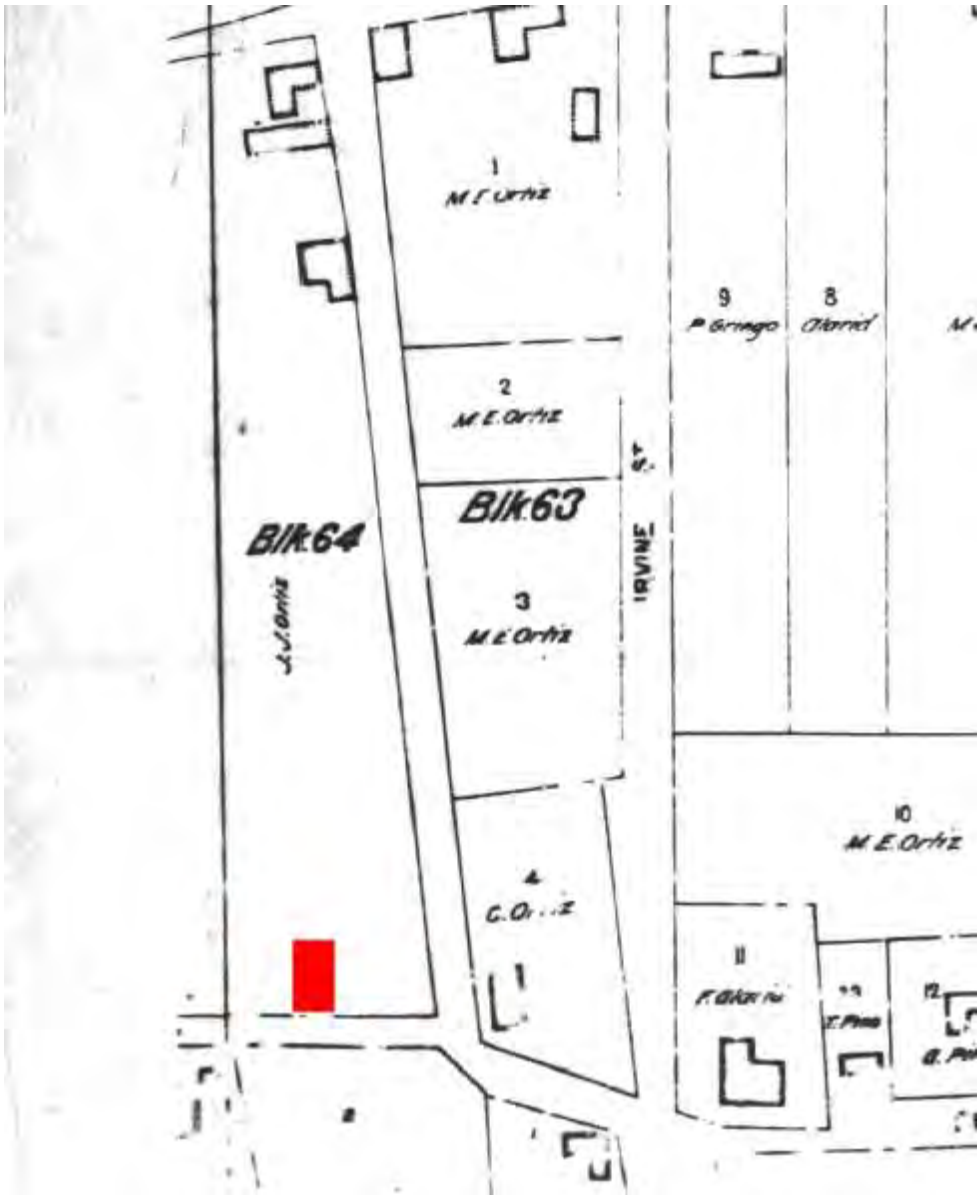

Figure 3: N. L. King, "Map of the City of Santa Fe," 1912.
The approximate location of future subject parcel highlighted in red.

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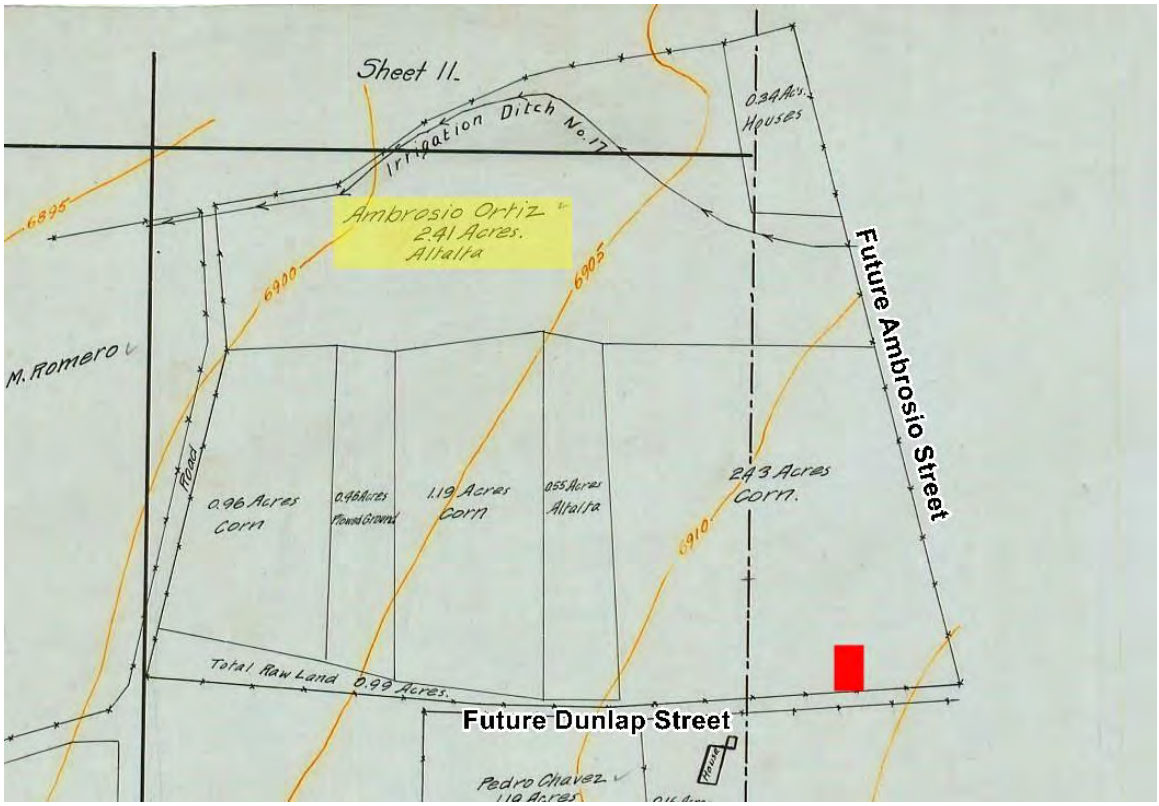

Figure 4: State Engineer's Office, "Santa Fe Hydrological Survey," 1914. The approximate location of future subject parcel highlighted in red.

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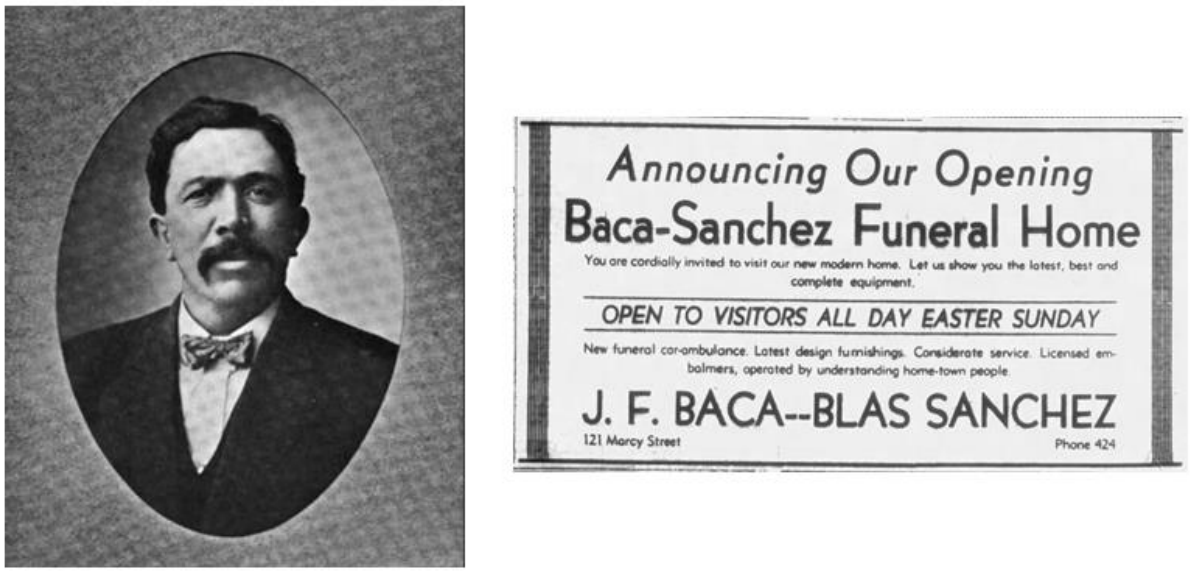

Figure 5: Earlier 20th century portrait of Blas Sanchez, Sr. (left), and 1937 advertisement for the J.F. Baca-Blas Sanchez Funeral Home (right), managed by his son, Blas Sanchez, Jr.

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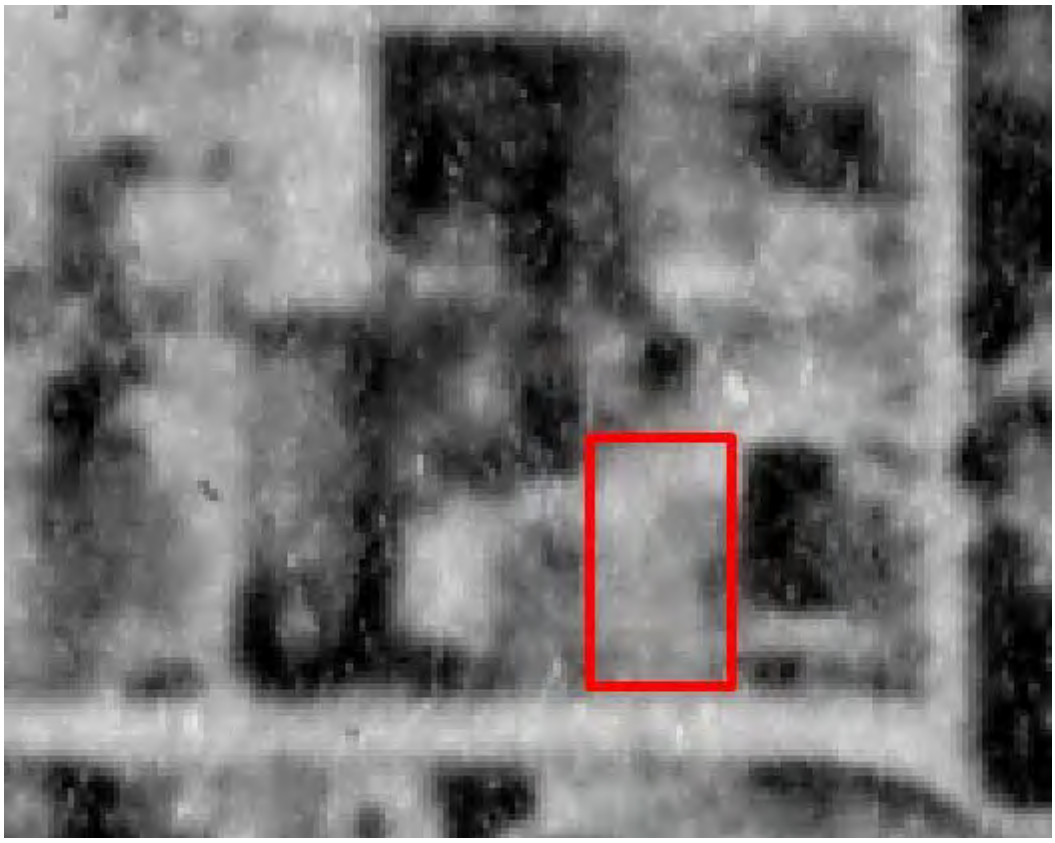

Figure 6: 1935 aerial photograph, Image # 1261.
Future 815 Dunlap parcel highlighted in red; no structure is present.

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		4. County: Santa Fe
		5. Date of Survey: January 26, 2025



Figure 7: October 25, 1948, aerial photograph.
815 Dunlap Street and its mudroom are highlighted in red.

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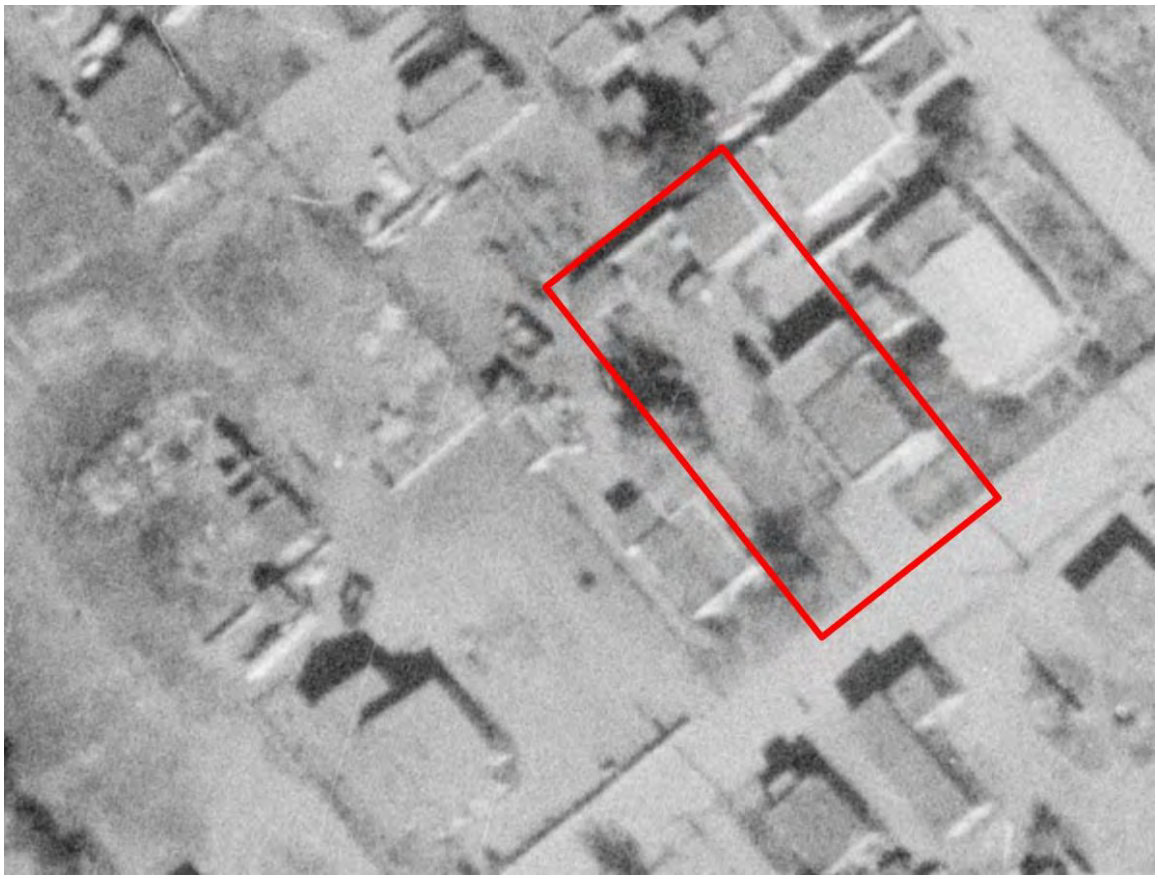

Figure 8: November 10, 1958, aerial photograph.
Note rear sheds are present.

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Figure 9: September 11, 1978, aerial photograph.
Note attached solar greenhouse is not present.

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		4. County: Santa Fe
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Survey Photographs

(All images taken by Giulia Caporuscio on January 26, 2025, unless otherwise noted)



Photo 2: South (front) façade. Camera facing north.

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Photo 3: South (front) façade. Attached solar greenhouse. Camera facing north.

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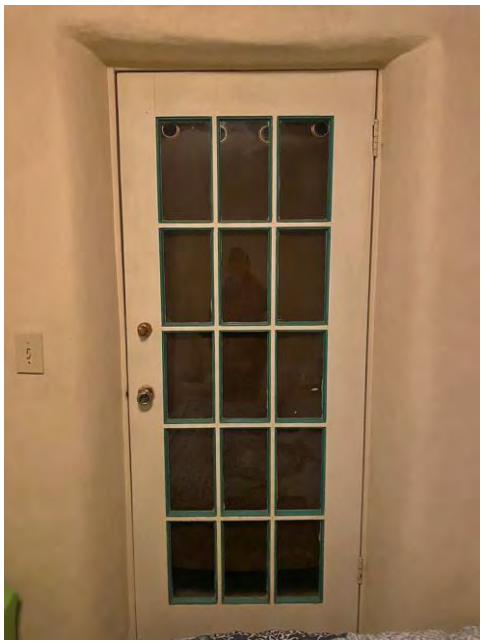

Photo 4: South (front) façade. Interior door to the attached solar greenhouse. Jana Martison, January 19, 2025.

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Photo 5: South (front) façade. Detail of east window. Camera facing north.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: West elevation oblique. 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 7: West elevation. Camera facing east.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: West elevation. Window detail. Camera facing east.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: West elevation. Mudroom addition highlighted in red. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: North elevation oblique. 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417
		4. County: Santa Fe
		5. Date of Survey: January 26, 2025



Photo 11: East elevation oblique. 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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1. Name of property: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417 4. County: Santa Fe 5. Date of Survey: January 26, 2025



Photo 12: East elevation. Windows at southeast corner. Camera facing west. Michael Zimber, January 29, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: January 26, 2025



Photo 13: East elevation. Windows at middle of elevation. Camera facing southwest. Michael Zimber, January 29, 2025.

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: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417 4. County: Santa Fe 5. Date of Survey: January 26, 2025



Photo 14: East elevation. Window at south side of mudroom addition. Camera facing northwest. Michael Zimber, January 29, 2025.

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: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417 4. County: Santa Fe 5. Date of Survey: January 26, 2025



Photo 15: East elevation. Windows at the northeast corner. Camera facing west. Michael Zimber, January 29, 2025.

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: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417 4. County: Santa Fe 5. Date of Survey: January 26, 2025



Photo 16: Garage/storage area. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417
		4. County: Santa Fe
		5. Date of Survey: January 26, 2025



Photo 17: Outbuilding. Camera facing north.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1905

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613417
field map SFHD #7	number 417	UTM reference zone 12 13	easting northing

location description: 815 Dunlap

city/town: SANTA FE

land grant/reservation: na

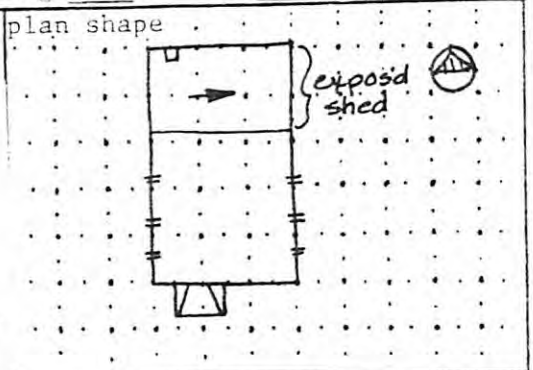
building name

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

film roll by SL no. 14	negative nos. 26	loc. of neg. HPB



plan shape



date of construction: 40-44 estimate ___ actual

source: directory

use
present: ✓residential
other:
historic: ✓residential
other:

condition
___excellent ___✓good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

NMUV

wall material/surface: conc. adobe/stucco

architectural features
one story w/ basemt.; flat parapet (w/ undulated points) concealing both low 'gable' roof (draining via canales) at front & exposd shed at rear w/ alum gutter
windows: 8/8 dbh, 6/6 dbh, 4 lit casemt, 1e lit hopper in basemt, mtl. casemt: ¾ x ¼, – shutters on N facade - all w/ conc lug sill
doors: solid w/ 12 lits, solid w/ 4 lits

surroundings: residential

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
age

comments

associated buildings? ✓yes
what type?
old garage & storage
if inventoried, list ID nos.

see back? ___yes

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date	08/20/2025	Property Owner of Record	Mike and julie Zimber				
Applicant/Agent Contact	Christopher purvis						
Site Address	815 Dunlap						
Suite or Space #	28	Subdivision Name	Plat or Survey Showing Lands in Guadalupe neighborhood				
Lot #	28	Block #		Total Roof Area (square feet)	3118		
Lot Coverage %	31.5	Lot Size (square feet)	9947				
Proposed Construction Description	WINDOW CHANGE AND REPAIR AND RESTUCCO , HVAC INSTALL						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan						
Zoning District	R-21	Overlay Districts	☐ Escarpment ☐ Flood Plain ✓ Other				
Proposed Setbacks	Front	EXIST	Rear	EXIST	Left Side	EXIST	Right Side EXIST
Required Setbacks	Front	7'	Rear	15'	Left Side	5'	Right Side 5'
Proposed Height	EXIST	Max Height	HDRI	Parking Required	2	Provided 2	Bike Parking Provided

Historic Planning Case Manager: Lani McCulley

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ☐ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
☐ Y ☐ N Site Visibility Triangle	☐ Y ☐ N Escarpment Slope Analysis	☐ Y ☐ N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

CHRISTOPHER PURVIS ☐ Owner ✓ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by		Date
Preliminary Zoning Review #		

City of Santa Fe

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

PROJECT DESC: 2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable for a residential structure and two accessory structures.

CASE NUMBER: 2025-010291--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 815 DUNLAP ST
Santa Fe, NM 87501

CONTACTS:

Applicant	Christopher Purvis	518 Old Santa Fe Trail ST1 PMB 373 Santa Fe, NM 87505
Property Owner	Michael and Julie Zimber	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 13, 2025. The decision of the Board was to designate the residential structure contributing with the east, west, and south elevations as primary excluding the door opening and greenhouse on the south elevation and excluding the non-historic materials, and to designate the storage structure and the garage units as non-contributing. The Board also noted that if the greenhouse were to be removed they would like the door behind it returned to a window.

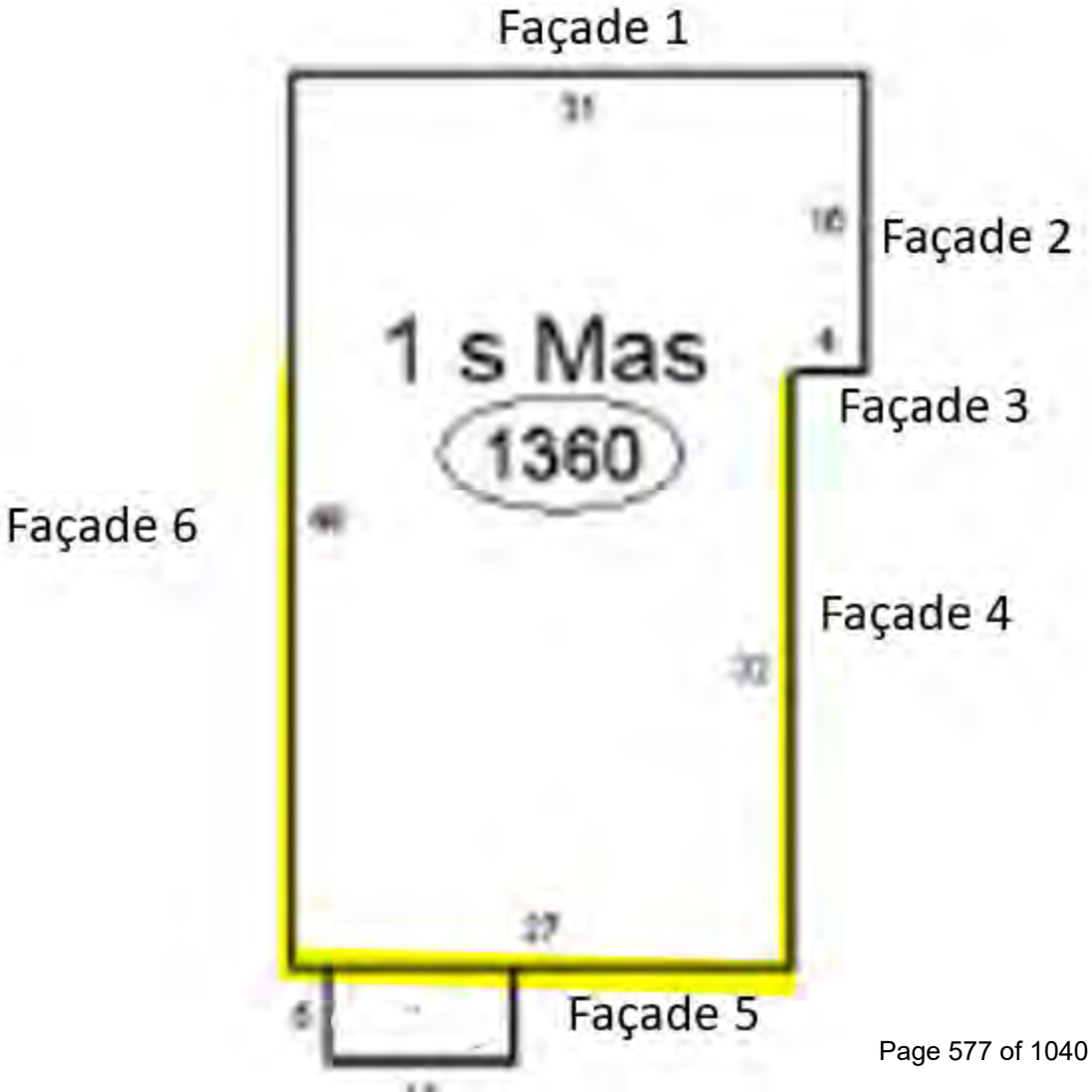
For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

South (5), west(6) and east(4) facades of the original residence as primary , excluding the non-historic materials and excluding the greenhouse



A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Wednesday, August 20, 2025

RE: 815 Dunlap
Enclosed
2/25 HCPI
Window report
HDRB application
A-1 Site Plan
A-2 Floor Plan
A-3 Elevations
Photographs of elevations

Dear Lani and
Members of the Historic Districts Review Board

At the May 25th 2025 Hearing of the HDRB the status of the building was set as contributing with east west and south elevations contributing excluding non historic material (the greenhouse).

As you can see in the attached window report almost all of the windows are deemed beyond repair . Therefore we propose the following:
Windows G and K non historic replace to match existing but with TDL
Window C is restorable so we propose to re habilitate that window
Windows A,B,D,E,F,H,I,J,L are historic but beyond repair
We propose to replace in kind window the above identified windows (A,B,D,E,F,H,I,J,L—G,K) with white K-Kron painted wood TDL insulated glass Kolbe heritage series (in lite patterns to match existing)
https://www.kolbewindows.com/windows/heritage-old-world-classic-double-hung
Finally provide a new window to match that one on the western side of the south elevation with white K-Kron painted wood double hung 8 over 8 TDL insulated glass Kolbe heritage series (after removing the greenhouse).
Then Restucco to match existing Buckskin on all 4 sides of the building
And install a compressor behind a 48” high coyote fence on the north side of the building

Please call if you have any questions on the project 982-5461
Sincerely,



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M.
87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com



LaHabra 80 lb. Premium Stucco Finish #106 Buckskin 740156 - The Home Depot

Visit ›

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Sunday, September 28, 2025

RE: 815 Dunlap
Exceptions

Lani McCulley and
Members of the Historic Districts Review Board

I provide the following responses to the criteria for exception for the proposed window replacement on primary facades

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

This proposed Window replacement that is necessitated by the deteriorated condition of the wood in the window does not damage the streetscape because the opening and glass pattern are unchanged and the durable paint on the wood allows for the continued look of a wood window while providing the same pattern of visual interest to that portion of the street .

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

This proposed window replacement allows the homeowner to have a functioning window in place of ones that are beyond repair according to the window assessment to not have functioning windows would be a hardship

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

The window replacement allows for the strengthening of the heterogeneous character of the city by allowing a residential building to continue to be used for its original purpose with all its parts functioning properly.This makes the historic building able to be used long into the furture. And is part of the full range of design options that should be available for residents to continue to live in this location.

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

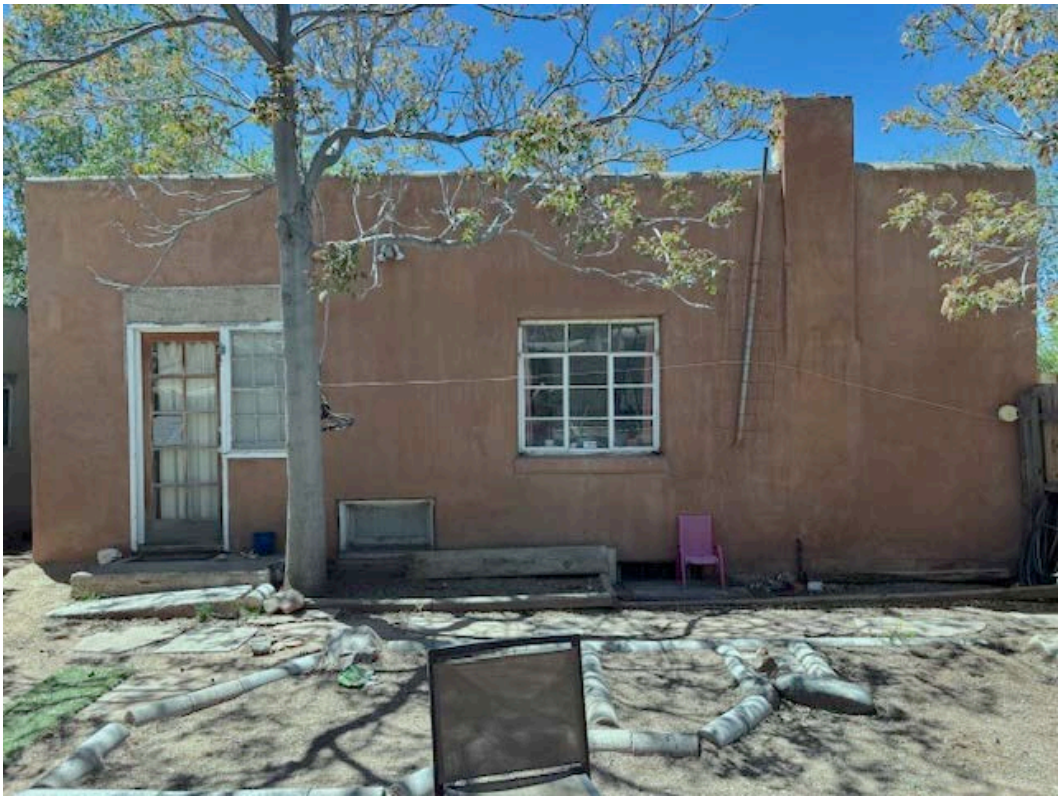


EAST ELEVATION



WEST ELEVATION

815 DUNLAP

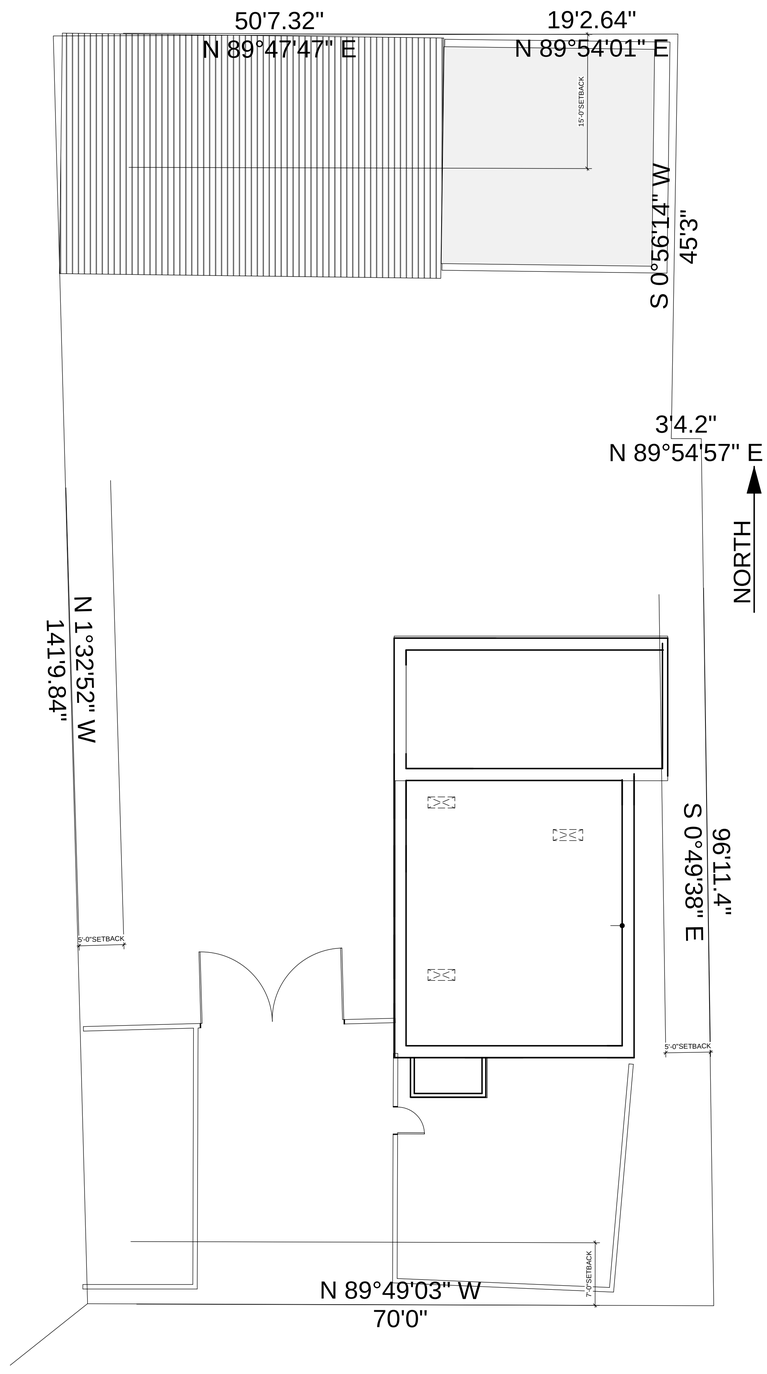


NORTH ELEVATION

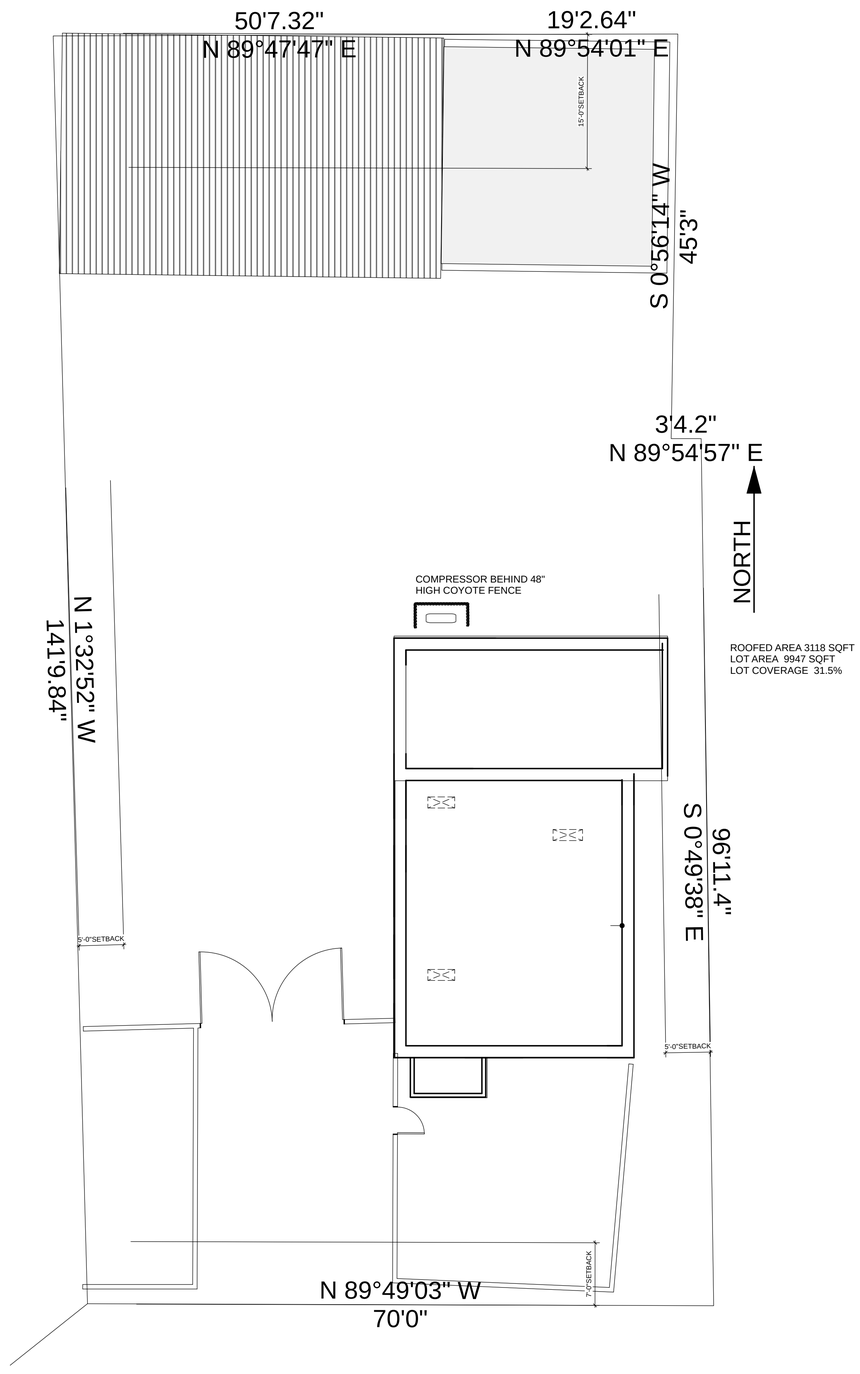


SOUTH ELEVATION

815 DUNLAP



1 SITE PLAN EXISTING
Scale: 1/8" = 1'-0"



1 SITE PLAN PROPOSED
Scale: 1/8" = 1'-0"

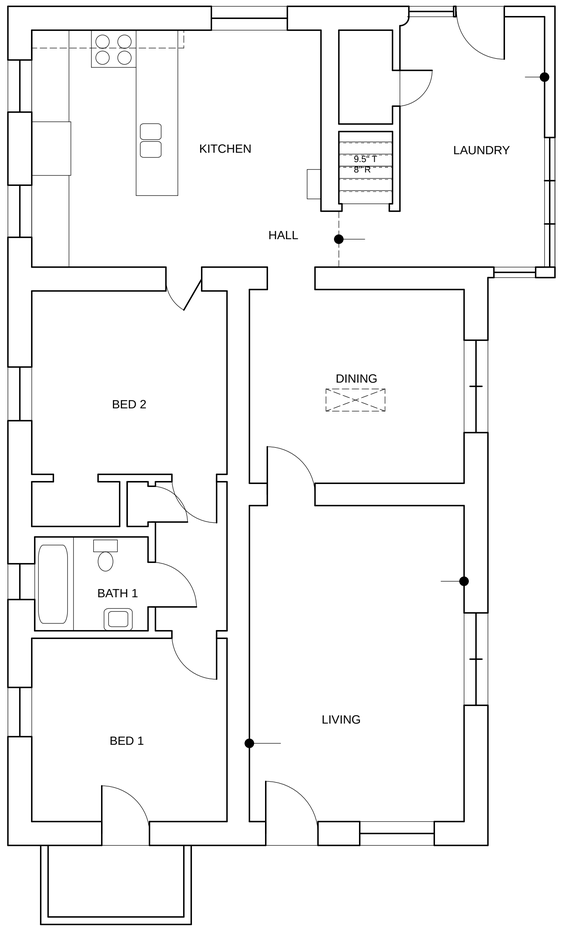
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

ZIMBER REMODEL
815 DUNLAP
SANTA FE , NEW MEXICO

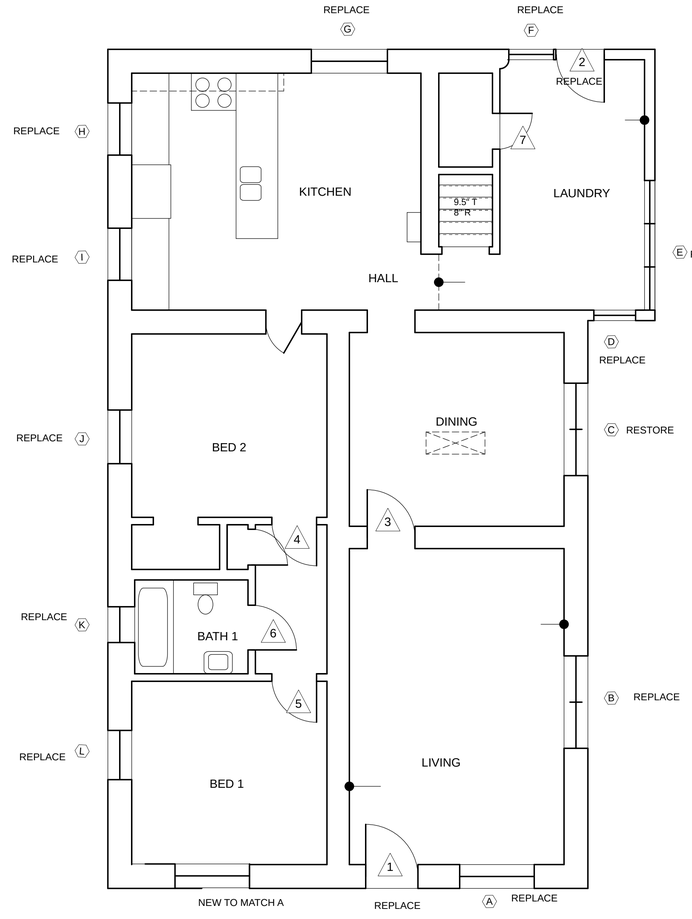
8/17/2025

A-1

JOB NO. 7450



1 FLOOR PLAN EXISTING
Scale: 1/4" = 1'-0"



1 FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"

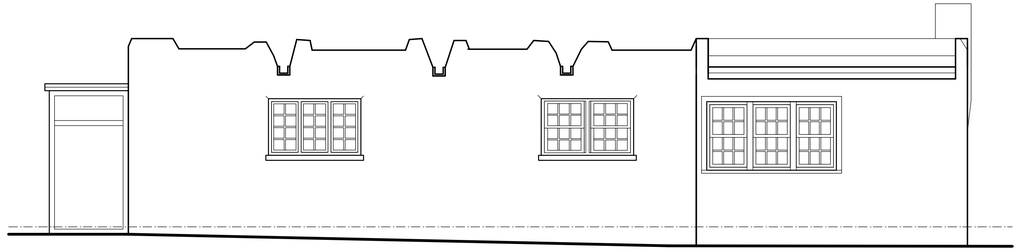
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

ZIMBER REMODEL
815 DUNLAP
SANTA FE , NEW MEXICO

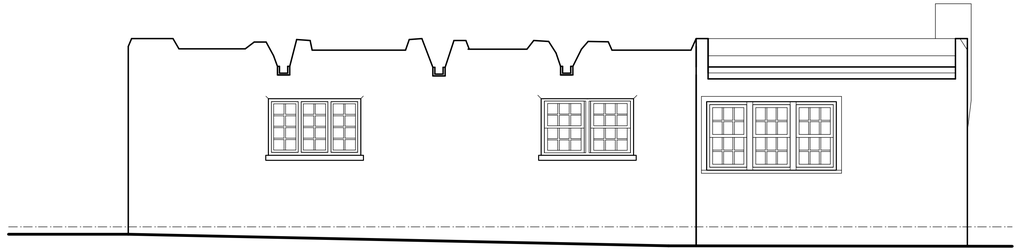
8/17/2025

A-2

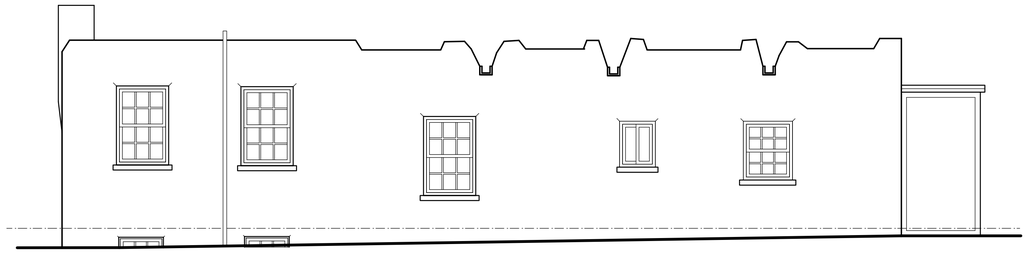
JOB NO. 7450



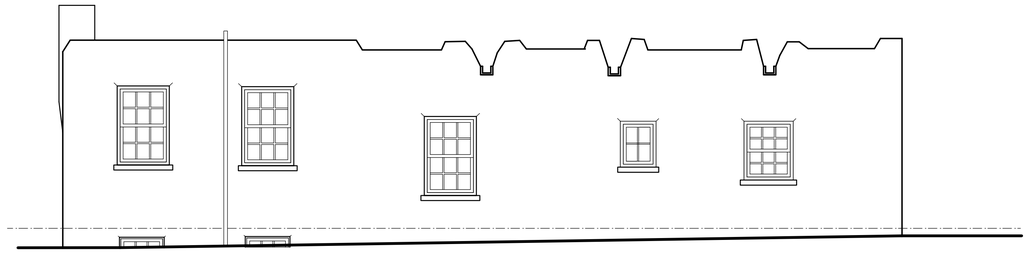
1 EAST ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



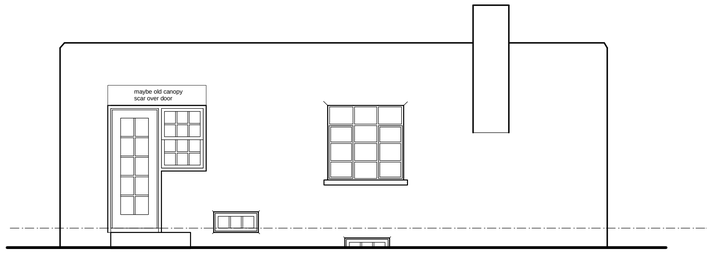
1 EAST ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



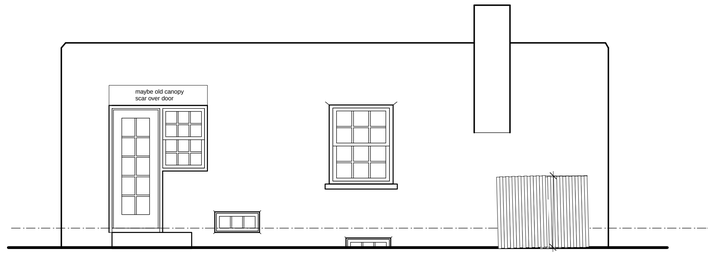
1 WEST ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



1 WEST ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



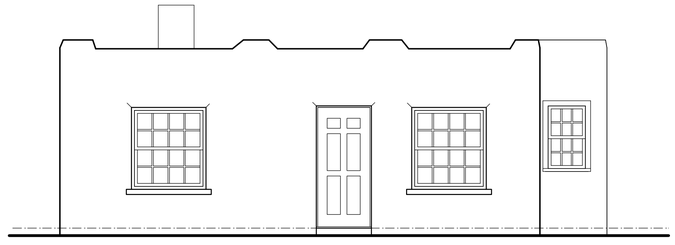
1 NORTH ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



1 NORTH ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



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



1 SOUTH ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
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E Mail Architect@ACP-ART.com

ZIMBER REMODEL
815 DUNLAP
SANTA FE , NEW MEXICO

8/17/2025

A-3

JOB NO. 7450

PLAT OF SURVEY

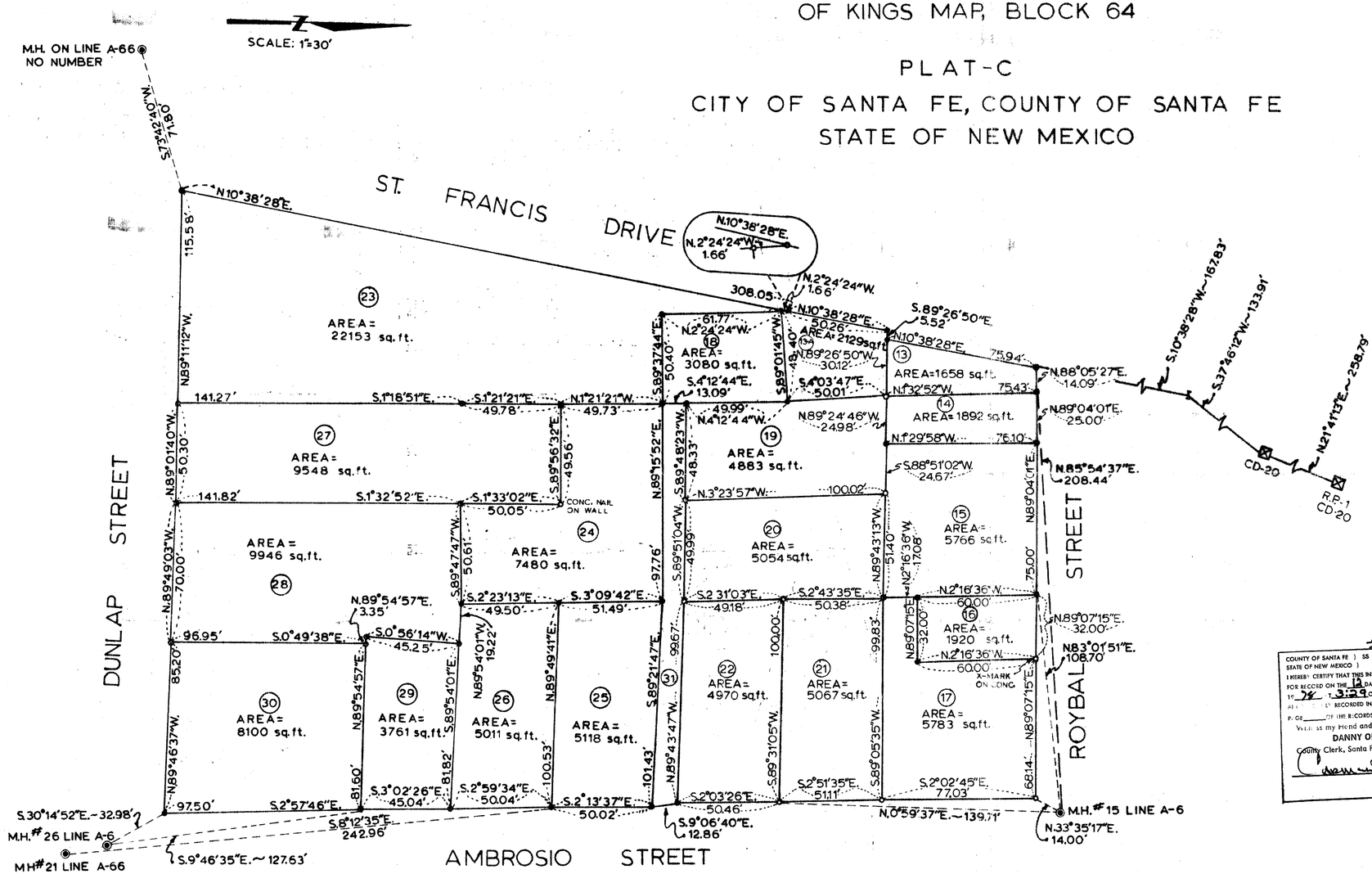
SHOWING LANDS IN

GUADALUPE NEIGHBORHOOD

REPLAT OF PORTIONS
OF KINGS MAP, BLOCK 64

PLAT-C

CITY OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO



CITY OF SANTA FE NEW MEXICO

REVIEWED ON May 11 1978 BY _____
CITY PLANNER

REVIEWED ON 11 May 1978 BY _____
CITY ENGINEER

PARCEL	OWNERS
13 & 13A	GUADALUPE BLEA & LOUISE BLEA
14	MARY EDUVIGEN CHAVEZ (GUADALUPE & LOUISE BLEA)
15	SALOMON GONZALES & ROBERTA GONZALES
16	JOHN E. DOOLITTLE & MARY I. DOOLITTLE
17	JOE E. LOPEZ SR.
18	EVA P. MONTOYA
19	MACARIO A. SALAZAR
20	JOSE LUCERO (JOE LUCERO)
21	JOSE LUCERO (JOE LUCERO)
22	VICTORIANA M. GARCIA
23	ROBERT L. SHOCKEY
24	MARGARET SEDILLO
25	ROSINA ALARID
26	EDWARD CATANACH JR. & YMELDA S. CATANACH
27&28	PHILLIP R. SANCHEZ & NELL W. SANCHEZ
29	ALICIA P. SANCHEZ
30	BEATRIZ SANCHEZ
31	COMMON ENTRANCE

420,169

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 12 DAY OF May A.D., 19 78 AT 3:29 O'CLOCK P M AND WAS DULY RECORDED IN MY BOOK ____ PAGE ____ OF THE RECORDS OF SANTA FE COUNTY
WITNESS my Hand and Seal of Office
DANNY ORTIZ
County Clerk, Santa Fe County, N.M.
By _____ Deputy

I HEREBY CERTIFY THAT THIS PLAT AND NOTES THEREON ARE A TRUE AND CORRECT DRAWING OF A SURVEY COMPLETED BY ME IN THE FIELD DURING NOV. DEC. 1977 & JAN. 1978

Joseph L. Pacheco
JOSEPH L. PACHECO P.E. & L.S. 3905

NOTES

- ⊛ INDICATES IRON PIPE FOUND
- O INDICATES REBAR FOUND
- ● INDICATES ½" REBAR SET
- ● INDICATES MANHOLE
- I INDICATES HIGHWAY R.W. MARKER (RAIL)
- ⊠ INDICATES MONUMENT BRASS CAP SET

CITY OF SANTA FE
COMMUNITY DEVELOPMENT PROJECT

#C-41 ~ TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION

COUNTY CLERK SANTA FE COUNTY, N.M.

WARRANTY DEED (JOINT TENANCY) 428460

PHILLIP R. SANCHEZ, an unmarried man, for consideration paid, grant ... to THOMAS CHARLES CALLANAN, a single man and MICHAEL ZIMBER, a single man, as Joint Tenants, whose address is ..., the following described real estate in SANTA FE County, New Mexico:

A piece or parcel of land lying and being situate within the municipal limits of the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows:

Beginning at a point for the Southeast corner of the parcel, which is a point that bears N. 89° 46' 37" W., a distance of 85.20 feet to a point; thence N. 30° 14' 52" W., a distance of 32.98 feet from the center of City of Santa Fe Sanitary Sewer Manhole #26, Line A-6. Thence from the said point of beginning N. 89° 49' 03" W., a distance of 70.00 feet to a point; thence, N. 1° 32' 52" W., a distance of 141.82 feet to a point; thence, N. 89° 47' 47" E., a distance of 50.61 feet to a point; thence, N. 89° 54' 01" E., a distance of 19.22 feet to a point; thence, S. 0° 56' 14" W., a distance of 45.25 feet to a point; thence, N. 89° 54' 57" E., a distance of 3.35 feet to a point; thence, S. 0° 49' 38" E., a distance of 96.95 feet to the point and place of beginning.

All is shown as parcel #28 on Plat of Survey by Joseph L. Pacheco, P. E. & L. S. #3905, entitled "Plat of Survey Showing Lands in Guadalupe Neighborhood", Plat "C". The plat is recorded in the office of the County Clerk of Santa Fe County under Document #420169.

SUBJECT TO reservations, restrictions and easements of record.

with warranty covenants.

WITNESS our hand s and seals this 1st day of October, 1981

Phillip R. Sanchez (Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } ss.

The foregoing instrument was acknowledged before me this 1st day of October, 19 81,
by Phillip R. Sanchez, an unmarried man
(Name or Names of Person or Persons Acknowledging)

My commission expires: 10-18-82
(Seal)

Notary Public

485857

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
County of Santa Fe
I hereby certify that this instrument was filed for record on the 2nd day of Oct. A.D., 1981 at 2:37 o'clock PM and duly recorded in book 428 page 460 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Mabel D. Salazar
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this ... day of ..., 19..., by ... (Name of Officer) ... (Title of Officer) of ... (Name of Corporation Acknowledging) a ... (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal)

Notary Public

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Christopher Purvis Architects
22 East Marcy #9
Santa Fe, NM 87501
architect@acp-art.com



JOB	DATE
815 DUNLAP STREET, SANTA FE, NM 87501	08/18/2025

LOCATION	DESCRIPTION
SOUTH	
DR #1	36 x 80 RH 6-PANEL METAL DOOR
A	45 x 57 DOUBLE HUNG 4W2H/4W2H ALL WOOD
EAST	
B	57 x 45 – 3 S RS OUTSWING BARN SASHES (19) ALL WOOD
C	28 x 40 – 2 DOUBLE HUNG 3W2H/3W2H ALL WOOD
SOUTH	
D	28 x 46 – 1 DOUBLE HUNG 3W2H/3W2H
EAST	
E	28 x 46 – 3 DOUBLE HUNG 3W2H/3W2H
NORTH	
DR #2	32 x 80 LH DOOR 2W5H SIMPSON ALL WOOD
F	28 x 46 DOUBLE HUNG 3W2H/3W2H LL WOOD
G	54 x 52 STEEL CASEMENT 3W4H WOOD SILL LSR W/3W1H TRANSOM – WAS ORIGINALLY A WOOD WINDOW – EXISTING WOOD JAMB STILL IN THE OPENING
WEST	
H	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD

JOB	DATE
815 DUNLAP STREET, SANTA FE, NM 87501	08/18/2025

LOCATION	DESCRIPTION
WEST	
I	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD
J	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD
K	25 x 30 HORIZONTAL SLIDER 1-LT OBSCURE VINYL
L	29 x 40 DOUBLE HUNG 3W2H/3W2H ALL WOOD

In closing, my professional opinion is as follows:

Doors #1 and #2 are non-historic.

Windows G and K are non-historic.

Windows C is historic and restorable.

Windows A, B, D, E, F, H, I, J and L are historic however unrestorable.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 RH 6-PANEL METAL DOOR	P	NON-HISTORIC – (2022)
A	45 x 57 DOUBLE HUNG 4W2H/4W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
B	57 x 45 – 3 STAT/RIGHT/STAT ALL WOOD OUTSWING HINGED CASEMENT 2W4H	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
C	28 x 40 – 2 DOUBLE HUNG 3W2H/3W2H ALL WOOD	F	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
D	28 x 46 – 1 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
E	28 x 46 – 3 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
DR #2	32 x 80 LH DOOR 2W5H	F	NON-HISTORIC – SIMPSON (1995)
F	28 x 46 DOUBLE HUNG 3W2H/3W2H	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
G	54 x 52 LSR 3W1H W/TRANSOM STEEL CASEMENT	F	NON-HISTORIC – THE WOOD JAMB IS THE SAME AS THE DOUBLE HUNGS. THE STEEL CASEMENT WAS PLACED IN THE JAMB.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
H	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
I	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD, ADDED LATER	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
J	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD, ADDED LATER	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
K	25 x 30 HORIZONTAL SLIDER 1-LT OBSCURE WHITE VINYL	P	NON-HISTORIC – WHITE VINYL (2008)
L	29 x 40 DOUBLE HUNG 3W2H/3W2H	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL

NOT USED

South
Elevation
Door #1

South Elevation
Window
A

East Elevation
Window
B

East Elevation Window C



Elevation
Window
D

East
Elevation
Window
E

North
Elevation
Door
#2



North
Elevation
Window F

North
Elevation
Window
G

Elevation
Window
H

Elevation
Window
I

West
Elevation
Window
J

Elevation
Window
K

West Elevation
Window
L


Window
G
Showing existing wood
double hung jamb with a
steel casement installed
in it

Typical rot showing leaking into the walls and causing structural damages

Concrete sills only on some of the windows Would have been added later original windows only had wood sills

Typical rot at sill,btw
rails and side stiles
and exterior casings

Text


Typical rot at the sill
and btw rails and side
jambs

a. **2025-010291-HDRB, 815 Dunlap St**, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable, for a residential structure and two accessory structures.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residential structure be upgraded to contributing with the south, west and east facades of the original residence as primary, excluding the non-historic materials and excluding the greenhouse, the garage structure be designated as non-contributing, and the storage structure be designated as non-contributing per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, NM, was sworn in. Mr. Purvis stated that the report was complete and agreed with the staff's recommendation.

Public Comment:
Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with the staff report and felt that it would be a good decision to preserve this building.

Board Action:
Member Bienvenu moved that the recommendations of the staff be adopted as findings, that the residential structure be upgraded to contributing with the south, west, and east facades which are designated 4, 5, and 6 of the residence as primary excluding the non-historic materials and excluding the greenhouse, the door opening which appears to be non-historic and in an ideal world if the greenhouse were to be removed would be returned to a window to reestablish the original symmetry of the street facing facade, the garage structure be designated as non-contributing and the storge structure be designated as non-contributing. Member Degnan seconded. The motion passed by roll call vote with the Board voting unanimously (5-0).

b. **2025-010331-HDRB, 137 E. Santa Fe Ave**., Don Gaspar Area Historic District, Contributing, Gayla Bechtol, agent for Paige Prescott and Robert Merker, owners, request a status review and primary façade designation(s) if applicable for residence, garage and yard wall.

Amanda Romero presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be upgraded to significant status, excluding the mudroom addition on the north facade, the garage to maintain contributing status with the south façade designated as primary excluding the garage doors, and the east yard wall designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios requested clarification on the recommendation for the house.

City of Santa Fe

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

PROJECT DESC: 2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable for a residential structure and two accessory structures.

CASE NUMBER: 2025-010291--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 815 DUNLAP ST
Santa Fe, NM 87501

CONTACTS:

Applicant	Christopher Purvis	518 Old Santa Fe Trail ST1 PMB 373 Santa Fe, NM 87505
Property Owner	Michael and Julie Zimber	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 13, 2025. The decision of the Board was to designate the residential structure contributing with the east, west, and south elevations as primary excluding the door opening and greenhouse on the south elevation and excluding the non-historic materials, and to designate the storage structure and the garage units as non-contributing. The Board also noted that if the greenhouse were to be removed they would like the door behind it returned to a window.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

City of Santa Fe, New Mexico

memo

DATE: **May 13, 2025**

TO: **Historic Districts Review Board Members**

VIA: **Heather Lamboy, Planning & Land Use Department Director** HLL
Maggie Moore, Assistant Land Use Director MRM
Gary Moquino, Historic Preservation Division Manager GM

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division** LJM

2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable for a residential structure and two accessory structures.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be upgraded to contributing with the south, west and east facades (Facades 4, 5, and 6) of the original residence as primary, excluding the non-historic materials and excluding the greenhouse, the garage structure be designated as non-contributing, and the storage structure be designated as non-contributing per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. Upgrade the residential structure to contributing status and designate the south, west and east facades as primary.of the original residence, excluding the non-historic materials and excluding the greenhouse,
b. Designate the garage structure non-contributing.
c. Designate the storage structure non-contributing.

BACKGROUND & SUMMARY:

The 1,360 sq. ft. single-family residence at 815 Dunlap Street is listed as non-contributing to the Westside Guadalupe Historic District. The two accessory structures in the rear of the lot have not been assigned a historic status.



Figure 1 Property Location

The single-story main residence was constructed of adobe in the 1930's with a 1940s addition on the north elevation. The 1940s addition appears to have been constructed to have interior access to the basement. A solar greenhouse was constructed sometime in the 1970s/1980s on the south elevation (see 2025 HCPI aerials). This greenhouse addition created a door where there was once a window.

The residence is designed with a flat parapet with deep undulating points that conceal a low gabled roof. It originally had vigas which protruded on the west elevation which were removed after 1985(see figure 2 below). There also is evidence of the bathroom window on the west elevation being altered and the infill of a northeastern window after 1985. The windows all have concrete

lug sills. For the most part the windows are wood windows with one vinyl window centered in the west elevation and one steel casement window on the north elevation.

The 1940s addition does not maintain the deep undulating points nor canales. It also has never had protruding vigas. The windows are higher on the structure than those of the 1930s construction. On the north elevation of the addition there appears to have been an overhang or cover of some sort attached above the door which has since been removed (see photo 10 of the 2025 HCPI). However, the 1940s addition does have the concrete lug windowsills except for the window on the northeast corner next to the door. This window is not in-set and appears to be a newer installation than the other windows.



Figure 2: South and West Facades in 1985 (HCPI photo) and 2025.

In the northwest corner of the property sits a 600 sq. ft. wood frame garage structure with board walls, a pitched corrugated metal roof, a roll up metal vehicle door and a pedestrian door. According to the 2025 HCPI, this structure may have started as a gabled roof building shown in the 1950s aerial. The structure now extends the length of the rear lot and connects to the other outbuilding.



Figure 3: Garage Structure (photo courtesy of 2025 HCPI)

In the northeast corner of the property sits a 400 sq. ft. adobe, flat roof accessory structure. The building has grey coat stucco with a single lite window and a plywood door. The building was constructed in the 1950s as indicated in the 2025 HCPI aerials and retains its original footprint though the garage/storage structure connects to its western side.



Figure 4: Storage Building ("Outbuilding" photo courtesy of 2025 HCPI)

There are no case files in the Historic Preservation Division for this property except for the single 2016 administrative approval which approved the 48" high coyote fence with pilasters that encloses the southeastern portion of the lot in front of the residence.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. requests a status review with primary façade designation, if applicable, for a residential structure.
2. requests a status review with primary façade designation, if applicable for a garage accessory structure.
3. requests a status review with primary façade designation, if applicable for a storage accessory structure.

The residence retains its original footprint except for the non-contributing addition on the north elevation, and it holds some unique features, namely the distinctive undulating parapets characteristic of the housing in the Westside-Guadalupe Historic District, deep-inset canales, and most of the historic windows are still present. Sofia O. Sanchez, subdivided the property in 1933 officially creating the Sofia O. Sanchez Subdivision. This is the first known Santa Fe subdivision created by a woman. This lot was subdivided off from the original lot and was deeded by Sofia Sanchez to her eldest son, Blas Jr. who built this residence. Therefore, staff recommends upgrading the structure to contributing to the Westside-Guadalupe Historic District.

It is not clear if the garage structure is the same structure as in the 1950s aerial, but it has changed extensively over the years and has more than doubled in size from the 1950s aerial and is not constructed in a manner that would contribute to the overall neighborhood; therefore, staff recommends a non-contributing status for the garage structure.

The storage unit is constructed of adobe and is in the original footprint of the structure; however, it does not hold any contributing features; therefore, staff recommends a non-contributing status for the storage structure.

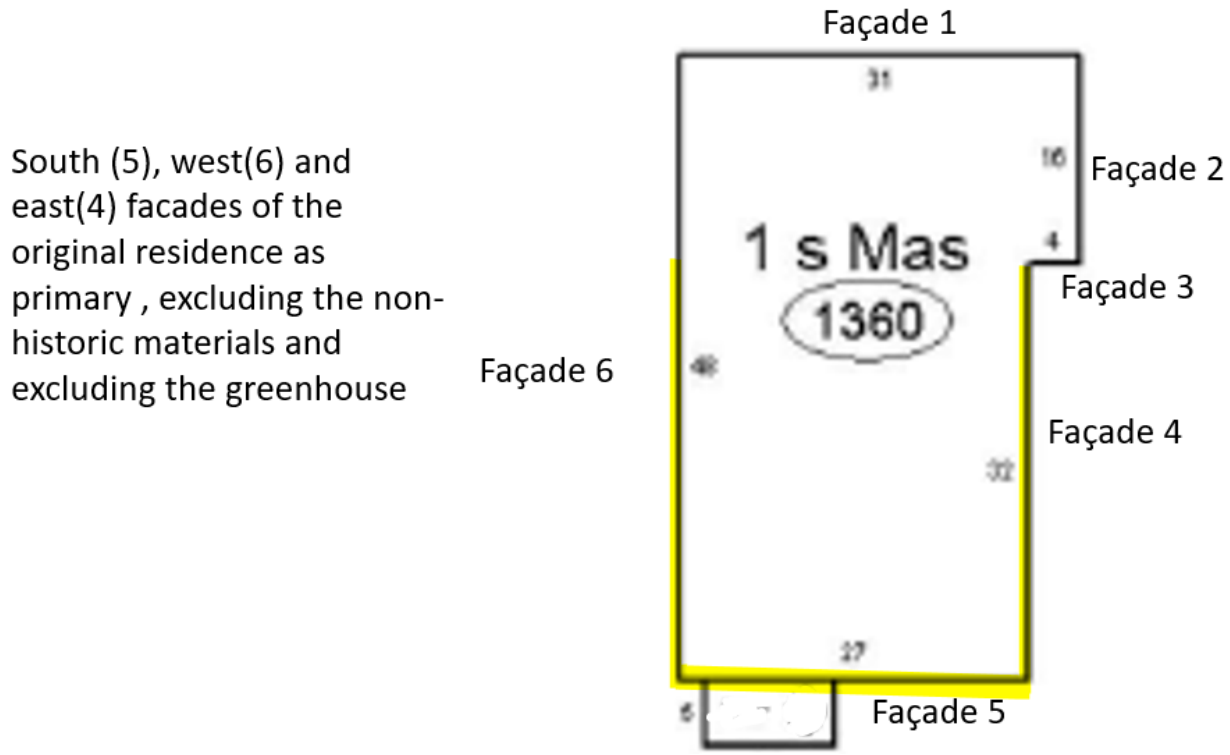


Figure 5: Façade Map

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(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.

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.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever 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, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) 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, 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 as follows:

(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 the 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.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;

(f) *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 block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

(h) 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 that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;

(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 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, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1905

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613417
field map SFHD #7	number 417	UTM reference zone 12 13	easting northing

location description: 815 Dunlap

city/town: SANTA FE

land grant/reservation: na

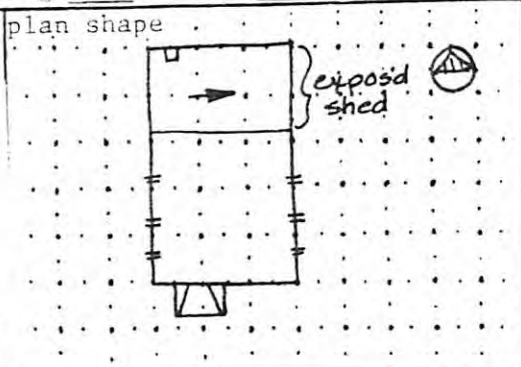
building name

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

film roll by SL no. 14	negative nos. 26	loc. of neg. HPB



plan shape



date of construction: 40-44 estimate ___ actual

source: directory

use
present: ✓residential
other:
historic: ✓residential
other:

condition
___excellent ___✓good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

NMUV

wall material/surface: conc. adobe/stucco

architectural features
one story w/ basemt.; flat parapet (w/ undulated points) concealing both low 'gable' roof (draining via canales) at front & exposd shed at rear w/ alum gutter
windows: 8/8 dbh, 6/6 dbh, 4 lit casemt, 1e lit hopper in basemt, mtl. casemt: ¾ x 4, – shutters on N facade - all w/ conc lug sill
doors: solid w/ 12 lits, solid w/ 4 lits

surroundings: residential

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why? age

comments

associated buildings? ✓yes
what type? old garage & storage
if inventoried, list ID nos.

see back? ___yes

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 6/16/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior SS (STAFF INITIALS)

Project Address: 815 DUNLAP

Date Submitted: 6/16/16

Contact Name: CHRIS PURVIS

Phone Number: 982-5461

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

48" HIGH, IRREGULARLY TOPPED LATILLA FENCE, WITH STONE PILASTERS AS SUBMITTED.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION SS
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION SS
☑ Yes	☐ No	FINAL HISTORIC INSPECTION SS

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Thursday, June 16, 2016

RE: 815 Dunlap.
Enclosed (1) 8.5"x14" copies
A-1 site plan 06-16-16
A-2 floor plan 06-16-16
A-3 fence detail 06-16-16
copy of stop work order

JUN 16 2016

Dear Sobia Sayeda

The enclosed submittal is in response to a stop work order issued on may 31 , 2016

The owner requests permission to modify the fence to comply with the enclosed drawings . The fence will be no more than 48" high

Please call if you have any questions on the project 982-5461

Sincerely,

Christopher Purvis.

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

City of Santa Fe

0937

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) LATILLA FENCE AT PLACE OF RESIDENCE. NEED APPROVAL FROM HISTORIC STAFF OR HISTORIC BOARD

NAME OF VIOLATOR: PHONE:

ADDRESS: 815 DINOSAUR STREET

☑ 14-3.10	(Construction [redacted] 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: _____		

NOTICE OF VIOLATION

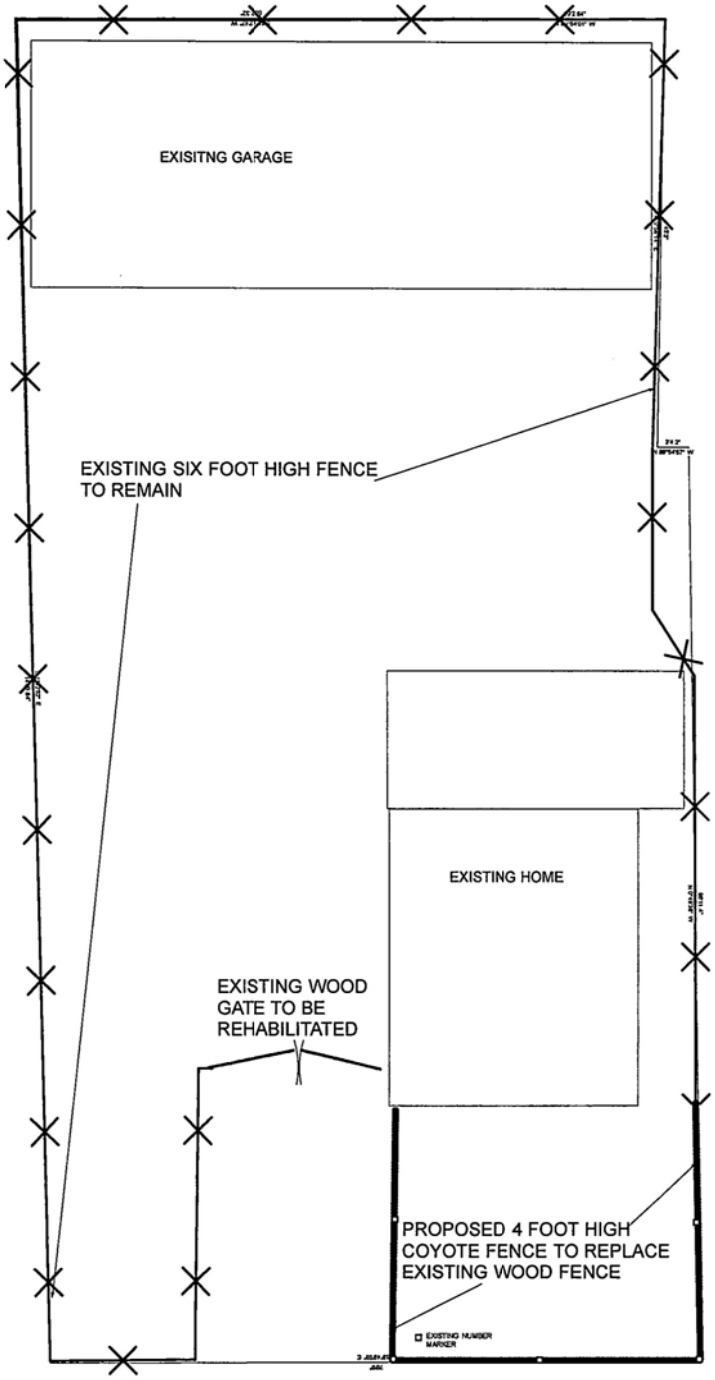
HPE01.indd 06/09

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."**

TE: 5/31/16 TIME: 220 ☐ AM ☑ PM

INSPECTION DATE: 6/8/16 INSPECTOR [illegible]

PHONE NO.: 955-6607



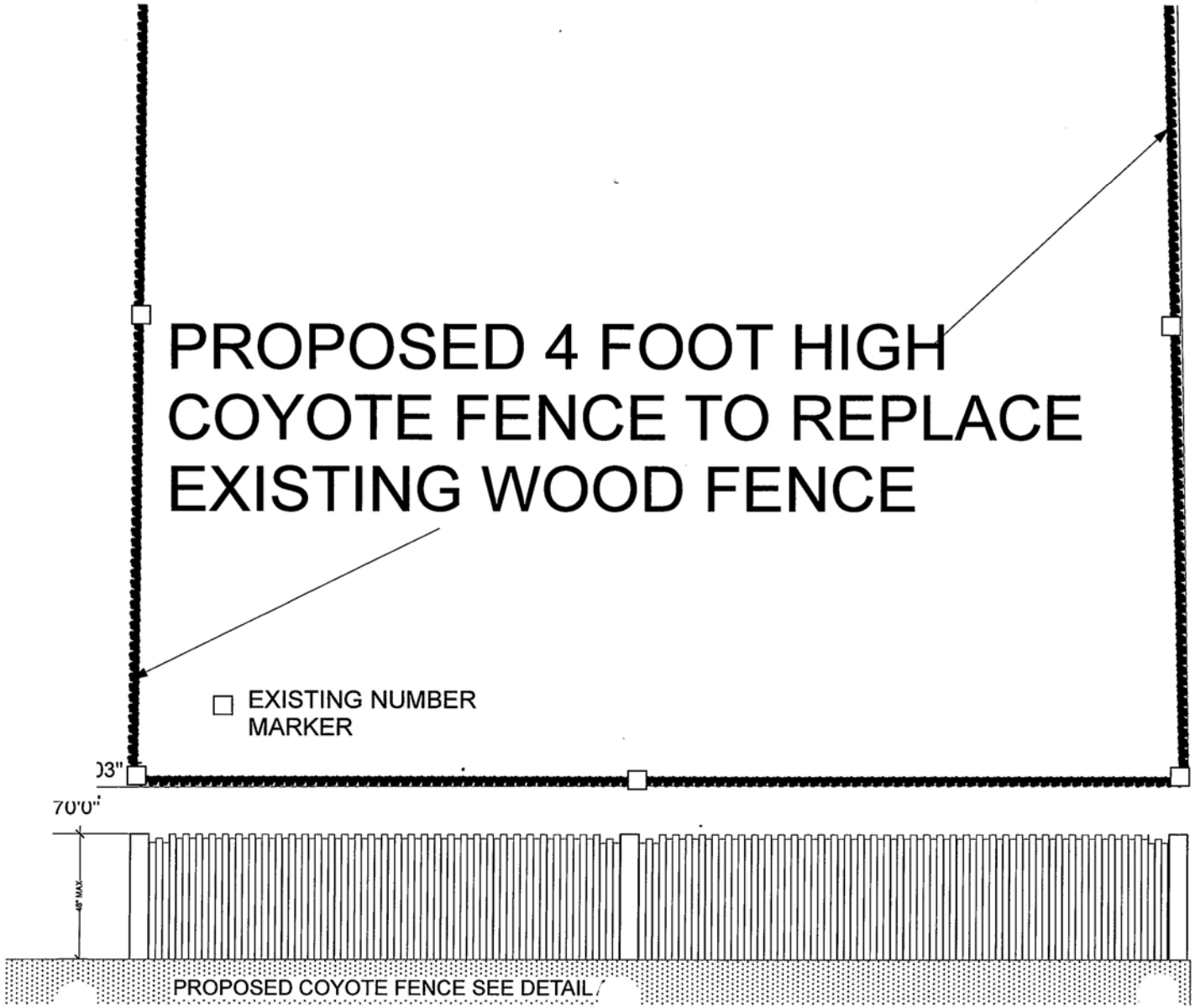
SITE PLAN
SCALE 1/16" = 1'-0"

JUN 16 2016

A-1
JOB # 3604
JUNE 16, 2016

815 DUNLAP FENCE
SANTA FE NEW MEXICO

A. CHRISTOPHER PURVIS, ARCHITECTS
200 West Mercy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com



JUN 16 2016

FENCE PLAN & ELEVATION
SCALE 1/4" = 1'-0"

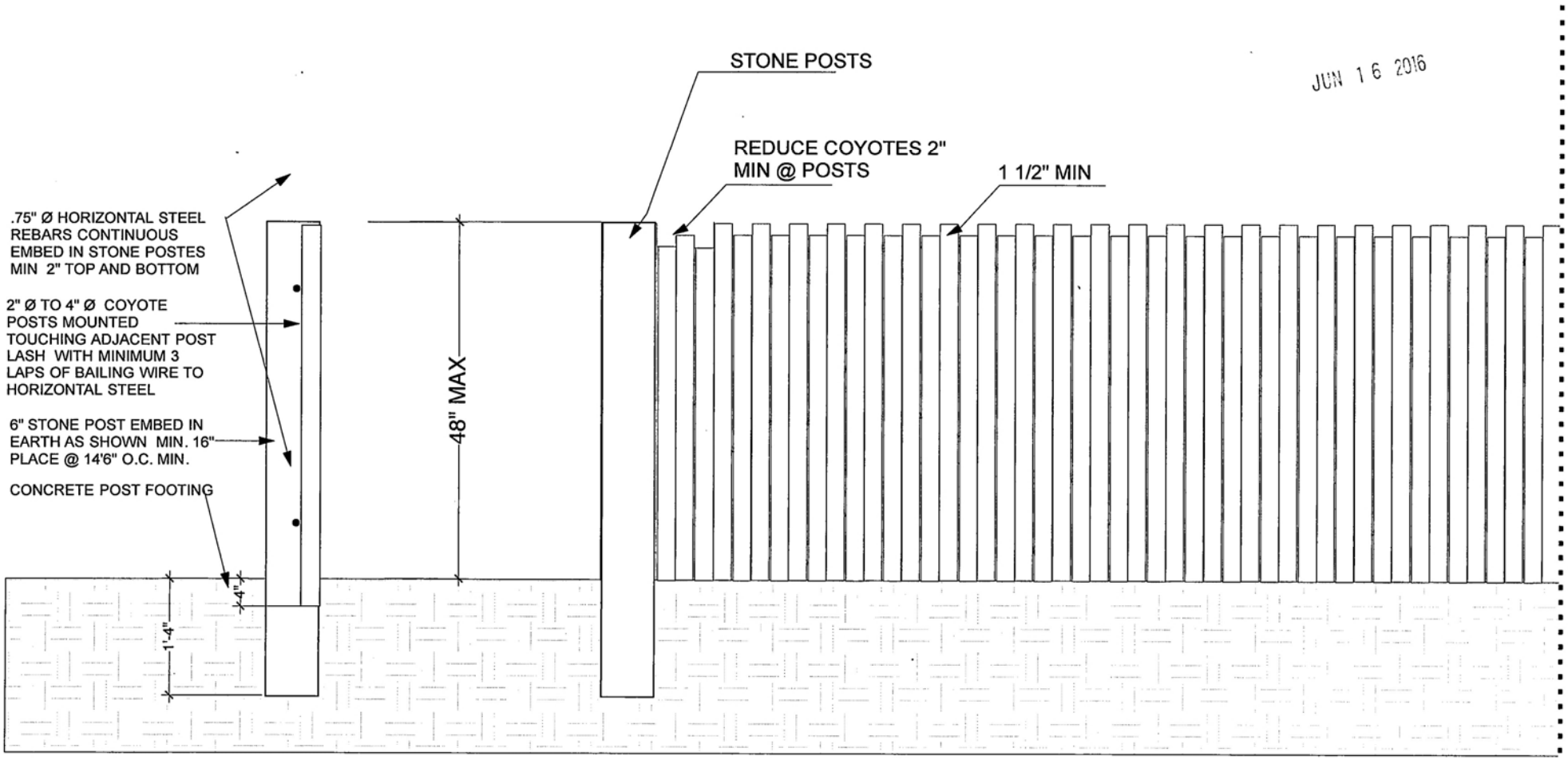
A. CHRISTOPHER PURVIS
ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com

815 DUNLAP FENCE
SANTA FE NEW MEXICO

JUNE 16, 2016

A-2

JOB # 3604



JUN 16 2016

2 COYOTE FENCE DETAIL

scale 3/4"=1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACPArch.com

815 DUNLAP FENCE
SANTA FE NEW MEXICO

JUNE 16, 2016

A-3

JOB # 3604

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Wednesday, March 19, 2025

RE: 815 Dunlap
Enclosed
8/85 HCPI
2/25 HCPI
HDRB application

Dear Lani and
Members of the Historic Districts Review Board

On January 9th you walked the property with Michael Zimber. He has asked me to help with the application process. We have had John Murphey prepare a new HCPI and enclose it for your information. And we request a status review and primary elevation determination of the property at 815 Dunlap before we can make a complete application.

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011327-HDRB, 412 Camino Don Miguel, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Mark and Jesse O'Brien, owner, proposes to construct a yard wall with a pedestrian gate to the maximum allowable height of 5'-4".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: [height calculation]

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

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

Sample motions:

One motion will be required in this case to either approve or deny the application.

a. In case 2025-011327-HDRB, for 412 Camino Don Miguel, approve or deny the application as submitted.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

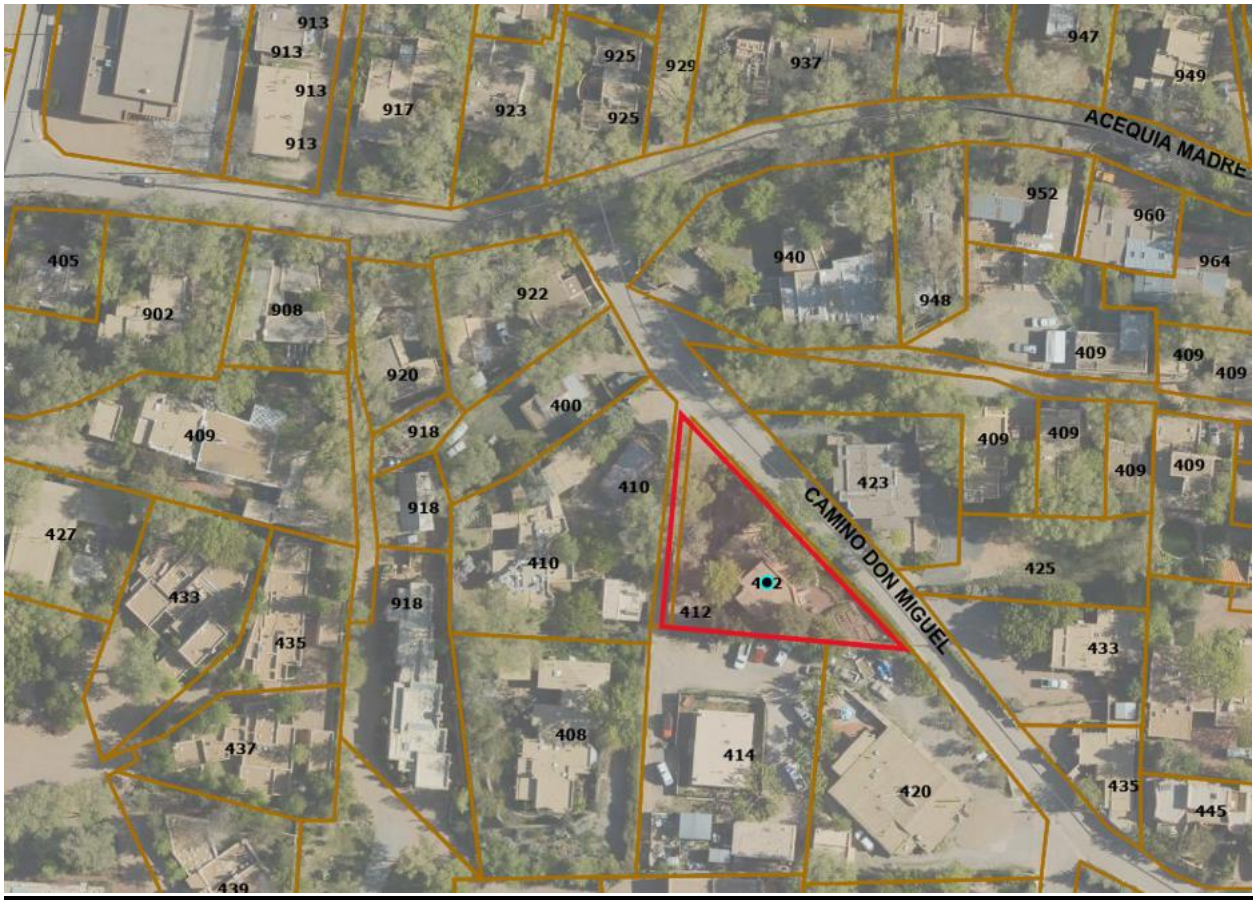


Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape along Camino Don Miguel has no sidewalks, and the street is lined with fencing and yard walls. The fencing consists of latilla fences. The heights of the yard walls and fences vary from 30" to 107", with the street average at 5'4", which is the maximum allowable height. The houses are close to the street, with most in a Spanish Pueblo Revival Style and a few in vernacular style. The majority of the houses have publicly visible portals and parking directly off of the street.


Figure 2: Property Image street side fence

Site Description:
412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtownand Eastside Historic District. The property also holds a 2024 guest house in the southwest corner of the property. The adobe constructed Pueblo Revival style main residence dates to 1947 with a cinder block second-story addition and remodel in the early 1980s. The property is surrounded by a 6'-0" high coyote fence.

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for this property.

HDRB:
In case 2023-006625-HDRB, the main residence was approved for a 101 sq. ft. addition on the southeast, and the carport was approved to be converted to a guest house by retaining the existing adobe walls and roof structure with a new east wall with two windows to enclose the carport, and a new door opening and window on the south façade.

ADMINISTRATIVE:
In case 2025-009875-ADMIN, the residence was approved to relocate a canale, shorten the portal on the guesthouse, eliminate a window in the approved bathroom addition, and replace rotted wood on the front (south) elevation portal

In case 2024-007736-ADMIN, the residence was approved for additional parapets, relocation of one window, deletion of one window, addition of a new door for mechanical access, and addition of skylights. These revisions were for case 2023-006625-HDRB.

In case 2021-004424-ADMIN, the residence was approved for a reroof in modified bitumen in tan color.

In an administrative approval (Admin #187) on October 12, 2005, the residence was approved for a 615 sq. ft. portal to a height of 10'6" on the east elevation and a yard wall and fence along the driveway

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Remove approximately 85 linear feet of the 6'-0" high coyote fence along the southeastern property line.
2. Construct a yard wall with stepped heights ranging from 4'-7" to the maximum allowable height of 5'-4" for approximately eighty-five (85) feet along the southeastern property line. Each step in height is approximately 20 feet in length creating single horizontal planes of 20 feet before changing planes.
3. Install a 6'-0" wood panel pedestrian gate between the residence and the new yard wall.

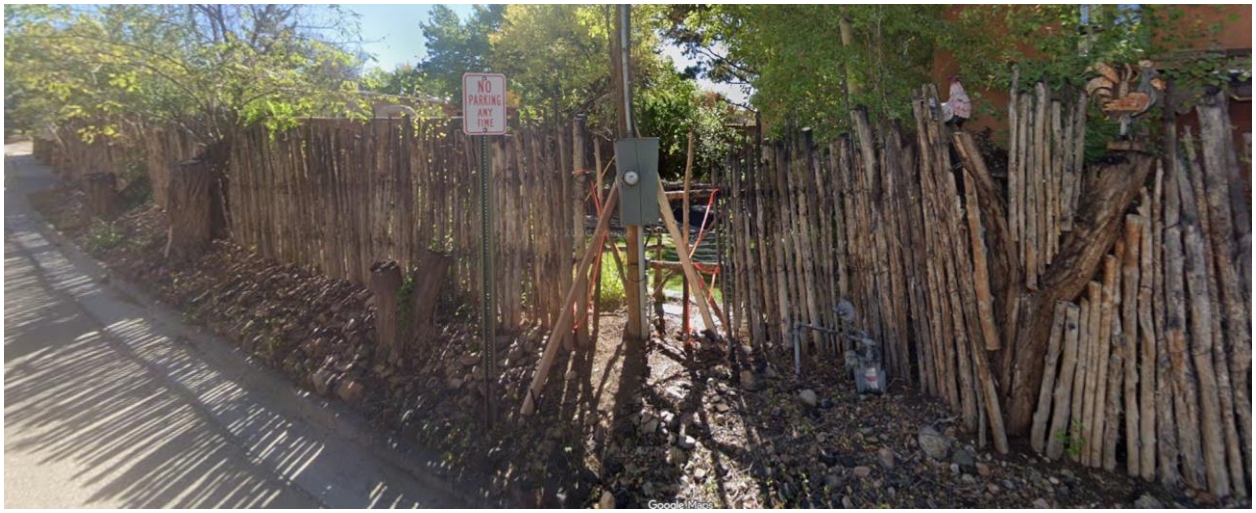


Figure 3 Area of Work

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.

(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.

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

H800

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 412 CAMINO DON MIGUEL

ID NUMBER: 051600210

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

DATE OF CONSTRUCTION:

_____ ESTIMATE 1947 ACTUAL

SOURCE(S) CITY DIRECTORY
REMODEL 1980 - OWNER

BUILDING DATA

ARCHITECTURAL STYLE: SP. PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL COMMERCIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? DETACHED CAR PORT

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR 2 STORY

EXPLAIN: SECTION + CARPORT ADDED

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

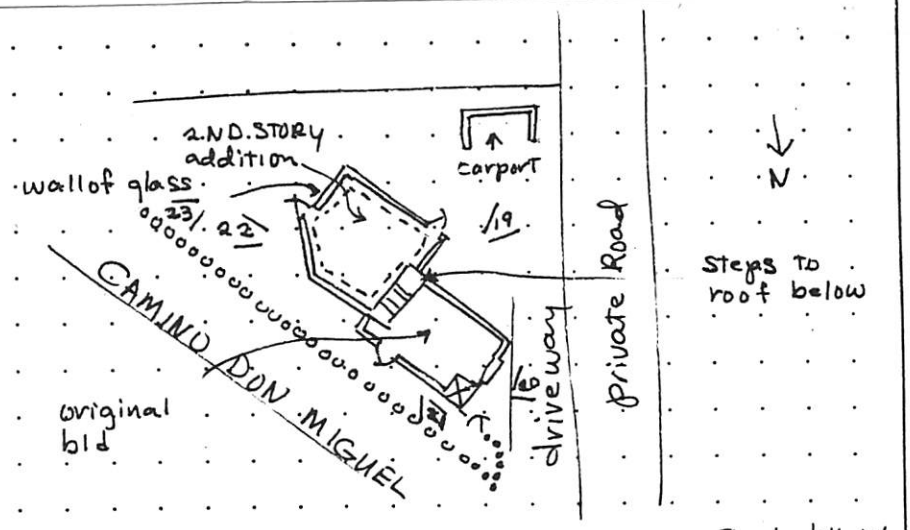
____ YES X NO

PHOTO



#4-19 EAST ELEVATION

SITE PLAN



Scale 1/4" = 10'

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 4/29 BY AC

NEGATIVES WITH NMHPD ROLL #AC4 NEG # 19 TO 23

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	ADOBE ORIGINAL SECTION CINDER BLOCK SECOND STORY ADDITION	ENTIRE HOUSE IS IN EXCELLENT CONDITION
FOUNDATIONS	NOT VISIBLE	
DOORS	9 LITE OVER WOOD PANEL	
WINDOWS	WOOD CASEMENT 12 LITE	WALL OF WINDOWS SOUTH SIDE VERTICAL PANES
PORTALES		
CANALES	2nd STORY NORTH SIDE	
PORCHES		
BALCONIES	STAIRS FROM SECOND STORY LOFT TO ROOF OF ORIGINAL SECTION	
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE FENCE 6 FT. EAST SIDE	
ARCH. DETAILS		
OTHER	HOUSE SITS ON A RISE 20 FEET ABOVE THE STREET	

COMMENTS THE SIMPLE ORIGINAL STRUCTURE IS DOMINATED BY THE TWO STORY ADDITION, VEGETATION SURROUNDS & OBSCURES PARTS OF THE BLD.

ADDITIONAL PHOTOGRAPHS



#4-20 NORTH ELEVATION



#4-21 N.E. CORNER

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

IDENTIFICATION

ADDRESS 412 CAMINO DON MIGUEL

ID NUMBER 051600210

SURVEYED/RESEARCHED
DATE 4/29/92 BY AC



#4-22 S.E. CORNER



#4-23 SOUTH ELEVATION

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

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 0516 00210
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 412 don Miguel

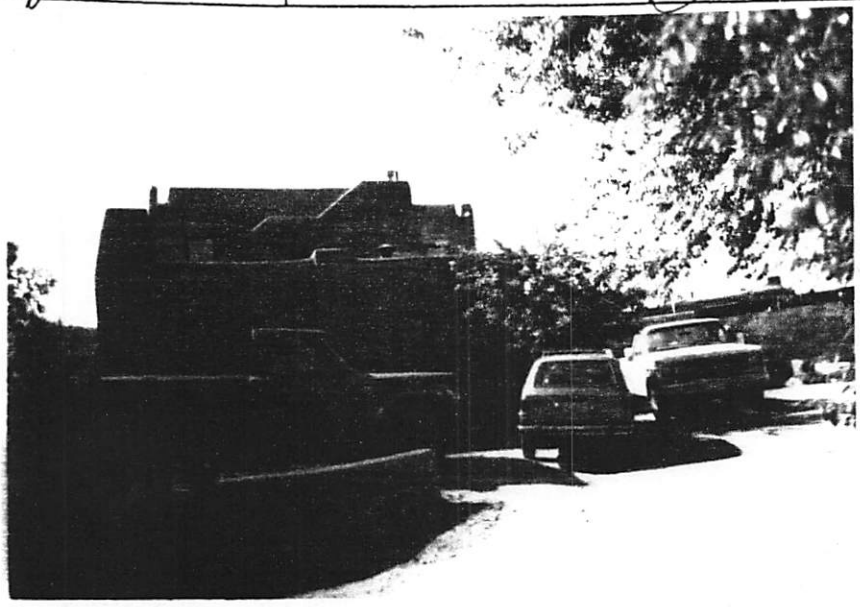
city/town: Santa Fe

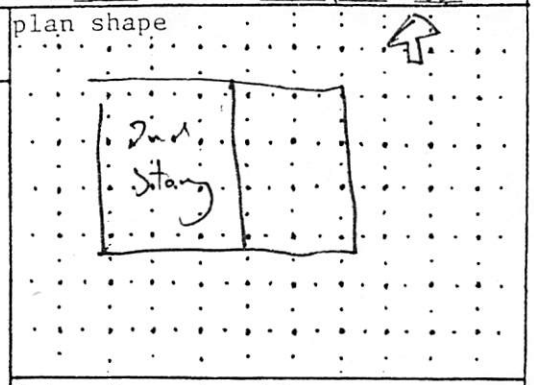
land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp 17 N ☒ range 10 E ☒ sec 30 NW ¼ NE ¼

film roll	negative nos.	loc. of neg.
by mb no. 12	1	HPB



plan shape: 

date of construction: Pre 1982 estimate ____ actual

source: 1982 Directory - Occupant states 2 rooms older

use
present: residential
other: ____
historic: residential
other: ____

condition
X excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate X major
describe: 2 orig rooms surr. by new structure

surroundings: Res

relationship to surroundings
^ similar ___ not similar

district potential
X yes ___ no

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

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features: Renovation covers features
Windows 6/6 dbl hung wood

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

Streetscape

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: FEB 27, 2023

Property Owner of Record: MARCELLE O'BRIEN

Applicant/Agent Name: SUBY BOWDEN + ASSOC, BOB BAKER

Contact Person Phone Number: 505 670 0484

Site Address: 412 Camino don Miguel, 87501

Proposed Construction Description: BATHROOM ADDITION TO MAIN HOUSE + CONVERSION OF CARPORT TO GUEST HOUSE

TOTAL ROOF AREA:

Zoning District: DOWNTOWN EASTSIDE (R-1) EXISTING **Lot Coverage :** 24 %

Overlay: NA Escarpment
NA Flood Zone*
NA Other:

□Open Space Required:

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 – EXISTING CONDITION

Access and Visibility: ☒ Arterial or Collector**
NA □ Visibility Triangle Required

Use of Structure: ☒ Residential
□ Commercial Type of Use:

Terrain: □ 30% slopes NONE

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front?
Proposed Rear: 85' Minimum: 15'
Proposed Sides: L 5' R 2 Minimum: 5'
3 SIDED LOT

Height: Proposed
Maximum Height: or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 4 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.

SUBY BOWDEN, SUBY BOWDEN + ASSOCIATES □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** FEB, 28, 2023

To Be Completed By City Staff: 2023-006518-PAR

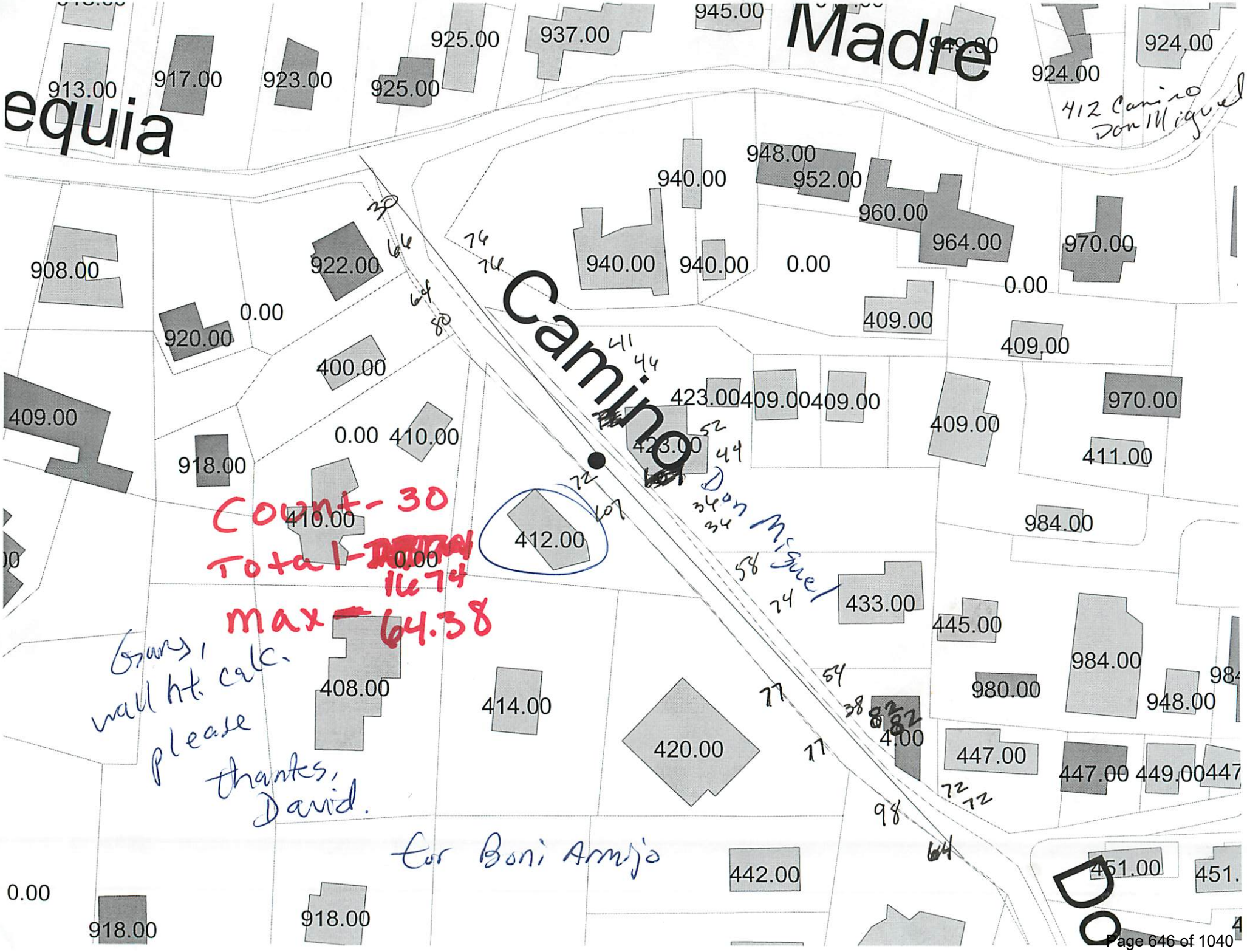
Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: __/__/__
□ Flood Plain Approval by _____ Date: __/__/__
□ Traffic Engineering Approval by _____ Date: __/__/__
Notes:

Zoning Approval:
☒ **Preliminary Approval** □ **with conditions** □ **Rejected**
Comments/Conditions: Please provide parking plan with permit submittal

REVIEWER: Stephanie Perea **DATE:** 3/17/23

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

Revised 1-14-13


Madre
equia
Camino
Don Miguel
412 Camino Don Miguel
913.00
917.00
923.00
925.00
925.00
937.00
945.00
924.00
924.00
948.00
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970.00
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411.00
918.00
984.00
410.00
412.00
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433.00
445.00
984.00
980.00
948.00
408.00
414.00
420.00
4.00
447.00
447.00
449.00
442.00
451.00
0.00
918.00
918.00
Count-30
Total-1674
max-64.38
Gary, wall ht. calc. please
thanks, David.
for Boni Arroyo

GAYLA BECHTOL
ARCHITECT

August 26, 2025

To: Historic Districts Review Board

Re: 412 Camino Don Miguel Street Wall proposal

We request permission to build a 5′-4″ street wall in place of a 6′ coyote fence. The wall will attach to the existing portal wall with a wood panel gate.

The stucco color will match the existing house.

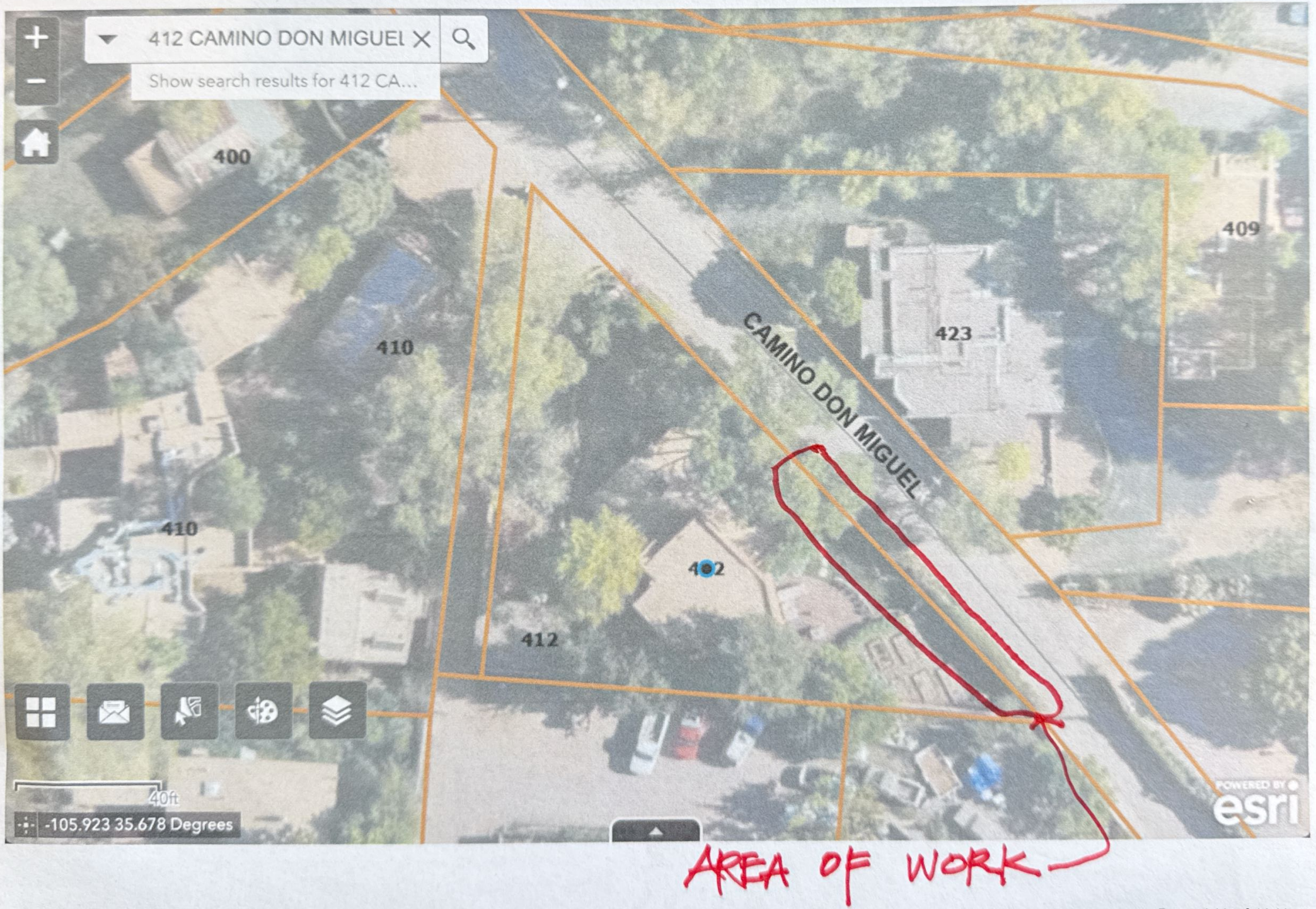
The existing house and guest house is 2505 SF.

Thank you for your consideration.

Sincerely,



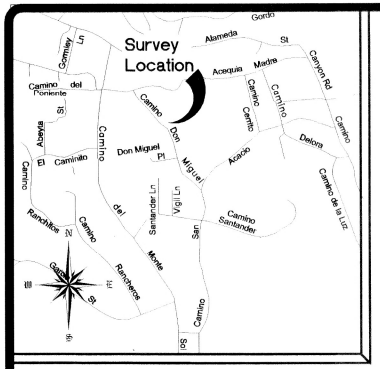
Gayla Bechtol, AIA


412 CAMINO DON MIGUEL
Show search results for 412 CA...
400
410
410
412
402
423
409
CAMINO DON MIGUEL
40ft
-105.923 35.678 Degrees
esri
AREA OF WORK

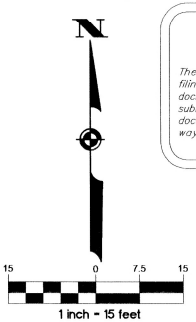
Boundary Survey Plat for Neal and Linda Krull

053 045

On Lot 1, being a certain tract of land lying and being situate within the City and County of Santa Fe, New Mexico within Section 30 T. 17 N., R. 10 E., N.M.P.M.
412 Camino Don Miguel



VICINITY MAP



CITY OF SANTA FE
PUBLIC NOTICE

The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.

LEGEND

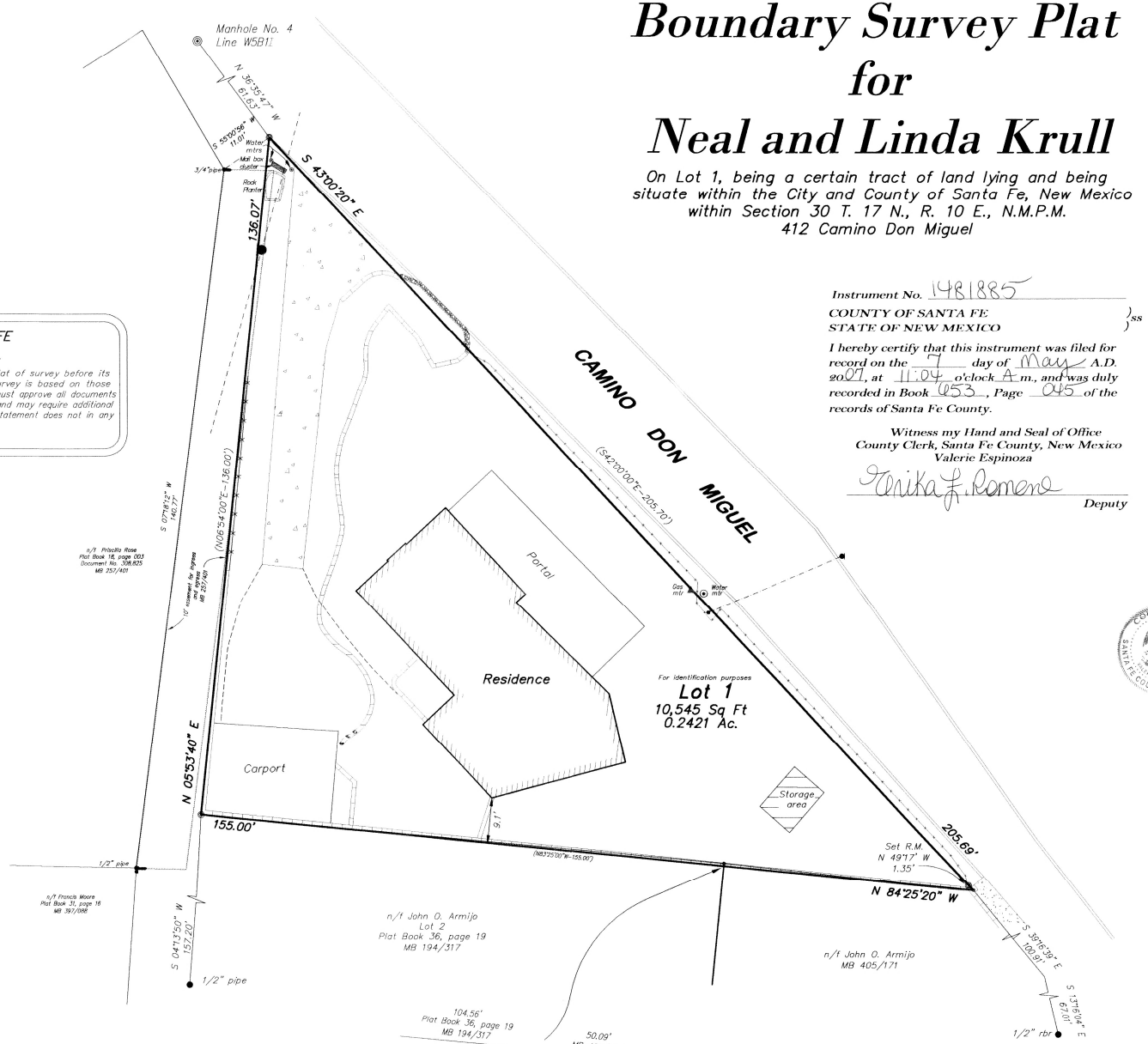
- Sanitary sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines.
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of bearing for this survey was taken from GPS observations as referenced along the south line of the Armijo Tracts as shown in Plat Book 36, page 19 and Misc. Book 405/171. Reference surveys: Improvement Survey prepared by Guy D. Hayden, dated October 7, 1977, and last amended June 1, 1984, as Drawing No. 318/77. Plat for Joel Leeds Lacy by Samuel Davalos dated May 13, 1956.

2.) Bearings and distances in parenthesis were taken from above noted plat.

3.) F.I.R.M. Panel Number: 350070-0005-B.



Instrument No. 1481885
COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the 7 day of May A.D. 2007, at 11:04 o'clock A m., and was duly recorded in Book 053, Page 045 of the records of Santa Fe County.

Witness my Hand and Seal of Office
County Clerk, Santa Fe County, New Mexico
Valerie Espinoza

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

April 30, 2007

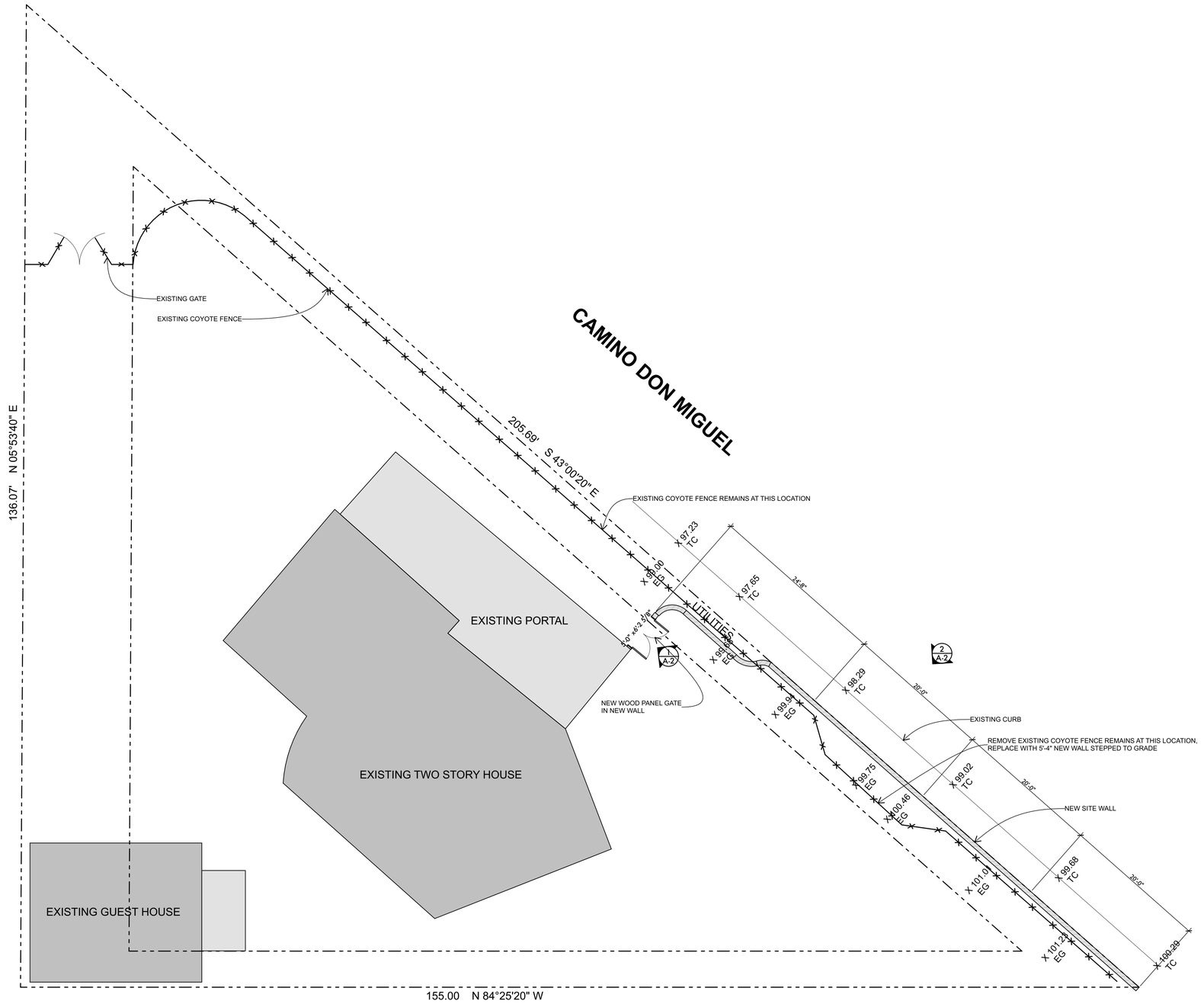
David E. Cooper P.S. No. 9052

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-025-0407	Dwg. DEC	Ck. DTC
	File: N/A	Bk. 83

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Sarah M. Nolan	Sec. 30 T. 17N. R.10E.	N/A

1-055-098-169-398



1 Site Plan
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

CAYLA BECHTOL ARCHITECT

320 Aztec Street
Santa Fe New Mexico 87501
505.660.6301 www.gbasantafe.com

O'Brien Street Wall

412 Camino Don Miguel
Santa Fe
NM 87505

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.

© Gayla Bechtol

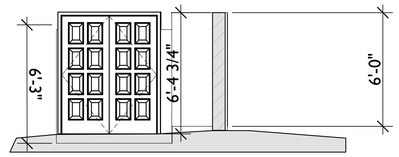
O'Brien Street Wall
412 Camino Don Miguel
Santa Fe, NM 87505

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

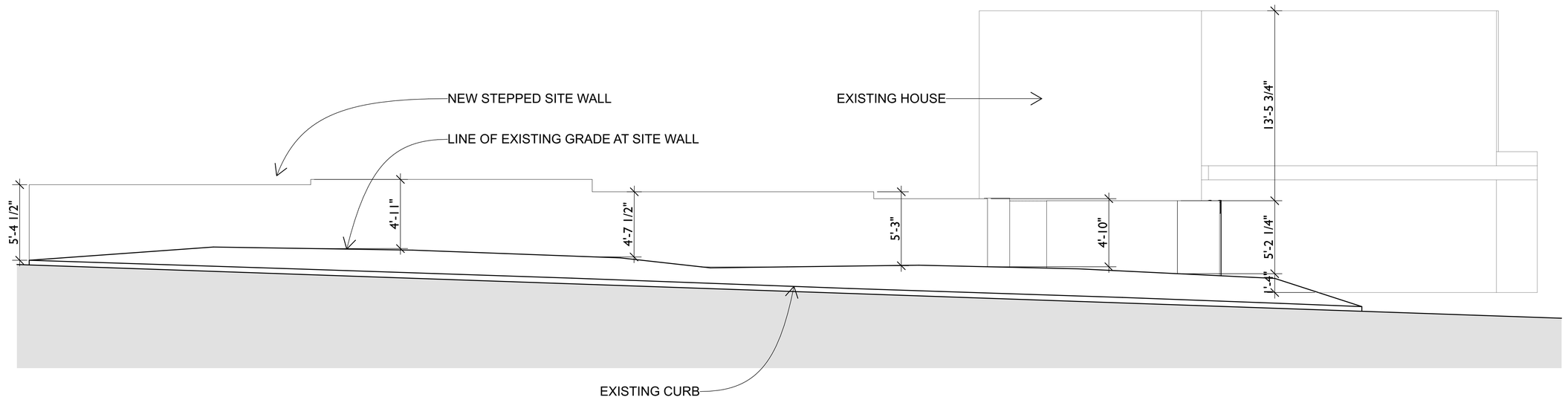
ISSUED:

SITE PLAN

A-1



1 Wall Elevation - Gate Elevation
SCALE: 1/4" = 1'-0"



2 Wall Elevation - South West
SCALE: 1/4" = 1'-0"

CAYLA BECHTOL ARCHITECT
320 Aztec Street
Santa Fe New Mexico 87501
505.660.6301 www.gbasantafe.com

O'Brien Street Wall

412 Camino Don Miguel
Santa Fe
NM 87505

Project Number: Project No.

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© Gayla Bechtol

O'Brien Street Wall
412 Camino Don Miguel
Santa Fe, NM 87505

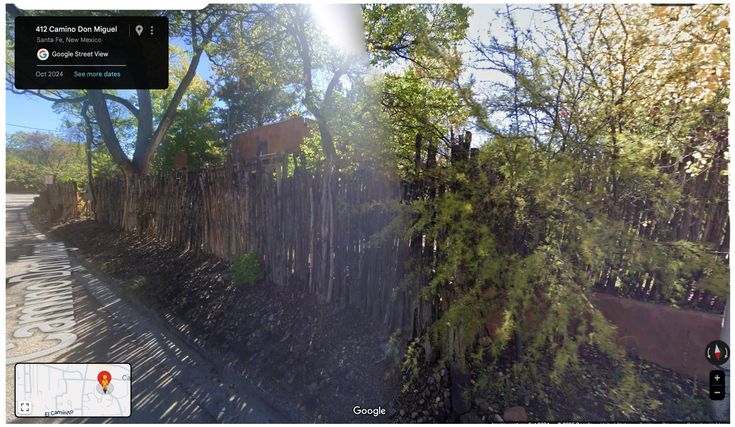
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

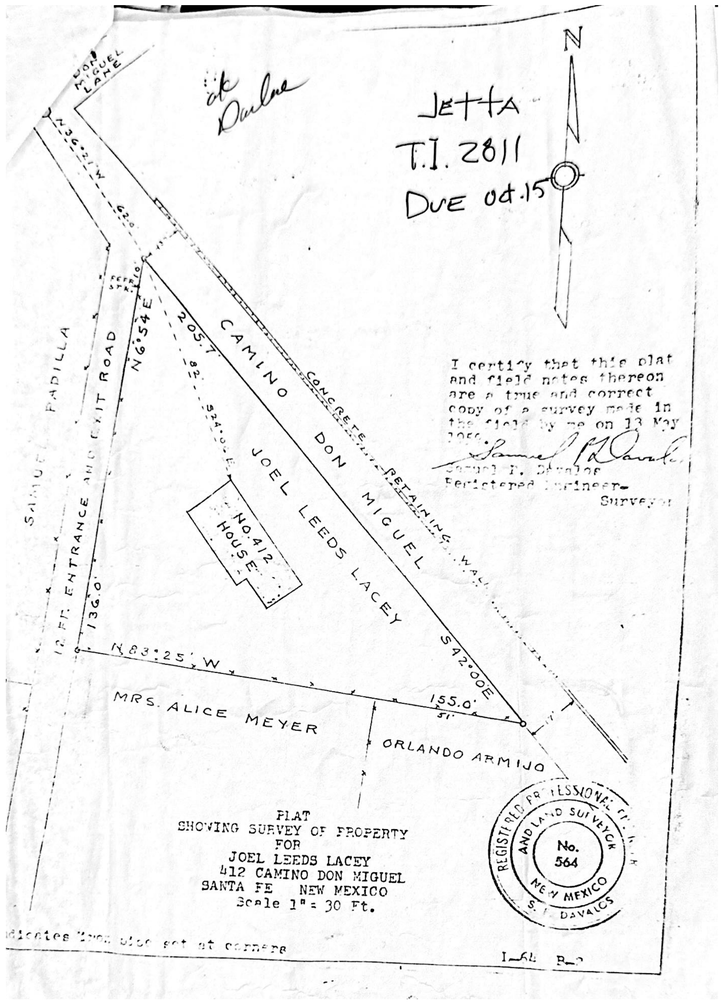
ISSUED:

ELEVATION

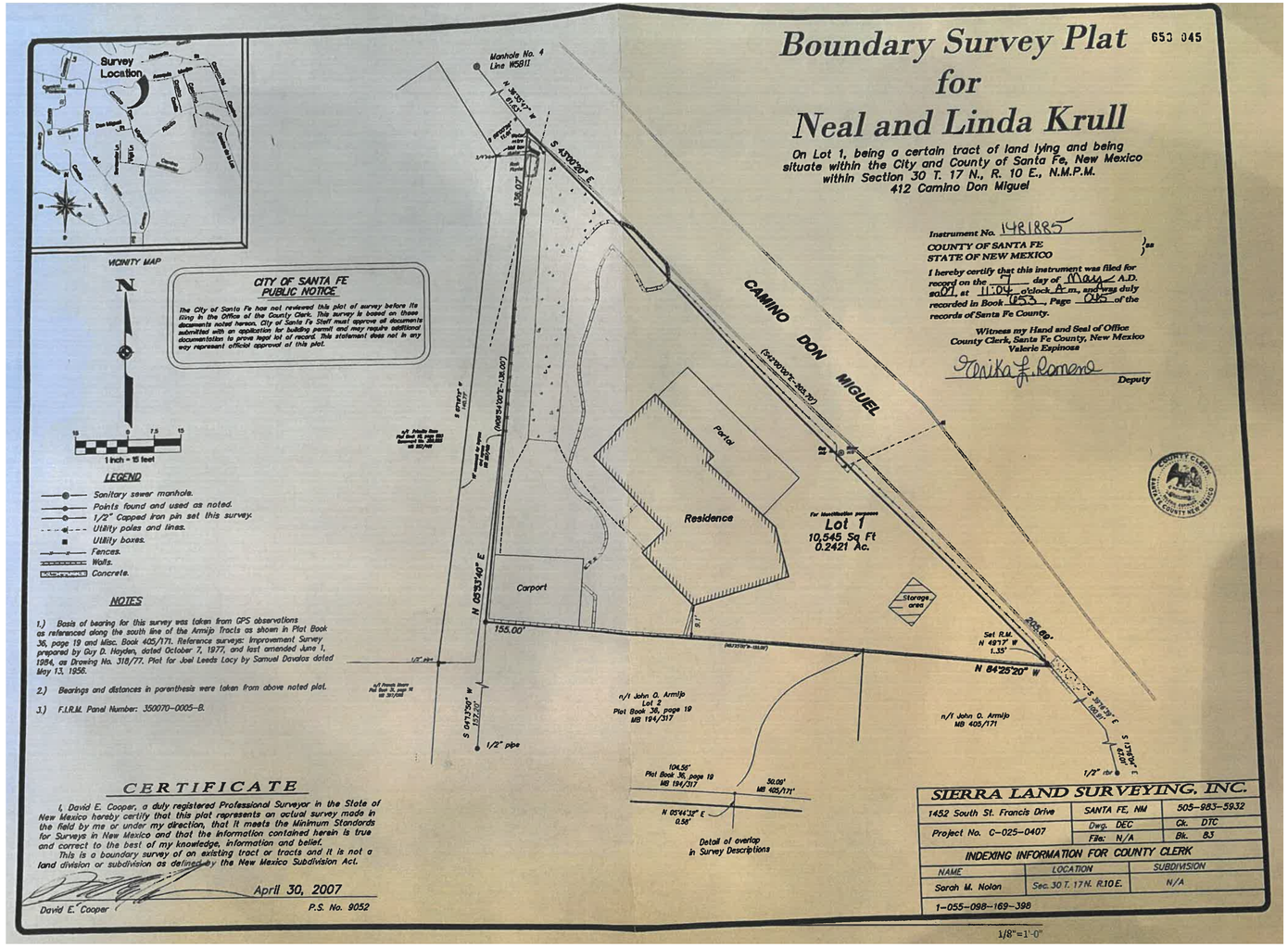
A-2







2 412 Camino Don Miguel LLR 1959
SCALE: 1:0.76



1 Site Survey
SCALE: 1" = 20'
0 10' 20' 40'

CAYLA BECHTOL ARCHITECT
320 Aztec Street
Santa Fe New Mexico 87501
505.660.6301 www.gbasantafe.com

O'Brien Street Wall

412 Camino Don Miguel
Santa Fe
NM 87505

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© Gayla Bechtol

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

SURVEY

A-3

Mr. Eddy said the same arguments stand, and he knows that the applicant is sensitive to that.

Ms. Beninato, previously sworn, said Plaza Chamisal was done by the Otero's. She said she looked at the lot which is very small and tight and will take special consideration. She said it is important to not impact Katherine Stinson Otero's home, which is visible. She thought the scale of the building too large for the lot size.

Mr. Johnson, previously sworn, said the architect's design is quite handsome. He was saddened to hear this might not be adobe but is interested hearing the discussion. He said materials are important and he thought Ms. Beninato's comments on the history should be discussed.

BOARD DISCUSSION:

Member Guida said it would be nice to see an adobe structure go up, but it is incredibly expensive and often does not pan out. The applicant's intent to mimic the material in construction and detail is admirable, but even more so is the scale and quality of the massing. This project is a nicely sought infill in a walkable neighborhood. It does a lot of service to the compound it is in.

MOTION: In Case 2023-006632-HDRB, 416 Acequia Madre, Member Guida moved to approve the project as submitted noting that it may not be adobe but a framed construction. Member Biedscheid seconded the motion.

Member Bienvenu clarified that the applicant's intention is even if not of adobe material, the essence of the design presented in the application in terms of massing, corners and battering, will remain.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

3. **2023-006625-HDRB. 412 Camino Don Miguel**. Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a ~~251~~ 100.9 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property. (Ramón J. Sarason)

STAFF REPORT:
412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:
The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:
Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenet area.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed application as it complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION: m

Robert Gaylor, for Suby Bowden & Associates at 333 Montezuma Avenue, Suite 200, was sworn. Mr. Gaylor said he is open to any questions.

Chair Rios asked if the tree where the bathroom is proposed will be saved.

Mr. Gaylor said the tree will remain. They calculated the growth over the next 50 years for the wall placement.

Member Bienvenu asked what they could do about CCA.

Mr. Gaylor said there is some interesting and good news he will share later.

PUBLIC HEARING:

There were no public comments.

BOARD DISCUSSION:

MOTION: In Case 2023-006625-HDRB, 412 Camino Don Miguel, Member Bienvenu moved to approve the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition. Member Guida seconded the motion.

City of Santa Fe

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

PROJECT DESC: 2023-006625-HDRB. 412 Camino Don Miguel. Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a 251 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property.

CASE NUMBER: 2023-006625--HDRB

PROJECT TYPE: Remodel

LOCATION: 412 CAMINO DON MIGUEL
Santa Fe, NM 87505

CONTACTS:

Applicant	Bob Gaylor
Property Owner	Mark & Jessie O'Brien

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 25, 2023. The decision of the Board was to approved the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition.

For further information please call 505-955-6605.

Sincerely,

Ramon Sarason

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.**

Ver. 12 1/14/2020

City of Santa Fe, New Mexico

memo

DATE: April 25, 2023

TO: Historic Districts Review Board Members

FROM: Ramón J. Sarason, Senior Planner, Historic Preservation Division

---

Case # 2023-006625-HDRB

Address: 412 Camino Don Miguel
Historic Status: Non-contributing
Historic District: Downtown and Eastside

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

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed application as it 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:

412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:

The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:

Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenet area.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

14-12 Noncontributing Structure:

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

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and

wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old

Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

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

H800

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

IDENTIFICATION

ADDRESS: 412 CAMINO DON MIGUEL

ID NUMBER: 051600210

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 1947 ACTUAL

SOURCE(S) CITY DIRECTORY
REMODEL 1980 - OWNER

ARCHITECTURAL STYLE: SP.
PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL
COMMERCIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? DETACHED CAR PORT

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR 2 STORY

EXPLAIN: SECTION + CARPORT ADDED

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

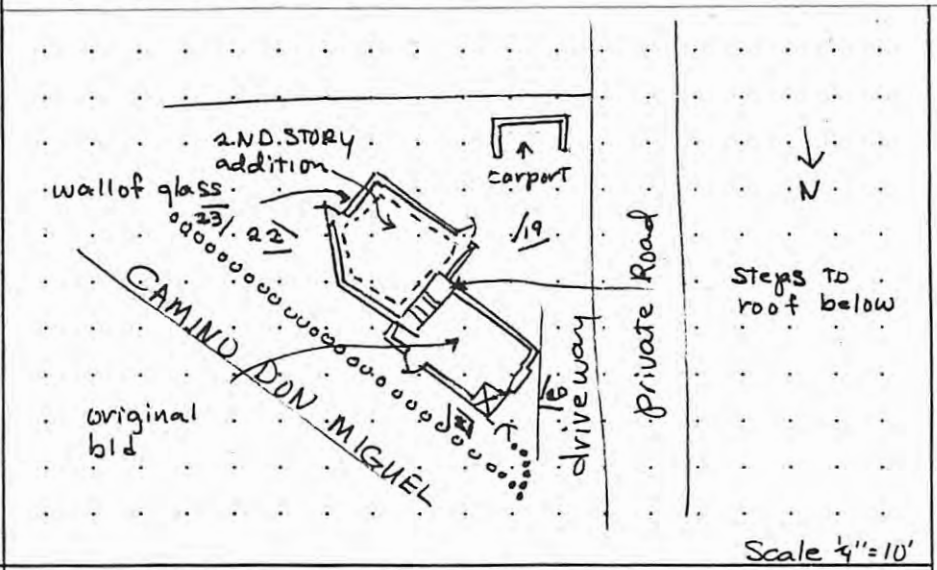
___ YES X NO

PHOTO



#4-19 EAST ELEVATION

SITE PLAN



Scale 1/4" = 10'

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 4/29 BY AC

NEGATIVES WITH NMHPD ROLL #AC4 NEG # 19 TO 23

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	ADOBE ORIGINAL SECTION CINDER BLOCK SECOND STORY ADDITION	ENTIRE HOUSE IS IN EXCELLENT CONDITION
FOUNDATIONS	NOT VISIBLE	
DOORS	9 LITE OVER WOOD PANEL	
WINDOWS	WOOD CASEMENT 12 LITE	WALL OF WINDOWS SOUTH SIDE VERTICAL PANES
PORTALES		
CANALES	2nd STORY NORTH SIDE	
PORCHES		
BALCONIES	STAIRS FROM SECOND STORY LOFT TO ROOF OF ORIGINAL SECTION	
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE FENCE 6 FT. EAST SIDE	
ARCH. DETAILS		
OTHER	HOUSE SITS ON A RISE 20 FEET ABOVE THE STREET	

COMMENTS THE SIMPLE ORIGINAL STRUCTURE IS DOMINATED BY THE TWO STORY ADDITION, VEGETATION SURROUNDS & OBSCURES PARTS OF THE BLD.

ADDITIONAL PHOTOGRAPHS



#4-20 NORTH ELEVATION



#4-21 N.E. CORNER

IDENTIFICATION

ADDRESS 412 CAMINO DON MIGUEL

ID NUMBER 051600210

SURVEYED/RESEARCHED
DATE 4/29/92 BY AC



#4-22 S.E. CORNER



#4-23 SOUTH ELEVATION

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

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 16-6-83 by mb	county Santa Fe	ID no. 051600210
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 412 don Miguel

city/town: Santa Fe

~~land grant/reservation~~

building name:

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

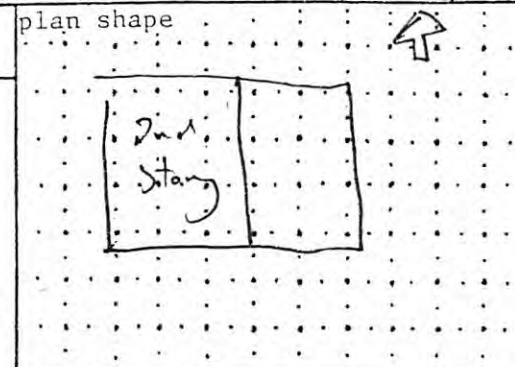
film roll by mb no. 12

negative nos. 1

loc. of neg. HPB



plan shape



date of construction: Pre 1982 estimate ____ actual

source: 1982 Directory - Occupant states 2 room older

use
present: residential
other ____
historic: residential
other ____

condition
X excellent ___ good
___ fair ___ deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling
___ minor ___ moderate X major

describe: 2 orig rooms surr. by new structure

architectural features: Renovation covers features

Windows 6/6 dbl hung wood

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

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

Streetscape

associated buildings? ___ yes
what type?

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: FEB 27, 2023

Property Owner of Record: MARGESIE O'BRIEN

Applicant/Agent Name: SUBY BOWDEN + ASSOC, BOB BAKER

Contact Person Phone Number: 505 670 0484

Site Address: 412 Camino don Miguel, 87501

Proposed Construction Description: BATHROOM ADDITION TO MAIN HOUSE + CONVERSION OF CARPORT TO GUESTHOUSE

TOTAL ROOF AREA:

Zoning District: DOWNTOWN EASTSIDE (R-1) EXISTING **Lot Coverage :** 24 %

Overlay: NA Escarpment
NA Flood Zone*
NA Other:

□Open Space Required:

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 – Existing Condition

Access and Visibility: ☒ Arterial or Collector**
NA □ Visibility Triangle Required

Use of Structure: ☒ Residential
□ Commercial Type of Use:

Terrain: □ 30% slopes NONE

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front?
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 2 Minimum: 5'
3 SIDED LOT

Height: Proposed
Maximum Height: or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 4 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.

SUBY BOWDEN, SUBY BOWDEN + ASSOCIATES □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** FEB, 28, 2023

To Be Completed By City Staff: 2023-006518-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: Please provide parking plan with permit submittal

REVIEWER: Stephanie Perea **DATE:** 3/17/23

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

Revised 1-14-13

333 Montezuma avenue suite 200 santa fe new mexico 87501 phone 505.983.3755 fax 505.983.8118

SUBY BOWDEN + ASSOCIATES

March 9, 2023

Proposal Letter to the Historic Design Review Board for Remodel and Addition to 412 Camino Don Miguel.

1. 412 Camino don Miguel is estimated to have been built in 1947.
2. The Owners are Mark and Jessie O'Brien.
3. The " New Mexico Historic Building Inventory-1992 is Attachment A and gives more detailed information on the history. We have no record of the construction of yard walls and gates.
4. The total lot area is 10,545 SF. Built area including portals and carport is 2505 SF. This is well below the allowable lot coverage of 50%.
5. The Owners wish to build a bathroom addition of 100.9 SF and convert the existing carport into a guesthouse. See attached existing Boundary Survey Plat, sheet Z1, Existing Site Plan, sheet Z2 and Proposed Site Plan, sheet Z3.
6. A new bathroom addition of 100.9 SF is proposed to be added on the Southeast side of the existing house of 1488 SF. The height of the Bathroom Addition is 11'-4" and will be the same as the adjacent wing See attached sheets Z5, Bathroom Addition Plan and Elevation, and Pencil Sketch of Bathroom Addition sheet Z8, and photo sheet Z7.
7. Neither project in 5 above is visible from a public or private location. See photos on sheets Z11 and Z12.
8. The conversion of the existing carport of 450 SF into a guesthouse retains the existing adobe walls and the existing roof structure. The west carport wall will be modified as shown in sheet Z4, Carport Conversion Plan and Elevations.
9. The existing Carport falls within setbacks. It was apparently built previous to the existence of setbacks. See sheet Z2.
10. The height of the carport is 11'-3" and will be the same roof height when it is completed. See attached sheet Z4 and photos Z9.
11. Both adjacent neighbors are in support of the Carport conversion. See attached letters provided on sheet Z10.
12. Itemized materials, Colors, windows and doors are on sheet Z13, Exterior Finishes. The final selection of doors and windows and hardware shall be provided in completion of Construction Documents but shall adhere to the documents submitted herein.

We believe the material described above provides the Required Materials for the HDRB submittal. Please let us know if you would like to receive additional information.

We are requesting that this project get heard before the HDRB in their 4/25 meeting. Please put this into the agenda for that date.

The Owners are ready to proceed with this project as soon as it is approved by the HRDB. A contractor has not been selected.

Respectfully submitted,

Suby Bowden, Architect
Suby Bowden + Associates LLC

Boundary Survey Plat for Neal and Linda Krull

653 045

On Lot 1, being a certain tract of land lying and being situate within the City and County of Santa Fe, New Mexico within Section 30 T. 17 N., R. 10 E., N.M.P.M.
412 Camino Don Miguel

Survey Location

VICINITY MAP

CITY OF SANTA FE PUBLIC NOTICE

The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.

1 inch = 15 feet

LEGEND

- Sanitary sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines.
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of bearing for this survey was taken from GPS observations as referenced along the south line of the Armijo Tracts as shown in Plat Book 36, page 19 and Misc. Book 405/171. Reference surveys: Improvement Survey prepared by Guy D. Hayden, dated October 7, 1977, and last amended June 1, 1984, as Drawing No. 318/77. Plat for Joel Leeds Lacy by Samuel Davalos dated May 13, 1956.

2.) Bearings and distances in parenthesis were taken from above noted plat.

3.) F.I.R.M. Panel Number: 350070-0005-B.

Instrument No. 1481885
COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the 7 day of May A.D. 2007, at 11:04 o'clock A m., and was duly recorded in Book 653, Page 045 of the records of Santa Fe County.

Witness my Hand and Seal of Office
County Clerk, Santa Fe County, New Mexico
Valerie Espinoza
Deputy

CAMINO DON MIGUEL

Manhole No. 4
Line W5811
N 36°35'47" W 61.63'
S 45°00'00" E
136.07'
(S 42°00'00" E 203.70')
S 45°00'00" E 140.77'
(N 05°34'00" E 135.00')
N 05°33'40" E
155.00'
S 04°13'30" W 132.20'
1/2" pipe
Portal
Residence
Carport
Storage area
For Identification purposes
Lot 1
10,545 Sq Ft
0.2421 Ac.
Set R.M. N 49°17' W 1.35'
N 84°25'20" W
203.69'
S 38°16'39" E 138.19'
S 13°45'21" E 67.01'
1/2" rbr
n/f John O. Armijo Lot 2 Plat Book 36, page 19 MB 194/317
n/f John O. Armijo MB 405/171
104.56' Plat Book 36, page 19 MB 194/317
50.09' MB 405/171'
N 05°44'32" E 0.58'
Detail of overlap in Survey Descriptions

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

April 30, 2007
David E. Cooper P.S. No. 9052

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-025-0407	Dwg. DEC	Ck. DTC
	File: N/A	Bk. 83
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
Sarah M. Nolan	Sec. 30 T. 17N. R.10 E.	N/A
1-055-098-169-398		

REVISIONS

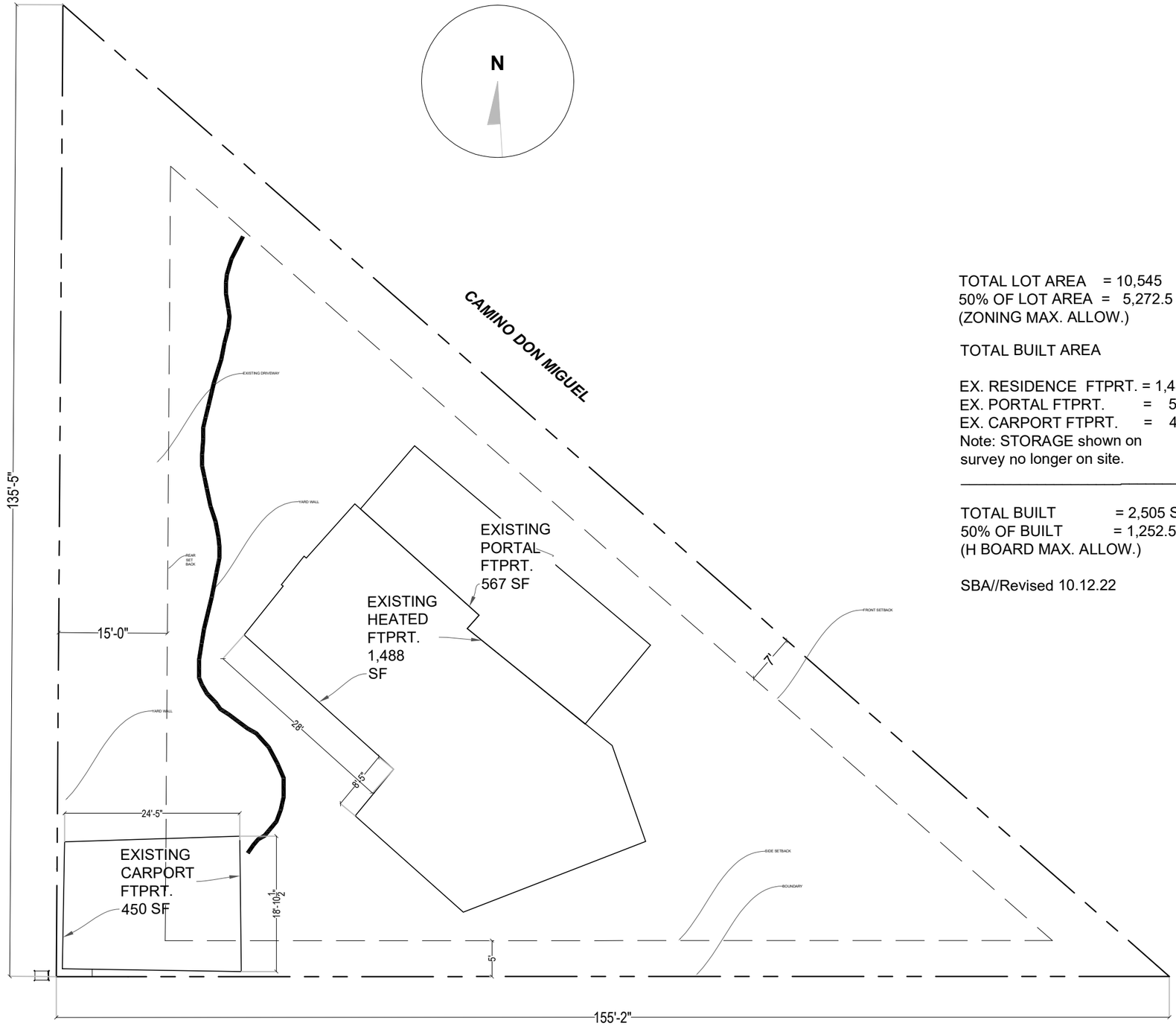
SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 Camino don Miiguel
Boundary Survey Plat of Record

CHECKED STB
DATE FEB. 22, 2023
SCALE
DRAWN BG
JOB O'BRIEN REMODEL/ADDITION
DRAWING
11X17 FORMAT
Z1

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIED WORK.



TOTAL LOT AREA = 10,545 SF
50% OF LOT AREA = 5,272.5 SF
(ZONING MAX. ALLOW.)

TOTAL BUILT AREA

EX. RESIDENCE FTPRT. = 1,488 SF
EX. PORTAL FTPRT. = 567 SF
EX. CARPORT FTPRT. = 450 SF
Note: STORAGE shown on survey no longer on site.

TOTAL BUILT = 2,505 SF
50% OF BUILT = 1,252.5 SF
(H BOARD MAX. ALLOW.)

SBA//Revised 10.12.22

REVISIONS
-
-
-
-
-

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

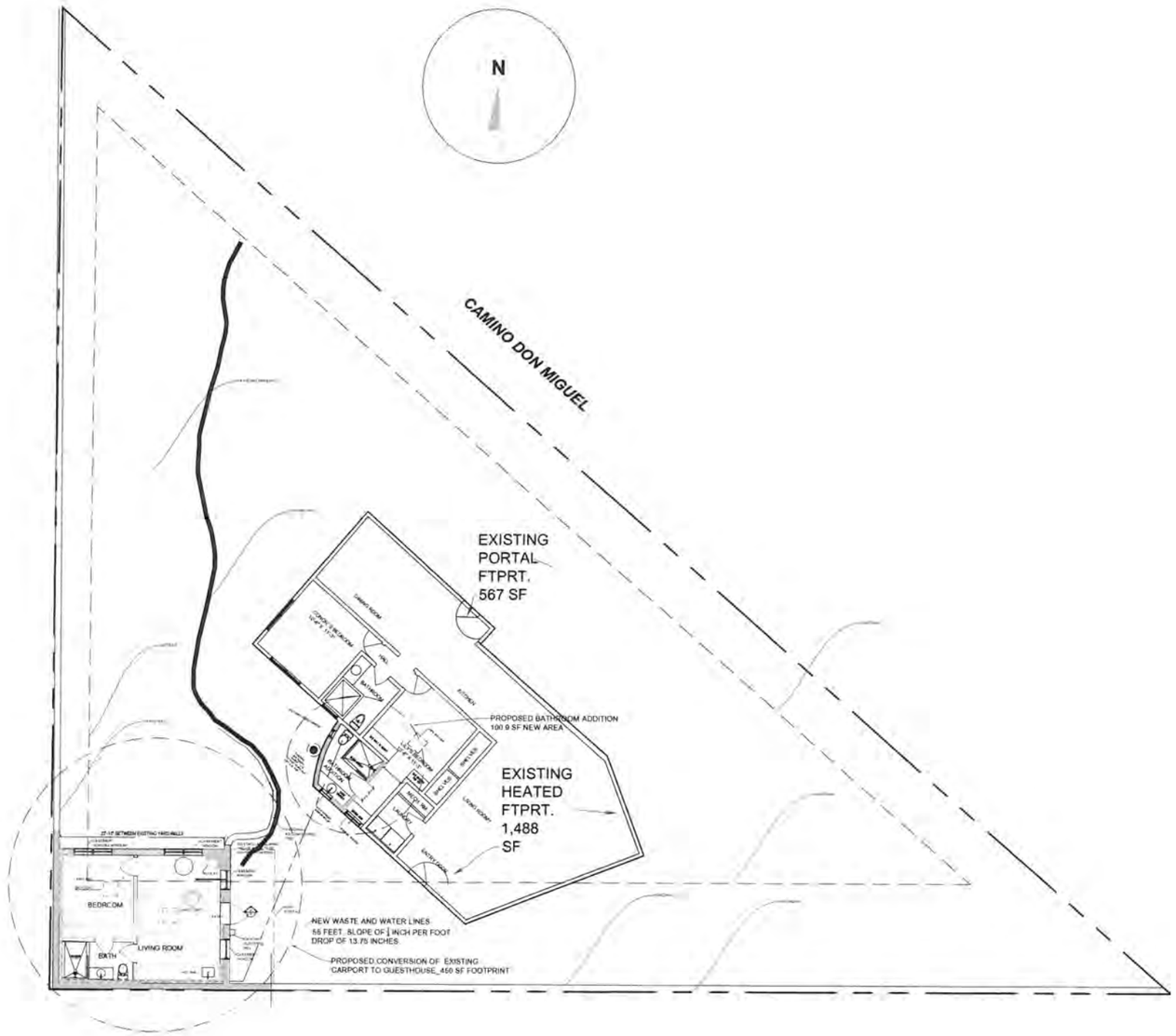
O'BRIEN RESIDENCE
REMODEL/ ADDITION

EXISTING SITE PLAN

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITION
DRAWING:
11X17 FORMAT

Z2

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIED WORK.



REVISIONS

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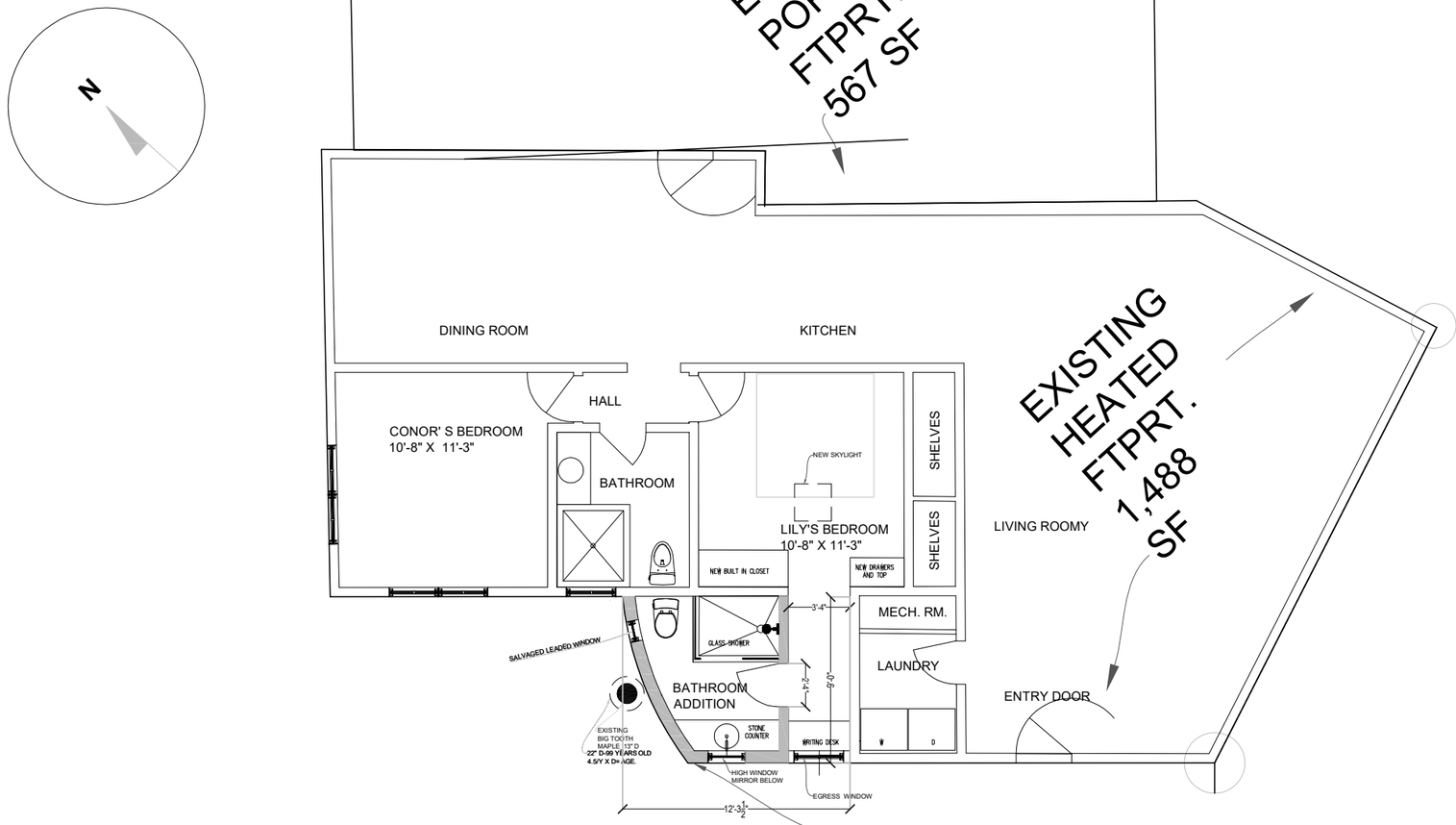
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

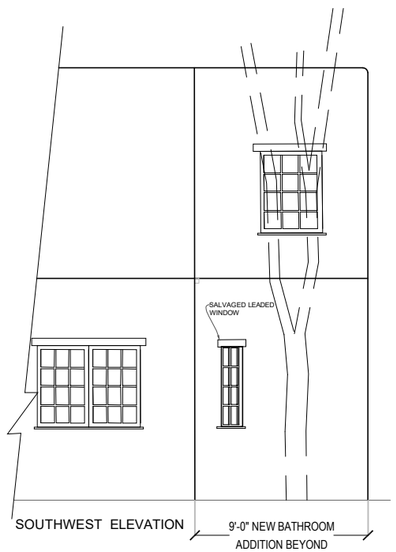
O'BRIEN RESIDENCE
REMODEL/ ADDITION

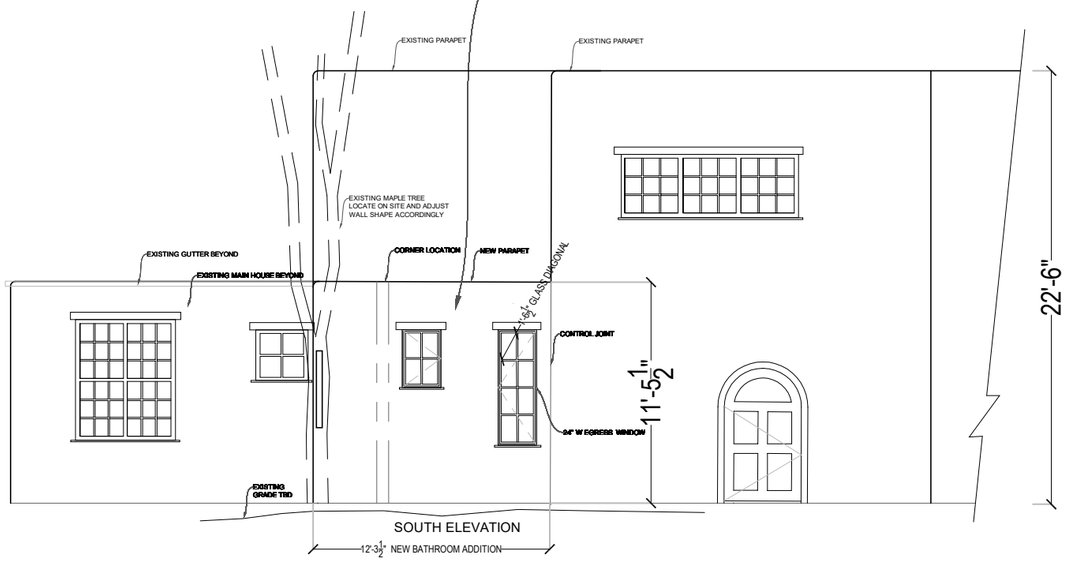
PROPOSED SITE PLAN WITH
PROPOSED REMODEL PLANS

CHECKED: STB
DATE: MARCH 10 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITIO
DRAWING:
11X17 FORMAT

FIELD VERIFY ALL MEASUREMENTS
AND NOTIFY ARCHITECT OF ANY
FOUND DISCREPANCIES PRIOR TO
STARTING SPECIFIC WORK







REVISIONS

1	
2	
3	
4	
5	

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SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

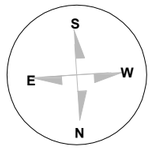
O'BRIEN RESIDENCE
REMODEL/ ADDITION

BATHROOM ADDITION PLANS AND ELEVATION

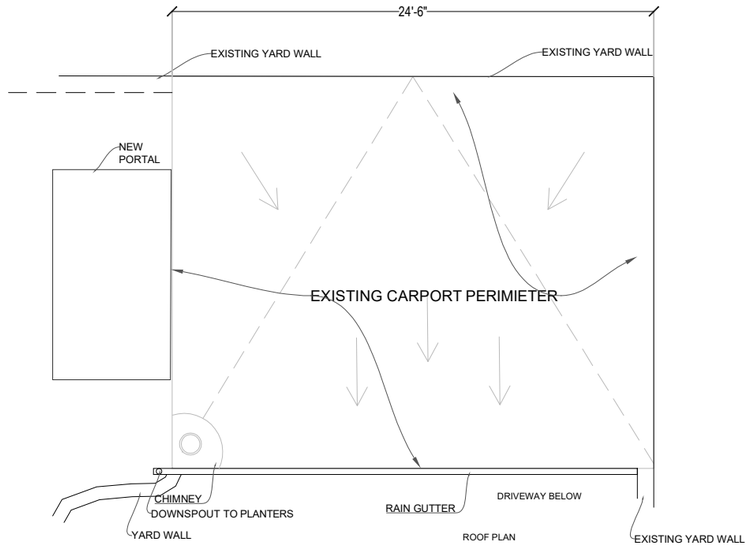
CHECKED	STB
DATE	March 10, 2023
SCALE	NTS
DRAWN	BG
JOB	O'BRIEN REMODEL/ADDITION
DRAWING	
11X17 FORMAT	

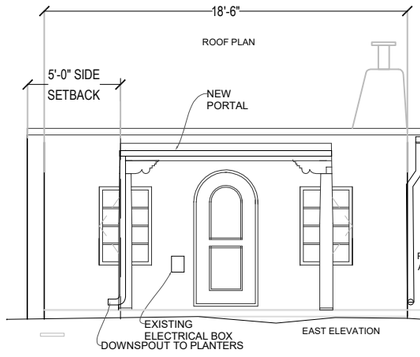
FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SUBJECT WORK.

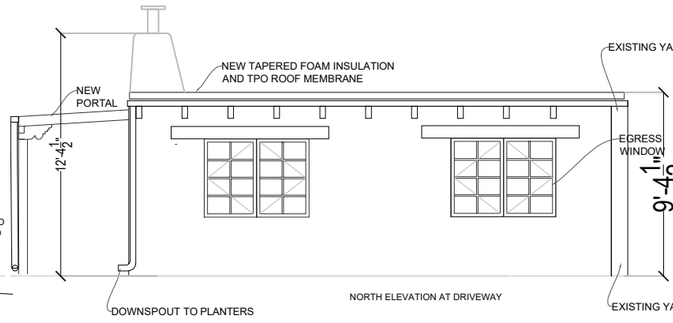
Z4

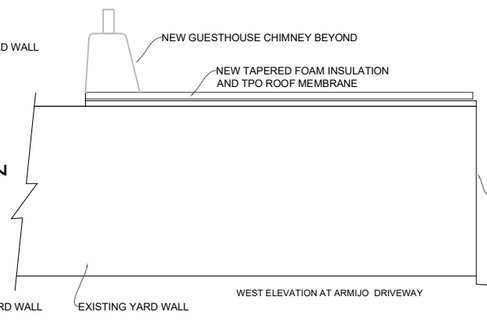


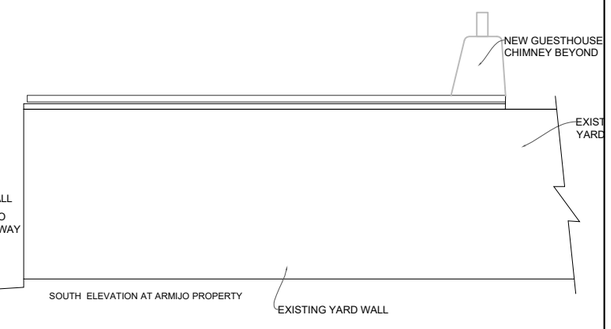












REVISIONS

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SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

CARPORT CONVERSION
PLAN AND ELEVATIONS

CHECKED
STB

DATE
March 16, 2023

SCALE
NTS

DRAWN
BG

JOB
O'BRIEN REMODEL/ADDITION

DRAWING

11X17 FORMAT



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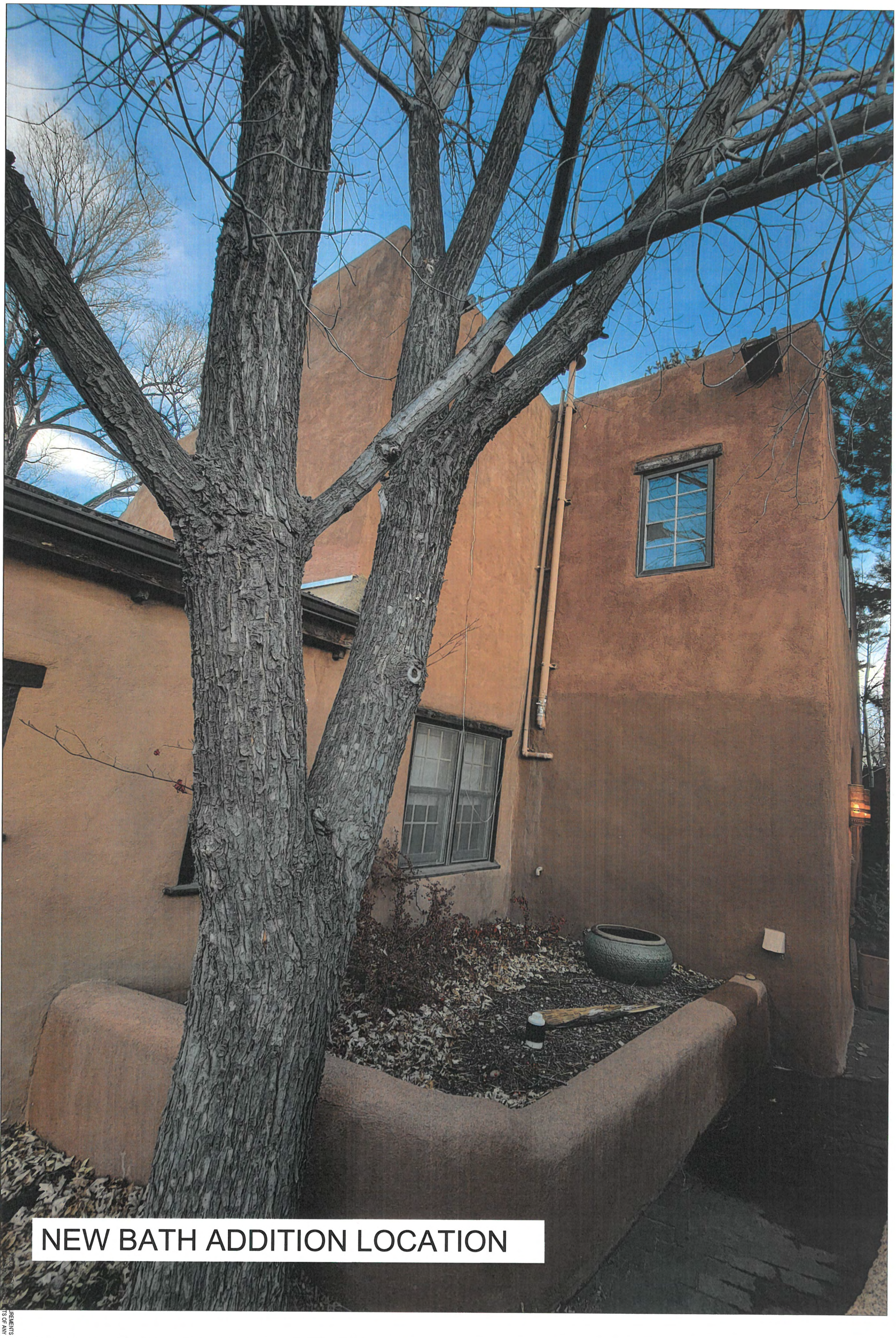
O'BRIEN RESIDENCE
REMODEL/ ADDITION

PENCIL SKETCH OF BATH ADDITION
SOUTHEAST FACADE
412 CAMINO DON MIGUEL

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITIC
DRAWING:
11X17 FORMAT

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES BEFORE STARTING SPECIFIC WORK

75



NEW BATH ADDITION LOCATION

FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

Z6

11X17 FORMAT

JOB O'BRIEN REMODEL/ADDITIC

DRAWING

DRAWN BG

SCALE

DATE FEB 22, 2023

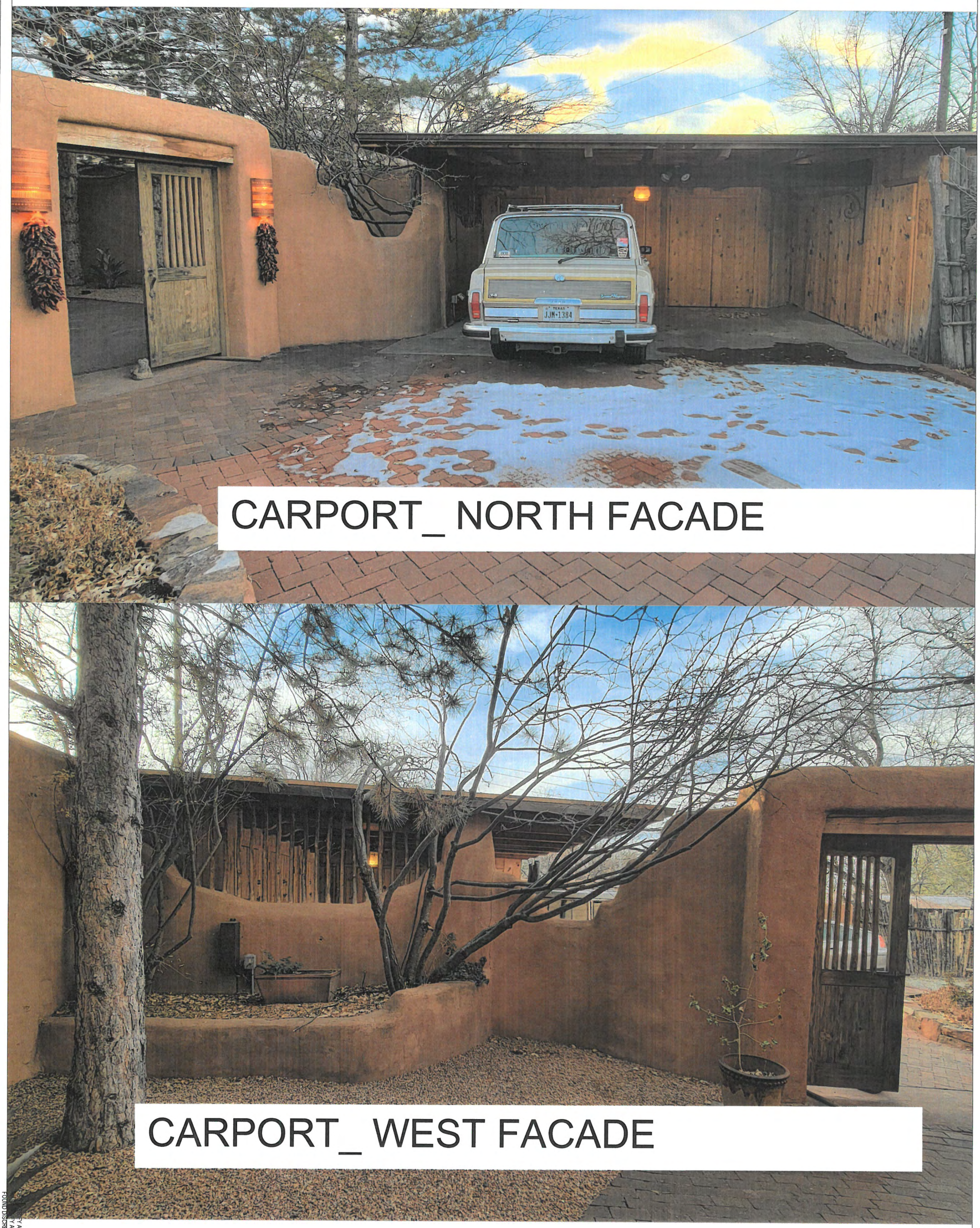
CHECKED STB

412 CAMINO DONMIGUEL SITE PHOTO
SOUTHEAST FACADE

O'BRIEN RESIDENCE
REMODEL/ ADDITION

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

REVISIONS



CARPORT_ NORTH FACADE

CARPORT_ WEST FACADE

FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK
Y ALL MEASUREMENTS
Y ARCHITETS OF ANY

Z8

TEXT FORMAT

DRAWING

JOB
O'BRIEN REMODEL/ADDITIO

DRAWN
BG

SCALE

DATE
FEB 22, 2023

CHECKED
STB

EXISTING CARPORT PHOTOS
412 CAMINO DON MIGUEL

O'BRIEN RESIDENCE
REMODEL/ ADDITION

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

REVISIONS
- - - - - -

PORTAL
FTPRT.
567 SF

HEATED
FTPRT.
1,488
SF

CARPORT
FTPRT.
450 SF

le Earth

10 m Camera: 2,258 m 35°40'41"N 105°55'24

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 CAMINO DON MIGUEL
SATELITE IMAGE

CHECKED
STB
DATE
FEB. 22, 2023
SCALE
DRAWN
BG
JOB
O'BRIEN REMODEL/ADDITIC
DRAWING
11X17 FORMAT

UREMENTS
FOUND DISCREPANCIES ARISING
STARTING SPECIFIC WORK

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
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SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 Camino don Miguel
Street View

CHECKED
STB

DATE
FEB. 22, 2023

SCALE

DRAWN
BG

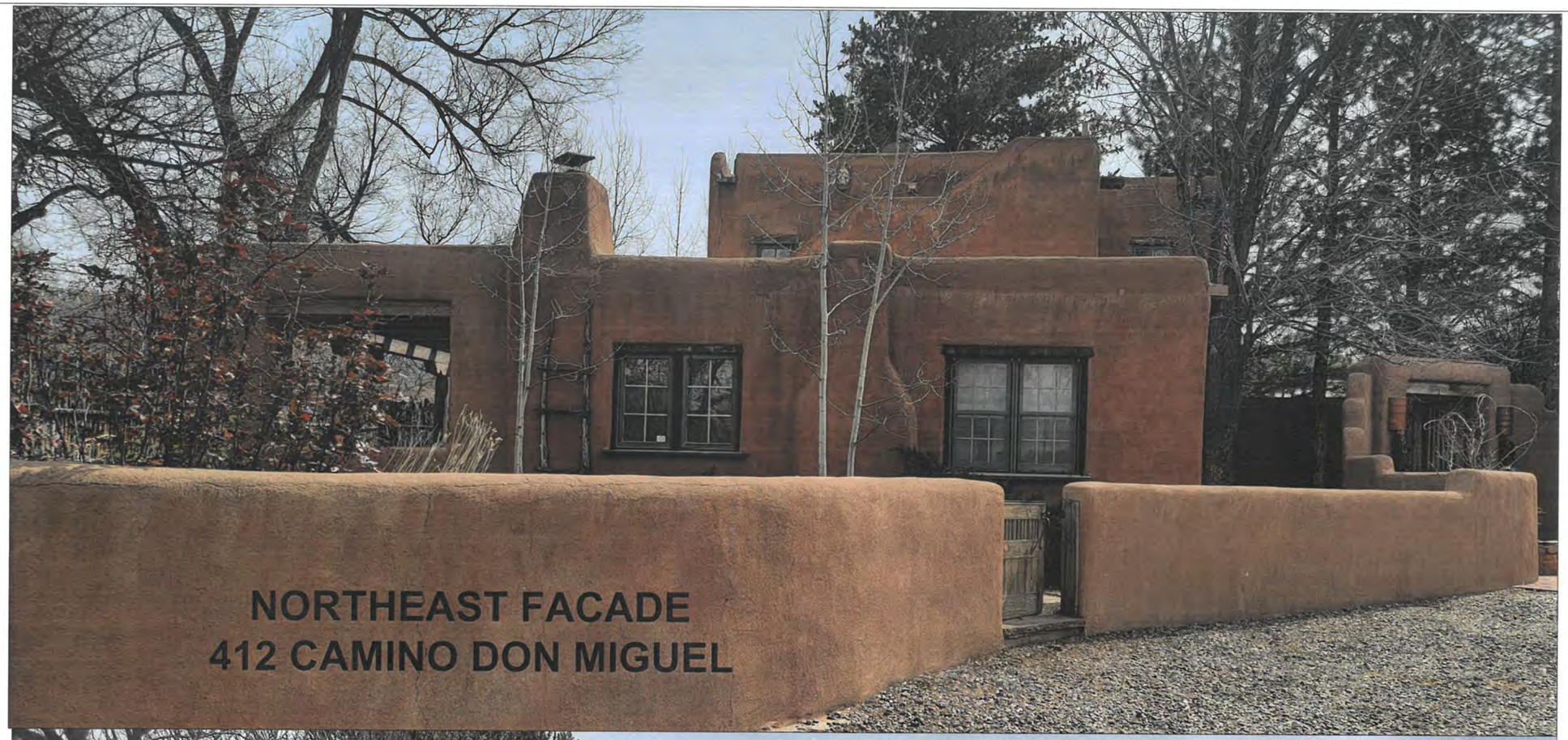
JOB
O'BRIEN REMODEL/ADDITION

DRAWING

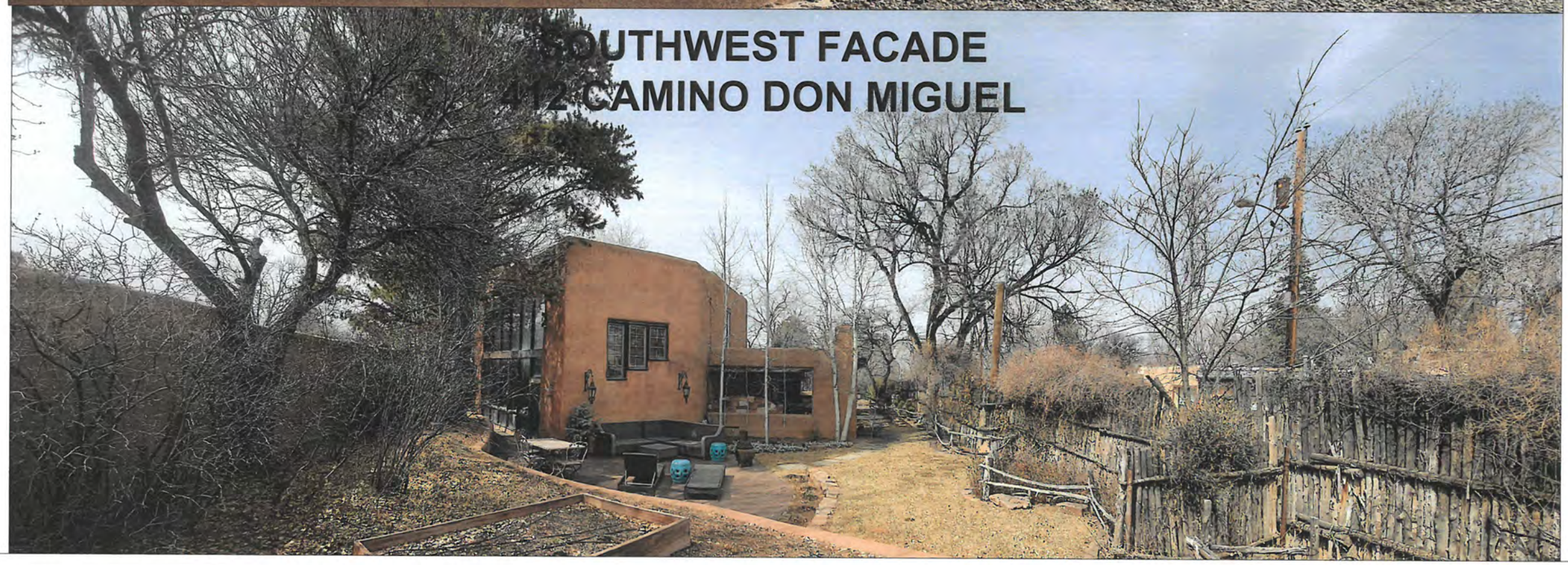
11X17 FORMAT

Z11

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK



NORTHEAST FACADE
412 CAMINO DON MIGUEL



SOUTHWEST FACADE
412 CAMINO DON MIGUEL

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

412 Camino don Miguel
PHOTOS

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITIO
DRAWING:
11X17 FORMAT

Z12

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES BEFORE STARTING SPECIFIC WORK



EL REY STUCCO COLOR_34B-4D



ROUGH SAWN DOUG FIR FRAME,LINTEL AND SILL_WINDSOR MATT BRONZE ALUM. CLAD WOOD WINDOWS THROUGHOUT.

VALSPAR Rusticana Semi-transparent Exterior Wood Stain_ ALL WINDOWS AND WOOD DOOR





SUN MOUNTAIN TR-0401-D046
ALDER SELECT

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECT OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

EXTERIOR FINISHES

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITI
DRAWING:
11X17 FORMAT

From: BONIFACIO ARMIJO <bonibau@msn.com>
Sent: Saturday, January 7, 2023 1:02 PM
To: Mark OBrien <Mark.OBrien@RaymondJames.com>
Cc: Jessie W. O'Brien (jessieobrien@me.com) <jessieobrien@me.com>; Suby T. Bowden (Suby@SB-Associates.net) <suby@sb-associates.net>
Subject: Re: 412 Camino don Miguel - Letter of Neighbor Support

Mark
Please feel free to submit letter as written per my approval of your forthcoming project
You have have a good architect working for you
Good luck
Boni

Sent from my iPhone Boni Armijo (505)670-6734 bonibau@msn.com

MEMORANDUM

TO: City of Santa Fe Staff & Historic Board
FROM: Boni Armijo, Owner - Building Adventures Unlimited (Santa Fe, NM)
RE: *O'Brien Residence - 412 Camino don Miguel, Santa Fe, NM 87505*
DATE: January 11, 2023

My father, Mr. John O. Armijo, is the owner of Johnnie's Cash Store (established 1946) and the attached residence at 420 Camino don Miguel in Santa Fe. That property is adjacent to 412 Camino don Miguel, owned since 2017 by Mark and Jessie O'Brien. Mr. O'Brien recently shared plans with me to enhance his property with the addition of a bathroom, and conversion of the existing carport into a one-bedroom guest house. My family is in support of this proposed project, and would raise no objection to it. The O'Briens have been good neighbors who respect the heritage of our community.

Please contact me with any comments or questions. Thank you.

From: Janet Creswell <janet@ranchlands.com>
Sent: Tuesday, January 10, 2023 8:40 AM
To: Mark OBrien <Mark.OBrien@RaymondJames.com>
Subject: construction at 412 Camino don Miguel

Hi Mark,
I am happy to send the letter below. Is it something that you can forward, or should I send it to the Historic Board? If you'd like me to communicate directly, would you please send their email addresses? Who is your contractor?
Best,
Janet

TO: City of Santa Fe Staff & Historic Board
FROM: Janet Creswell
RE: *O'Brien Residence - 412 Camino don Miguel, Santa Fe, NM 87505*
DATE: January 6, 2023

I am the owner of the property at 410 Camino don Miguel in Santa Fe. My property is adjacent to 412 Camino don Miguel, owned since 2017 by Mark & Jessie O'Brien. Mr. O'Brien recently shared plans with me to enhance his property with the addition of a bathroom, and conversion of the existing carport into a one-bedroom guest house. I am in support of this proposed project, and would raise no objection to it. The O'Briens have been good neighbors who respect the heritage of our community.

Please contact me with any comments or questions. Thank you.

Please contact me with any comments or questions. Thank you.

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

REVISIONS

O'BRIEN RESIDENCE
REMODEL/ ADDITION

LETTERS FROM ADJACENT NEIGHBORS
412 CAMINO DON MIGUEL

CHECKED: STB
DATE: FEB. 22, 2023
SCALE:
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITION
DRAWING:
11X17 FORMAT

Z10

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: March 10, 2025

To: Building Permit Division

From: Heather Lamboy

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 allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 412 CAMINO DON MIGUEL, Santa Fe, NM 87505

Case Number: 2025-009875--ADMIN

Contact Name: Eddie Armijo

Phone Number: 505-795-2914 **Email:** santafecharm@gmail.com

Approved Scope of Work: *Permit 2023-32698 and 2023-32699 minor changes:*
-Bathroom addition south elevation main house move and enlarge window and relocate to west elevation of addition. Move canale on west elevation of addition so it is not above west elevation window.
-Guesthouse: shorten portal from 6' to 5' to save tree on east elevation, replace arched door for mechanical room with steel door painted to match stucco. Relocate canale on north elevation to northwest corner. Install mini split for HVAC - condenser to be located at northwest corner adjacent to yard wall.
-Main house - replace non-historic wood vigas on north elevation portal; replace connecting wooden members to address dry rot and deterioration.

Conditions of Approval: *No additional changes outside above scope of work.*

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**
ROUTE TO HISTORIC DIVISION
FINAL HISTORIC INSPECTION

BUILDING
ADVENTURES
UNLIMITED

Friday, January 3, 2025

Date of Request: 1/3/25
Change Request Letter
Job Address: 412 Camino Don Miguel

Heather L. Lamboy,

Building Adventures Unlimited is proposing a few minor changes to permit #'s 2023-32699 and 2023-32698. For the bathroom addition, we would like to move and enlarge the south window over the bath vanity a few feet to the west wall. We want to do this so that the homeowners can have more privacy as the approved window location is right in entrance walkway. This would also allow the homeowners to have a mirror behind the vanity. We would also like to move the west canale more to the corner so that it is not above the window which would lead to problems down the line. The homeowners would also like us too add a skylight over the entrance from bedroom into bathroom to allow more light into bedroom (30"x30" or so).

As for the Guesthouse, we would like to change the mechanical room door (#5) from an arched alder door to a simple metal clad 6' door. Being the mechanical room door is exposed to the elements, the door company (Sun Mountain Doors) will not warranty the costly door (4-5k). The guesthouse is also a bit below the outside grade so we would like to leave one course of cinderblock so that you step into the mechanical room which will allow us to waterproof correctly and not have water intrusion issues down the line. To keep door heights the same, we would like to shorten this door to 6'. We would paint this door the same color as the stucco so it blends in. We also need to shorten the depth of portal from 6' to 5' as there is a large existing evergreen (20'+) tree that dictates what we can do. Another change we would like to do is to move the north canale from between the windows to the northwest corner. If the canale were to stay between windows, this would create ice problems for the homeowners as this is

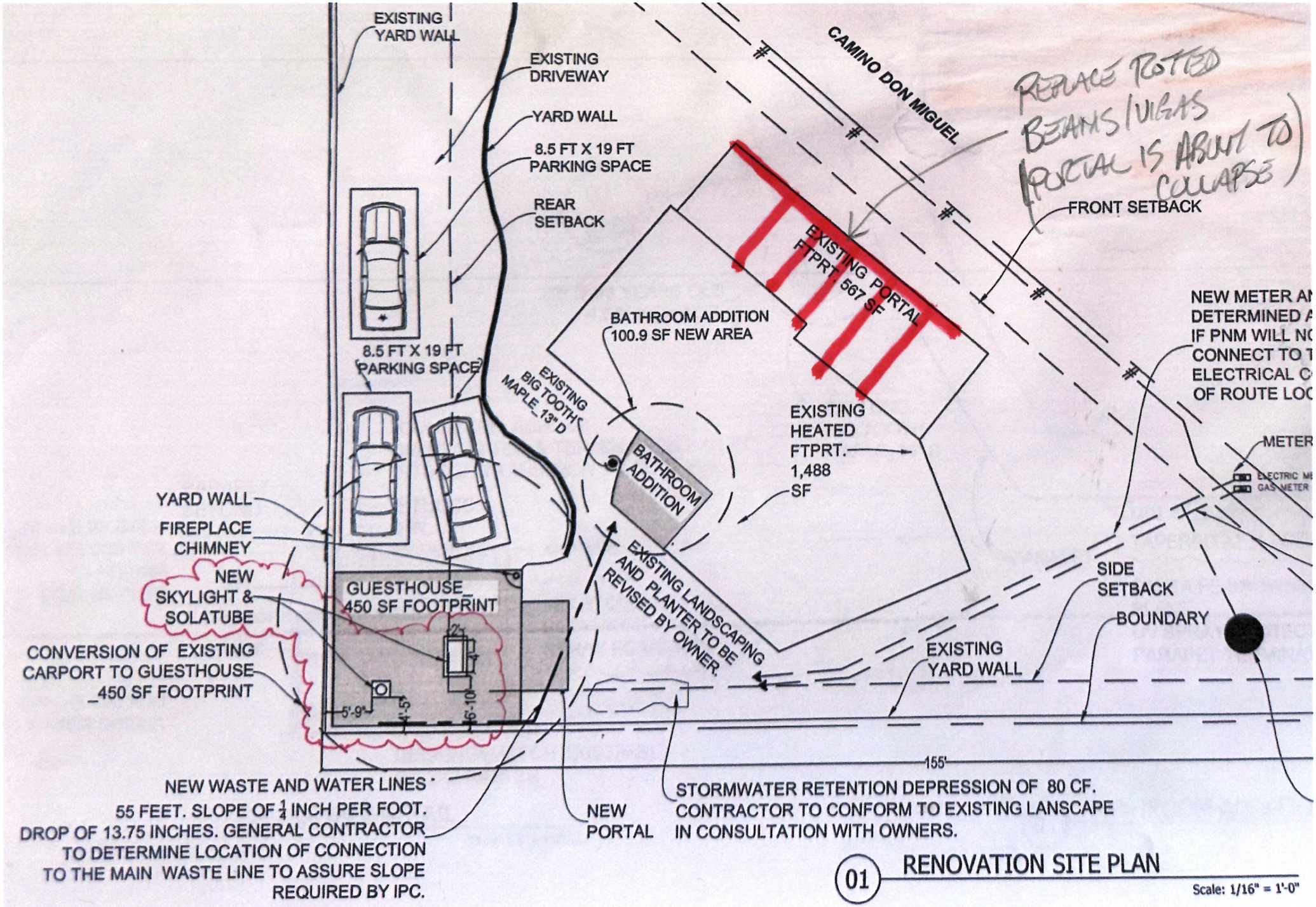
north facing and this would be dumping onto brick driveway. If we move it to the corner where there is dirt and vegetation we contain the water with a French drain. Finally, the homeowners would like to install a mini split for HVAC. We would like to put condenser in the Northwest corner against yard wall. We can conceal with 2 pony walls and stucco to blend.

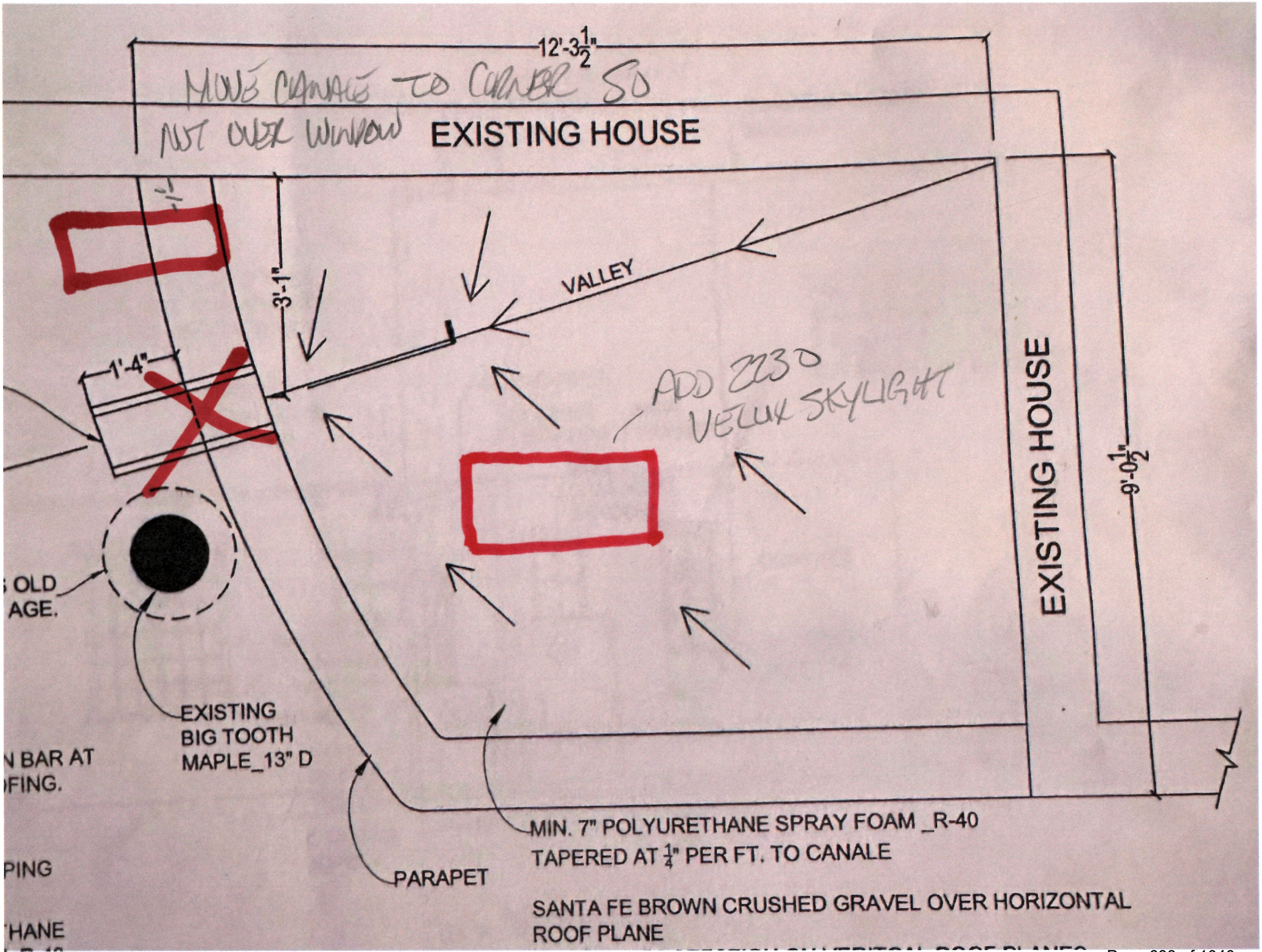
We of course are available to meet on site to review.

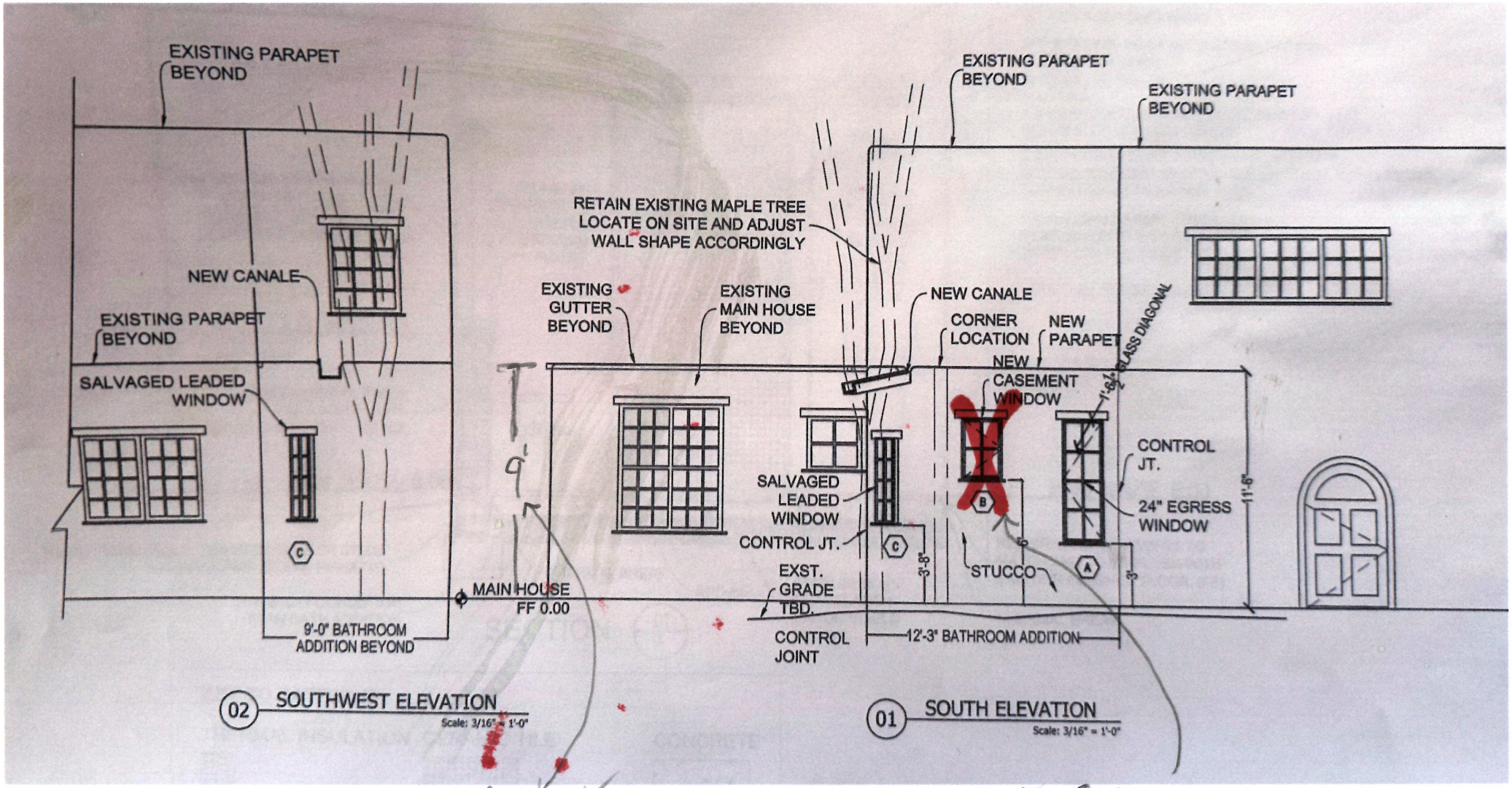
n
Thank you,

Eddie Armijo

(505)-795-2914 santafecharm@gmail.com

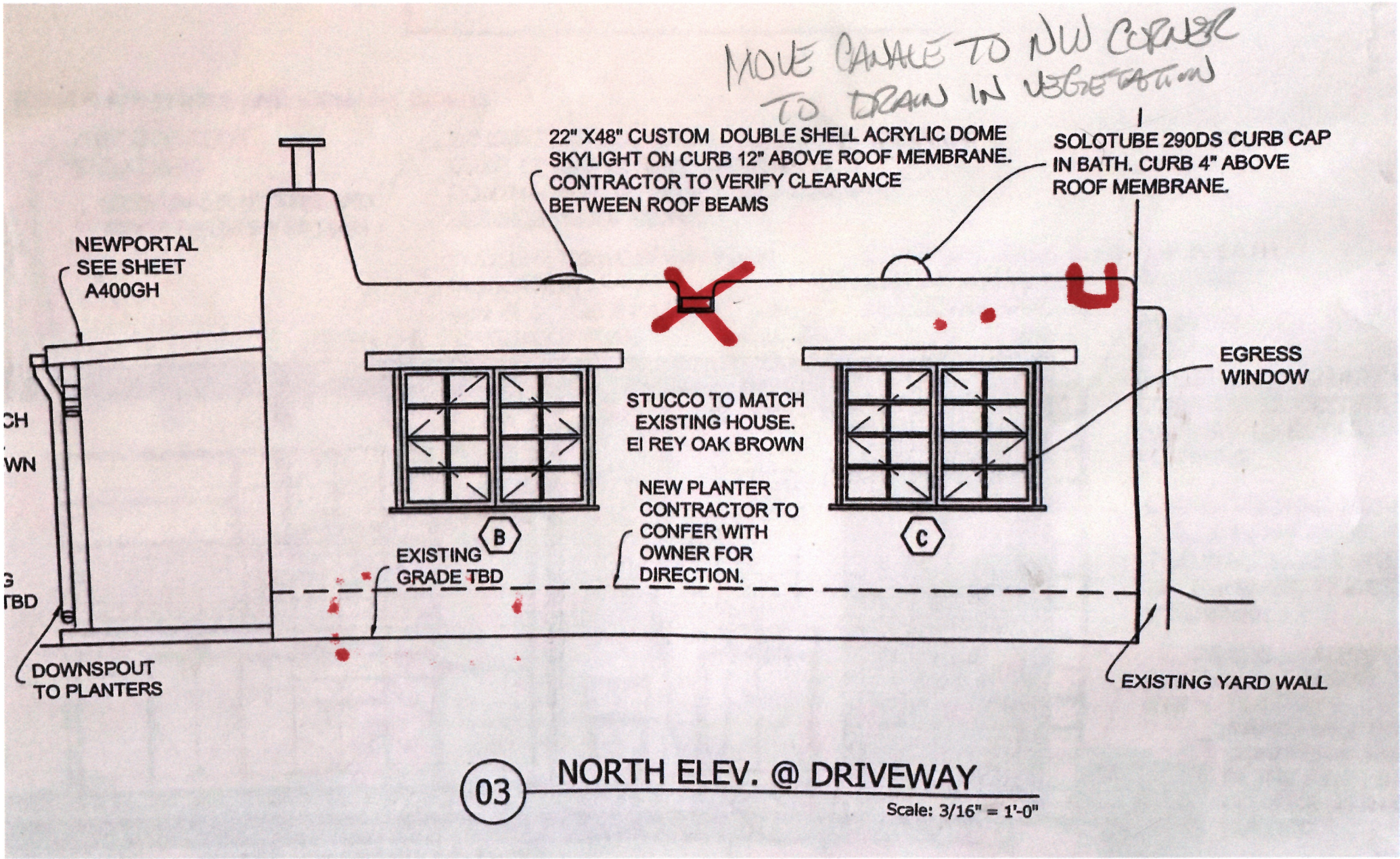

EXISTING YARD WALL
EXISTING DRIVEWAY
YARD WALL
8.5 FT X 19 FT PARKING SPACE
REAR SETBACK
8.5 FT X 19 FT PARKING SPACE
CAMINO DON MIGUEL
REPLACE ROTTED BEAMS/VIGAS (PORTAL IS ABOUT TO COLLAPSE)
FRONT SETBACK
EXISTING PORTAL FTPRT 567 SF
BATHROOM ADDITION 100.9 SF NEW AREA
EXISTING BIG TOOTH MAPLE 13" D
EXISTING HEATED FTPRT. 1,488 SF
BATHROOM ADDITION
NEW METER AN
DETERMINED A
IF PNM WILL NO
CONNECT TO T
ELECTRICAL C
OF ROUTE LOC
METER
ELECTRIC ME
GAS METER
YARD WALL
FIREPLACE CHIMNEY
NEW SKYLIGHT & SOLATUBE
GUESTHOUSE 450 SF FOOTPRINT
CONVERSION OF EXISTING CARPORT TO GUESTHOUSE 450 SF FOOTPRINT
EXISTING LANDSCAPING AND PLANTER TO BE REVISED BY OWNER.
SIDE SETBACK
BOUNDARY
EXISTING YARD WALL
155'
NEW WASTE AND WATER LINES
55 FEET. SLOPE OF 1/4 INCH PER FOOT. DROP OF 13.75 INCHES. GENERAL CONTRACTOR TO DETERMINE LOCATION OF CONNECTION TO THE MAIN WASTE LINE TO ASSURE SLOPE REQUIRED BY IPC.
NEW PORTAL
STORMWATER RETENTION DEPRESSION OF 80 CF. CONTRACTOR TO CONFORM TO EXISTING LANSCAPE IN CONSULTATION WITH OWNERS.
01 RENOVATION SITE PLAN
Scale: 1/16" = 1'-0"


12'-3½"
MOVE CANALE TO CORNER SO
NOT OVER WINDOW
EXISTING HOUSE
VALLEY
3'-1"
1'-4"
ADD 2130
VELUX SKYLIGHT
EXISTING HOUSE
9'-0½"
OLD
AGE.
EXISTING
BIG TOOTH
MAPLE_13" D
N BAR AT
FING.
PING
HANE
PARAPET
MIN. 7" POLYURETHANE SPRAY FOAM _R-40
TAPERED AT ¼" PER FT. TO CANALE
SANTA FE BROWN CRUSHED GRAVEL OVER HORIZONTAL
ROOF PLANE

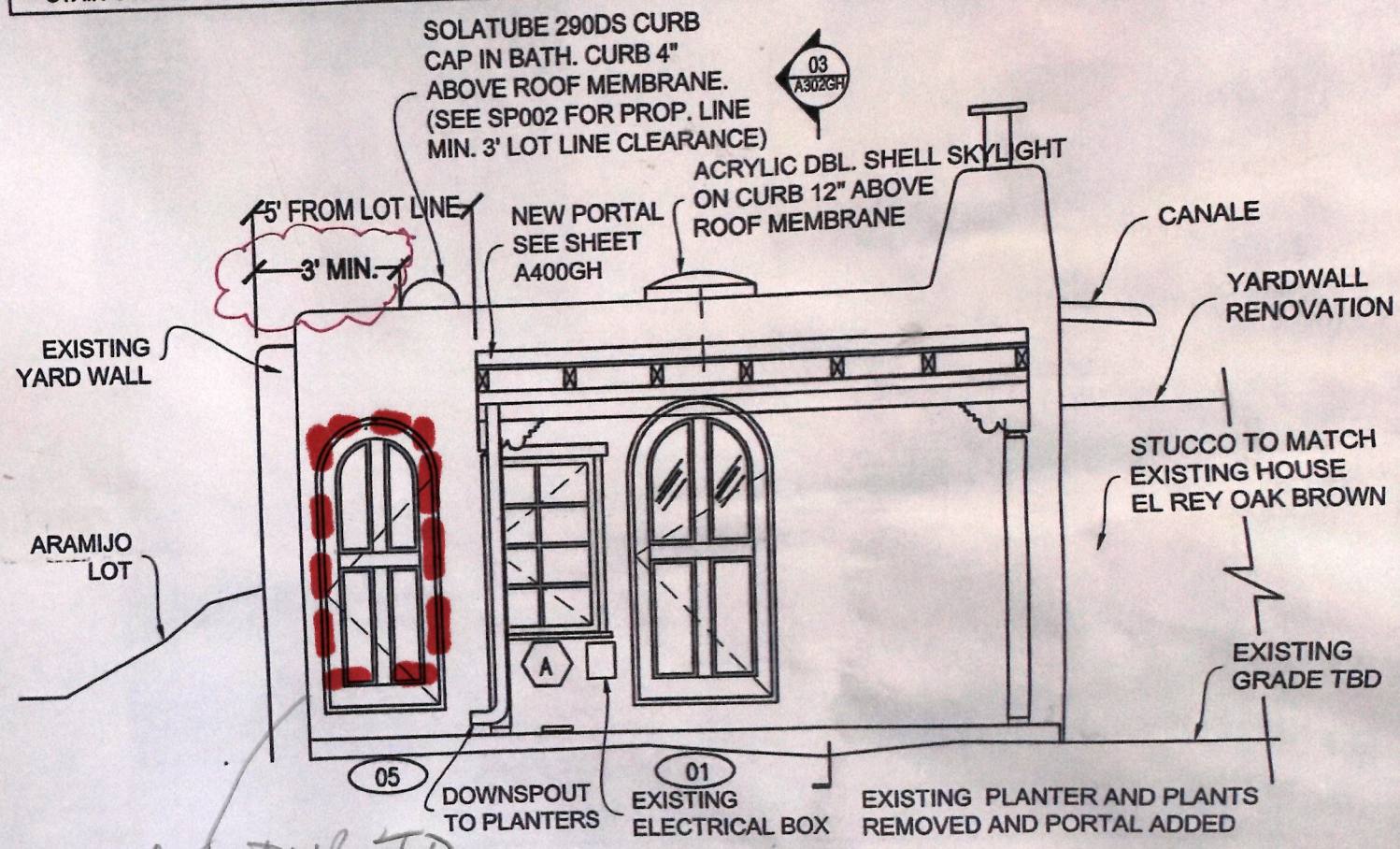


EXISTING HOUSE ELEVATION IS 9' NOT 11'6"

ELIMINATE SMALL CASEMENT WINDOW

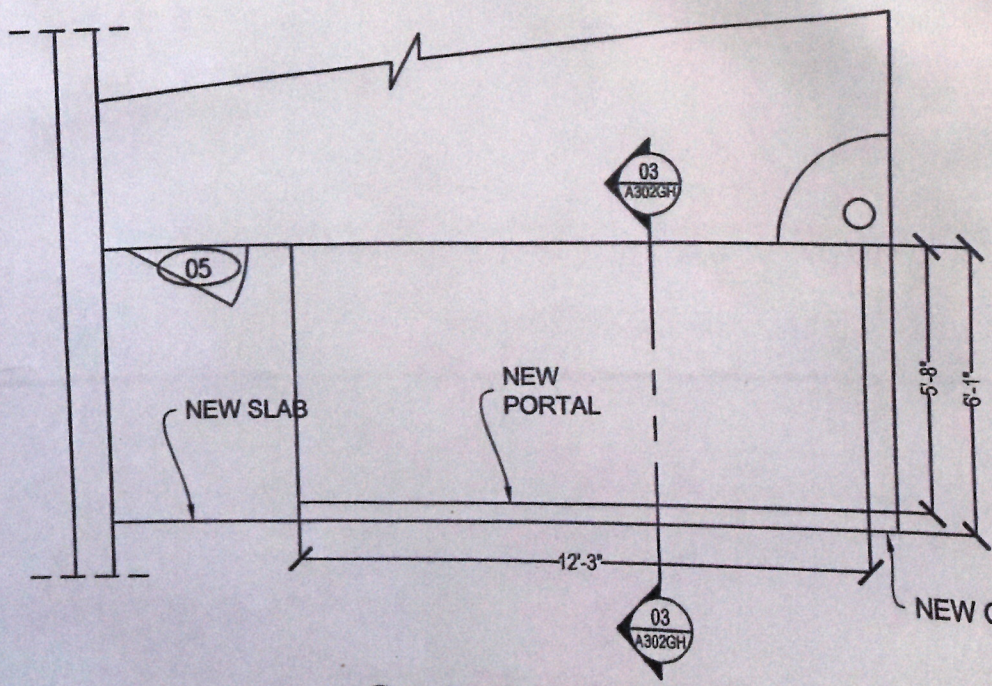

MOVE CANALE TO NW CORNER
TO DRAIN IN VEGETATION
22" X48" CUSTOM DOUBLE SHELL ACRYLIC DOME SKYLIGHT ON CURB 12" ABOVE ROOF MEMBRANE. CONTRACTOR TO VERIFY CLEARANCE BETWEEN ROOF BEAMS
SOLOTUBE 290DS CURB CAP IN BATH. CURB 4" ABOVE ROOF MEMBRANE.
NEWPORTAL SEE SHEET A400GH
EGRESS WINDOW
STUCCO TO MATCH EXISTING HOUSE. El REY OAK BROWN
NEW PLANTER CONTRACTOR TO CONFER WITH OWNER FOR DIRECTION.
B
C
EXISTING GRADE TBD
DOWNSPOUT TO PLANTERS
EXISTING YARD WALL
03
NORTH ELEV. @ DRIVEWAY
Scale: 3/16" = 1'-0"

NOTE:
VALSPAR RUSTICANA SEMI-TRANSPARENT EXTERIOR WOOD STAIN_
APPLY TO ALL WOOD WINDOWS AND WOOD DOOR.
STAIN COLOR AND TINT TO BE APPROVED BY OWNER.



CHANGE DOOR TO 6' TALL METAL CLAD DOOR

02 WEST ELEVATION
Scale: 1/4" = 1'-0"



01 PORTAL PLAN
Scale: 1/4" = 1'-0"

412 CAMINO DON MIGUEL O'BRIEN RESIDENCE ADDITION AND REMODEL

GENERAL NOTES:

1. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN ANY PART OF THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECTS AND OWNERS BEFORE PROCEEDING WITH WORK.

2. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE; LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WHERE DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND NOTES, GENERAL NOTES, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE THE INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED, AND ANY OTHER LOCAL, STATE, AND NATIONAL CODES, ORDINANCES, AND REQUIREMENTS GOVERNING THIS CONSTRUCTION.

4. VERIFY BOTH EXISTING AND FINISH GRADES WITH THE DRAWINGS.

5. VERIFY ALL BUILDING LOCATIONS AND PAD ELEVATIONS WITH DRAWINGS BEFORE PROCEEDING. VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING. VERIFY ALL FIELD DIMENSIONS OF EXISTING CONDITIONS. EXISTING FIELD DIMENSIONS MAY DEVIATE FROM DRAWING DIMENSIONS.

6. ALL DIMENSIONS AND NOTES SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE-HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.

7. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.

8. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL REQUIREMENTS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.

9. ALL CHANGES IN DOOR OPENINGS, FRAMED OPENINGS OR FLOOR MATERIALS OCCUR AT CENTERLINE, UNLESS OTHERWISE NOTED.

10. ALL SHEETMETAL WORK TO BE PAINTED OUT TO MATCH ADJACENT SURFACE, UNLESS OTHERWISE NOTED.

11. VERIFY ALL PRODUCT DIMENSIONS WITH THE MANUFACTURER FOR PROPER FIT AND INSTALLATION PRIOR TO COMMENCING WORK.

12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR QUESTIONS PRIOR TO PERFORMING WORK.

13. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY PROPOSED REVISIONS TO THE DRAWINGS AND OBTAIN APPROVAL PRIOR TO PERFORMING WORK.

14. THE CONTRACTOR SHALL COORDINATE WITH PUBLIC AGENCIES AND UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITY SERVICE TO CONSTRUCTION EXCAVATION AREA.

15. CONTRACT DOCUMENTS CONSIST OF DRAWINGS, AND MANUFACTURER'S SPECIFICATIONS INCLUDING DIVISION I AND GENERAL REQUIREMENTS.

16. USE OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS FORBIDDEN, COPYRIGHT 2023.

CARPENTRY:

1. ALL LUMBER SHALL BE S4S CONSTRUCTION GRADE, EXCEPT AS NOTED.
2. PLYWOOD FOR ROOF AND WALL SHEATHING TO BE LABELED FOR EXTERIOR GRADE.
3. ALL NAILING SHALL COMPLY WITH IRC TABLE T602.3.
4. PROVIDE ALL BLOCKING AS REQUIRED.

WINDOW AND DOOR REQUIREMENTS:

1. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED.

RESIDENTIAL BUILDING CODE: CITY OF SANTA FE, NM

- 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 NM RESIDENTIAL BUILDING CODE (2015 IRC AS AMENDED BY THE STATE OF NEW MEXICO) AND CITY OF SANTA FE GREEN BUILDING CODE
- 2015 NM EXISTING BUILDING CODE (2015 INTERNATIONAL EXISTING BUILDING CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 NM PLUMBING CODE (2015 UNIFORM PLUMBING CODE AS AMENDED BY THE STATE OF NEW MEXICO) AND CITY OF SANTA FE UPC AMENDMENTS
- 2015 NM MECHANICAL CODE (2015 UNIFORM MECHANICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2017 NM ELECTRICAL CODE (2017 NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2012 NM ELECTRICAL SAFETY CODE (2012 NATIONAL ELECTRICAL SAFETY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 NM EARTHEN BUILDING MATERIALS CONSTRUCTION CODE
- 2015 NM HISTORIC EARTHEN BUILDINGS CODE
- 2018 NM ENERGY CONSERVATION CODE (2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED BY THE STATE OF NEW MEXICO)
- 2012 NM SOLAR ENERGY CODE (2012 UNIFORM SOLAR ENERGY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
- 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS
- NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS ; 14.5.2 PERMITS ; 14.5.3 INSPECTIONS
- 2009 ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES



EXISTING CONDITIONS FOR CARPORT CONVERSION TO A GUESTHOUSE.



EXISTING CONDITIONS LOCATION FOR BATH ADITION

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

PROJECT DESC: 2023-006625-HDRB. 412 Camino Don Miguel. Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a 251 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property.

CASE NUMBER: 2023-006625--HDRB

PROJECT TYPE: Remodel

LOCATION: 412 CAMINO DON MIGUEL
Santa Fe, NM 87505

CONTACTS: Applicant Bob Gaylor

Property Owner Mark & Jessie O'Brien

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Apr 25, 2023. The decision of the Board was to approved the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition.

For further information please call 505-955-6605.

Sincerely,

Ramon Sarason

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.**

Ver 12 1/14/2020

DRAWING LIST:

CS000 COVER SHEET	NTS
CS000a PRELIMINARY ZONING REVIEW WORKSHEET	NTS
SURVEY	
A101S LOT OF RECORD	1/8"=1'-0"
ARCHITECTURAL BATH ADDITION	
SP001 EXISTING SITE PLAN	1/16"=1'-0"
SP002 RENOVATION SITE PLAN	1/16"=1'-0"
AE100 EXISTING FLOOR PLAN_MAIN HOUSE	1/8"=1'-0"
AD100 DEMOLITION FLOOR PLAN_MAIN HOUSE	3/8"=1'-0"
A101A RENOV. BATH ADDITION FLOOR PLAN	1/2"=1'-0"
A102 ROOF PLAN_BATH ADDITION	1/2"=1'-0"
A200 EXTERIOR ELEVS._BATH ADDITION	3/16"=1'-0"
A301 RENOVATION _BATH ADDITION BUILDING SECTION	3/8"=1'-0"
BATH ADDITION	
S101 FOUNDATION PLAN-BATH ADDITION	3/16"=1'-0"
S201 ROOF FRAMING PLAN AND SECTION_BATH ADDITION	3/16"=1'-0"
ARCHITECTURAL GUEST HOUSE	
AE100GH CARPORT AS BUILT FLOOR PLAN	1/4"=1'-0"
AD100GH CARPORT/GUEST HOUSE_DEMOLITION FLOOR PLAN	1/4"=1'-0"
A101GH GUEST HOUSE RENOVATION_FLOOR PLAN	3/16"=1'-0"
A200GH GUEST HOUSE RENOVATION_EXTERIOR ELEVATIONS	3/16"=1'-0"
A301GH GUEST HOUSE RENOVATION_BUILDING SECTION	3/16"=1'-0"
A302GH PORTAL- GUEST HOUSE	3/8"=1'-0"
SCHEDULES	
A6.01 WINDOW & DOOR SCHEDULE_BATH ADDITION	NTS
A6.01GH WINDOW & DOOR SCHEDULE_RENOVATION GUEST HOUSE	NTS
ELECTRICAL	
E100 BATH ADDITION- POWER PLANS	3/16"=1'-0"
E101 BATH ADDITION LIGHTING PLANS	3/16"=1'-0"
E100GH GUEST HOUSE - POWER PLANS	3/16"=1'-0"
E101GH GUEST HOUSE - LIGHTING PLANS	3/16"=1'-0"

A MINOR DEVELOPMENT PROJECT

1. NO MORE THAN 3500 SF OF IMPERVIOUS SURFACE
2. NO MORE THAN 5000 SF OF TOTAL DISTURBANCE
3. NO 10% SLOPE DISTURBED.
4. DRAINAGE PATTERN MAINTAINED.

ARCHITECT

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE, SUITE 200
SANTA FE, NM 87501
PROJECT CONTACT: BOB GAYLOR
PH: 505-983-3755 X103
FX: 505-983-8118
EMAIL: bob@sb-associates.net

GENERAL CONTRACTOR

BONI ARMIJO
BUILDING ADVENTURES UNLIMITED
13 B PASEO C DEBACA
SANTA FE, NM, 87507
505 670 5734

GREEN BUILDING/PERMITTING

ON JULY 20, 2023 O'BRIENS WROTE THEY WILL BE RESONSIBLE FOR HERS AND WERS AND RADON, AND BUILDING PERMIT APPLICATION.

REVISIONS

SUBY BOWDEN + ASSOCIATES
333 MONTEZUMA AVENUE, STE. 200
SANTA FE, NM, 87501

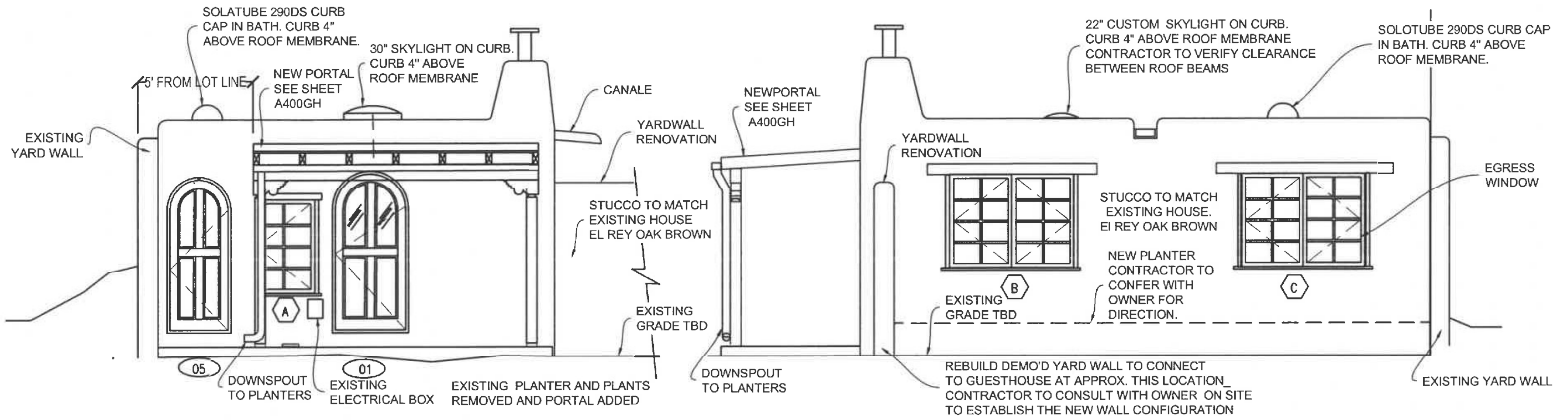
O'BRIEN RESIDENCE
REMODEL/ ADDITION
412 CAMINO DON MIGUEL

STATE OF NEW MEXICO
SUSAN T. BOWDEN
12722
REGISTERED ARCHITECT

COVER SHEET

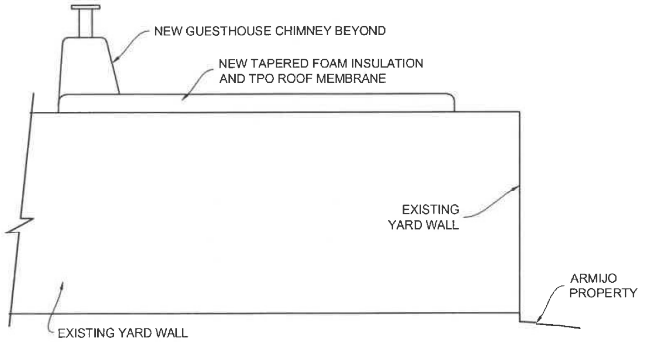
CHECKED STB
DATE SEPT. 14, 2023
SCALE NTS
DRAWN BG
JOB O'BRIEN REMODEL/ADDITION
DRAWING COVER SHEET
11X17 FORMAT
CS000

FIELD VERIFY ALL MEASUREMENTS AND NOTIFY ARCHITECTS OF ANY FOUND DISCREPANCIES PRIOR TO STARTING SPECIFIC WORK

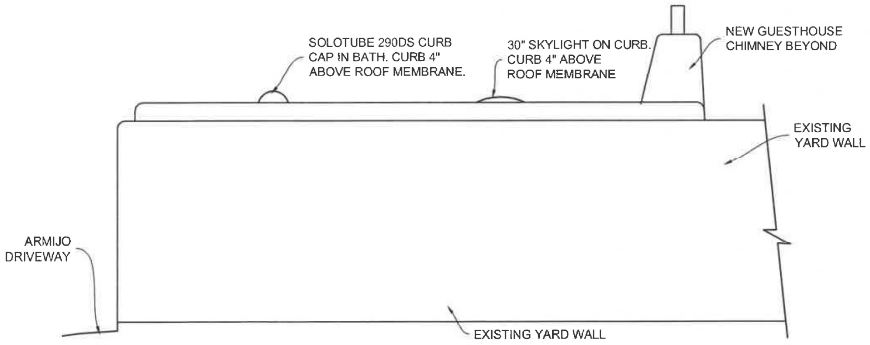


04 WEST ELEV. @ ARMIJO PROPERTY
Scale: 3/16" = 1'-0"

03 NORTH ELEV. @ DRIVEWAY
Scale: 3/16" = 1'-0"



02 EAST ELEV. @ ARMIJO DRIVEWAY
Scale: 3/16" = 1'-0"



01 SOUTH ELEV. @ ARMIJO PROPERTY
Scale: 3/16" = 1'-0"

REVISIONS

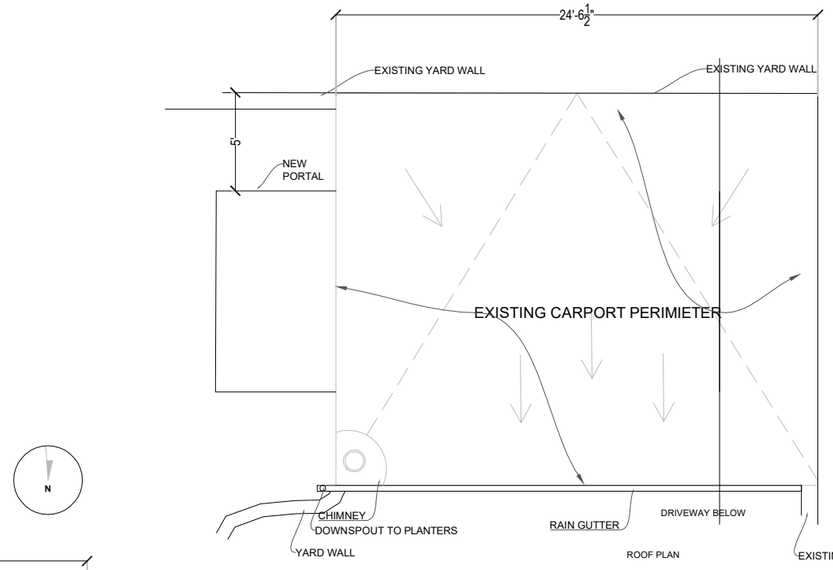
SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE, SUITE 200
SANTA FE, NM 87501 PH (505)983-3755
FX (505)983-8118

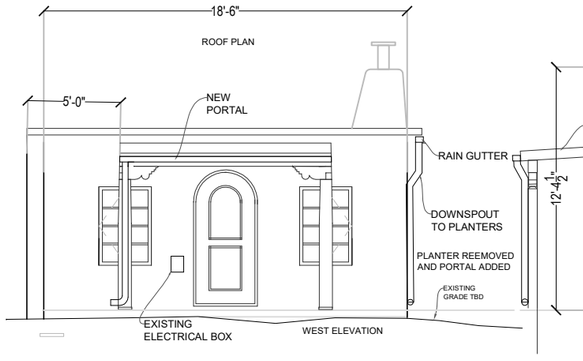
O'BRIEN RESIDENCE
REMODEL/ ADDITION
412 CAMINO DON MIGUEL

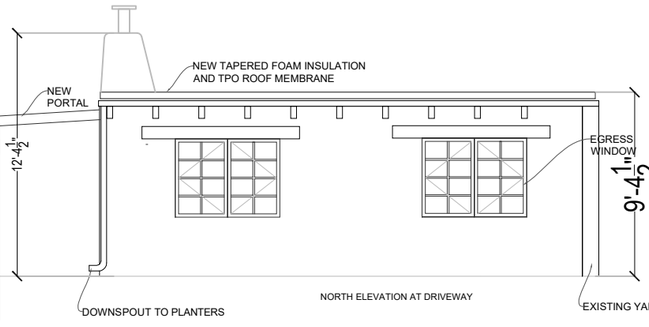
SUSAN T. BOWDEN 7722

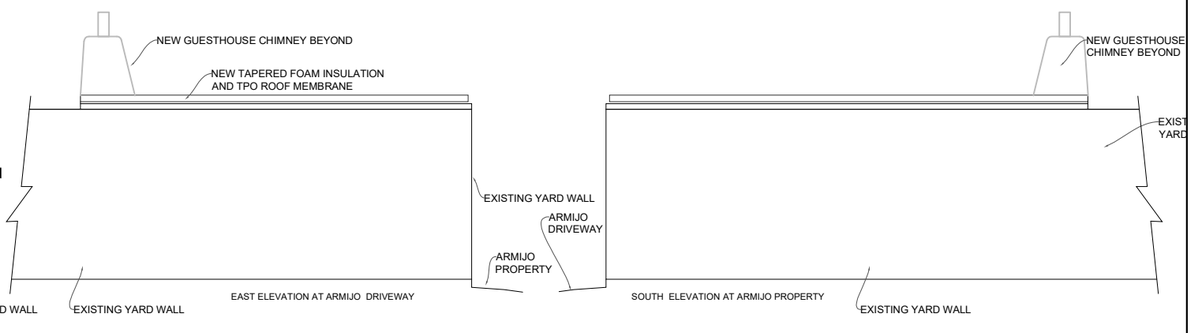
GUEST HOUSE RENOVATION
_EXTERIOR ELEVATIONS

CHECKED: STB
DATE: SEPT 14, 2023
SCALE: 3/16" = 1'-0"
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITION
DRAWING NO.: A200 GH









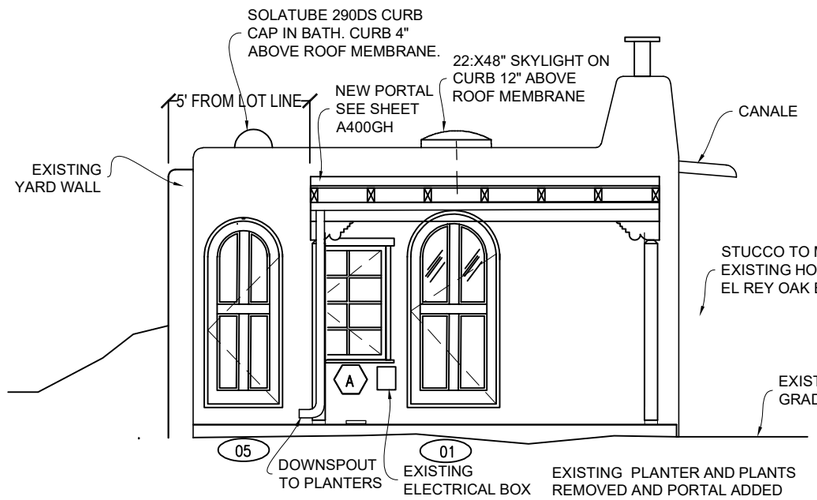
REVISIONS

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE,
SUITE 200
SANTA FE, NM 87501 PH
(505)983-3755 FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION

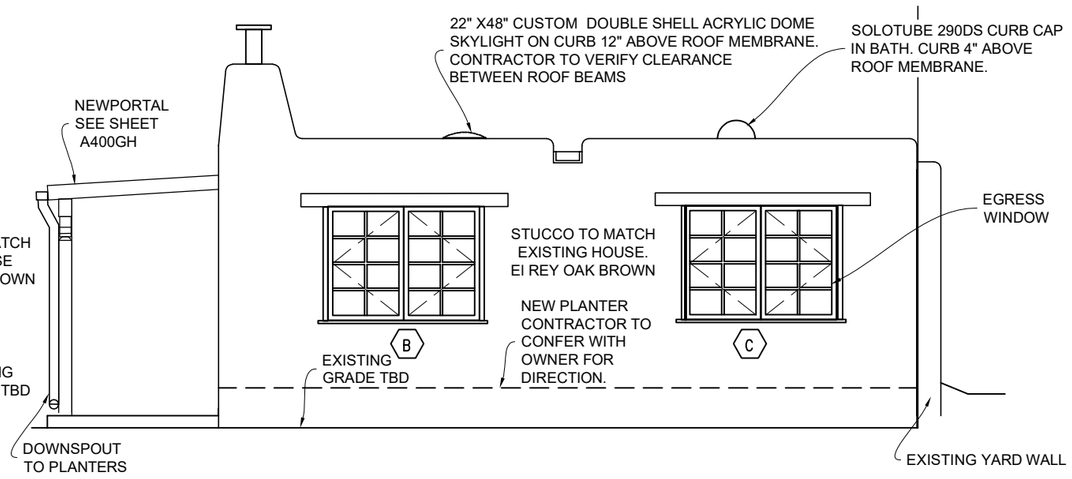
CARPORT CONVERSION
PLAN AND ELEVATIONS

CHECKED
STB
DATE
March 20, 2023
SCALE
NTS
DRAWN
BG
JOB
O'BRIEN REMODEL/ADDITION
DRAWING
11X17 FORMAT



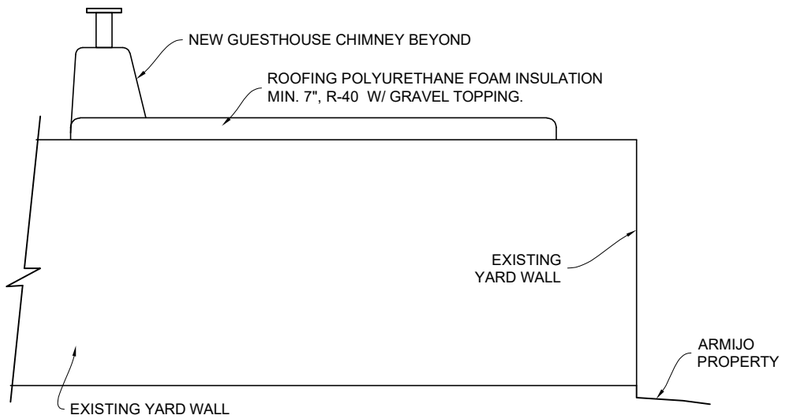
04 WEST ELEV. @ ARMIJO PROPERTY

Scale: 3/16" = 1'-0"



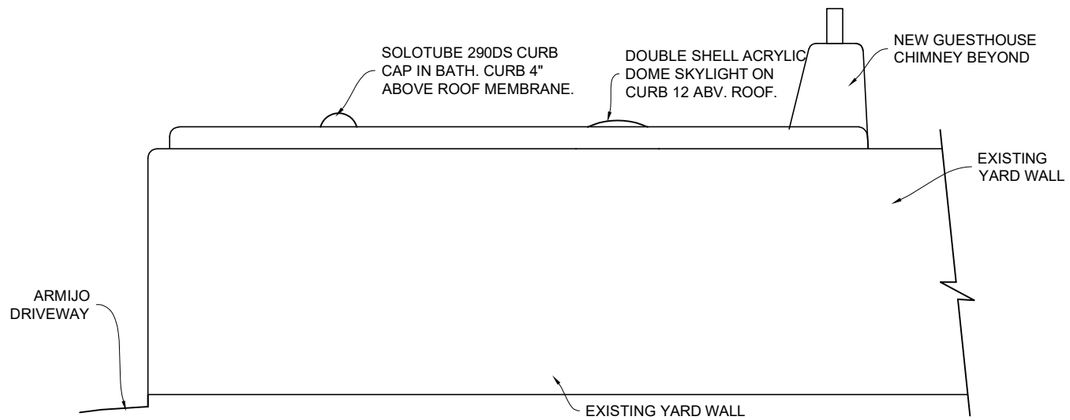
03 NORTH ELEV. @ DRIVEWAY

Scale: 3/16" = 1'-0"



02 EAST ELEV. @ ARMIJO DRIVEWAY

Scale: 3/16" = 1'-0"



01 SOUTH ELEV. @ ARMIJO PROPERTY

Scale: 3/16" = 1'-0"

REVISIONS
REV. #1 - NOV. 7, 2023

SUBY BOWDEN + ASSOCIATES, LLC
333 MONTEZUMA AVENUE, SUITE 200
SANTA FE, NM 87501 PH (505)983-3755
FX (505)983-8118

O'BRIEN RESIDENCE
REMODEL/ ADDITION
412 CAMINO DON MIGUEL

STATE OF NEW MEXICO
SUSAN T. BOWDEN
14722
REGISTERED ARCHITECT

GUEST HOUSE RENOVATION
_EXTERIOR ELEVATIONS

CHECKED: STB
DATE: SEPT. 14, 2023
REV. #1 - NOV. 7, 2023
SCALE: 3/16" =1'-0"
DRAWN: BG
JOB: O'BRIEN REMODEL/ADDITION
DRAWING:
11X17 FORMAT

A200 GH

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: November 18, 2021

To: Building Permit Division

From: Angela S. Bordegaray

Angela Bordegaray

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 allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 412 CAMINO DON MIGUEL, Santa Fe, NM 87505

Case Number: 2021-004424--ADMIN

Contact Name: ASAP ROOFING & CONSTRUCTION

Phone Number: 505-795-9160 **Email:** asaproofingconstruction@gmail.com

Proposed Changes: *412 CAMINO DON MIGUEL*
Re-Roof on 412 Camino Don Miguel, 2-story home approx 1900 square feet, stucco color orange.
Existing roof is a modified Bitumen color Tan. Roof has 2 layers, one being recovery boards and the other being the bitumen roof, NO pumis was visible during a roof sample. Existing roof is over 15 years old.
Install a NEW modified bitumen roof system.
Tear off old roof top decking. Replace any damaged plywood with new OSB/plywood.
Install crickets next to canals with celotex recovery boards for better water drainage on the roof.
Hot mop 1 layer of base on top of the deck.
Torch-down modified bitumen Color TAN.
Seal all canals, seams, parapets, and skylights.

Conditions of Approval: *No changes to skylights, pipes, HVAC units. No roofing material over parapets. Roofing material will NOT be visible to the public. Exposed beams on the portal will stay the same. No modification.*

No other changes are approved at this time.

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

ADM #187

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: David A. Rasch, Section Head DR
Marissa C. Barrett, Case Planner
Gary S. Moquino, Inspector

Date: 10.12.05

The work proposed at 412 Camino Don Miguel **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

approximately 10'6" high portal, approx. 615 sq. ft. on east elevation and yard wall/fence along driveway

Thank You.

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011326-HDRB, 127 Duran St., Westside-Guadalupe Historic District, non-contributing, Gayla Bechtol, agent for Jenny Allen and Karen Kalat, owners, proposes to construct a 459 sq. ft. portal to a height of 9'-6" where the residence is 9'-8" high, replace windows and doors, install an eyebrow and skylights, stucco, and re-roof.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: status review board action letter

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 otherwise complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards

Sample motions:

One motion will be required in this case to either approve or deny the request.

a. In case 2025-011326-HDRB, for 127 Duran Street, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
Duran Street is narrow and lined with low yard walls with fencing on top, as well as a combination of coyote fencing, wrought iron, metal gates, and chain link fences. The residences sit an average of seven to ten feet from the street and are a combination of vernacular and Spanish Pueblo Revival styles with flat or hipped roofs and divided lite windows in earth-toned stucco.



Figure 1: Property Location

Site Description:
According to the HCPI, the 1,189 sq. ft. residential structure was constructed originally in the late 1930s. The structure started out as a square building, as is evidenced by the 1966 aerial photograph in the HCPI. The structure almost doubled its size with the 406 sq. ft. 1985 addition. The HCPI indicates that a 90 sq. ft. porch was also installed in the 1980s, but has since been removed. As shown below in Figure 2, remnant roofing material from the porch remains on the exterior wall. While the original structure was constructed of 12" thick adobe, the 1985 addition was constructed of concrete block. The windows in the adobe portion of the structure are inset into the wall, where the newer construction windows are not. The windows are a combination of metal, aluminum, and vinyl. According to the HCPI, none of the windows appear to be original to the structure. The HCPI also indicates that the wood doors, one six-panel and the other faux plank, appear not to be original to the structure.


Figure 2: The main residence (Source: 2024 HCPI, John Murphy)

Based on evidence provided in the HCPI, the lot was once used for farming, and has a remnant acequia, thought to be part of the *Acequia Publica*, across the east edge of the property.

According to the HCPI, a Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena, Duran, Candelario, and Quintana streets are all a part of this subdivision. The homes in this area were constructed as simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were not brought in until the 1970s. By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses, smaller homes built at the back of properties that were rented out to generate additional income. The primary residential structure at 127 Duran appears to be one of those smaller four-room homes built at the back of the property to generate income. After being used as a rental property, the home was split off from the front house, creating the "flag lot" configuration. From the late 1970s to her death in 2022, the property was owned by Martha Baca, who donated the proceeds of the sale of the property to local charities.

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

The property was reviewed by the Historic Districts Review Board for historic status on February 11, 2025, under case number 2025-009773-HDRB. The decision of the Board was to retain the residential structure and the accessory structure as non-contributing and designate the wall at the acequia as contributing.

The property was reviewed by the Historic Districts Review Board for the demolition of the accessory structure on September 9, 2025, under case number 2025-011031-HDRB. The decision of the Board was to allow demolition of the accessory structure.

ADMINISTRATIVE:

No administrative approval cases are on file for this property.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 459 sq. ft. portal to a height of 9'-6" where the residence is 9'-8" high. The portal will be on the east elevation and will consist of a Brai roof over wood decking, local pine vigas and columns, and brick on sand flooring. The wood will be stained and sealed with natural stain.
2) Replace all windows with aluminum-clad wood windows with simulated divided lites in blue.
3) Install an eyebrow over the door on the north elevation at 3'-6" deep.
4) Install two skylights. The skylights shall not be publicly visible.
5) Stucco the residence in cementitious "buckskin" stucco.
6) Re-roof the residence with foam roofing.
7) Construct a 4'0" high coyote vehicle gate at the street to replace the existing chain link gate.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop 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 a 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*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* 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 Step backs

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*, *yard wall*, fence, or proposed step back 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.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever 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, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation.

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic, or mansard roofs are not allowed.

(d) 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, 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 as follows:

(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 the 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.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(f) *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 block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.

(g) *Greenhouses*

(h) 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 that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*.

(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 the erection, alteration, or demolition 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, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051613057
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe Parcel # 10446175

5. Property Type:
_x Buildings: 2 – house and shop
__ Structures:
__ Site __ Object

6. Date of Survey:
November 24-25, 2024

7. Previous Survey Date(s):
_x_Yes: August 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.690543, -105.946678



10. Photo Information: John W. Murphey, photographer. Photo 1: North (front) elevation. Camera facing southeast, November 25, 2024

11. Brief Description of the Property:

Potentially erected in the late 1930s, 127 Duran Street (Rear) is a roughly 1,189-square-foot adobe box. The building sits approximately 70’ from the street (Photo 2) on a 0.15-acre flag lot created from the property west of it at 127 Duran Unit A. The subject house has a rectangular ground plan and faces north. The building began as a square footprint, evident in a 1966 aerial photograph (Fig. 3). In c.1985, a 406-square-foot addition was added across the east elevation. All windows and doors have been replaced. The house is designated Non-Contributing to the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date: Uknown
Date: Original core, estimated late 1930s, with 1980s addition
_x _Known _x_ Estimated Source: city directories and aerial photographs

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; above interpretation made by author based on fence lines, etc; see Field # 19, survey plat.

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 & Gayla Bechtol Architect PC

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

Current owner: Jennifer E. Allen and Karen L. Kalat
Neighbor

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: shop
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: _____

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051613057
127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 24 & 25, 2024

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

__ Wood: Tongue and Groove __ Other:

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

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade _x_Raised:
Materials: _x_ Concrete: __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
Sliding	Vinyl	1-1	2
Sliding	Aluminum	1-1	2
Fixed	Metal	2 and 3	3
Combination	Aluminum	1S-1F-1S	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-panel	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1985; erection of app. 406 sq ft addition across north elevation; 1985 HBI form and aerial photographs
#2 Date: c.1980s; installation of app. 90 sq ft porch (removed); aerial photographs and County Assessor data
#3 Date: Unknown; replacement of all windows and doors; 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

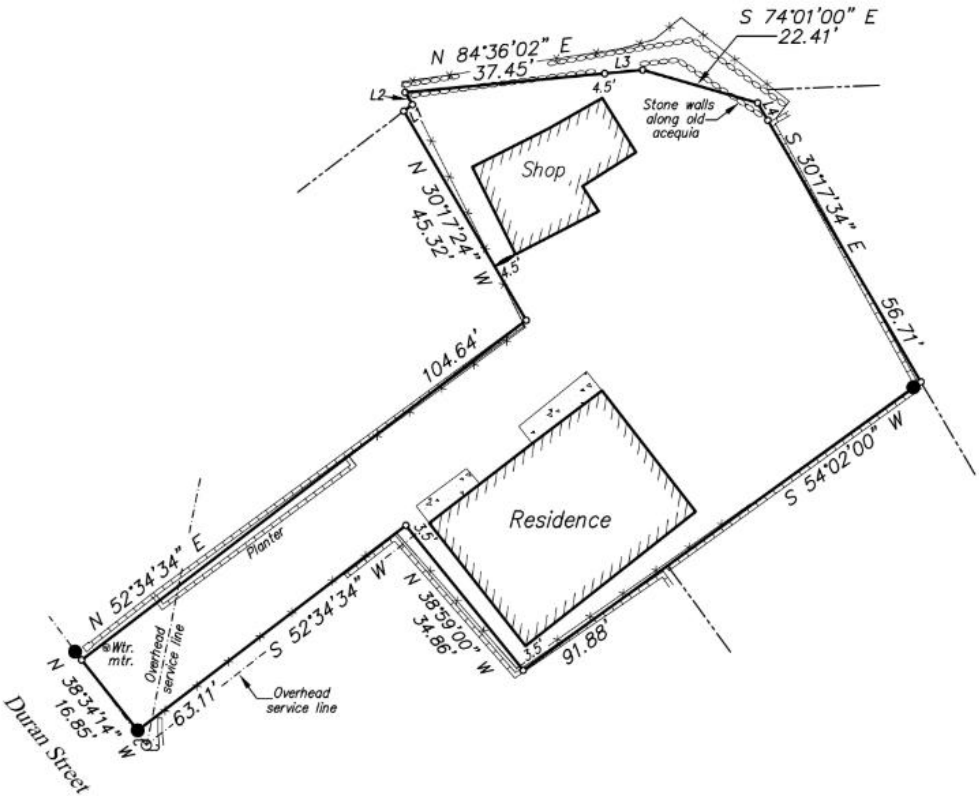
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: 2024 survey plat. Courtesy Sierra Land Surveying, Inc.



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Architectural Description Continued

The property includes a post-1978 concrete block shop and storage room, both of which are of substandard construction. Once used for farming, the level lot has two mature apricot trees and several invasive ailanthuses. There is no formal landscaping. A relict acequia, thought to be part of the *Acequia Publica*, courses across the east edge of the property (Photo 4).

North (Façade)

The building faces north with mostly a blank façade (Photos 1 & 5). The west half is the earlier constructed dwelling, consisting of four rooms. Separated by an expansion joint is the 1980s addition holding a dining room and living room (Photo 5). The west side is constructed of adobe and rests on a low foundation, though it is too low to be considered a crawl space. Its walls are roughly 12” thick. The construction of the addition is unclear.

Beginning at the west end is a non-historic faux plank door (Photo 6). Next, still representing the original core, are sliding vinyl windows at the bathroom and kitchen (Photo 7). These windows, like the rest of the units along the portion of the building, are set 3½” to 4½” deep into the wall.

The remaining 14’ of the façade represents the non-historic addition, which is entered by a six-panel wood door (Photo 8). Tar stains above the doorway indicate the presence of a porch that was recently removed.

East Elevation

An overhang, which helps drain the roof, traces the east elevation (Photo 9). This portion of the building represents the addition and encloses a large room which is divided into living and dining spaces. The windows on this and the west elevation of the addition are metal fixed units (Photo 10). They are placed nearly flush with the wall.

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South Elevation

The south side of the building sits close to a block wall (Photo 11). Here stands one of two of the property's apricot trees. It begins at the east end with a large window at the living room (Photo 12). An expansion joint signals the shift between the addition and the original building (Photo 13). The remaining windows of the façade are large aluminum sliding units with slanted concrete sills (Photos 14 & 15).

West Elevation

The short west elevation is the side of the building not attached to the addition (Photo 16). It has a single opening holding an aluminum combination window. The opening's width and the concrete sill's style seem more of a mid-century vintage.

Interior

The interior of the older adobe section has four rectangular rooms that are connected by shared doorways rather than a hallway. The ceiling heights vary, with the tallest ceiling measuring 8' 6" in the northwest entry room (Photo 18). The rooms are spare, lacking moldings or closets, and are all covered with non-historic flooring materials (Photos 18-20). Each room was heated with a stove. The fourth room, located in the northeast corner, is divided into a small bathroom and a kitchen (Photo 21).

The addition has a plywood floor covered with vinyl tiling and a viga-spanned ceiling, interrupted by a skylight (Photo 22).

Shop

Standing at the northeast corner of the property is a shop — perhaps potentially first used as a garage — and an attached storage room (Photo 23). Constructed of concrete masonry units, the shop has a rectangular, dirt-floor room (Photo 24). Its frame roof structure rests precariously on two poles, supported by tilting posts. An adjacent frame storage room is covered with gray coat stucco (Photo 25). Essentially a lean-to, its structure is even more precarious (Photo 26).

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The shop is not shown in a 1978 aerial (Fig. 5). Its construction may be linked to a zoning request the second-to-last owner made in 1979 to reduce the side yard setback to build a storage shed.[1]

Historical Overview

West San Francisco Street Neighborhood

In the late 19th century, San Francisco Street beyond Guadalupe Street (then named Jefferson and carrying the tracks of the Denver & Rio Grande Railroad) ambled northwest toward the broad and deeply troughed Arroyo Mascaras. The arroyo impeded further movement.

An extension of the railroad tracks made in 1887 had lopped off the area from the city, giving it a separate identity. Farm fields surrounded San Francisco Street west of the railroad, similar to what was shown on Joseph de Urrutia's map nearly 150 years earlier. According to the 1892 Gaynor map, the Ortiz and Duran families owned much of the land north of the street (Fig. 1).

The land had soil of moderate fertility that could support corn, beans, and hay. The crops were watered by *Acequia Publica*, which ran north and south of the street.[2] A section of the north alignment passes through the subject property's backyard.

The area's agrarian use ended in the early 20th century as landowners north of the road began subdividing their property into small housing tracts. One of these tracts included the Duran Street area, carved out from the former property of José E. Duran who was a prosperous Santa Fe Trail freighter.

A Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena Street was the first street in

[1] "Notice of Public Hearing," *Santa Fe New Mexican*, February 23, 1979, C-3. Case V-1979 11.
[2] David H. Snow, "The Santa Fe acequia Systems: Summary Report on Their History and Present Status, with Recommendations for Use and Protection," (1988), 31, 118 (map). Snow gives it the name "Acequia Publica."

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the subdivision to develop, receiving piped water and sewerage.[3] The uniform 25'x100' lots led to the urbanization of the once agricultural land.[4] Parallel Duran, Candelario, and Quintana streets would follow without the same uniformity as Elena.

The urban development of Santa Fe's west side was notably different from that of the South Capitol area, where housing tracts were being established at the same time. In the South Capitol, homes were designed by architects or builders primarily for Anglo buyers. These homes featured the emerging Pueblo Revival style and followed deed covenants. The south subdivisions included sidewalks and paved streets. In contrast, homeowners on West San Francisco constructed simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were absent until the 1970s, when they were finally introduced through a federal War on Poverty program.[5]

By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses — smaller homes built at the back of properties that were rented out to generate additional income. [6]

A Four-Room Rental

One of these rentals, the subject property, was leased in 1938 to Carlos and Rosa Gonzales. Carlos was in his early 20s and originally from Mexico; he worked as a cook at La Fonda.[7] Rosa was just 16 years old. They soon moved out and were replaced by another young couple, Henry and Angeline Arrey. Henry was 20 years old. He was born in Arrey, New Mexico, a small farming community in Sierra County named after his

[3] W. G. Turley, "1933 Map, City of Santa Fe, Santa Fe County, New Mexico, Showing Block and House Numbering, Street and Road Layout," July 12, 1933.
[4] John W. Murphey, "573 and 573 ½ West San Francisco Street, Ortiz-Quintana Property, Abbreviated Property History," Santa Fe, Santa Fe County, New Mexico (Archaeological Review Committee report, December 17, 2021), 8-9.
[5] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 104.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 262. No "rear" houses were listed in the 1936 directory; by 1938 there were two, including the subject property.
[7] Ibid., 96.

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grandfather, Urbano Arrey. Henry worked as a taxi driver while Angeline, who was 17, cared for their seven-month-old baby. They paid $4.00 a month to lease the small house.[8]

City directories suggest that the rental was part of the property with the address 127 Duran Street, along with the house fronting the street. Elias Vigil, a cook at La Fonda, lived in the front house and is assumed to have owned the larger property. Thereafter, the back house was leased by a few other tenants, and based on city directories was removed as a rental in the 1950s.

The specific sequence of transactions is not entirely clear, but it seems that the property was separated from the front house in the early 1960s. The back property eventually came under the ownership of Guadalupe and Simona (Simonia) Chavez.[9] Guadalupe was employed as a correctional officer at the New Mexico State Penitentiary. He and his wife later transferred the property to his brother, Celestino Chavez.[10]

Martha J. Baca

The property changed hands several times in the early 1970s before being acquired by Fidel and Martha Ortega in 1976.[11] The couple had married the year prior. They sued to quiet the title in 1977, and a year later, they appeared to have divorced, with the property going to Martha, a state employee originally from Colorado. Martha, who would return to using her maiden name of Baca, kept the property until she died in 2022.

Baca was responsible for the changes to the 1930s house. In the 1980s, she added a dining/living room to the east side of the home, along with a portal that has since been removed. She also likely erected the shop and its addition.

[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-15.
[9] Quitclaim Deed, Juan Espinosa and Stella Martinez to Guadalupe and Simona Chavez, recorded September 17, 1962, Book 193/Page 544, Instrument # 259434, Santa Fe County, New Mexico.
[10] Warranty Deed, Guadalupe and Simona Chavez to Celestino Chavez, recorded November 16, 1971, Book 286/Page 142, Instrument # 338209, Santa Fe County, New Mexico.
[11] Warranty Deed, Elizabeth M. and Joachin F. Wirth to Fidel and Martha Ortega, recorded August 27, 1976, Book 338/Page 222, Instrument # 1976392169, Santa Fe County, New Mexico.

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Baca fell into financial difficulties, leading the City of Santa Fe and the State of New Mexico to place multiple liens on the property.[12] The property deteriorated significantly over the years. Aerial photographs reveal what began in the early 2000s as a line of parked cars down the driveway and escalated into a lot cluttered with trash (Field 16). A neighbor recalled that Martha struggled with hoarding.[13]

In 2013, Baca created a will that specified her house was to be sold upon her death, with the net proceeds divided equally between St. Vincent de Paul, St. John's Soup Kitchen, and St. Anne's Church.[14] Martha J. Baca passed away less than ten years later on New Year's Eve in 2022 at the age of 74.[15] She was buried in a hardwood coffin at the West St. Ignacio Cemetery in Ignacio, Colorado, alongside her father and several relatives.

A year later, it took several days — and several dumpsters — to remove the accumulated debris at her Duran Street home.

Evaluation of Historical Status

Following the original survey, the recommendation is to maintain Non-Contributing status. The house holds little architectural or historical significance. In addition, the 1985 extension increased its footprint by 34%. The shop and its addition appear to postdate 1978 and are poorly constructed.

[12] Review of list of liens, Santa Fe County Clerk's Office.
[13] Juanita Martinez, conversation with John W. Murphey, November 25, 2024, Santa Fe, New Mexico.
[14] "Will of Martha J. Baca," recorded November 7, 2013, Instrument # 1722557, Santa Fe County, New Mexico.
[15] "Martha J. Baca," obituary, Rivera Family Funerals & Cremations, https://www.riverafamilyfuneralhome.com/obituaries/marthabaca.

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Illustrations

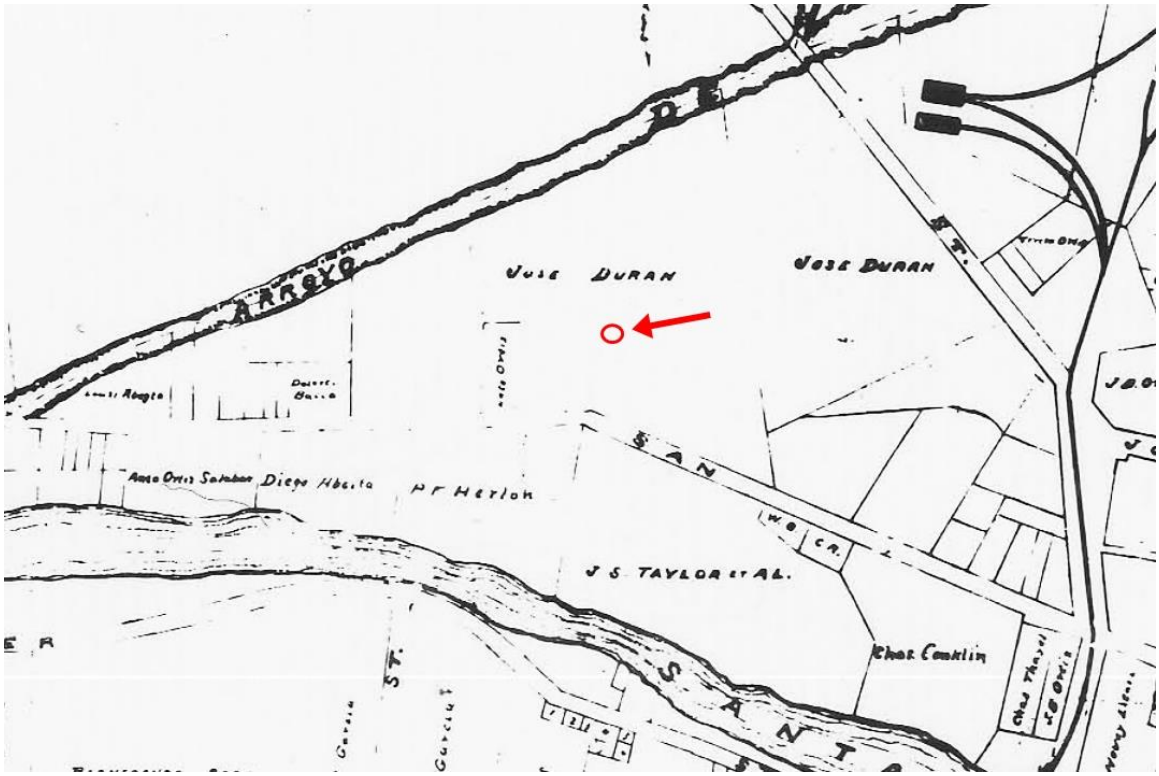

Figure 1: P. C. Gaynor, "Map of Santa Fe," 1892.
Circle indicates the approximate location of current house.

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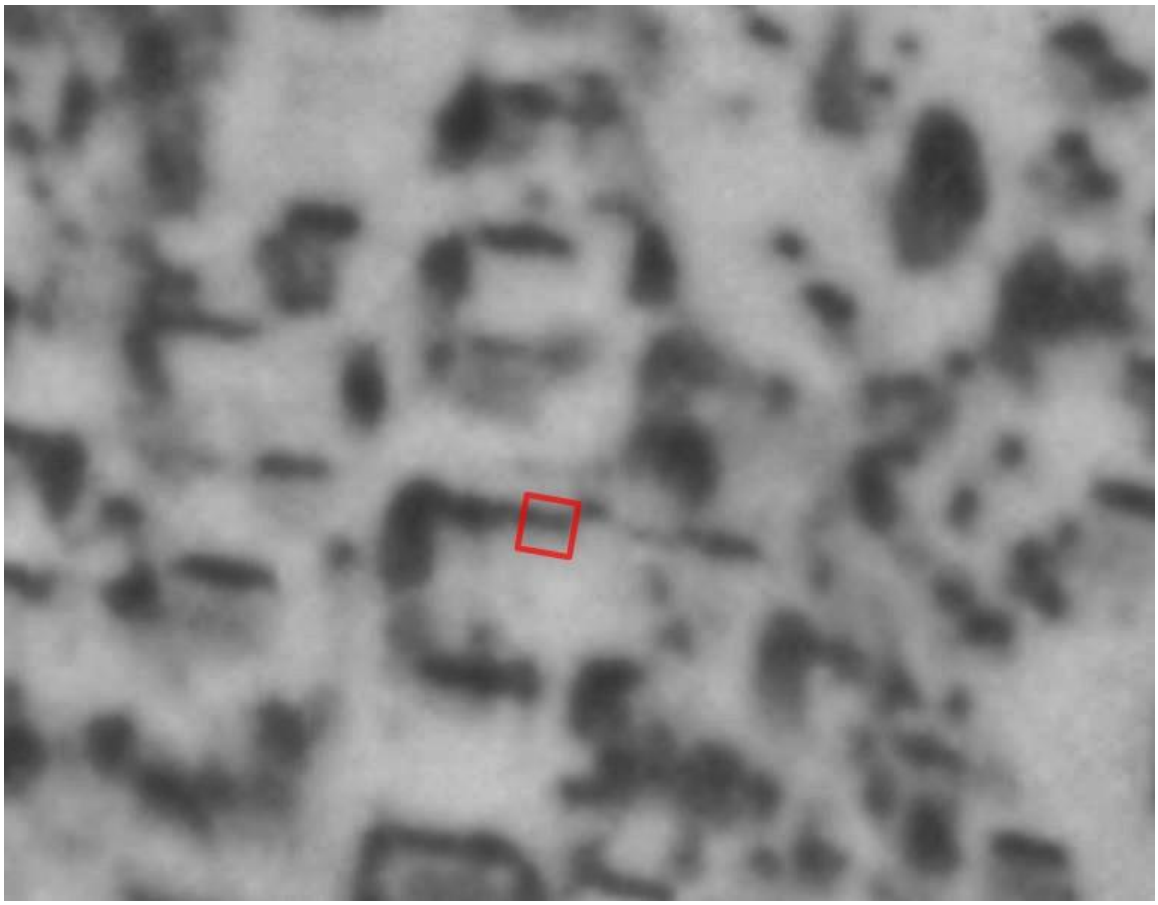

Figure 2: October 25, 1948, aerial photograph.
Highlighted structure may be the subject house.

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Figure 3: May 6, 1966, aerial photograph.
A. Structure located between front house and subject house; B. subject house, note square footprint; C. note absence of shop.

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Figure 4: September 11, 1978, aerial photograph.
A. Structure located between front house and subject house has been demolished; B. subject house, note square footprint; C. note absence of shop.

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Figure 5: August 1985 HBI survey. The arrow indicates 1980s east addition. Susan Lopez, photographer. Courtesy of NMCRIS.

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Survey Photographs

(All images taken by John W. Murphey on November 24 and 25, 2024.



Photo 2: View of property from near the west end of the driveway. Subject house highlighted by arrow. Camera facing east.

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Photo 3: View of property facing southwest. Non-historic shop at foreground right.

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Photo 4: Assumed acequia segment tracing east side of property. Camera facing southeast.

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Photo 5: East and north elevations. 1980s addition outlined in red. Camera facing southwest.

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Photo 6: North elevation representing the northwest room of the original core. Camera facing south.

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Photo 7: North elevation fenestration representing the kitchen (left) and bathroom (right) of the northeast room of the original core. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **127 Duran Street, Rear House** **Guadalupe and Simonia Chavez House** **Martha J. Baca House**	**2. Location:** **127 Duran Street (Rear)** **Westside-Guadalupe Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: Old # 051613057** **4. County: Santa Fe** **5. Date of Survey: November 24 and 25, 2024**



Photo 8: North elevation at east end addition. 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 9: East elevation representing 1980s addition. Camera facing west.

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

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Photo 10: East elevation at 1980s addition. Window detail. 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 11: South 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 12: South elevation at 1980s addition. Window at living room. 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 13: South elevation. Expansion joint between original core (left) and 1980s addition (right). 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 14: South elevation. Window of southeast room of the original core. 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 15: South elevation. Window of southwest room of the original core. 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 16: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 17: West elevation. Window of northwest room of the original core. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 18: Northwest room of the original core. 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 19: Southwest room of the original core. 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 20: Southeast room of the original core. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 21: Northeast room of the original core, combining bathroom and kitchen. Camera facing north.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 22: 1980s addition. 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 23: Shop. South elevation. 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 24: Shop. Interior. 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 25: Shop. Addition. 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 26: Photo 25: Shop. Addition, interior. Camera facing north.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1944

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 0516 13057 - 58?
field map SFHD #7	number 057	UTM reference zone 12 13 easting	northing

location description: 127 R. DURAN ST.

city/town: SANTA FE

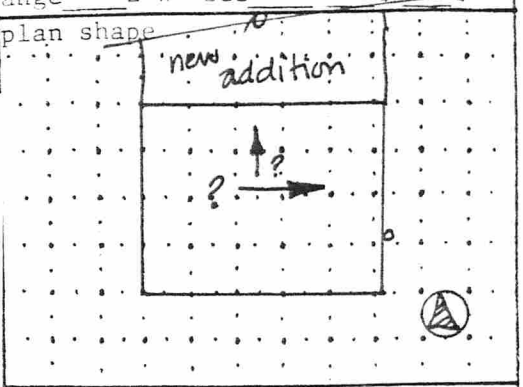
land grant/reservation: na

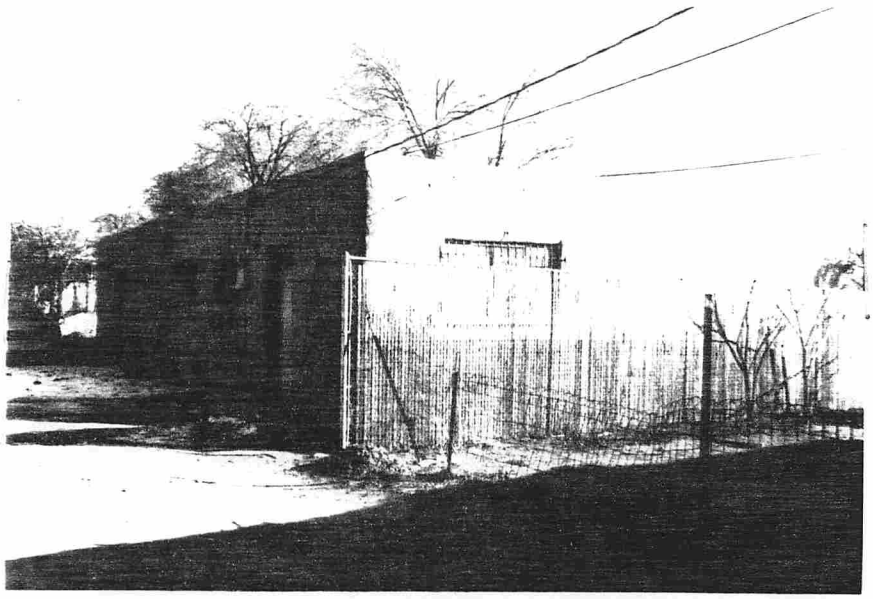
building name:

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

film roll by SL no. 2	negative nos. 31	loc. of neg. HPB

plan shape





date of construction: 134-140 estimate _____ actual

source: directory

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ___good
✓fair ___deteriorating

style: N.M.U.V.

foundation material: conc.

wall material/surface: adobe? / stucco w/o color coat

degree of remodeling
✓minor ___moderate ___major
describe: addition & new alum.

architectural features
flat parapet concealing low shed to E. or S.
(couldn't check - fierce dogs!)
windows: alum sliding w/ conc. lug sill
door: solid w/ 4 lits, solid w/ 3 lits

surroundings: RESIDENTIAL

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
N.C. alterations

comments

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

City of Santa Fe

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

PROJECT DESC: 2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure

CASE NUMBER: 2025-009773--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 127 DURAN ST
Santa Fe, NM 87501

CONTACTS:		
Property Owner	Jennifer Allen	127 DURAN ST Santa Fe, NM 87501
Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 11, 2025. The decision of the Board was to retain the residential structure and the accessory structure as non-contributing and designate the wall at the acequia as contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

127 Duran St

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 7 July 2025

Property Owner of Record: JENNIFER ALLEN +

Applicant/Agent Name: GAYLA BECHTOL

Contact Person Phone Number: 505 660 6301

KAREN KALAT 1708 / 6534 SF

Site Address: 127 DURAN ST.

Proposed Construction Description: REMODEL INTERIOR, ADD PORTAL

TOTAL ROOF AREA:

Zoning District: R29

Lot Coverage : 26 %

□ Open Space Required: 50

Overlay:
- □ Escarpment
- □ Flood Zone*
- X Other: HISTORIC

Submittals Reviewed with PZR:

X Legal Lot of Record X Development Plan X Building Plans X Existing Site Plan X Proposed 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 _____

Setbacks:
Proposed Front: NA Minimum: 7
2nd Front? _____
Proposed Rear: 30 Minimum: 15'
Proposed Sides: L 5 R 5 Minimum: 5'

Height: Proposed 10'
Maximum Height: _____ or
X □ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible ____
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.

GAYLA BECHTOL [□OWNER □APPLICANT X 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 7 July 25

To Be Completed By City Staff: 2025-011116-PAR

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

Zoning Approval:
X Preliminary Approval □ with conditions □ Rejected
Comments/Conditions: Legal lot of record provided Setbacks, max. height, and lot coverage standards met per Ch. 14-7.

REVIEWER: Rachael Hamilton DATE: 09/03/2025

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

Revised 20 November 2020

GAYLA BECHTOL
ARCHITECT

July 11, 2025

To: Historic Districts Review Board

Re: 127 Duran Street Renovation/Addition Proposal:

127 Duran Street is in the Westside Guadalupe Historic District, not visible from the street. Potentially erected in the late 1930s, 127 Duran Street (Rear) is a roughly 1,189-square-foot adobe box. The building sits approximately 70' from the street on a 0.15-acre flag lot created from the property west of it at 127 Duran Unit A. The subject house has a rectangular ground plan and faces north. The building began as a square footprint, evident in a 1966 aerial photograph. In c.1985, a 406-square-foot addition was added across the east elevation. All windows and doors have been replaced. The house is designated Non-Contributing to the Westside-Guadalupe Historic District.
Square footages: existing 1189 SF and proposed 459 SF portal, existing heights 10' top of parapet, portal height 9' proposed, measured from finished grade.

Portal materials: Brai roof over wood decking, local pine vigas and columns, brick on sand flooring. Wood stained/sealed with natural stain.

New stucco on existing building color buckskin.

New windows: Aluminum clad wood windows with simulated divided lite muntins, color blue.

Repair yard walls and gates. New coyote gate at street is also proposed.

GAYLA BECHTOL ARCHITECT

JULY 7, 2025

127 Duran Street PHOTOGRAPHS



VIEW FROM DURAN STREET



NORTHWEST ELEVATION



SOUTHEAST ELEVATION WITH DRIVEWAY

GAYLA BECHTOL ARCHITECT



WEST ELEVATION



DETAIL AT EAST ELEVATION



DETAIL AT NORTH ELEVATION



Crank-Out XL Awnings



Kolbe's Ultra Series crank-out XL awnings take operational windows to new heights. Available up to 5-feet-wide by 7-feet tall, this product meets the demand for extremely large, venting units. With their heavy-duty hardware, crank-out XL awnings operate smoothly despite their large size.

Crank-Out XL Awning Standard Features

- 2-3/16" thick sash
- Overall jamb width is 4-9/16" *(basic box width is 3-1/4")*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating LoE²-270 glass
- Glazed to the interior with beveled wood glazing beads
- All exterior wood parts are treated
- .050" thick, 6063 extruded aluminum alloy frames are press fit on to the wood frame exterior of all units, as well as the sash
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- Frame corners are mitered or profile cut, with internal corner and end keys screwed into the joints and injected with sealant
- 70% PVDF fluoropolymer finish on frame and sash exteriors *(meets performance requirements of AAMA 2605)*
- Fully weatherstripped for a tight seal
- Interior screens with Clay-colored aluminum frames and BetterVue® fiberglass mesh
- Clay-colored, folding handles, operator covers and multi-point locks
- Folding corrosion resistant operators with concealed, adjustable hinges
- Specially-engineered hardware designed to accommodate the additional sash weight
- Heavy vinyl nailing fins with head drip caps*

NOTES: All measurements are nominal.
* Standard only on units without brickmould.



Hardware

Clay-colored, folding handles are applied to crank-out XL awning units as standard. Other finishes available are White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed*, and Matte Black. Multi-point lock handles will match operator handle colors.



folding handle in Clay *(closed)*



folding handle in Clay *(open)*

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Multi-Point Lock

Ultra Series crank-out XL awnings feature a multi-point locking system as standard, which quickly and securely locks units from one convenient location. A sleek, slim-line handle and escutcheon makes windows more attractive. Handles and escutcheons are Clay colored as standard. Other finishes available are White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed*, and Matte Black finishes.



NOTE: Not available on units with a box size smaller than 1' 4"

GAYLA BECHTOL
ARCHITECT

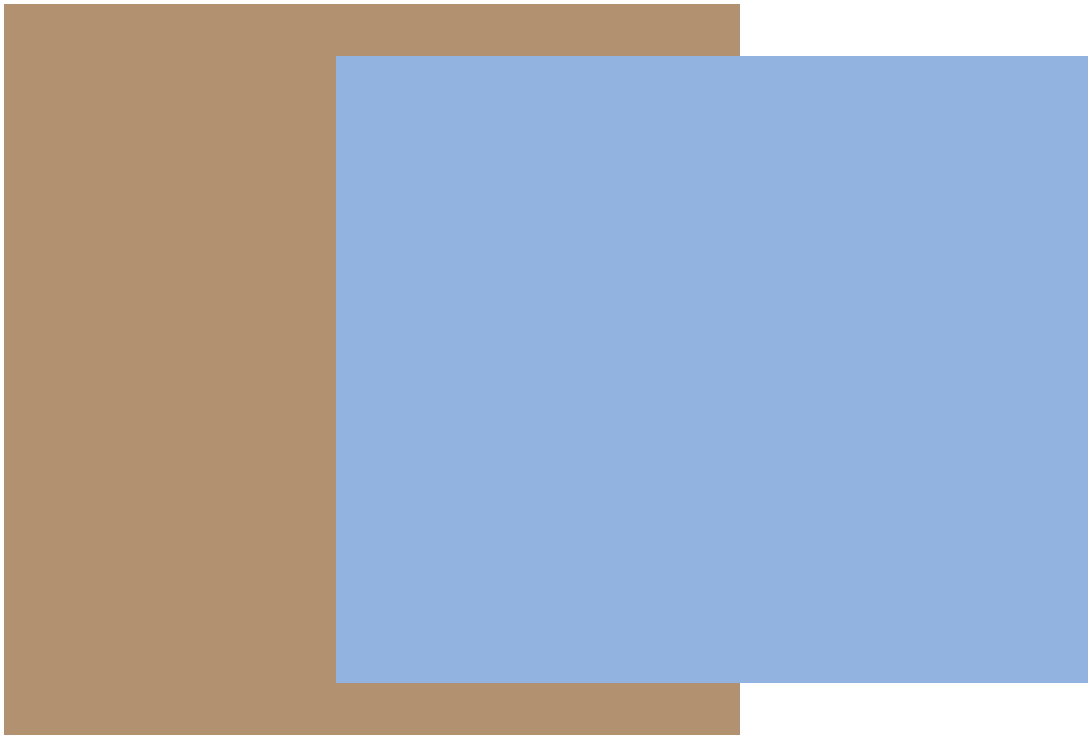
October 3, 2025

Lani J. McCulley
Historic Preservation Division,
Planning and Land use Department
City of Santa Fe

via email: ljmcculley@santafenm.gov

RE: Samples for Historic Approval for a renovation of single family residence at 127 Duran Street

Samples:

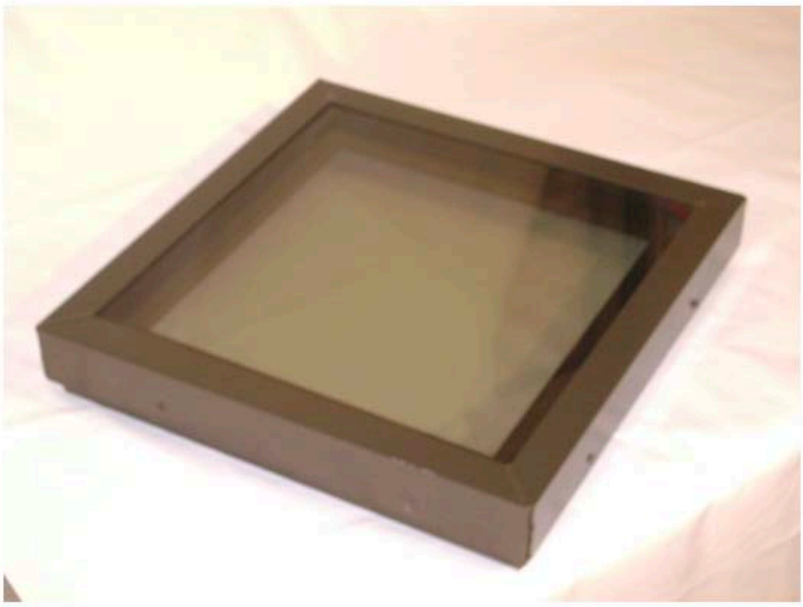


El Rey Buckskin Stucco and Summer Blue Paint



Exterior Light fixtures, similar

GAYLA BECHTOL
ARCHITECT

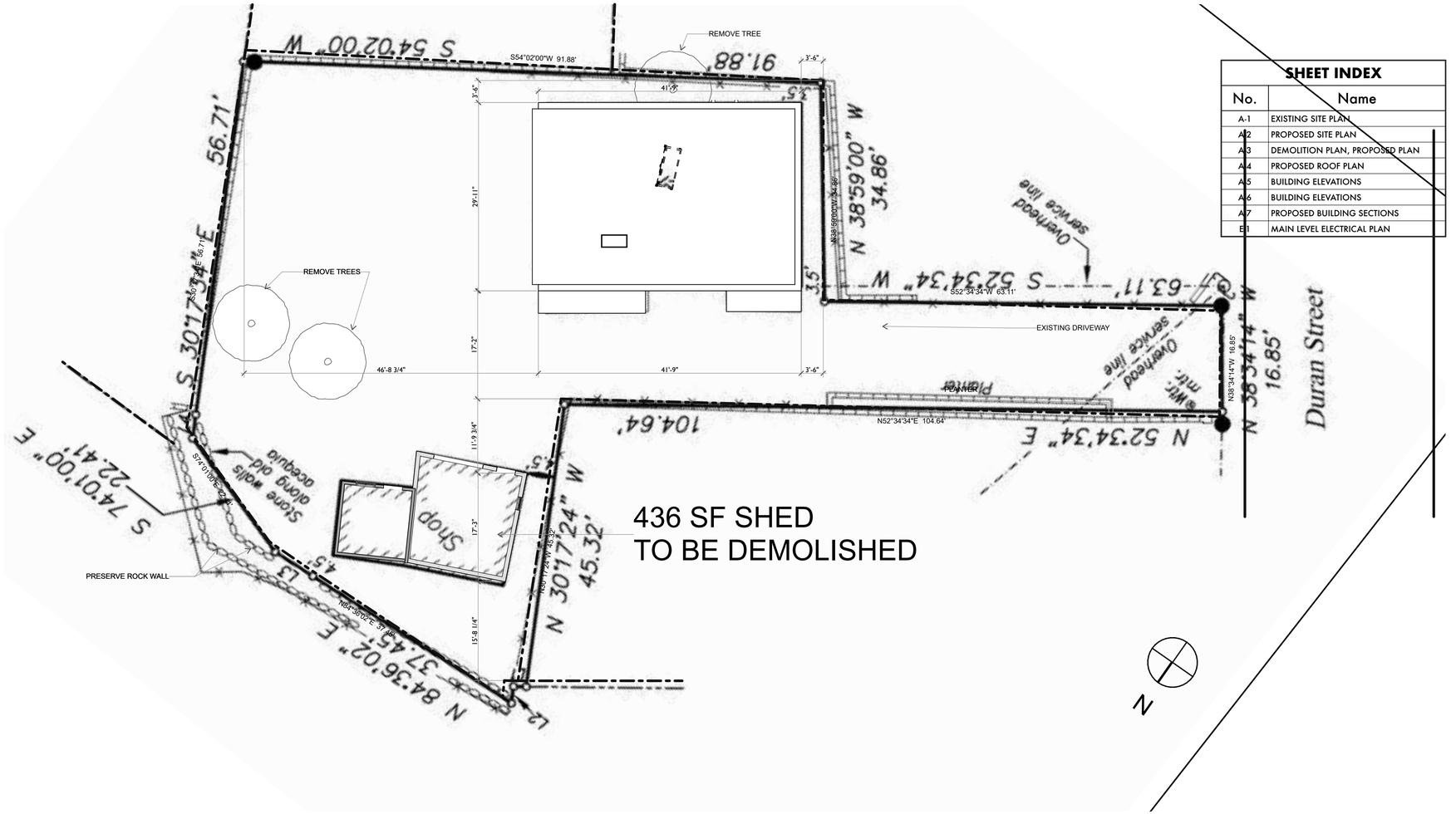


Flat glass skylights

Thank you.

Sincerely,

Gayla Bechtol, AIA



1 Existing Site Plan
SCALE: 1" = 10'

SHEET INDEX

No.	Name
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	DEMOLITION PLAN, PROPOSED PLAN
A-4	PROPOSED ROOF PLAN
A-5	BUILDING ELEVATIONS
A-6	BUILDING ELEVATIONS
A-7	PROPOSED BUILDING SECTIONS
E-1	MAIN LEVEL ELECTRICAL PLAN

GBA
GAYLA BECHTOL ARCHITECT

320 Aztec Street
Santa Fe
New Mexico 87501
505.660.6301
www.gbasantafe.com

Allen Kalat Residence

127 Duran 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.

© Gayla Bechtol

Allen Kalat Residence
127 Duran Street
Santa Fe, NM 87501

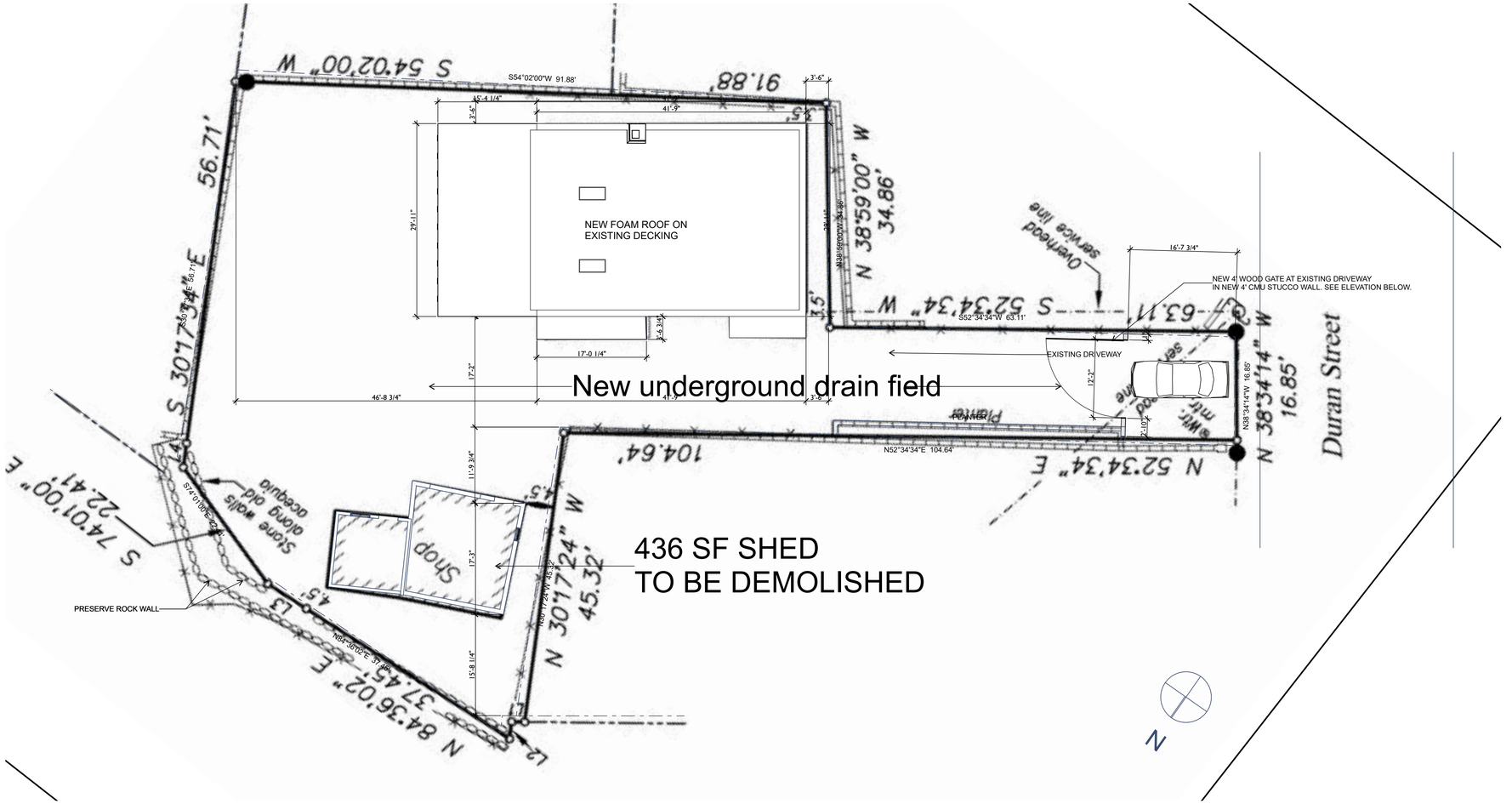
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

EXISTING SITE PLAN

A-1

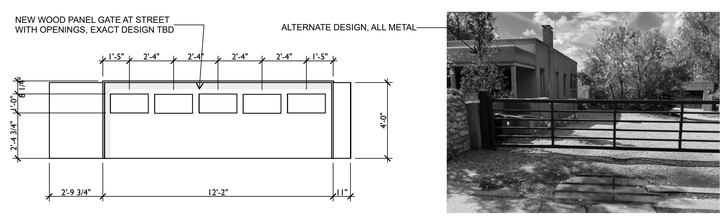
Printed: 10/14/25

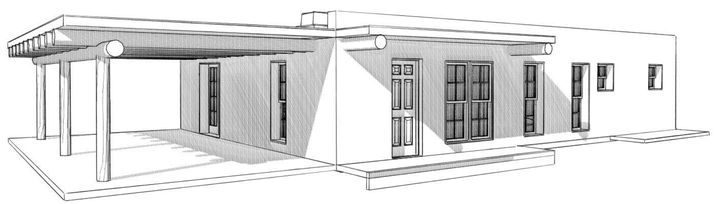


1 Proposed Site Plan

SCALE: 1" = 10'

0 5' 10' 20'





4 Gate at Street

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

0 2' 4' 8'

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STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

PROPOSED SITE PLAN

A-2

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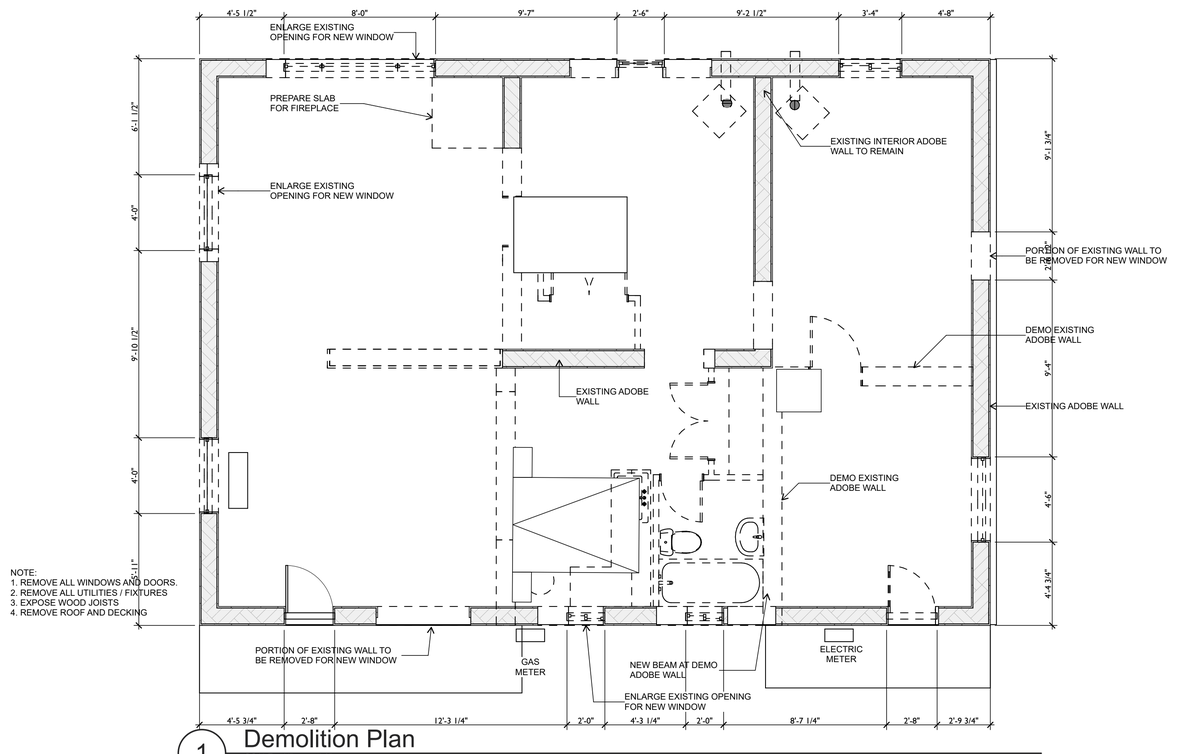
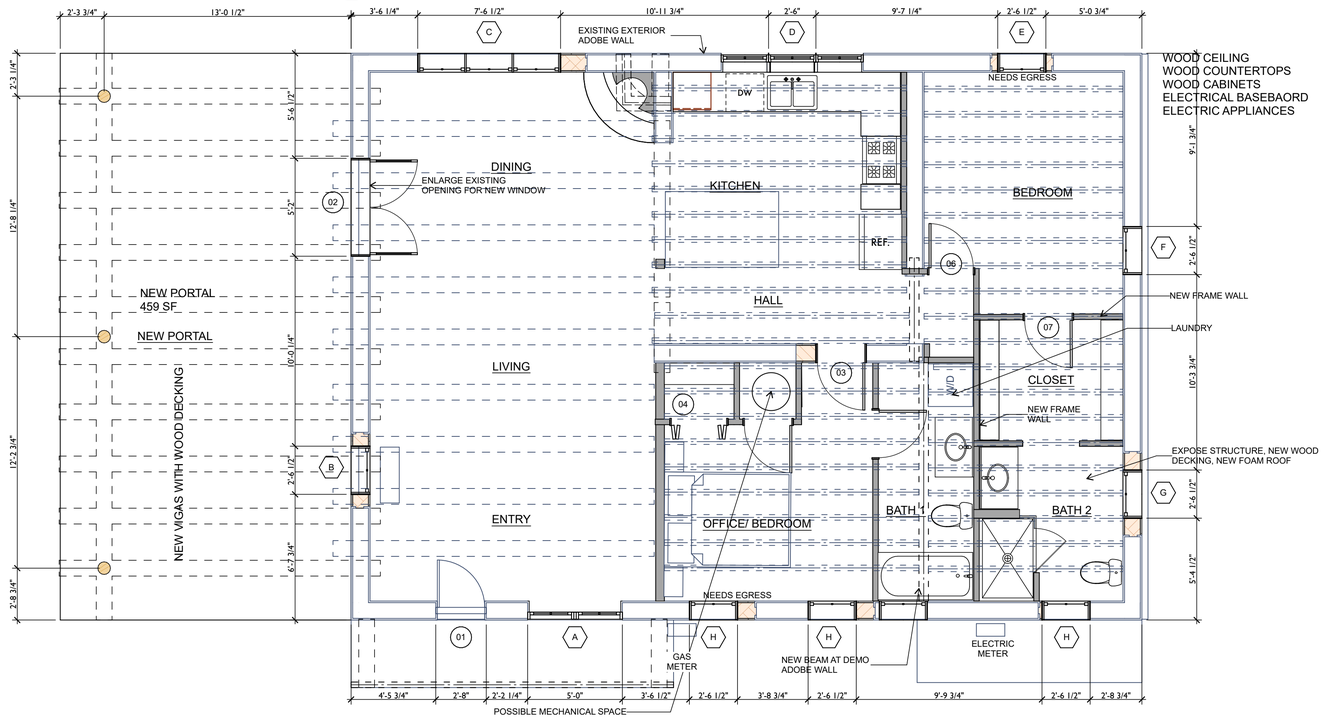


1 **Demolition Plan**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 **Proposed Plan**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

WINDOW SCHEDULE				
Mark	Size		Type	Notes
	Width	Height		
A	5'-0"	6'-0"	Double Hung	
B	2'-6"	6'-0"	Double Hung	
C	7'-6"	6'-0"	Double Hung	(3) 2'-6" x6'-0" Double Hung
D	2'-6"	3'-0"	Sliding	
D	2'-6"	3'-0"	Sliding	
D	2'-6"	3'-0"	Sliding	
D	2'-6"	3'-0"	Sliding	
E	2'-6"	6'-0"	Double Hung	
F	2'-6"	6'-0"	Double Hung	
G	2'-6"	6'-0"	Double Hung	
H	2'-6"	6'-0"	Double Hung	
H	2'-6"	6'-0"	Double Hung	
H	2'-6"	2'-6"	Double Hung	
H	2'-6"	2'-6"	Double Hung	

DOOR SCHEDULE					
Mark	Size		Type	HW Set	Notes
	Width	Height			
	2'-6"	6'-8"	Single Swing		
	12'-0"	4'-0"	Single Swing		
01	2'-6"	6'-8"	Single Swing		
02	5'-0"	6'-8"	Double Swing		
03	2'-6"	8'-0"	Single Swing		
04	2'-11"	6'-8"	Single Swing		
06	2'-4"	6'-8"	Single Swing		
07	2'-6"	8'-0"	Single Swing		
08	2'-8"	6'-8"	Single Swing		

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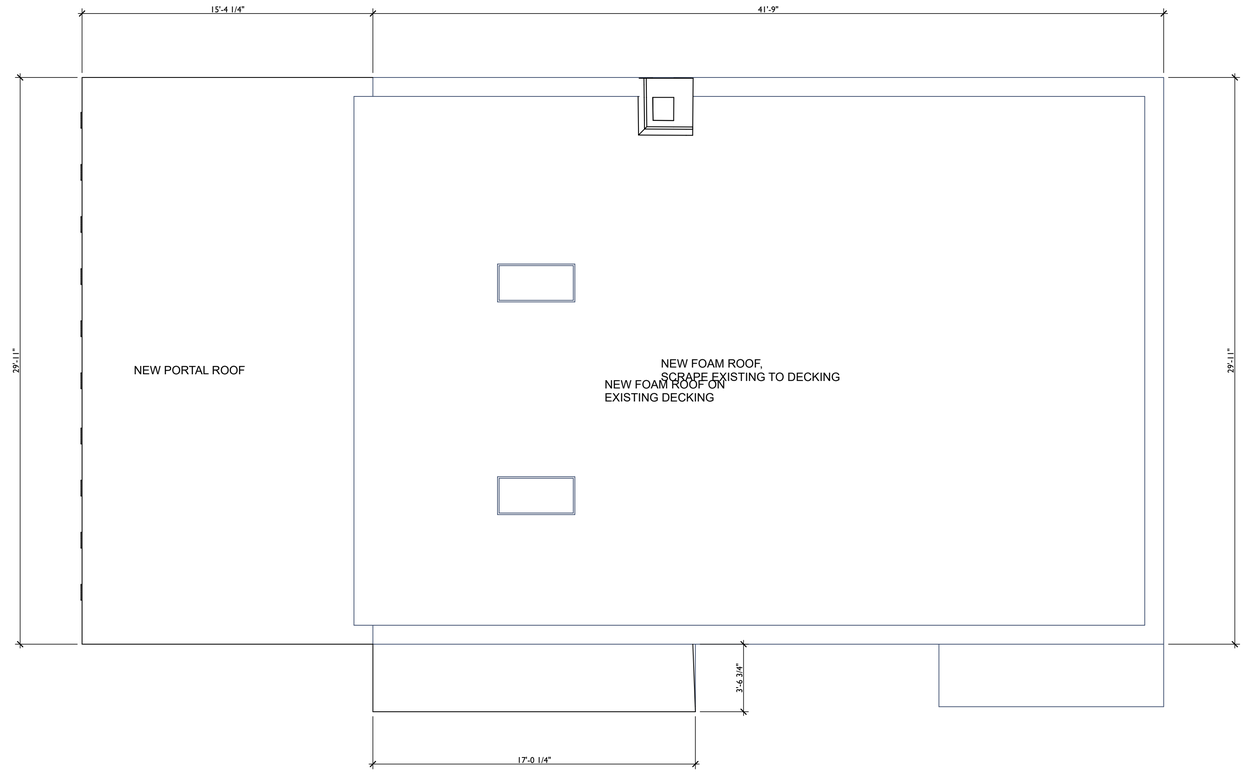
ISSUED:

DEMOLITION PLAN, PROPOSED PLAN

A-3

Printed: 10/14/25



1 Proposed Roof Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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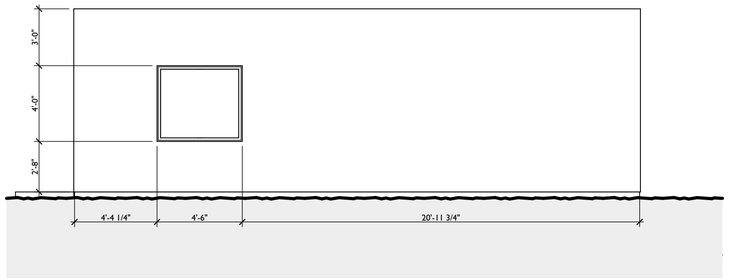
ISSUED:

PROPOSED ROOF PLAN

A-4

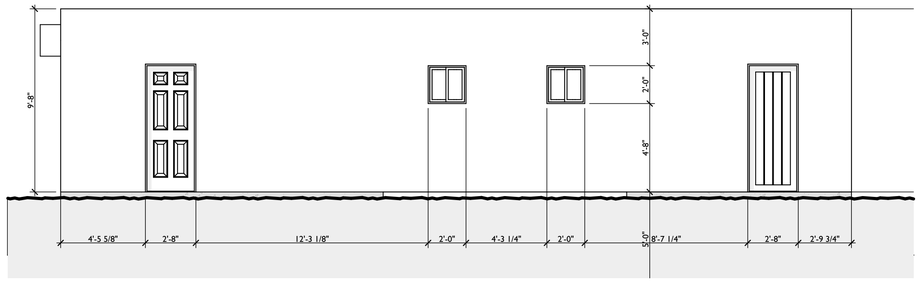
Printed: 10/14/25



2 Existing East Elevation

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

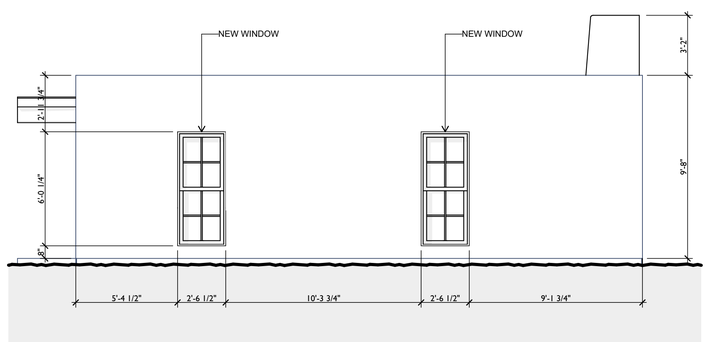
0 2' 4' 8'



1 Existing South Elevation

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

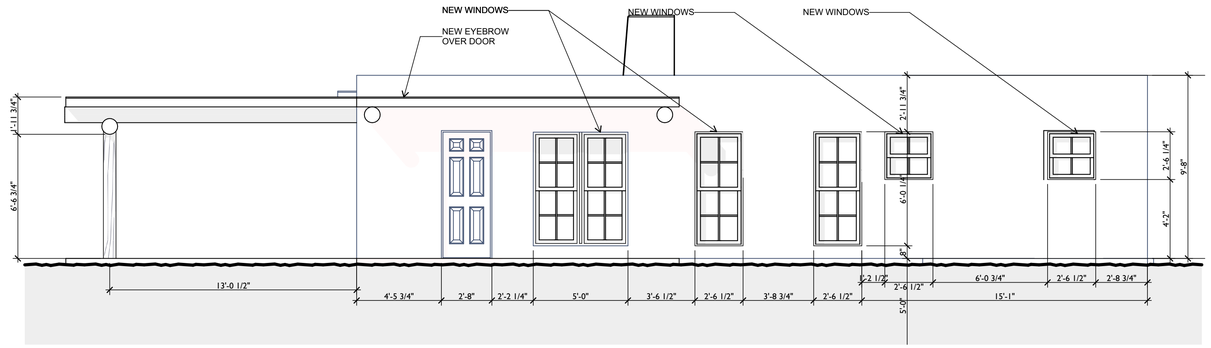
0 2' 4' 8'



4 Proposed East Elevation

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

0 2' 4' 8'



3 Proposed South Elevation

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

0 2' 4' 8'

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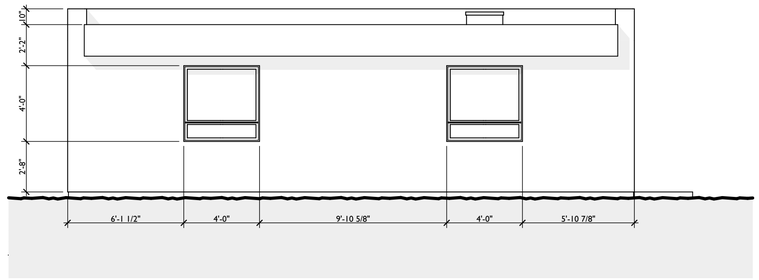
No. 2824
REGISTERED ARCHITECT

ISSUED:

BUILDING ELEVATIONS

A-5

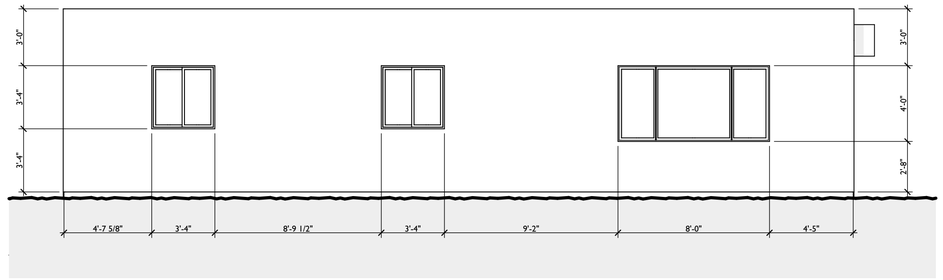
Printed: 10/14/25



2 Existing West Elevation

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

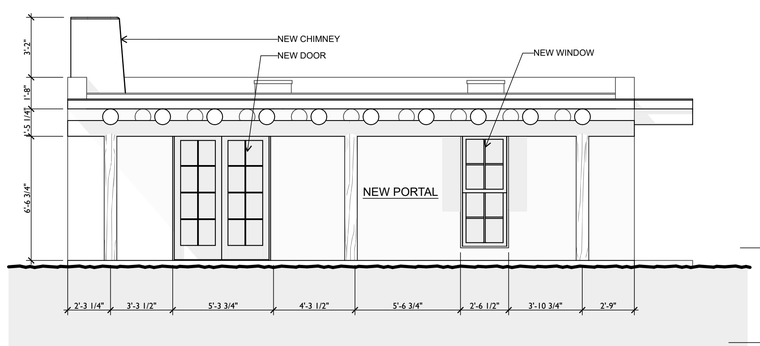
0 2' 4' 8'



1 Existing North Elevation

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

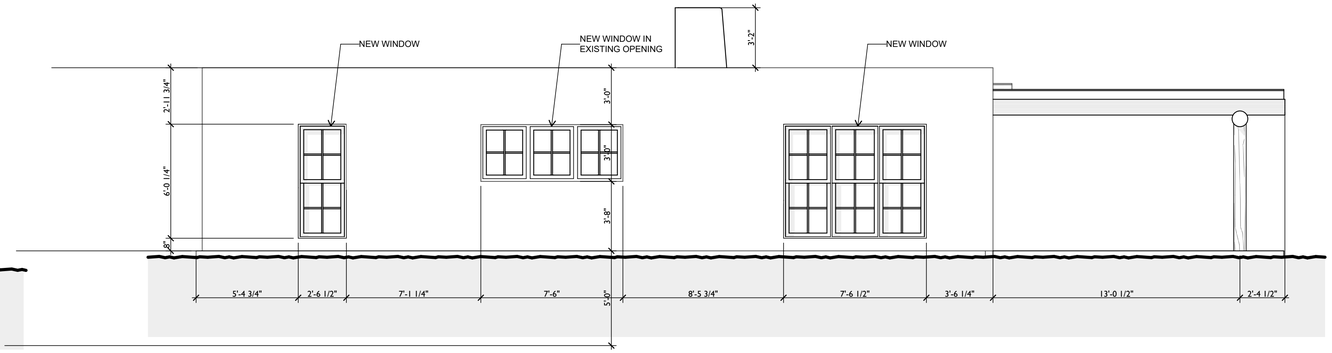
0 2' 4' 8'



4 Proposed West Elevation

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

0 2' 4' 8'



3 Proposed North Elevation

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

0 2' 4' 8'

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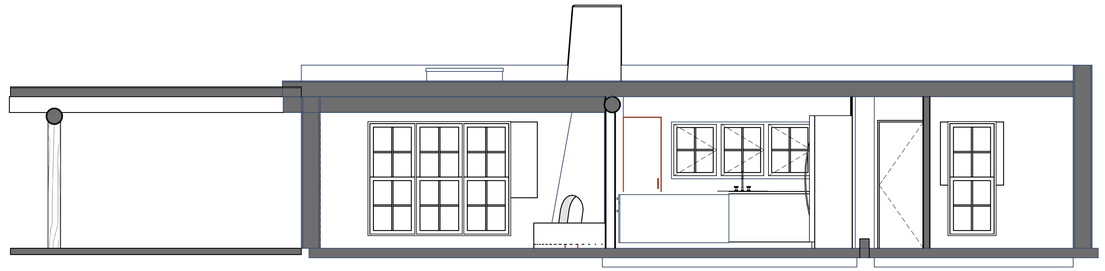
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

BUILDING ELEVATIONS

A-6

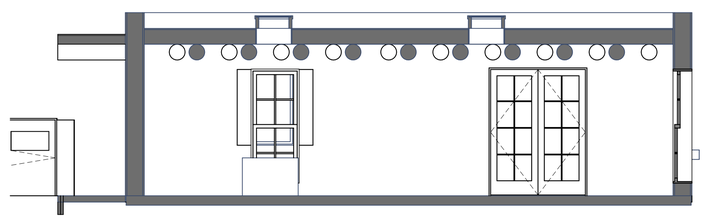
Printed: 10/14/25



1 Proposed Section A

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

0 2' 4' 8'



2 Proposed Section B

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

0 2' 4' 8'

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No. 2824
REGISTERED ARCHITECT

ISSUED:

PROPOSED BUILDING SECTIONS

A-7

Printed: 10/14/25

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LgM

2025-011329-HDRB, 826 Camino del Poniente, Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, requests changes to the previously approved case 2024-007775-HDRB, including the decrease and relocation of the garage, relocating the yard wall gate, enclosing a 49 sq. ft. portion of the new approved portal for heated space, constructing an additional 29 sq. ft. on the west elevation, and installing a new window on the south elevation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ **Other**: case 2024-007775-HDRB 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.

Sample motions:

One motion will be required in this case to either approve or deny the project as submitted.

a. In case 2025-011329-HDRB, for 826 Camino del Poniente, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

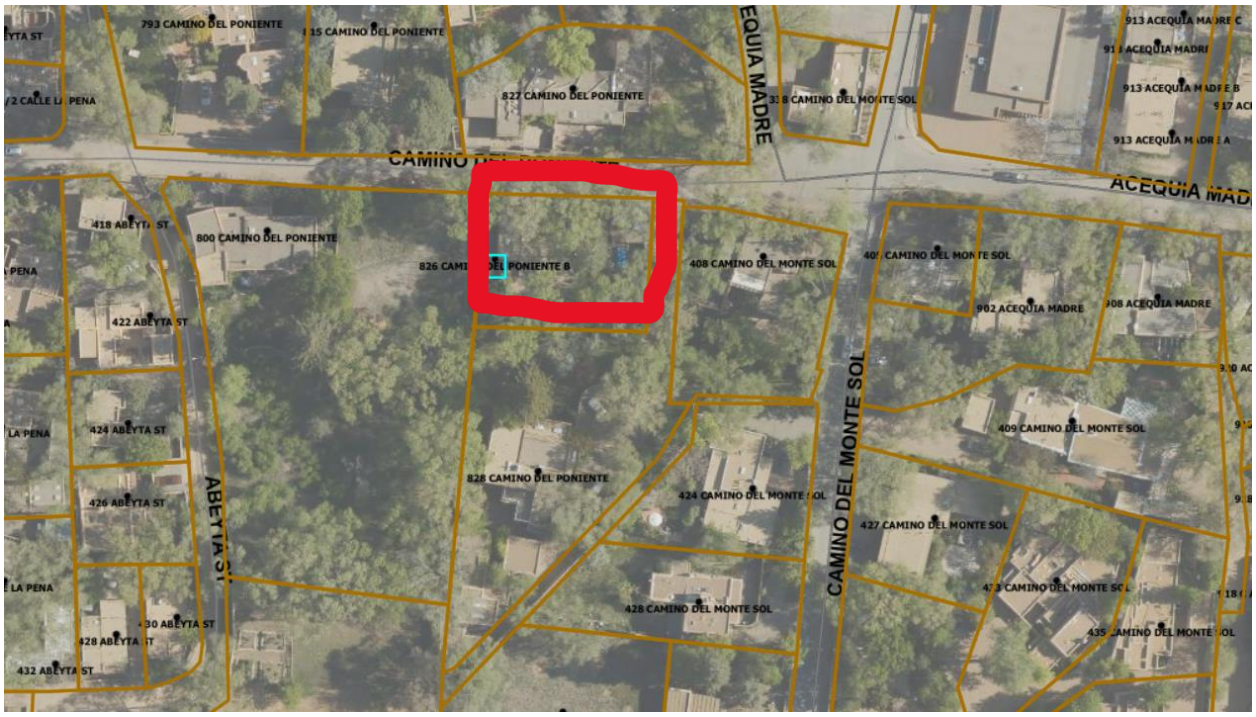


Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:

Camino del Poniente is a short street that runs west of Camino del Monte Sol and terminates at Calle La Pena. The street is lined with medium-to-high-yard walls and coyote fences at each property. The residences are set back about ten feet from the street. The style of residences is Spanish Pueblo Revival with medium to dark brown stucco. The residence at 826 Camino del Poniente is the sole territorial style residence on the streetscape. The colors of the trim tend to be brown, white, or blue. There are a couple of two-story residences, but most are single-story. The street is heavily lined with trees and vegetation in the yards.

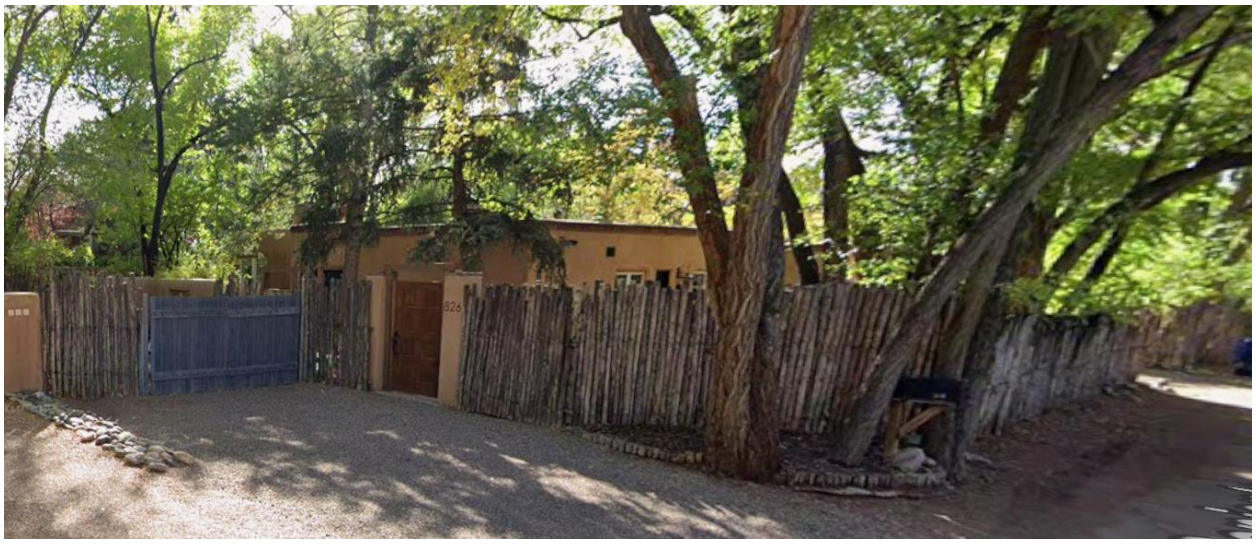


Figure 2: Site Image

Site Description:
The residence at 826 Camino del Poniente is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival-style residence and is a simple rectangle. The south was most likely historically an entrance; however, with the enclosure of the porch, the main entrances are now to the north and the east.

Property History:
According to the 1991 historic building inventory form, the structure is believed to have been built in the 1930s; however, it first appeared in the city directory in 1951. The 2,037 sq. ft. residence was originally a guest house for the property located at 828 Camino del Poniente and was owned by the author, Elizabeth De Huff. There is some evidence that the residence was used as a school sometime before 1991.

The north and east elevation architecture is simple and unchanged.

PREVIOUS CASE SUMMARIES:

ARC:
There is no archaeological clearance issued for this property.

HDRB:
A garage was constructed on the north and west elevations sometime before the 1983 survey, though the date of construction has not been confirmed. Since the 1991 survey and before a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch.

On November 14, 2023, the HDRB did a status review of the property and upgraded the residence to contributing and assigned the north façade, excluding the windows and doors, as the primary façade.

On February 13, 2024, the HDRB approved a remodel of the property, including:

East Elevation:

1. Constructing a 675 sq. ft. two-car garage addition to a height of 14'-3". The garage will have 16'-0 wide by 8'-0" high "Carriage" style garage doors. The garage will be separated from the residence by 12'.
2. Constructing a 120 sq. ft. entry portal to a height of 10'-3" that will connect the garage to the current entry door of the existing house. Portal floors will be brick.

West Elevation

3. Constructing a 103 sq. ft. addition at the same height as the existing house in the southwest corner of the residence and 33' from the primary facade. No windows or doors will be installed in this addition.

Property:

4. Constructing a 5'-4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
5. Installing a 9'-0" high entry wall with a pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'-8" wide by 6'-8" tall plank wood gate with an exposed wood lintel.

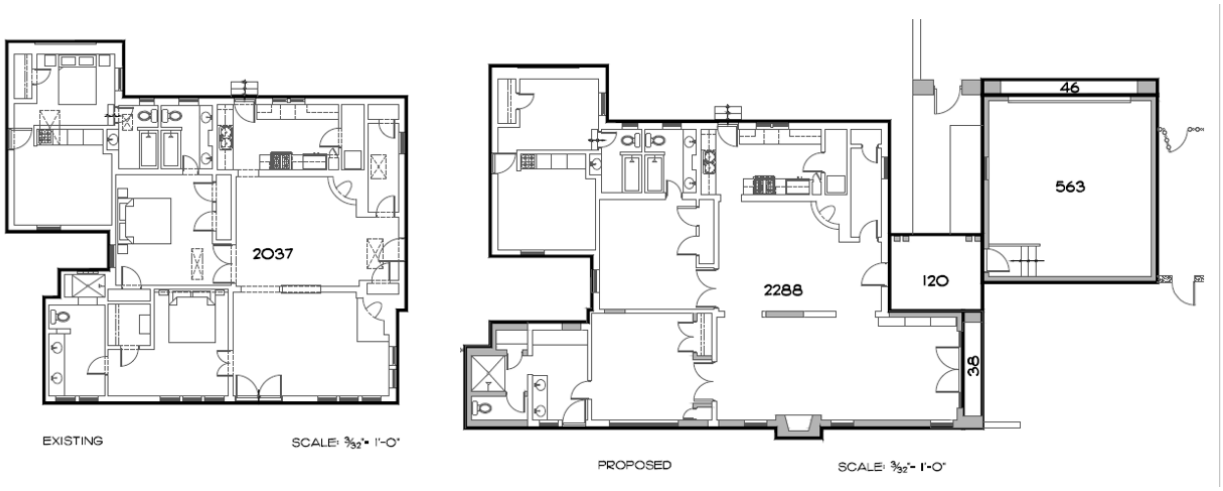


Figure 3: February 13, 2024, existing and approved floor plans

ADMINISTRATIVE:
A 6'-0" high yard wall and a 6'-0" high coyote fence were approved on June 14, 2006.

APPLICANT'S REQUEST:
The applicant proposes the following changes to the previous case 2024-007775-HDRB:

1. Decrease the approved garage from 675 sq. ft. to 516 sq. ft. and relocate the approved garage about 18 inches from the east property line to save several significant trees.
2. Decrease the covered area at the garage to 27 sq. ft. from 51 sq. ft. as a result of the garage

size change

3. Enclosing a 49 sq. ft. portion of the new approved portal for heated space, decreasing the portal to 114 sq. ft.
4. Increasing the 103 sq. ft. addition on the west elevation by 29 sq. ft. for a total addition of 132 sq. ft.
5. Install a new window on the south elevation.
6. Relocate the yard wall and pedestrian gate to the west to accommodate the new garage location.

There are no other changes to the overall project at this time. The design will remain as previously approved. Please see the case documents for further reference.

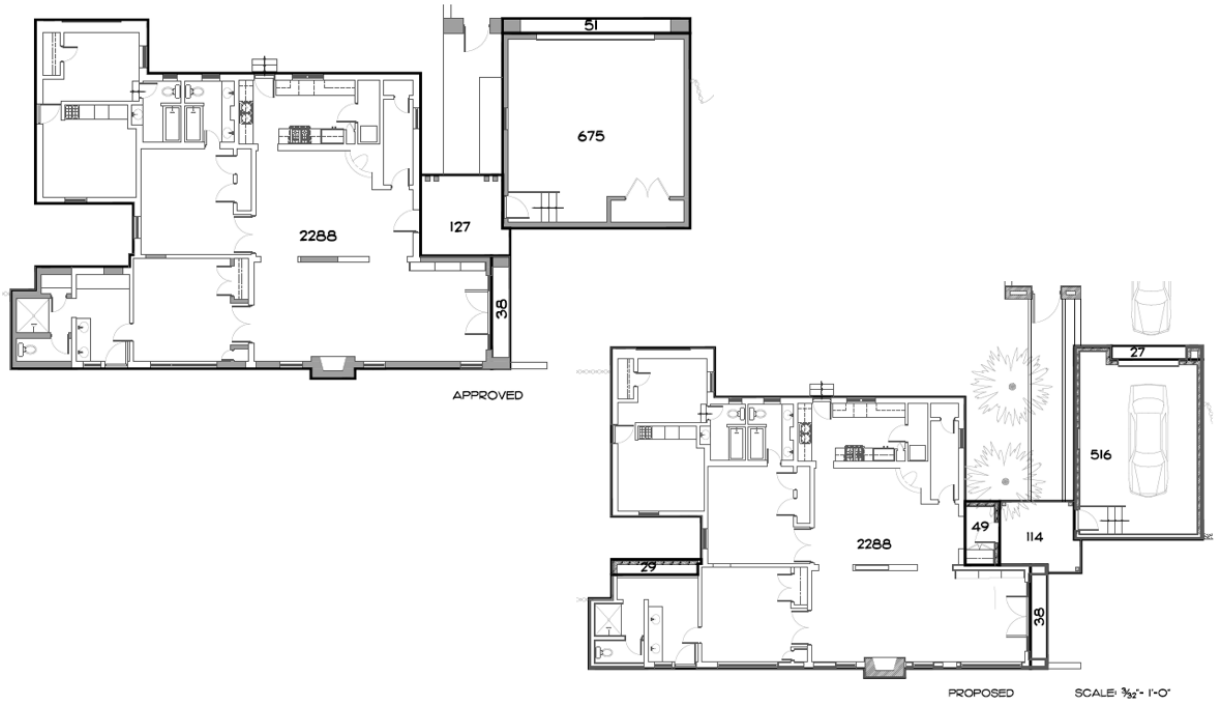


Figure 4: 2024 approved and current proposed floor plans

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an

additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop 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 Step backs

The height, pitch, *scale*, and massing of any *structure* in a 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*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* 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. *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*.

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* step-backs 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 Step backs

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*, *yard wall*, fence, or proposed step back 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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

4773

IDENTIFICATION

ADDRESS: 826 Camino del Poniente
Camino del Monte Sol National Historic District

ID NUMBER: 051600099

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~E~~ RANGE 10 E ~~W~~ SEC 30 NW 1/4 NW 1/4

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

DATE OF CONSTRUCTION:
1930s ESTIMATE 1951* ACTUAL

SOURCE(S) city directory (see note)

BUILDING DATA

ARCHITECTURAL STYLE:
Territorial Revival

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:

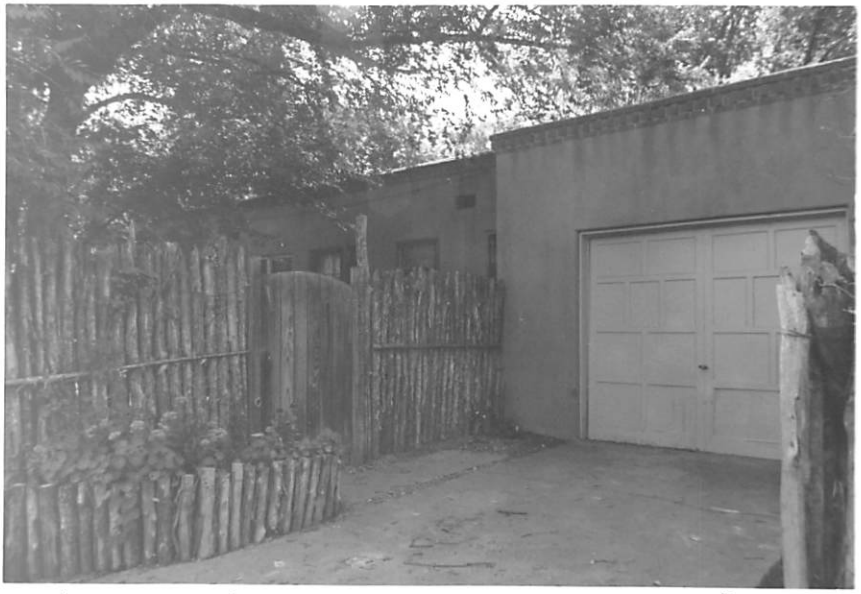
___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

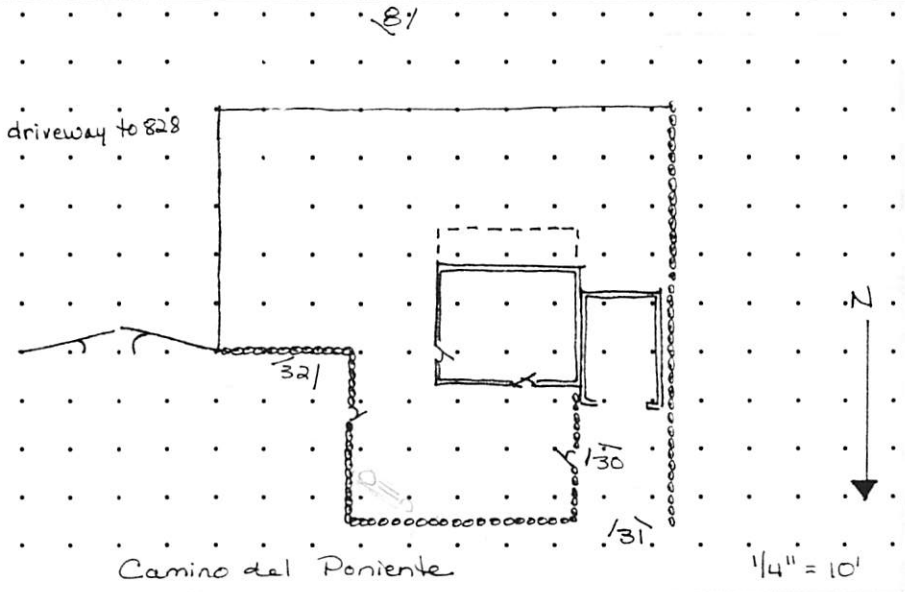
___ YES X NO

PHOTO



#31 north elevation (west portion)

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

___ CONTRIBUTING X NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Non-Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 9/91 BY DB

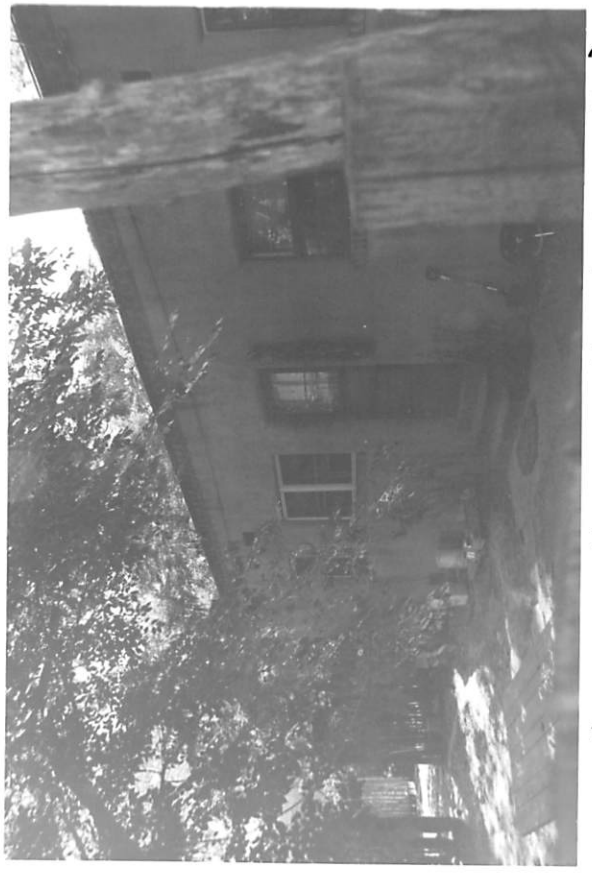
NEGATIVES WITH NMHPD ROLL # 12 NEG # 30 TO 32
ROLL 13 # 8

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	not visible	
DOORS	wood panel with small lights; single garage door	storm doors
WINDOWS	1/1 DHW	anodized aluminum sliders over old windows, also some storm windows
PORTALES		
CANALES	wood with metal	
PORCHES	screened porch along S- slender posts, cornice	
BALCONIES		
ROOFS	flat with brick coping	
COURTYARDS		
FENCES/WALLS	coyote fence, north & sides, stucco wall south	
ARCH. DETAILS	small metal vents near roofline	
OTHER		

COMMENTS May have been part of 828 Camino del Poniente before 1951. 828 was built by 1932. Dog bites – photos over/through fences.

ADDITIONAL PHOTOGRAPHS



#30 north elevation (east portion)



#32 partial east elevation

IDENTIFICATION

ADDRESS 826 Camino del Poniente
Camino del Monte Sol National Historic District

ID NUMBER
051600099

SURVEYED/RESEARCHED
DATE 9/91 BY DB



#8 roofline, south

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-6-83 by mb	county Santa Fe	ID no. 051600099
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 826 Poniente

city/town: Santa Fe

~~land grant/reservation~~

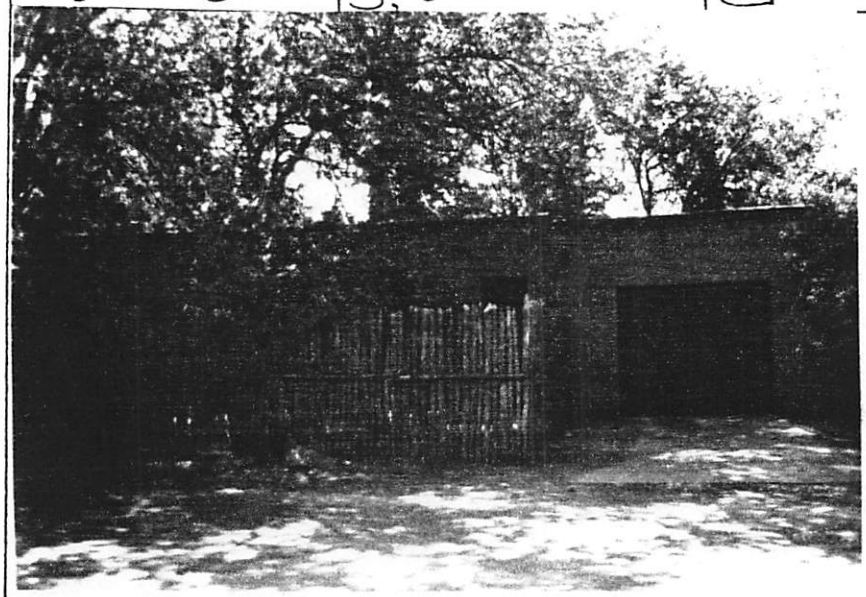
building name:

legal description: tnsp 17 N range 10 E sec 30 NW¼ NW¼

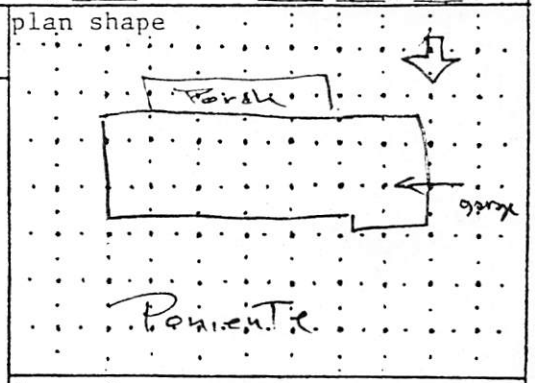
film roll by mb no. 6

negative nos. 5, 6

loc. of neg. HPB



plan shape



date of construction: 1930s estimate ____ actual

source: Shows in 1982 Dire. Appears older

use
present: residential
other ____
historic: residential
other ____

condition
___ excellent ✗ good
___ fair ___ deteriorating

style: Territorial Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling
✗ minor ___ moderate ___ major
describe:

architectural features
Dentil course Pine wall
Windows 1/4 wood dbl hung. - Brn trim - brick sills
Door solid panel
Canales - wood

surroundings: Residential

relationship to surroundings
✗ similar ___ not similar

district potential
✓ yes ___ no

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

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

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

826 Camino Del Poniente

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 9/5/2025	826 Camino Del Poniente
Property Owner of Record: Larry Colton & John McCoy	**Proposed Construction Description:** Additional heated area, convert a portion of approved portal to heated area, reduced garage, new window unit
Applicant/Agent Name: Martinez Architecture Studio PC	
Contact Person Phone Number: (505) 989-4958	**TOTAL ROOF AREA:** 3,001SF

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 : 36.1 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 20' Minimum: 7'
2nd Front? _____
Proposed Rear: 15' Minimum: 15'
Proposed Sides: L 5' R 7'-9" Minimum: 5'

Height: Proposed Existing (14'-3")
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible N/A
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.

Richard Martinez, 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.

Richard Martinez 9/5/2025
SIGNATURE **DATE**

To Be Completed By City Staff: 2025-011155-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: Construction required to comply with Ch. 14 of City Code of Ordinances.

REVIEWER: Richard Martinez **DATE:** 09/09/2025

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

Revised 20 November 2020

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

September 11, 2025

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

RE: 826 Camino del Poniente
Case #2024-007775-HDRB

Our application was approved as submitted at the HDRB hearing on Feb 13, 2024. See the attached HDRB Board Action Letter. We are now submitting for approval for the items on the attached itemized list in order to save two existing trees and amend the existing permit.



Richard Martinez
Martinez Architecture Studio PC

City of Santa Fe

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

PROJECT DESC: 2024-007775-HDRB. 826 Camino del Poniente. Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2".

CASE NUMBER: 2024-007775--HDRB

PROJECT TYPE: Remodel

LOCATION: 826 CAMINO DEL PONIENTE B
Santa Fe, NM 87505

CONTACTS:	Property Owner	Larry Colton	826 CAMINO DEL PONIENTE B Santa Fe, NM 87505
	Applicant	Martinez Architecture Studio PC	P. O. Box 925 Santa Fe, NM 87504

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 13, 2024. The decision of the Board was to approve the application as submitted.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

Ver. 12 1/14/2020

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Colton-McCoy Residence
826 Camino del Poniente
Downtown/Eastside Historic District, Contributing
September 11, 2025

List of changes:

Site Plan

- The yard wall gate was relocated.
- Reduced garage size to accommodate two existing trees and move additional 18″ from the east property line.
- Converted a portion of the entry portal to heated area.
- Additional 2′-0″ of heated area to the right side of the house.
- Added a new window unit to the rear of the house.

Floor Plan

- The yard wall gate was relocated
- Reduced garage size to accommodate two existing trees and move additional 18″ from the east property line.
- Converted a portion of the entry portal to heated area.
- Additional 2′-0″ of heated area to the right side of the house at Bath 105.
- Added a new window unit to the living room to the rear of the house.

North Elevation

- The yard wall gate design has been revised.
- Reduced garage size and move additional 18″ from the east property line
- Converted a portion of the entry portal to heated area.

East Elevation

- Converted a portion of the entry portal to heated area.

East Garage Elevation

- Converted a portion of the entry portal to heated area.
- The yard wall gate was relocated.

South Elevation

- Added a new window unit to the rear of the house.
- Reduced garage size and move additional 18″ from the east property line
- Converted a portion of the entry portal to heated area.

MARTINEZ
ARCHITECTURE
STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

West Elevation

- Additional 2′-0″ of heated area at Bath 105 .

West Garage Elevation

- The yard wall gate was relocated.



Richard Martinez, Martinez Architecture Studio PC





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

NORTH ELEVATION
JANUARY 16, 2024





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

EAST ELEVATION
JANUARY 16, 2024





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
JANUARY 16, 2024





MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

WEST ELEVATION
JANUARY 16, 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

Colton-McCoy Residence
826 Camino Del Poniente
January 16, 2024

Exterior Finishes

Stucco – El Rey "Buckskin"



Windows, Doors, Wood Posts & Beams – "Colonial White"

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504

1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Low stone walls - Stacked Moss Rock



Portals & sidewalk - Brick



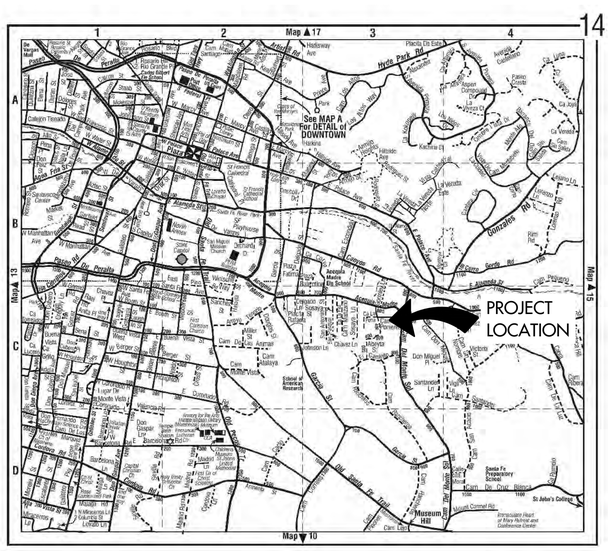
COLTON-McCOY ADDITION & RENOVATION

826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



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 ACEQUIA MADRE TURNS RIGHT AND BECOMES ABEYTA ST. TURN LEFT ONTO CAMINO DEL PONIENTE DESTINATION WILL BE ON THE RIGHT AT 826 CAMINO DEL PONIENTE SANTA FE, NM 87505

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: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 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: WINDOW REPLACEMENT, NEW STUCCO, WALL & COYOTE FENCE

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING:

HEATED:	2,037 S.F.
TOTAL ROOFED AREA:	2,037 S.F.

NET AREAS: PROPOSED

HEATED:	251 S.F.
UNHEATED GARAGE:	563 S.F.
PORTALS/OVERHANGS:	204 S.F.
TOTAL ROOFED AREA:	1,018 S.F.
ROOFED AREA EXISTING:	2,037 S.F.
ROOFED AREA PROPOSED:	1,018 S.F. - 49.9% OF EXIST. FOOTPRINT
TOTAL ROOFED AREA ON LOT:	3,055 S.F.

LOT AREA: - 8,313 S.F.

LOT COVERAGE: - EXISTING = 2,037/8,313 = 24.5%
PROPOSED = 3,055/8,313 = 36.7%

UTILITY DATA:
GAS : NATURAL GAS
ELECTRIC : OVER-HEAD
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: R5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
HISTORIC STATUS - NON-CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
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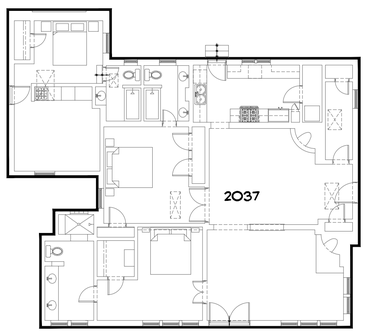
(505) 989-4958, FAX (505) 989-8933

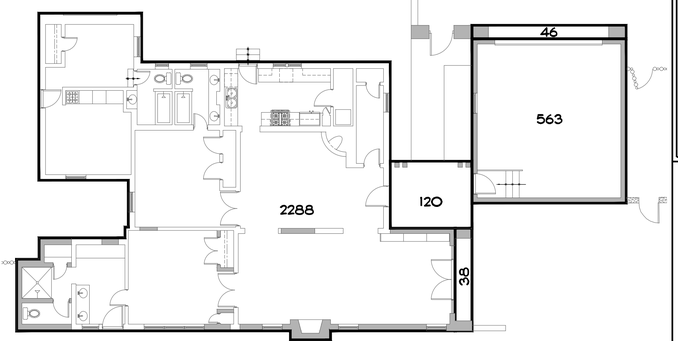
DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING FLOOR PLAN
A-2.1 PROPOSED FLOOR PLAN & WINDOW SCHEDULE
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.2 EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM



EXISTING SCALE: 3/32"= 1'-0"



PROPOSED SCALE: 3/32"= 1'-0"

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COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

COVER SHEET & PROJECT DATA

A 0.1

SET #

2312 - COLTON-McCOY

Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:16 AM, AutoCAD PDF (General Documentation).pc3

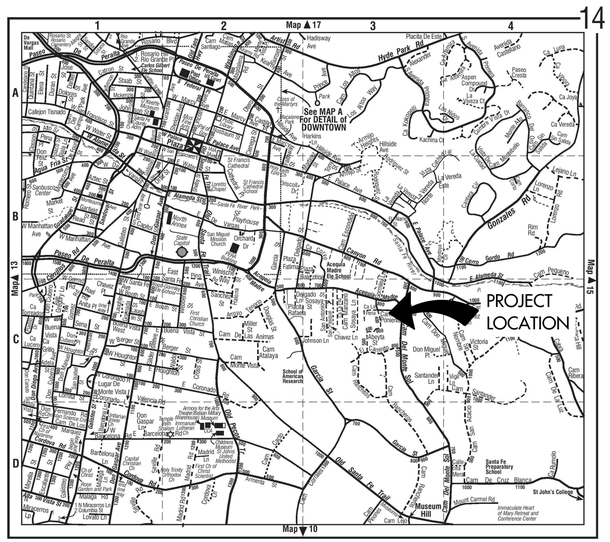
COLTON-McCOY ADDITION & RENOVATION

826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



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 ACEQUIA MADRE TURNS RIGHT AND BECOMES ABEYTA ST. TURN LEFT ONTO CAMINO DEL PONIENTE DESTINATION WILL BE ON THE RIGHT AT 826 CAMINO DEL PONIENTE SANTA FE, NM 87505

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 EARTH-EN 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 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: ADDITIONAL HEATED AREA, CONVERT A PORTION OF APPROVED PORTAL TO HEATED AREA, REDUCED GARAGE, NEW WINDOW UNIT

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS: APPROVED MAIN HOUSE

HEATED:	2,228 S.F.
UNHEATED GARAGE:	675 S.F.
PORTALS/OVERHANGS:	216 S.F.
TOTAL ROOFED AREA:	3,119 S.F.

NET AREAS: PROPOSED

HEATED:	78 S.F.
UNHEATED GARAGE:	-159 S.F.
PORTALS/OVERHANGS:	-37 S.F.
TOTAL ROOFED AREA:	-118 S.F.

TOTAL ROOFED AREA ON LOT: 3,001 S.F.

LOT AREA: - 8,319.96 S.F.

LOT COVERAGE: - APPROVED = 3,119/8,319.96 = 37.5%
PROPOSED = 3,001/8,319.96 = 36.1%

UTILITY DATA:
GAS : NATURAL GAS
ELECTRIC : OVER-HEAD
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: R5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
HISTORIC STATUS - NON-CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

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A-2.0	APPROVED FLOOR PLAN
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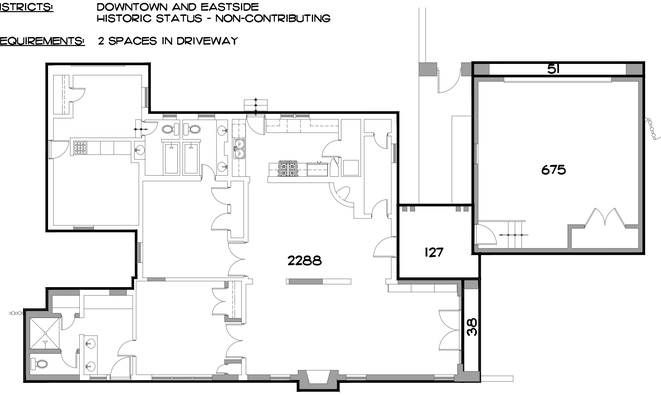
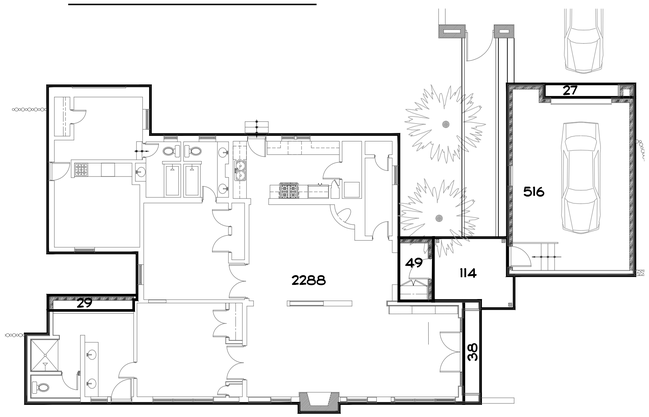
A-3.0	APPROVED & PROPOSED EXTERIOR ELEVATIONS
A-3.1	APPROVED & PROPOSED EXTERIOR ELEVATIONS
A-3.2	APPROVED & PROPOSED EXTERIOR ELEVATIONS
A-3.3	APPROVED & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM



APPROVED SCALE: 3/32"= 1'-0"



PROPOSED SCALE: 3/32"= 1'-0"

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COVER SHEET & PROJECT DATA

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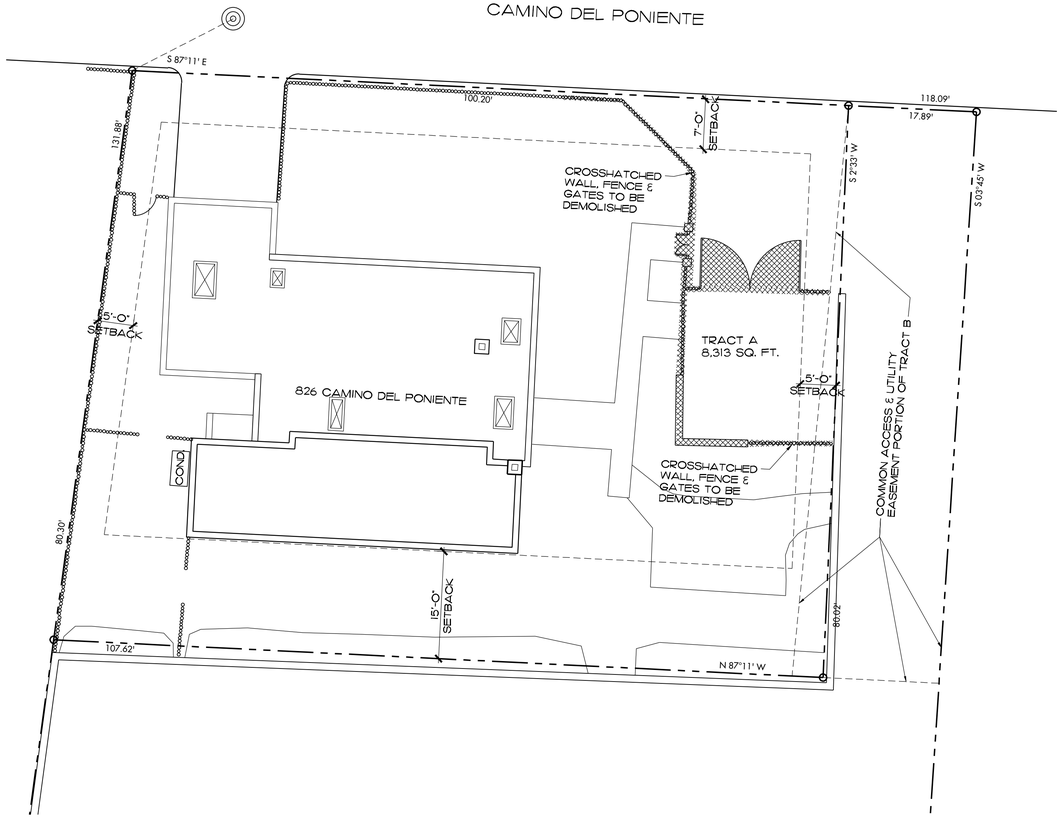
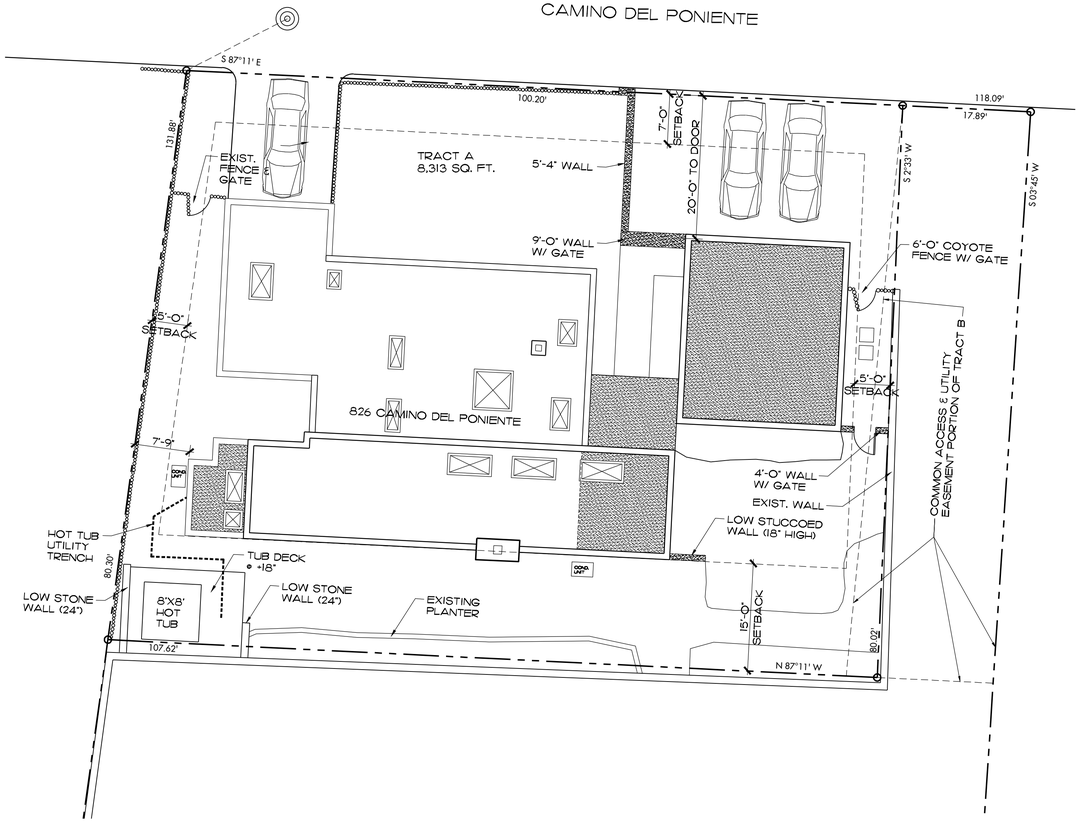


1 EXISTING SITE PLAN
A-1.0 SCALE: 1" = 10'-0"

NORTH

GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'



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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EXISTING & PROPOSED SITE PLAN

A
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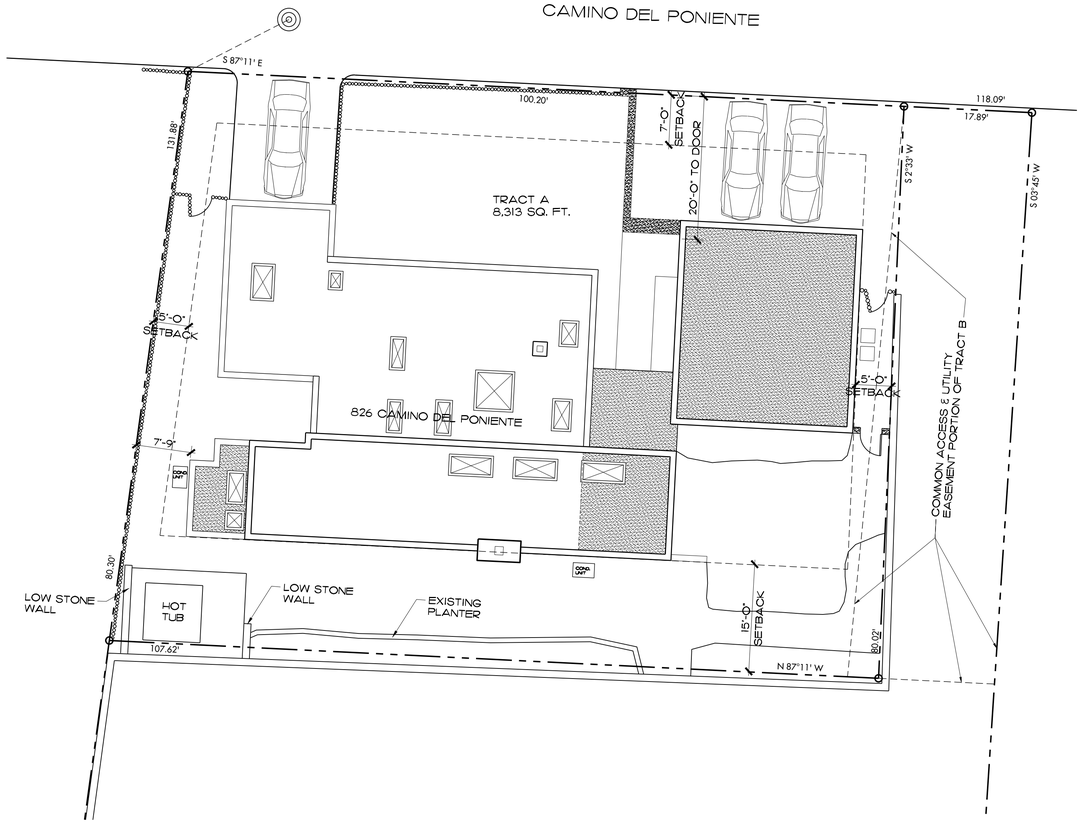

1 A-1.0 APPROVED SITE PLAN
SCALE: 1" = 10'-0"

NORTH

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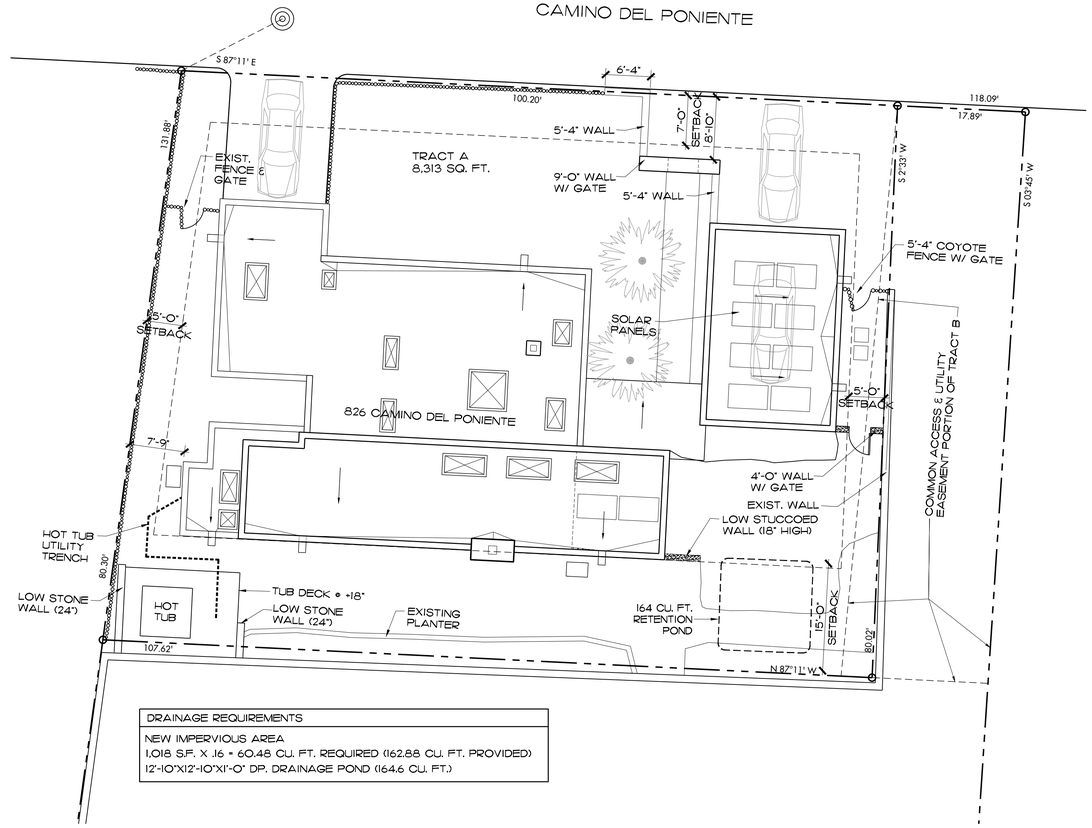

DRAINAGE REQUIREMENTS
NEW IMPERVIOUS AREA
1,018 S.F. X .16 = 60.48 CU. FT. REQUIRED (162.88 CU. FT. PROVIDED)
12'-10"X12'-10"X1'-0" DP. DRAINAGE POND (164.6 CU. FT.)

2 A-1.0 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'

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APPROVED & PROPOSED SITE PLAN

A 1.0

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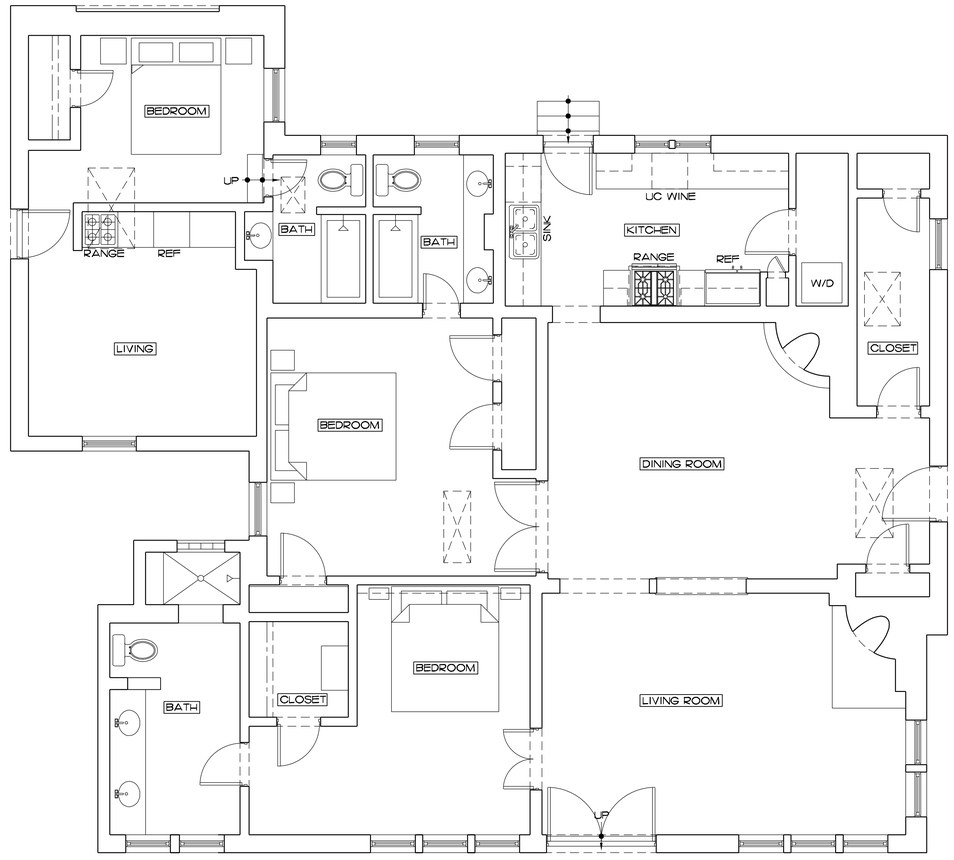

1 EXISTING FLOOR PLAN
A-2.0 SCALE: 1/4" = 1'-0"

NORTH

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

0' 2' 4' 8' 12'

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EXISTING FLOOR PLAN

A
2.0

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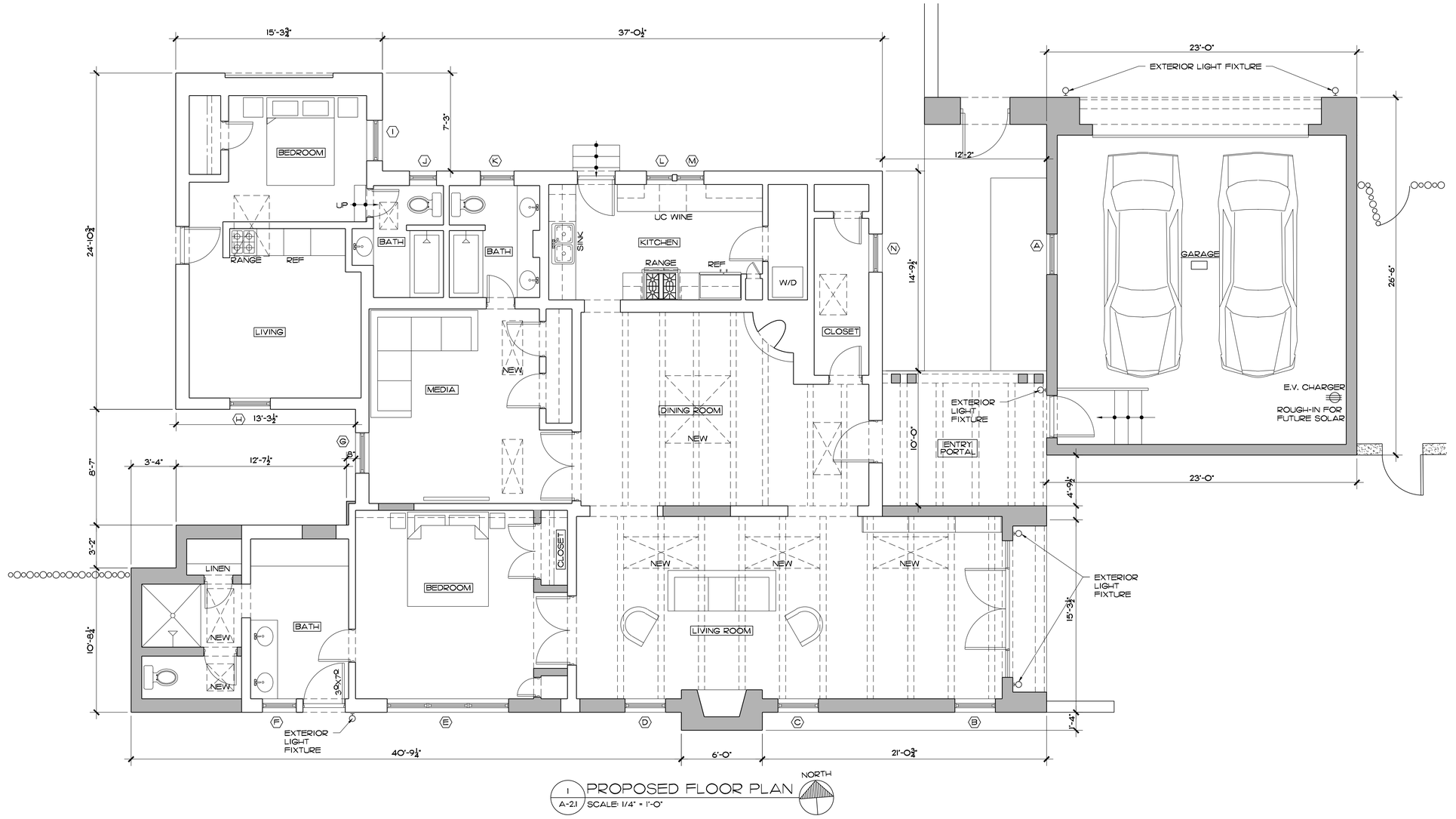

I A-2.1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

2024 Approved Set

WINDOW SCHEDULE

SYM ⓧ	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	GARAGE		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
B	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
C	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
D	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
E	BEDROOM		(3) 3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
F	BATH		2'-6"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
G	MEDIA		3'-0"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
H	CASITA LIVING ROOM		3'-0"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
I	CASITA BEDROOM		3'-0"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
J	BATH		2'-0"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
K	BATH		2'-6"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
L	KITCHEN		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
M	KITCHEN		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
N	CLOSET		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW FRAME WALLS
- EXTERIOR LIGHT FIXTURE

NOTE:
EXISTING EXTERIOR LIGHTING TO REMAIN UNLESS NOTED OTHERWISE

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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PROPOSED FLOOR PLAN & WINDOW SCHEDULE

A 2.1

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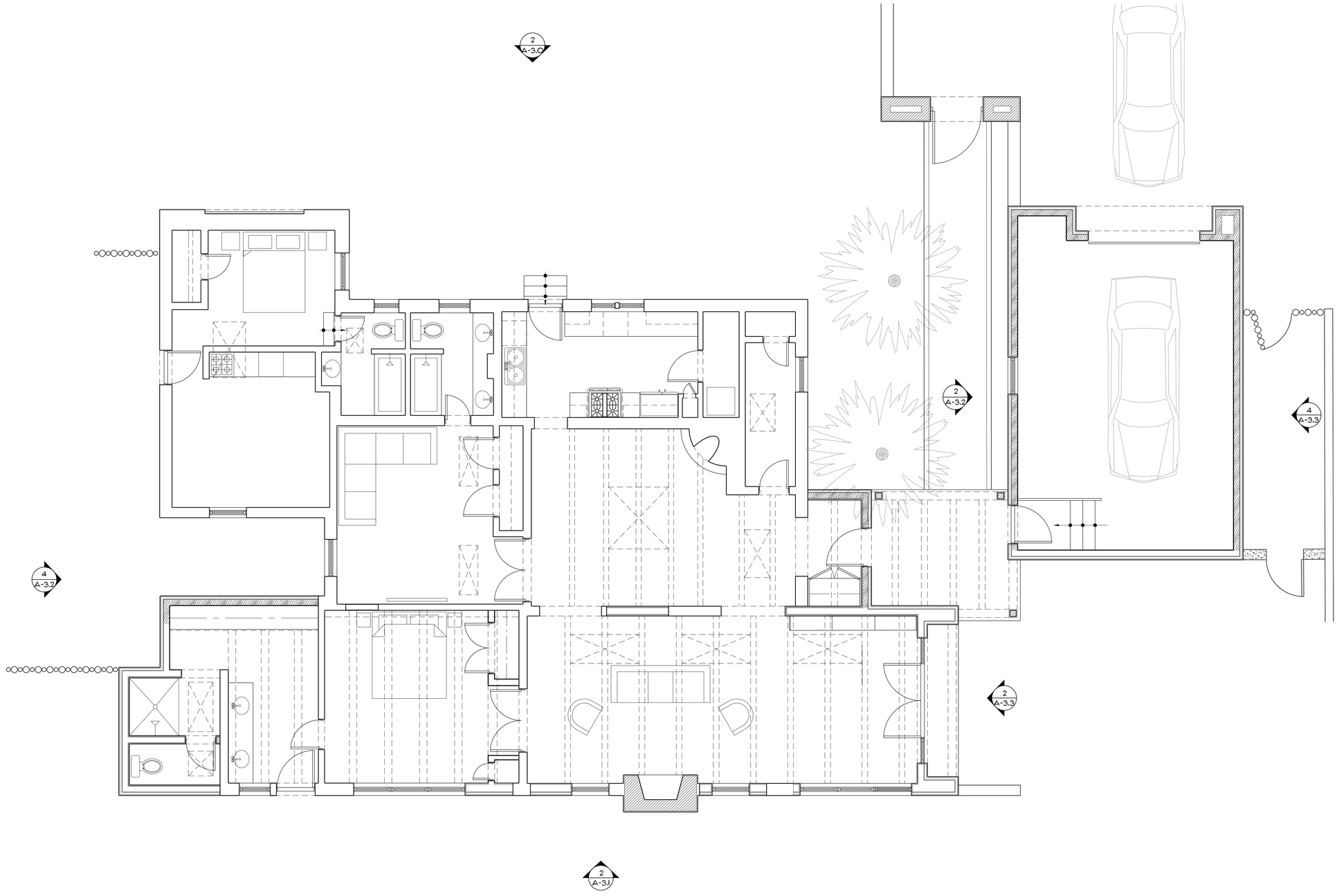

1 A-2.1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

LEGEND:
PROPOSED FLOOR PLAN

EXISTING WALLS TO REMAIN

NEW FRAME WALLS

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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PROPOSED FLOOR PLAN

A
2.1

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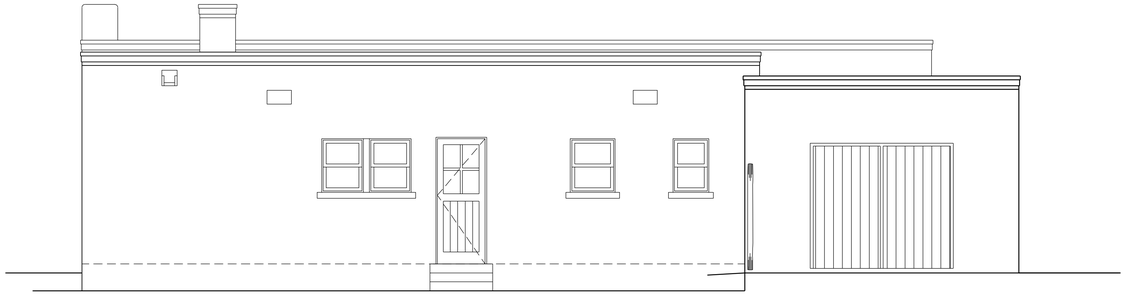
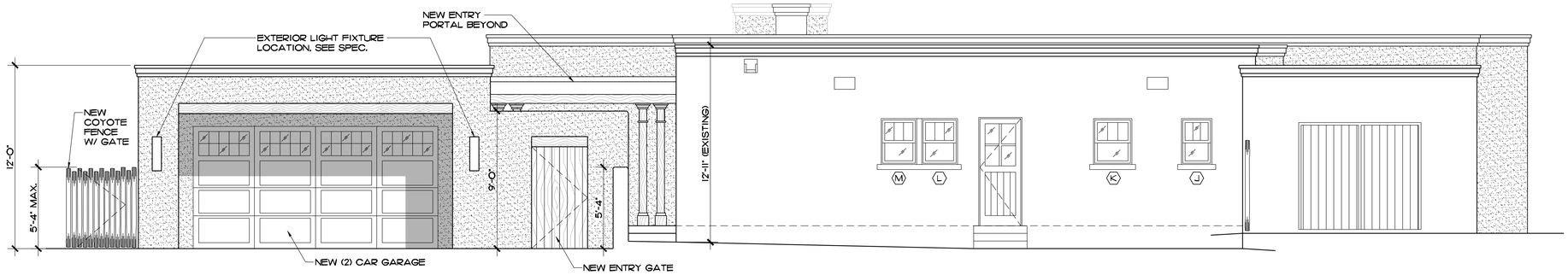


1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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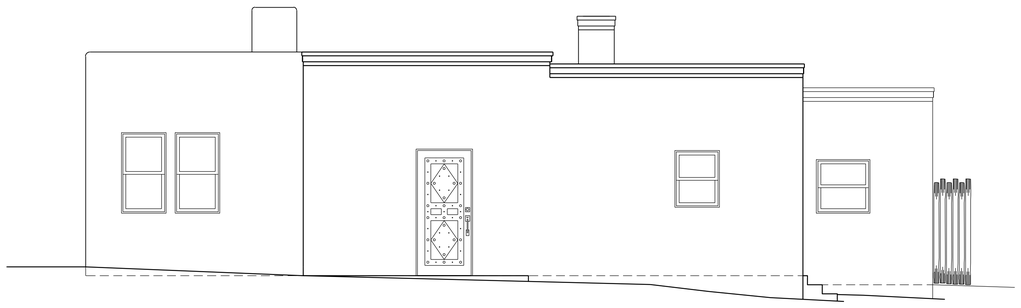
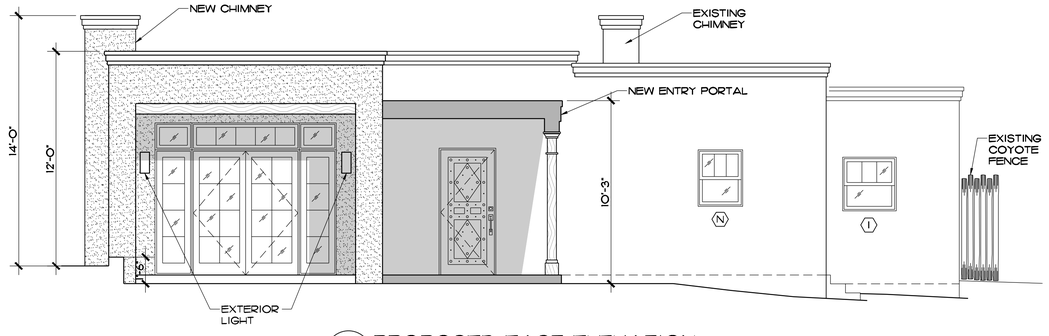
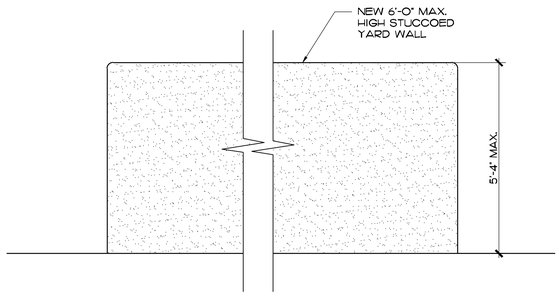


3 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

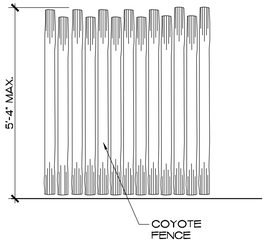


4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

2024 Approved Set



5 A-3.0 TYPICAL STUCCO WALL ELEVATION
SCALE: 1/2" = 1'-0"



6 A-3.0 TYPICAL COYOTE FENCE ELEVATION
SCALE: 1/2" = 1'-0"

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EXISTING & PROPOSED EXTERIOR ELEVATIONS

A 3.0

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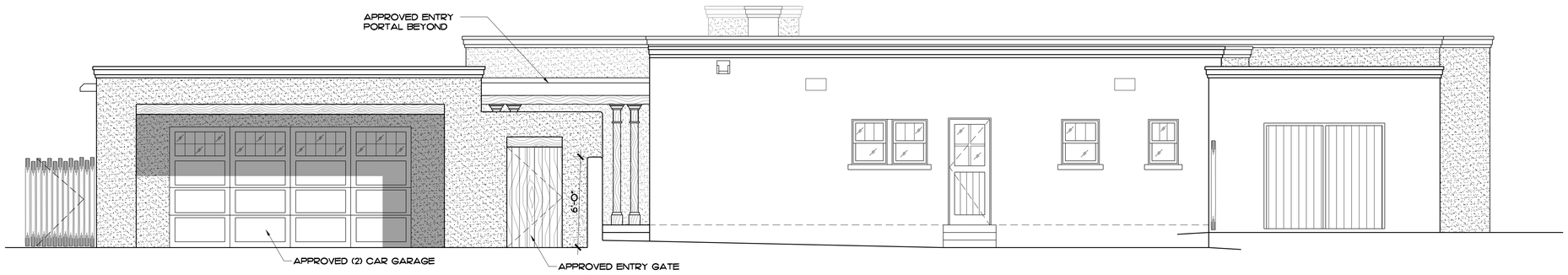
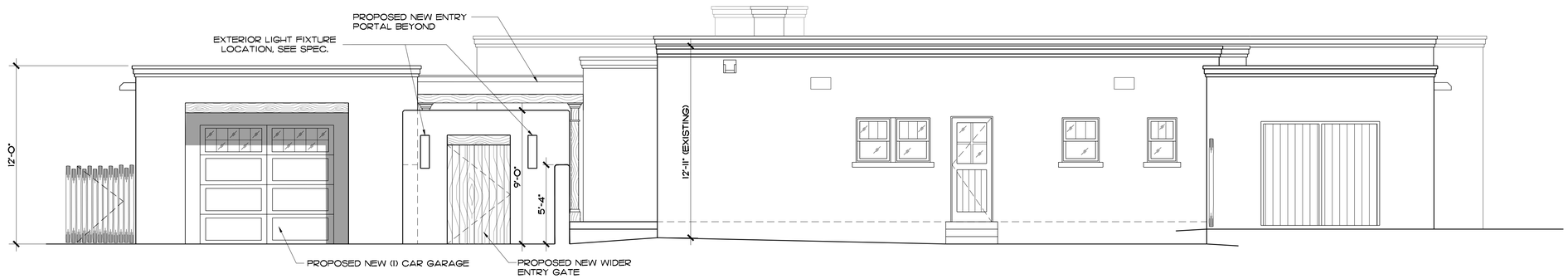


1 A-3.0 APPROVED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2024 Approved Set



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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APPROVED AND PROPOSED EXTERIOR ELEVATIONS

A
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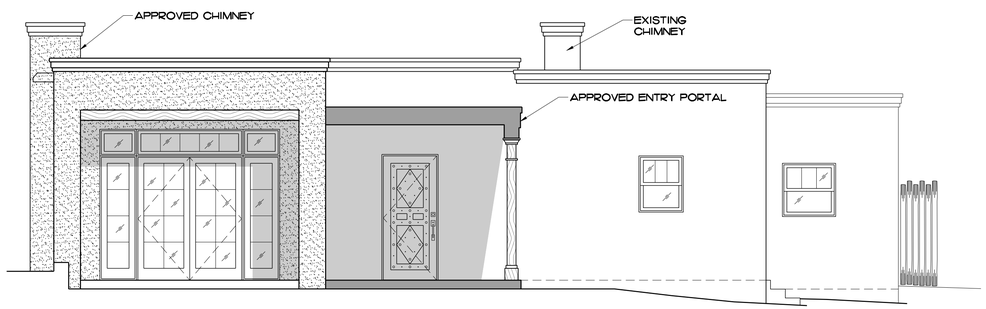
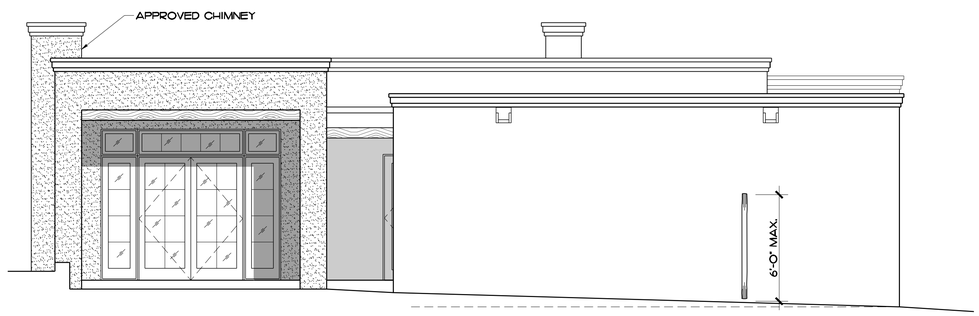


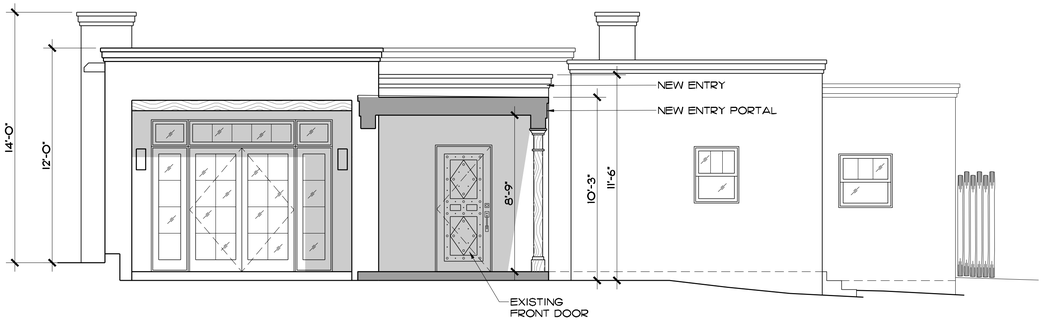
1 A-3.2 APPROVED EAST HOUSE ELEVATION
SCALE: 1/4" = 1'-0"

2024 Approved Set

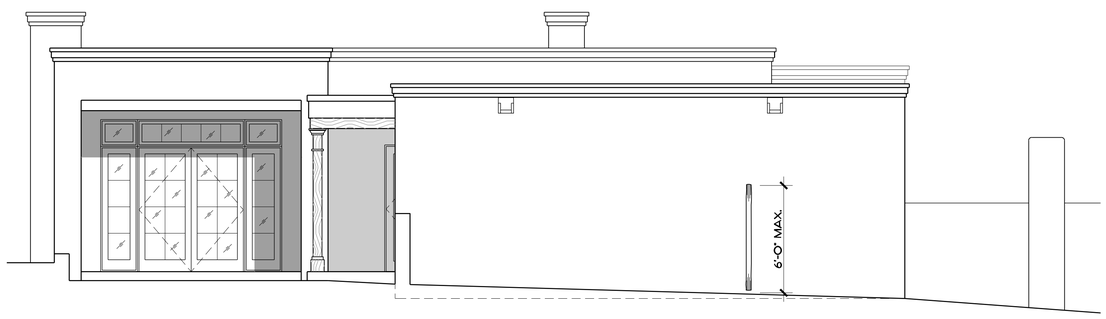


3 A-3.2 APPROVED EAST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

2024 Approved Set



2 A-3.2 PROPOSED EAST HOUSE ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.2 PROPOSED EAST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

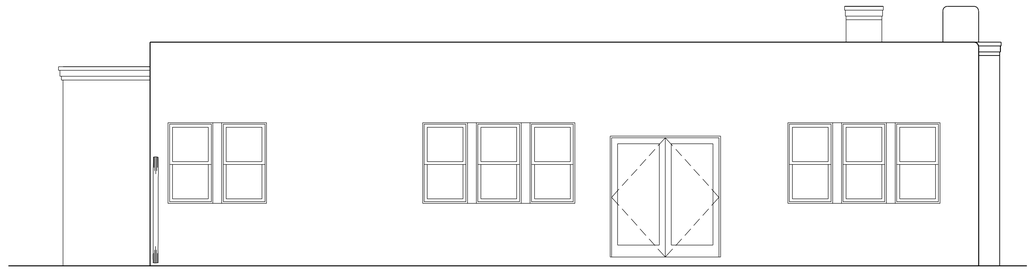
SEPTEMBER 2, 2025

GARAGE EAST ELEVATIONS

A 3.3

SET #
2312 - COLTON-McCOY

P:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_250826_HDRB_AMENDMENT.dwg, A-3.3_Elevs, 9/5/2025 11:46:22 AM, Yusuf, AutoCAD PDF (General Documentation).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

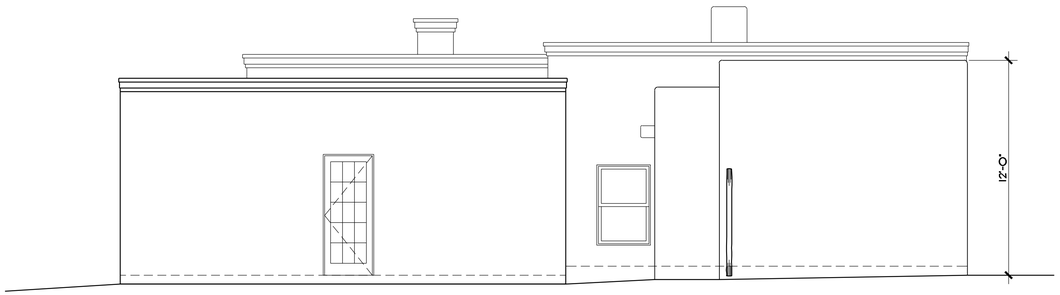


1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

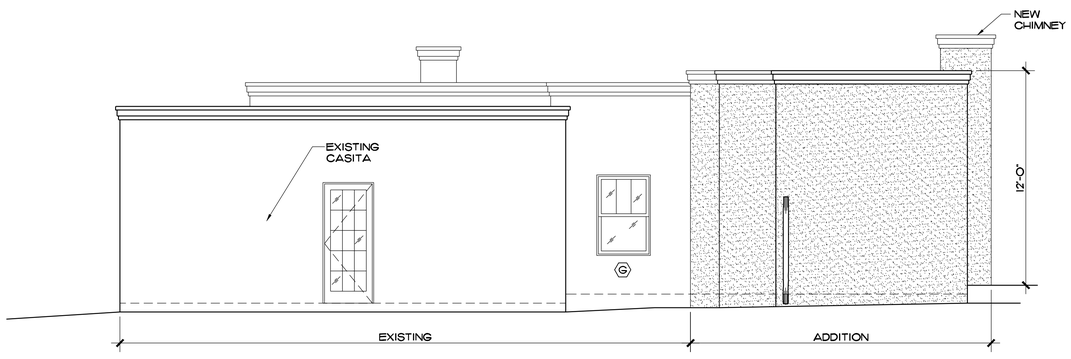


2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2024 Approved Set

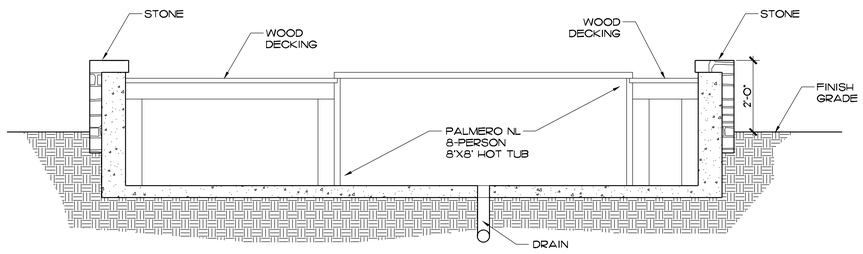


3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

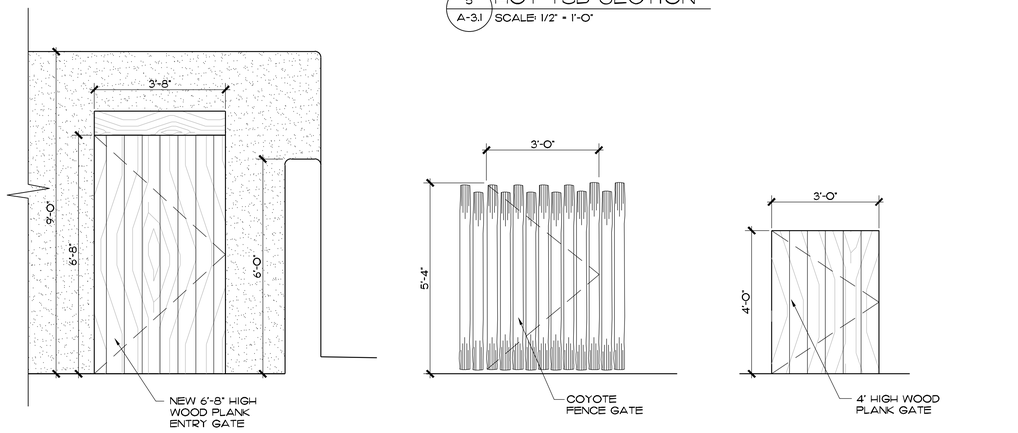


4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

2024 Approved Set



5 A-3.1 HOT TUB SECTION
SCALE: 1/2" = 1'-0"



6 A-3.1 GATE ELEVATIONS
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS, HOT TUB & GATE ELEVATIONS

A 3.1

SET #

2312 - COLTON-McCOY

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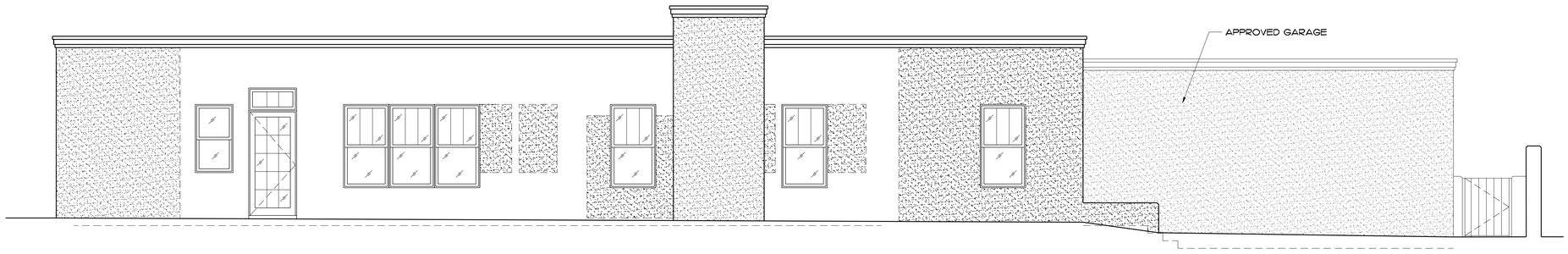
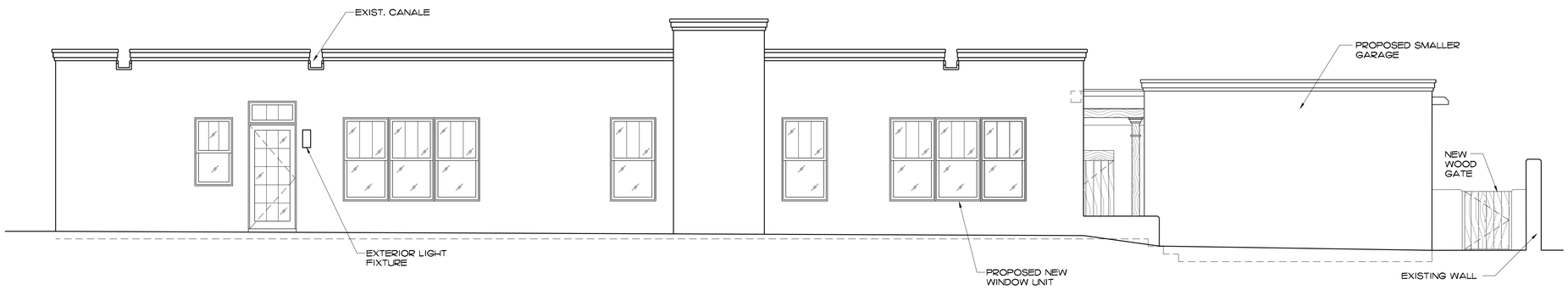


1 A-3.1 APPROVED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2024 Approved Set



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

SEPTEMBER 2, 2025

SOUTH ELEVATIONS

A
3.1

SET #
2312 - COLTON-McCOY

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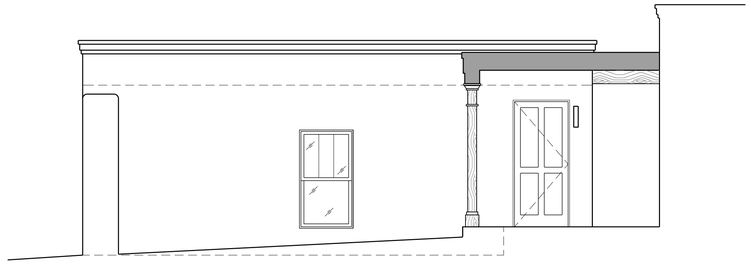


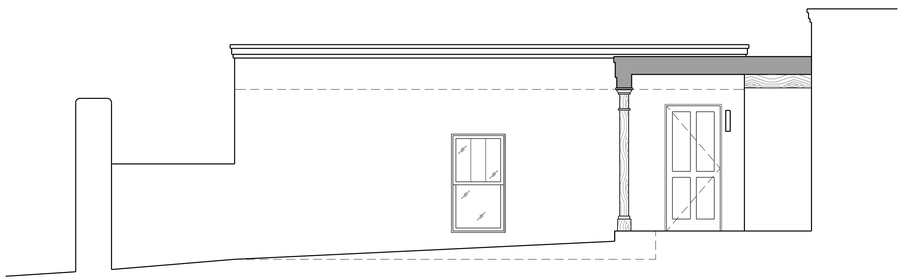
1 APPROVED WEST GARAGE ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"

2024 Approved Set

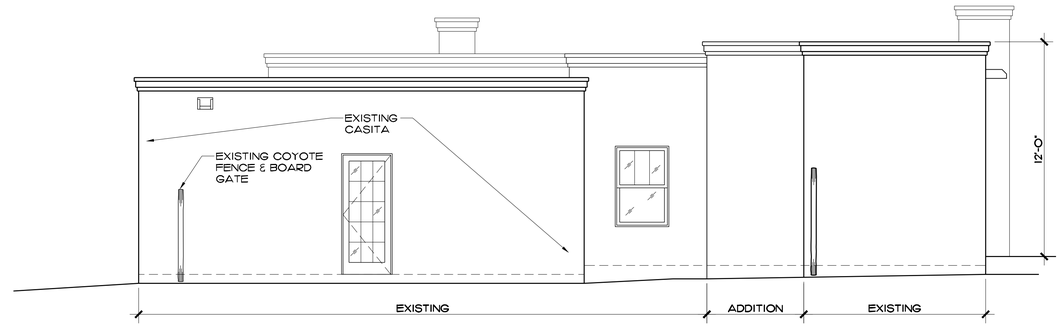


3 APPROVED WEST ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"

2024 Approved Set



2 PROPOSED WEST GARAGE ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
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COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

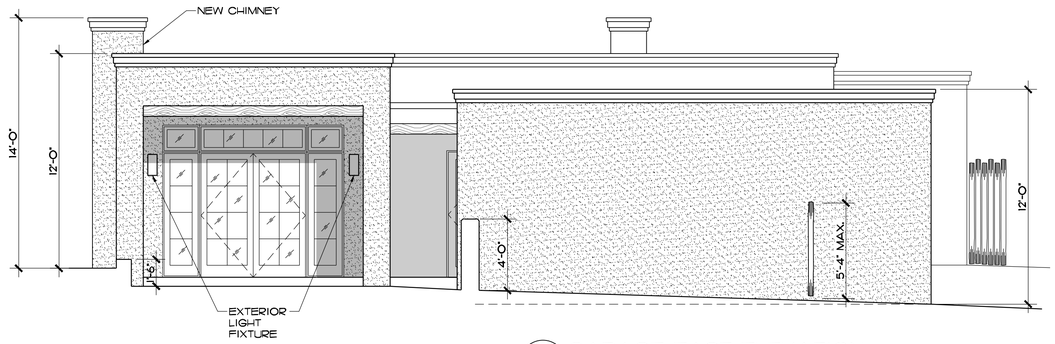
SEPTEMBER 2, 2025

GARAGE WEST ELEVATIONS

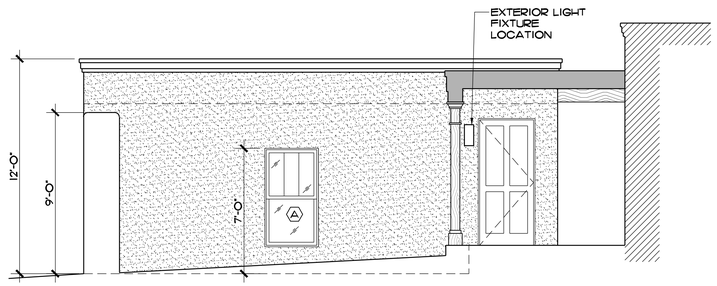
A 3.2

SET #
2312 - COLTON-McCOY

P:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_250826_HDRB_AMENDMENT.dwg, A-3.2_Elevs, 9/5/2025 11:46:21 AM, Yusuf, AutoCAD PDF (General Documentation).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



1 A-3.2 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

GARAGE EAST & WEST ELEVATIONS

A
3.2

SET #
2312 - COLTON-McCOY

Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:44 AM, _AutoCAD PDF (General Documentation).pc3



826 Camino del Poniente

PROPOSED HEATED AREA

CONVERT A PORTION OF THE APPROVED PORTAL TO HEATED AREA

PROPOSED REDUCED GARAGE

SF211427

WARRANTY DEED

JOHN C. ERICKSON AND STACY P. ERICKSON, husband and wife, for consideration paid, grants to LAURENCE A. COLTON AND JOHN W. MCCOY, CO-TRUSTEES OF THE MC C TRUST DATED JUNE 19, 2019, whose address is 8 Surrey Court, Rancho Mirage, CA, 92270 the following described real estate in Santa Fe County, New Mexico:

> Tract A as shown and delineated on plat of survey entitled "Boundary Survey Plat for MCC Trust, Tract A, City of Santa Fe, Santa Fe County, New Mexico, 826 Camino Del Poniente" dated September 15, 2021 and recorded September 30, 2021 as Instrument No. 1967295, in Plat book 883 at page 10, records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.

with warranty covenants.

WITNESS my hand and seal this 7th day of October, 2021.

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

John C. Erickson

Stacy P. Erickson

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 8TH Day Of October, A.D., 2021 at 09:05:09 AM
And Was Duly Recorded as Instrument # 1968061
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - GLUJAN County Clerk, Santa Fe, NM

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF SANTA FE

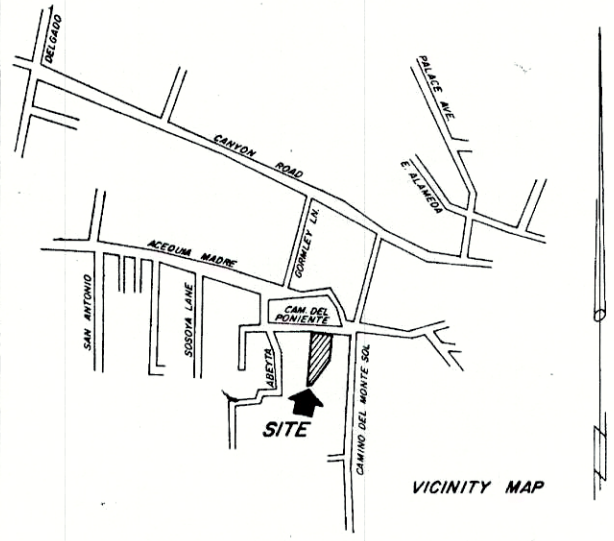
This instrument was acknowledged before me on the 7th day of October, 2021, by John C. Erickson and Stacy P. Erickson.

Notary Public
My Commission Expires: 4.26.23

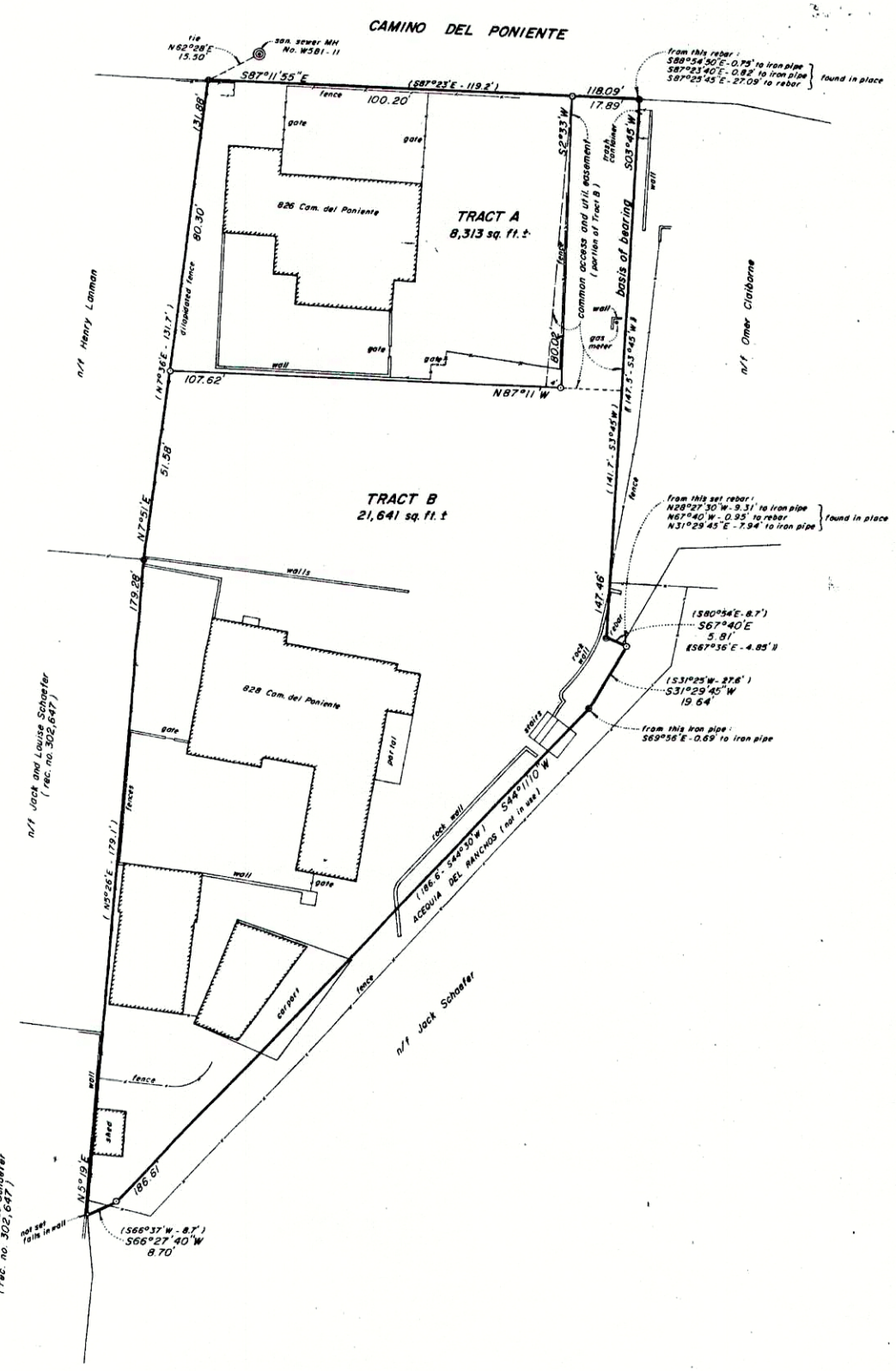
OFFICIAL SEAL
AMANDA M. ADELO
Notary Public
State of New Mexico
My Commission Expires 4.26.23

e-Recorded 1968061 10/08/21 SFC

199005



VICINITY MAP



NOTES

The total tract shown is a dependent resurvey of that certain tract shown on a plat by George M. Neel dated 11 Aug. 1943 and titled "John D. De-Huff, Precinct 3, Santa Fe, N.M." Data in single parenthesis is from said plat.

To eliminate an overlap in surveys along the east line of this tract, I have honored corners shown on a plat by James C. Harvey dated 21 Oct. 1935 and titled "Tract Of Land Surveyed For Mrs. Frank G. Applegate, Precinct 3, Santa Fe, N.M." Said plat was retraced by Cipriano Martinez and shown on his plat dated 23 July 1969 and updated 3 Mar. 1983 and titled "Plat Of Survey For Omer Claiborne, 408 Camino Del Monte Sol, Ward No. 1, Santa Fe, New Mexico." Data in double parenthesis is from said Harvey and Martinez plats.

These lands are subject to all reservations, restrictions and easements of record which pertain.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed by me on 21 April 1989 and meets the requirements for surveys in New Mexico.

HAYDEN SURVEYS

Guy D. Hayden

GUY D. HAYDEN
NMPS No. 4070
414 Old Taos Hwy.
Santa Fe, N. M.

679955

COUNTY OF SANTA FE 198
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 1 day of June A.D. 19 89 at 4:05 o'clock P m. and was duly recorded in book 199 page 005 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Deputy

COUNTY CLERK JONA G. ARMIJO SANTA FE COUNTY NEW MEXICO

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned owner of the lands shown hereon has caused said land to be divided into Tracts A and B, that the said division is made with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof; that easements are hereby granted as shown hereon and for all existing utilities; and that these lands lie within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

Owner

State of New Mexico ss
County of Santa Fe

The above acknowledged before me this 25th day of APRIL, 1989.

My commission expires: MAY 24, 1989 Notary Public: [signature]

APPROVALS

CITY OF SANTA FE, NEW MEXICO

Approved by the Summary Committee of the Development Review Committee of the Santa Fe Planning Commission at its meeting of: May 17, 1989

Molly Roybal
Secretary

Edward Yturrate
Chair

Approved by: Charles D. Gonzales City Engineer on: JUNE 1, 1989 date

Approved by: Jeanne Price City Planner on: 6/1/89 date

The approval of this plat does not constitute approval of any lot line encroachment shown.

UTILITY COMPANIES

Robert Wilson 4-28-89
Gas Company of New Mexico date

G. Barrenechea 4-28-89
Public Service Company of New Mexico date

Frank J. Bailey 4-28-89
Sangre de Cristo Water Company date

E R Franco 4-28/89
U.S. West Communications date

Utility companies not responsible for maintenance of access easement.

SCALE: 1" = 20'

0 25' 50' 100' 150'

● indicates corner found in place (iron pipe unless otherwise noted.)
⊙ indicates corner set this survey (capped rebar)
○ indicates calculated corner (not set)

LOT SPLIT AT
826 and 828 CAMINO del PONIENTE
WARD NO. ONE
SANTA FE, NEW MEXICO

L-100 50/89

Lower Alto St., and one two-story single-family dwelling unit (12'5" height at Alto Street, 22' height to internal courtyard) adjacent to Alto St. The maximum permitted height is 19' for Lower Alto and 14'8" for Alto St. An exception to Section 14-5.2(D)(9) is requested. (Heather Lamboy)

Postponed to February 27, 2024

f. **2024-007775-HDRB. 826 Camino del Poniente**. Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2". (Lani McCulley)

BACKGROUND & SUMMARY

The residence at 826 Camino del Poniente is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival style residence and is a simple rectangle. The south was most likely historically an entrance however, with the enclosure of the porch the main entrances are now to the north and the east.

Property History:

According to the 1991 historic building inventory form, the structure is believed to be built in the 1930s, however it first appeared in the city directory in 1951. The 2,037 sq. ft. residence was originally a guest house for the property located at 828 Camino del Poniente and was owned by the author, Elizabeth De Huff. There is some evidence that the residence was used as a school sometime prior to 1991.

The north and east elevation architecture is simple and unchanged.

A garage was constructed on the north and west elevations sometime prior to the 1983 survey though the date of construction has not been confirmed. Since the 1991 survey and prior to a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch.

On November 14, 2023, the HDRB did a status review of the property and upgraded the residence to contributing and assigned the north façade excluding the windows and doors as the primary façade.

Now, the applicant proposes the following exterior alterations:

East Elevation:

1. Construct a 200 sq. ft. addition to match the existing height of 14’3” in the southeastern corner of the residence and is located 14’ from the primary facade. The addition will hold French doors with two lites and a transom under a portal on the east elevation and a three over one window on the south elevation.
2. Construct a 563 sq. ft. two-car garage addition to a height of 14’-3”. The garage will have 16’-0 wide by 8’-0” high “Carriage” style garage doors. The garage will be separated from the residence by 12’.
3. Construct a 120 sq. ft. entry portal to a height of 10’-3” that will connect the garage to the current entry door of the existing house. Portal floors will be brick.
4. Install exterior lighting at entryways.
5. Replace windows with 3 over 1 double hung wood windows in Colonial White.

West Elevation

6. Construct a 103 sq. ft. addition at the same height as the existing house in the southwest corner of the residence and 33’ from the primary facade. No windows or doors will be installed in this addition.
7. Replace windows with 3 over 1 double hung wood windows in Colonial White.

South Elevation:

8. Install a fireplace and a stuccoed chimney.
9. Replace windows with 3 over 1 double hung wood windows in Colonial White.

North Elevation:

10. Replace windows with 3 over 1 double hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be “Velux” flat glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and “L” shaped low wall and coyote fencing to accommodate garage addition on the north and east of the residence.
13. Construct a 5’-4” high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9’0” high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3’-8” wide by 6’-8” tall plank wood gate with an exposed wood lintel.
15. Construct a 5’-4” high coyote fence with pedestrian gate near the northeast corner of the new garage.

16. Construct a 4’ high stuccoed yard wall with a 4’ tall wood plank gate at the southeast corner of the new garage.

17. Install an 8’X8’ hot tub with an 18” highwood deck and low stacked moss rock wall at 24” high at the southwest corner of the lot.
18. Stucco house in El Rey cementitious “Buckskin” stucco.
19. Paint the windows, doors, wood posts, and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

Current contributing structure: 2,037 sq. ft.

Total roofed additions: 1,018

The additions are 49.9% of original square footage and **DO NOT** require an exception to 14-5.2(D)(2)(d).

The additions are not within 10’ of the primary façade and **DO NOT** require an exception to 14-5.2(D)(2)(d).

STAFF RECOMMENDATION

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

APPLICANT PRESENTATION

Richard Martinez, previously sworn, went over the big moves the applicant is proposing.

Member Bienvenu commented that it is a nice project, however, the garage is going to impact the streetscape.

Member Biedsceid confirmed that the nine-foot wall reads more as part of the building.

Mr. Martinez said it’s attached to the garage.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she generally likes the project. She thought that the garage was 12 feet away from the primary facade and that it was

only connected by a portal, but it looks like it's much more solid than an open portal. It looks like it's part of the structure.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007775-HDRB. 826 Camino del Poniente, Member Aguilar Medrano moved to approve the application as submitted. Member Biedscheid seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Mather, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=EyeW0BLdzaE (48:08 – 1:06:11)

g. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Dennis Price, owner, proposes to remodel all elevations of a single story structure (Ramon Sarason)

Postponed to February 27, 2024

g. **2024-007815-HDRB. 411 E Alameda St.** Downtown & Eastside Historic District. Contributing. Tim Curry, agent for Parker Whaite & Lindsey Robinson owner, proposes to reconstruct a non-primary facade, raise parapet heights to a height of 11'-1" were the maximum allowable is 15'-7", restore windows and doors, construct a coyote fence to a height of 5'-0", install skylights, restucco, and reroof. Exceptions are required to (14-5.2(D)(5) and 14-5.2(E)(2)(b). (Ramon Sarason)

The applicant was not present.

MOTION: Member Biedscheid moved, seconded by Member Aguilar Medrano to move this case to the end of New Business.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid and Bienvenu Mather, voting in favor and none voting against.

h. **2024-007794-HDRB. 126 and 128 Camino Santiago**. Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Josh

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

Case # 2024-7775-HDRB
Address – 826 Camino del Poniente
Agent's Name – Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Larry Colton and John McCoy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 13, 2024.

BACKGROUND

The house at 826 Camino del Poniente is a single-family, Territorial Revival-style residence listed as contributing to the Downtown and Eastside Historic District. The south was most likely historically an entrance, however with the enclosure of the porch the main entrances are now to the north and the east. A garage on the west elevation has been converted to a separate dwelling unit, accessed by its own entrance on the west façade. According to the 1991 Historic Building Inventory, the structure is believed to have been built in the 1930s, however it first appeared in the city directory in 1951. The 2,037-square-foot residence originally was a guest house for the property located at 828 Camino del Poniente.

The north and east elevation architecture is simple and unchanged. The former garage was constructed on the north and west elevations sometime before a 1983 historic survey, though the date of construction has not been confirmed. Since the 1991 survey, but prior to a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch. On November 14, 2023, the HDRB held a status review of the property, upgraded the historic status of the residence to contributing, and designated the north elevation as the primary façade, excluding the windows and doors, which are non-historic, and excluding the separate dwelling unit (the former garage) on the northwest corner. See Case # 2023-7468-HDRB.

The Applicant now proposes the following exterior alterations:

East Elevation:

1. Construct a 200-square-foot addition to match the existing height of 14'3" in the southeastern corner of the residence. The addition will have French doors with two side-lites and a transom under a portal on the east elevation and a 3-over-1 window (B) on the south elevation.
2. Construct a 563-square-foot, two-car garage addition to a height of 14'3". The garage will have 16-feet-wide by 8-feet-high carriage-style garage doors. The garage will be separated from the residence and its primary façade by 12 feet.
3. Construct a 120-square-foot entry portal to a height of 10'3" that will connect the garage to the existing east entry door of the house, and will be set back 14'9½" from the north, primary façade. Portal floors will be brick.

4. Install exterior lighting at entryways.
5. Replace windows (N and I) with 3-over-1, double-hung wood windows in Colonial White.

West Elevation:

6. Construct a 103-square-foot addition at the same height as the existing house in the southwest corner of the residence. No windows or doors will be installed in this addition.
7. Replace window (G) with a 3-over-1, double-hung wood window in Colonial White. Place a similar window (A) on west elevation of the new garage.

South Elevation:

8. Install a fireplace and a stuccoed chimney, remove double doors and change placement of windows (see Item # 9). Install a single door with a transom.
9. Replace windows (C, D, E and F) with 3-over-1, double-hung wood windows in Colonial White. Place a 3-over-1 window (B) on the south elevation.

North Elevation:

10. Replace windows (J, K, L and M) with 3-over-1, double-hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be Velux flat-glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and L-shaped low wall and coyote fencing to accommodate garage addition on the north and east of the property.
13. Construct a 5'4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9-foot-high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'8" wide by 6'8" tall plank wood gate with an exposed wood lintel.
15. Construct a 5'4" high coyote fence with pedestrian gate near the northeast corner of the new garage.
16. Construct a 4' high stuccoed yard wall with a 4' tall wood plank gate at the southeast corner of the new garage.
17. Install an 8' by 8' hot tub with an 18" high wood deck and low stacked 24" inch moss-rock wall at the southwest corner of the lot.
18. Stucco house in El Rey cementitious "Buckskin" stucco.
19. Paint the windows, doors, wood posts and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

The Current contributing structure is 2,037 square feet. The total roofed additions proposed are 1,018 square feet. The additions are 49.9 percent of the original square footage and do not require an exception to SFCC Section 14-5.2(D)(2)(d). The additions are not within 10 feet of the primary façade and do not require an exception to SFCC Section 14-5.2(D)(2)(d).

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: The Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) 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 Board finds that exceptions are not necessary to SFCC Sections 14-5.2(D)(2)(c-d) controlling contributing structures, requiring additions to be set back no less than 10 feet from primary façades and prohibiting additions that exceed 50 percent of the existing footprint. The additions approved here do not attach to and are set back more than 10 feet from the primary, north façade, and the total square feet of the additions do not exceed 50 percent of the existing footprint of the structure.
9. 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.
10. The information contained in the Staff Report and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-20 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-007775--HDRB

Project Description: 2024-007775-HDRB. 826 Camino del Poniente. Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2".

Project Location(s): 826 CAMINO DEL PONIENTE B
Santa Fe, NM 87505

Contacts:

Applicant: Martinez Architecture Studio PC studio@martinezarch.com
P. O. Box 925
Santa Fe, NM 87504

Property Owner: Larry Colton
826 CAMINO DEL PONIENTE B
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations: North

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: H-773

Year of Construction: 1951

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: **February 13, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2024-007775-HDRB. 826 Camino del Poniente. Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2".

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**

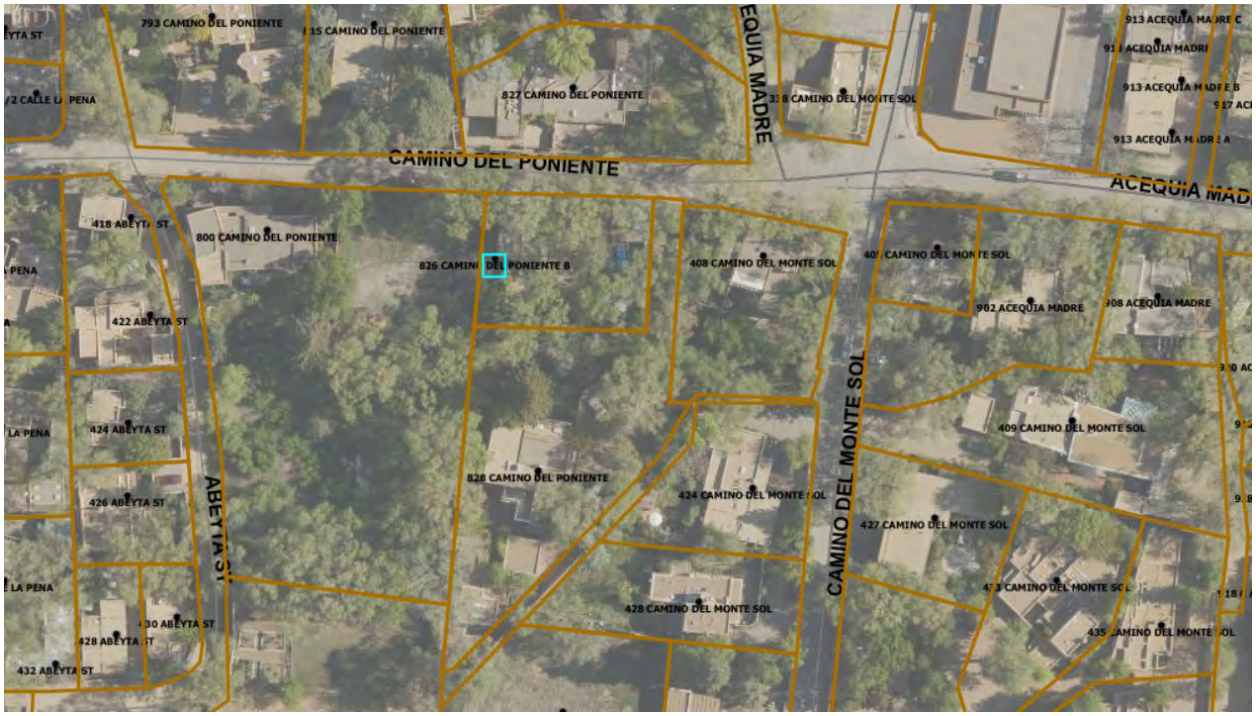
__x__ **Other:** [window assessment]

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 residence at 826 Camino del Poniente is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival style residence and is a simple rectangle. The south was most likely historically an entrance however, with the enclosure of the porch the main entrances are now to the north and the east.



Property History:

According to the 1991 historic building inventory form, the structure is believed to be built in the 1930s, however it first appeared in the city directory in 1951. The 2,037 sq. ft. residence was originally a guest house for the property located at 828 Camino del Poniente and was owned by the author, Elizabeth De Huff. There is some evidence that the residence was used as a school sometime prior to 1991.

The north and east elevation architecture is simple and unchanged.

A garage was constructed on the north and west elevations sometime prior to the 1983 survey though the date of construction has not been confirmed. Since the 1991 survey and prior to a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch.

On November 14, 2023, the HDRB did a status review of the property and upgraded the residence to contributing and assigned the north façade excluding the windows and doors as the primary façade.

Now, the applicant proposes the following exterior alterations:

East Elevation:

1. Construct a 200 sq. ft. addition to match the existing height of 14'3" in the southeastern corner of the residence and is located 14' from the primary facade. The addition will hold French doors with two lites and a transom under a portal on the east elevation and a three over one window on the south elevation.
2. Construct a 563 sq. ft. two-car garage addition to a height of 14'-3". The garage will have 16'-0 wide by 8'-0" high "Carriage" style garage doors. The garage will be separated from the residence by 12'.
3. Construct a 120 sq. ft. entry portal to a height of 10'-3" that will connect the garage to the current entry door of the existing house. Portal floors will be brick.
4. Install exterior lighting at entryways.
5. Replace windows with 3 over 1 double hung wood windows in Colonial White.

West Elevation

6. Construct a 103 sq. ft. addition at the same height as the existing house in the southwest corner of the residence and 33' from the primary facade. No windows or doors will be installed in this addition.
7. Replace windows with 3 over 1 double hung wood windows in Colonial White.

South Elevation:

8. Install a fireplace and a stuccoed chimney.
9. Replace windows with 3 over 1 double hung wood windows in Colonial White.

North Elevation:

10. Replace windows with 3 over 1 double hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be "Velux" flat glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and "L" shaped low wall and coyote fencing to accommodate garage addition on the north and east of the residence.
13. Construct a 5'-4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9'0" high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'-8" wide by 6'-8" tall plank wood gate with an exposed wood lintel.
15. Construct a 5'-4" high coyote fence with pedestrian gate near the northeast corner of the new garage.
16. Construct a 4' high stuccoed yard wall with a 4' tall wood plank gate at the southeast corner of the new garage.

17. Install an 8'X8' hot tub with an 18" highwood deck and low stacked moss rock wall at 24" high at the southwest corner of the lot.
18. Stucco house in El Rey cementitious "Buckskin" stucco.
19. Paint the windows, doors, wood posts, and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

Current contributing structure: 2,037 sq. ft.
Total roofed additions: 1,018
The additions are 49.9% of original square footage and DO NOT require an exception to 14-5.2(D)(2)(d).
The additions are not within 10' of the primary façade and DO NOT require an exception to 14-5.2(D)(2)(d).

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

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

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

14-12 Contributing Structure:

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

14-12 Primary Façade:

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

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

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

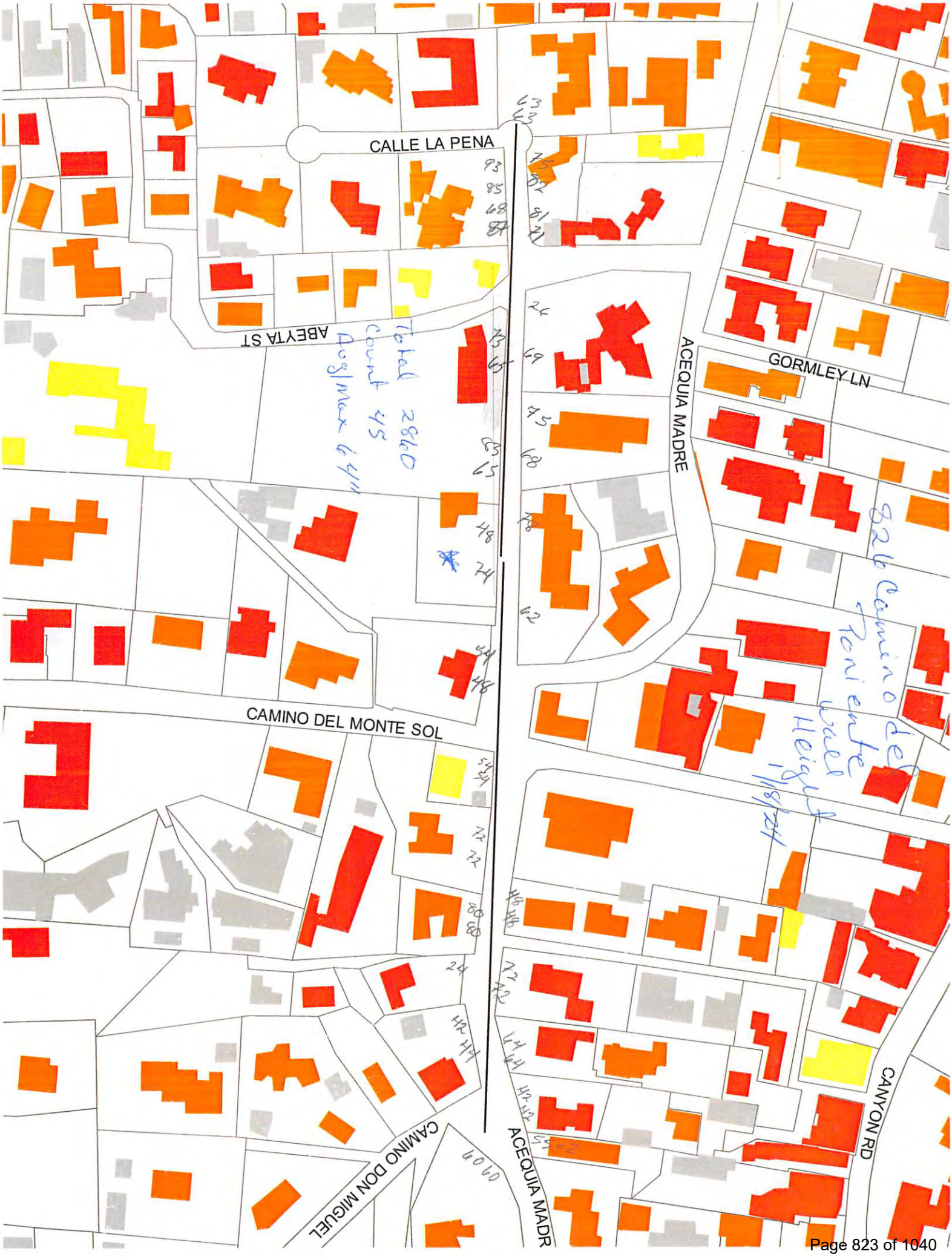
(2) Recent Santa Fe Style

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.


CALLE LA PENA
ABEYTA ST
ACEQUIA MADRE
GORMLEY LN
CAMINO DEL MONTE SOL
CAMINO DON MIGUEL
ACEQUIA MADR
CANYON RD
Total 2860
Count 45
Avg/max 64"
826 Camino del Poniente
Wall Height
1/18/24

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1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Colton-McCoy Residence
826 Camino Del Poniente
January 17, 2024
Downtown/Eastside Historic District, Contributing Status

EXISTING CONDITIONS:
The residence at 826 Camino del Poniente is a two-bedroom single-family residence with a guest house contributing to the Downtown and Eastside Historic District. The north facade was designated primary with the exceptions of the non-historic windows and doors. The structure is a Territorial Revival style residence. The south was most likely historically an entrance however, with the enclosure of the porch at some point between 1991 and 2000, the main entrances are now to the north and the east.

PROPOSED CONSTRUCTION:
On the east elevation, we propose an addition of a living room expansion of about 200 square feet. This living room expansion will match the height of the existing house which is 12'-0" above finish grade. This living room expansion will have a fireplace and a stuccoed chimney. The windows will be re-configured, and the old window and door openings will be filled in and stuccoed over. On this east elevation, we also propose an addition of a two-car garage of 563 square feet (12'-0" high from finish grade), with 16'-0 wide by 8'-0" high "Carriage" style garage doors, see elevations. There will be an entry portal of 120 square feet (10'-3" above finish grade) that connects the garage to the current entry door of the existing house. The two-car garage parapets will be lower than the existing house parapet by 2'-0" because the existing grade slopes North to the street. On the west elevation we propose a bathroom expansion of 103 square feet, at the same height as the existing house (12'-0" above finish floor). Several skylights will be added but will not be visible. The skylights will be "Velux" flat glass skylights. The specification sheet is attached. The total roofed square footage of the main house expansion as well as the garage addition will be 3,055 square feet roofed.

There is an existing 6' high coyote fence that runs along Camino Del Poniente and turns into and runs along the west side of the existing driveway and terminates at the existing entry gate. The existing coyote fence along the driveway and entry gate will be demolished. We propose to build a 5'-4" high stuccoed yard wall in its place that connects to the new garage entry gate at the south and to the existing coyote fencing along the street to the north. The wall that connects to the garage and that contains the new entry gate is 9'-0" above finish grade. The gate will be a 3'-8" wide by 6'-8" tall plank wood gate with an exposed wood lintel as shown on the exterior elevations.

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There is an existing "L" shaped low wall and coyote fencing in the footprint of the proposed garage that will be demolished. We propose a 5'-4" high coyote fence and gate near the northeast corner of the new garage. At the southeast corner of the new garage there will be a 4' high stuccoed yard wall with a 4' tall wood plank gate.

At the southwest corner of the lot there will be a new 8'X8' hot tub with an 18" high wood deck and low stone walls (24" high). See Hot Tub Section drawing 5/A-3.1 and the attached hot tub specification sheet.

The exterior light fixture locations are shown on the floor plan and exterior elevations. A photo of the light fixture is also attached.

The exterior stucco of the house will be El Rey, "Buckskin" stucco. The existing windows will all be replaced with Kolbe Heritage wood windows with 3 over 1 divisions. The windows, doors, wood posts and beams will be Colonial White. The portal floors will be brick, and the low stone walls will be stacked moss rock. (See attached "Exterior Finishes.") There will be two ground-mounted condensing units for the HVAC system. They will not be publicly visible.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC





MARTINEZ
ARCHITECTURE
STUDIO PC
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COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

NORTH ELEVATION
JANUARY 16, 2024





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COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

EAST ELEVATION
JANUARY 16, 2024





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COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
JANUARY 16, 2024





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505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

WEST ELEVATION
JANUARY 16, 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

Colton-McCoy Residence
826 Camino Del Poniente
January 16, 2024

Exterior Finishes

Stucco – El Rey "Buckskin"



Windows, Doors, Wood Posts & Beams – "Colonial White"

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1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Low stone walls - Stacked Moss Rock



Portals & sidewalk - Brick



FS Fixed Skylight
Technical Product Data Sheet

Description
- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation
- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings
- EDL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof (1½"-1¾" max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 3½") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

Interior Accessories
- FSCD - Solar powered Room darkening - double pleated shade.
- FSLD - Solar powered Light filtering - single pleated shade.

Type Sign
- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.



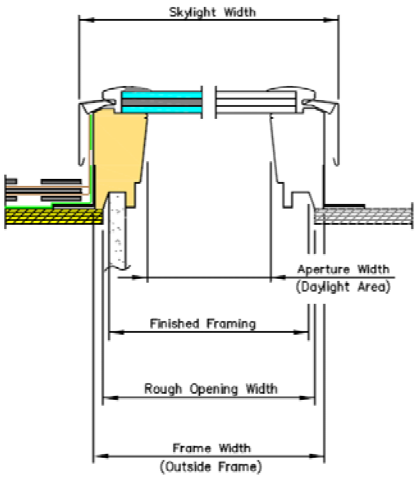




Standard Sizes
- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

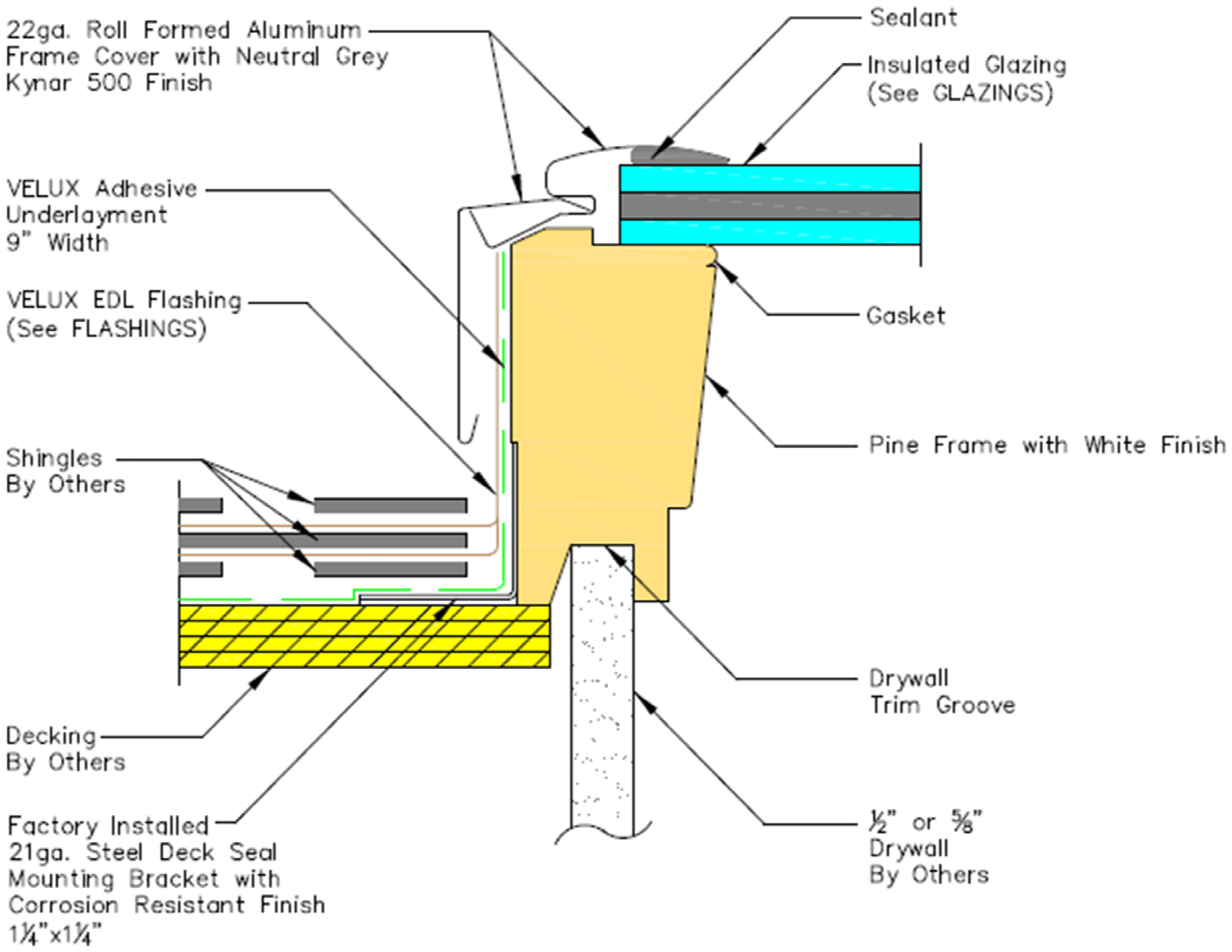


Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	14 ½	15 ¼	11 15/16	16 1/8	45 ¾	46 ¼	42 15/16	47 ¼	3.56
C01	21	21 ½	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.03
C04	21	21 ½	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	21	21 ½	18 3/16	22 3/8	45 ¾	46 ¼	42 15/16	47 ¼	5.43
C08	21	21 ½	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	21	21 ½	18 3/16	22 3/8	70 ¼	70 ¾	67 7/16	71 ¾	8.52
D26	22 ½	23 ½	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06	22 ½	23 ½	19 15/16	24 1/16	45 ¾	46 ¼	42 15/16	47 ¼	5.94
M02	30 1/16	30 9/16	27 ¼	31 7/16	30	30 ½	27 3/16	31 ½	5.15
M04	30 1/16	30 9/16	27 ¼	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	30 1/16	30 9/16	27 ¼	31 7/16	45 ¾	46 ¼	42 15/16	47 ¼	8.13
M08	30 1/16	30 9/16	27 ¼	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	44 ¼	44 ¾	41 7/16	41 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	44 ¼	44 ¾	41 7/16	41 9/16	45 ¾	46 ¼	42 15/16	47 ¼	12.36

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-672	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated -2.3 mm **l**aminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.44	0.26	0.60	√	√	√		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.	0.41	0.26	0.60	√	√	√		SK-14
08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.44	0.25	0.42	√	√	√		SK-03
10 Snowload- 3 mm **l**aminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.45	√				

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.





Hover Image to Zoom

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Save $626.97 (10%)

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Interior Color: **Silver Marble**

Unavailable at Santa Fe, NM

Delivering to 87501

Pickup
Unavailable

Delivery
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8 available
FREE

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Chat with a Home Depot expert.
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Free & Easy Returns In Store or Online
Return this item within **90 days** of purchase. Read Return Policy

Product Details

The Palmero 8 person spa lets you sit back and relax when it is just you or fit family and friends in the spa for social situations. The Palmero utilizes an Econo-Boost heat recovery system that sends heat generated by the pump and motor to assist in warming the spa. USA Spas use as little energy as possible; exceeding the California Energy Compliance mandate. This hot tub features 2 quiet operating, Super High-flow 5.2 BHP pumps with 40 Stainless Steel jets, including a set of adjustable neck/shoulder jets and a Turbo massage jet. These powerful jets are arranged differently in each seat and the multi-color Starburst LED light gives you control over the mood. On the outside, the durable spa shell is manufactured with Lucite-Xtra Acrylic and a 3-layer strengthening process called Dura-Bond. Underneath the maintenance free synthetic Gray cabinet, this spa includes the Weather Guard frame support system, providing significant durability and longevity for the spa.

Additional Resources

From the Manufacturer

Live Chat

Specifications

Dimensions: H 36 in, W 82 in, D 82 in

Questions & Answers

9 Questions

Customer Reviews

Shop This Collection from USA SPAS



USA SPAS
Corsica 7-Person Lounger 47-Jet Standard Hot Tub with Ozonator LED Light, WOW…

$7211.22 ~~$8012.47~~

Add to Cart



USA SPAS
Cypress 7-Person Lounger 40-Stainless Steel Jet Standard Hot Tub with Ozonator LED…

$5602.19 ~~$6224.65~~

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USA SPAS
Palmero NL 8-Person 40-Jet Stainless Steel Standard Hot Tub Ozonator LED Light Polar…

$6028.71 ~~$6698.57~~

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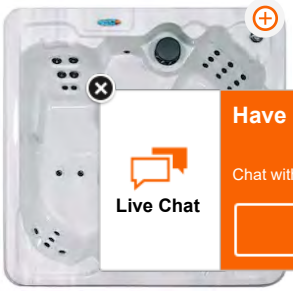

USA SPAS
Cypress 7-Person Lounger 40-Stainless Steel Jet Standard Hot Tub with Ozonator LED…

$5085.00 ~~$5650.01~~

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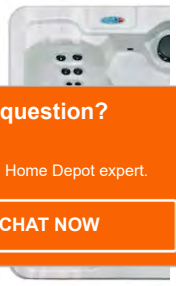

USA SPAS
Corsica 7-Person L
Jet Standard Hot T
Ozonator LED Ligh

$6166.00 ~~$6852.~~

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Quotes Lists



826 Camino Del Poniente Exterior Light Fixture

COLTON-McCOY ADDITION & RENOVATION

826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO 87505

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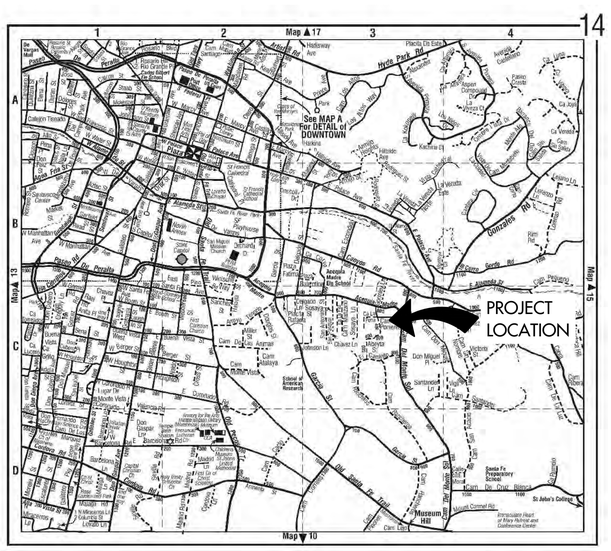
1524 PASEO DE PERALTA

VICINITY MAP



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 ACEQUIA MADRE TURNS RIGHT AND BECOMES ABEYTA ST. TURN LEFT ONTO CAMINO DEL PONIENTE DESTINATION WILL BE ON THE RIGHT AT 826 CAMINO DEL PONIENTE SANTA FE, NM 87505

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: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 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: WINDOW REPLACEMENT, NEW STUCCO, WALL & COYOTE FENCE

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING:

HEATED:	2,037 S.F.
TOTAL ROOFED AREA:	2,037 S.F.

NET AREAS: PROPOSED

HEATED:	251 S.F.
UNHEATED GARAGE:	563 S.F.
PORTALS/OVERHANGS:	204 S.F.
TOTAL ROOFED AREA:	1,018 S.F.
ROOFED AREA EXISTING:	2,037 S.F.
ROOFED AREA PROPOSED:	1,018 S.F. - 49.9% OF EXIST. FOOTPRINT
TOTAL ROOFED AREA ON LOT:	3,055 S.F.

LOT AREA: - 8,313 S.F.

LOT COVERAGE: - EXISTING = 2,037/8,313 = 24.5%
PROPOSED = 3,055/8,313 = 36.7%

UTILITY DATA:
GAS : NATURAL GAS
ELECTRIC : OVER-HEAD
SEWER : MUNICIPAL SEWER
WATER : MUNICIPAL WATER

ZONING: R5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
HISTORIC STATUS - NON-CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

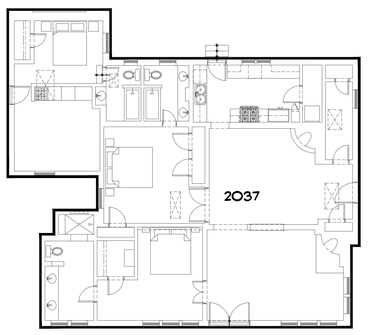
DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

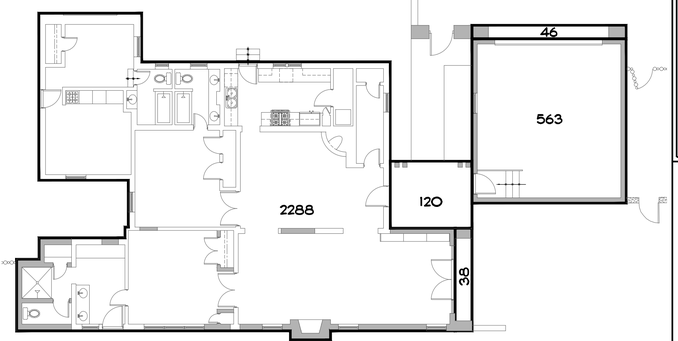
DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN & WINDOW SCHEDULE
A-3.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.2	EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM



EXISTING SCALE: 3/32"= 1'-0"



PROPOSED SCALE: 3/32"= 1'-0"

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COVER SHEET & PROJECT DATA

A 0.1

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2312 - COLTON-McCOY

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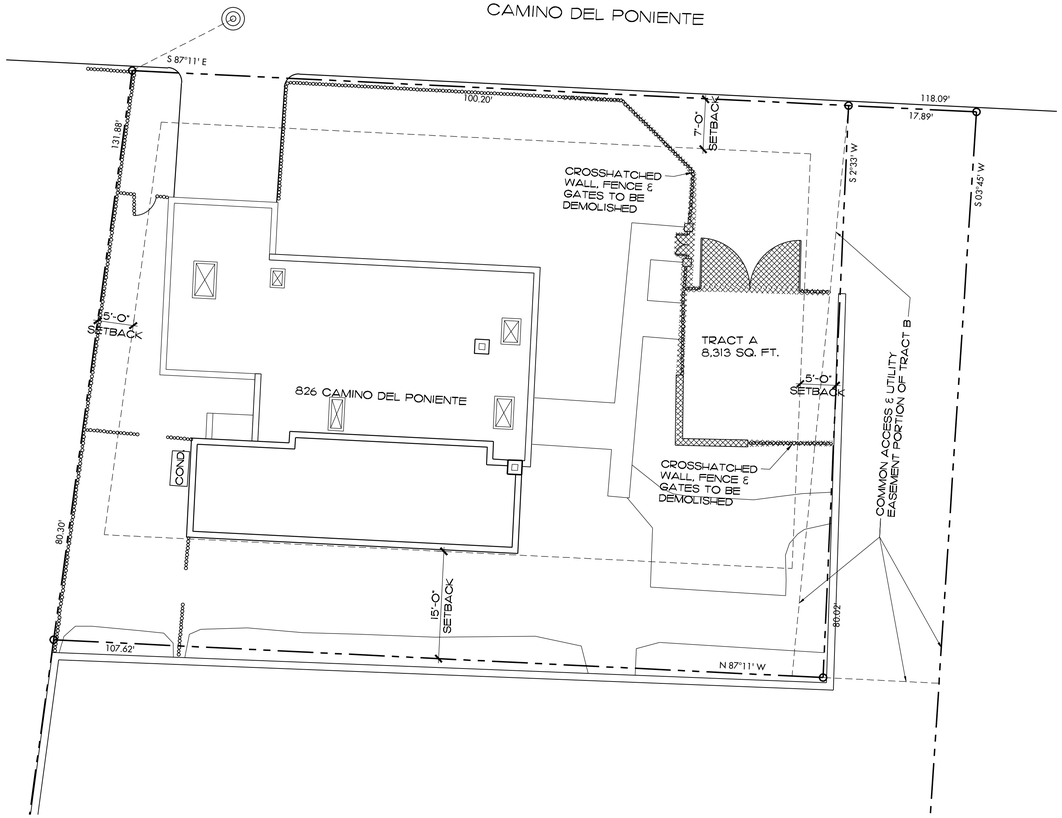
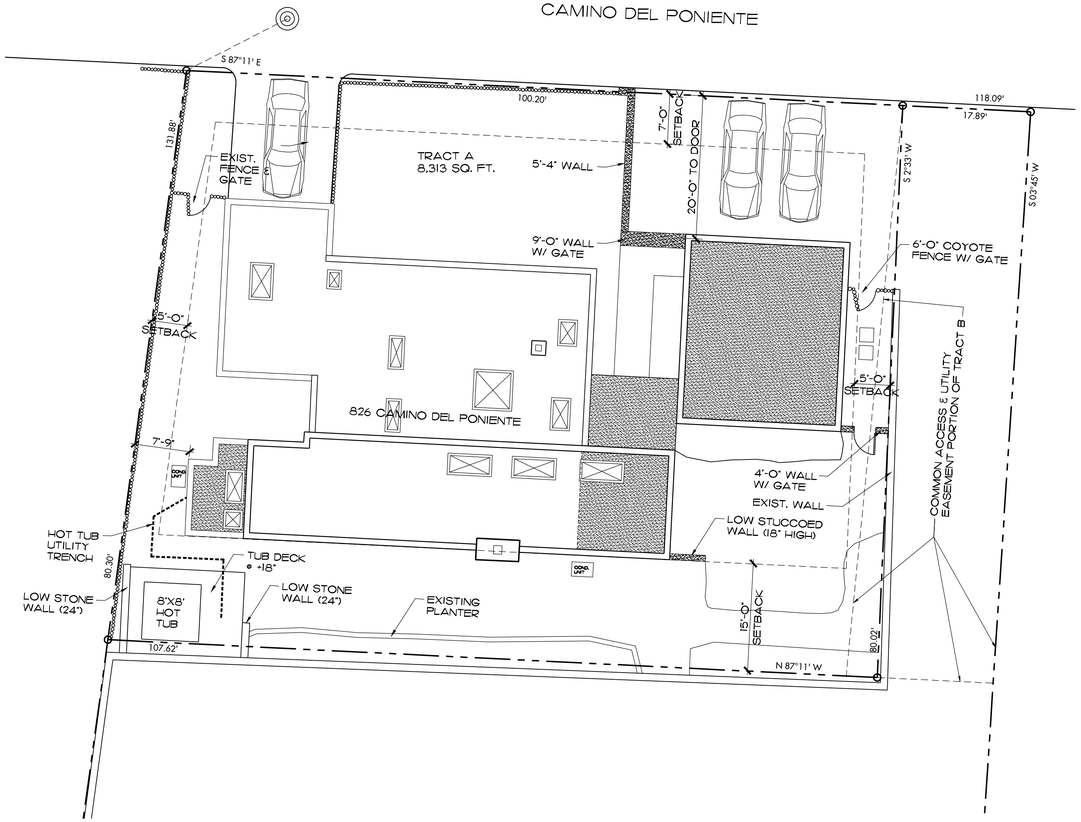


1 EXISTING SITE PLAN
A-1.0 SCALE: 1" = 10'-0"

NORTH

GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'



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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EXISTING & PROPOSED SITE PLAN

A
1.0

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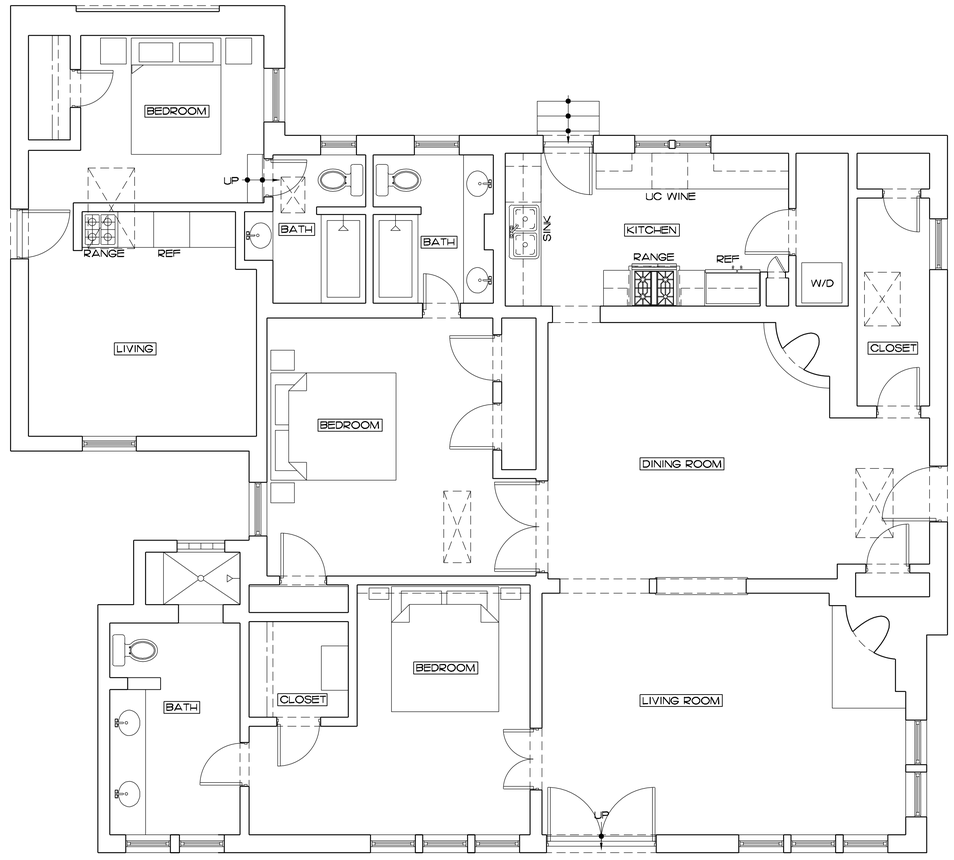

1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

0' 2' 4' 8' 12'

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EXISTING FLOOR PLAN

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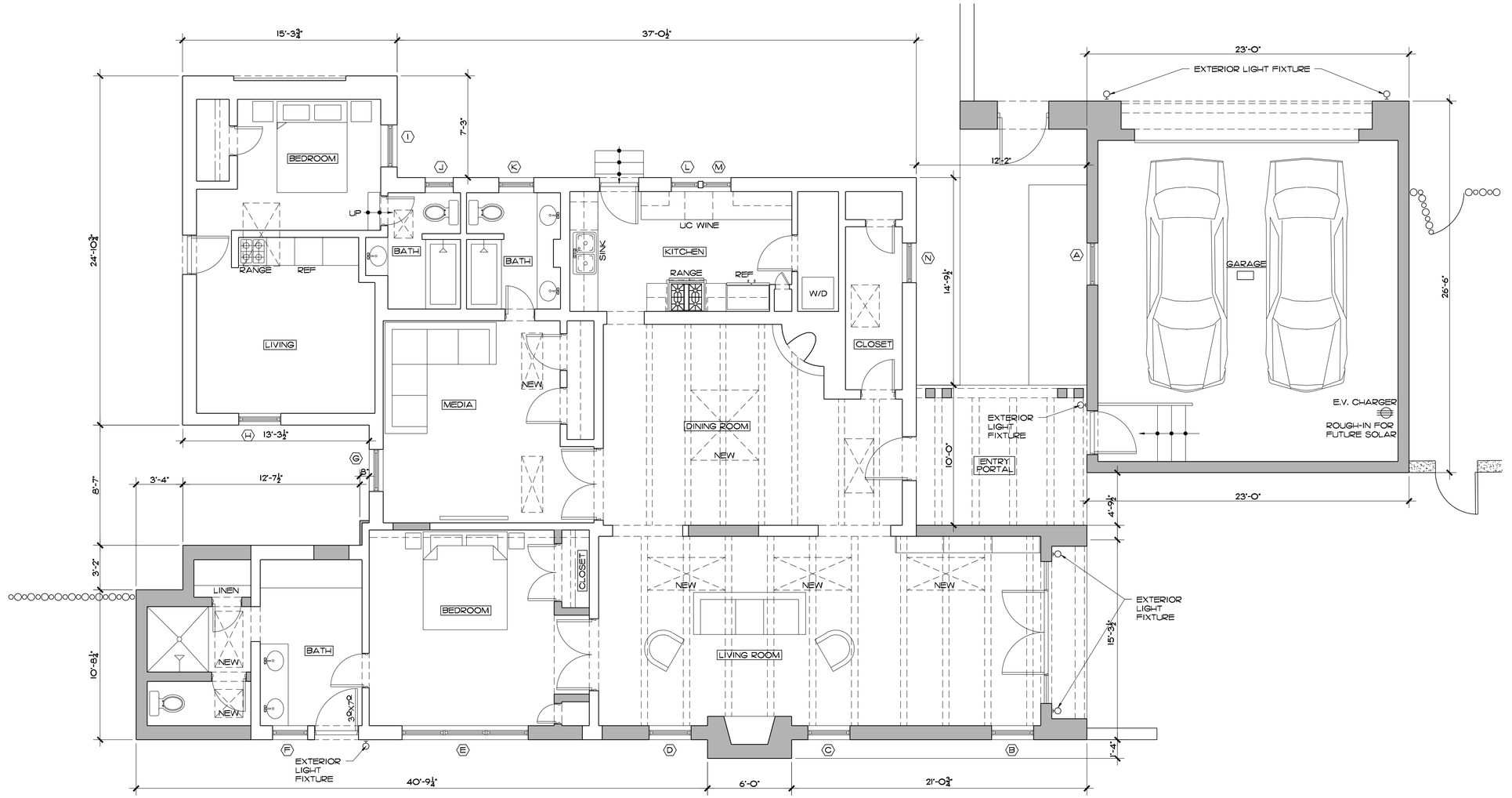

1 / A-2.1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

WINDOW SCHEDULE								
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	GARAGE		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
B	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
C	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
D	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
E	BEDROOM		(3) 3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
F	BATH		2'-6"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
G	MEDIA		3'-0"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
H	CASITA LIVING ROOM		3'-0"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
I	CASITA BEDROOM		3'-0"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
J	BATH		2'-0"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
K	BATH		2'-6"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
L	KITCHEN		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
M	KITCHEN		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
N	CLOSET		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW FRAME WALLS
- EXTERIOR LIGHT FIXTURE

NOTE:
EXISTING EXTERIOR LIGHTING TO REMAIN UNLESS NOTED OTHERWISE

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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PROPOSED FLOOR PLAN & WINDOW SCHEDULE

A 2.1

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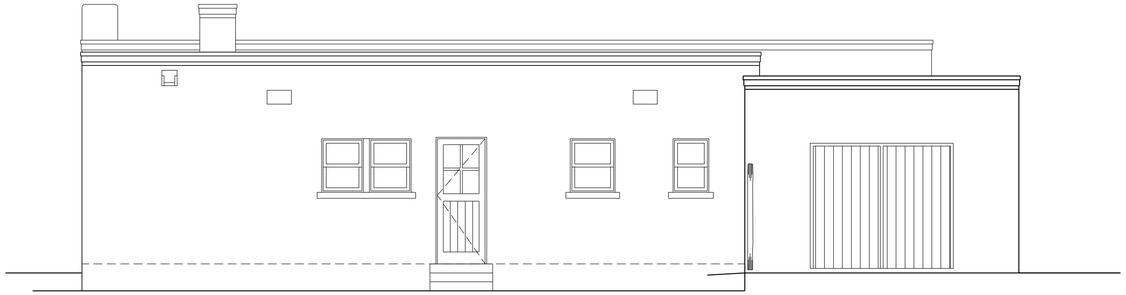
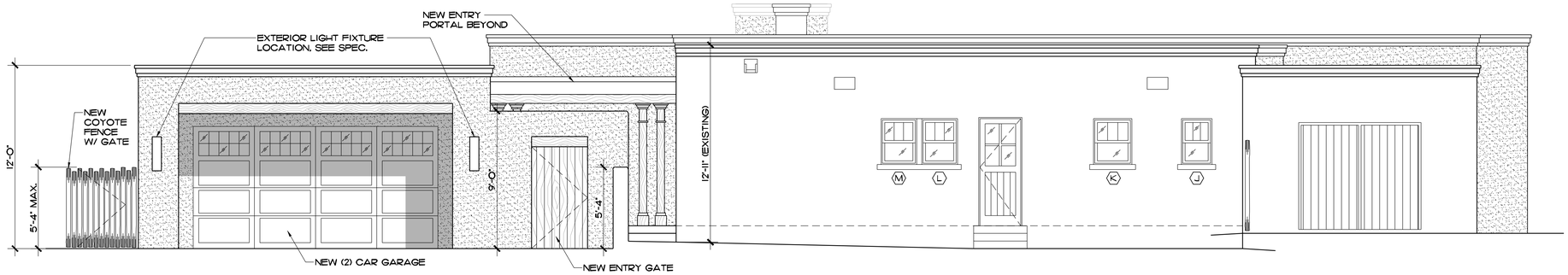
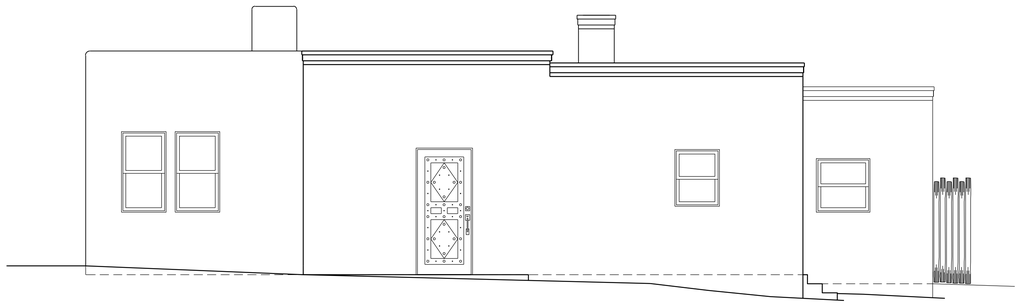


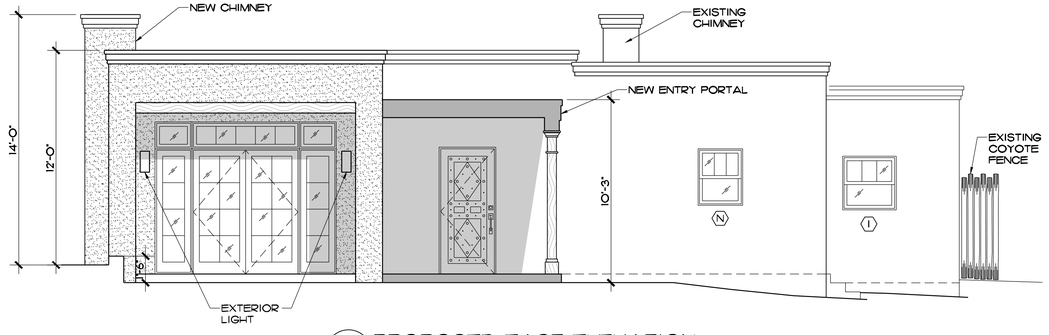
1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



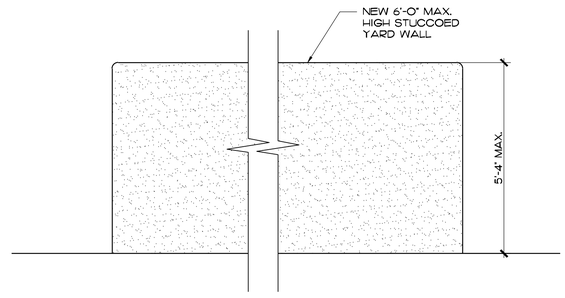
2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



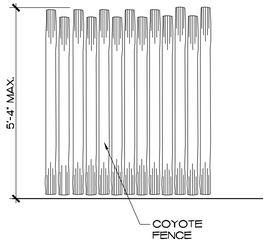
3 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.0 TYPICAL STUCCO WALL ELEVATION
SCALE: 1/2" = 1'-0"



6 A-3.0 TYPICAL COYOTE FENCE ELEVATION
SCALE: 1/2" = 1'-0"

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EXISTING & PROPOSED EXTERIOR ELEVATIONS

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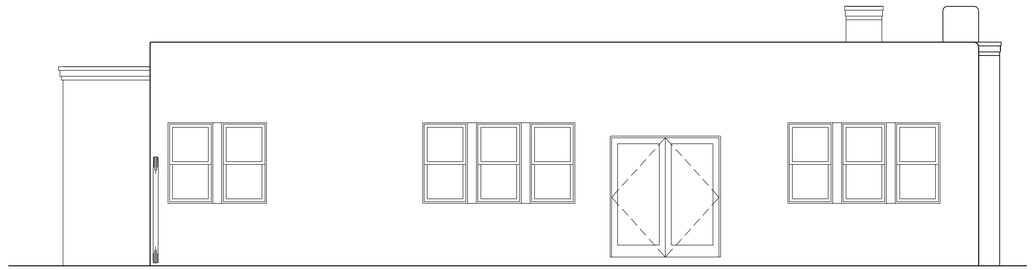
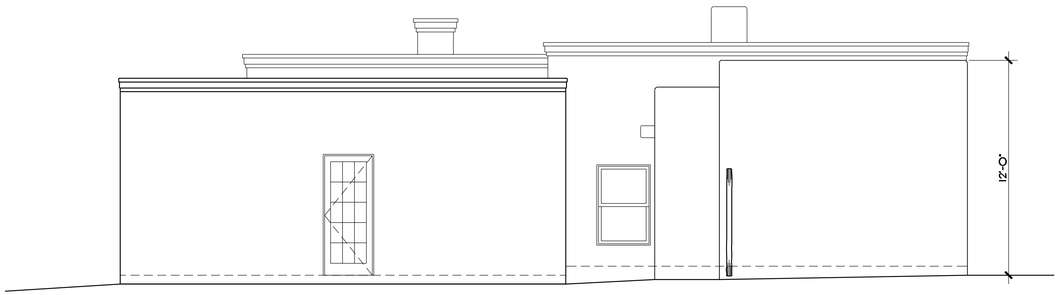


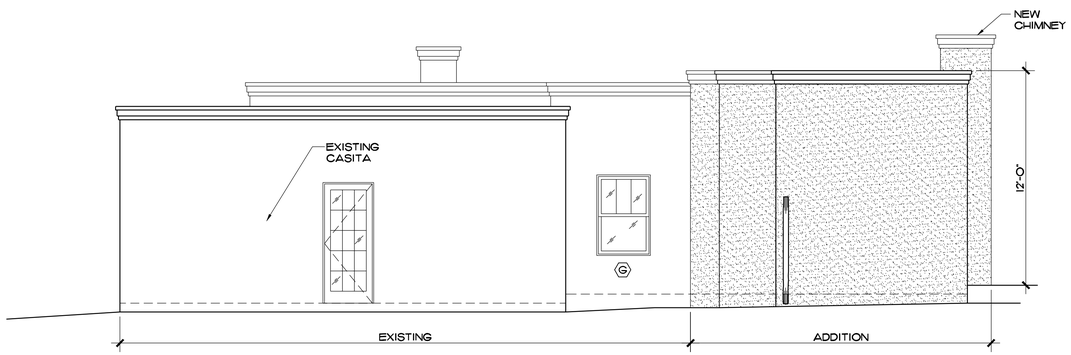
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



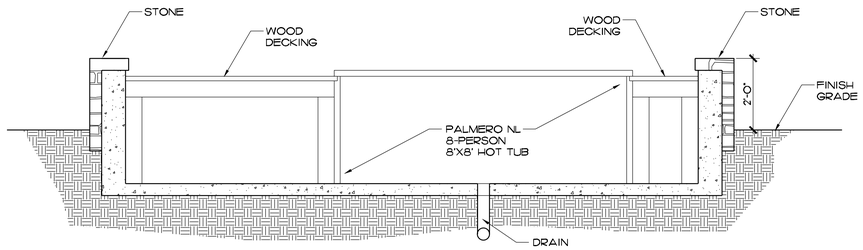
2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



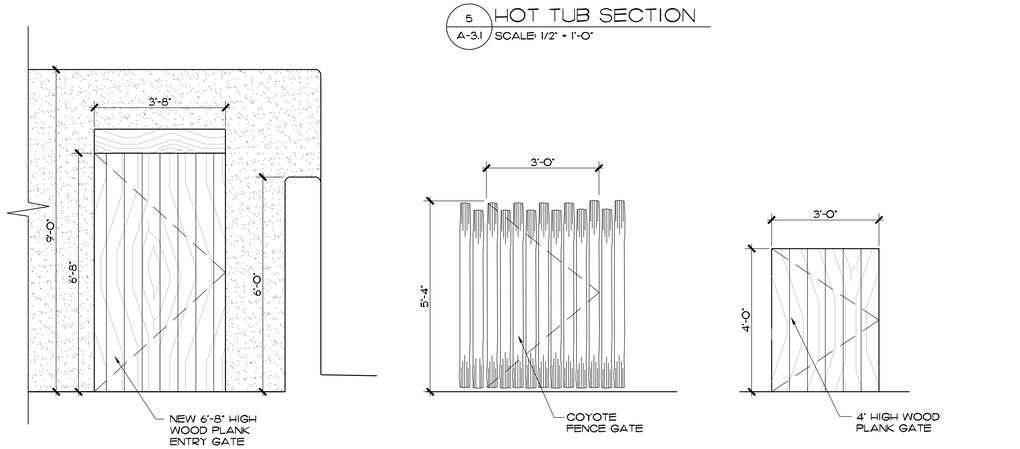
3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.1 HOT TUB SECTION
SCALE: 1/2" = 1'-0"



6 A-3.1 GATE ELEVATIONS
SCALE: 1/2" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

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JANUARY 18, 2024

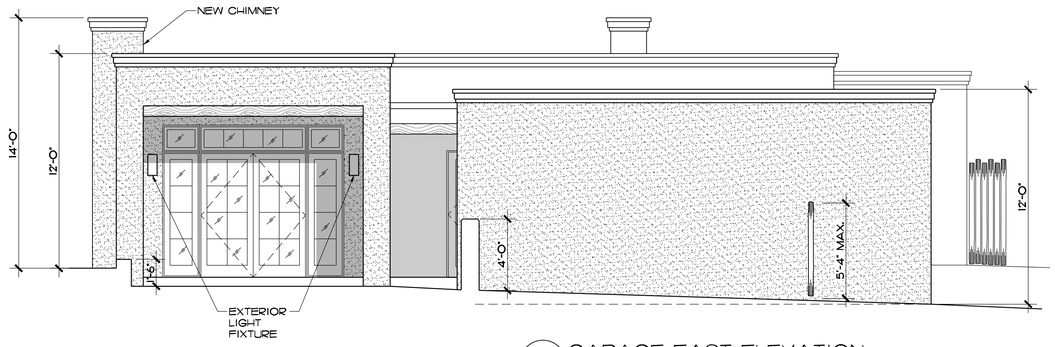
EXISTING & PROPOSED EXTERIOR ELEVATIONS, HOT TUB & GATE ELEVATIONS

A 3.1

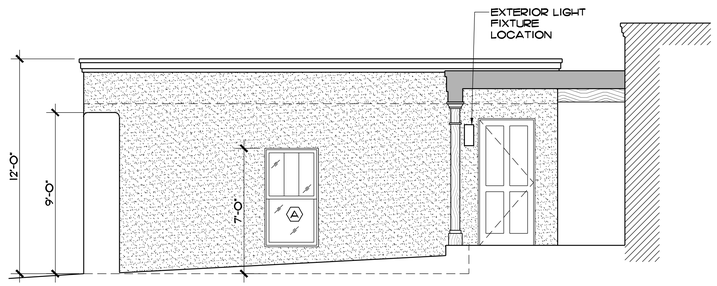
SET #

2312 - COLTON-McCOY

Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:39 AM, _AutoCAD PDF (General Documentation).pc3



1 A-3.2 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.2 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

GARAGE EAST & WEST ELEVATIONS

A
3.2

SET #
2312 - COLTON-McCOY

Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:44 AM, _AutoCAD PDF (General Documentation).pc3

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Martinez Architecture Studio PC
1524 Paseo del Peralta
Santa Fe, NM 87501
studio@martinezarch.com



JOB	DATE
826 Camino del Poniente, Santa Fe, NM 87505	01/20/2024

LOCATION	DESCRIPTION
EAST	
A	33 x 40 DH 1/1 WHITE CLAD/PINE JELD-WEN
DR #1	37 x 82 LH INSWING DOOR
B	30 x 56 – 2 DH 1/1 WHITE CLAD/PINE JELD-WEN
SOUTH	
C	30 x 56 – 3 DH 1/1 WHITE CLAD/PINE JELD-WEN
DR #2	70 x 78 DOUBLE FRENCH DOORS LH INSWING DOOR 1-LT JELD-WEN 2000 SERIES
D	34 x 56 – 3 DH 1/1 WHITE CLAD/PINE JELD-WEN
E	34 x 56 – 2 DH 1/1 WHITE CLAD/PINE JELD-WEN
NORTH	
F	32 x 63 – GLASS BLOCK 4W8H 2002
WEST	
G	36 x 54 DH 1/1 WHITE CLAD/PINE ANDERSEN
SOUTH	
H	36 x 48 DH 1/1 WHITE CLAD/PINE ANDERSEN

JOB	DATE
826 Camino del Poniente, Santa Fe, NM 87505	01/20/2024

LOCATION	DESCRIPTION
WEST	
DR #3	32 x 80 LH INSWING FIBERGLASS DOOR W/ APPLIED GRILLES 3W5H THERMA-TRU 2003
NORTH	
DR #4	100 x 85 WOOD T&G STORAGE DOOR 2000 ERA
EAST	
I	36 x 36 DH 1/1 WHITE CLAD/PINE ANDERSEN
NORTH	
J	28 x 36 DH 1/1 WHITE CLAD/PINE ANDERSEN
K	32 x 36 DH 1/1 WHITE CLAD/PINE ANDERSEN
DR #5	33 x 80 LH INSWING DOOR 2W2H/T&G-V-GROOVE 2002 SERIES
L	28 x 36 – 2 DH 1/1 WHITE CLAD/PINE ANDERSEN

In closing, my professional opinion is as follows:

Windows A, B, C, D, & E are non-historic. The windows are from a Jeld-Wen 2002 series.

Window F is a 4W8H glass block from the 2002 era, also non-historic.

Window G, H, I, J, K, & L are non-historic. The windows are from an Andersen 2003 series.

Doors 1, 2, 3, 4, & 5 are non-historic. The doors are from the 2000's (-/+), shop made, Therma-Tru and Simpson.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

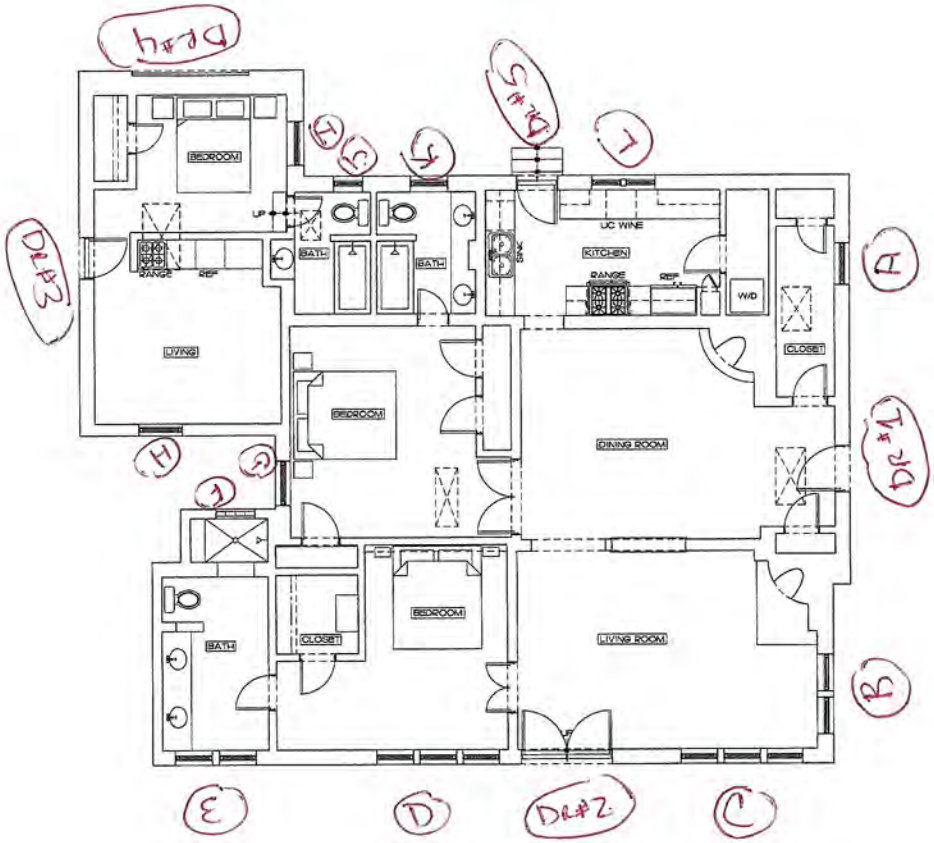
RPA & ASSOCIATES, LLC. | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRA CKING 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
A	33 x 40 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2002 JELD-WEN PRODUCT
DR #1	37 x 82 LH INSWING ENTRY DOOR	S	NON-HISTORIC – 2000 MACHINED DOOR W/MECHANICAL NAILS
B	30 x 56 – 2 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2002 JELD-WEN PRODUCT
C	30 x 56 – 3 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2002 JELD-WEN PRODUCT
DR # 2	70 x 78 DOUBLE DOOR LH INSWING 1-LT	S	NON-HISTORIC – 2002 JELD-WEN PRODUCT
D	34 x 56 – 3 1/1 WHITE CLAD	S	NON-HISTORIC – 2002 JELD-WEN PRODUCT
E	34 x 56 – 2 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2002 JELD-WEN PRODUCT
F	32 x 63 GLASS BLOCK 4W8H	S	NON-HISTORIC – 2002 PRODUCT
G	36 x 54 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2002 ANDERSEN PRODUCT
H	36 x 48 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2002 ANDERSEN PRODUCT
DR #3	32 x 80 LH INSWING FIBERGLASS DOOR – GRILLES 3W5H THERMA-TRU	S	NON-HISTORIC – 2003 THERMA-TRU FIBERGLASS DOOR
DR #4	100 x 85 WOOD T&G V-GROOVE STORAGE DOOR	S	NON-HISTORIC – 2002 PRODUCT
I	36 x 36 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2003 ANDERSEN PRODUCT
J	28 x 36 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2003 ANDERSEN PRODUCT
K	32 x 36 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2003 ANDERSEN PRODUCT
DR #5	33 x 80 LH INSWING DOOR 2W2H/T&G V-GROOVE WHITE CLAD	S	NON-HISTORIC – 2012 MACHINED DOOR W/MECHANICAL NAILS
L	28 x 36 – 2 DH 1/1 WHITE CLAD	S	NON-HISTORIC – 2003 ANDERSEN PRODUCT

NOTES:



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4558 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 17, 2024

EXISTING FLOOR PLAN

A 2.0

SET #
2312 - COLTON-McCOY

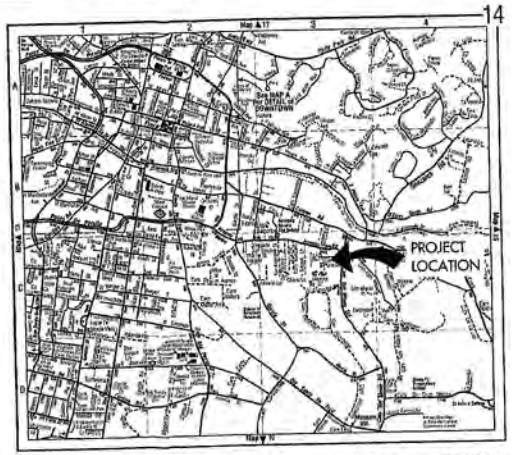
COLTON-McCOY ADDITION & RENOVATION

826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

VICINITY MAP



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. ACEQUIA MADRE TURNS RIGHT AND BECOMES ABEYTA ST. TURN LEFT ONTO CAMINO DEL PONIENTE DESTINATION WILL BE ON THE RIGHT AT 826 CAMINO DEL PONIENTE SANTA FE, NM 87505

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: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2012 NM EARTH-EN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION, 2015 NM BUILDING CODE, 2015 NM ENERGY CONSERVATION CODE (2015 IECC AS AMENDED), 2012 NM SWIMMING POOL-SPA AND HOT TUB CODE (2012 ISPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (ISEC 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: WINDOW REPLACEMENT, NEW STUCCO, WALL & COYOTE FENCE

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: (IBC SECTION 602) V-B

FIRE RATED WALLS: (IBC TABLE 601) N/A

MAX BUILDING HEIGHT: EXISTING

NET AREAS EXISTING:

HEATED:	2,037 S.F.
TOTAL ROOFED AREA:	2,037 S.F.

NET AREAS PROPOSED:

HEATED:	251 S.F.
UN-HEATED GARAGE:	563 S.F.
PORTAL ROOF/HANGER	204 S.F.
TOTAL ROOFED AREA:	1,018 S.F.
ROOFED AREA EXISTING:	2,037 S.F.
ROOFED AREA PROPOSED:	1,018 S.F. = 49.9% OF EXIST. FOOTPRINT
TOTAL ROOFED AREA ON LOT:	3,055 S.F.

LOT AREA: - 8,313 S.F.

LOT COVERAGE: - EXISTING - 2,037/8,313 = 24.5%
PROPOSED - 3,055/8,313 = 36.7%

UTILITY DATA:

GAS	:	NATURAL GAS
ELECTRIC	:	OVERHEAD
SEWER	:	MUNICIPAL SEWER
WATER	:	MUNICIPAL WATER

ZONING: R5

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE HISTORIC STATUS - NON-CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925, SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN & WINDOW SCHEDULE
A-3.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.2	EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM



MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

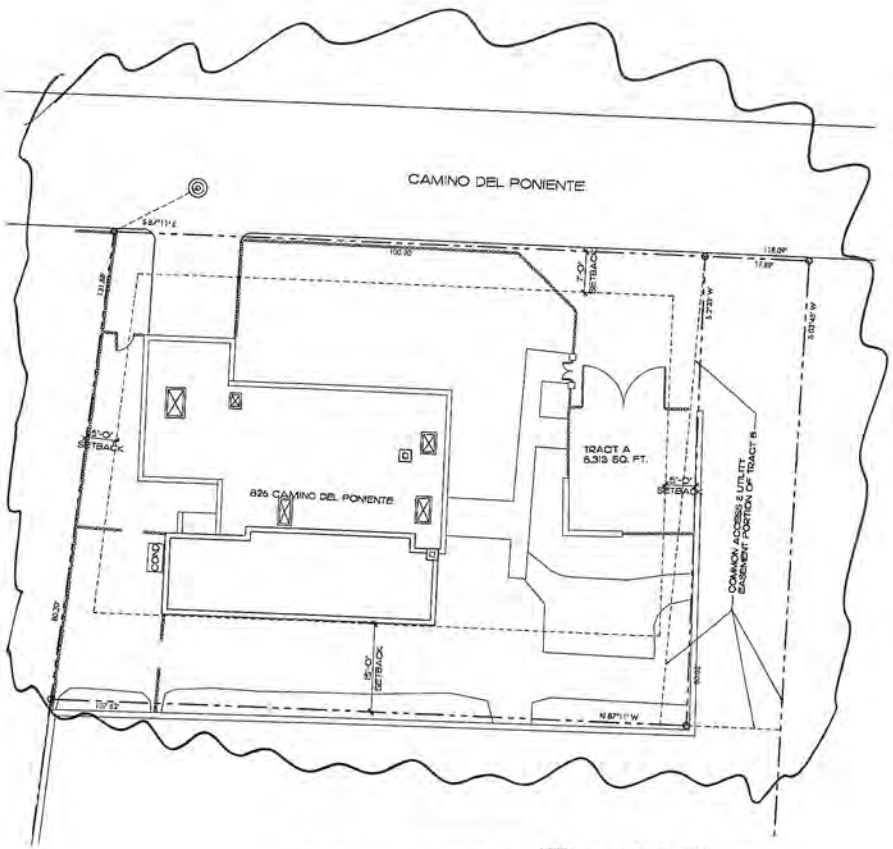
JANUARY 17, 2024

COVER SHEET & PROJECT DATA

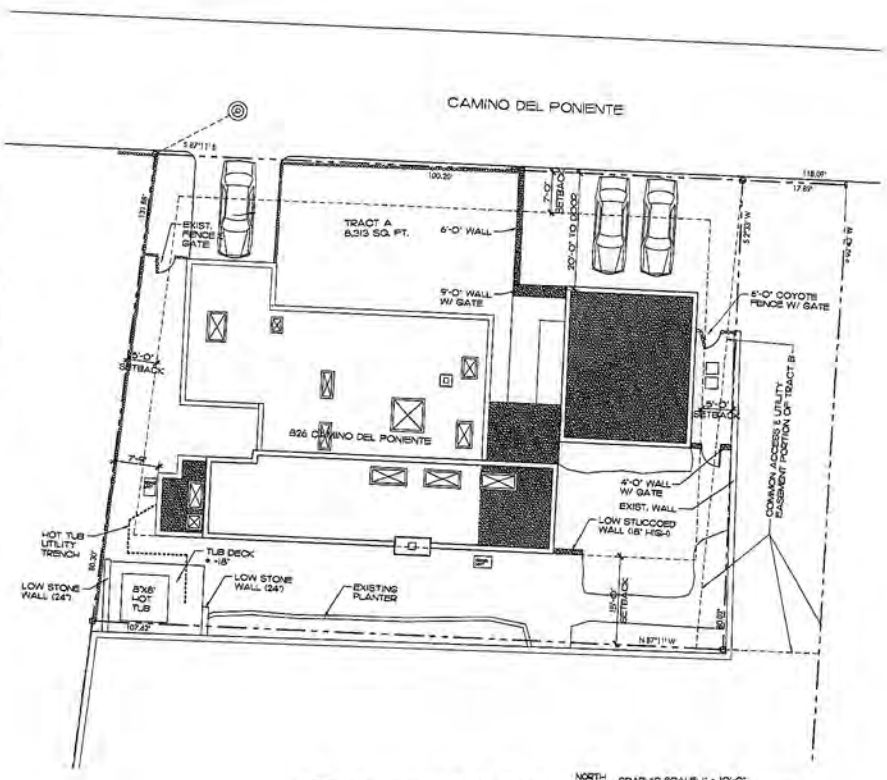
A 0.1

SET #

2312 - COLTON-McCOY



1 A-1.0 EXISTING SITE PLAN
SCALE: 1" = 10'-0"
NORTH
GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'



2 A-1.0 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"
NORTH
GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'

MARTINEZ ARCHITECTURE STUDIO PC
1521 PASEO DE PERALTA SANTA FE
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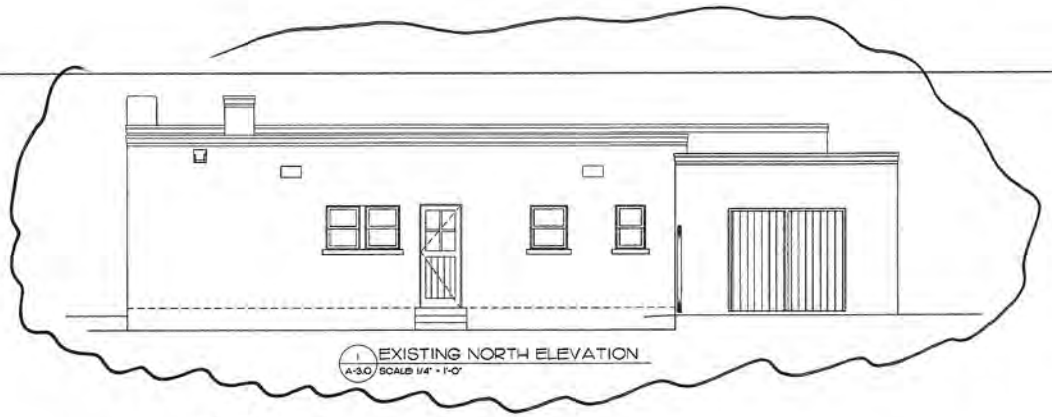
COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 17, 2024

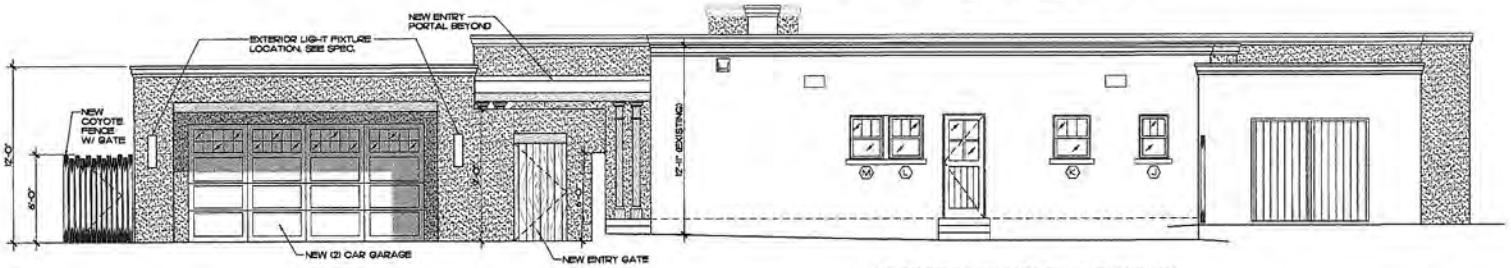
EXISTING & PROPOSED SITE PLAN

A 1.0

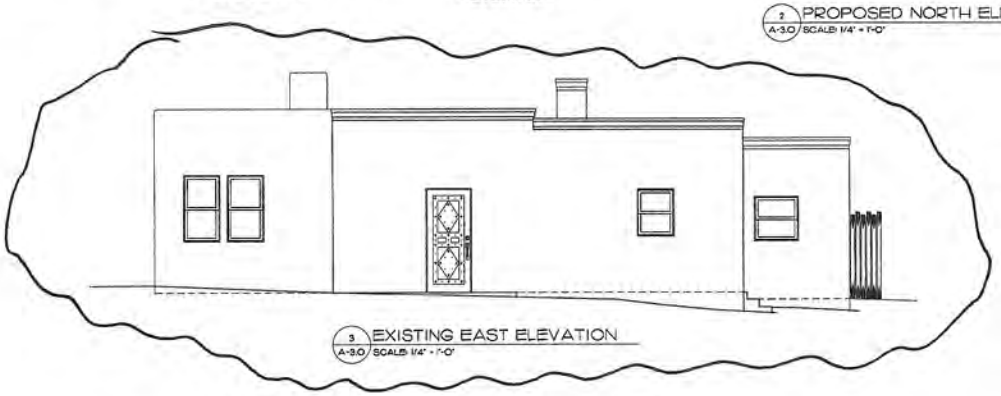
SET #
2312 - COLTON-McCOY



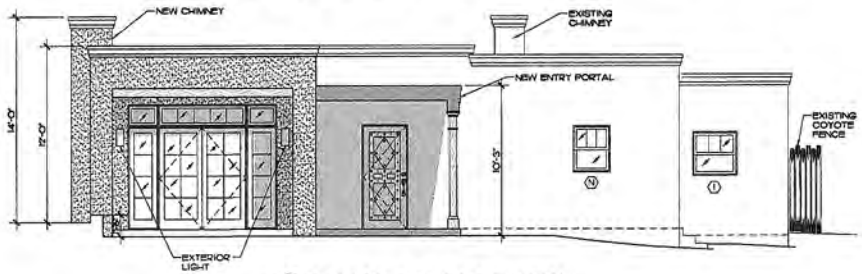
1 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



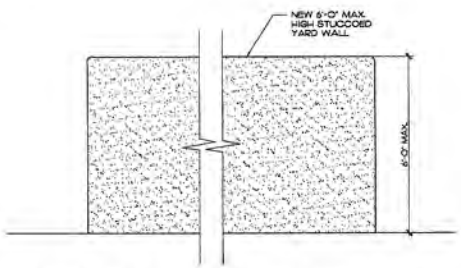
2 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



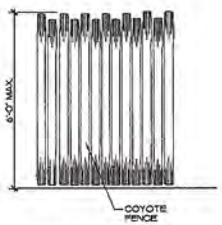
3 A-3.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.0 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.0 TYPICAL STUCCO WALL ELEVATION
SCALE: 1/2" = 1'-0"



6 A-3.0 TYPICAL COYOTE FENCE ELEVATION
SCALE: 1/2" = 1'-0"

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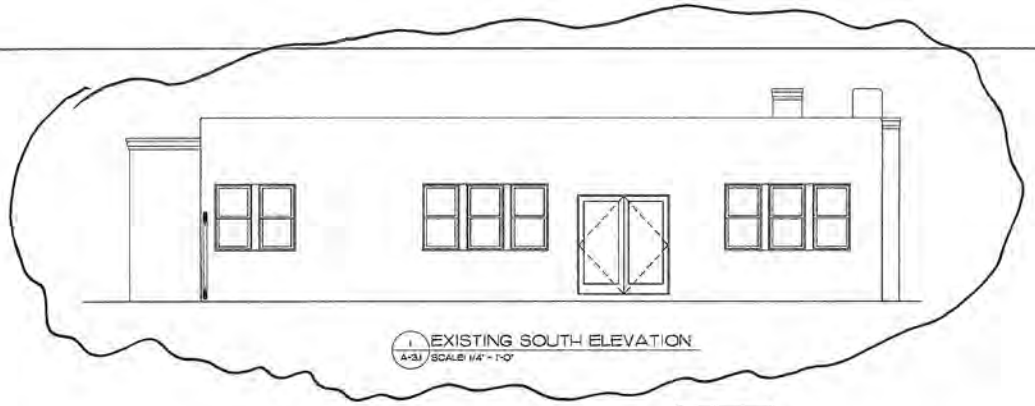
COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 17, 2024

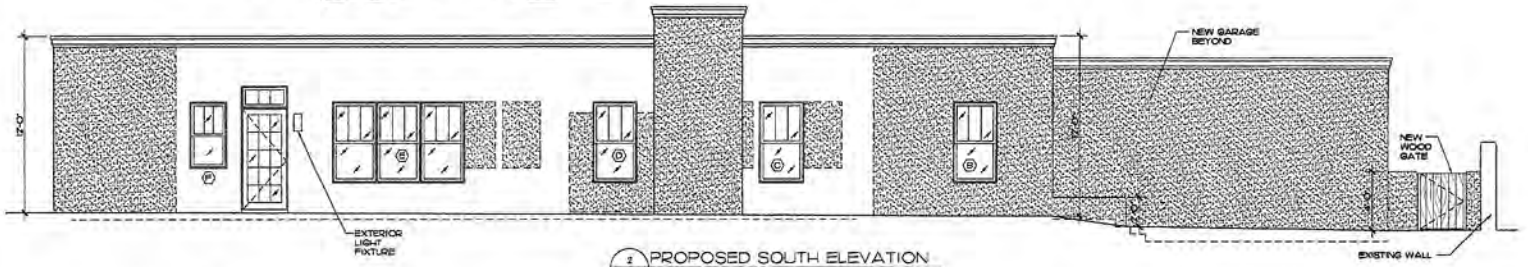
EXISTING & PROPOSED EXTERIOR ELEVATIONS

A
3.0

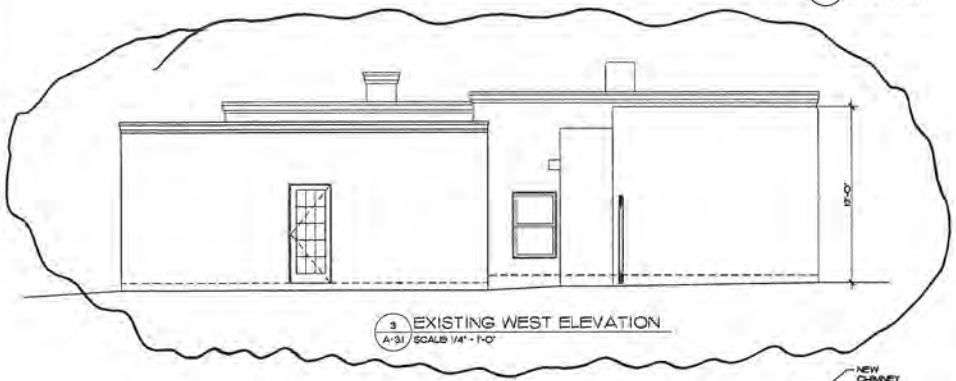
SET #
2312 - COLTON-McCOY



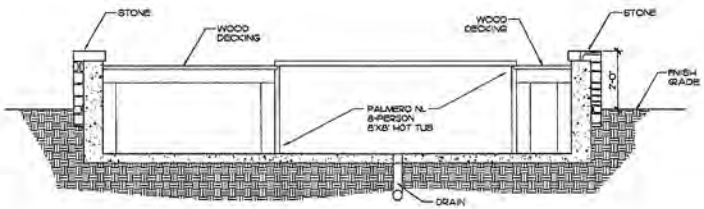
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



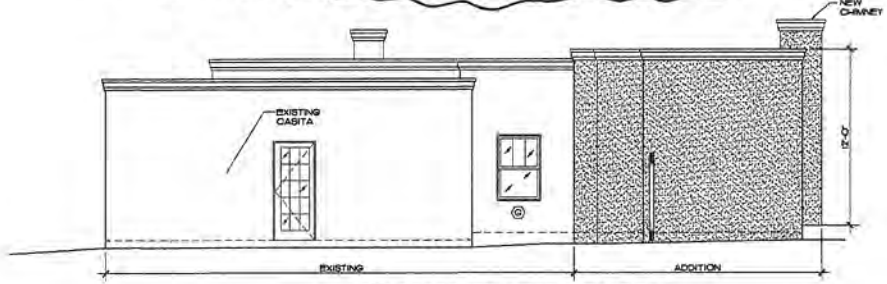
2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



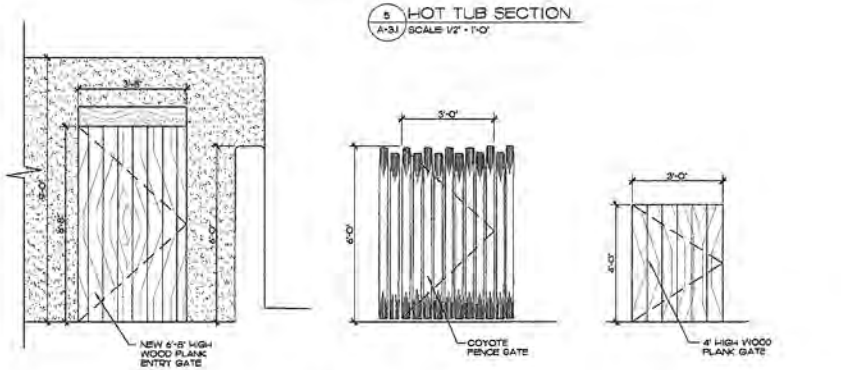
3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.1 HOT TUB SECTION
SCALE: 1/2" = 1'-0"



4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 A-3.1 GATE ELEVATIONS
SCALE: 1/2" = 1'-0"

MARTINEZ ARCHITECTURE STUDIO PC
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505-989-4928 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 17, 2024

EXISTING & PROPOSED EXTERIOR ELEVATIONS, HOT TUB & GATE ELEVATIONS

A 3.1

SET #

2312 - COLTON-McCOY

East
Window
A

East
Door
#1

East
Window
B

South
Window
C

South
Door
#2

South
Window
D





South Window E

North
Window
F

West
Window
G

South
Window
H

West
Door
#3

North
Door
#4

East
Window
I

North
Window
J

North
Window
K

North
Window
Door
#5

North
Window
L

Typical
“Andersen” Logo

Typical
“Jeld-Wen”
Logo

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

---

2025-011353-HDRB, 401 E. Palace Ave., Downtown & Eastside Historic District, contributing, Andrew Lyons agent for George Abrams, LLC, owner, proposes to remodel exterior of residence and garage, build a 3'-6" yardwall. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping not in kind and stucco color not in kind, 14-5.2(D)(5)(a) removal of historic door on a primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

____Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Door and Window Assessment

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Exception Response

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the Exception to 14-5.2(D)(5)(a) removal of historic door on the (south) primary façade of the main structure. Staff finds that the exception criteria have not been met and recommends denial of the Exception to 14-5.2 (D)(5)(b) to remove brick coping and replacing not in kind on the main structure and

the garage. Staff finds that the exception criteria have not been met and recommends denial of the Exception to 14-5-.2(D)(5)(b) to remove historic material, stucco color not in kind for main structure and garage.
Staff finds that the exception criteria has been met and recommends approval of the Exception to 14-5-.2(D)(5)(a) removal of historic door(s)on a primary (south and west) façade of the garage.
Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

a. In case 2025-011353-HDRB, for 401 E. Palace, approve or deny the application as submitted.
b. In case 2025-011353-HDRB, for 401 E. Palace, approve/deny the exception to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping not in kind and stucco color not in kind, and 14-5.2(D)(5)(a) removal of historic door on a primary façade, finding that the exception criteria have not been met
c. In case 2025-011353-HDRB, for 401 E. Palace, approve the elements of the project that do not require an exception.

Should the Board deny the exceptions requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

This property is located in the Downtown and Eastside Historic District and has a contributing status. The south and west facades have been designated as primary. The garage is of contributing status and the south and west facades are designated as primary. All the property yard walls are designated as contributing.

Streetscape:
The property at 401 East Palace sits on the northeast corner of Palace Avenue and Martinez Street. Martinez Street is lined with Spanish Pueblo Style homes with higher yard walls and coyote fences. The typically detached garages on the street are connected to the residences. There are no freestanding accessory structures on this streetscape of Martinez Street. The current building on the site is the second residence in this location; the site was previously occupied by a two-story residence constructed by Romulo Martinez, who is likely the namesake of Martinez Lane. Some of the yard walls on the site date back to when the property was owned by Martinez. That building was demolished in 1937 when the current building was built.



Figure 1: Property Location

Palace Avenue is characterized by primarily Spanish Pueblo Style and pitched roof homes with taller structures, including several two-story buildings. The yard walls along here are lower and are a combination of cobblestones and concrete masonry units with stucco. Most of the residences are set back from the street, while the La Posada Hotel buildings abut the sidewalk. Garages are either attached to or to the side of residences in this streetscape.

PREVIOUS CASE SUMMARIES:

July 8, 2025 -HDRB: 2025-010697-HDRB Status and Primary Façade Designation

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Structure

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Smokey Mountain'). An Exception for removing historic material

and replacing not in kind is requested.

- Prepare and restucco the entire structure (El Rey/La Habra 'Sandalwood') with a floated finish. An Exception for removing historic material and replacing not in kind is requested.
- Remove and replace the existing front entry door, on the west façade and under the south entry portal, listed as Door #1 in the windows & door assessment .The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material and replacing not in kind is requested.
- Remove an unused chimney/flue structure that is centrally located in the northern half of the structure's roof.
- Remove three skylights and infill their openings, and replace the remaining two skylights with flat Velux-style units.
- Reroof the structure with a bituminous Brai membrane (tan).
- Remove two existing windows on the north façade and infill the openings.
- Restore all the remaining existing wood windows to operational status, repaint, and provide new wood storm sashes (new paint to match existing green).
- Prepare and paint all exposed wood (new paint to match existing green).
- Slightly alter the depth of Door #2 on the west facade with respect to the existing jamb it is mounted in (pull towards the exterior of the wall to allow interior modifications as needed).
- Replace the existing kitchen entry door on the north façade, Door #3. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace the existing entry door on the east façade, Door #4. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace all exterior sconces with new units (aged bronze finish).

Garage

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Smokey Mountain'). An Exception for removing historic material and replacing not in kind is requested.
- Prepare and restucco the entire structure (El Rey/La Habra 'Sandalwood') with a floated finish. An Exception for removing historic material is requested.
- Remove and replace the existing pedestrian entry door, on the south façade, listed as Door #5 in the windows & door assessment document. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material and replacing not in kind is requested.

- Remove and replace the existing vehicle entry door, on the west façade, listed as Door #6 in the windows & door assessment document. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material and replacing not in kind is requested.
- Reroof the structure with a bituminous Brai membrane (tan).
- Prepare and paint all exposed wood (new paint to match existing green).
- Create a new opening on the east façade and install a new wood 6-over-6 double hung window (painted to match existing green).
- Install a new exterior sconce at the entry door on the south facade.

New Construction Wall

Build a new 3'-6" courtyard wall between the two buildings, two 18" x 18" (+/-) pilasters with a black iron gate. Inside the courtyard, a new patio area will be built using either brick or flagstone paving.
Of note is the applicant's request to change the colors of the structure and the brick coping. No documentation has been provided that the white stucco color is not historic; staff has concern with this character-defining color. Furthermore, the proposed replacement doors are not similar to the existing doors, and no photographic evidence has been provided to illustrate that historically the 3-lite doors were in those openings. The existing door under the portal is likely not historic; however, the 4-lite door on the west elevation may be historic.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5-.2(D)(5)(a): The applicant requests an exception to removal of historic door on a primary facade.

Door on the primary façade of the main structure
(i) *Do not damage the character of the district*
Applicant Response:
The proposed replacement of the exterior door (#1) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the house. The style of the existing door does not match the territorial architecture of the building. We estimate the existing front door was installed in the 1970's without consideration of the building's style.

Staff Response: Staff find that this criterion is not met. No documentation has been provided that the door is not historic and was installed after 1975. Furthermore, the proposed replacement door may create a false sense of history as it is a different design from the existing door.

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

It would be a hardship on the applicant to keep the existing door due to its weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property thus creating a hardship if the owners were to try to sell the property.

Staff Response: Staff finds that this criterion is not met. It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district.

(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 selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion is not met. The applicant has not investigated what type of door may have been in the opening historically, no photographic or other documentation has been provided that the proposed 3-lite replacement door is consistent with the character of the historic door. The proposal creates a false sense of history unless evidence is provided

Exception to 14-5.2 (D)(5)(b): The applicant requests an exception to remove brick coping and replacing not in kind.

Brick coping on main structure

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

Applicant Response:

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.





Staff Response: Staff finds that this criterion is not met. The proposed brick coping color creates a false sense of history and will threaten the contributing status of the structure. Furthermore, no detail has been submitted to illustrate that the existing historic coping pattern will be maintained. The proposed change has the potential to damage the character of the building and district.

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

Applicant Response:
Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

Staff Response: Staff finds that this criterion is not met. While staff supports the replacement or repair of the coping to ensure that there will be no water intrusion, the proposed materials and design creates a false sense of history and may cause the building to lose its status. The expectation of the public is that the historic district character will be maintained, and the loss of the character threatens the overall character and history of the district.

(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 selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion is not met. The proposed style of the brick is not found as a historic treatment for brick coping in the districts. Furthermore, the color that is proposed was not utilized historically. By not considering the design option to retain the character, the historic district character is negatively impacted.

Exception to 14-5-.2(D)(5)(b): The applicant requests an exception to for removing historic material, replacing brick coping not in kind and stucco color not in kind.

Stucco Main Structure

(i) *Do not damage the character of the district*
Applicant Response:
Please note that the house in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: El Rey/La Habra 'Sandalwood'. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

Staff Response: Staff finds that this criterion is not met. No evidence has been provided that the existing white color is less than 50 years old. Furthermore, this unique structure has become an integral part of the E Palace Ave streetscape, which exhibits a variety of architectural styles and colors. Changing the color to something that was not present historically will damage the character of the streetscape and building.
(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

Staff Response: Staff finds that this criterion is not met. . It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district.
(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 selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion is not met. By the applicant not considering the historic color, or providing evidence of a different color, not all design options have been considered that assure the historic building's contributing status is maintained.



Exception to 14-5-.2(D)(5)(a): The applicant requests an exception to removal of historic door on a primary facade.

Garage vehicular door

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

Applicant Response:

The proposed replacement of the exterior garage vehicle door (Door #6) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The current style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

Staff Response: Staff finds that this criterion is met. The garage is a prominent feature on the Martinez Lane streetscape. The door is reflective of the garage doors installed historically, and its removal and replacement with a like-kind door will not affect the overall status of the building and not damage the historic character of the streetscape.

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

Applicant Response:

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

Staff Response: Staff finds that this criterion is met. It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district. Since a similar garage door has been proposed, staff has no objection to the proposed replacement.

(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 selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'

Staff Response: Staff finds that this criterion is not met. Every effort should be made to retain the overall character of this historically contributing building. The applicant is proposing to have a door made that will be similar to or almost identical as the existing historic door.

Exception to 14-5-.2(D)(5)(a): The applicant requests an exception to removal of historic door on a primary facade.

Garage pedestrian door

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

Applicant Response:

The proposed replacement of the exterior garage pedestrian door (Door #5) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The existing door's style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

Staff Response: Staff finds that this criterion is met. The existing pedestrian door is not original to the garage structure. It is recommended that the replacement door be of the same character of a door that may have been there historically.

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

Applicant Response:

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of

the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

Staff Response: Staff finds that this criterion is met. It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district. The existing door is likely not historic; a replacement door must retain the historic character of the building.

(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 selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Staff Response: Staff finds that this criterion is met. Since the existing pedestrian door is likely not historic, a replacement door that retains the character of the overall building will not threaten the historic status.

Exception to 14-5.2 (D)(5)(b): The applicant requests an exception to remove brick coping and replacing not in kind.

Brick coping parapet replacement on garage

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

Applicant Response:

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.

Staff Response: Staff finds that this criterion is not met. The proposed brick coping color creates a false sense of history and will threaten the contributing status of the structure. Furthermore, no detail has been submitted to illustrate that the existing historic coping pattern will be maintained. The proposed change has the potential to damage the character of the building and district.

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

Applicant Response:

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

Staff Response: : Staff finds that this criterion is not met. While staff supports the replacement or repair of the coping to ensure that there will be no water intrusion, the proposed materials and design creates a false sense of history and may cause the building to lose its status. The expectation of the public is that the historic district character will be maintained, and the loss of the character threatens the overall character and history of the district.
Staff finds that this criterion is/is not 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 selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'

Staff Response:
Staff finds that this criterion is not met. The proposed style of the brick is not found as a historic treatment for brick coping in the districts. Furthermore, the color that is proposed was not utilized historically. By not considering the design option to retain the character, the historic district character is negatively impacted

Exception to 14-5.2 (D)(5)(b): The applicant requests an exception to remove brick coping and replacing not in kind.

Stucco on Garage

(i) *Do not damage the character of the district*
Applicant Response:
Please note that the garage in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: Bamboo. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

Staff Response: Staff finds that this criterion is not met. No evidence has been provided that the existing white color is less than 50 years old. Furthermore, this unique structure has become an integral part of the Martinez streetscape, which exhibits a variety of architectural styles and colors. Changing the color to something that was not present historically will damage the character of the streetscape and building.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

Staff Response: Staff finds that this criterion is not met. . It is expected that historic material and character will be retained and preserved as set forth in the Historic Districts Ordinance. Replacement of historic material must be carefully considered, without regard to financial cost, in order to protect the historic district's character. Loss of character may represent an injury to the public welfare through the degradation of the historic district.
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 selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.
Staff Response:
Staff finds that this criterion is not met. By the applicant not considering the historic color, or providing evidence of a different color, not all design options have been considered that assure the historic building's contributing status is maintained.

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection

14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

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

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

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

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

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the *streetscape*;

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

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

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(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.

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October 6, 2025

Amanda Romero, Senior Planner
Historic Preservation Division at Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 401 E. Palace Ave. - Proposed Remodel of Primary Structure & Detached Garage

Dear Amanda,

Attached you will find our submittal, on behalf of George Abrams and Abrams Development LLC (owners), requesting approval to perform numerous exterior upgrades at both an existing office/residence structure and detached garage located at 401 E. Palace Avenue.

The existing larger building on the property, initially built as a residence in 1937, has been used as an office since 1968. The building recently had its historic Contributing status reaffirmed and the south & west facades were designated as Primary.

The existing smaller garage building, also built in 1937, had its historic Contributing status reaffirmed as well and its south & west facades were designated as Primary.

Beginning at the main structure, which the owners wish to revert from an office back into a residence, we propose the following upgrades to the exterior:

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Smokey Mountain'). An Exception for removing historic material is requested.
- Prepare and restucco the entire structure (El Rey/La Habra 'Sandalwood') with a floated finish. An Exception for removing historic material is requested.
- Remove and replace the existing front entry door, on the west façade and under the south entry portal, listed as Door #1 in the windows & door assessment document that has been included in this submittal package. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material is requested.
- Remove an unused chimney/flue structure that is centrally located in the northern half of the structure's roof.
- Delete three skylights and infill their openings, and replace the remaining two skylights with flat Velux-style units.
- Reroof the structure with a bituminous Brai membrane (tan).
- Delete two existing windows on the north façade and infill the openings.

- Restore all the remaining existing wood windows to operational status, repaint, and provide new wood storm sashes (new paint to match existing green).
- Prepare and paint all exposed wood (new paint to match existing green).
- Slightly alter the depth of Door #2 on the west facade with respect to the existing jamb it is mounted in (pull towards the exterior of the wall to allow interior modifications as needed).
- Replace the existing kitchen entry door on the north façade, Door #3. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace the existing entry door on the east façade, Door #4. The proposed new door is made of wood with glass lights at the top, stained Walnut.
- Replace all exterior sconces with new units (aged bronze finish).

For the garage, which the owners wish to convert to an office/studio, the following exterior upgrades are proposed:

- Remove the existing crumbling brick coping on the parapets and replace with new brick coping (Summit Brick 'Smokey Mountain'). An Exception for removing historic material is requested.
- Prepare and restucco the entire structure (El Rey/La Habra 'Sandalwood') with a floated finish. An Exception for removing historic material is requested.
- Remove and replace the existing pedestrian entry door, on the south façade, listed as Door #5 in the windows & door assessment document. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material is requested.
- Remove and replace the existing vehicle entry door, on the west façade, listed as Door #6 in the windows & door assessment document. The proposed new door is made of wood with glass lights at the top, stained Walnut. An Exception for removing historic material is requested.
- Reroof the structure with a bituminous Brai membrane (tan).
- Prepare and paint all exposed wood (new paint to match existing green).
- Create a new opening on the east façade and install a new wood 6-over-6 double hung window (painted to match existing green).
- Install a new exterior sconce at the entry door on the south facade.

The proposed finishes/colors for both structures are as follows:

- New brick coping: Summit Brick 'Smokey Mountain'.
- New stucco: El Rey/La Habra 'Sandalwood'.
- All exposed wood (except new doors): match existing green.
    - Includes new storm sashes at main structure.
    - Includes new window at garage.
- New exterior wood + glass pedestrian and vehicle doors: Walnut stain.
- New exterior door hardware: Dark Bronze.
- New exterior sconces: Hinkley 'Porter 2806 OZ' in Aged Bronze finish.

Finally, there is proposed work on the site as well: build a new 3'-6" tall cobble & mortar wall between the two buildings, thereby creating an enclosed courtyard area in the northeast corner of the lot. The wall is to look similar to the existing cobble walls on the perimeter of the lot, and in approximately its center will be two 18" x 18" (+/-) pilasters with a black iron gate. Inside the courtyard, a new patio area will be built using either brick or flagstone paving.

Please don’t hesitate to contact us if you have any questions regarding this submittal.

Thank you for your time and consideration.

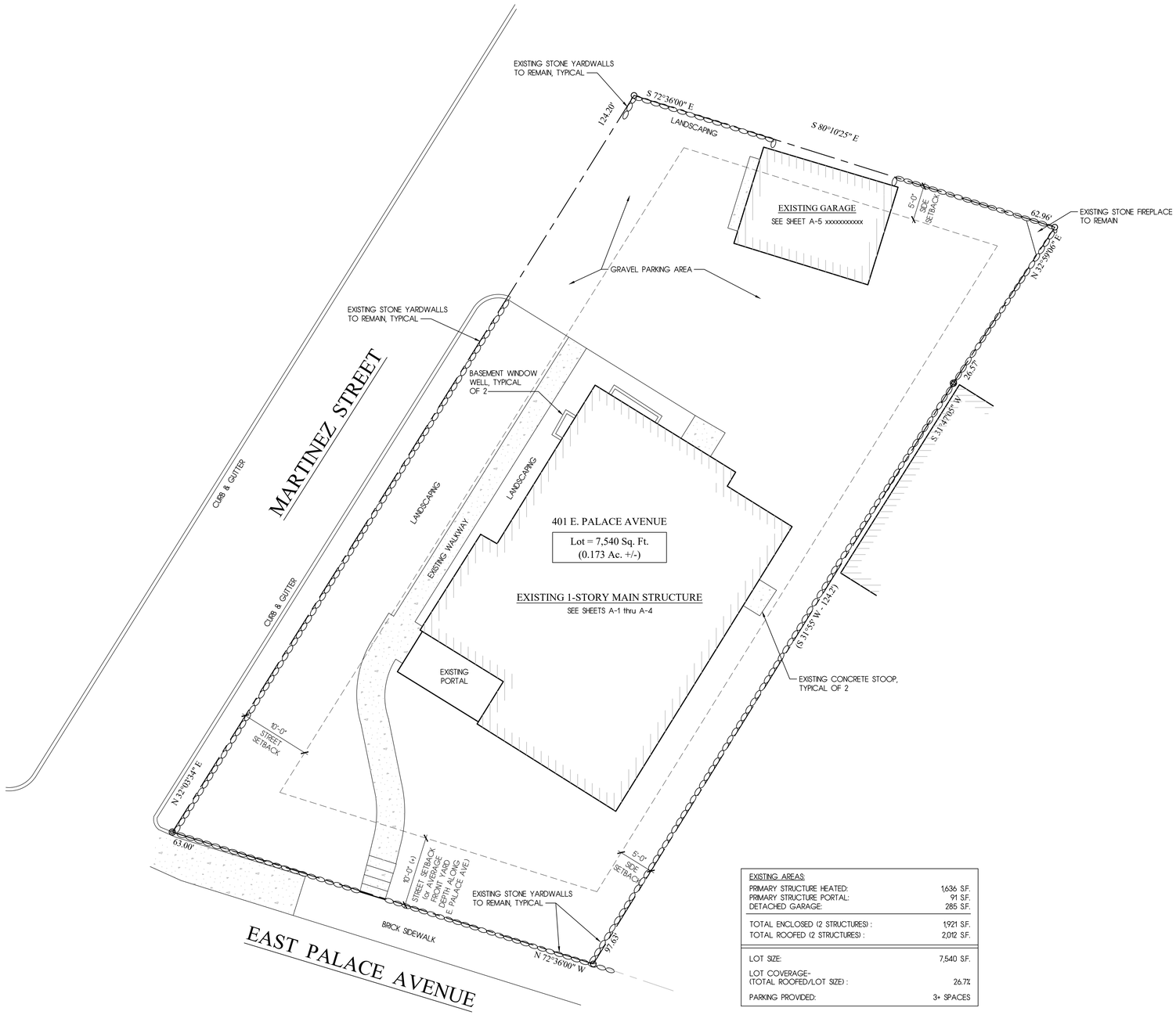
Sincerely,



Andrew Lyons

Cc: Abrams Development LLC

Attachments:
a) Historic Districts Application Form
b) Approved PZR Review Worksheet
c) Photographs of the existing structures
d) Exterior door and window assessment report (both structures)
e) Existing and proposed site plans, floor plans, and elevations (both structures)
f) Information on proposed new exterior finishes, colors, doors, and sconces



EXISTING AREAS:	
PRIMARY STRUCTURE HEATED:	1,636 S.F.
PRIMARY STRUCTURE PORTAL:	91 S.F.
DETACHED GARAGE:	285 S.F.
TOTAL ENCLOSED (2 STRUCTURES) :	1,921 S.F.
TOTAL ROOFED (2 STRUCTURES) :	2,012 S.F.
LOT SIZE:	7,540 S.F.
LOT COVERAGE- (TOTAL ROOFED/LOT SIZE) :	26.7%
PARKING PROVIDED:	3+ SPACES

1 EXISTING SITE PLAN

NOTE: NO PROPOSED CHANGES TO FOOTPRINT OF EXISTING BUILDINGS NOR ANY PROPOSED NEW STRUCTURES

NORTH

1/8" = 1'-0"

0' 5' 10'

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andrew@andrewlyonsdesign.com

EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

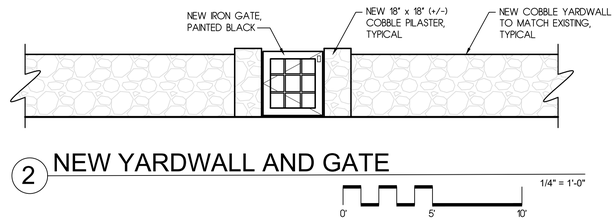
REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING SITE PLAN

SHEET
C-1

SCALE
1/4" = 1'-0"



2 NEW YARDWALL AND GATE

1/4" = 1'-0"

1 PROPOSED SITE PLAN

NOTE: NO PROPOSED CHANGES TO FOOTPRINT OF EXISTING BUILDINGS NOR ANY PROPOSED NEW STRUCTURES

NORTH

1/8" = 1'-0"

0' 5' 10'

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ALD

EXTERIOR ALTERATIONS AND REMODEL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

REVISIONS

No.	Description	Date

SHEET TITLE
PROPOSED SITE PLAN

SHEET
C-2

SCALE
1/4" = 1'-0"

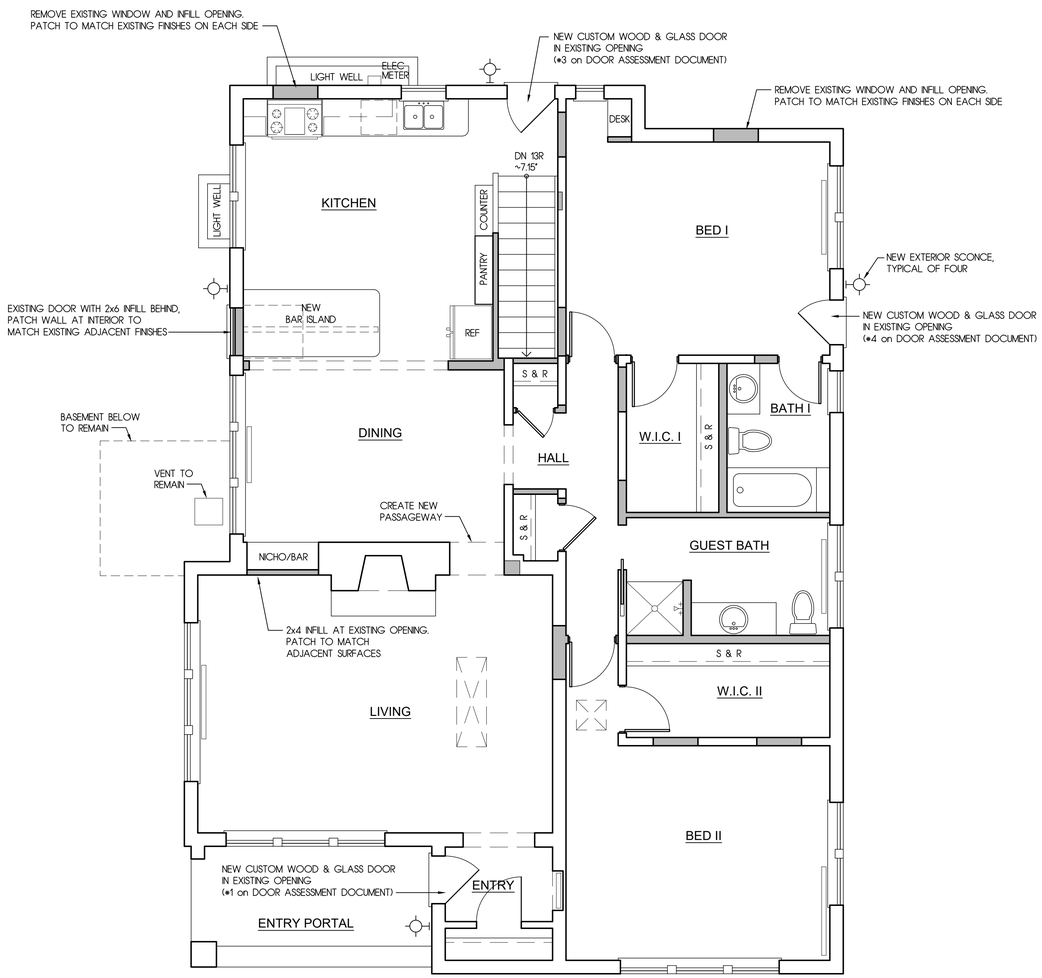
GENERAL NOTES:

1) VERIFY ALL DIMENSIONS IN THE FIELD.
2) DIMENSIONS TO FACE OF STUDS AT INTERIOR WALLS AND EXTERIOR WALLS.

LEGEND

EXISTING TO REMAIN, TYPICAL

NEW 2x FRAME WALL OR INFILL- SEE PLAN FOR THICKNESS. PATCH TO MATCH ADJACENT SURFACES (V.I.F.)



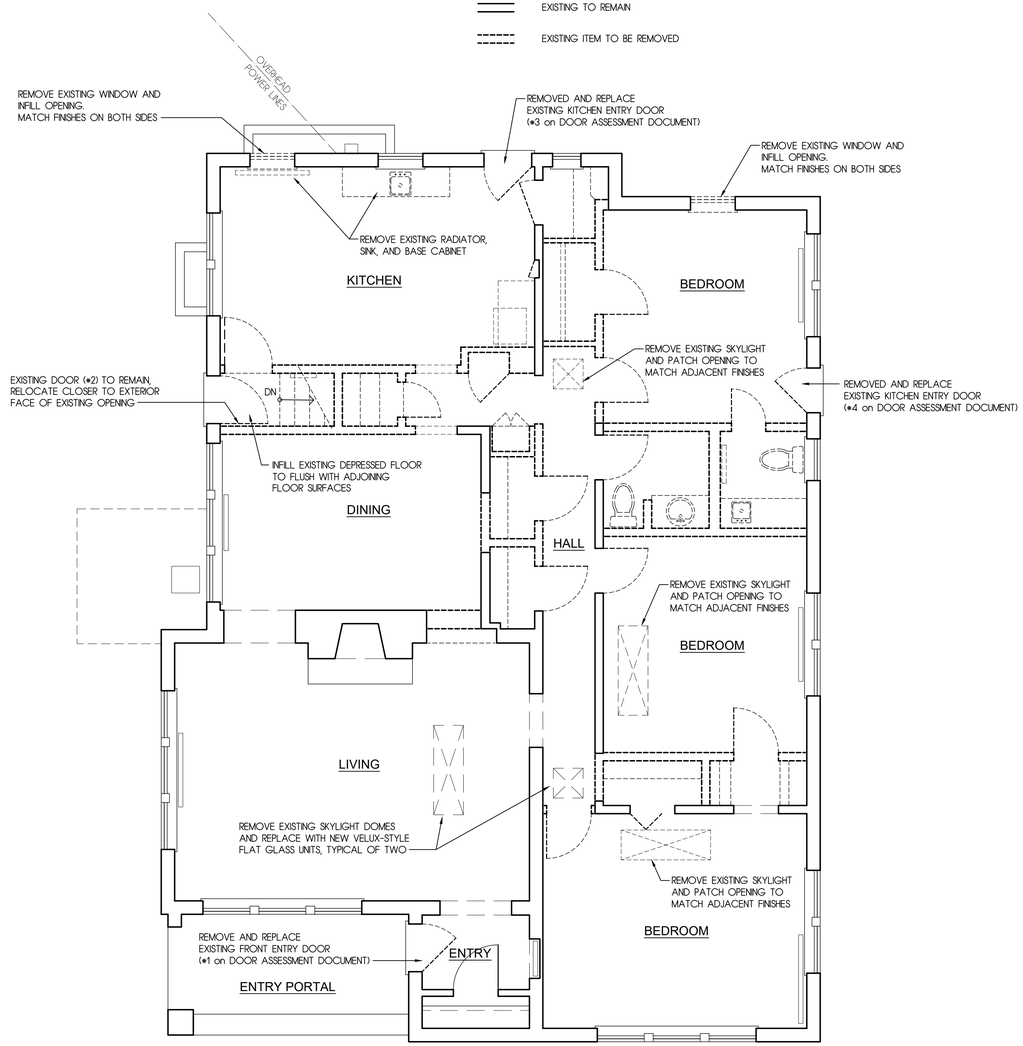
2 REVISED GROUND FLOOR PLAN

1/4" = 1'-0"

LEGEND

EXISTING TO REMAIN

EXISTING ITEM TO BE REMOVED



1 EXISTING (DEMOLITION) GROUND FLOOR PLAN

NOTE: VERIFY EXISTING CONDITIONS IN THE FIELD

PLAN NORTH

1/4" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL AT 401 E. PALACE AVE.

SANTA FE NEW MEXICO

DATE
6 OCT., 2025

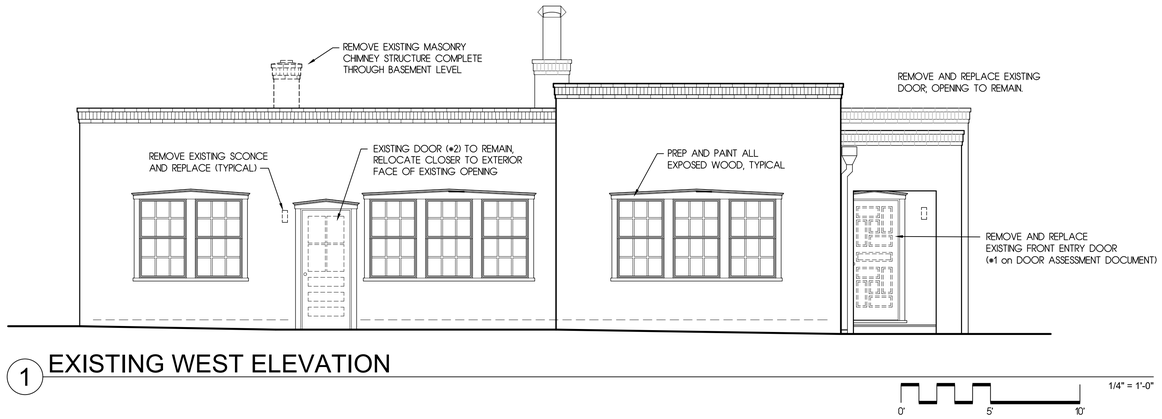
REVISIONS

No.	Description	Date

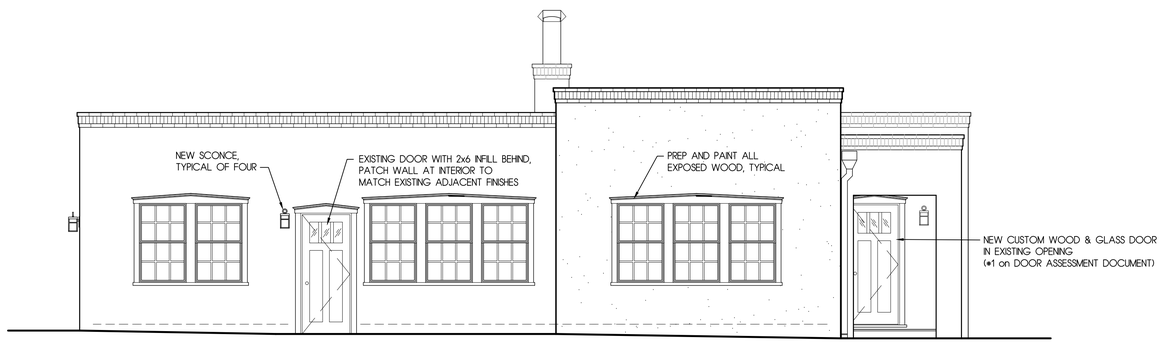
SHEET TITLE
MAIN: EXISTING (DEMOLITION) AND PROPOSED GROUND FLOOR PLANS

SHEET
A-1

SCALE
1/4" = 1'-0"



1 EXISTING WEST ELEVATION



2 REVISED WEST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REPAIRS, REMODEL, AND NEW YARDWALL
AT
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SANTA FE NEW MEXICO

DATE
6 OCT., 2025

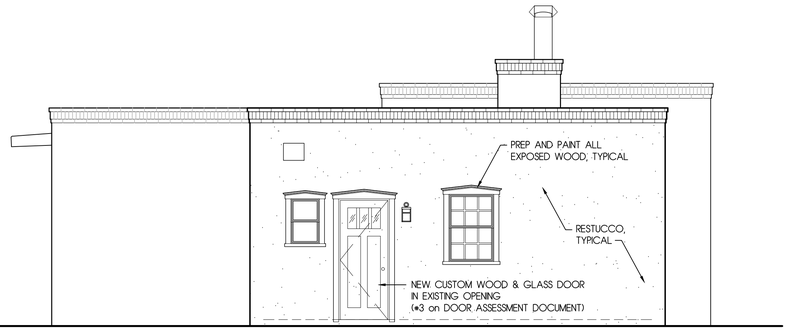
REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED WEST ELEVATIONS

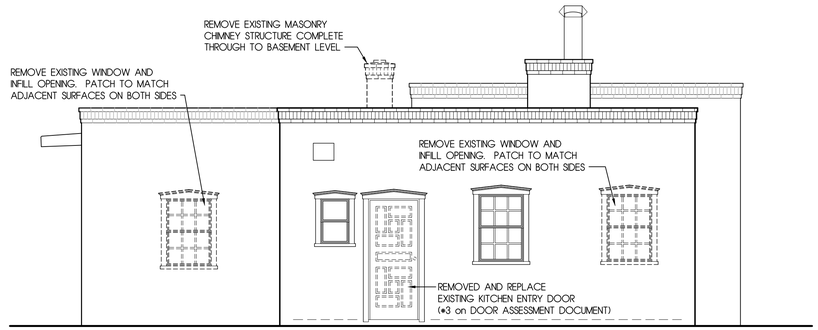
SHEET
A-3.2

SCALE
1/4" = 1'-0"



2 REVISED NORTH ELEVATION

1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

0' 5' 10'

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS:	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
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DATE
6 OCT., 2025

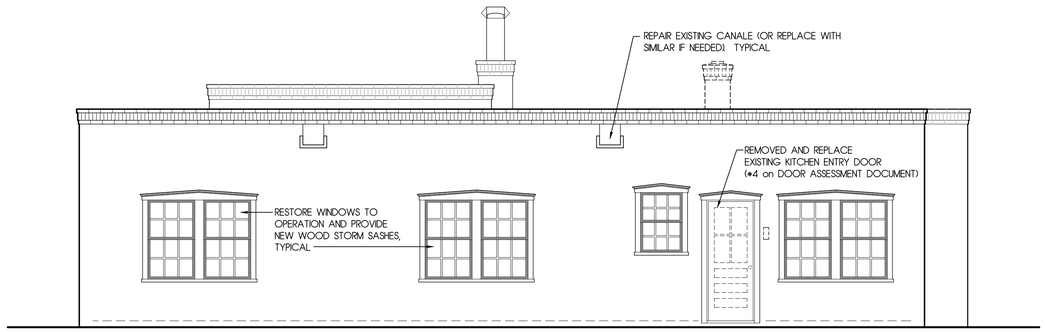
REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED NORTH ELEVATIONS

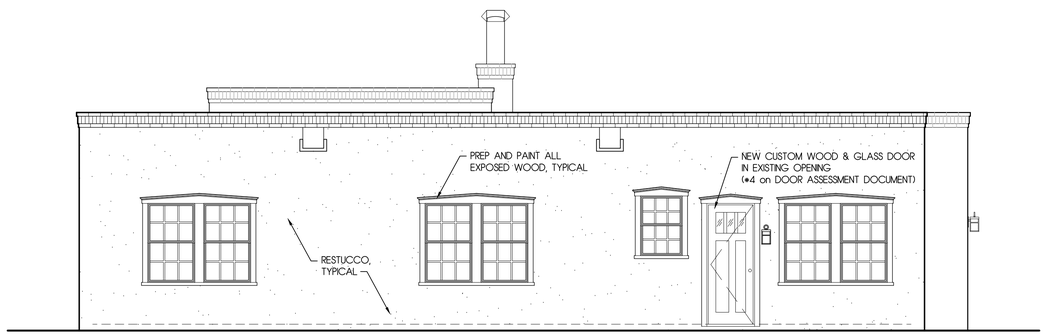
SHEET
A-3.3

SCALE
1/4" = 1'-0"



1 EXISTING EAST ELEVATION

1/4" = 1'-0"



2 REVISED EAST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REPAIRS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED EAST ELEVATIONS

SHEET
A-3.4

SCALE
1/4" = 1'-0"

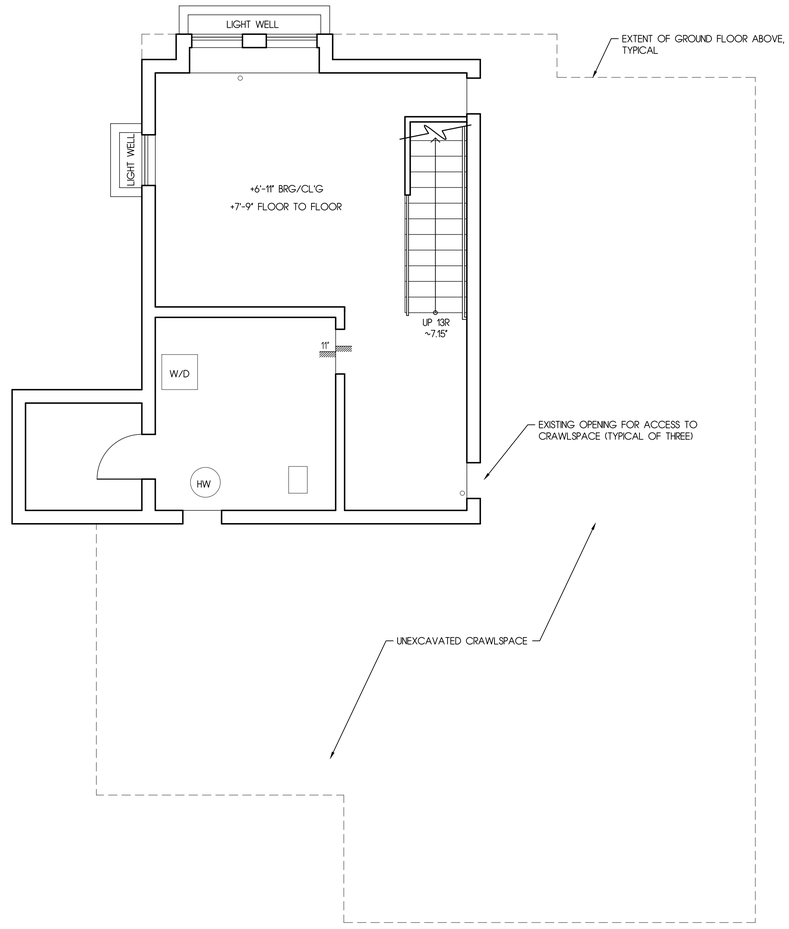
GENERAL NOTES:

1) VERIFY ALL DIMENSIONS IN THE FIELD.
2) DIMENSIONS TO FACE OF STUDS AT INTERIOR WALLS AND EXTERIOR WALLS.

LEGEND

EXISTING TO REMAIN, TYPICAL

NEW 2x FRAME WALL OR INFILL-
SEE PLAN FOR THICKNESS.
PATCH TO MATCH ADJACENT SURFACES (V.I.F.)



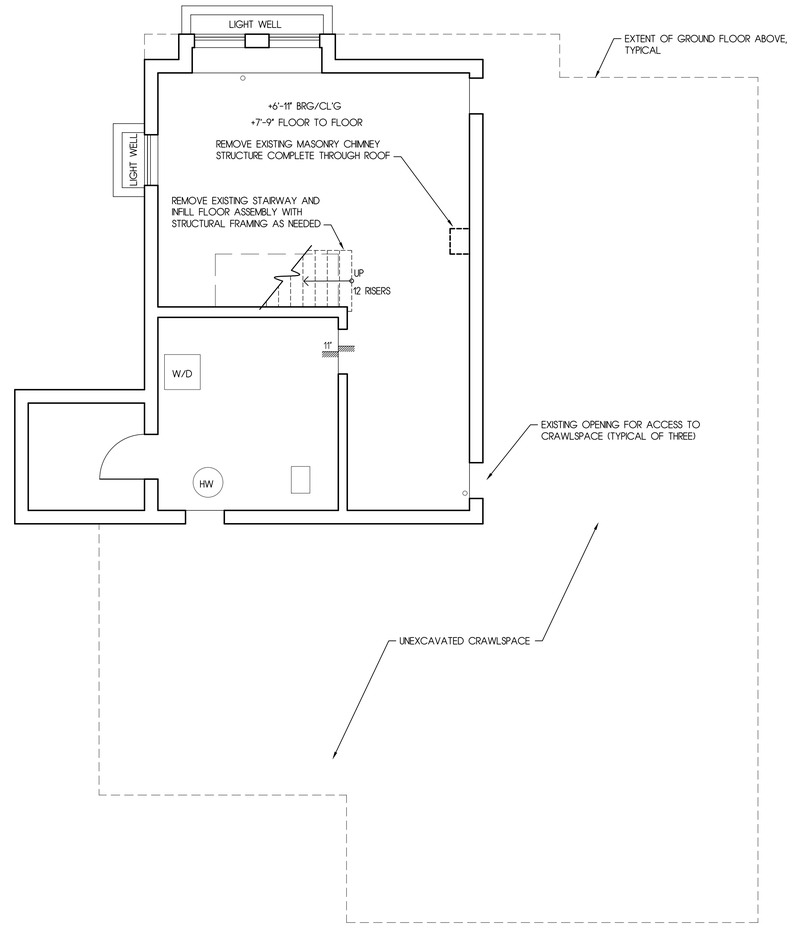
2 REVISED BASEMENT FLOOR PLAN

1/4" = 1'-0"

LEGEND

EXISTING TO REMAIN

EXISTING ITEM TO BE REMOVED



1 EXISTING (DEMOLITION) BASEMENT FLOOR PLAN

PLAN NORTH

1/4" = 1'-0"

ANDREW LYONS DESIGN
PO BOX 8858
SANTA FE
NEW MEXICO 87504

ph: 505 - 982 - 7999
andrew@andrewlyonsdesign.com

EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL AT 401 E. PALACE AVE.

SANTA FE NEW MEXICO

DATE
6 OCT., 2025

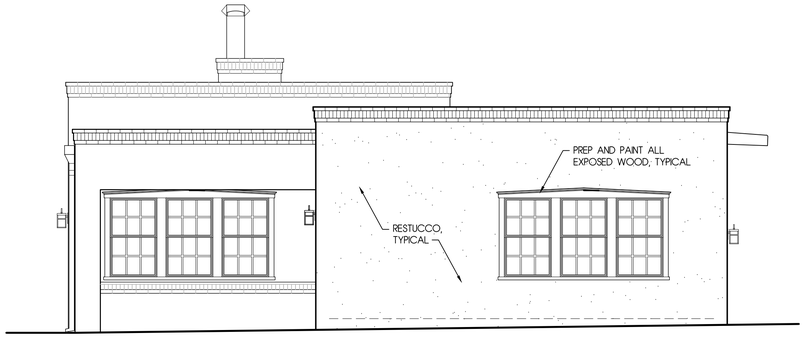
REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING (DEMO) AND PROPOSED BASEMENT FLOOR PLANS

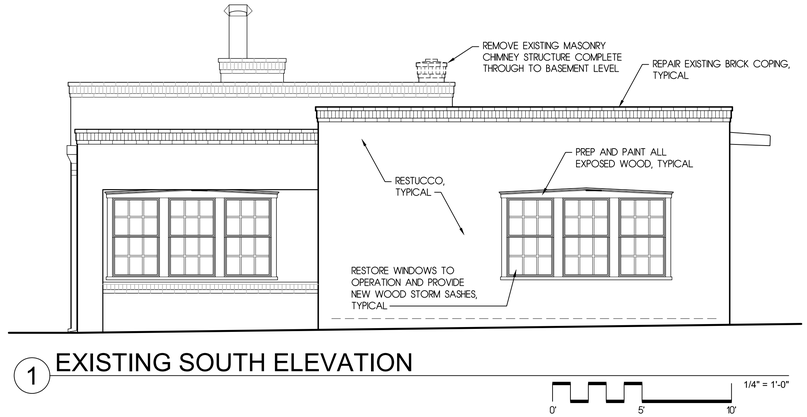
SHEET
A-2

SCALE
1/4" = 1'-0"



2 REVISED SOUTH ELEVATION

1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES AND COLORS:	
NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
EXPOSED WOOD, STORM SASHES:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOORS:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCES:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

ANDREW LYONS DESIGN
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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

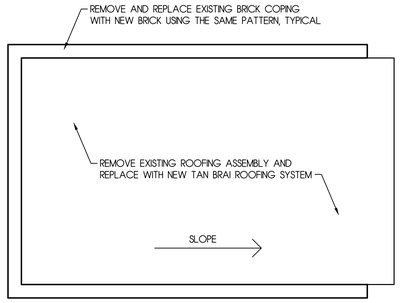
REVISIONS

No.	Description	Date

SHEET TITLE
EXISTING (DEMOLITION) AND PROPOSED SOUTH ELEVATIONS

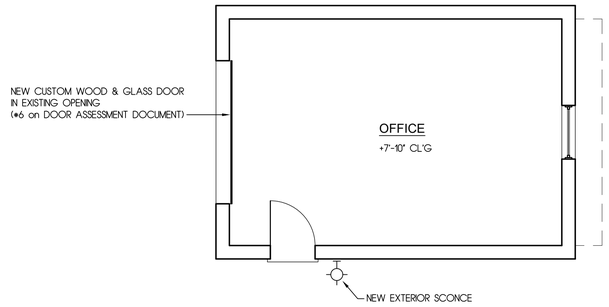
SHEET
A-3.1

SCALE
1/4" = 1'-0"



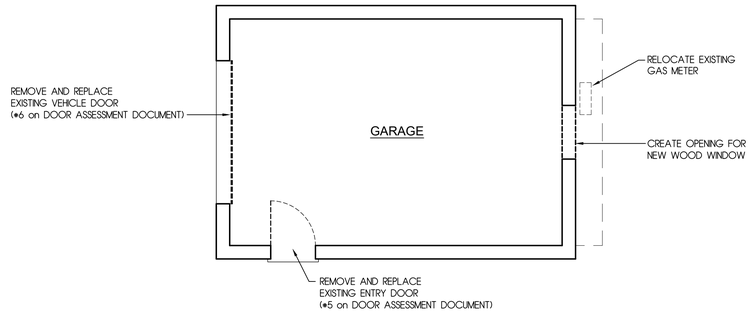
3 EXISTING/REVISED ROOF PLAN

1/4" = 1'-0"



2 REVISED FLOOR PLAN

1/4" = 1'-0"



1 EXISTING (DEMO) FLOOR PLAN

NOTE: VERIFY EXISTING CONDITIONS IN THE FIELD

PLAN NORTH

1/4" = 1'-0"

0' 5' 10'

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

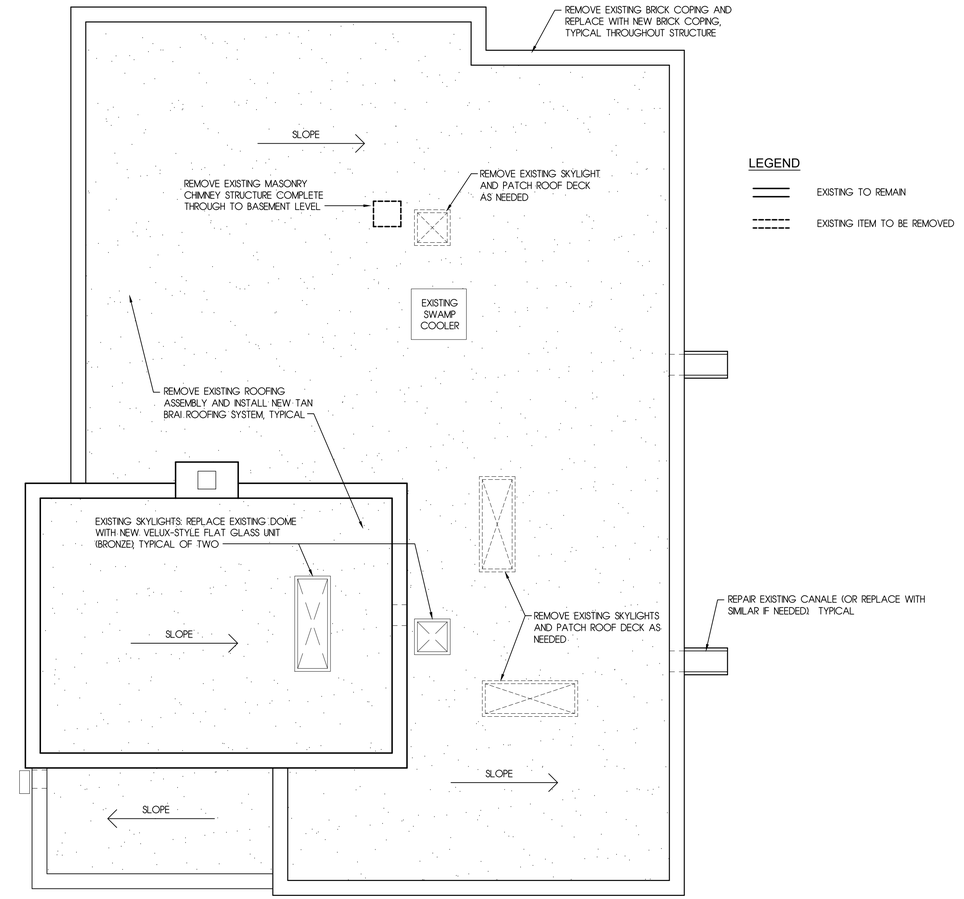
REVISIONS

No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED PLANS

SHEET
A-5

SCALE
1/4" = 1'-0"



1 MAIN STRUCTURE: EXISTING/PROPOSED ROOF PLAN

PLAN NORTH

1/4" = 1'-0"

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

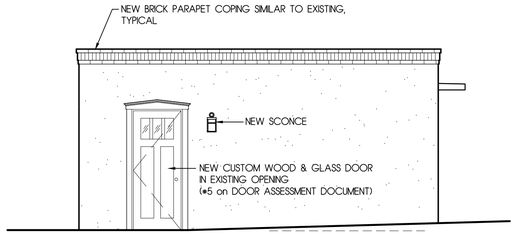
REVISIONS

No.	Description	Date

SHEET TITLE
MAIN STRUCTURE: EXISTING/PROPOSED ROOF PLAN

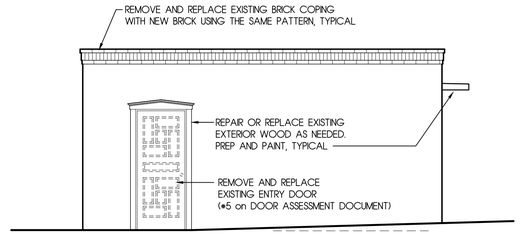
SHEET
A-4

SCALE
1/4" = 1'-0"



2 REVISED SOUTH ELEVATION

1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

0' 5' 10'

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

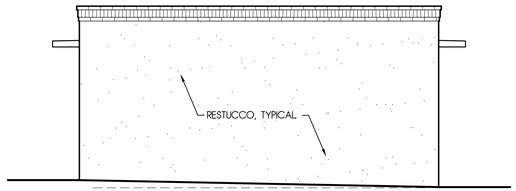
REVISIONS

No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED SOUTH ELEVATIONS

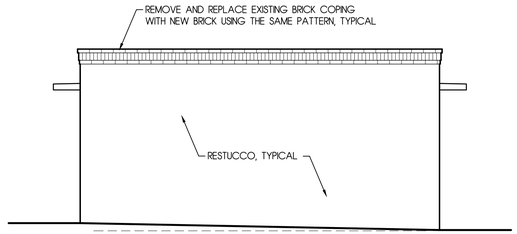
SHEET
A-6.1

SCALE
1/4" = 1'-0"



2 REVISED NORTH ELEVATION

1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

0' 5' 10'

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR	WOOD WITH WALNUT STAIN
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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

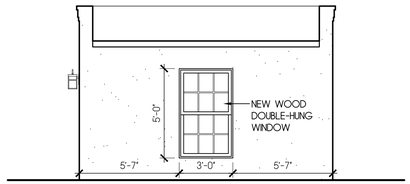
REVISIONS

No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED NORTH ELEVATIONS

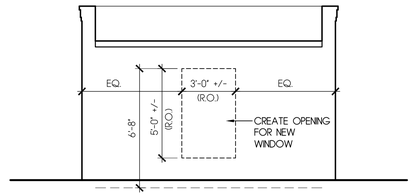
SHEET
A-6.3

SCALE
1/4" = 1'-0"



2 REVISED EAST ELEVATION

1/4" = 1'-0"



1 EXISTING EAST ELEVATION

1/4" = 1'-0"

0' 5' 10'

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

REVISIONS

No.	Description	Date

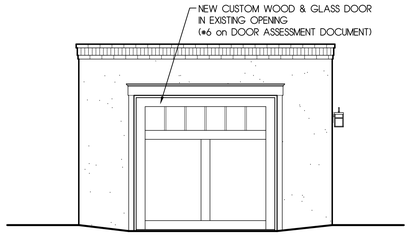
SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED EAST ELEVATIONS

SHEET
A-6.4

SCALE
1/4" = 1'-0"

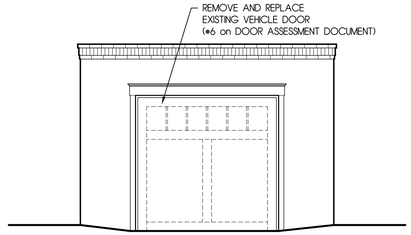


PROPOSED
STORM SASHES
(SIMILAR)



2 REVISED WEST ELEVATION

1/4" = 1'-0"



1 EXISTING WEST ELEVATION

1/4" = 1'-0"

0' 5' 10'

EXTERIOR FINISHES AND COLORS:

NEW BRICK COPING AT PARAPETS	SUMMIT BRICK 'SMOKEY MOUNTAIN'
NEW STUCCO:	EL REY/LA HABRA 'SANDALWOOD'
NEW WINDOW, WINDOW/PANEL ASSEMBLY, AND EXISTING EXPOSED WOOD:	MATCH EXISTING (GREEN)
NEW EXTERIOR DOOR:	WOOD WITH WALNUT STAIN
NEW EXTERIOR DOOR HARDWARE:	DARK BRONZE
NEW EXTERIOR SCONCE:	HINKLEY 'PORTER' 2806 OZ IN 'AGED BRONZE' FINISH

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andrew@andrewlyonsdesign.com

EXTERIOR ALTERATIONS, REMODEL, AND NEW YARDWALL
AT
401 E. PALACE AVE.
SANTA FE NEW MEXICO

DATE
6 OCT., 2025

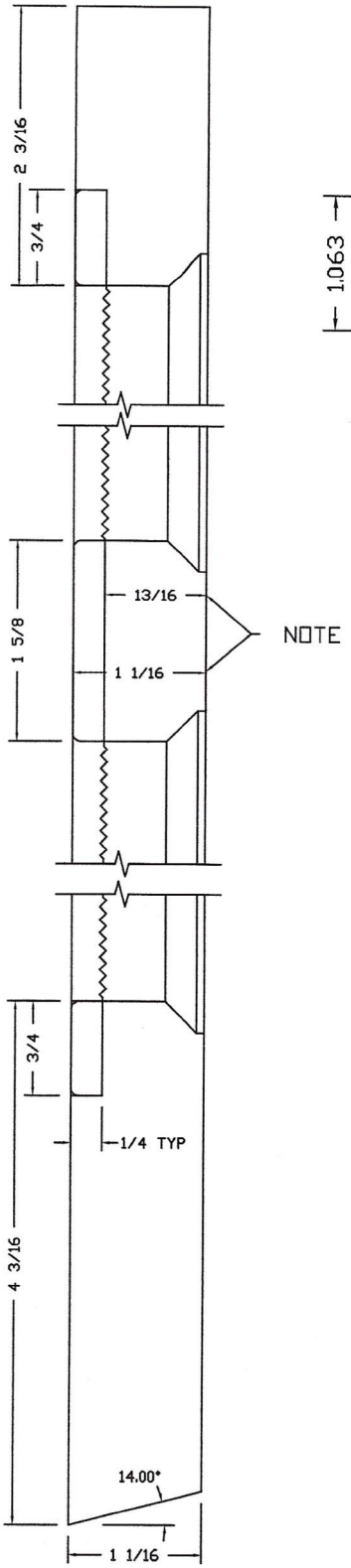
REVISIONS

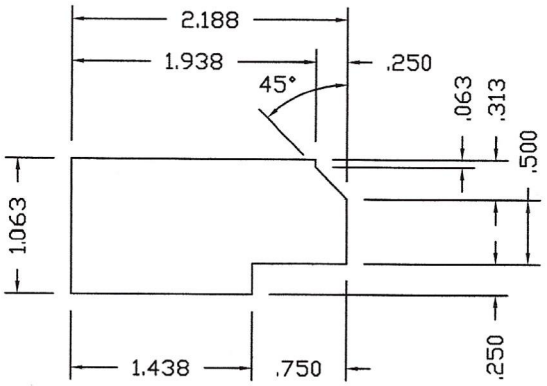
No.	Description	Date

SHEET TITLE
GARAGE: EXISTING (DEMOLITION) AND PROPOSED WEST ELEVATIONS

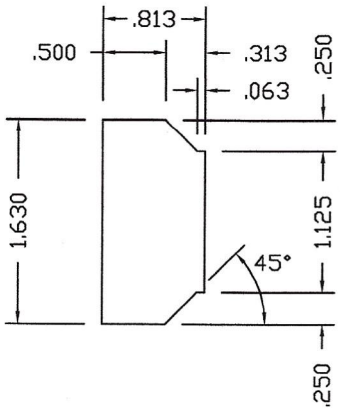
SHEET
A-6.2

SCALE
1/4" = 1'-0"

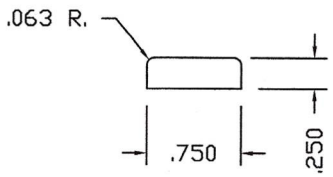




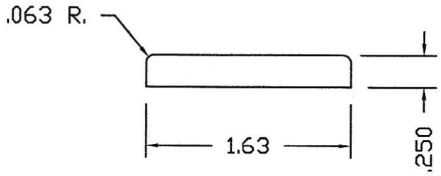
TOP RAIL & STILE PROFILE



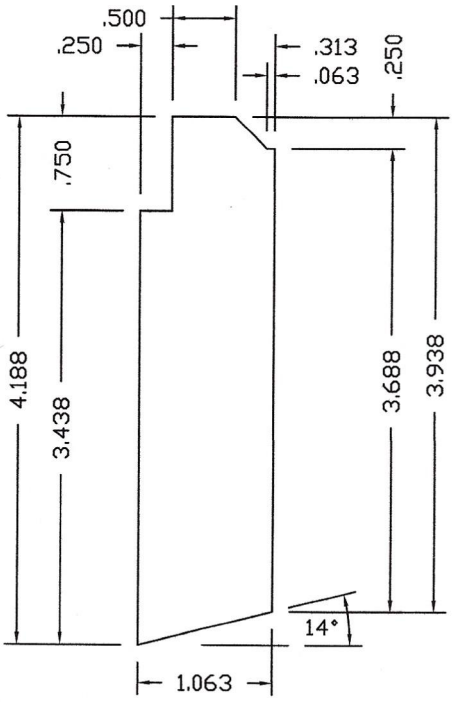
CROSSRAIL PROFILE



RAIL & STILE MOULDING PROFILE



CROSSRAIL MOULDING PROFILE



BOTTOM RAIL PROFILE

DRAWING NO.	DRAWN BY: DG	ORIG:	DISTRIBUTOR	STORM/SCREEN
C-903	DATE: 12/6/05	ORDER#		W/ FLUSH MOULDING
	TIME:	PO#		

KOLBE & KOLBE MILLWORK CO., INC. 1323 SOUTH 11TH AVE. WAUSAU, WI 54401-5998
SPECIAL MILLWORK SERVICES

KOLBE ■ WINDOWS & DOORS ■

Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

SUPERSEDED: SEE UPDATED INFORMATION

Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen lim ot accurately reflect the Parex USA colors.

The colors shown are intended to sho ish. Color will vary depending on the type selected. Application by machine e depth of the color. Variation in color due to weather, job conditions, be expected. For color verification, request actual sample in the color an l. Apply a sample of finish to be used on actual substrate before proceeding not responsible for color correctness of applied finish. Color must be verifie application.

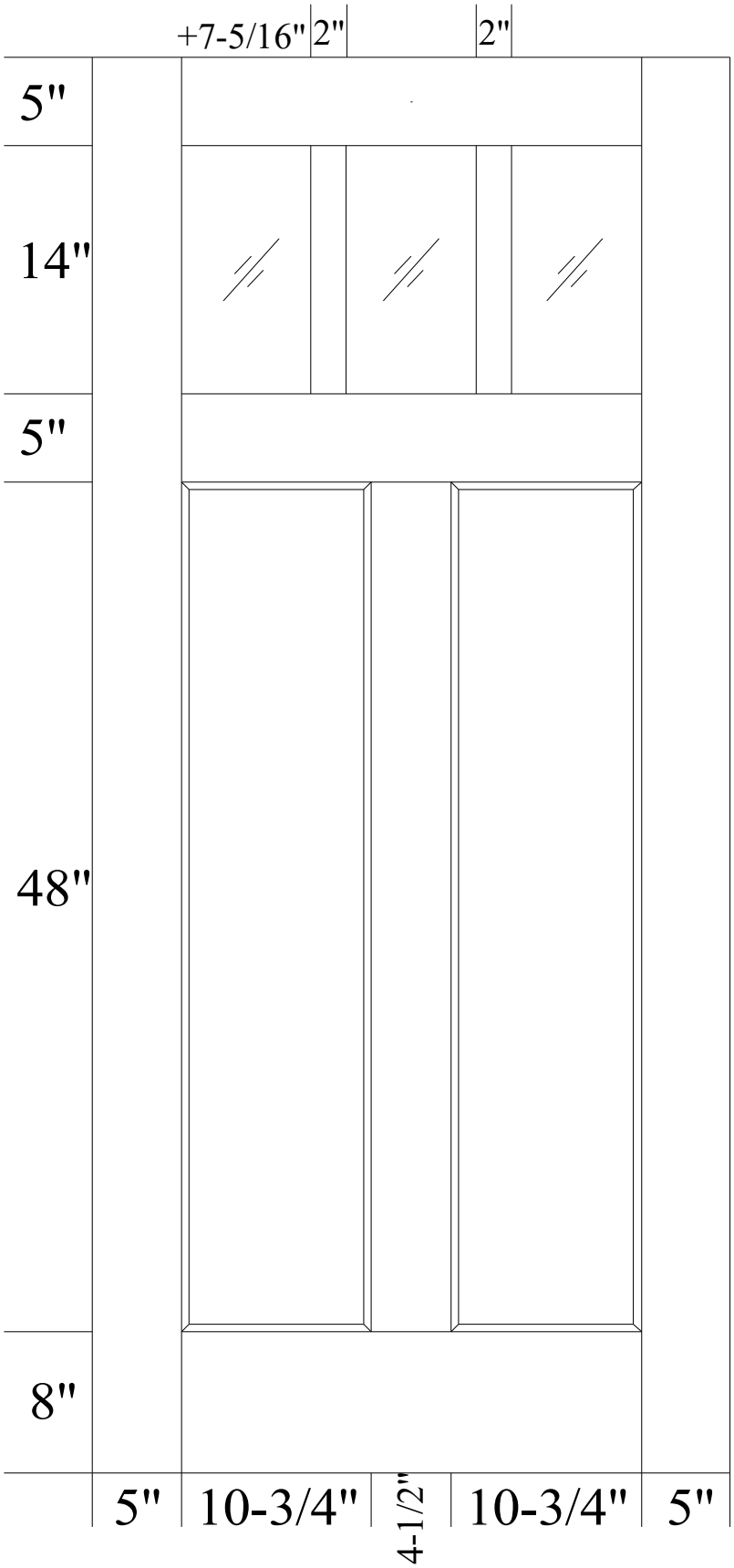
SW 9040
Reseda Green
157-C4

SUPERSEDED: SEE UPDATED INFORMATION

October 04, 2022

PROPOSED EXTERIOR DOORS

Door example: 3'0" x 6'8"



Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Brick Coping Parapet Replacement on the Garage 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare ;**

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

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

The selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Vehicle Door Replacement on the Detached Garage (Door #6) 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the exterior garage vehicle door (Door #6) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The current style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

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

The selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Pedestrian Door Replacement on the Detached Garage (Door #5) 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the exterior garage pedestrian door (Door #5) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the building. The existing door's style does not match the territorial architecture of the building. We estimate the existing door was installed in the 1970's without consideration of the building's style.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the old door due to the weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property, thus creating a hardship if the owners were to try to sell the property.

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

The selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Stucco for the Detached Garage 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

Please note that the garage in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: Bamboo. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

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

The selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Brick Coping Parapet Replacement on the Main Building 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the brick coping on the parapet will have a favorable impact on the streetscape. The original brick coping is deteriorating and causing structural issues within the walls due to water intrusion. Experts have determined that it is not practical to restore or repair the coping due to the bricks' age and poor quality. The selection of proposed bricks have a "pre-weathered" or "slightly aged" look. These were chosen specifically to blend in with streetscape and not appear "brand new". The current bricks have a large variation in color and we have tried to mimic that with the proposed selection.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare ;**

Not replacing the bricks would result in further water intrusion and damage to the building, thus causing additional expense to repair and maintain which would be a hardship for the owners.

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

The selection of the proposed bricks attempts to retain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Front Door Replacement on the Main Building (Door #1) 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

The proposed replacement of the exterior door (#1) will not damage the character of the streetscape. The existing door is worn and weathered and not original to the house. The style of the existing door does not match the territorial architecture of the building. We estimate the existing front door was installed in the 1970's without consideration of the building's style.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

It would be a hardship on the applicant to keep the existing door due to its weathered condition and functionality concerns. It would be very expensive to restore it. Furthermore, the value of the property will be affected negatively if we are required to keep the existing door. We believe it was installed in the 1970's with no consideration of the building's territorial style. The existing door diminishes the value of the property thus creating a hardship if the owners were to try to sell the property.

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

The selection of the proposed door attempts to regain the original aesthetic of the building. It is a territorial style building. We are not trying to change the character of the building; we are trying to return it to its original style. Thus, there is no impact on the 'unique heterogeneous character of the city'.

Date:	Monday, October 6, 2025
To:	Historic Preservation Division
From:	Abrams Development LLC (owner) and Andrew Lyons Design
Project:	Stucco for the House 401 E. Palace Ave.

EXCEPTION CRITERIA AND RESPONSES

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

Please note that the house in its current state has several layers of white paint which have been applied repeatedly over the past 50+ years. It has never been re-stuccoed. At this point it is difficult to determine exactly what was the original color. It appears the original color was a light color. We believe the original texture was a floated 1/8' aggregate finish which we plan to replicate. We propose to select from the approved color list one of the lighter shades: El Rey/La Habra 'Sandalwood'. This will greatly improve the existing streetscape and conform to the neighborhood's streetscape. Please note that being forced to select a "whiter white" could result in long-term deterioration of the streetscape if the color were to be inadequately cleaned and maintained and appear "dirty".

(ii) **Prevent a hardship to the applicant or an injury to the public welfare;**

Failure to approve this requested stucco color will negatively affect the value of the property and its future salability and rental value. Furthermore, a "white-white" stucco requires additional cleaning and maintenance and has a shorter lifespan, thus resulting in additional costs to the owners in perpetuity; thus creating a hardship.

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

The selection of the light stucco returns the building to possibly its original color. It is a territorial style building. Our intention is to restore it to its original design aesthetic. We are not trying to change the character of the building, so there should be no impact on the 'unique heterogeneous character of the city'.

401 E Palace Ave

Sample for Brick Coping on Parapet





BRICK FOR NEW PARAPET COPING:
SUMMIT BRICK "SMOKEY MOUNTAIN"\









PORTER

2806OZ

EXTRA SMALL WALL MOUNT LANTERN

A fusion of chic styles makes Porter a design standout. Merging Modern Farmhouse, Industrial, and Arts and Crafts elements, the fine rivet details and a sturdy hanger loop create a stunning and distinctive statement.

DETAILS	
FINISH:	Oil Rubbed Bronze
MATERIAL:	Aluminum
GLASS:	Clear
DIMMABLE:	No

DIMENSIONS	
WIDTH:	5.5"
HEIGHT:	13"
WEIGHT:	4lb
BACK PLATE:	4.5"W X 7"H
EXTENSION:	6.5”
TOP TO OUTLET:	6.5"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	11.3
CARTON WIDTH:	8.5
CARTON HEIGHT:	15.8
CARTON WEIGHT:	5.3

PRODUCT DETAILS:

- Mounting hardware is hidden on the back plate to ensure a clean silhouette
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Our Estate Collections boast a breadth of fixtures defined by coordinating composition, enduring architecture, and time-honored craftsmanship, designed to meet the needs of expansive properties with extended outdoor living spaces. From the entrance of your driveway to the depths of your backyard, these collections provide cohesive design for stately exteriors.
- 2-year finish warranty
- The Lisa McDennon Collection offers a striking mix of edgy, sculptural silhouettes that incorporate modern, organic elements and luxe materials, brought to life by her innovative and original point of view.
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

401 E. Palace Ave

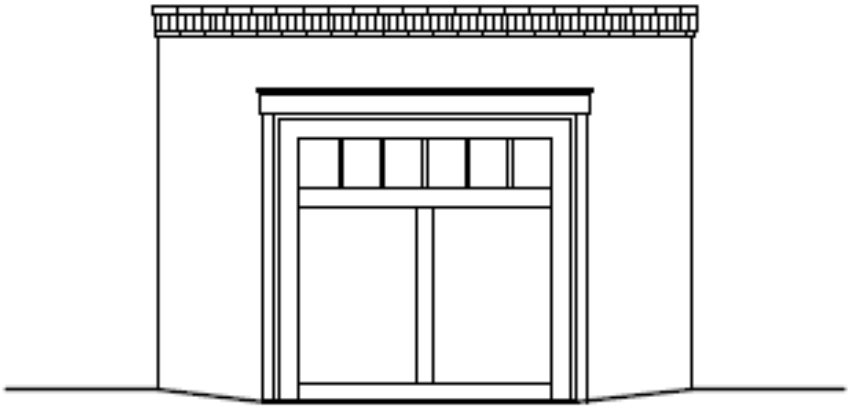
Will color-match the existing green window trim



401 E. Palace Ave

Proposed Replacement Garage Door-

Replacement door to be in this style (similar to existing):



With this color (Walnut stain):



401 E Palace

Stucco Color Selection: Sandalwood – the lightest HDBR approved color

Note: Items with an “X” are Not Approved by HDBR



**Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:
Source of color chart- https://elrey.com/color-charts-premium.shtml

Premium Stucco Finish Colors



SUPERSEDED: SEE UPDATED INFORMATION

October 04, 2022

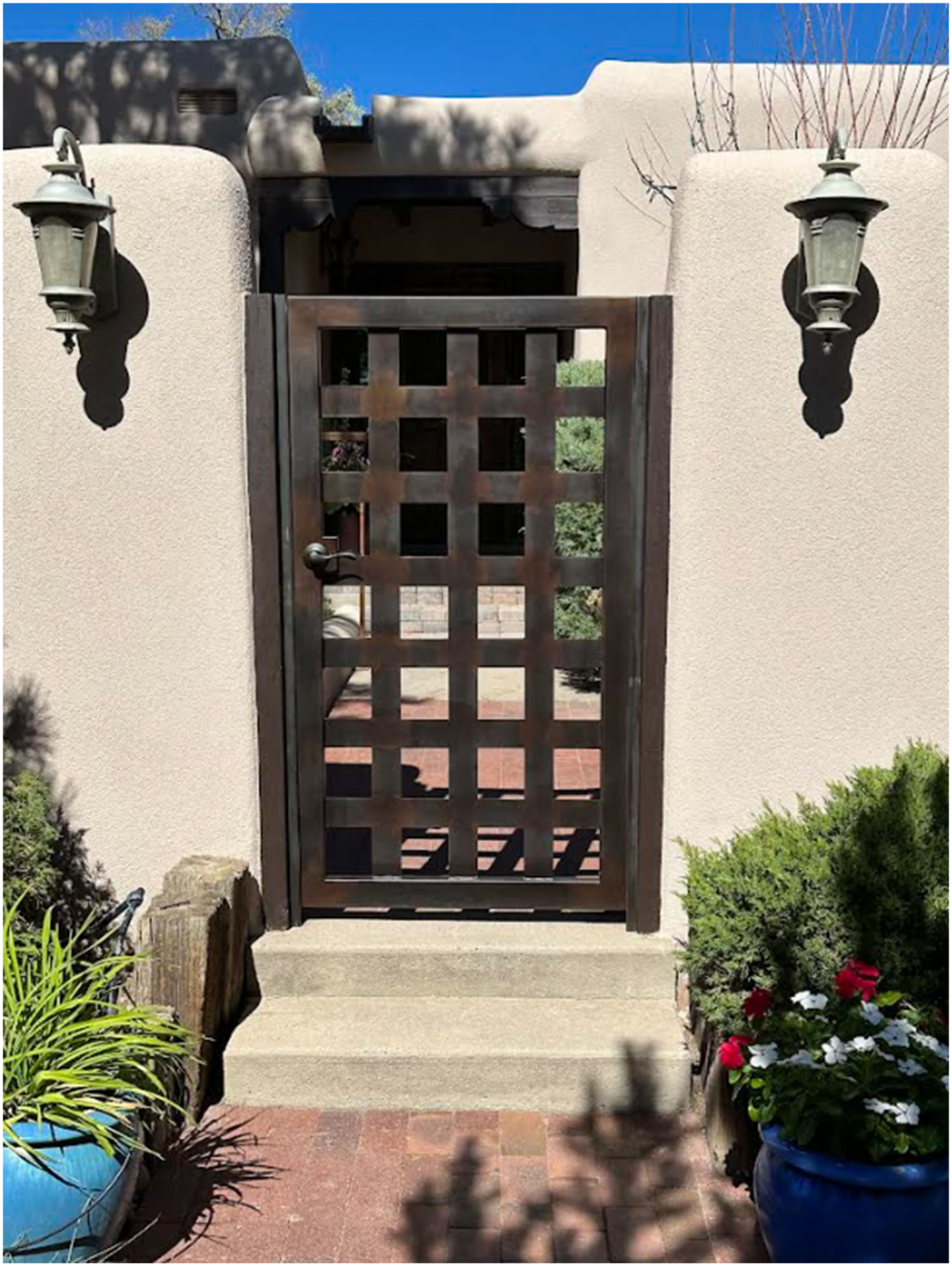


SUPERSEDED: SEE UPDATED INFORMATION

BLACK IRON GATE - SIMILAR TO PROPOSED

401 E. Palace

Sample of Proposed Gate Style



401 E Palace Avenue

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 6 August, 2025	Property Owner of Record George Abrams / Abrams Development LLC				
Applicant/Agent Contact	Andrew Lyons at Andrew Lyons Design 505-982-7999 andrew@andrewlyonsdesign.com				
Site Address	401 E. Palace Avenue				
Suite or Space #	Subdivision Name -				
Lot # -	Block # -		Total Roof Area (square feet) 2,012 s.f. (no change)		
Lot Coverage % 26.7%	Lot Size (square feet) 7,540 s.f.				
Proposed Construction Description	Interior remodel. Exterior: new yardwalls & gate, new patio, reroof, restucco, wood restoration and painting, ne				
The following documents are required for review as applicable:	✔ Legal Lot of Record ✔ Building Plans ✔ Existing site plan w/ setbacks ✔ Proposed site plan w/ setbacks ✔ Existing & Proposed Elevations Development Plan				
Zoning District BCD-EAS	Overlay Districts Escarpment Flood Plain Other				
Proposed Setbacks	Front Existing: N/C	Rear Existing: N/C	Left Side Existing: N/C	Right Side Existing: N/C	
Required Setbacks	Front Avg. Front Yard	Rear Corner Lot	Left Side 10' (Mtz. St.)	Right Side 5'	
Proposed Height N/A	Max Height N/A	Parking Required 2	Provided 3+	Bike Parking N/A	Provided N/A

Historic Planning Case Manager Other

If you selected "other," please write in the name of your case manager. Amanda Romero

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y ✔ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y ✔ N Setback Affidavit and Agreement		
Y ✔ N Site Visibility Triangle	Y ✔ N Escarpment Slope Analysis	Y ✔ N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Andrew Lyons Owner ✔ Applicant ✔ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Preliminarily Reviewed	X Reviewed w/ conditions	Denied
Comments/Conditions	Construction must comply with Zoning standards in Ch. 14-7.4, including max fence height of 4'!	
Preliminary Zoning Review completed by Rachael Hamm		Date 09/09/2025
Preliminary Zoning Review # 2025-011153-PAR		

Revised 5/21/2024

City of Santa Fe, New Mexico

memo

DATE: October 28, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director HLL
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

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2025-011354-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, Significant, Rebecca Wood, agent for George & Tina Feghali, owner, propose to demolish two non-contributing additions on significant structure and demolish two non-contributing detached structures. (Amanda Romero)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

___ Other: Façade Diagram

APPLICANT SUBMITTALS

__x__ Proposal Letter

____ Site Plan/Floor Plan

____ Elevations

__x__ Photographs

__x__ Other: 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends approval of the proposed demolition of two detached structures and two additions on the north façade of the main residence, and finds that the application complies Section 14-3.14, Demolition of Historic or Landmark Structure.

Sample motions:

a. In case 2025-011354-HDRB, for 515 Paseo de Peralta, *approve* or *deny* the proposed requests for demolition [detached garage, shed, additions on north elevation].

BACKGROUND & SUMMARY:

The property at 515 Paseo de Peralta prominently sits above the street on a sloping lot that is supported by rock retaining walls along the southern property line. There is a similar retaining wall along the north. Historically, the lot was densely vegetated, had been subdivided, and once had an acequia running along the north of the property.

The single-family residence at 515 Paseo de Peralta is significant to the Downtown and Eastside Historic District, built in 1889 with a Territorial design style highlighted by its brick coping feature. Originally, the residence had a brick exterior; however, stucco appeared in photographic evidence as early as 1910. The stucco has a unique textured finish. There is a rubble stone foundation that continues above grade. The south façade features a keyhole opening, where the primary entry door is located. At the western portion of the south elevation, concrete steps and a new entry were added in 1943.

An addition on the building's northeast corner originally served as a garage and was renovated to become a bedroom. An additional detached garage was constructed at that time. There have been many changes to the building in association with the creation of apartments within the original single-family residence.

The free-standing shed, shown in 1912 Kings Map, is a 195 sq. ft shed, which features a gabled roof with corrugated metal. The south elevation is finished with cementitious stucco. The north elevation is a combination of brick and rubblestone. The interior of the shed is accessed via a pair of wood plank doors on the south elevation. John Murphy references it as an important contextual structure reflecting the history of housing work animals on the same site as a residence.

The residence was most likely constructed for Samuel Beach Axtell, former New Mexico Territorial Governor, who held a large tract of land along what was once Hillside Avenue. He upgraded old Adobe dwellings and built a brick residence. Axtell was thought to be corrupt and was removed from office in 1878 but was never formally charged with any corruption.

The detached garage proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The detached shed proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The additions on the north elevation were constructed in the 1940s and the 1970s. The addition on the northeast corner originally served as a garage and was later enclosed. The addition on the northwest corner dates to the 1970s and has no character defining features.

PREVIOUS CASE SUMMARIES:

H-95-091 - In 1995, Dorothea Gabel applied for window repairs, partial restucco, and stabilization of the front entry porch. Gabel received a historic preservation award for the restoration in 1997.

H-04-114 – In May 2007, the HDRB denied a request to demolish the historic stone wall along Paseo de Peralta. The case was appealed to the City Council, which upheld the HDRB's decision to preserve the historic wall.

2025-010763-HDRB -In August 2025 the HDRB voted to retain the significant status of the main residence, excluding the northwest addition (facades 16, 1, and 2) and excluding the garage addition on the northeast elevation (facades 4, 5, and 6). To designate the shed as non-contributing, to designate the garage as non-contributing because the building lacks integrity.
designate the south retaining wall, including the entry steps, as significant and the other retaining walls as non-contributing since they are part of the landscaping. Member Degnan seconded.

APPLICANT'S REQUEST:

The applicant requests:

1) Demolish two non-contributing detached structures (shed and garage) at the northern portion of the site.
2) Demolish two additions on the north 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.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

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.

(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 complementary 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.

Section 14-3.14(G) Demolition Standards

(1)In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a)Whether the structure is of historical importance;

(b)Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure ; and

(c)The state of repair and structural stability of the structure under consideration.

MEMORANDUM

RE: 515 Paseo de Peralta

Date: October 06, 2025

TO: Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Demolition Review – 515 Paseo de Peralta

Attachments:
Structural Engineer Report, HCPI Report, Site Photos, Project Drawings

Dear Amanda:

This letter is submitted on behalf of George and Tina Feghali, owners of 515 Paseo de Peralta, in application to the Historic Districts Review Board for demolition of noncontributing structures at that property.

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs.

The property is located in the Downtown and Eastside Historic District and currently consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house, totaling about 900 sf. In a status review held 8/12/25, the Board determined that the historic brick house and South stone site wall were Historically Significant. The walls of the NW bedroom addition and NE converted garage addition were excluded as non-primary facades – this was discussed in the meeting as the best way to exclude these portions of the structure from Significant or Contributing historic status. The existing detached shed, garage, and other site walls were found to be noncontributing.

The present application includes requests for demolition of noncontributing site structures and preservation of significant structures as outlined below.

[A] Historic Brick House

The original brick portion of the house is of one-story double brick construction with territorial coping, a stone rubble foundation, corner chimneys, and distinctive arched doors and windows, erected circa 1889. The massing is stepped, with a tower-like porch toward the street and a shed roof behind a parapet. Designed originally as a single-family residence, over the years it has been subdivided into three apartments. Tan textured stucco was added by 1915 and entry stairs have evolved, but several photographs from around 1910 show that the house remains remarkably unchanged. Its area is about 1,800 square feet, and its parapet is about 20 feet above grade at the Southern street-facing façade.

A structural report shows that the historic brick walls are in stable condition, though structural repair of the rubble foundation, wood floor joists, and at least one exterior brick wall will be required in the future. In particular, the South-facing rubble foundation, porch, and pen-tile stairs were determined to be structurally compromised.

The original brick structure was found to be historically Significant, and no demolition is proposed.

MEMORANDUM

RE: 515 Paseo de Peralta

Date: October 06, 2025

TO: Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Demolition Review – 515 Paseo de Peralta

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This letter is submitted on behalf of George and Tina Feghali, owners of 515 Paseo de Peralta, in application to the Historic Districts Review Board for demolition of noncontributing structures at that property.

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs.

The property is located in the Downtown and Eastside Historic District and currently consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house, totaling about 900 sf. In a status review held 8/12/25, the Board determined that the historic brick house and South stone site wall were Historically Significant. The walls of the NW bedroom addition and NE converted garage addition were excluded as non-primary facades – this was discussed in the meeting as the best way to exclude these portions of the structure from Significant or Contributing historic status. The existing detached shed, garage, and other site walls were found to be noncontributing.

The present application includes requests for demolition of noncontributing site structures and preservation of significant structures as outlined below.

[A] Historic Brick House

The original brick portion of the house is of one-story double brick construction with territorial coping, a stone rubble foundation, corner chimneys, and distinctive arched doors and windows, erected circa 1889. The massing is stepped, with a tower-like porch toward the street and a shed roof behind a parapet. Designed originally as a single-family residence, over the years it has been subdivided into three apartments. Tan textured stucco was added by 1915 and entry stairs have evolved, but several photographs from around 1910 show that the house remains remarkably unchanged. Its area is about 1,800 square feet, and its parapet is about 20 feet above grade at the Southern street-facing façade.

A structural report shows that the historic brick walls are in stable condition, though structural repair of the rubble foundation, wood floor joists, and at least one exterior brick wall will be required in the future. In particular, the South-facing rubble foundation, porch, and pen-tile stairs were determined to be structurally compromised.

The original brick structure was found to be historically Significant, and no demolition is proposed.

[B] Coal Shed

Northwest of the historic brick house is an adobe brick storage shed with gabled metal roof, also unconditioned and currently unused. It is located behind the house and his mostly concealed from the street. According to the previous owner, whose family inhabited the site since the early 1900s, this structure was used for coal storage; a disused coal chute is still visible on the north façade. It measures about 200 square feet in area, with a maximum height of 10-12' on the south reduced to about 4' on the uphill North façade. According to the HCPI and historic photos, this shed (or another structure in its location) was probably constructed by 1912.

A structural inspection notes that this shed's walls are of unreinforced adobe bricks, with no observable foundations or waterproofing, and currently retaining up to six feet of soil. Cracks and significant degradation of the walls are visible, indicating significant damage from moisture intrusion and presenting a potential danger to life and safety. Correcting these structural deficiencies to meet life safety code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system amounting to an entirely new structure, rather than a restoration.

Demolition of this noncontributing structure is proposed.

[C] 1970s Bedroom Addition

At the Northwest corner of the brick house is a CMU and stucco bedroom addition measuring about 120 square feet in area. It is mostly concealed from the street by the house and by an existing fence. Its date of construction is unknown, though the previous owner dates it from the 1970s. Its style is distinctly mid-century, with smooth stucco, aluminum sliding window, and pronounced roof overhang and fascia. This contrasts sharply with the rough stucco, wood divided lite windows, and stucco parapets of the historic brick house. Its form is also distinct, with a roofline that steps about 6 feet down from the adjacent historic parapet to a height of about 10 feet above grade.

Demolition of this noncontributing structure is proposed.

[D] Converted Garage

At the Northeast corner of the brick house is a garage addition that has been converted into a bedroom. It measures about 210 square feet in area with a height about 10 feet above grade. It has adobe and stucco walls and a shed roof draining Northward. Per the HCPI, it was probably constructed in the 1930s and converted in the 1950s. Its horizontal windows and distinct stucco texture contrast with the historic brick house, and its roofline is about 6 feet lower than the historic parapet. Its stucco and walls show significant deterioration.

Demolition of this noncontributing structure is proposed.

[E] Rubble Garage

Northeast of the brick house is a brick and stone rubble garage with shed roof, unconditioned and currently unused. Its area is 170 sf and its height is about 10 feet above grade. According to the HCPI, it was probably constructed in the 1930s when the previous garage was converted into a bedroom. A stone site retaining wall extends from its Southwest corner. It is separated from the converted garage by a narrow outdoor hallway. Its East façade contains recent plywood doors, and like the converted garage its distinct texture and lower height make it distinct from the historic house.

A structural inspection notes that the garage's walls are unreinforced masonry rubble, with no observable foundations or waterproofing, and currently retaining up to six feet of soil. Cracks and significant degradation

of the walls are visible, indicating significant damage from moisture intrusion and presenting a potential danger to life and safety. Correcting these structural deficiencies to meet life safety code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system amounting to an entirely new structure, rather than a restoration.

Demolition of this noncontributing structure is proposed.

Retaining Walls

The site contains several stone and brick retaining walls.

The most prominent of these is a stone wall running along Paseo de Peralta at the South property line. The Board designated this wall as Significant, and no demolition is proposed.

Three other retaining walls at the East, North, and West of the site were determined by the Board to be noncontributing. These all lack foundations, drainage, and reinforcement, and they show structural damage from retaining earth. Like the other unreinforced site structures onsite, complete reconstruction of these walls with new foundations would be required to ensure safe and legal occupation. Demolition of these three noncontributing retaining walls is proposed.

We look forward to discussing these structures with the Historic Board. The highest priority of the Feghalis and of DNCA is to restore and celebrate the unique historic character of the significant historic structures on this prominent site. We look forward to the chance to discuss these nuances with the Historic Board.

Sincerely,



Rebecca Wood, AIA, Associate
DNCA Architects

Luchini Trujillo Structural Engineers, Inc.

May 20, 2025

DNCA Architects
c/o Rebecca Wood
924-A Shoofly Street
Santa Fe, NM 87505

Re: Residence @ 515 Paseo Del Peralta, Santa Fe, New Mexico 87505

Dear Rebecca,

This letter is to acknowledge that I conducted a site visit on April 16, 2025. The purpose of the site visit was to observe the existing condition of the residence and provide an overall opinion regarding its structural integrity. The attached floor plan has been provided by DNCA Architects and is used to identify locations of structural damage herein. The floor plan includes identification of floor framing information and observed structural deficiencies/concerns throughout the property.



Analysis and Recommendations

Overall, the main residence is in good condition with a few noted structural deficiencies outlined herein that will need to be corrected.

- The southwest corner of the residence exhibited a large crack propagating from the exterior facade to the interior plaster finish. Upon further investigation it was noted that water intrusion had occurred and compromised the masonry and mortar joints in this area. The damaged portion of the wall should be reconstructed with standard masonry techniques to reestablish structural integrity.

- Wood timber posts were installed in an apparent attempt to control floor joist deflections and correct floor framing alterations. The timber supports are at random locations throughout the residence. This condition will need to be corrected with a new wood post and wood beam system with concrete spot footings at the new posts.

- Floor joists that have been cut to accommodate out of service floor heaters were noted to occur in two locations in the main structure. The alterations should be corrected with adequately sized floor joist girders and headers.

- Tunneling through stone masonry stem walls to accommodate HVAC & plumbing chases were noted to occur in numerous locations throughout the main residence. This alteration will need to be corrected as it has caused localized failures of the wood bearing plates for the floor system.

The auxiliary structure's structural deficiencies outlined herein make the structures impossible to meet code compliance.

- The shed walls are dependent on unreinforced adobe and random masonry walls. The transition from adobe & masonry walls to concrete stem wall/footing was not observed. The northwest and northeast walls are retaining anywhere from 1 to 6 feet of soil. Moisture intrusion has caused some debonding of the adobe blocks and deterioration of the block itself. This condition can cause a potential hazard and is susceptible to movement and overturning during extreme loading conditions. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The garage walls are dependent on an assortment of unreinforced brick, stone and clay-block (pentile) masonry walls. The northwest and northeast walls are retaining up to 6 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining portion. Moisture intrusion has caused some debonding of the masonry and deterioration of the wall itself. This condition can potentially cause a hazard and could be susceptible to collapse under extreme loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The far north-east unreinforced stone masonry retaining site wall is dependent on an assortment of various sized stones with mortar joints. The northeast wall is integrated into the existing garage wall and is retaining up to 5 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining wall. This condition can potentially cause rotational movement and sliding under typical loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently retain the earth behind the wall.

Code Analysis
This structure is under the jurisdiction of the City of Santa Fe Land Use Department. Currently the department utilizes the 2021 New Mexico Administrative Building Code. A review of the 2021 International Residential Building Code (IRC, as amended) and the 2021 International Existing Building Code (IEBC, as amended) was completed.

In the IRC, Section J501.4 outlines requirements that that structural elements found to be unsound or dangerous be made to comply with the applicable requirements of the code. New installations shall not create a dangerous condition. Replacement of all the roof and floor framing would define the work as an 'extensive alteration', in accordance to Section AJ501.3. The alteration would then have to meet the reconstruction requirements of the code.

In the IEBC, Chapter 5 of the code indicates that replacing walls and roof framing would be considered a 'substantial structural alteration' because the total affected area constitutes more than 30% of the total floor and roof areas of the building. In this level of alteration, Section 907.4.2 would require that the lateral load-resisting system comply with the 2021 International Building Code (IBC) requirements (though some reductions to horizontal forces are allowed in this alteration section).

Feasibility of Executing Code Requirements
Correcting the structural deficiencies in the main residence will not trigger the major alteration requirements outlined by the IEBC. Localized repairs can be made to the isolated deficiencies of the main residence to reestablish structural integrity.

Based on the deterioration of the rubble masonry and adobe retaining walls in the garage and shed respectively, the ability to correct the structural issues with the structures retaining walls would not be possible. The existing walls are unreinforced adobe, & stone/rubble masonry: these types of walls are not permitted for retaining conditions.

Summary and Conclusion
It is my opinion that an effort to restore or repair the shed and garage auxiliary structures is not feasible. Replacement of all retaining and vertical load bearing walls, and the installation of a foundation system would require so much removal of the existing structure that the undertaking can no longer be considered a restoration, but a replacement. That is, no portions of the existing shed and existing garage structure can remain in place if this building is to meet building code requirements.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated herein. No warranties, expressed or implied, are intended to be made. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise opinions when appropriate. Recommendations provided herein are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be acquired to engineer and design the exact structural requirements. Other methods for these repairs may also be available and appropriate.

Please note that Luchini Trujillo Structural Engineers, Inc. has provided structural consultation for only those items described in this letter and assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please contact me if you have any questions or require additional information.

Sincerely,

Jeremy J. Starr, P.E.

Reviewed by,

Eric D. Trujillo, P.E.





#1

RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.



#2

A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED



#3

RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



#4

MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.



#5

PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL



#6

2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



#7

POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



#11

CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



#10

CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



#9

PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION



#8

DAMAGE TO RUBBLE FOUNDATION STEM WALL

Luchini Trujillo
Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
(505) 424-3232 info@LTSENG.com www.LTSENG.com

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: MAY, 6th 2025
Plot Date:
Drawn by:
Checked by: JJS
File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

S001

Sheet of

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 30, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-30040
Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3	515 Paseo de Peralta Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 10644352

5. Property Type:
_x Buildings: 3
_x Structures: retaining walls and stairs
__ Site __ Object

6. Date of Survey:
June 22, 2025

7. Previous Survey Date(s):
_x_Yes: May 1996, Deborah Butcher
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6902745,-105.9374474



10. Photo Information: John W. Murphey, photographer. Photo 1: View of south (front) elevation. Camera facing northeast.

11. Brief Description of the Property:

Erected circa 1889, the Axtell Tenement is a substantial brick residence positioned on a terraced lot overlooking Paseo de Peralta. Originally finished in exposed red brick, the exterior is now covered in a heavily textured stucco of muted yellow-ochre. Character-defining features include its rectilinear massing, tall wood hung-sash windows, and Territorial-style brick coping. At the rear, a former garage—now converted into a bedroom—and a second, later bedroom addition are attached to the main structure. The property also includes a freestanding gabled shed, a rubble-stone garage, stone retaining walls, and a set of brick stairs. All elements are presently in deteriorated condition. According to the City of Santa Fe's GIS website, the house and its extensions are designated as Contributing to the Downtown and Eastside Historic District; the shed, walls, and stairs are not listed.

Continued on Page 5.

12. Who uses the property? Dwelling – rental

13. Construction Date:
Date: 1889; first visual evidence, 1912
_x _Known _x_ Estimated Newspaper accounts; 1912 King's map

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar
Comments: Territorial, rectilinear brick construction

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
Blue 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 and dnca architects

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

Current owner: Georges and Tina Feghali

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: shed 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-30040
Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3	515 Paseo de Peralta Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: June 22, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: All Structures

_x_Adobe _x_ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Stone, rubble and cobble

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: __ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
_x_Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll _x_Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: Modified bitumen

10. Window Types

Operation	Material	Glazing	Number
Hung-Sash	Wood	1/1	2
Hung-Sash	Wood	2./2	9
Hung-Sash	Wood	6/6	4
Hopper	Wood	4	1
Hopper	Wood	1 *	1
Sliding	Aluminum	1-1	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank	Wood	2
Single-Leaf	10-light	Wood	1
Single-Leaf	½-light over panel	Wood	1
Single-Leaf	2-light, Territorial	Wood	1
Single-Leaf	4-light over panel	Wood	1
Vehicular	Outswing	Wood	1

12. Chimneys _x_ Four stuccoed stacks, likely brick at four corners
=

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: post-1915, likely 1920s; change of front entry porch fenestration and introduction of roughcast concrete over exterior brick walls; material and stylistic period and letter from previous owner
#2 Date; Unknown; addition of second segmental-arched window on east section of south façade and hopper window on east elevation; comparison with early photographs of the house
#3 Date: pre-1943; probable change of west elevation window opening; visual evidence
#4 Date: ca.1943; construction of concrete stairway and creation of new door opening on west section of south façade; 1943 building plans
#5 Date: Unknown, ca. 1950s, with possible later demolition and reconstruction; northwest bedroom addition; aerial photographs and visual and material evidence

16. Primary Architectural Style **__ Not Applicable**

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

Notes: **_x_ Other: Vernacular**

17. Documents Available and Their Locations

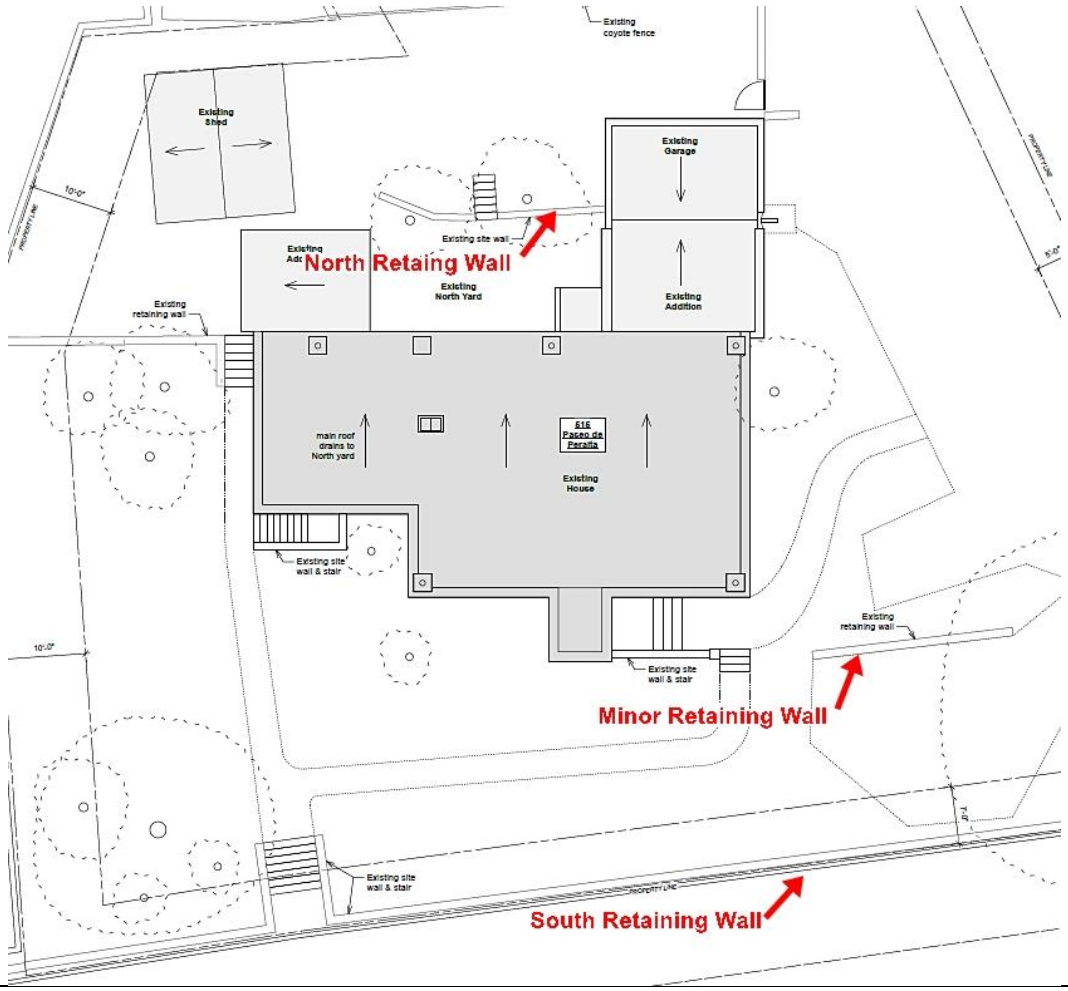
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

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

SITE:

18. Attached or Associated Properties *Are associated properties eligible for listing: N/A*

19.Site Plan: Portion of 2025 existing site plan. Courtesy of dnca architects with site features labeled by AHS.



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: **Samuel B. Axtell Property: Brick Tenement #1 — Dorathea K. Dunakin Property: Apartments 1, 2, & 3**	**2. Location:** **515 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-30040**
		4. County: Santa Fe
		5. Date of Survey: June 22, 2025

Architectural Description Continued

Setting

The house occupies a prominent position above Paseo de Peralta, set back approximately 40 feet from the street (Photos 1-3). It stands on a sloping lot supported by a stone retaining wall along the property's southern edge, with a smaller retaining wall along the north. Historically, the parcel—identified as Lot 2—extended west to Magdalena Street and was densely vegetated. The lot has since been subdivided. An acequia, now obliterated, once ran along the north side of the house, marking the historical boundary between Lots 2 and 4. The land is terraced and sparsely planted today, with only a few remaining trees which are primarily mature Chinese elms. A set of brick stairs, likely fabricated at the state penitentiary, ascends from the street to the house. Vehicular access is located at the east end of the lot via a wide graveled driveway.

Primary House

The house, composed of a series of interlinked rectangular volumes, extends along a roughly northwest-to-southeast axis. It is one story in height and rests on a rubblestone foundation that rises several feet above grade. This foundation supports double-wythe (two-brick thick) solid brick walls[1] now coated in roughcast textured stucco. As shown on the 1912 King's Map, the original footprint was rectangular with a projecting volume at the northwest corner—a configuration still evident along the south (street-facing) elevation. The original brick portion of the building, including the front entry porch, occupies a gross footprint of approximately 1,840 square feet.

South (Front) Façade

The south façade, which overlooks Paseo de Peralta, has compositionally retained much of its original design shown in early 20th-century photographs (Figs. 3-5). However, elements of the fenestration and the location of the entry stair appear to have been altered—likely during a circa 1943 renovation associated with the creation of a third

[1] Other thicker sections may suggest triple-wythe construction; however, the walls have not been forensically investigated.

apartment unit. Other features, including the roughcast stucco finish and the keyhole opening at the entry porch, may date to an earlier period, based on their materials and stylistic character.

Beginning at the west end, the façade features an entry door flanked by tall sash windows (Photo 4). The window openings are likely original and contain 2/2 double-hung sash units set within the wall and topped with segmental arches—a configuration typical of late 19th-century houses in Santa Fe and elsewhere (Photos 4).

However, based on their appearance, the existing sash may be later, cost-conscious replacements. Although there is moderate paint buildup, the wood elements lack the characteristic "alligatoring" associated with lead-based finishes from the 19th century. The glazing putty is minimal, missing, or obscured by overpainting, and the glass panes appear flat and uniform, lacking the wavy surface typical of earlier cylinder glass.[2]

Set between the windows is a ten-light wood door topped by a transom. This door does not appear in early 20th-century photographs and is associated with a concrete and hollow clay tile staircase likely installed during the 1940s apartment conversion.

Moving east, the façade projects about 10 feet and contains a pair of 2/2 wood sash windows separated by a mullion (Photo 4). Distinct from the other openings, these windows are topped with a flat arched header. Below them, an exposed section of the foundation indicates the former location of stairs that once led to the front entry.

The façade projects approximately nine feet at what was originally the primary entry elevation. Early photographs indicate that this section was once fenestrated with doors on the east and west sides and a segmental-arched window on the south elevation (Figs. 3 & 5). These openings were later removed to create a small open porch exhibiting a modest Moorish influence, most evident in the modified keyhole-shaped opening on the south side, which replaced the original segmental-arched window (Photo 5). The east side of the porch is accessed by a set of concrete steps that replaced an earlier wooden staircase. Entry to the house is through a wood door with arched lights.

[2] This appearance could also be attributed to the cosmetic repair work performed in the 1990s.

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While now partly obscured by stucco, paint, and a parapet cap, the front and side elevations feature a distinctive cornice likely dating to the original construction. The brickwork comprises two distinct courses separated by a stretcher band: a projecting rowlock course below, and above it, a course of canted headers that create a characteristic tooth-like pattern. This cornice detail is an important surviving element, illustrating the builder's skill and the period's preference for decorative brickwork as a marker of modernity and refinement.

East Elevation

The east elevation, which faces the driveway, extends nearly 60 feet and includes the original house, a garage added before 1930, and a later rock structure which replaced the original garage (Photos 6-9). The historic portion repeats the fenestration of the street façade, with two tall 2/2 wood sash windows set beneath segmental arches (Photo 6). South of the second window is a small opening containing a four-light hopper window, which does not appear in early photographs of the house (Fig. 5).

Projecting approximately three feet from the façade is a structure identified as a garage on the 1930 Sanborn Fire Insurance Map (Fig. 6). Constructed of stone and set at a lower elevation, it features a grouping of three 6/6 wood sash windows, some of which are missing muntins (Photos 7 & 8). This section of the elevation appears to be in deteriorated condition.

Separated from it by a narrow walkway is the final element of the south elevation: a one-bay stone garage partially built into the hillside (Photos 9 & 10). It is accessed through a pair of non-historic outswing doors constructed of vertical wood boards. Based on the 1943 drawing, this second garage was already in place by that time. It is also in poor condition.

North Elevation

The north elevation, which appears squat in comparison to the street-facing façade, opens onto a flagstone patio (Photo 11). The older central section is covered by a shallow overhang fitted with a modern gutter; the roof slopes in this direction, draining directly into the gutter without a parapet. The functional elements of the apartment

units are exposed here, including plumbing vents, ductwork, and chimneys (Photos 10 & 11).

The central portion includes a double-light wood door with transom, protected by a wood screen door. To the west are two older wood sash windows (one converted to a hopper) with segmental-arched heads. Projecting from the east is the original garage, fenestrated on the north with a four-light and wood panel entry door with a transom, and on the west a single 6/6 wood sash window (Photos 11 & 12).

At the far west end is a small addition of uncertain origin (Photos 11 & 12). Based on Sanborn maps and aerial photographs, it was appended to the building sometime between 1948 and 1958 (Fig. 8). However, its exterior detailing appears more modern, characterized by a smoother stucco finish, pronounced fascia, and a sliding aluminum window. It is possible that the current structure replaced an earlier addition. The courtyard-facing door is a half-light over wood panel unit of indeterminate age.

West

The older portion of the building contains two 1/1 wood hung-sash windows separated by a mullion (Photo 13). Ghosting visible in the surrounding stucco suggests this was originally a single vertical opening with a segmental-arched window. The adjoining addition contains a single sliding aluminum window (Photo 14).

I**nterior**

Interior access was not available at the time of the survey and, therefore, could not be documented.

Shed

The approximately 195-square-foot shed is located on what was originally Lot 4, north of the alley that once divided the two properties. Constructed in part of adobe, the structure appears on the 1912 King's Map as a stable (Fig. 2). It is topped with a medium-pitched gable roof clad in weathered boards, over which corrugated metal—now painted black—has been applied (Photo 15). The front (south) elevation is finished with smooth stucco, while the side elevations exhibit much rougher texture (Photo 16).

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The north elevation is set into the hillside and incorporates a mix of brick and rubblestone construction. Entry is through the south elevation via a pair of wood plank pedestrian doors (Photo 16).

Retaining Walls and Walkways

The site includes several rubble and stone retaining walls, along with a set of brick stairs that provide access to the house from the street. As these features are structural and ground-level elements not subject to the Board's purview, they are described here only in brief.

South Retaining Wall

The most significant is a stone retaining wall tracing the south side of property. Lining the edge of Paseo de Peralta, the wall reaches a relative maximum height of 57 inches above the adjacent sidewalk (Photos 1-3). It traces the property line for approximately 160 feet before continuing another 70 feet westward, where it is interrupted by a driveway.

The wall is constructed primarily of locally sourced, undressed stone laid in irregular courses with occasional fragments of limestone. The uppermost courses appear to have been added at a later date. A circa 1915 photograph indicates that brick was originally used for the upper course (Fig. 5). A 70-inch-wide opening near the center forms a stairway lined with dark bricks likely fabricated by prisoners at the New Mexico State Penitentiary (Photos 3, 18 & 19).

North Retaining Wall

A separate section of stone retaining wall is located on the north side of the property (Photo 20). It is constructed of river cobbles set in a bed of concrete mortar. This wall is interrupted by a set of steps that lead to higher ground.

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Minor Retaining Walls

The lot includes additional minor rock retaining walls and stone features that verge on archaeological in character (Photo 21). More recent elements on the property include a low, unstuccoed CMU wall and a coyote fence.

Historical Overview

It's a good time to get hold of a little land in Santa Fe.
Samuel B. Axtell, 1888

Buying up the Loma

Property records and newspaper accounts suggest that the house was likely constructed in the summer of 1889 for Samuel Beach Axtell, a former territorial governor who had acquired a large tract of land along what was then Hillside Avenue (Fig. 1). In his twilight years, Axtell set about "cleaning up" the land by upgrading old adobe dwellings and building a brick tenement.

Born on October 14, 1819, in Columbus, Ohio, Axtell studied law at Western Reserve College and briefly practiced in Michigan before relocating to California to pursue mining interests at the tail end of the Gold Rush.[3] In California, he helped establish Amador County in 1854 and served as its first district attorney. He later moved to San Francisco to practice law. Originally a Democrat, Axtell changed parties after the Civil War and went on to serve two terms as a Republican in the U.S. House of Representatives.[4]

In 1875, President Ulysses S. Grant appointed him governor of Utah Territory, but he was removed after just four months for being overly conciliatory toward the Mormon

[3] Calvin Horn, *New Mexico's Troubled Years: The Story of Early Territorial Governors* (Albuquerque: Horn and Wallace, 1963), 174.
[4] Jesse D. Mason, *History of Amador County*, California (Oakland: Thomas and West, 1881), 285. His biographical sketch in this contemporaneous history indicates that Axtell was initially an abolitionist but later became "imbued with Southern ideas and proclivities."

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population. Undeterred, Axtell sought another appointment and was soon named by Grant as governor of the New Mexico Territory. His single term as territorial governor was marked by controversy, particularly regarding his ineffectual handling of the Lincoln County War and his close association with the Santa Fe Ring. A federal officer assigned to investigate his conduct alleged that Axtell had "conspired to murder innocent and law-abiding citizens because they opposed his wishes and were exerting their influence against him."[5]

He was removed from office in 1878 but was never formally charged with corruption. Remarkably, despite this cloud, Axtell was later appointed Chief Justice of the New Mexico Supreme Court. He resigned in 1885 and turned his attention more fully to Santa Fe, where he was elected probate judge of Santa Fe County and became widely known as "Judge Axtell."

Newspaper accounts from the period document Axtell's steady acquisition of property along the "Loma"—a 19th-century term referring to the high ground along Hillside Avenue—beginning in the 1870s. By 1889, the year the subject house was constructed, one article reported that he owned nearly 1,000 feet of frontage on both sides of Hillside Avenue.[6] He acquired the parcel containing the subject property in 1888 from two widows of Hispanic descent who had been married to Anglo husbands.[7]

Bricks as Progress

The first mention of the house appeared in a brief item in the *Santa Fe Daily New Mexican*, which reported that Axtell was clearing land to construct "four neat brick cottages," and had contracted for 80,000 bricks for the project.[8] This figure was soon revised upward to 100,000.

The bricks likely came from Donaghue & Monier, the local brickworks and building firm that may also have overseen construction of the house. Florence Donaghue, an Irish

[5] Quoted in Horn, *New Mexico's Troubled Years*, 174.
[6] "Improvement Notes," *Santa Fe Daily New Mexican*, April 29, 1889, 4.
[7] Abstract of Title document, undated typed manuscript on onionskin paper; index and additional research by author. The abstract and related documents form part of the property legacy papers held by the current owner and were accessed through selected scans provided by the project architect. Hereafter, Property Legacy Papers (PLP).
[8] "'Adobe Town,'" *Santa Fe Daily New Mexican*, April 19, 1889, 4.

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immigrant who arrived in Santa Fe in the mid-1870s, became one of the city's foremost builders, known for his expertise in brick construction.[9] He was responsible for some of the most recognizable examples of Territorial-style coping, including the 1877 remodeling of the Palace of the Governors (removed with its Pueblo makeover).

In 1884, Donaghue partnered with Quintus Monier, a French-born architect who had come to Santa Fe to supervise construction of St. Francis Cathedral. Under the name Donaghue & Monier, the pair completed several of the town's most significant buildings at the time, including the original state capitol building, the county courthouse, and the Sisters of Loretto Academy.

Santa Fe did not have a brickmaking facility until the early 1880s when Pogue and Brown—and later Rainey and Company—established local brickyards. Highlighting the demand for this basic building material, *Santa Fe Daily New Mexican* noted that the city "needs [a brickyard] badly".[10]

Brick signified modernity and progress. An April 1889 editorial underscored this point, declaring: "People who erect modern [brick] houses now are sure of a big profit on their investment."[11] Given the timing of the editorial, it likely reflected Axtell's — and others' — views of brick as a symbol of modernity in a predominantly mud-built town. Four months later, the newspaper announced that the "first of Judge Axtell's brick cottages on the Loma is nearing completion."[12]

It is unclear whether Axtell ever lived in the house; it was likely intended as an investment property. Several newspaper articles from 1889 describe Axtell buying existing adobes and improving them in a manner similar to a modern-day house flipper. The racialized nature of this gentrification is evident in a May 31 piece describing one of his conversions as transforming a "dingy and lifeless looking Mexican quarter" [into] now the very picture of thrift and busy life."[13] It is assumed that the subject house was

[9] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 28.
[10] Editorial, *Daily New Mexican*, May 8, 1881, 4.
[11] "Signs of the Times," *Santa Fe Daily New Mexican*, April 9, 1889, 4.
[12] "Improvement Notes," *Santa Fe Daily New Mexican*, August 20, 1889, 4.
[13] "Round About Town," *Santa Fe Daily New Mexican*, May 31, 1889, 1.

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among several brick tenements Axtell hoped to construct, but his ambition was cut short by illness.

Two months before his death in Morristown, New Jersey, on August 6, 1891, Axtell deeded the property containing the subject house to his son-in-law, Charles M. Phillips.[14] A native of Cleveland, Ohio, Phillips had arrived in New Mexico in 1883. An attorney by training, he was appointed clerk of the New Mexico Supreme Court.

Phillips and his family appear to have spent only a short time in Santa Fe. Although the 1890 census is unavailable, the deed given to Charles Phillips by his father-in-law in 1891 indicates that they were residing in New Jersey at that time. According to an abstract of title, the property changed hands several times during a dispute over the settlement of the Phillips estate, eventually ending up with Harold I. Stephens.[15]

A Brick Mason Buys a Brick House

In 1926, Harold I. Stephens sold Lot 2—the parcel holding the brick house—to Fred and Jennie Digneo.[16] Born Alfredo Digneo in 1890, Fred was the son of Carlo Digneo, one of three Italian-born brothers recruited by Bishop Lamy to work as skilled stone masons and cutters on the construction of St. Francis Cathedral. Working under the name Digneo Brothers, the family firm also erected numerous brick residences along the south section of Paseo de Peralta (then West Manhattan Street) and in the Don Gaspar neighborhood. Alfredo followed in the family trade as a brick mason and is credited with constructing many of the original buildings—now demolished—of the United States Indian School off Cerrillos Road.

[14] Warranty Deed, Samuel B. Axtell to Charles M. Phillips, recorded June 26, 1891, Book W, Page 323, Instrument # 1891000483, Santa Fe County, New Mexico.
[15] Abstract of Title document, "Lots 2, 3, 4, Blk. 39, King's Map of 1912," undated typed manuscript, Avery-Bowman Company, PLP. Notably, the "Avery" in Avery-Bowman refers to Jennie Digneo, who is discussed later in this HCPI.
[16] Warranty Deed, Edith V. and Harold I. Stephens to Fred and Jennie M. Digneo, recorded October 28, 1926, Book 6, Page 292, Instrument # 32458, Santa Fe County, New Mexico.

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The 1930 census records Fred (listed as Frederick) and Jennie living in the house, which was then valued at $2,500.[17] Also residing in the household were James Duffy, a sixteen-year-old identified as Fred's stepson, and Grace Taylor, a 60-year-old Iowa-born woman employed by the family as a live-in maid. The census listed Jennie as the owner of a mercantile business, later identified in a bankruptcy filing as The Smart Shop.

The bankruptcy document offers a rare glimpse into the domestic life of the household at the onset of the Great Depression and suggests how the house may have been furnished and decorated. The items exempted from seizure included kitchen equipment, furniture, multiple Navajo rugs, a chiffonier, an encyclopedia set, and a range of books published as part of the *Universal Library*.[18] Given the timing and Fred's profession, it is assumed that the initial changes to the façade, including the alteration of the entry porch, were made during their ownership.

Jennie divorced Fred following the bankruptcy, and the house on the hill transitioned into a rental. In 1933, they sold the property to Willzeta Dennee, a Colorado resident, who subsequently deeded it to the Republic Mortgage Company—a firm she appears to have worked for.[19] It was likely under the mortgage company's ownership that the house formally shifted to rental use.

The 1936 Santa Fe city directory reflects this change, listing two tenant households: Elizabeth Griffin, who worked as a colorist for photographer T. Harmon, and her mother, Ziodah, occupied one unit; in the other lived George and Dorothy Hillhouse. George managed the local Your Foods Store market.[20] A newspaper advertisement from that same year described one of the rentals as a large room with a connecting bath, with the option to include use of a garage.[21] This rental arrangement continued through the

[17] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12A; Enumeration District: 0014; FHL microfilm: 2341134.
[18] Bankruptcy No. 1107, Referee's Order Allowing Exemptions, U.S. Bankruptcy Court to Jennie M. Digneo, The Smart Shop, recorded September 12, 1930, Book X, Page 119, Instrument # 40454, Santa Fe County, New Mexico.
[19] Abstract of Title document, "Lots 2, 3, 4, Blk. 39, King's Map of 1912."
[20] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 94, 103, and 243.
[21] "Rooms For Rent," *Santa Fe New Mexican*, June 17, 1936, 7.

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Great Depression. Additional newspaper ads from the period suggest the land was also used commercially, operating as a nursery under the name Hillside Evergreen Nursery.

Toward the end of the decade, Republic Mortgage Company worked out an agreement with Ray and Dorathea Dunakin, a recently married couple, to acquire the property. However, before the transaction was finalized, the Dunakins divorced. The precise circumstances are unclear, but Jennie Digneo—now going by Jennie M. Avery—had regained title to the property and, in 1943, transferred it to Dorthea Dunakin by quitclaim deed.[22]

That same year, Dunakin hired a builder to prepare plans for remodeling the apartments. A surviving blueprint shows that the work was limited to the section west of the front entry (Fig. 7). The drawing indicates interior renovations within the existing footprint, including updated floor plans, subdivided spaces, and likely reconfigured circulation. The only exterior alteration appears to be the addition of a new set of stairs and doorway at the southwest corner.

The Apartments

From this point on, the old Axtell-Phillips house was identified as an apartment building—Units 1, 2, and 3—in the Santa Fe city directories. The 1947 directory listed Mary Guesserian, a seamstress, as both the occupant and owner of Apartment 1; John S. Russell, a teacher at Carlos Gilbert School, and his wife, Vera, living in Apartment 2; and Raymond Rhea, the owner of a distribution company, along with his wife, Vera, a statistician for the State Land Office, residing in Apartment 3.

While Dorathea Dunakin remained the underlying property owner, Mary Guesserian appears to have taken on the role of apartment manager. Tenants came and went, but according to the city directories, they generally belonged to the same professional class—teachers, small business owners, and mid-level state employees—rather than clerks or manual laborers.[23] By the early 1950s, John S. Russell had been promoted to

[22] Quitclaim Deed, Jennie M. Avery to Dorathea K. Dunakin, recorded June 12, 1943, Book 23, Page 236, Instrument # 71337, Santa Fe County, New Mexico.

[23] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 125, 230, 247, and 343.

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principal of Carlos Gilbert School. He and his wife Vera had moved out of the apartments and purchased a home in the South Capitol neighborhood.

Mary eventually moved out, and a woman named Edna McCracken took her place. Over the years, McCracken co-owned several Santa Fe beauty shops and remained a fixture in the neighborhood until her death in 1969. As Santa Fe modernized, the house stood increasingly apart—deteriorating and anchored in a bygone era. In 1962, a bulldozer cleared an old adobe at the southeast corner of Hillside and Washington to make way for the Bank of Santa Fe—a large Pueblo Revival structure, complete with a drive-through teller and a 70-car parking lot.[24]

In the 1970s, Hillside was realigned as part of the newly constructed "Loop," later renamed Paseo de Peralta—a road designed to relieve downtown congestion but which, at first, created confusion and disruption.

With the realignment and name change, the property acquired a new address: 515 Paseo de Peralta. A decade later, the city permitted the demolition of yet another older building to allow for the expansion of the Bank of Santa Fe into what is now Wells Fargo Bank. This change is abundantly evident reviewing aerial photographs from the late 1950 and early 1970s (Figs. 8 & 9). By 1982, the former Axtell–Phillips House was considered abandoned property, and the City of Santa Fe was unable to identify the actual owner.[25]

In 1995, Dorathea Gabel—the daughter of Dorathea Dunakin and a resident of Otero County—submitted an application (H-95-091) to the Historic Districts Review Board to undertake repairs on the then-century-old building. The proposed work included window repairs, partial restuccoing, and stabilization of the front entry porch.

In 1997, Gabel received a historic preservation award from the City of Santa Fe in recognition of the renovation. Nearly thirty years later, however, the house has once again fallen into disrepair.

[24] "New Pueblo Style-Bank" [photo article], *Santa Fe New Mexican*, April 15, 1962, 16.
[25] "Notice of Names of Persons Appearing to be Owners of Abandoned Property" [legal notification], *Santa Fe New Mexican*, March 19, 1982, B-5.

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

Based on its age and historical associations, the primary building is clearly eligible for Contributing status. The south-facing front elevation, which has been least affected by later additions, should be considered the primary façade. Significant features of this elevation include its rectilinear volumes, original segmental-arched window openings, keyhole-shaped porch opening, and distinctive brick cornice. In contrast, the side and rear elevations have less architectural interest and have been compromised by later modifications. The northwest bedroom addition is the least compatible and should be excluded from consideration of status.

The second rubble-stone garage is freestanding and of historic age but lacks architectural distinction. The shed, which appears to predate 1912, is an important contextual structure, reflecting earlier land use patterns and signaling a time when work animals were kept for conveyance.

The Board's authority over purely structural elements, such as masonry retaining walls that do not rise above the retained grade, has been questioned in the past. However, if the Board does hold authority to assign status, the south retaining wall and its entry steps are recommended for Contributing status as an important element of the streetscape.

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Illustrations



Figure 1: Samuel Beach Axtell, undated. Courtesy of Findagrave.com

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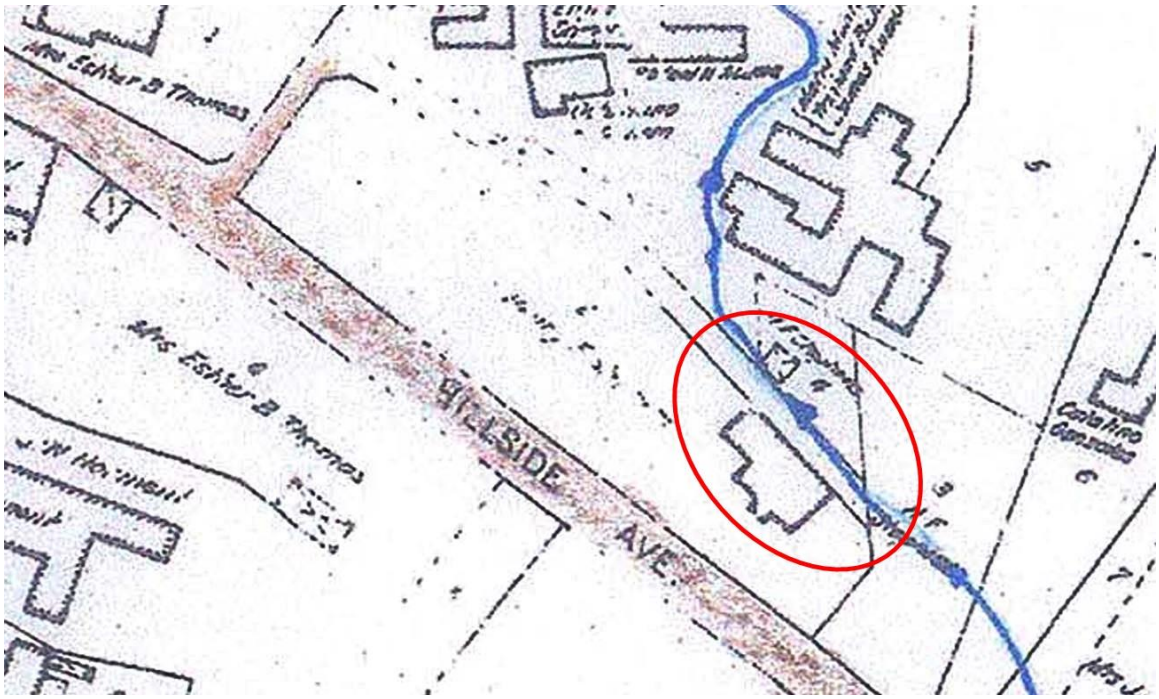

Figure 2: N. L. King, "Official Map of the City of Santa Fe," 1912. Acequia alignments overlaid by Edward Gonzales, 2012. Subject buildings circled.

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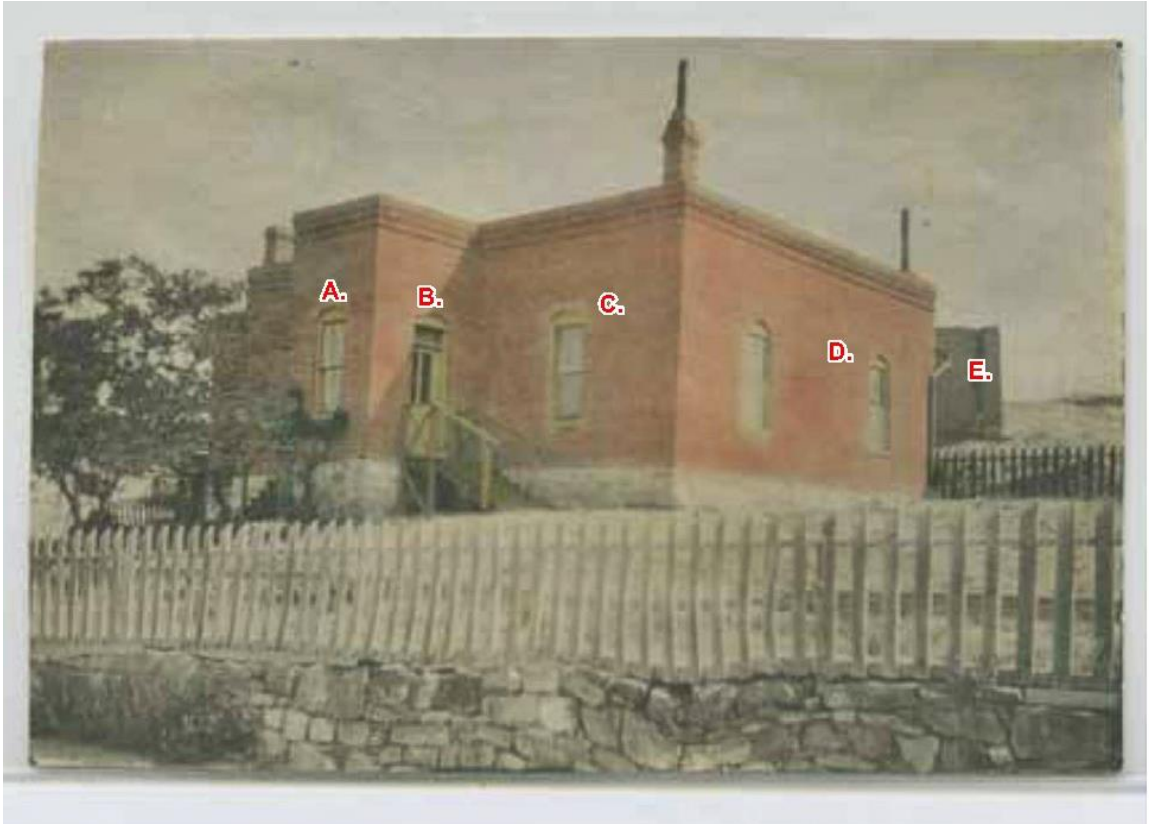

Figure 3: "Adobe home on Hillside Street, Santa Fe, New Mexico," H. H. Dorman, ca. 1915, Negative Number 010516. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Window removed; B. door and wood stairs removed; C. window added; D. window added; E. building demolished.

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Figure 4: "Adobe home on Hillside Street, Santa Fe, New Mexico," H. H. Dorman, ca. 1915, Negative Number 010517. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Window added; B. door removed with addition; C. building demolished.

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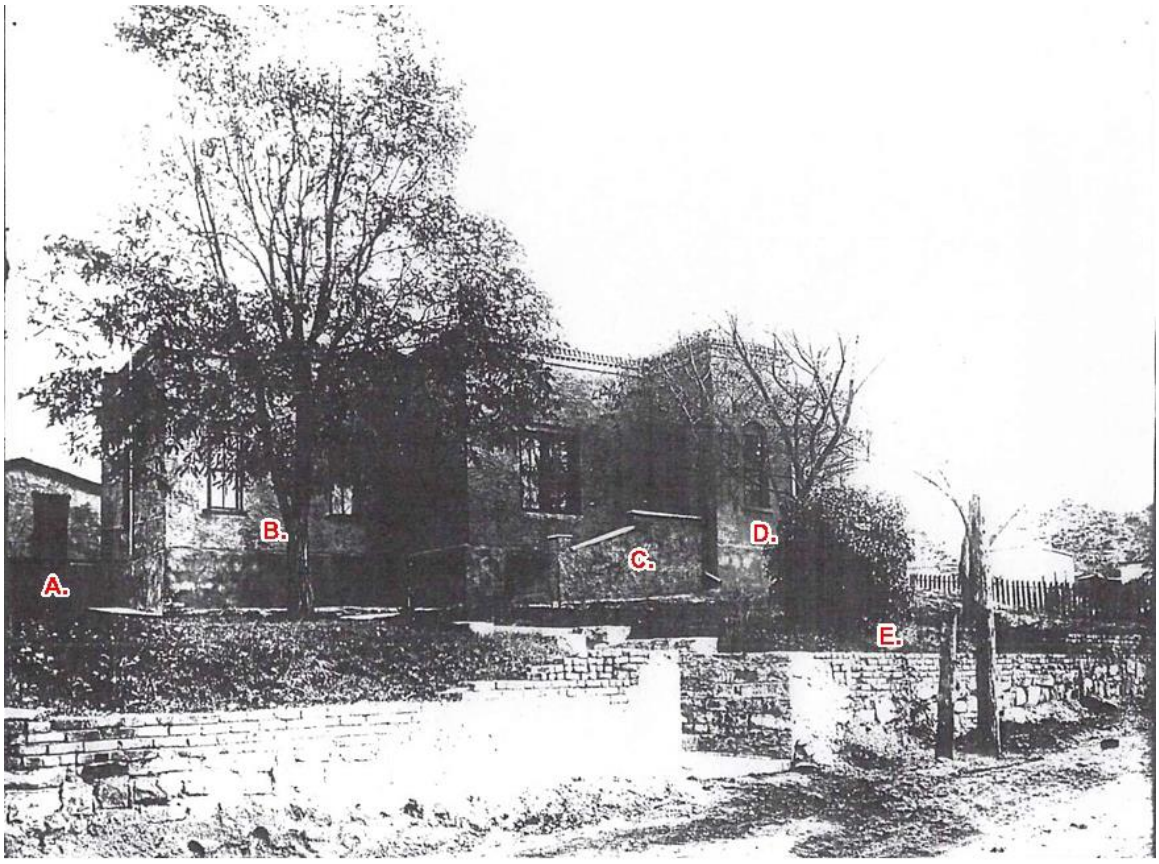

Figure 5: "House of Paseo de Peralta (formerly Hillside Avenue), ca. 1910-15, Negative Number 51631. Courtesy of Palace of the Governors Photo Archives, New Mexico History Museum.

Note: A. Shed in existence; B. stairway and door added; C. stairway removed; D. window removed; E. shorter wall topped with bricks.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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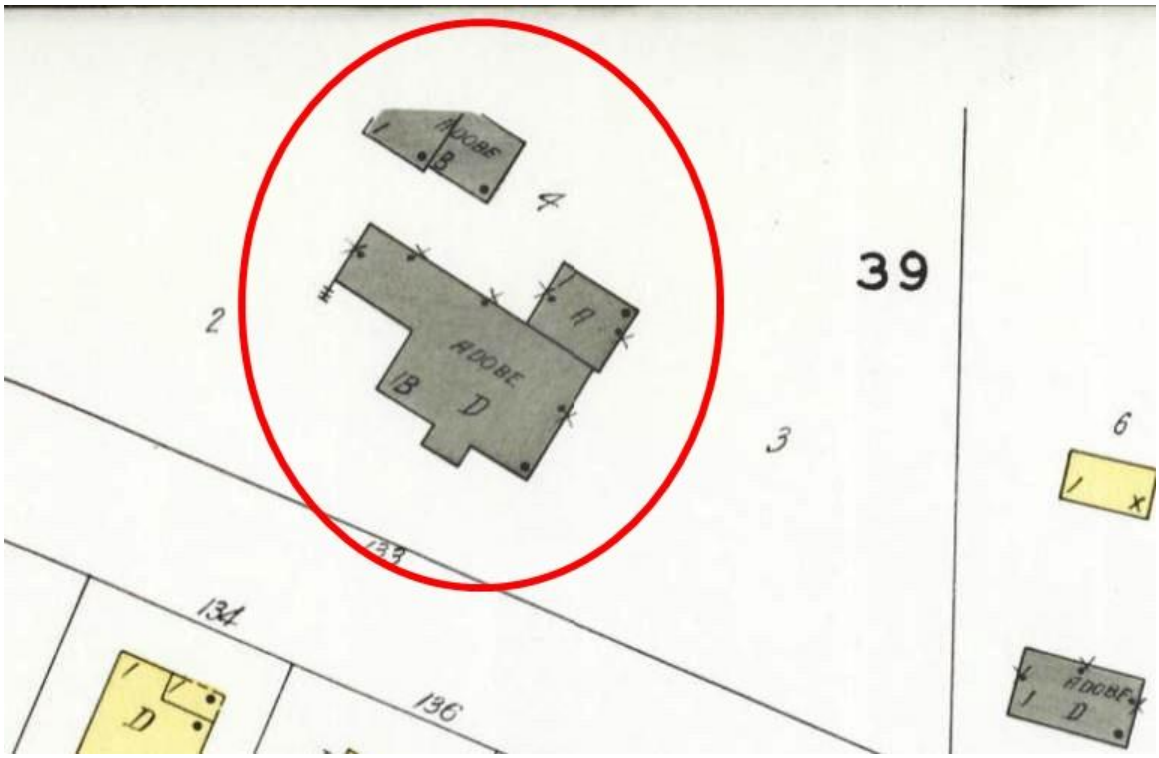

Figure 6: 1930 Sanborn Fire Insurance Map, Sheet 8.

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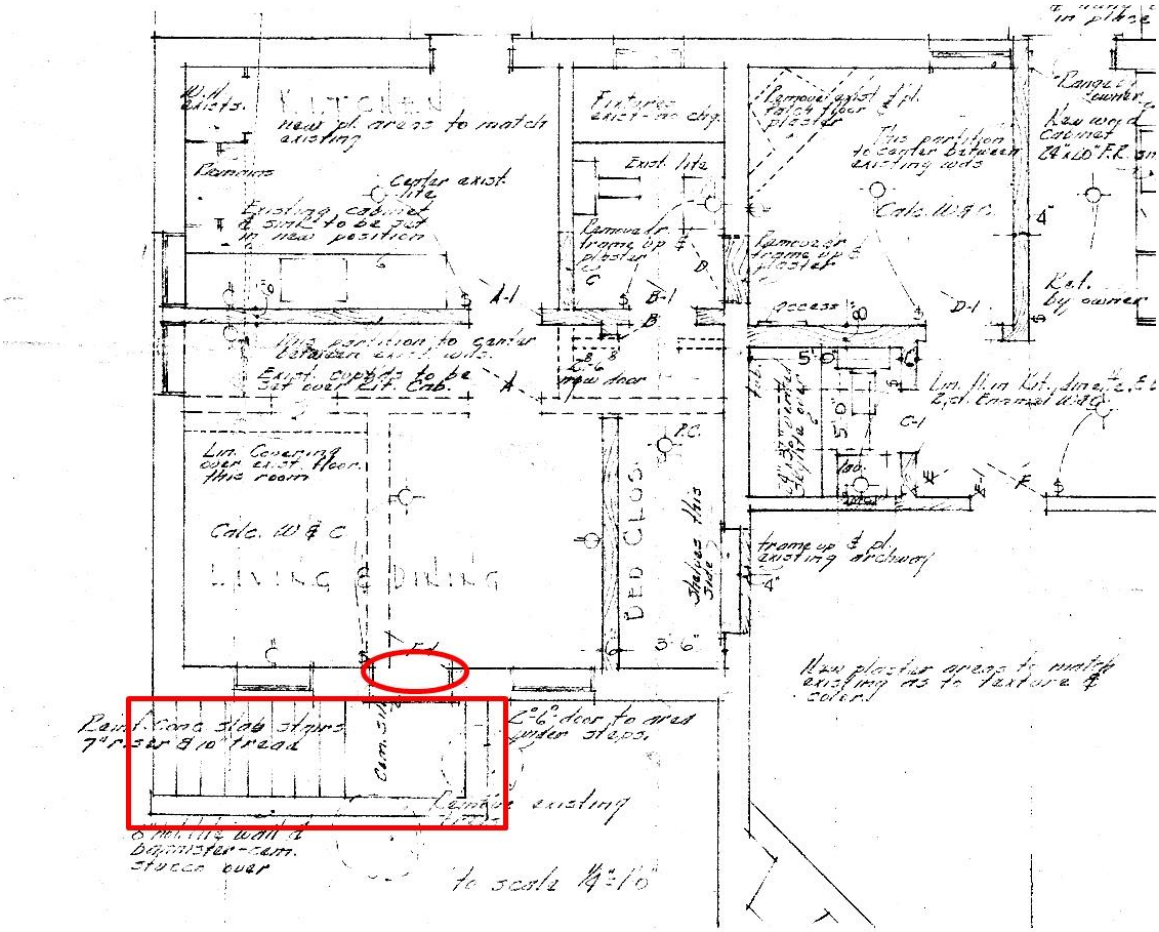

Figure 7: Portion of the 1943 building plan (blueprint converted to black and white), showing the affected exterior changes on the west end of the south façade highlighted. Courtesy of Georges and Tina Feghali.

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

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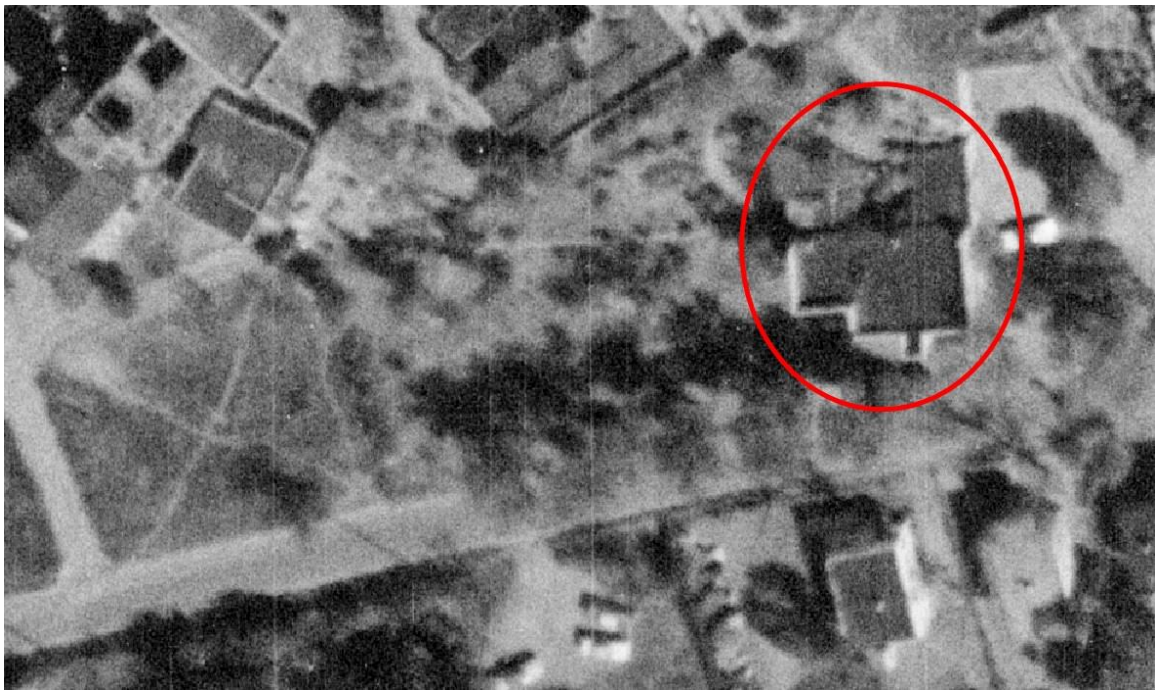

Figure 8: November 10, 1958, aerial photograph.

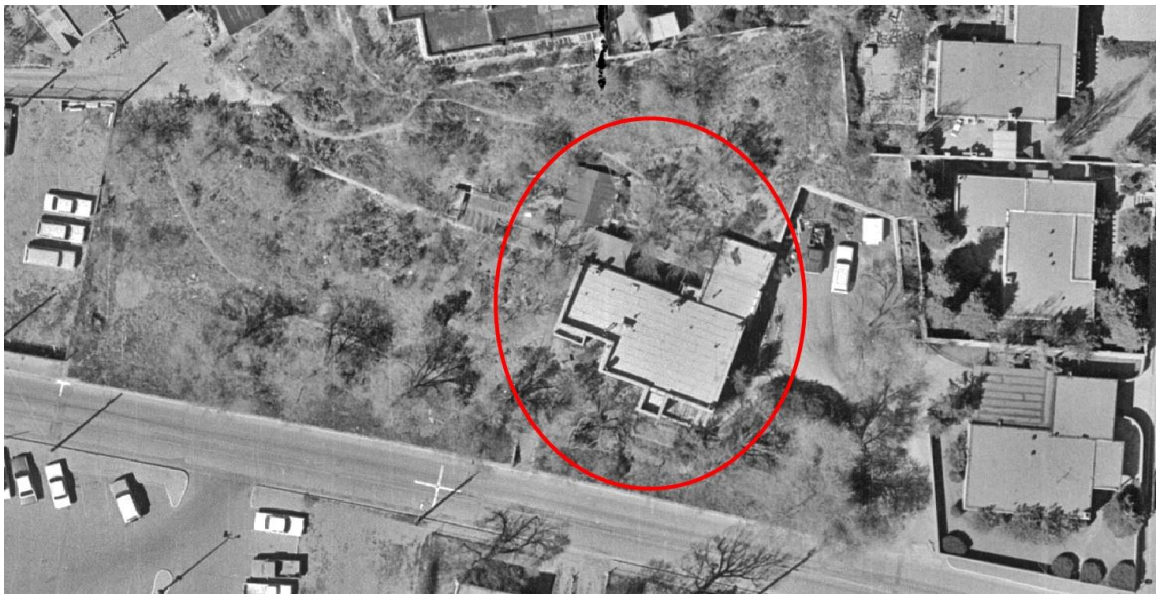

Figure 9: May 11, 1973, aerial photograph. Structure at northwest present.

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

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Survey Photographs

(All images taken by Giulia Caporuscio, June 22, 2025, unless otherwise noted)



Photo 2: Setting. Camera facing northwest.

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Photo 3: Setting and street entry. Camera facing northeast.

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Photo 4: West half of south elevation. Camera facing up and northeast. Typical window (left) and muntin pattern (right).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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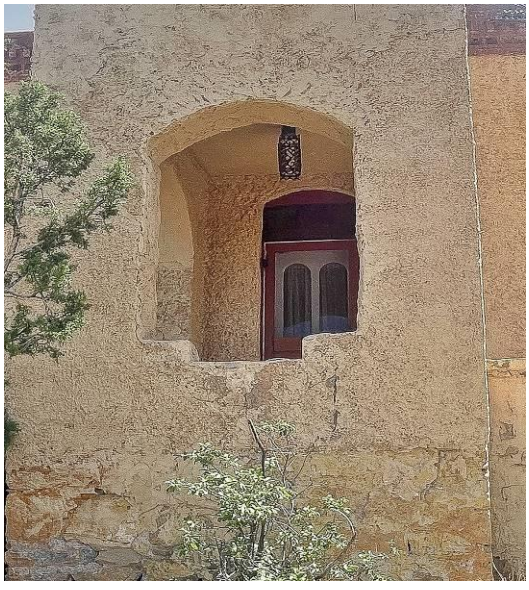



Photo 5: Entry façade and east half of south elevation. Camera facing up and northeast. Entry porch (left) and altered windows (right).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: East elevation of the original building. Camera facing northwest.

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

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Photo 7: East elevation oblique. Two garage additions highlighted. Camera facing north.

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

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Photo 8: East elevation. Original garage at center. 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: East elevation oblique. Later garage at right. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: Combined garages. North and west elevations. Camera facing southeast.

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

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Photo 11: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.

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

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Photo 12: North elevation. Original garage (left); bedroom addition (right). Camera facing southeast.

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

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Photo 13: West elevation of original building. 1940s staircase on the right. Camera facing northeast.

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

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Photo 14: West elevation of bedroom addition. Camera facing southeast.

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

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Photo 15: Shed. East elevation. Camera facing northwest.

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

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Photo 16: Shed. South elevation. Camera facing northeast.

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

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Photo 17: Shed. West elevation. Camera facing northeast.

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

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Photo 18: Masonry stairway wall of street entry. Camera facing southwest.

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

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Photo 19: Brick stairs of street entry. Camera facing down.

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Photo 20: North retaining wall. Camera facing southeast.

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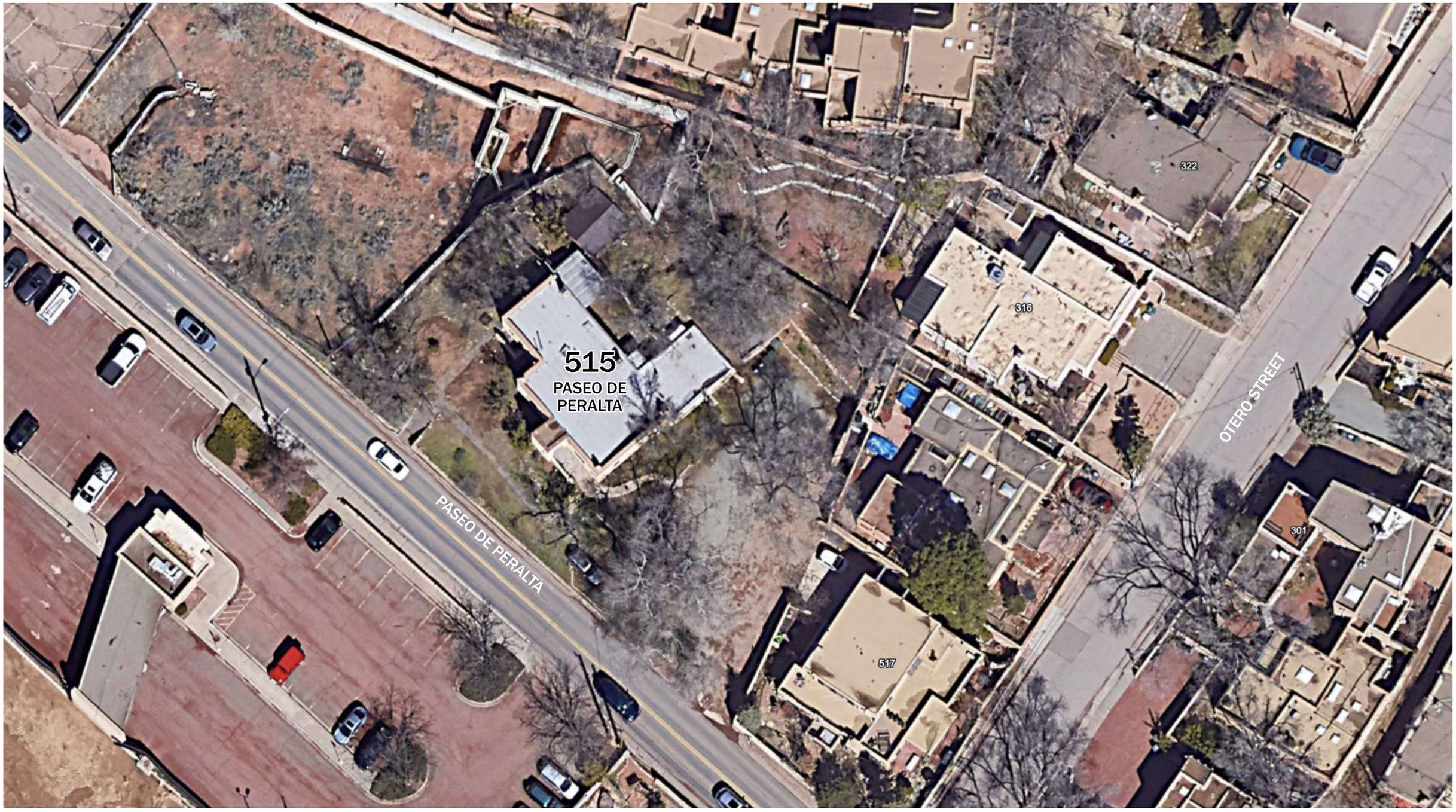
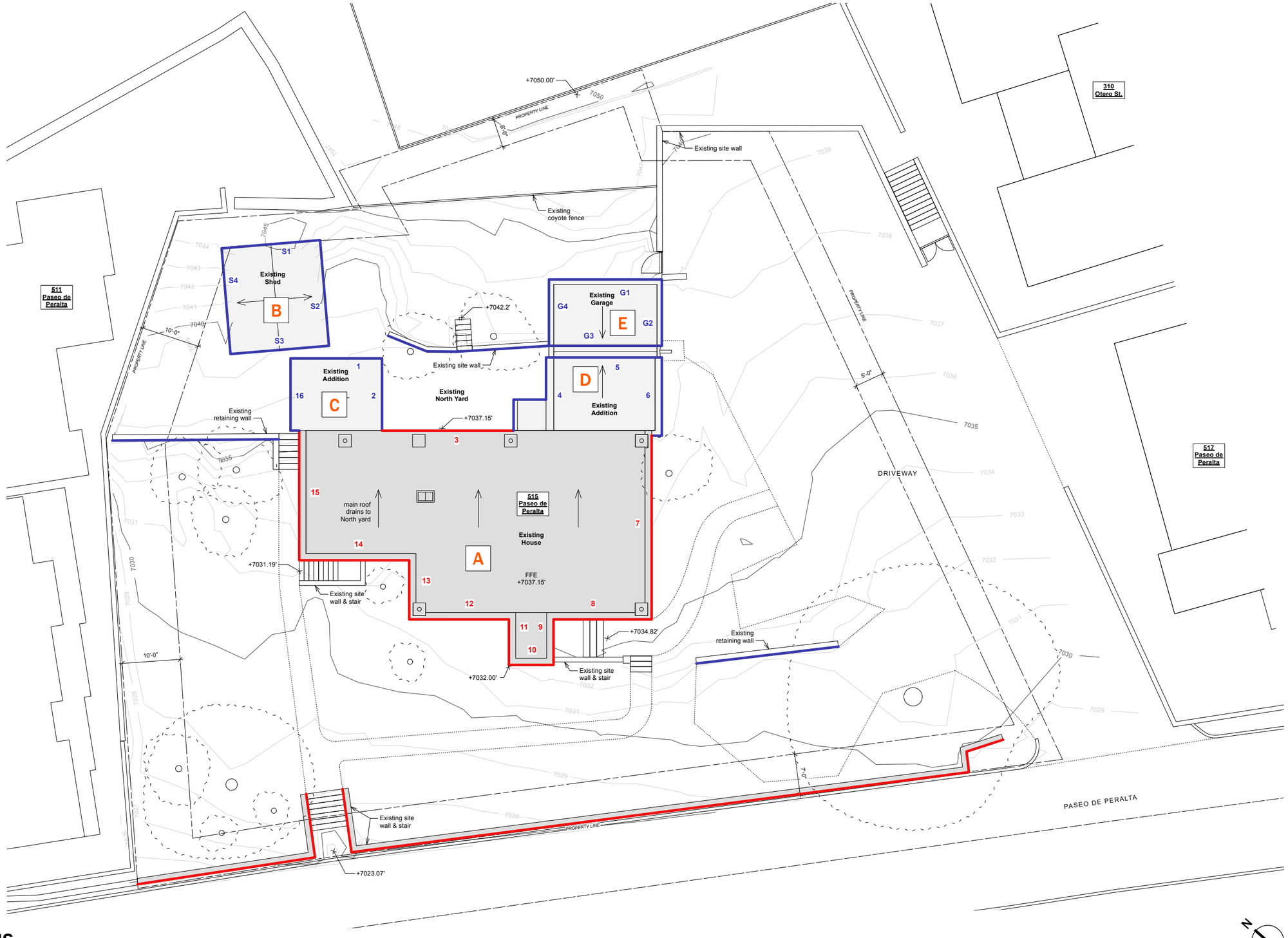
Photo 21: Minor retaining wall. Camera facing southeast.



515 Paseo — Existing Conditions Aerial View

NONCONTRIBUTING STRUCTURE / NON-PRIMARY FACADE
A structure 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.

SIGNIFICANT STRUCTURE / PRIMARY FACADE
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.

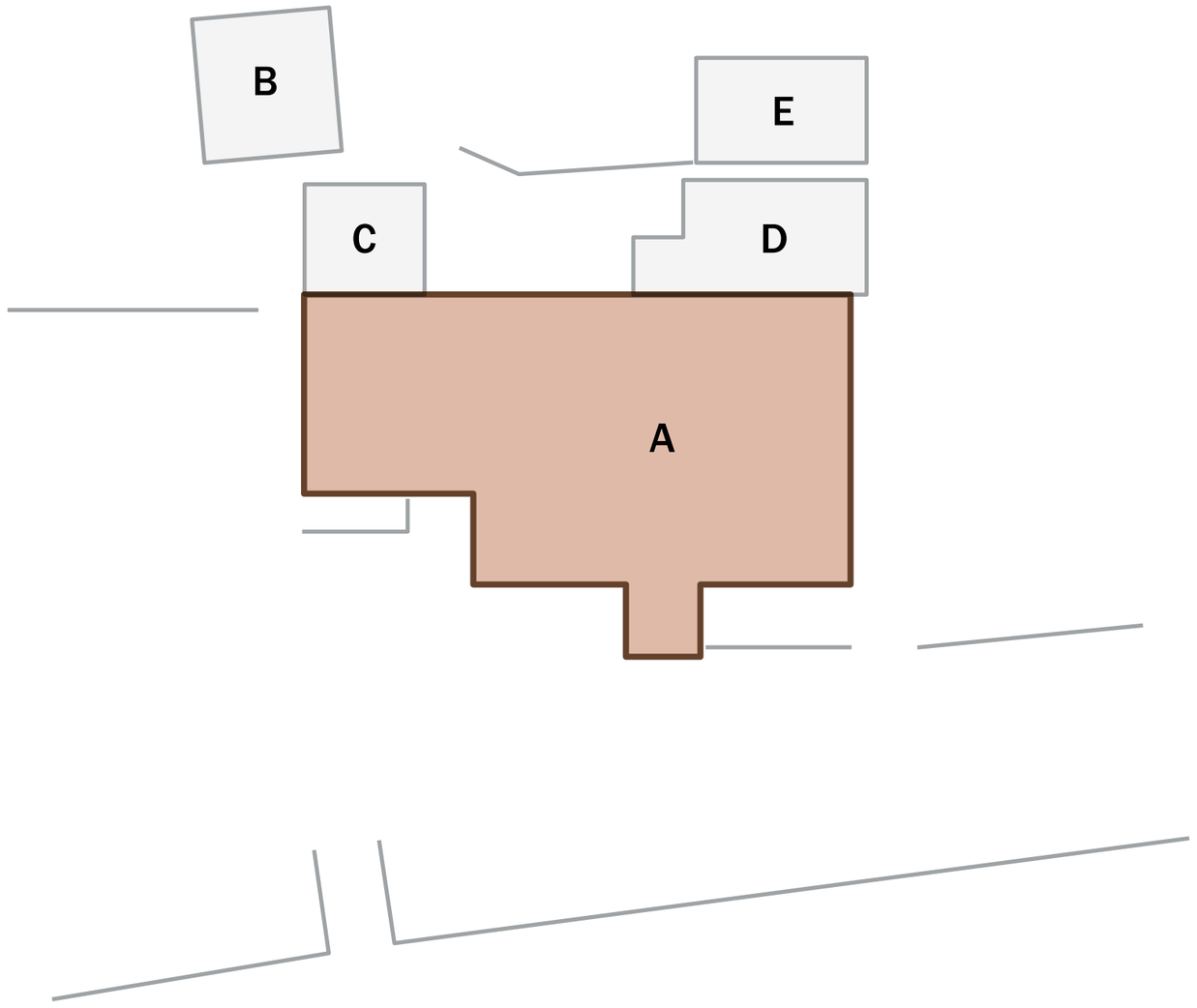


515 Paseo – Historic Status

NONCONTRIBUTING STRUCTURE
Demolition proposed

SIGNIFICANT STRUCTURE
No demolition proposed

515 Paseo – Demo Site Plan



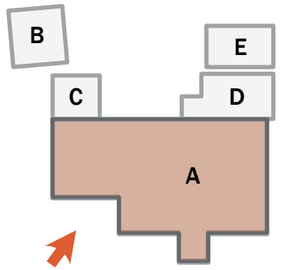
[A] Original Brick House

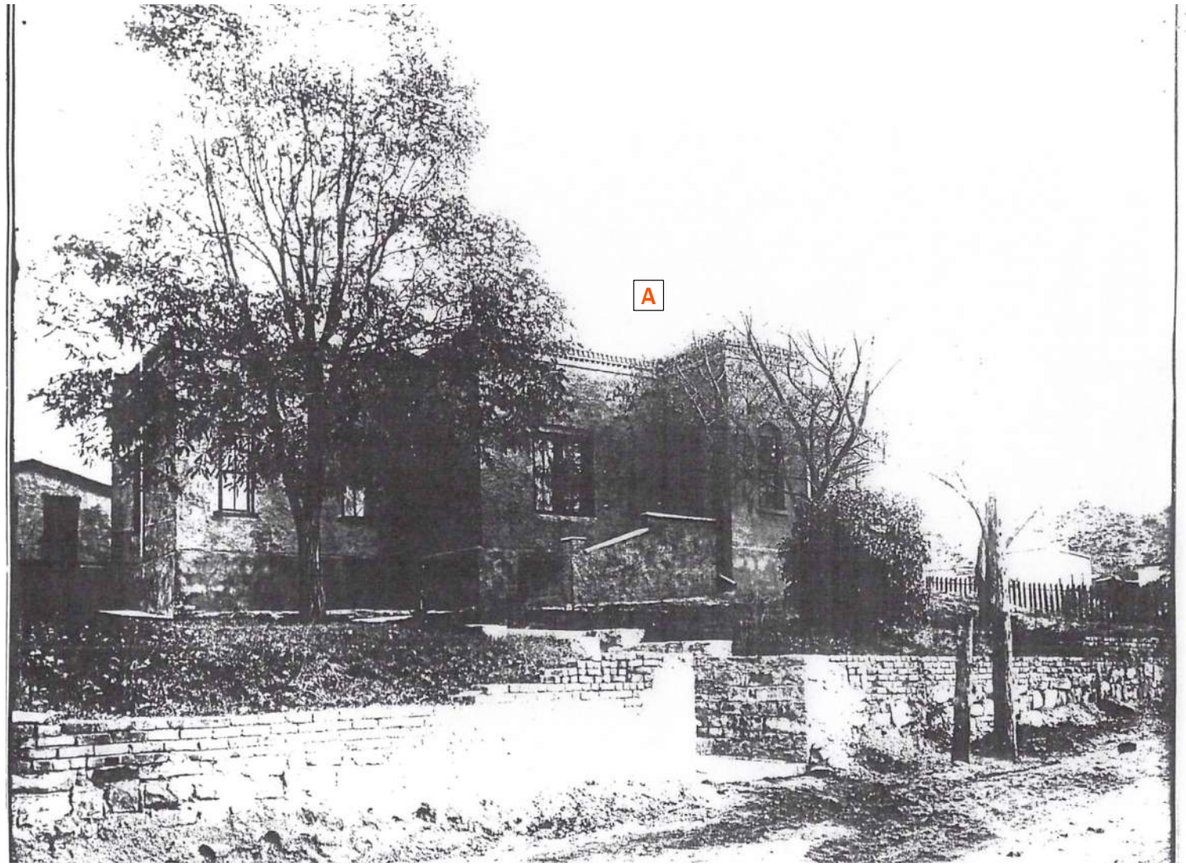
- Approx. 1,780 sf
- Constructed in 1898
- Brick construction with territorial brick coping, stone foundation, corner chimneys, tall wood hung-sash doors and windows

Historic photos and drawings show changes and additions over time:

- Tan textured stucco was added after over original red brick in the early 1900s
- Photos and ghosting in the stucco indicate additions and changes to windows over time
- Original West entry stairs were removed; existing West pen-tile stairs were added

NO DEMOLITION PROPOSED



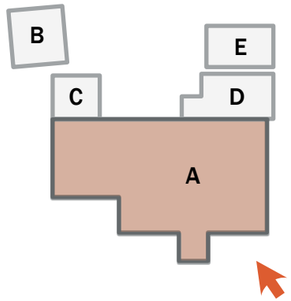


1910-15



2025

Historic & Existing Site – South Elevation



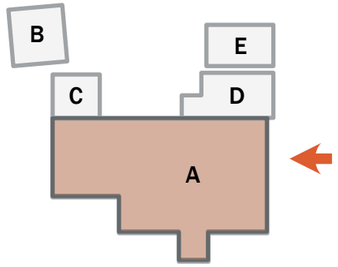


1910



2025

Historic & Existing Site – Southeast Corner



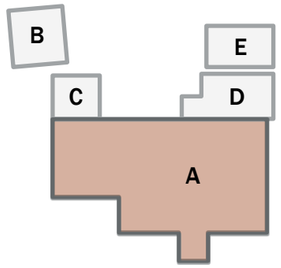


1910



2025

Historic & Existing Site – East Elevation



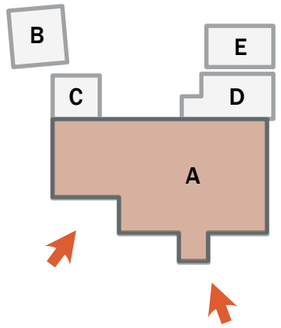


SITE FROM SOUTHEAST



PORCH FROM SOUTHEAST

[A] Original Brick House — Southeast Corner from Paseo



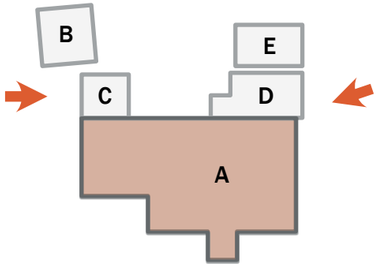


SITE FROM SOUTH



SITE FROM SOUTHWEST

[A] Original Brick House — South Elevation



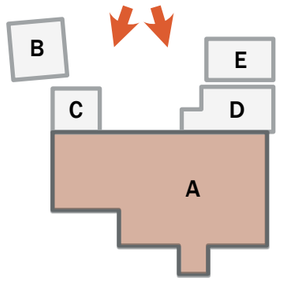


SITE FROM WEST



SITE FROM EAST

[A] Original Brick House — East & West Elevations



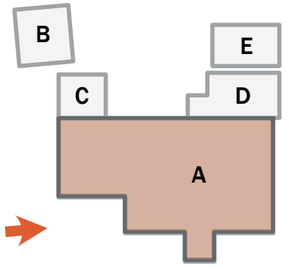


SITE FROM NORTH — TOWARD RUBBLE GARAGE



SITE FROM NORTH — TOWARD BEDROOM ADDITION

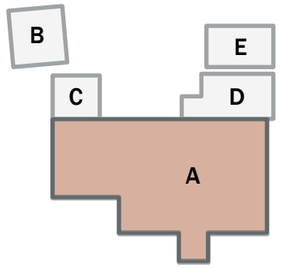
[A] Original Brick House — North Elevation





WEST VIEW FROM PASEO

[A] Original Brick House — View from Paseo & Washington Intersection





TALL ARCHED WINDOWS



PROJECTING FRONT PORCH

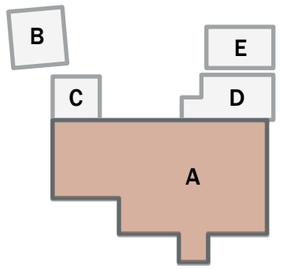


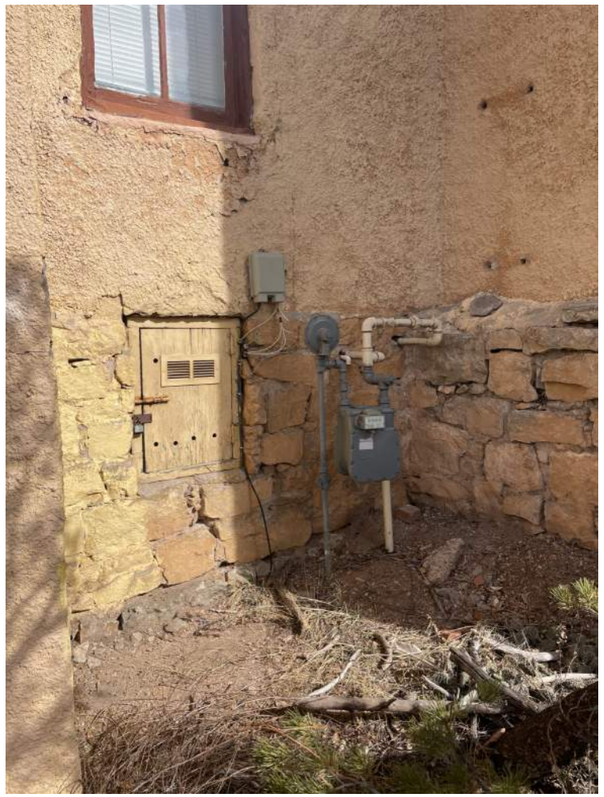
BRICK COPING



STEPPED MASSING

[A] Original Brick House — Key Architectural Features





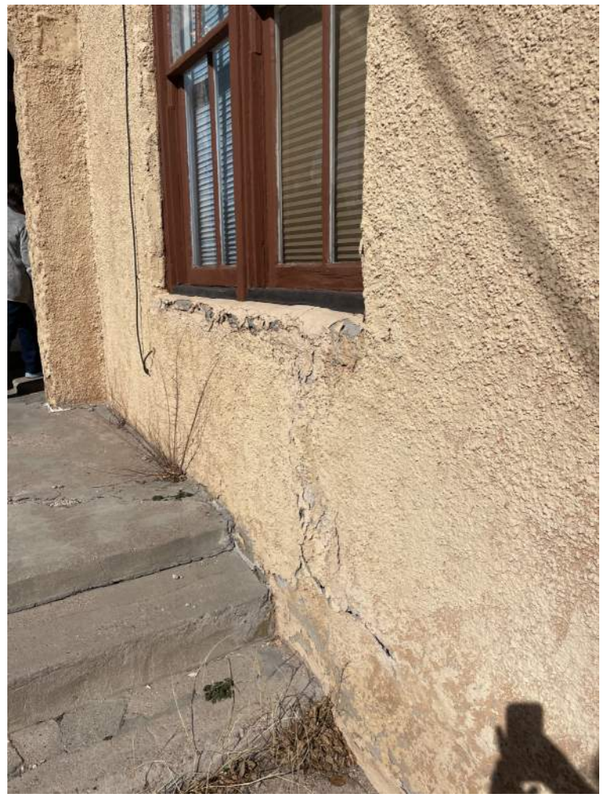
EXPOSED RUBBLE FOUNDATIONS



PREVIOUS INTERVENTIONS

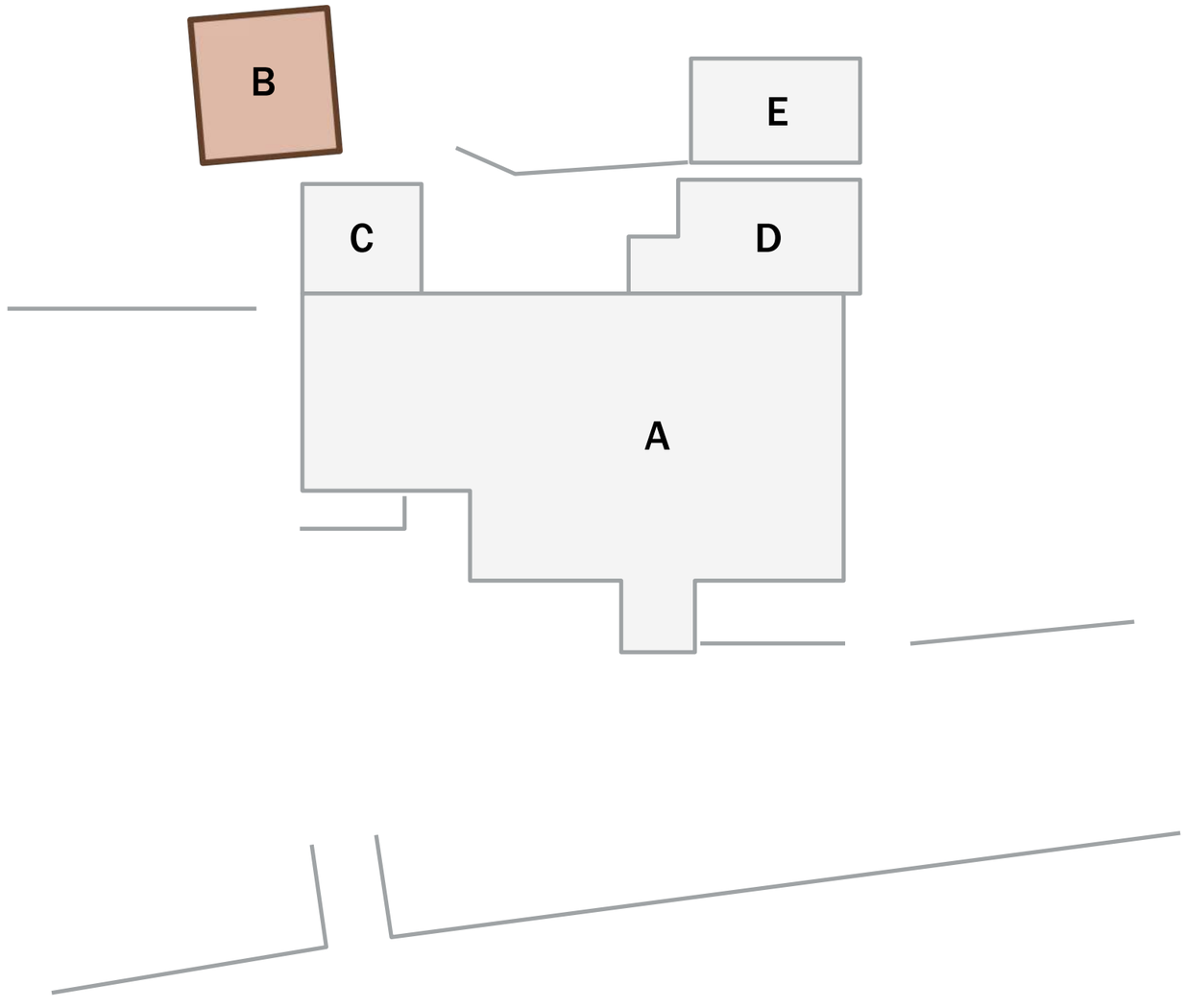


STUCCO & BRICK BENEATH



CAUSE OF CRACKS

[A] Original Brick House — Structural Concerns

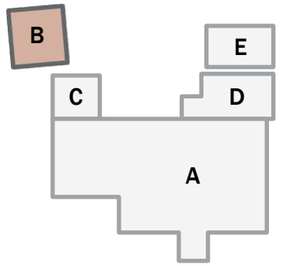


[B] Northwest Gabled Coal Shed

- 195 sf
- Constructed by 1912
- Originally a coal shed - chute visible on North facade
- Exposed adobe bricks and rubble masonry with pitched metal roof

- No foundation or waterproofing
- Unreinforced adobe bricks are retaining up to 6 ft of soil and show significant deterioration
- Structurally unsound, not habitable
- Per structural report, complete reconstruction with foundations and new walls would be required to ensure safe and legal occupation

DEMOLITION PROPOSED



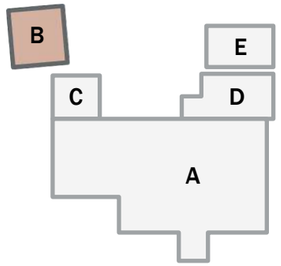


SOUTH ELEVATION



EAST ELEVATION

[B] Northwest Gabled Shed — Existing Conditions





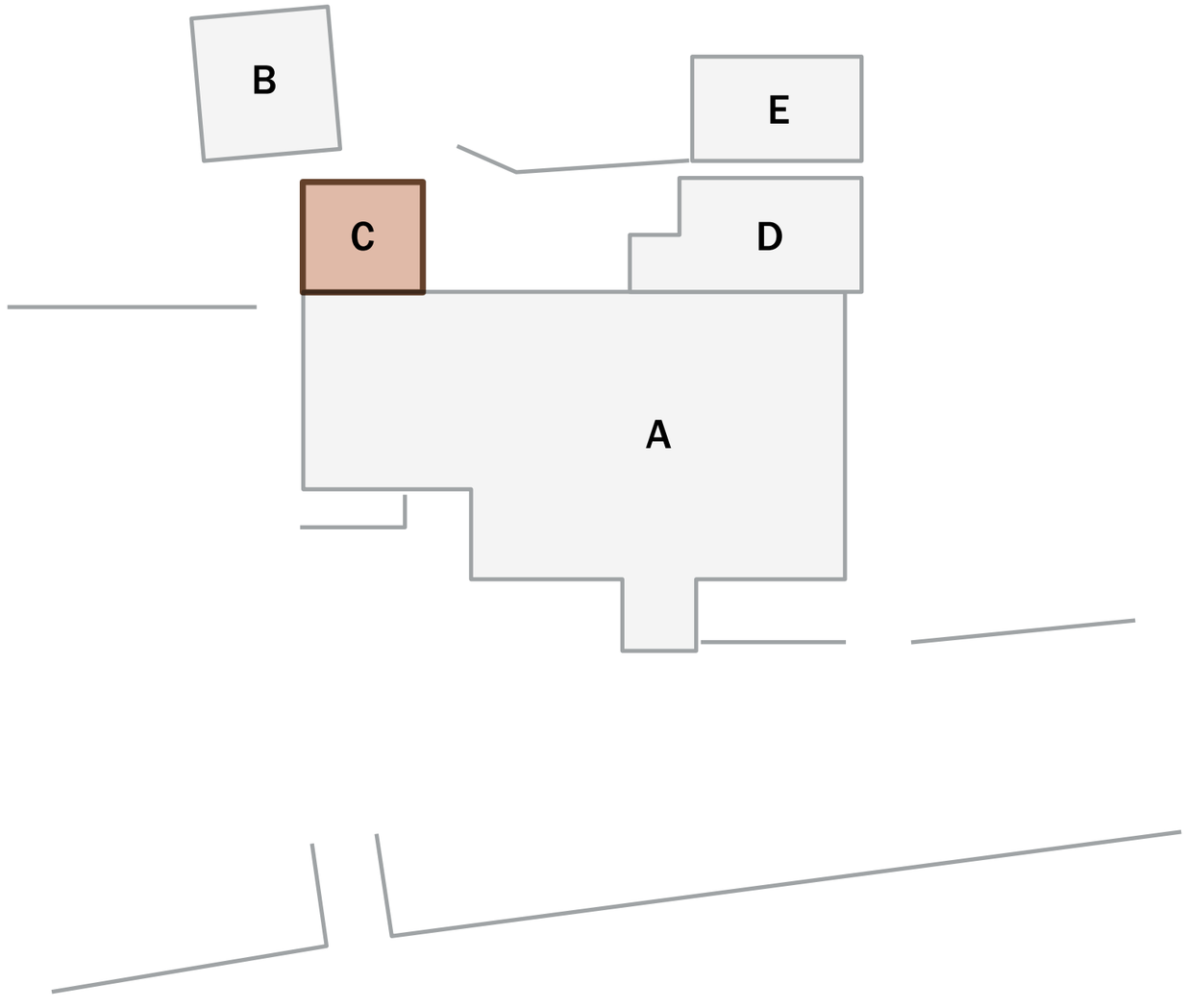
ADOBE BRICK DETERIORATING, NO FOUNDATIONS





NORTH ELEVATION

[B] Northwest Gabled Shed — Existing Conditions

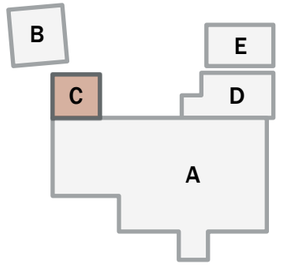


[C] Northwest Bedroom Addition

- 122 sf
- Constructed after the 1950s - previous owner dates it from the 1970s
- CMU and stucco addition with shed roof

- Distinct and modern detailing - smooth stucco, aluminum sliding window, pronounced fascia
- Roofline is 6 ft lower than original brick house

DEMOLITION PROPOSED



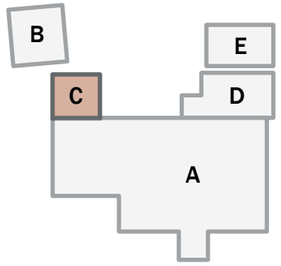


WEST ELEVATION



VIEW FROM SOUTH WEST

[C] Northwest Bedroom Addition — Existing Conditions





EAST ELEVATION

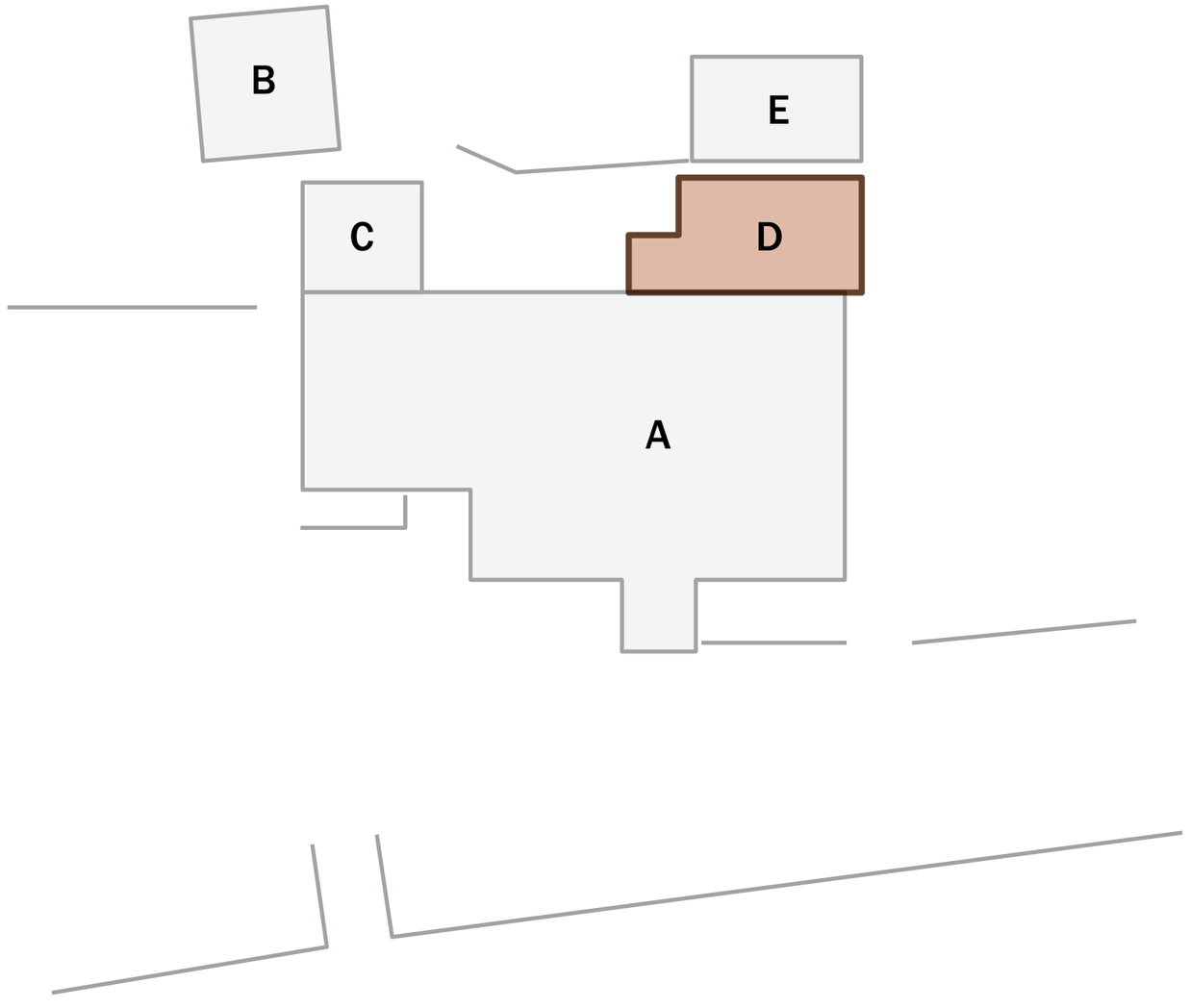


VIEW FROM NORTH EAST



NORTH ELEVATION

[C] Northwest Bedroom Addition — Existing Conditions

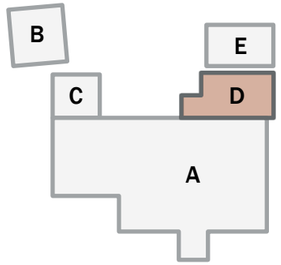


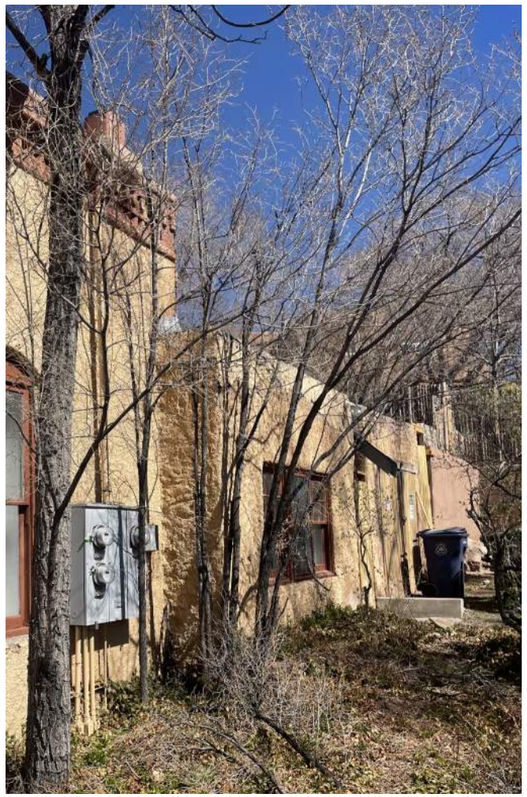
[D] Northeast Converted Garage

- 210 sf
- Constructed by 1930
- Originally a garage, converted to bedroom during 1950s
- Adobe and stucco addition with shed roof

- Roofline is 6 ft lower than original brick house
- Windows are distinct - horizontal with small panes
- Deteriorated condition

DEMOLITION PROPOSED



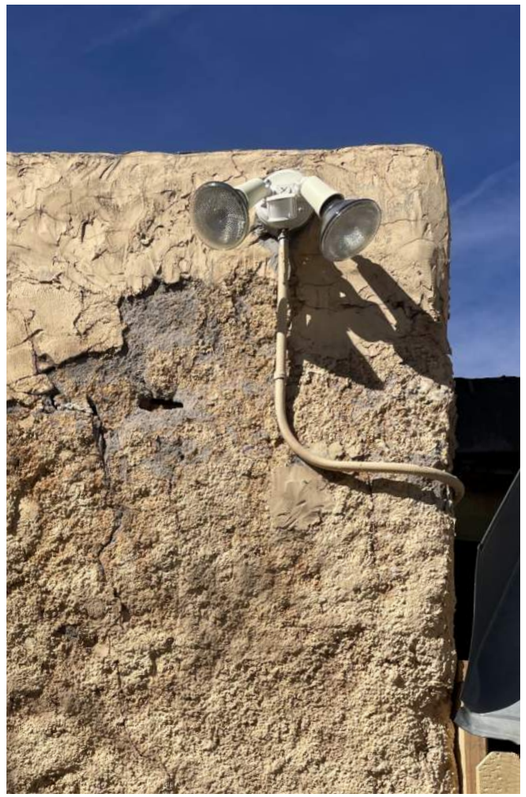


VIEW FROM SOUTHEAST



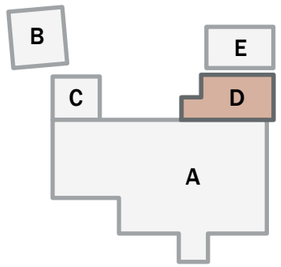
EAST ELEVATION





STUCCO DETERIORATION

[D] Northeast Converted Garage





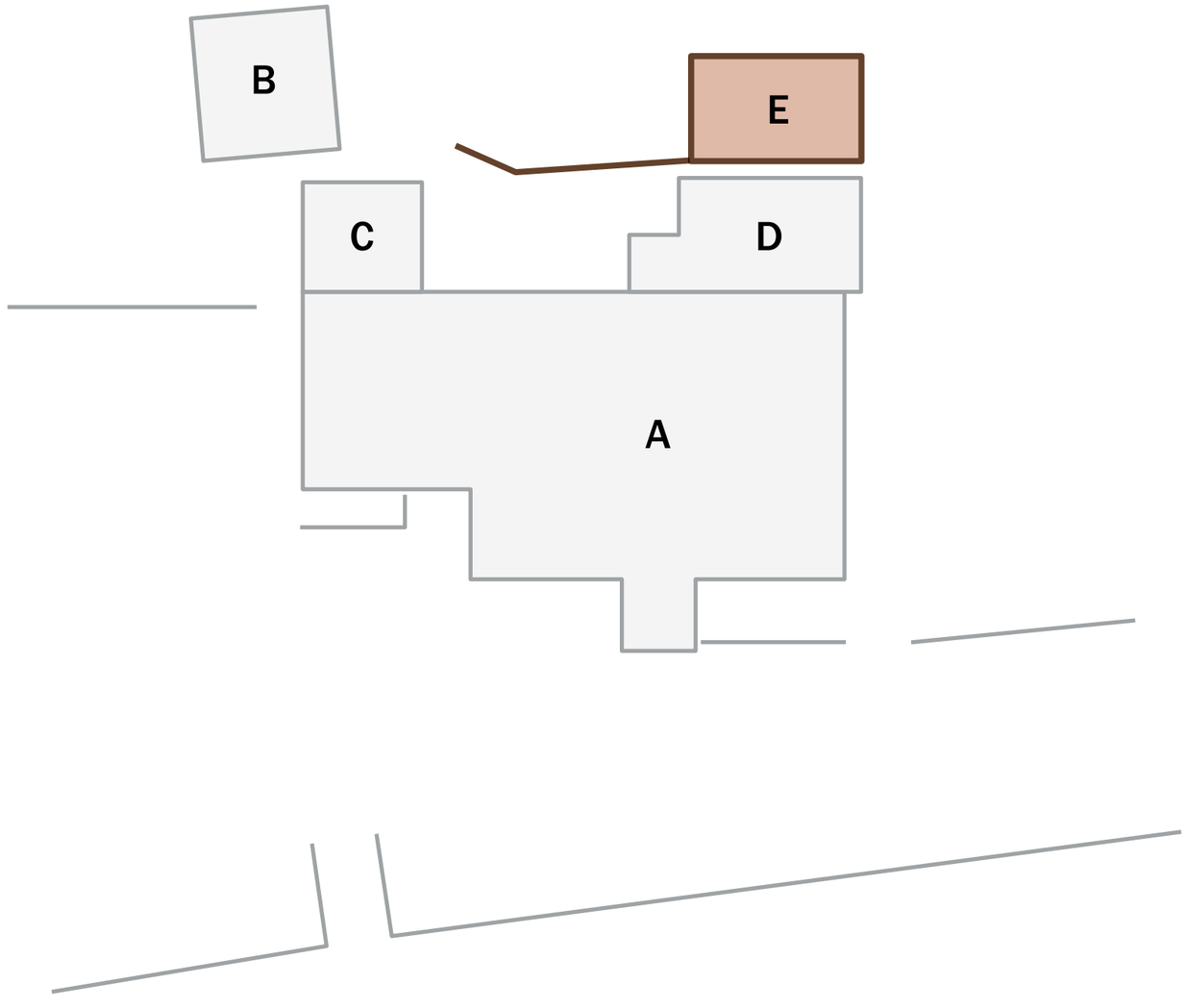
VIEW FROM NORTHEAST



WEST ELEVATION



[D] Northeast Converted Garage — Existing Conditions

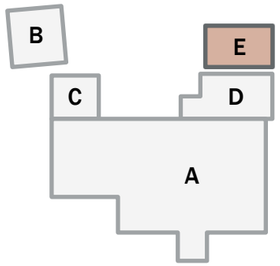


[E] Northeast Rubble Stone Garage

- 170 sf
- Constructed by 1943
- Unreinforced mixed brick and rubble construction with metal shed roof
- Attached stone retaining wall

- No foundation or waterproofing
- Unreinforced walls are retaining up to 6 ft of soil and show significant deterioration
- Stone site wall shows water damage and visibly leans
- Structurally unsound, not habitable
- Per structural report, complete reconstruction with foundations and new walls would be required to ensure safe safe and legal occupation

DEMOLITION PROPOSED



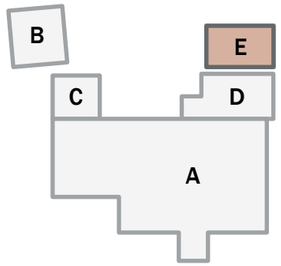


EAST ELEVATION

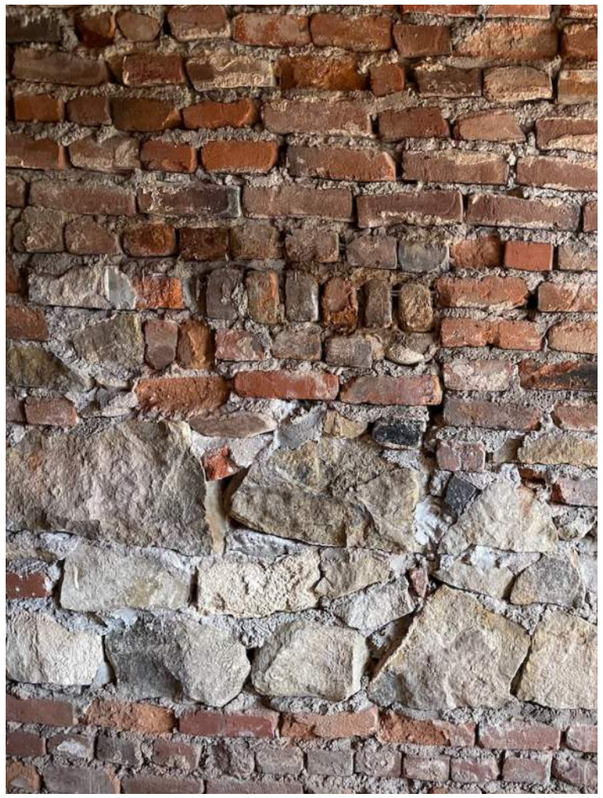


NORTHWEST CORNER

[E] Northeast Rubble Stone Garage — Existing Conditions



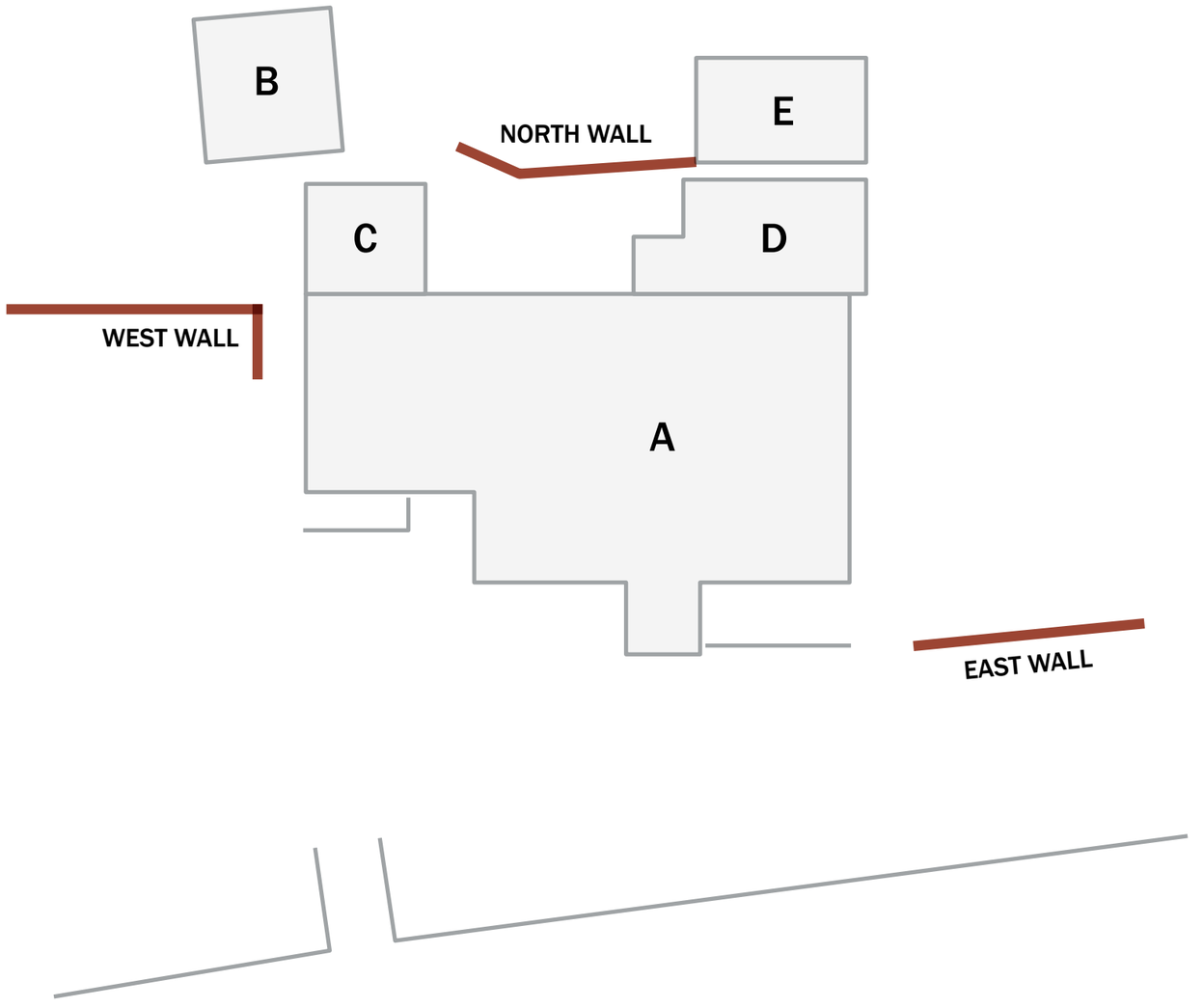






DETERIORATING BRICK

[E] Northeast Rubble Stone Garage — Existing Conditions



Retaining Walls

- Ground-level retaining walls and stairs
- Exposed brick and stone
- Brick and low stone retaining walls added after historic house
- Lack of foundations / waterproofing has caused structural instability

DEMOLITION PROPOSED



SITE WALL AT WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

West Retaining Wall



LOOKING DOWN FROM NORTH



LOOKING EAST



LOOKING NORTH

North Retaining Wall

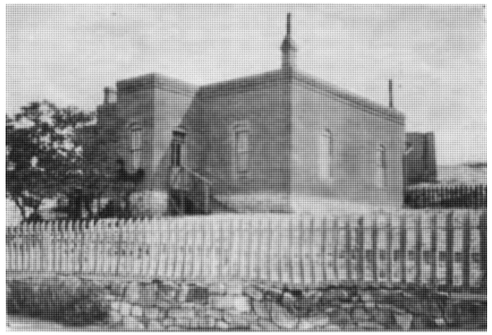


SOUTH ELEVATION



SOUTH ELEVATION

East Retaining Wall



515 Paseo de Peralta, 1915

515 Paseo de Peralta
HDRB Demolition Review

October 06, 2025



1 G100h Site Location Map
Scale: 1:1500

0 100 200 300 400 ft

PROJECT DIRECTORY

CLIENT
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310 Otero Street
Santa Fe, NM 87501
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email: gmfeghali@gmail.com

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email: devendra@dncarchitect.com
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email: rebecca@dncarchitect.com

STRUCTURAL ENGINEERS
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Santa Fe, NM 87505
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Contact: Jeremy Starr
email: jeremy@ltseng.com

DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	ASD101	Existing Site Plan
3	ASD102	Demo Site Plan
4	S100	Existing Plan w/ Structural Deficiencies
5	A101(E)	Existing Ground Floor Plan
6	AD101	Demo Ground Floor Plan
7	A102(E)	Existing Roof Plan
8	AD102	Demo Roof Plan
9	A200h	South Elevations - Existing
10	A201h	East Elevations - Existing
11	A202h	North Elevations - Existing
12	A203h	West Elevations - Existing
13	A300h	Section A - Existing
14	A301h	Section B - Existing

PROJECT DESCRIPTION

The project consists of the proposed and restoration of a historic late-nineteenth century brick house and demolition of noncontributing site structures.

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs.

The property is located in the Downtown and Eastside Historic District and currently consists of an original 1,800 SF brick house, along with outbuildings and additions to the original brick house, totaling about 900 sf. In a status review held 8/12/25, the Board determined that the historic brick house and South stone site wall were Historically Significant. The walls of the NW bedroom addition and NE converted garage addition were excluded as non-primary facades – this was discussed in the meeting as the best way to exclude these portions of the structure from Significant or Contributing historic status. The existing detached shed, garage, and other site walls were found to be noncontributing.

The present application includes requests for demolition of noncontributing site structures and preservation of significant structures as outlined below.

PROJECT DATA

PROJECT NAME
515 Paseo de Peralta

PROJECT ADDRESS
515 Paseo de Peralta
Santa Fe, NM 87501

ZONING
R-21

HISTORIC DISTRICT
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

HISTORIC STATUS
Contributing

SITE AREA
14,985 sf / 0.344 acres

PROJECT HISTORY

8/12/2025	Historic Status Review
9/9/2025	Information Session

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
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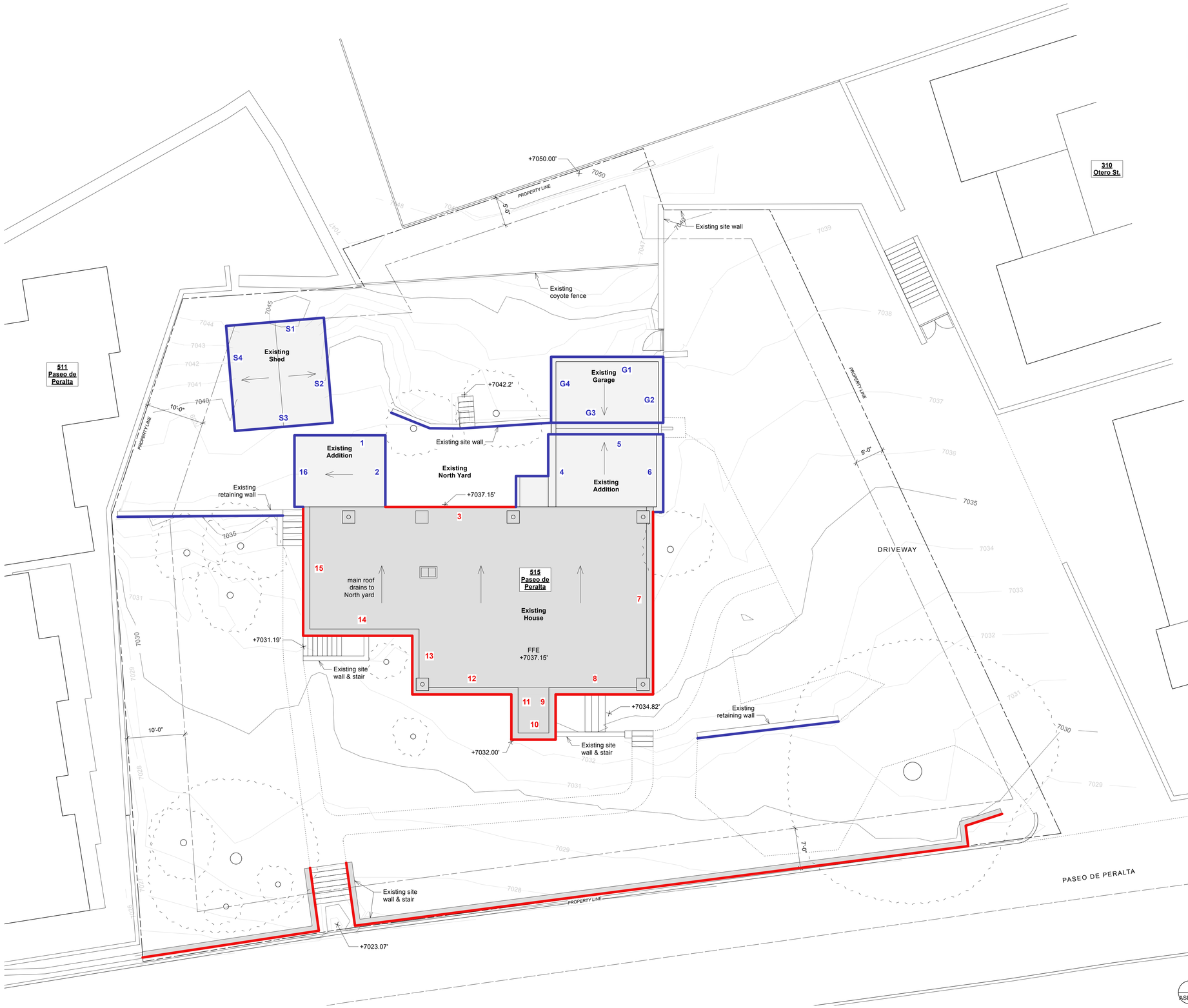
Set: Schematic Design
Sheet Title: **Cover Sheet**

G100h

Sheet of



HISTORIC STATUS

Per HDRB meeting 8/12/25

NONCONTRIBUTING STRUCTURE / NON-PRIMARY FACADE
A structure 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.

SIGNIFICANT STRUCTURE / PRIMARY FACADE
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.

1 ASD101 Existing Site Plan
Scale: 1/8" = 1'-0"

0 5 10 15 20 ft

N

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
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Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

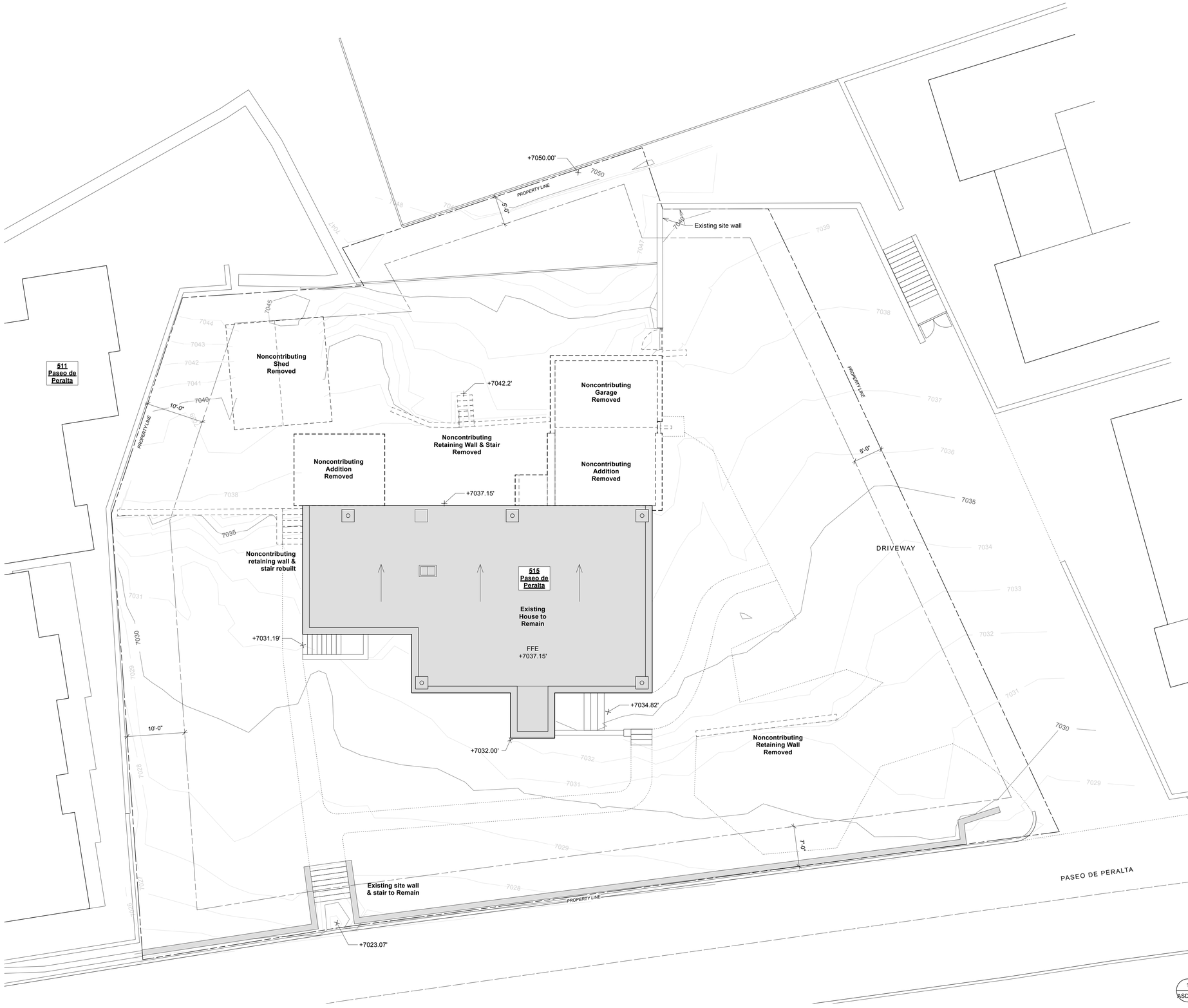
Date	Issue

Date: October 06, 2025	Plot Date: 10/6/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title: **Existing Site Plan Historic Status**

ASD101

Sheet of



1 ASD102 Existing Site Demo Plan
Scale: 1/8" = 1'-0"

0 5 10 15 20 ft

N

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924-A Shoofly Street Santa Fe,NM 87505
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Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025	Plot Date: 10/6/25
Drawn by	Checked by

File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Site Demo Plan**

ASD102

Sheet of



RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.



A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED, AND NO FOUNDATION WAS DETECTED.



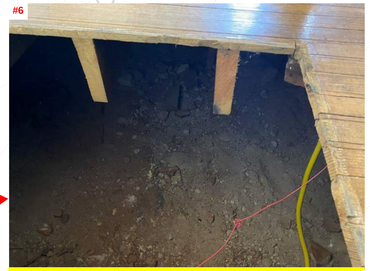
RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.



PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL



2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



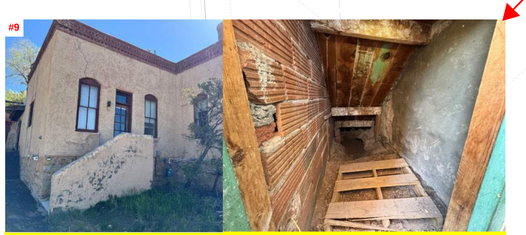
POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION



DAMAGE TO RUBBLE FOUNDATION STEM WALL

STRUCTURAL TIES INSTALLED 1995 ARE HOLDING PORCH TO MAIN HOUSE

Luchini Trujillo Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
(505) 424-3232 info@LTSENG.com www.LTSENG.com

Consultant

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Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: MAY, 6th 2025
Plot Date:
Drawn by:
Checked by: JJS
File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

S001

Sheet of



1 A101(E) Existing Ground Floor Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025	Plot Date: 10/6/25
Drawn by: \	Checked by:

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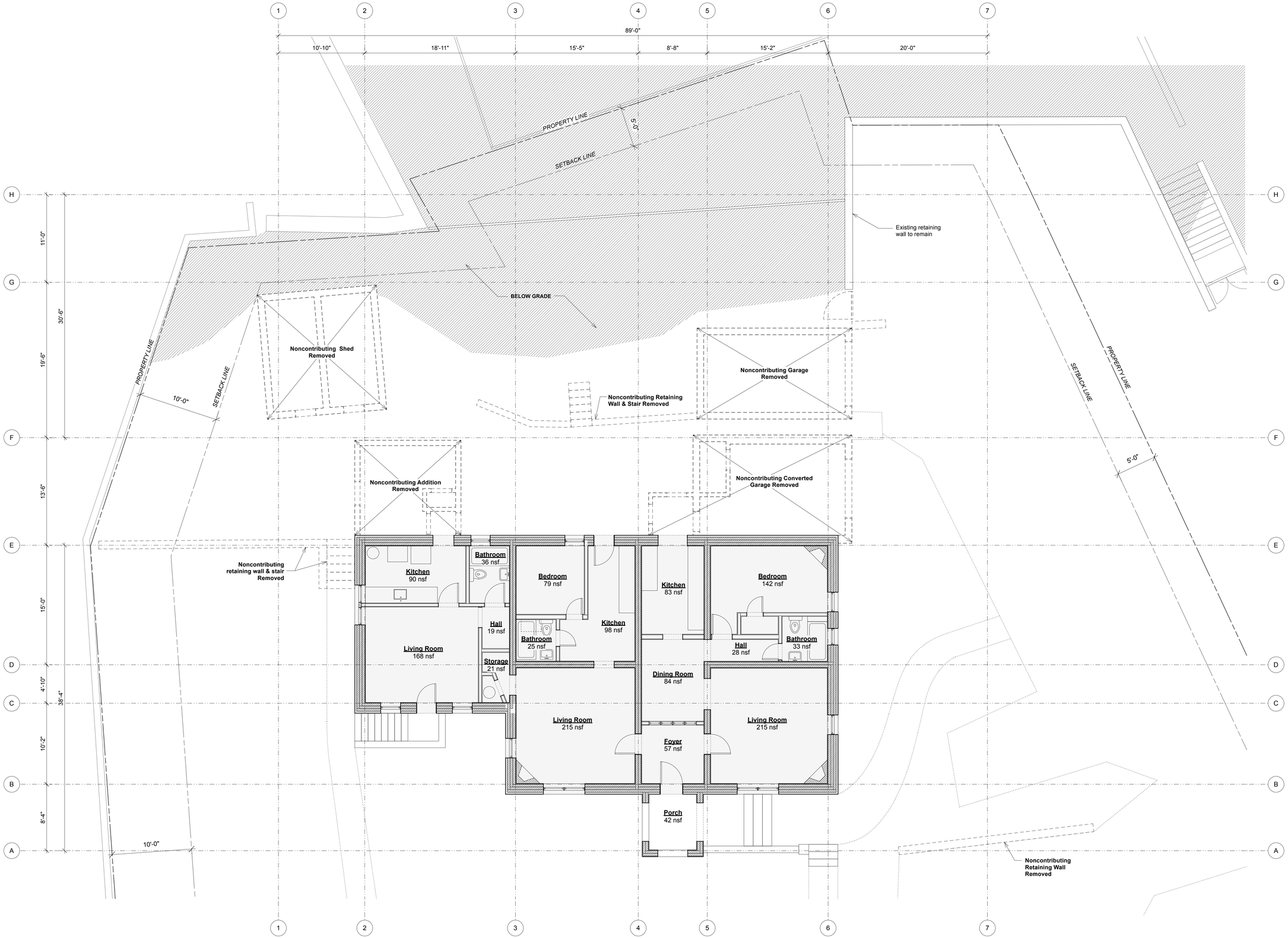
Sheet Title: **Existing Ground Floor Plan**

A101(E)

Sheet of



1 AD101 Demo Ground Floor Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
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Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025	Plot Date: 10/6/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title
Demolition Ground Floor Plan

AD101

Sheet of



1 A102(E) Existing Roof Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

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Consultant

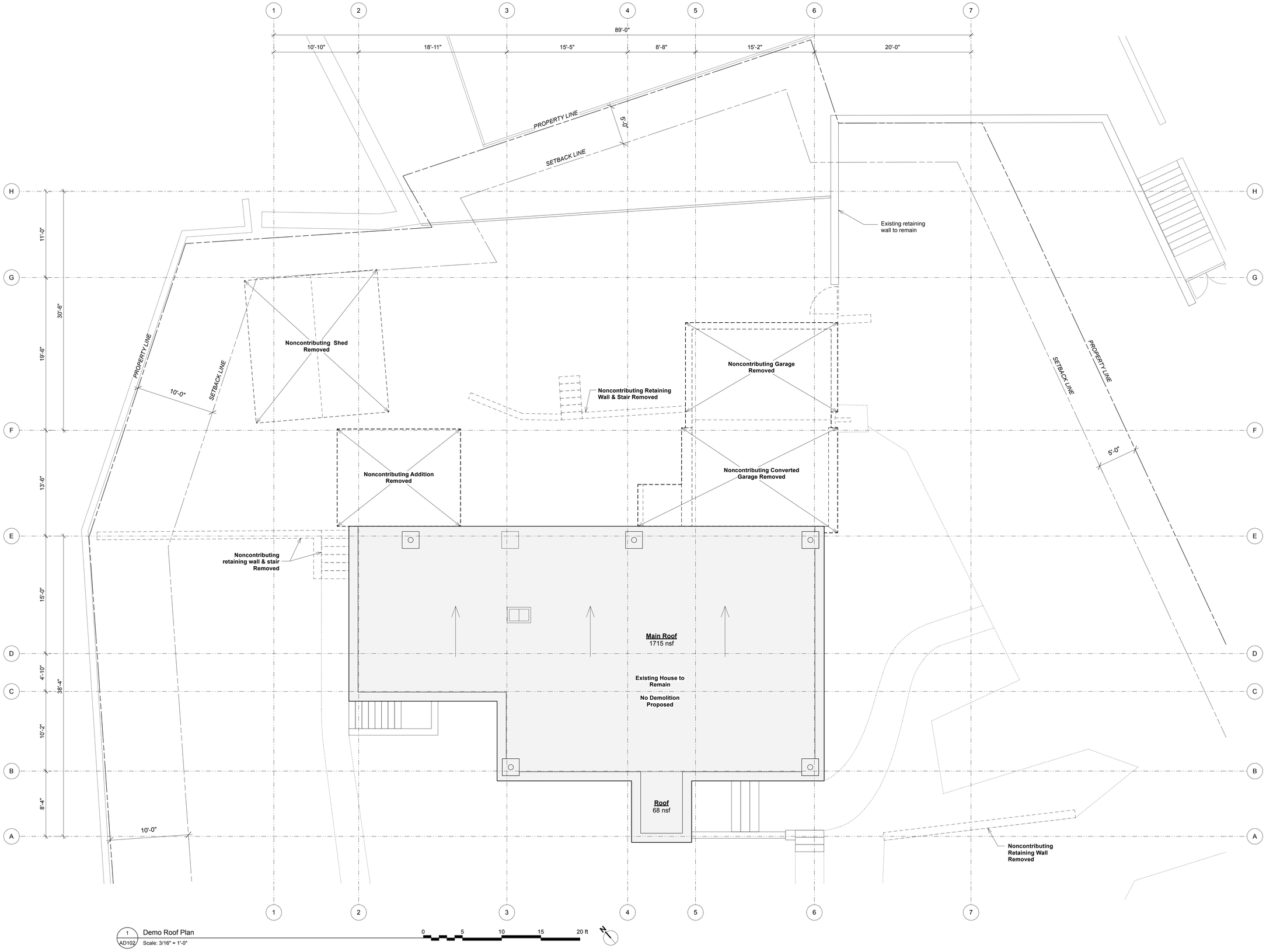
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Existing Roof Plan**

A102(E)

Sheet of



1 AD102 Demo Roof Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
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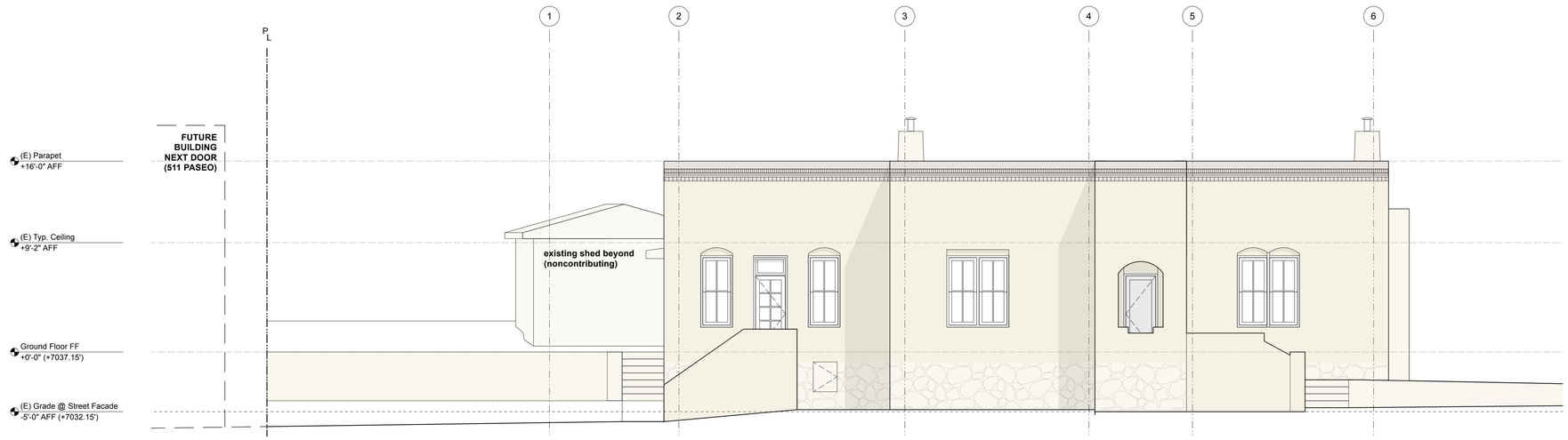
Sheet Title: Demolition Roof Plan

AD102

Sheet: of



1 / A200h Existing South Elevation

Scale: 3/16" = 1'-0"

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
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Sheet Title: **South Building Elevations**

A200h

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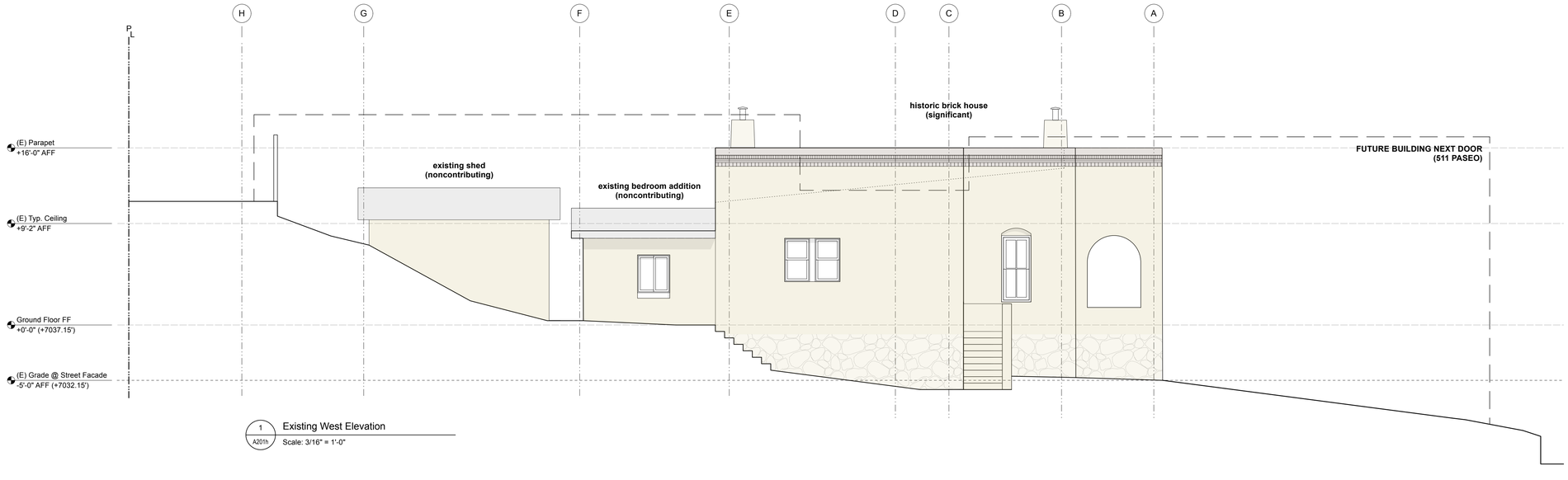

1 / A201h Existing West Elevation

Scale: 3/16" = 1'-0"

Consultant

dnca architects
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ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025	Plot Date: 10/6/25
Drawn by	Checked by

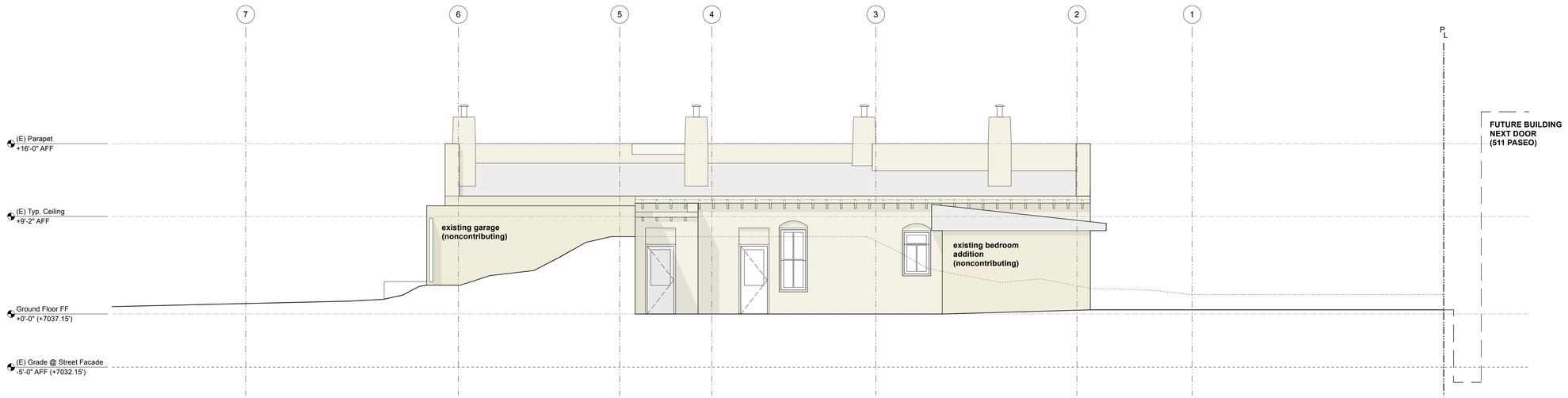
File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Schematic Design

Sheet Title: **West Building Elevations**

A202h

Sheet of



1 / A202h Existing North Elevation

Scale: 3/16" = 1'-0"

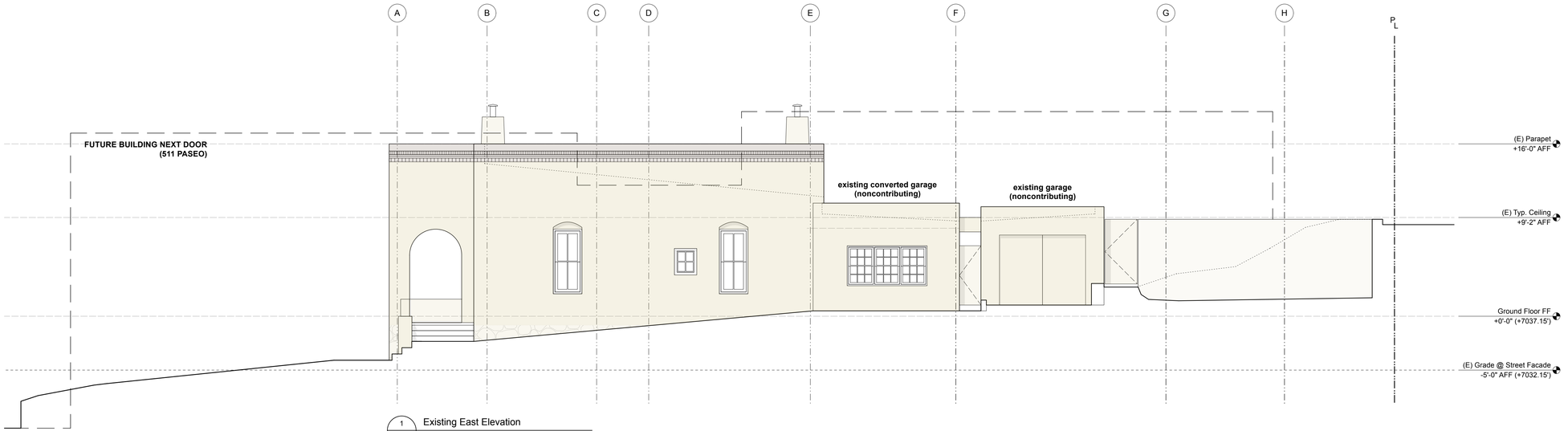
Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025	Plot Date: 10/6/25
Drawn by	Checked by
File: 515 PdPeralta_A200 Elev Sections.vwx	
Set: Schematic Design	
Sheet Title: North Building Elevations	
A202h	
Sheet	of



1 A203h Existing East Elevation

Scale: 3/16" = 1'-0"

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025	Plot Date: 10/6/25
Drawn by:	Checked by:

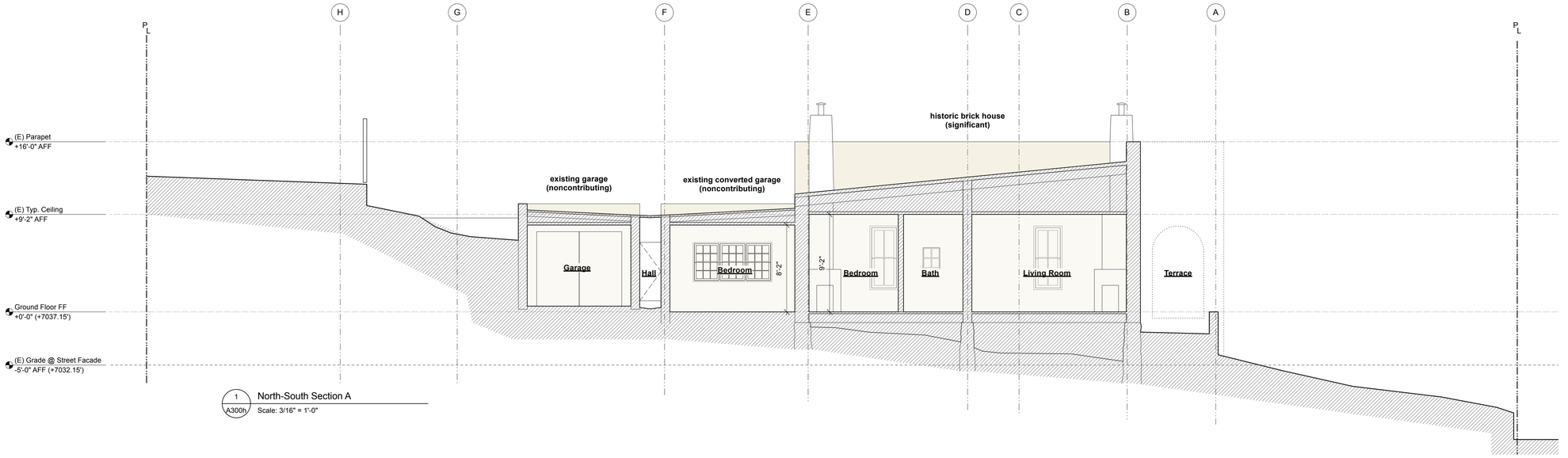
File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Schematic Design

Sheet Title: **East Building Elevations**

A203h

Sheet of



1 A300h North-South Section A

Scale: 3/16" = 1'-0"

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

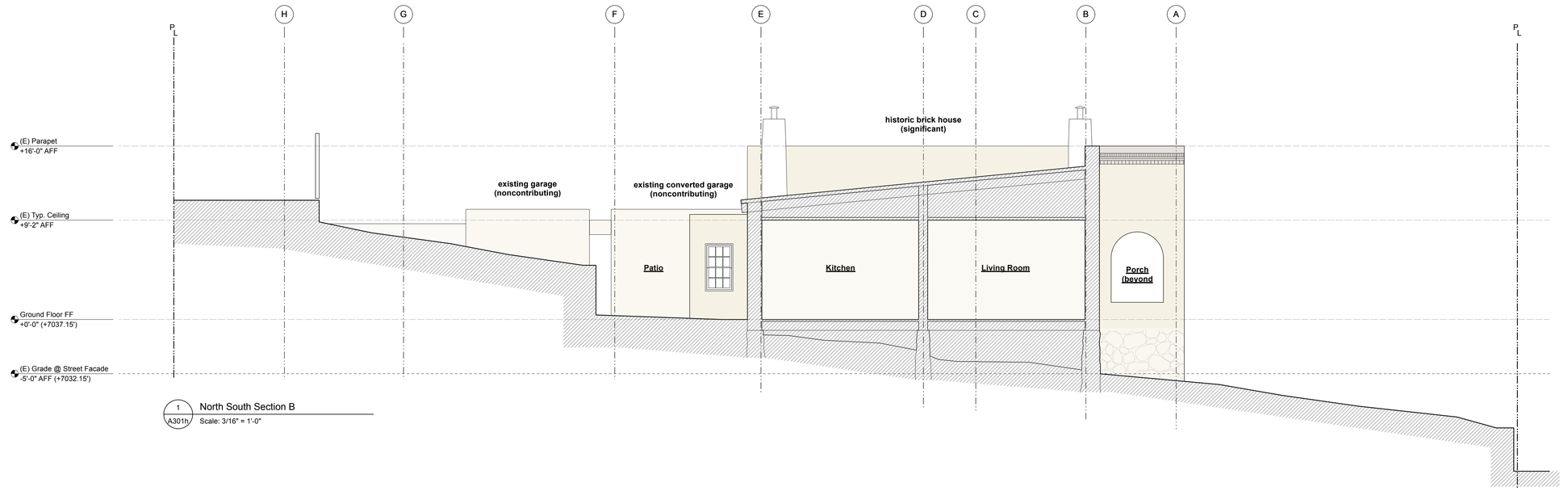
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025
Plot Date: 10/6/25
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: **North-South Building Section A**

A300h

Sheet of



1 / A301h North South Section B

Scale: 3/16" = 1'-0"

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: October 06, 2025	Plot Date: 10/8/25
Drawn by:	Checked by:

File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Schematic Design

Sheet Title: **North-South Building Section B**

A301h

Sheet of

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **10/20/2025**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla,
Building Official, Division Manger
Inspections

ITEM & ISSUE
515 Paseo De Peralta, Santa Fe, NM 87501

BACKGROUND & SUMMARY

An inspection was completed on October 16th, 2025, at the above-mentioned address. Inspection of detached shed, detached garage, bedroom addition and retaining walls.

Detached shed is constructed of masonry bricks and adobe; the back retaining wall is unreinforced masonry the side walls are adobe and roof framing members are wood rafters. Some signs of deterioration of adobe in the lower area where adobe is below exterior grade, no foundation.
Detached garage is constructed of unreinforced masonry; north wall is a retaining wall, no foundation and needs structural analysis by an engineer to verify structure integrity.
Bedroom Addition is constructed of masonry, some signs of floor shifting, no crawlspace floor is constructed of wood joist.

The overall condition of the structure is in poor and in disrepair

Should you have any questions pertaining to this matter, please feel free to contact, 955-6503.
Thank you,