Agenda

Amended Agenda Regular Meeting of the Historic Districts Review Board
February 10, 2026 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/84794433712

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

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
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
8. Old Business
9. New Business

   a. 2025-011246-HDRB. 532 Calle Corvo. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620 sq. ft. addition to the main house and 518 sq. ft. addition to the garage. Four exceptions are requested to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 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. (Paul Duran, paduran@santafenm.gov)

b. 2026-011831-HDRB. 1489 Upper Canyon Rd. Downtown & Eastside Historic District. Non-Contributing. Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640 sq. ft. structure to a height of 14'-8" where the maximum allowable height is 18'-9". (Paul Duran) **(POSTPONED)**

c. 2026-011829-HDRB. 408 Camino del Monte Sol. Downtown & Eastside Historic District. Contributing. Christopher Purvis, agent for Bruce Stocks, owner, proposes to construct a 125 sq. ft. addition to a height of 10'-0". (Lani McCulley ljmcculley@santafenm.gov)

d. 2026-011825-HDRB. 619 W. Alameda St. Westside-Guadalupe Historic District. Contributing. Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, and re-roof the existing residence and construct a 1,786 sq. ft. freestanding residence to a height of 20'-3" where the maximum allowable is 14'-10", and construct 3'-4" and 5' high yard walls. An exception is requested to 14-4.6(F)(2) for exceeding the maximum allowable height. (Lani McCulley) **(POSTPONED)**

e. 2026-011832-HDRB. 645 Garcia St. Downtown & Eastside Historic District. Non-Contributing. Graham Hogan, agent for Michael Blum, owner, requests approval to construct a 657 sq. ft. structure to a height of 13'-0" where the maximum allowable height is 15'-10". (Paul Duran)

f. 2025-011418-HDRB. 320 Paseo de Peralta. Downtown & Eastside Historic District. Non-Contributing. Charlotte Fox, owner, requests approval for a mural. Three exceptions are requested to 14-5.2(10) signs and murals, 14-5.2(E)(1)(b) exterior walls, and 14-5.2(E)(2)(e) publicly visible facades. (Paul Duran)

g. 2026-011824-HDRB. 424 San Antonio St. Downtown & Eastside. Contributing. Christopher Purvis, agent for Laura Bird, owner, proposes to replace 2 windows, all storm windows, repair all other windows in the main residence, and install an additional window in the 1995 addition, construct a 50 sq. ft. addition and relocate the window of the accessory structure, repair the garage doors, and existing fences, construct a 6'-0" high coyote fence, and construct a 121 sq. ft. wood ramada to a height of 10'-0". (Lani McCulley)

h. 2026-011770-HDRB**.** 302 Camino Cerrito. Downtown & Eastside Historic District. Non-Contributing. Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, proposes to construct a 286 sq. ft. freestanding carport to a height of 10'-0" where the maximum allowable is 14'-0". (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. February 24, 2026

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.

City of Santa Fe, New Mexico

memo

DATE: **February 10, 2026**

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**

2025-011246-HDRB. 532 Calle Corvo. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620 sq. ft. addition to the main house and 518 sq. ft. addition to the garage. Four exceptions are requested to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 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.

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff finds that the exception criteria to 14-5.2(D)(2)(d) have not been met for the proposed alterations to the contributing garage structure, but the Board may find that they have upon further

testimony from the applicant. Otherwise, staff recommends approval of the exception request for 14-5.2(D)(5)(a)(i) to narrow a window opening on the primary facade of a contributing structure and the other proposed alterations that do not require an exception request to the main structure as they comply with 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 #2025-011246 to allow these alterations to 532 Calle Corvo.
b. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo subject to conditions.
c. Approve or deny the four exception requests to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 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.
d. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo that do not require an exception.

Should the Board deny the application and exception requests, the applicant shall return with an alternative proposal for review and approval prior to proceeding to 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:

The single-family residence, garage, and southern yard wall at 532 Calle Corvo are designated as contributing to the Downtown and Eastside Historic District, with the east façades of each structure designated as the primary façades. The Santa Fe County Tax Parcel Map identifies the structure as constructed on a 0.16-acre lot in 1952 and comprises 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival design style as observed by the construction material, recessed doors and windows, flat roof and rounded parapets.

In Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations taking place on the property from 1958 to 1996 with a bedroom addition on the south elevation, covered portal, and laundry room (Murphey 2025:3). A post 1975 wholesale window replacement and exterior insulation project occurred as can be observed presently on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred and a post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the

yard wall is historic while the east and north portions were recently replaced from a metal fence to a masonry stuccoed yard wall (Murphey 2025:19).

Previous cases for 532 Calle Corvo include:

On September 23, 2025, in Case No. 2025-011108-HDRB, the Board adopted staff's recommendation for historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façades of each structure as the primary facades.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main House:

1) Removal of the existing non-historic front door of the residence and replacement with a new wood door in the existing opening.
2) Removal of existing non-historic windows in the residence and replacement with exterior metal-clad wood windows in the existing openings with the exception to one window on the primary facade which the applicant proposes to narrow the historic window opening from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high, which requires an exception to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure. Color to be "Hemlock Green" by Sierra Pacific Windows.
3) Removal of the existing 193 sq. ft. covered patio off the Master Bedroom and Bedroom #2 on the west elevation.
4) Addition of a new Family Room/Bedroom #2, and Portal for a total proposed area of 620 sq. ft. for a net area of the addition to the historic footprint of 421 sq. ft., which is less than 50% of the Main Residence historic footprint on the west elevation.
5) Addition of a new 5'-0" tall concrete masonry stuccoed (CMU) yard wall with a 3' single swing gate along the north property line from the new Bedroom #2 to the renovated existing garage's east façade.

Garage:

6) Renovation of the existing garage into a new bedroom within the historic footprint of 362 sq. ft. of the garage, exception requested to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade.
7) Addition to the existing garage of a portal, entry area, closets, and a bathroom for a total proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the garage by 337 sq. Ft, exception requested to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint.
8) Removal of the non-historic tilting garage door from the east façade, but preserving the existing opening, allowing the opening to read as a historic opening, exception requested to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary facade.

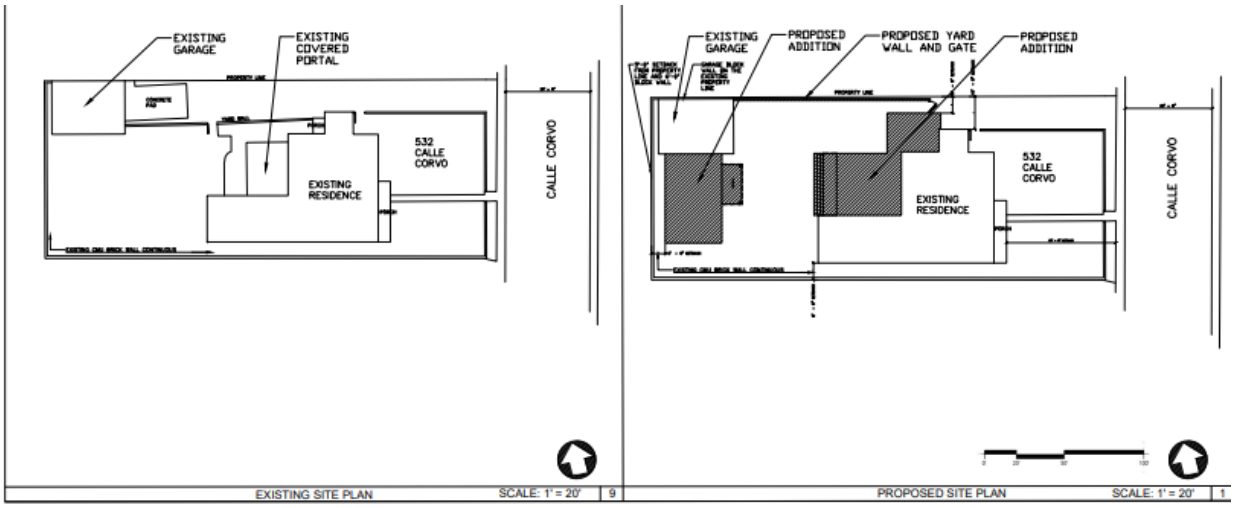


Figure 1. Existing and Proposed Site Plan.

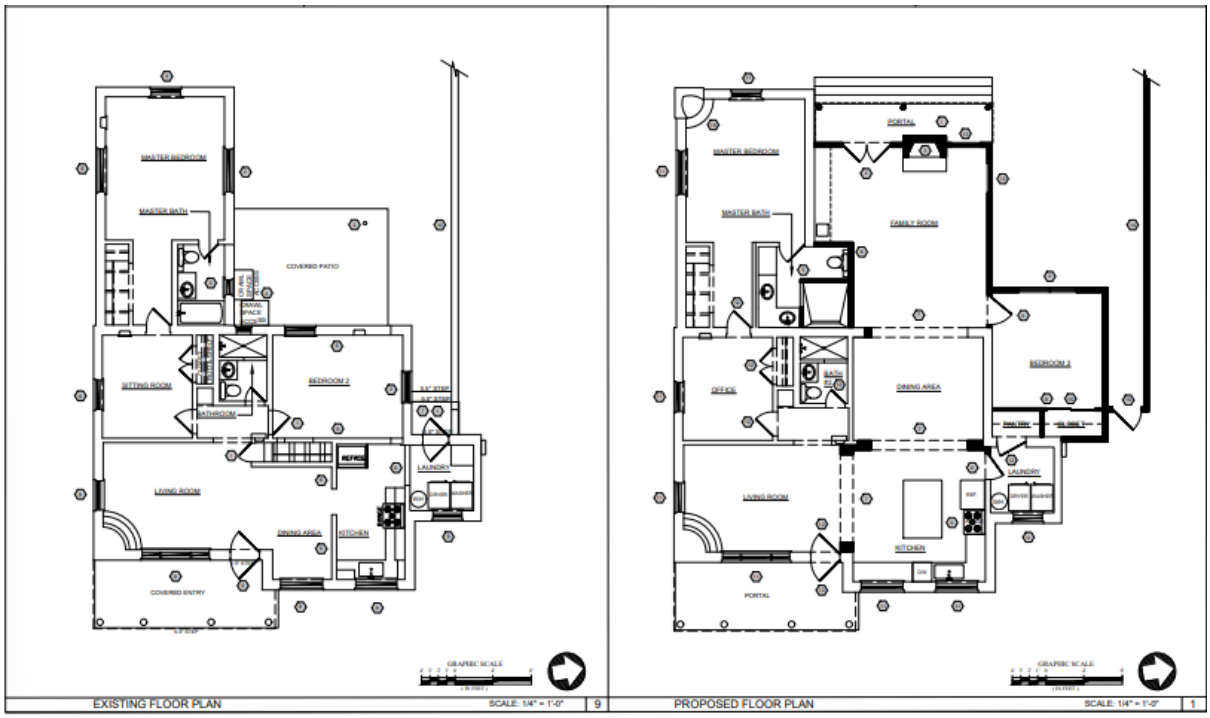


Figure 2. Existing and Proposed Floor Plan for the main residential structure.

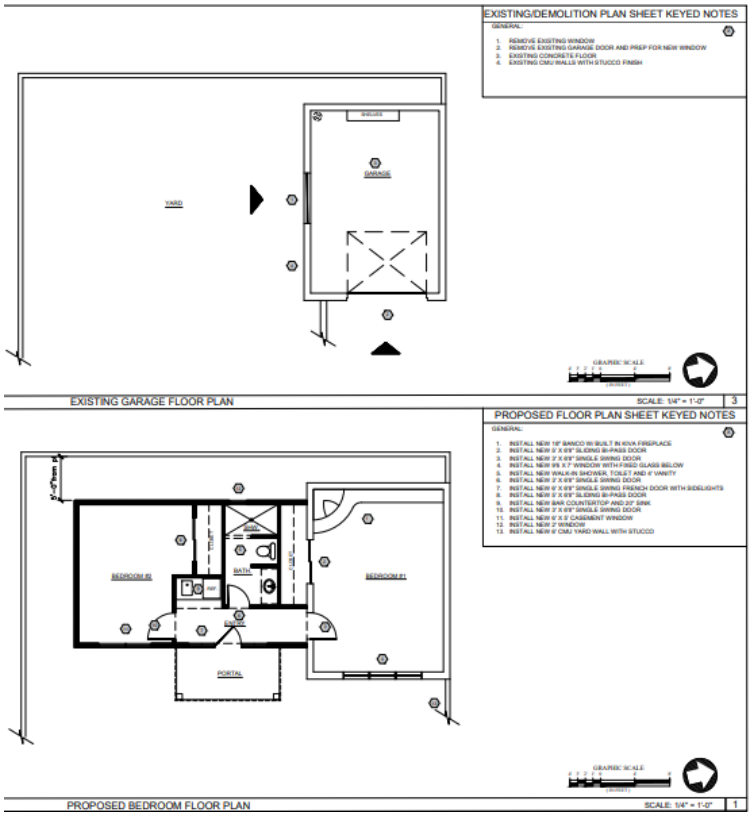


Figure 3. Existing and Proposed Floor Plan of the garage structure.

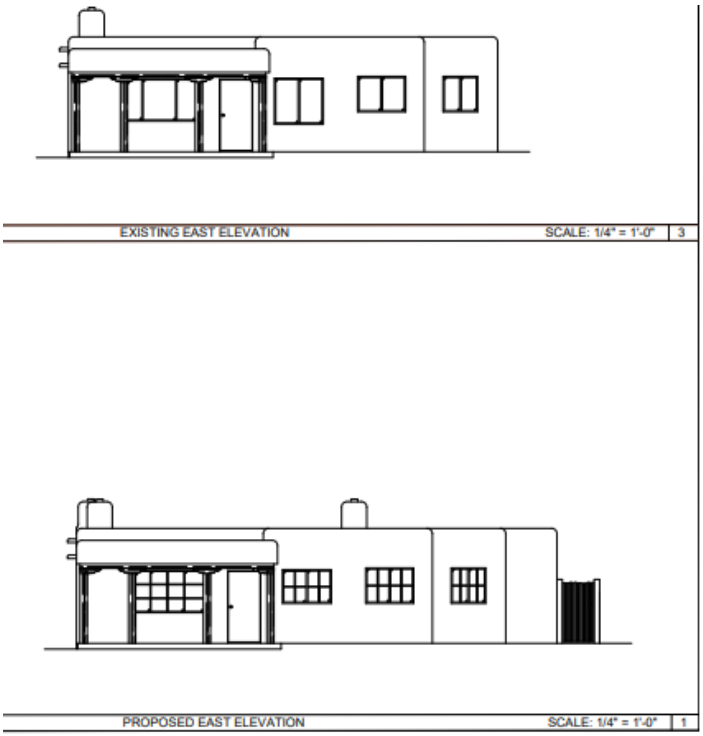


Figure 4. Existing and Proposed East Elevation and Primary Facade of the main residential structure.

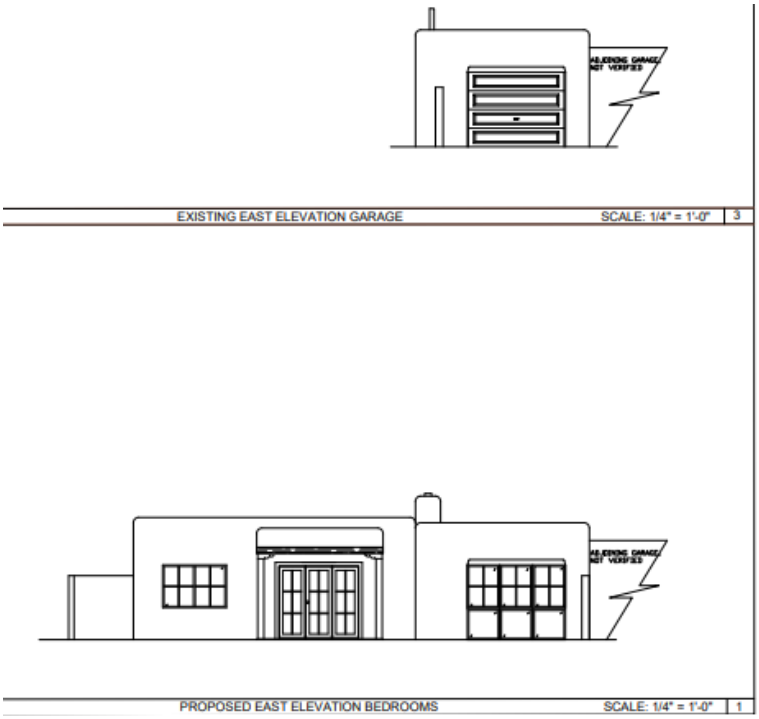


Figure 5. Existing and Proposed East Elevation and Primary Facade of the garage structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a)(i) to narrow a historic window opening on the primary facade of a contributing structure from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high:

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

Applicant Response: The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high, will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

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

Applicant Response: The proposed replacement of the main entry door will enable the residence to have a more modern door, enhancing its appearance and providing greater safety and security. The replacement of the highly inefficient 2 sets of storm windows allows the owner to have more energy-efficient window units for the residence while enhancing the residence and making it more in harmony with the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will provide the owner with the upgraded energy efficiency requested while maintaining the historic district standards.

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

Applicant Response: The proposed door and window replacements work to strengthen the unique, heterogeneous character of the streetscape in the district. This request, when approved, will permit the Owner to continue residing within the historic district in a house that has been updated with modern, energy-efficient windows featuring divided lights, which will strengthen the character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

Exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade: Staff requests an exception for the proposed addition to the contributing garage to the east primary façade that is less than 10'-0" is requested for a Bedroom addition and other facilities to accommodate the owner's family on the existing property.

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

Applicant Response: The proposed alterations will not damage the character of the district and will provide the owner with the space needed for their family on the property. The addition to the Garage is at the rear of the property, and the proposed renovations and addition to the main residence will limit the public visibility of the garage's east façade on the property.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed design completely changes the current contributing condition of the Garage and will threaten the status.

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

Applicant Response: The typical house for the timeframe had minimal bedrooms, and this residence, which is occupied by the owner and will not be placed in the short-term rental market, requires additional bedroom, closet, and bathroom space to accommodate their family.

The proposed addition will provide the Owner with the necessary space for the residence to serve the needs of their family on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed changes to the contributing garage structure will completely change the use and design in which the Board made a previous motion to preserve. The current request for alterations on the main residential structure do not need an exception request and should be adequate to meet the needs of the homeowners.

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

Applicant Response: The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs while providing a unique separation of occupants within the residence, while maintaining quality open space within the courtyard between the main house and the additional bedroom suite on the property.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception for the proposed addition to the contributing garage due to the addition of the portal, entry area, closets, and bathroom total a proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the Garage by 337 sq. ft.

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

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion has not been met. The proposed 518 sq. ft. addition envelopes the current 337 sq. ft. Garage and completely changes the current contributing condition of the garage which will threaten the status.

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

Applicant Response: The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs. This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing Garage structure and changes the use and design in which the Board made a previous motion to preserve. It is the expectation that building character be maintained; the large addition completely changes the character of the structure. Incremental changes such as this can establish a precedent and cause a much greater degree of change across all historic districts.

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

Applicant Response: The proposed addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing garage. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the Garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary façade: Staff requests an exception for the proposed addition to the Contributing Garage due to the addition exceeds fifty percent of the primary façade's existing dimension by 10'-6" along the east façade.

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

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition exceeds fifty percent of the primary façade's existing

dimension by 10'-6" along the east façade which changes the overall character of the Garage which the Board has determined is worth preserving.

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

Applicant Response: The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs. This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed impact on the primary façade should be reconsidered and not diminish the character defining presence on 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*

Applicant Response: The proposed addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition and impact on the primary façade should strengthen the contributing garage not completely change the look and use of what the Board has determined is worth preserving.

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.

(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: 2025-011108-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District, Non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

CASE NUMBER: 2025-011108--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 532 CALLE CORVO
Santa Fe, NM 87501

CONTACTS: Applicant JOHN A PADILLA 2114 OLD ARROYO CHAMISO RD
SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Sep 23, 2025. The decision of the Board was to adopt staff recommendations the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façade's of each structure as the primary façades (numbers one and two on the façade drawing)

For further information please call 505-955-6605.

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.**

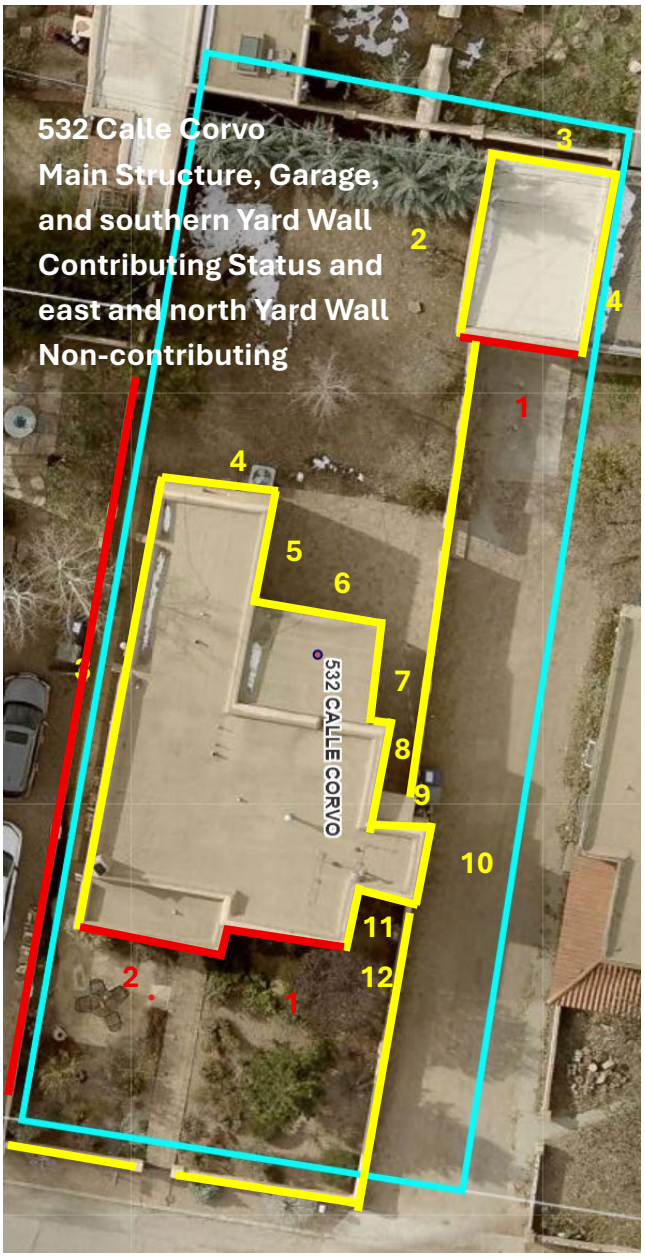


Figure 1: Façade Diagram for 532 Calle Corvo.

Primary Façade:

Non-primary Façade:

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 8, 2025 – Revised

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

1. Name of property: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-638** **4. County: Santa Fe** **Parcel # 10470528**

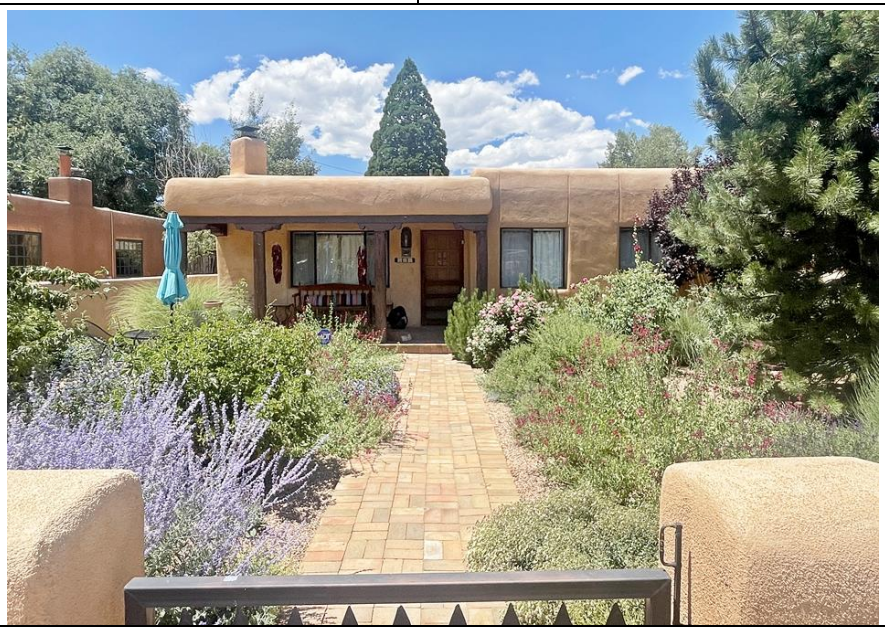
5. Property Type:
_x Buildings: 2
_x Structures: walls
__ Site __ Object

6. Date of Survey: July 27, 2025

7. Previous Survey Date(s):
_x_Yes: December 12, 1985, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6806349,-105.9331281



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

11. Brief Description of the Property:

Erected around 1950, the house began as a compact rectangular structure with two bedrooms. Between 1958 and 1966, a narrow primary bedroom addition and a roofed patio were added to the rear, expanding the home to its current footprint of approximately 1,302 heated square feet. The building's façade was altered in the 2010s, when its original decorative metal porch supports were removed and replaced with wood members intended to evoke an earlier architectural period. The property also includes a one-car garage and several sections of stuccoed yard wall, most of which are recent additions. The house and garage are currently designated Non-contributing to the Downtown and Eastside Historic District. The yard walls have no status.
Continued on Page 5.

12. Who uses the property? Residence

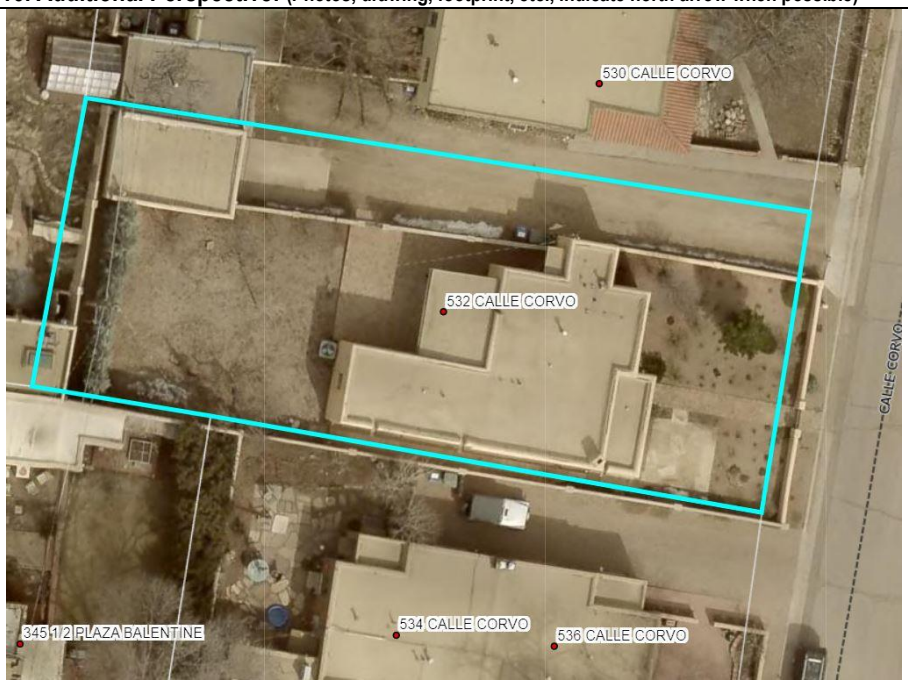
13. Construction Date:
Date: c. 1950
_ _Known _x_ Estimated Source: deeds, city directories, and aerial photographs

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

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

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, via John A. Padilla, AIA

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

Current owner: Susan McShane Salomone Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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-638
Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	532 Calle Corvo Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, 2025

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 __ Aluminum Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __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: Modified bitumen

10. Window Types House and Garage

Operation	Material	Glazing	Number
Hung Sash	Aluminum	1/1	2
Sliding	Aluminum	1-1	10
Combination	Aluminum	1S-1F-1S	1
Fixed	Steel	12	1

Abbreviations: C = casement, F = fixed, S = sliding, T = transom

11. Door Types House and Garage

Type	Style	Material	Number
Single-Leaf	17 Panel & Vision Lite	Wood	1
Single-Leaf	½ Light & Panel	Wood	1
Garage	Tilt-Up Pantel	Steel	1

12. Chimneys _x_ Short, stuccoed stack; interior, southeast corner

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; primary bedroom addition, covered patio, and canopy over laundry room entry; aerial photographs
#2 Date: Unknown, post 1975; wholesale replacement of windows; material and visual evidence
#3 Date: Post-1914; alteration of front portal, to include new wood elements; Google Street View imagery
#4 Date: Post-1914; construction of front yard walls; Google Street View imagery.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

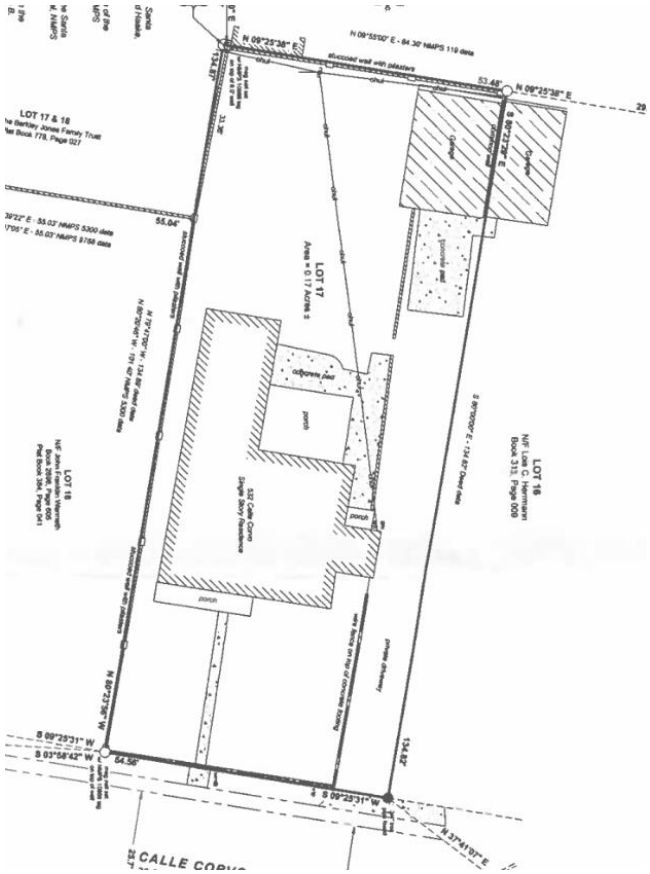
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2025 site plan. Courtesy of Ladn Surveying Company, L.L.C.



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: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-638** **4. County: Santa Fe** **5. Date of Survey: July 27, 2025**

Architectural Description Continued

Setting

Occupying Lot 17, the subject property is located on the west side of Calle Corvo, facing the parking lot of Acequia Madre Elementary School—a facility that had not yet been constructed when the residence was built.

The house sits near the front of the lot with a setback consistent with its neighbors, reflecting a 1941 subdivision covenant (Photo 1). The site is level and enclosed by low stuccoed walls, most of which are recent additions. Prior to 2015, the front yard consisted of bare earth and was enclosed by wire fencing (Fig. 6).

Following the construction of the current walls, a formal planting scheme was introduced. An additional wall section along the shared driveway was stuccoed in 2024. The backyard consists primarily of hardscaping and graded earth. The property shares a driveway with the adjacent parcel to the north.

East (Front Façade)

The front façade, which faces Calle Corvo, presents a Spanish Pueblo Revival vocabulary, although several elements were introduced in recent years. At the south end is a generously sized *portal* (Photo 2). This flat-roofed structure with a stuccoed parapet is supported by round wood posts topped with double *zapatas* (corbels).

As shown in a 2014 Google Street View image (Fig. 6), the portal was previously supported by scrolled metal brackets. This prefabricated bracket type—advertised in the SANBUSCO catalog during the postwar period—was commonly used on modest Santa Fe homes for both structural and decorative effect. Identical supports remain on the adjoining house to the north.

Centered within the portal is an aluminum combination window composed of a fixed central panel flanked by sliding sashes (Photo 3). Like most windows on the house, it is covered by a metal storm unit. The portal floor is now finished in brick and square concrete pavers, replacing the original poured concrete surface. The main entry door is sheltered beneath the portal; it is a wood unit with an 18-panel design and a small glazed vision light Photo 4).

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North of the portal, the façade steps forward approximately three feet to accommodate the dining room and kitchen area (Photo 5). This section contains tall sliding aluminum windows, also protected by storm units (Photo 6).

At this point—and continuing around the structure—are pronounced vertical control joints in the stucco, likely introduced to manage cracking or movement in the wall surface. Evidence of prior or ongoing movement is further suggested by an aftermarket metal angle bracket affixed to the top-left corner of the kitchen window surround, apparently installed to stabilize the projecting stucco or conceal visible cracking.

The façade steps forward once more, approximately seven feet, to a small, boxy volume that houses the laundry room. Like the adjacent rooms, it is lit by a sliding aluminum window with a storm unit.

North and West Elevations

The north elevation, which faces the shared driveway, begins at the east end with the projecting volume of the laundry room (Photo 7). Around the corner, on the west-facing wall of this volume, is a secondary entry providing access to the laundry area (Photo 8). This door is a half-light wood panel unit that appears to be of an earlier vintage.

It is sheltered by a shallow shed-roof canopy made of corrugated metal, supported by peeled-log vigas. A galvanized steel brace—likely a later addition—anchors the canopy to the wall, marking it as an aftermarket intervention not original to the building. The canopy does not appear in the 1958 aerial photograph (Fig. 4).

Continuing west, the north elevation extends approximately 11 feet to enclose a bedroom (Photo 7). Like other walls on the house, this section includes a sliding aluminum window providing light to the interior.

Turning the corner, the west elevation of the original house comes into view. This section includes a sheltered rear porch added after 1958, as well as window openings serving the bedroom and bathroom (Photo 10).

Beyond this is a primary bedroom addition, constructed—based on aerial photographs—between 1958 and 1966 (Figs. 4 & 5. This rectangular volume projects approximately 13 feet and features privacy-oriented fenestration: high-set horizontal windows and a vertical aluminum sliding unit placed in the short west-facing wall (Photo 11).

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South

The south elevation sits close to the property line (Photo 12). It includes the south wall of the primary bedroom addition, which is marked by a single high-set privacy window (Photo 13). The remainder of the elevation belongs to the original volume and is fenestrated with two vertical openings, each fitted with sliding aluminum units (Photo 14).

Interior

The interior was not entered during the site visit.

Garage

Tucked into the northwest corner of the lot, at the end of the driveway, is a one-bay garage (Photo 15). The roughly 392-square-foot structure is constructed of stuccoed concrete masonry units (CMU) and was likely built contemporaneously with the house. Its north wall shares a zero-lot-line condition with an adjoining garage—now used for storage—on the neighboring property.

The subject garage features a metal tilt-up door painted with a decorative scene of an Indian Pueblo. The south elevation includes a single 12-light steel industrial window. No other fenestration is present.

Walls

A CMU yard wall extends along the south property line. Based on aerial photographs, this wall was in place by 1958 (Fig. 4). It was coated with stucco in the 2010s. All other front yard walls are of recent construction.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—began to develop in the late 1940s as a compact neighborhood of modest Pueblo Revival homes situated on suburban-sized lots along a short, curving street.

The northern half of the subdivision was carved from several large lots historically owned by Levi A. Hughes, Sr., a prosperous wool buyer and former vice president of the First National Bank, who died in 1934. His eldest son, Levi A. Hughes, Jr., vice president of the Santa Fe Builders Supply Company, sought to develop the family land with suburban-style housing.

In 1937, he created the first Hughes Subdivision, consisting of 20 lots laid out along a gently curving road between Delgado Street and Acequia Madre—then known as East Manhattan Street. Following a contemporary trend of using picturesque Spanish names for new streets, Hughes named the road *Calle Corvo*, loosely translated as “curving” or “bent street.” The subdivision was replatted the following year as the Second Hughes Addition (Fig. 1).

Development stalled during World War II. The first homes—519 and 521 Calle Corvo—were not constructed until after the war.

The initial lots were sold to individuals likely connected to Levi A. Hughes, Jr. or his mother, Christine L. Hughes, who was named as the grantor in many of the early deeds. Several buyers held their properties only briefly, with some constructing speculative houses before reselling. This early turnover contributed to the formation of a cohesive neighborhood, largely built out with modest, two-bedroom adobe houses—most in the Pueblo Revival style—with attached or detached single-car garages. While features such as low front yard walls and Pueblo-style detailing became common, these elements were not codified as deed restrictions in the earliest transactions.

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A 1958 real estate advertisement described the neighborhood as an "Exclusive Little Home Area on a Clean, Paved Street near the Acequia!"[1] Behind this marketing language lay a harsher reality. Item "e" of the subdivision's eleven restrictive covenants was explicitly racist.

Using the standard phrasing of the time, it stated: "No person of African or Oriental descent shall be permitted to use or occupy any building in the above described subdivision, except this restriction shall not prevent occupancy by domestic servants employed by an owner or a tenant."[2]

While such language was common boilerplate in mid-20th-century real estate documents, it reveals the broader—and often overlooked—history of racial exclusion in parts of Santa Fe's Eastside and South Capitol neighborhoods.

By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.[3]

Lot 17

Designated as Lot 17 on the 1938 subdivision plat, the parcel that would become 532 Calle Corvo first changed hands in late 1944 when Christine Hughes sold it to Mary Gray Bangs. Bangs also owned the adjoining lot to the south.[4]

Born Mary Blakeney Gray in 1862 in Brooklyn, New York, she was the second wife of American humorist and author John Kendrick Bangs. Formerly his secretary, she married him in New York City in 1904. John Kendrick Bangs died in 1922, and Mary remained in Yonkers, where he had once served as mayor.

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[1] "Homes for Sale [advertisement]," *Santa Fe New Mexican*, January 23, 1958, 8.
[2] Restrictive Covenants, [Hughes Second Addition], Christine L. Hughes, recorded April 10, 1941, Book 21, Page 362, Instrument # 1941064933, Santa Fe County, New Mexico. This restriction was removed in 1990.
[3] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.
[4] Warranty Deed, Elizabeth L. Hughes to Mary Gray Bangs, recorded December 28, 1944, Book 26, Page 509, Instrument # 75296, Santa Fe County, New Mexico.

Twenty-one years later, in 1943, Mary Gray Bangs arrived in Santa Fe by motorcar, accompanied by Madame Tripier of Paris, France. The *Santa Fe New Mexican* marked their arrival with a glowing profile, describing Bangs as a woman of "dash and charm," whose many friends in literary and artistic circles had "benefitted by conversation which is punctuated by sharp shafts of irony and satire, and mellowed by electrified humor."[5]

Bangs likely entered Christine Hughes's circle informally and may have purchased the Calle Corvo lots on a whim. However, she ultimately settled elsewhere, having purchased a home in Plaza Balentine the previous year. Lot 17 eventually reverted to Hughes, who sold it in 1946 to Frank and Elizabeth Flanagan.[6]

Originally from Kansas City, Frank Flanagan first came to Santa Fe in 1933 to visit his sister—who was married to Levi Hughes Jr., the original developer of the Calle Corvo subdivision and son of Elizabeth Hughe who owned the property.

Frank later relocated to Santa Fe with his first wife, Calla Belle. After their divorce, he married Elizabeth Zook, a member of the Zook Pharmacy family. He initially worked for the Santa Fe Builders Supply Company, where his brother-in-law was vice president, and later joined Allen Stamm and Associates during Santa Fe's postwar building boom. Given these connections, he likely built the home on Lot 17.

Frank and Elizabeth, however, lived elsewhere, occupying a Stamm-built house in the Casa Linda addition. In March 1951, the Flanagans sold Lot 17 to Tony and Margarita Chavez, who would keep the property in her family for nearly 65 years.[7] The lot had a house at the time, which is confirmed by aerial flyover made two months later (Fig. 2).

The Chavez Home

Born in 1921 in Santa Fe, Antonio (Tony) Chavez Jr. lived in the city until the death of his mother when he was ten. He was then sent to St. Anthony's Orphanage in Albuquerque,

[5] "Mrs. John K. Bangs, Widow of Humorist, To Make Home Here," *Santa Fe New Mexican*, May 5, 1943, 2.
[6] Warranty Deed, Elizabeth Hughes to Frank S. and Elizabeth Flanagan, recorded March 3, 1946, Book 22, Page 371, Instrument # 80519, Santa Fe County, New Mexico.
[7] Warranty Deed, Frank S. and Elizabeth Flanagan to Tony (Jr.) and Margie V. Chavez, recorded March 15, 1951, Book 56, Page 178, Instrument # 102655, Santa Fe County, New Mexico.

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where he spent several years before returning to Santa Fe.[8] He attended Harrington Junior High and graduated from Santa Fe High School in 1939.

Drafted in 1942, Tony Chavez attained the rank of Sergeant in Battery C of the 447th AAA Battalion, a mobile anti-aircraft artillery unit. He was deployed to the European Theatre, serving in England, France—including during the Normandy campaign—and Germany.[9]

During combat operations, he was severely wounded by an anti-personnel mine and was discharged in 1945 due to his injuries.[10] His military honors included the Purple Heart with four clusters, the European-African-Middle Eastern Campaign Medal, the American Campaign Medal, the World War II Victory Medal, the French Medal of Freedom, and the Good Conduct Medal.

After returning to Santa Fe, Tony worked at Bruns Army Hospital off Cerrillos Road, where he met Margarita (Margie) Varela, a nurse's aide who treated combat veterans. They were married in 1949.

Following a brief stint as a fireman, Tony secured a position with the U.S. Postal Service as a mail carrier—a job he would hold for 38 years.[11] A 1953 photograph shows him sorting mail with a coworker (Fig. 3), corresponding with the first year Tony and Margie were listed in the city directory at the Calle Corvo address. They would go on to raise three daughters in the home.

The dwelling, originally a two-bedroom house, is visible in a 1958 aerial photograph (Fig. 4). It shows a compact rectangular home with a full-width front porch, approached by a concrete walkway. As the family grew, a rear addition was constructed, likely in the early 1960s; it appears in aerial imagery by 1966 (Fig. 5).

[8] "Antonio (Tony) Chavez Jr. [obituary]," *Santa Fe New Mexican*, March 9, 2014, C-3.
[9] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: Military Discharges; Box Number: 16569; Box Title: Military Discharges Chavez-Chavez.
[10] Antonio (Tony) Chavez Jr."
[11] Ibid.

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A Makeover

Margarita Varela Chavez died in 1998 at age 64, and her husband Antonio followed in 2014 at the age of 92.

In 2015, one of their daughters deeded 532 Calle Corvo to Karen Parfitt Hughes, a former television reporter and prominent Texas Republican who served as a top adviser to George W. Bush during his 2000 presidential campaign.[12] Hughes was credited with helping craft the campaign's messaging—most notably the phrase "compassionate conservative"—and ghostwriting Bush's campaign autobiography.[13]

Hughes used the property as her vacation home and made significant changes to its front façade. These included replacing the original metal porch supports with more rustic wood elements, enclosing the front yard with short CMU walls, and installing a designed landscape.

Hughes sold the property to the current owner in 2024.

[12] Warranty Deed, Angela Chavez (PR) to Karen Parfitt Hughes, recorded February 9, 2015, Instrument # 1756913, Santa Fe County, New Mexico.
[13] "Bush Confidante's New Boss Ran Hillary Clinton's Campaign," *Fort Worth Star-Telegram*, July 13, 2008, B-2.

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

The house, erected in 1950 as a modest Pueblo Revival starter home, received a rear addition and covered porch by 1966. It has seen no further additions or changes in massing since that time. Around 2015, the front façade was modestly reworked. The original 1950s decorative metal porch supports were replaced with rustic stained wood posts and beams in a retrofitted, backward-looking style. While this alteration introduces a false sense of historical development, the building, overall, has retained its form since 1966.

For these reasons, the house is recommended for Contributing status, with the east (front) elevation designated as the primary façade. This reflects the home's principal architectural expression, even though it has been modified with later materials and replacement windows.

The garage is 50 years old, retains its overall plan, and continues to convey its original function. Its primary significance is the street-facing façade, with the garage door as the key character-defining feature. It is recommended that the garage be designated Contributing, with the east elevation recognized as its primary façade.

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Illustrations

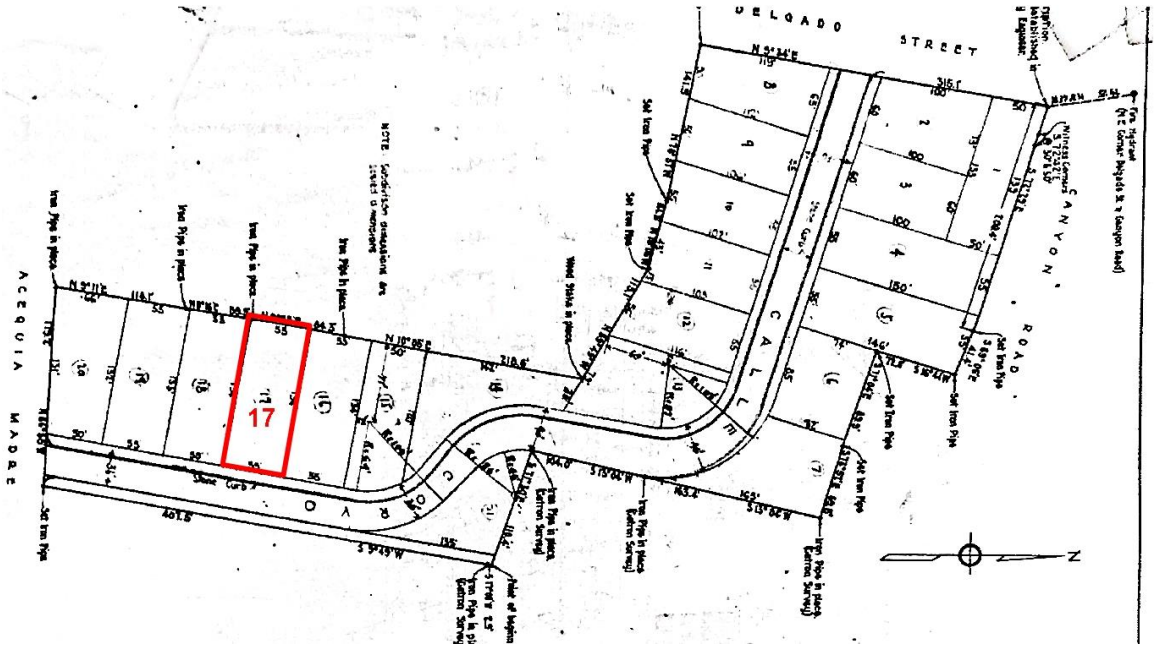

Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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Figure 2: May 26, 1951, aerial photograph. House and garage present.

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Figure 3:1953 photograph of Tony Chavez, Jr. (left) alongside retirement-era portrait (right). Both courtesy of the *Santa Fe New Mexican*.

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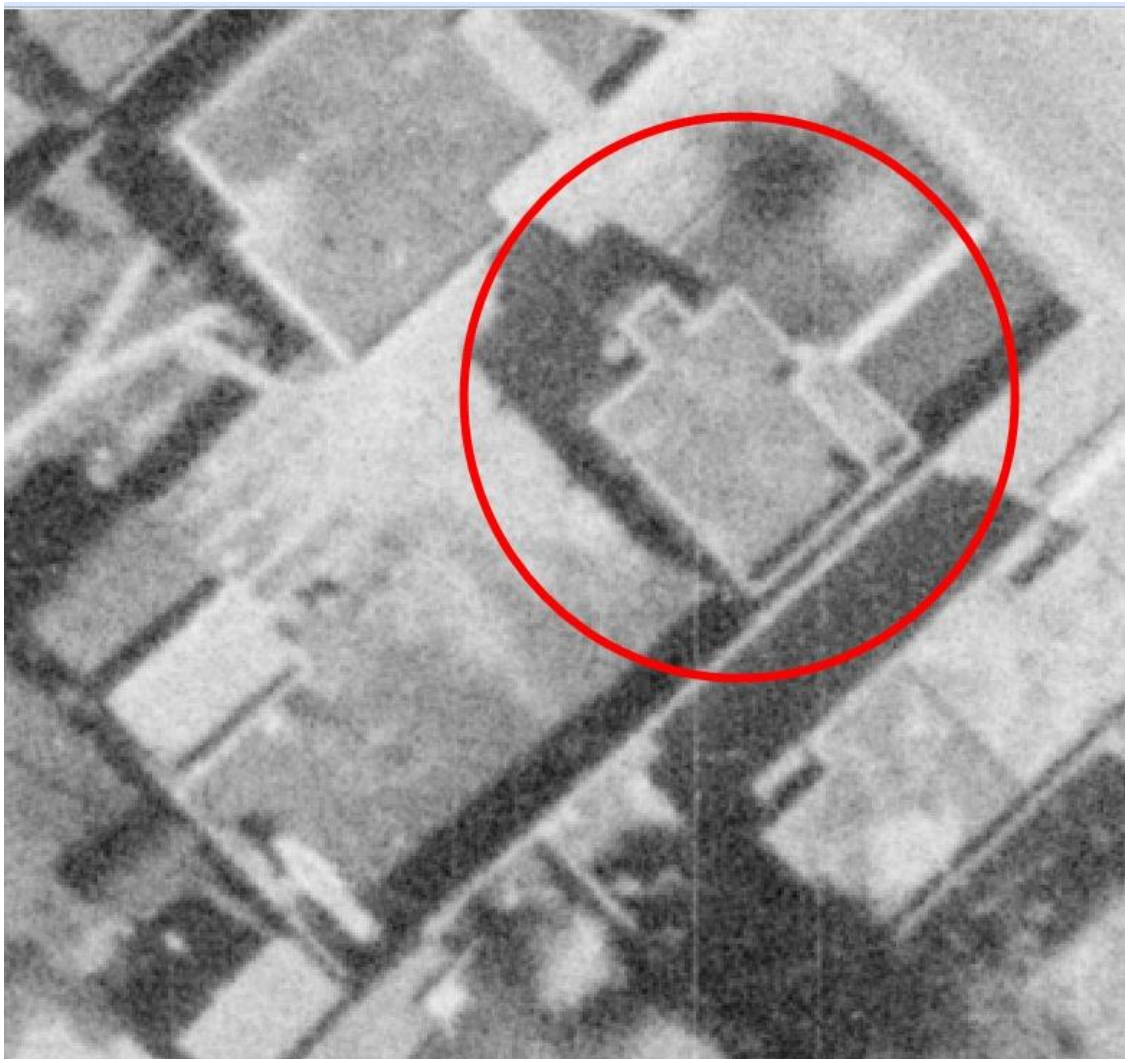

Figure 4: November 10, 1958, aerial photograph. Note original footprint of house and absence of walls except across the south property line.

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Figure 5: June 6, 1966, aerial photograph. Note presence of primary bedroom addition, roofed patio, and canopy over laundry room entry.

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Figure 6: April 2014 Google Street View image taken before Karen Parfitt Hughes purchased the property.

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Survey Photographs

(All images taken by Giulia Caporuscio, July 27, 2025, unless otherwise noted)

Photo 2: East (front) façade. Camera facing west.

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Photo 3: East (front) façade. Replaced window at portal. Camera facing west.

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Photo 4: East (front) façade. Front entry door. Camera facing west.

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Photo 5: East (front) façade. Camera facing southwest.

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Photo 6: East (front) façade. Window and stucco detail. Camera facing west.

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Photo 7: North elevation. Camera facing south.

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Photo 8: West elevation. Laundry room. Camera facing east.

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Photo 9: West elevation. Laundry room entry. Camera facing east.

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Photo 10: West elevation. Original section. Camera facing east.

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Photo 11: West elevation. Primary bedroom addition. Camera facing east.

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Photo 12: South elevation and property wall. Camera facing northeast.

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Photo 13: South elevation. Privacy window at primary bedroom addition. Camera facing north.

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Photo 14: South elevation. Original section. Window detail. Camera facing north.

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Photo 15: Garage (left of red line). Camera facing southwest.

A638

building threatened? yes	surveyed date 12-12-85 by mb	county Santa Fe	ID no. 051611646
field map number SFHD-6-1645		UTM reference zone 12 13 easting northing	

location description
532 Corv6

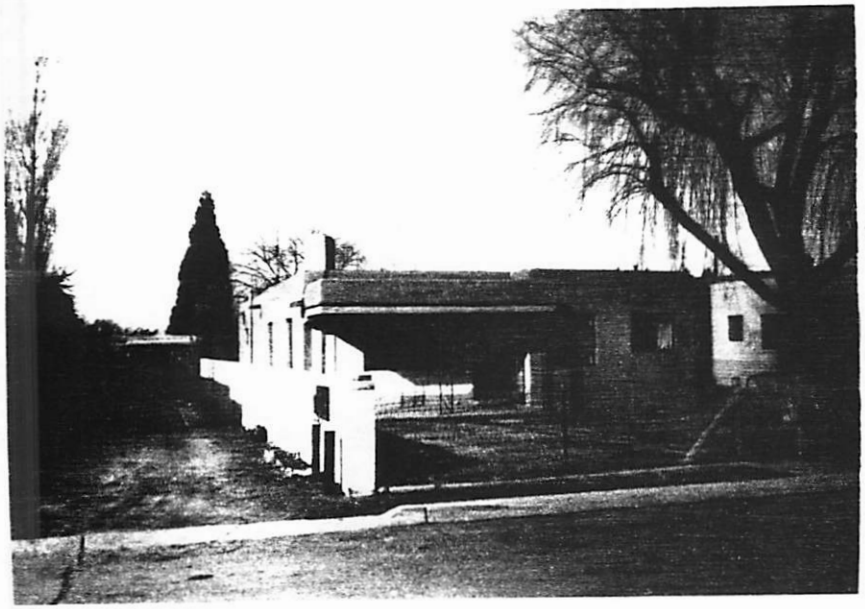
city/town
Santa Fe

land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

ph. roll by mb no. 23	negative nos. 2	loc. of neg. [illegible]



plan shape

date of construction
P estimate actual

source

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

degree of remodeling
minor moderate major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of X none
interest

if eligible, why?

comments

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

October 03, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
532 Calle Corvo

Dear Paul
On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 532 Calle Corvo. This address is Lot #17 of the Hughes 2nd subdivision. Noted in Tracts of Land Surveyed for Mrs. J.K. Bangs Precinct 3 – Santa Fe, NM, September 23, 1949. Also noted in the Boundary Survey Plat prepared for the estate of Tony Chavez, Jr., dated January 15, 2015.

At the meeting of the Historic Districts Review Board on September 23, 2025, Case #2025-011108 532 Calle Corvo was reviewed, and the residence, garage, and southern wall were upgraded to "Contributing Status" with the east façade of each structure designated as the primary façade.

The Main Residence has a historic footprint of 1,619 sq. ft., and the Garage has a historic footprint of 362 sq. ft. All areas are measured as gross square footage.

The owners propose the following improvements to be considered by the Historic Districts Review Board:

- Removal of the existing non-historic front door of the residence and replacement with a new wood door in the existing opening.
- Removal of existing non-historic windows in the residence and replacement with exterior metal-clad wood windows in the existing openings. Color to be "Hemlock Green" by Sierra Pacific Windows.
- Removal of the existing 193 sq. ft. covered patio off the Master Bedroom and Bedroom 2.
- Addition of a new Family Room/Bedroom 2, and Portal for a total proposed area of 620 sq. ft., less the original Covered Portal 193 sq. ft., for a net area of the addition to the historic footprint of 421 sq. ft., which is less than 50% of the Main Residence historic footprint.
- Renovation of the existing Garage into a new bedroom within the historic footprint of 362 sq. ft. of the garage.

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- Addition to the existing garage of a portal, entry area, closets, and a bathroom for the owner's family members. The addition has a total proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the Garage by 337 sq. ft.
- Addition of a new 5'-0" tall yard wall with a gate along the north property line from the new Bedroom 2 to the renovated existing garage east façade.
- Removal of the non-historic tilting garage door from the east façade, but preserving the existing opening, allowing the opening to read as a historic opening.

The removal of windows and doors of a contributing structure requires a request for an exception per Section 14-5.2 (D) (5) (a)(i) of the Santa Fe Land Development Code. For such an exception we must 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 owner 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.

Criteria for approval:

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

The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

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

The proposed replacement of the main entry door will enable the residence to have a more modern door, enhancing its appearance and providing greater safety and security. The replacement of the highly inefficient 2 sets of storm windows allows the owner to have more energy-efficient window units for the residence while enhancing the residence and making it more in harmony with 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 proposed door and window replacements work to strengthen the unique, heterogeneous character of the streetscape in the district. This request, when approved, will permit the Owner to continue residing within the historic district in a house that has been updated with modern, energy-efficient windows featuring divided lights, which will strengthen the character of the district.

The addition to the Garage primary east façade of less than 10'-0" requires a request for an exception per 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 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 owner 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.

- **The addition to the Contributing Garage** to the east primary façade that is less than 10'-0" is requested for a Bedroom addition and other facilities to accommodate the owner's family on the existing property.

Criteria for approval:

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

The proposed alterations will not damage the character of the district and will provide the owner with the space needed for their family on the property. The addition to the Garage is at the rear of the property, and the proposed renovations and addition to the main residence will limit the public visibility of the garage's east façade on the property.

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

The typical house for the timeframe had minimal bedrooms, and this residence, which is occupied by the owner and will not be placed in the short-term rental market, requires additional bedroom, closet, and bathroom space to accommodate their family. The proposed addition will provide the Owner with the necessary space for the residence to serve the needs of their family on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

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

The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs while providing a unique separation of occupants within the residence, while maintaining quality open space within the courtyard between the main house and the additional bedroom suite on the property.

Exceeding the Garage's existing historic footprint and dimension of the primary façade by 50% requires a request for an exception per 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 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 owner 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.

- **Exceeding the historic footprint and dimension of the primary façade of the Garage** is requested for an addition of 504 SF, exceeding the Garage's historic footprint by 323 sq. ft., and the primary façade existing dimension by 10'-6" along the east façade.

Criteria for approval:

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

The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

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

The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs.

This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

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

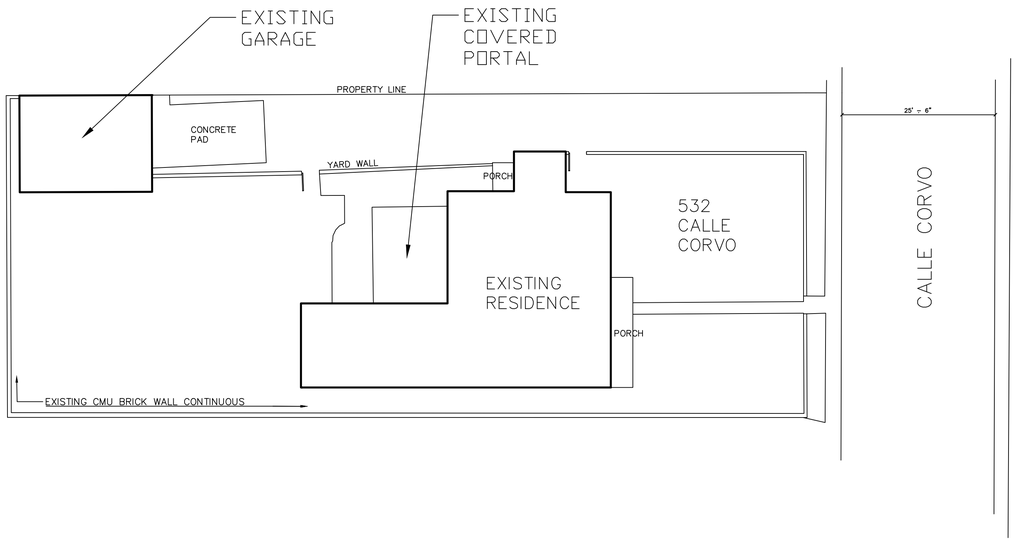
The proposed addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

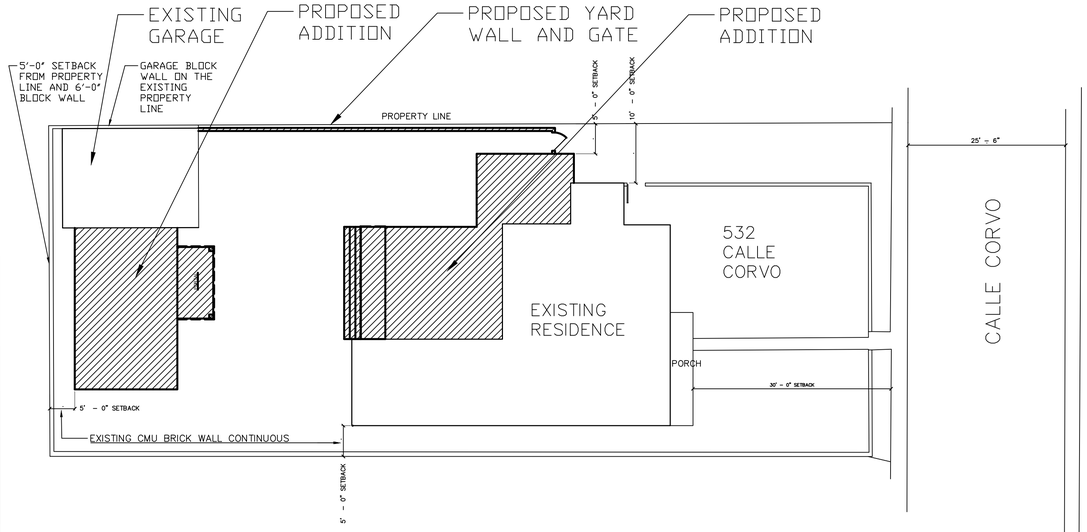
Thank you for considering our request, and please let me know if you require any additional information.

Sincerely,

John A. Padilla, AIA
Architect



EXISTING SITE PLAN SCALE: 1' = 20' 9



PROPOSED SITE PLAN SCALE: 1' = 20' 1

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RENOVATION AND ADDITION

532 CALLE CORVO
SANTA FE, NM

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REVISIONS:
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SHEET TITLE:

EXISTING & PROPOSED SITE PLAN

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SHEET NO:

SP-1

GENERAL NOTES:

GENERAL:

1. REMOVE AND REPLACE ALL EXTERIOR WINDOWS AND DOORS
2. RE-STUCCO ENTIRE RESIDENCE

EXISTING FLOOR PLAN SHEET KEYED NOTES

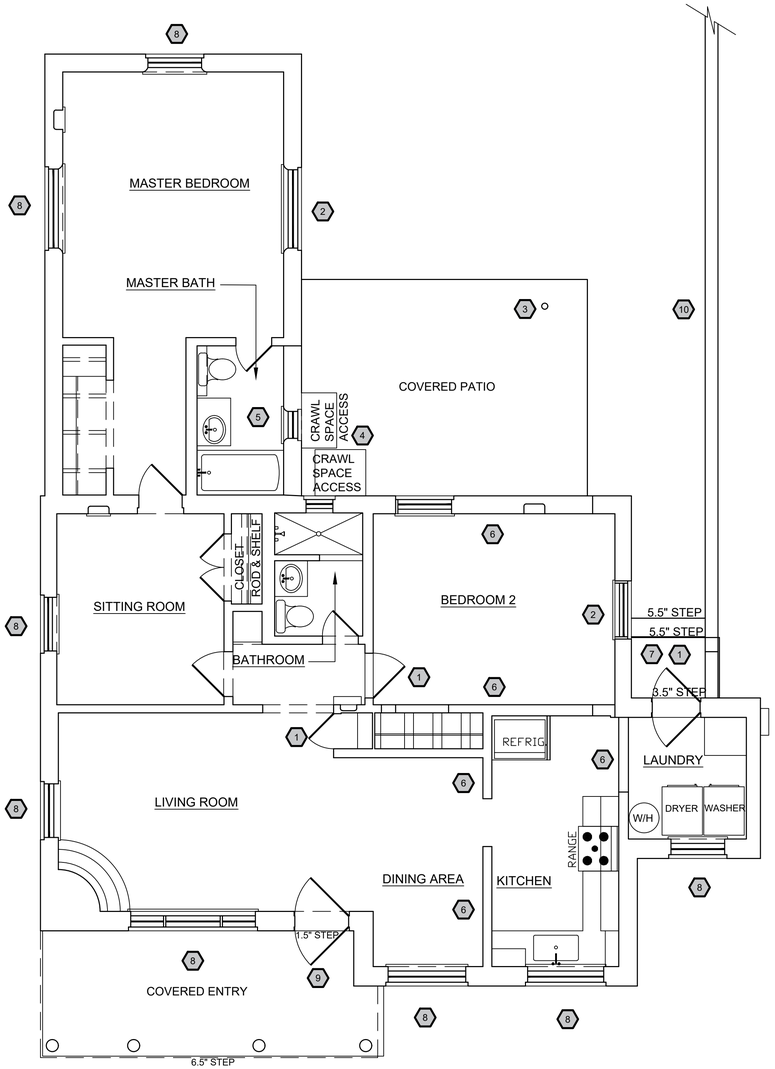
GENERAL: X

1. REMOVE EXISTING DOOR
2. REMOVE EXISTING WINDOW
3. REMOVE EXISTING COVERED PATIO AND POSTS
4. REMOVE EXISTING CRAWL SPACE ACCESS DOOR TO NEW LOCATION
5. REMOVE EXISTING TUB, BATHROOM FIXTURES AND WALL
6. REMOVE EXISTING WALLS FOR NEW WALL OPENING
7. REMOVE EXISTING CONCRETE STEPS
8. REMOVE AND REPLACE WINDOW WITH SIMILAR
9. REMOVE AND REPLACE DOOR WITH SIMILAR
10. REMOVE EXISTING YARD WALL

PROPOSED FLOOR PLAN SHEET KEYED NOTES

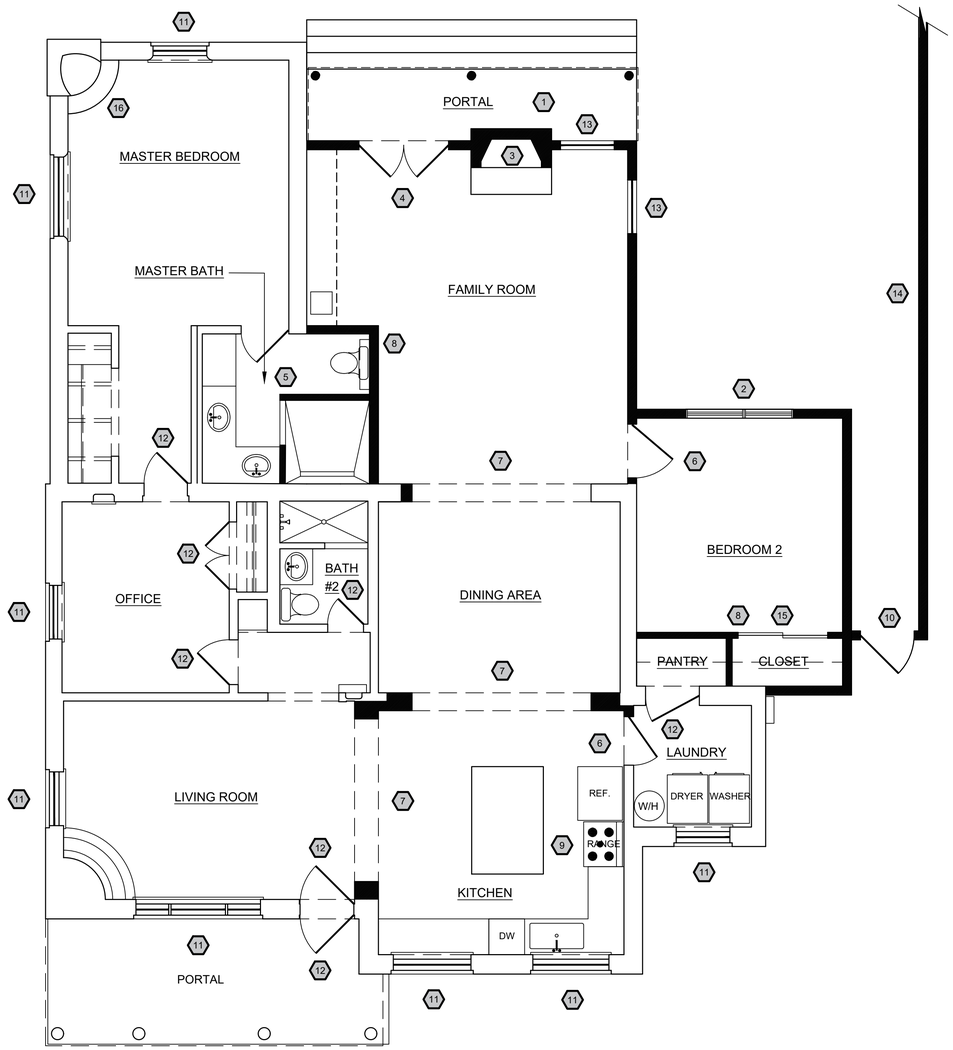
GENERAL: X

1. INSTALL NEW COVERED PATIO AND STEPS
2. INSTALL NEW WINDOW
3. INSTALL NEW FIREPLACE
4. INSTALL NEW 5' DOUBLE SWING FRENCH DOOR
5. INSTALL NEW MASTER BATHROOM: NEW WALL, WALK-IN SHOWER, COUNTERTOP, FIXTURES AND VANITY
6. INSTALL NEW 3' SINGLE SWING DOOR
7. INSTALL NEW WALL OPENING
8. INSTALL NEW INTERIOR WALLS
9. INSTALL NEW KITCHEN: CABINETS, COUNTERTOP, FIXTURES AND ISLAND
10. INSTALL NEW YARD WALL WITH 3' SINGLE SWING GATE
11. INSTALL NEW WINDOW
12. INSTALL NEW DOOR
13. INSTALL NEW 3' FIXED PATIO DOOR
14. INSTALL NEW YARD WALL
15. INSTALL NEW 5' SLIDING BI-PASS DOOR
16. INSTALL NEW FIREPLACE WITH BANCO



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

EXISTING FLOOR PLAN SCALE: 1/4" = 1'-0" 9



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

PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0" 1

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RENOVATION AND ADDITION
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EXISTING & PROPOSED FLOOR PLAN

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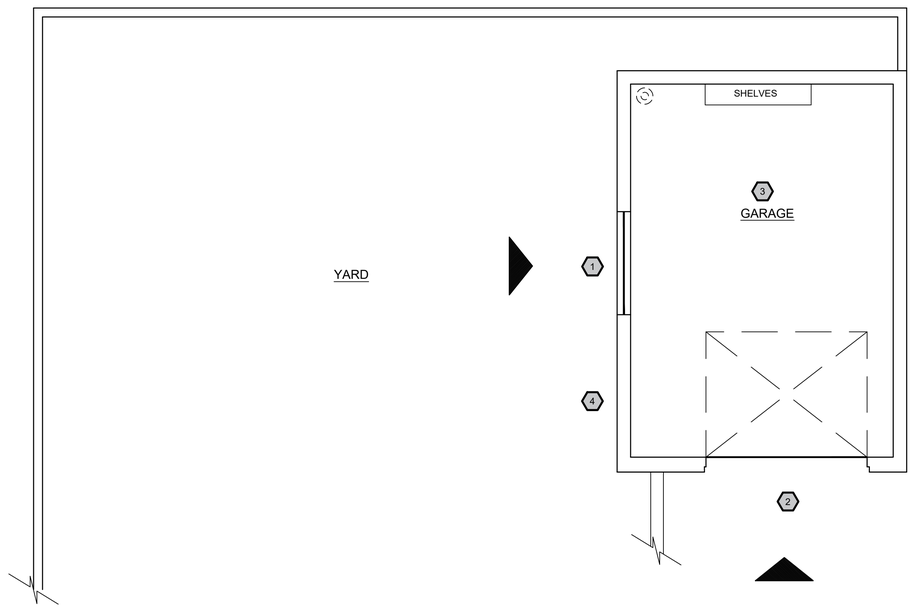
SHEET NO:

A1

EXISTING/DEMOLITION PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING WINDOW
2. REMOVE EXISTING GARAGE DOOR AND PREP FOR NEW WINDOW
3. EXISTING CONCRETE FLOOR
4. EXISTING CMU WALLS WITH STUCCO FINISH



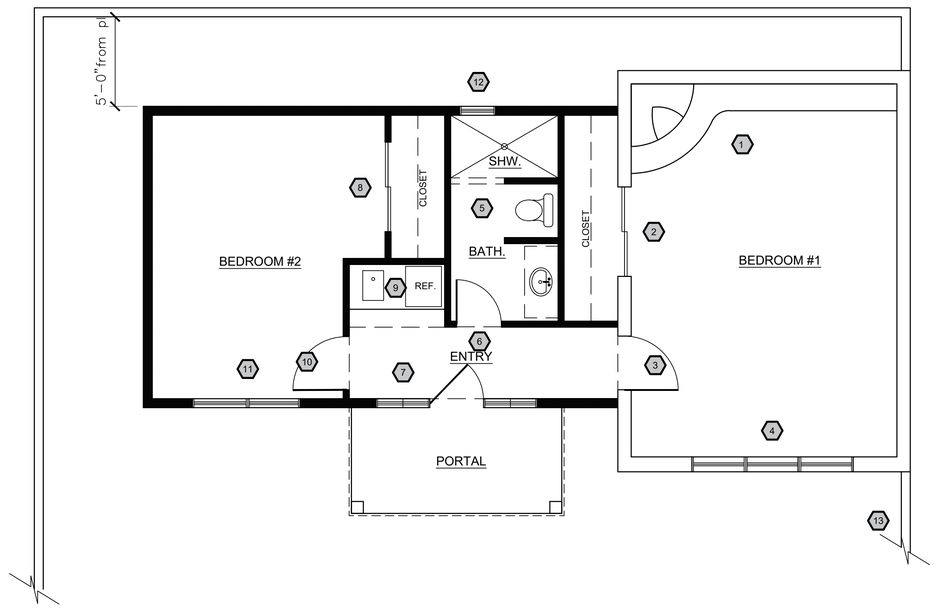
GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

EXISTING GARAGE FLOOR PLAN — SCALE: 1/4" = 1'-0" — 3

PROPOSED FLOOR PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 18" BANCO W/ BUILT IN KIVA FIREPLACE
2. INSTALL NEW 5' X 6'8" SLIDING BI-PASS DOOR
3. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
4. INSTALL NEW 9'6 X 7' WINDOW WITH FIXED GLASS BELOW
5. INSTALL NEW WALK-IN SHOWER, TOILET AND 4' VANITY
6. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
7. INSTALL NEW 6' X 6'8" SINGLE SWING FRENCH DOOR WITH SIDELIGHTS
8. INSTALL NEW 5' X 6'8" SLIDING BI-PASS DOOR
9. INSTALL NEW BAR COUNTERTOP AND 20" SINK
10. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
11. INSTALL NEW 6' X 5' CASEMENT WINDOW
12. INSTALL NEW 2' WINDOW
13. INSTALL NEW 6' CMU YARD WALL WITH STUCCO



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

PROPOSED BEDROOM FLOOR PLAN — SCALE: 1/4" = 1'-0" — 1

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	09/28/25	REDLINES

SHEET TITLE:

EXISTING & PROPOSED FLOOR PLAN

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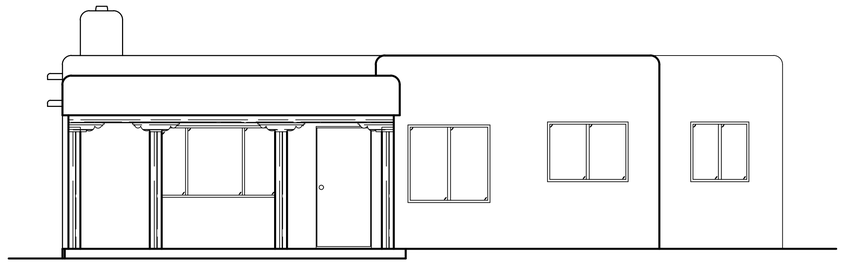
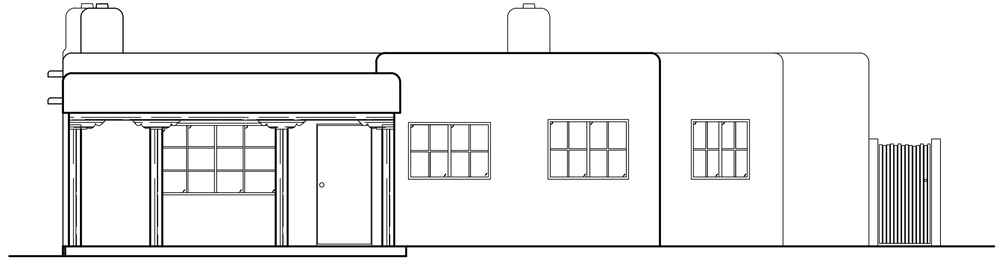
SHEET NO:

A2



EXISTING EAST ELEVATION SCALE: 1/4" = 1'-0" 3



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

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EXISTING & PROPOSED EAST ELEVATION

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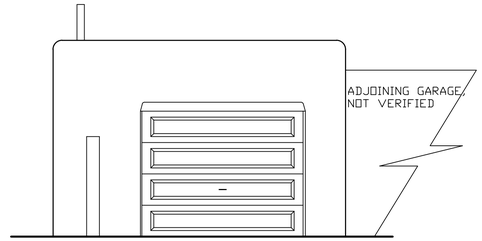
A3



EXISTING EAST ELEVATION GARAGE | SCALE: 1/4" = 1'-0" | 3

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

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ADU - EXISTING & PROPOSED EAST ELEVATION

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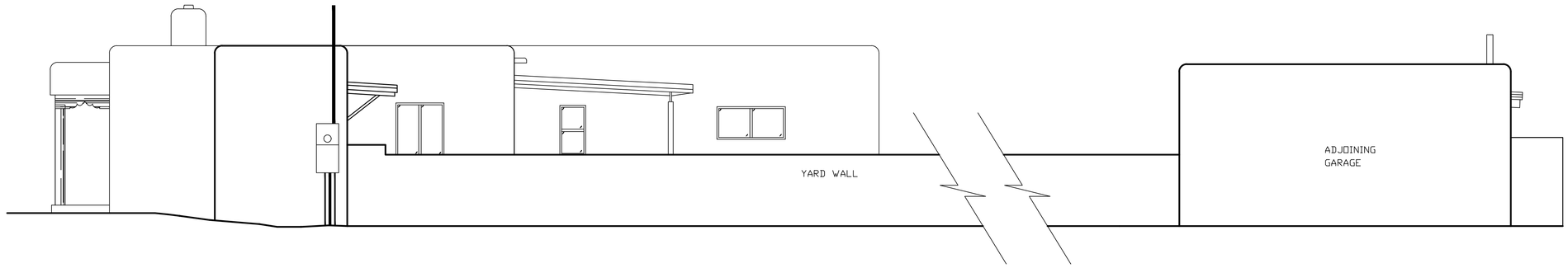
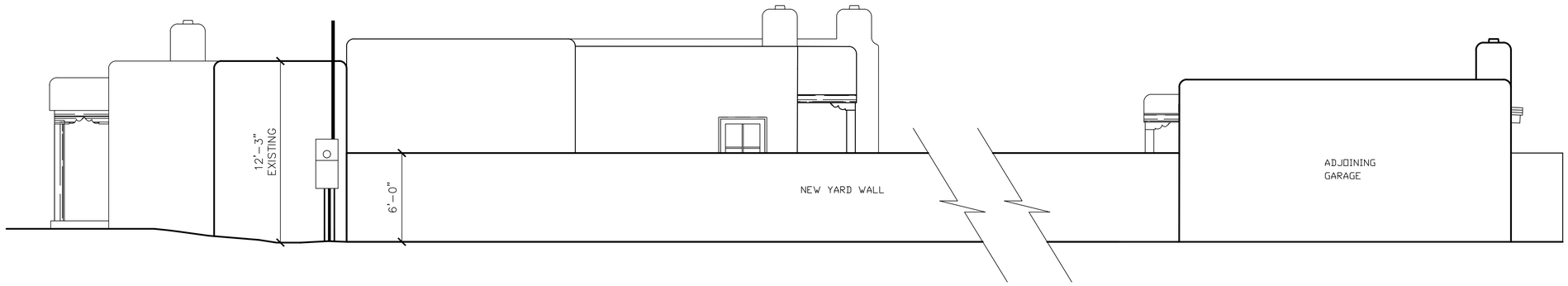
SHEET NO:

A3.4



EXISTING NORTH ELEVATION — SCALE: 1/4" = 1'-0" — 3



PROPOSED NORTH ELEVATION — SCALE: 1/4" = 1'-0" — 2

PROPOSED NORTH ELEVATION - W/O YARD WALL — SCALE: 1/4" = 1'-0" — 1

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EXISTING & PROPOSED NORTH ELEVATION

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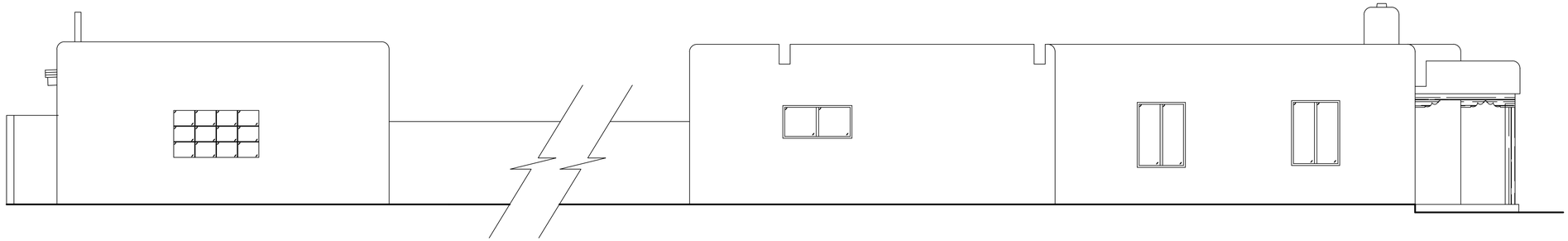
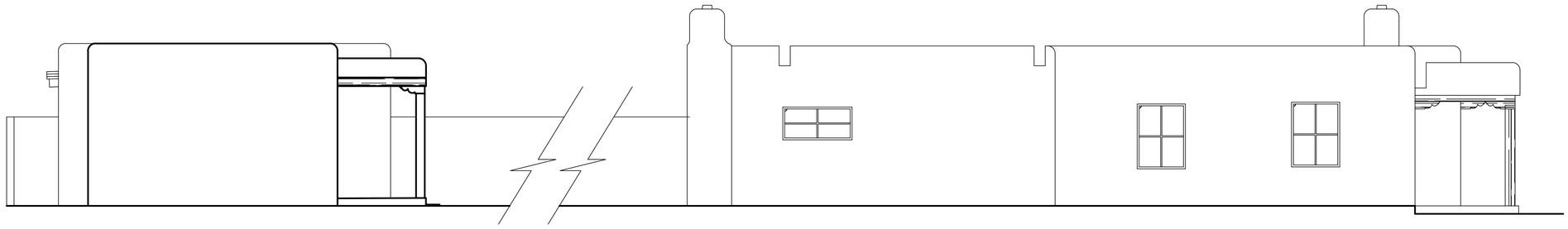


EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0" 3



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

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RENOVATION AND ADDITION
532 CALLE CORVO
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EXISTING & PROPOSED SOUTH ELEVATION

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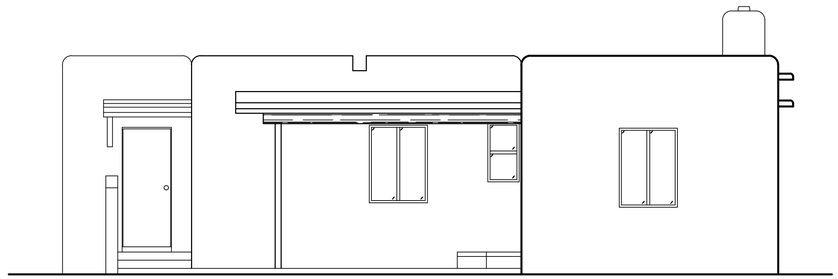
A3.3



EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0" 3

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

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RENOVATION AND ADDITION
532 CALLE CORVO
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EXISTING & PROPOSED WEST ELEVATION

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A3.2

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
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rpahistoric@gmail.com

TO JAP Architect/Susan & Al Salomone
532 Calle Corvo
Santa Fe, NM 87501
japadillaarchitect@gmail.com

JOB	DATE
532 CALLE CORVO, SANTA FE, NM 87501	08/12/2025

LOCATION	DESCRIPTION
EAST	
A	84 x 48 PICTURE HORIZONTAL SLIDER STORM WINDOW – WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
DR #1	36 x 80 RH INSWING DOOR WITH 14-PANEL AND 1-PANEL 4-LT GLASS ALL WOOD
B	51 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
C	51 x 35 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
D	35 x 35 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
WEST	
DR #2	32 x 79 RH INSWING DOOR WOOD 2W2H/3-HORIZONTAL PANELS
NORTH	
E	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
WEST	
F	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
G	17 x 35 SH WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED

JOB	DATE
532 CALLE CORVO, SANTA FE, NM 87501	08/12/2025

LOCATION	DESCRIPTION
NORTH	
H	17 x 35 SH WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
I	50 x 37 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
WEST	
J	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
SOUTH	
K	50 ½ x 23 ½ HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
L	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
M	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
GARAGE-EAST	
G – DR #3	108 x 84 SWINGING ALUMINUM/STEEL GARAGE DOOR
SOUTH	
G - N	69 x 37 4W3H FIXED STEEL CASEMENT

In closing, my professional opinion is as follows:

Window A, B, C, D, E, F, G, H, I, J, K, L and M are non-historic. The units are 2-sets of storm windows installed into each opening. The original windows were steel casements. The window openings reflect the steel casement openings of that era. Along with the garage having a steel casement and the house to the north (which is from the same era) having steel casements.

Garage window G-N is historic.

Door #1 is non-historic. The unit is from 1995.

Door #2 is historic.

Garage Door #3 is historic.

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
A	84 x 48 PICTURE HORIZONTAL SLIDER WHITE INTERIOR STORMS W/BRONZE EXTERIOR STORMS SINGLE GLAZED 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
DR #1	36 x 80 RH INSWING DOOR W/14-PANELS AND 1-PANEL OF LITE 4-LT (2W2H)	S	**NON-HISTORIC** – SIMPSON DOOR (1995)
B	51 x 47 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
C	51 x 35 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
D	35 x 35 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
DR #2	32 x 79 RH INSWING WOOD DOOR 2W2H/3-HORIZONTAL PANELS	S	**HISTORIC**
E	35 x 47 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
F	35 x 47 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
G	17 x 35 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
H	17 x 35 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)

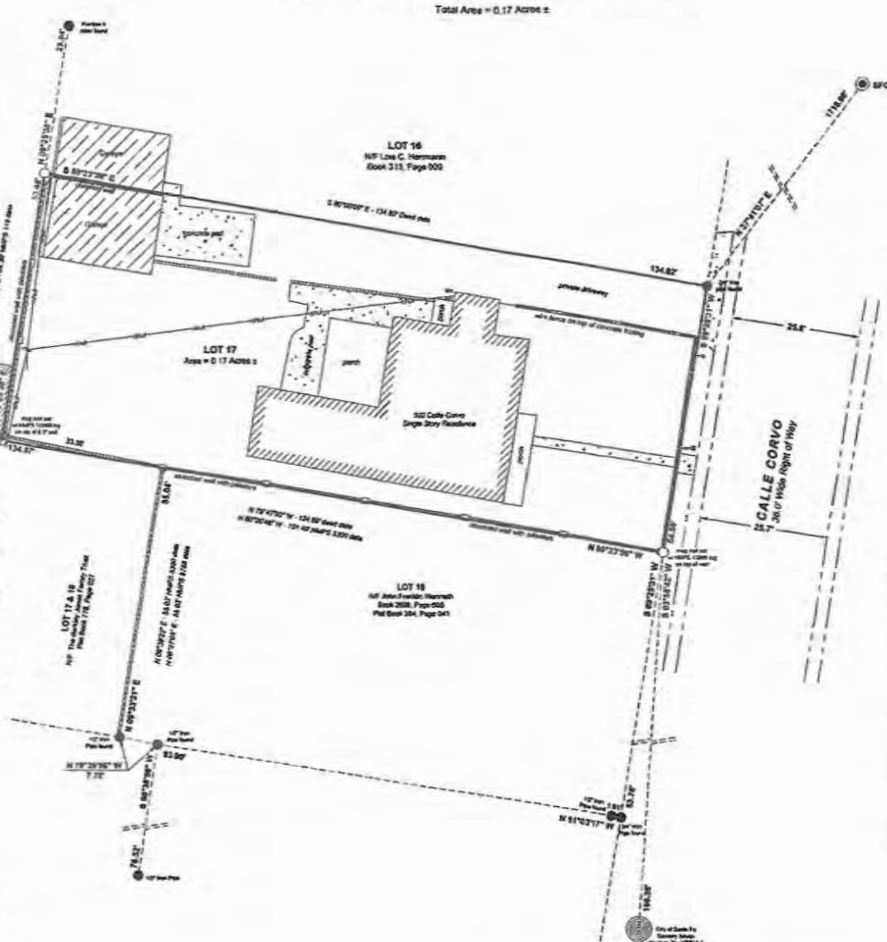
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
I	50 x 37 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
J	35 x 47 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
K	50 ½ x 23 ½ HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
L	35 x 47 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
M	35 x 47 HORIZONTAL SLIDER 1-LT	P	**NON-HISTORIC** – TO REPLACE STEEL CASEMENTS (1986)
GARAGE – G – DR# 3	108 x 84 HINGED TILT-UP STEEL GARAGE DOOR	F	**HISTORIC**
GARAGE – G - N	69 x 37 FIXED STEEL CASEMENT 4W3H	F	**HISTORIC**

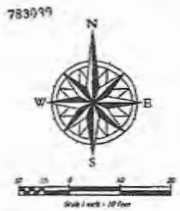
NOTES:

Boundary Survey Plat
Prepared for
Estate of Tony Chavez, Jr.,
Lying and being situate at 532 Calle Corvo, Lot 17, of the Hughes 2nd Subdivision, Section 25, T.24N., R.9E., N.M.P.M., City of Santa Fe, County of Santa Fe, State of New Mexico.

Total Area = 0.17 Acres ±



783039



SURVEYORS NOTES

Every document of record reviewed and considered as part of this survey is noted hereon. Only those documents noted hereon were supplied to the surveyor or as researched by Land Surveying Company, LLC.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current abstract may disclose.

The lands as depicted on this plat hereon are rated Zone "X" as per FEMA this is an area determined to be outside the 0.2% annual chance floodplain. See FIRM Panel No. 350042C 0415E, Effective date December 4, 2012.

LEGEND

Bearings are derived from a from the northeast corner of Lot 17, and the southeast corner of Lot 19 of the Hughes Second Subdivision, Plat Book 002, Page 226, applying grid to ground state plane (NAD 83) New Mexico Central Zone Coordinates Geodetic local position using GPS RTK Topcon Hiper +, (S 05°25'31"W) distances are ground - bearings are grid.

- Monument found number 4 rebar with 5217 cap or "X" in concrete or as noted
- Monuments set, no. 4 rebar with 10988 cap or mag nail with 10988 shiner set in concrete
- City of Santa Fe aluminum cap found and used as noted
- City of Santa Fe Sanitary Sewer Manhole as noted
- Overhead utility line with power pole
- em Electric Meter
- wm Water Meter
- tp Telephone Pedestal
- gm Gas Meter

CITY OF SANTA FE PUBLIC NOTICE

This survey is based on those recorded documents noted hereon. City of Santa Fe staff must approve all documents submitted with an application for a building permit and may require submittal and additional documentation to prove legal lot of record.

SURVEYORS CERTIFICATE

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that the Boundary Survey Plat was prepared from an actual field survey performed by me or under my direct supervision on January 16, 2015. The boundaries as depicted on the plat hereon were established using found monuments and documents of record. This survey is not a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of licensure for Professional Surveyors and Engineers.

Salvador I. Vigil, NMPS 10988 — 2-3-15 Date

DOCUMENTS REFERENCED

PLAT: Resubdivision of Hughes Second Subdivision, as filed in the Office of the Santa Fe County Clerk in Book 2, Page 226, Instrument No. 15723, as certified by Floyd Haske, NMPS 119. Dated September 11, 1942

PLAT: Murphy T. Scurry and Jo E. Scurry Tract A, as filed for record in the Office of the Santa Fe County Clerk in Book 451, Page 018, as certified by Michael Trujillo, NMPS 12130. Dated August 8, 2001.

PLAT: Boundary Survey for James J. Deville, as filed for record in the Office of the Santa Fe County Clerk in Book 644, Pages 0029-0030, as certified by Richard A. Burgel, NMPS 7429. Dated January 10, 2007

PLAT: Boundary Survey for The Berkley Jones Family Trust, as filed for record in the Office of the Santa Fe County Clerk in Book 778, Page 027, as certified by Philip B. Wiegel, NMPS 9758.

PLAT: Survey for Santiago Montoya, as filed for record in the Office of the Santa Fe County Clerk Book 384, Page 41, as certified by Morris A. Apodaca, NMPS 5300. Dated April 4, 1998.

STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

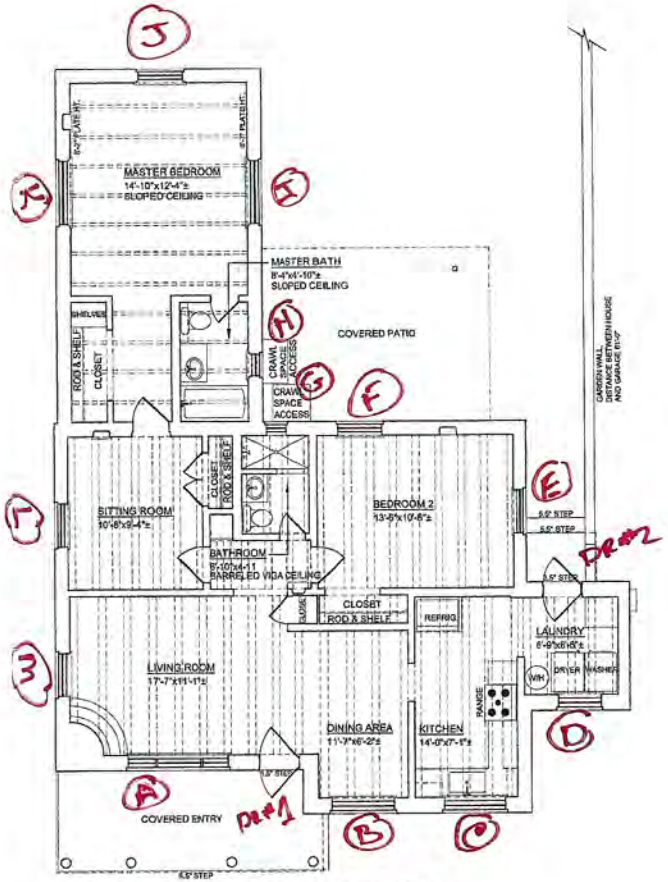
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 3rd DAY OF Feb A.D., 2015 AT 3:33 O'CLOCK P M., RECORDED IN BOOK 783 PAGE 39 AS DOCUMENT No. 1756545 IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
GERALDINE SALAZAR

DEPUTY CLERK

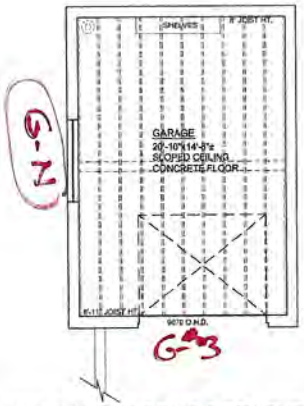
LAND SURVEYING COMPANY, L.L.C.

PREPARED BY	S.I. Vigil, NMPS	SANTA FE COUNTY CLERK'S INDEX INFORMATION
DATE	Jan. 15, 2015	ESTATE OF TONY CHAVEZ, JR.
PROJECT No	L-2067/PLAT	532 CALLE CORVO, LOT 17, HUGHES 2nd ADDITION
CHECKED	S.I. Vigil, PM	SECTION 25, T.17 N., R.9 E., N.M.P.M.
U.P.C.	1-854-896-493-475	CITY OF SANTA FE, STATE OF NEW MEXICO



532 CALLE CORVO MAIN RESIDENCE

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



532 CALLE CORVO DETACHED GARAGE

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

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE WOOD UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

HEATED AREA	1269.92 SQ. FT.
GARAGE AREA	362.40 SQ. FT.
PORTAL & PATIO AREA	322.11 SQ. FT.
TOTAL AREA	1954.43 SQ. FT.

PROJECT:
532 CALLE CORVO SANTA FE NEW MEXICO

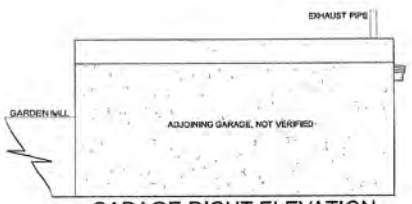
DESCRIPTION:
AS BUILT DRAWINGS

CLIENT:
AL W. SALOMONE

SHEET # 01 OF 02

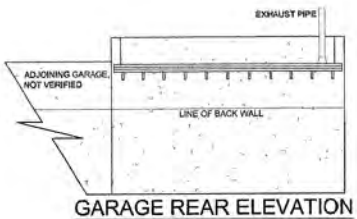
ORIENTATION	MEASURED BY	PM	REFERENCE # 24122
	DESIGNED BY	N.A.	
	DRAFTED BY	PM	
	CHECKED BY	M.G.	
	REVISED:		
SCALE 1/4"=1'-0"	DATE 10/30/2024		

DRAFTING
505-899-1199



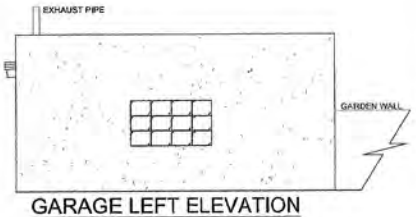
GARAGE RIGHT ELEVATION

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



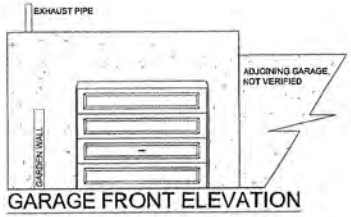
GARAGE REAR ELEVATION

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



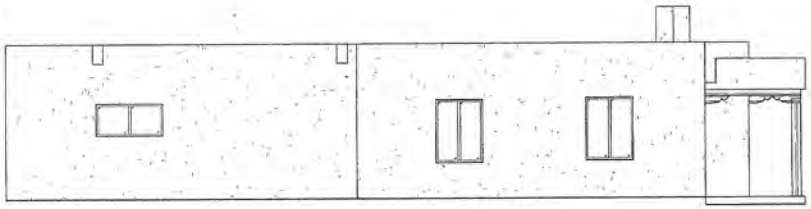
GARAGE LEFT ELEVATION

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



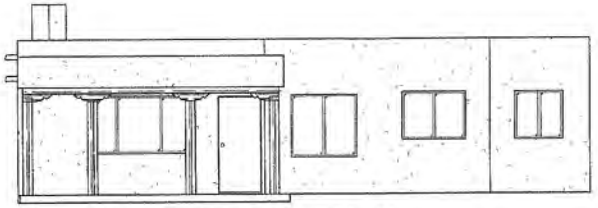
GARAGE FRONT ELEVATION

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



HOUSE LEFT ELEVATION

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



HOUSE FRONT ELEVATION

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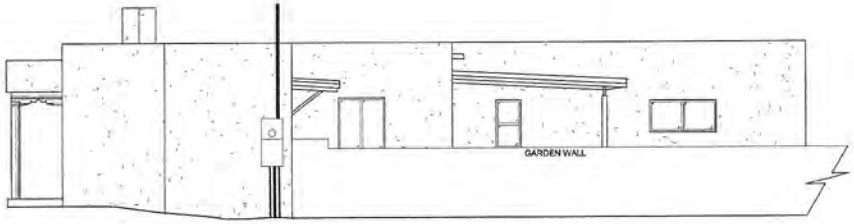
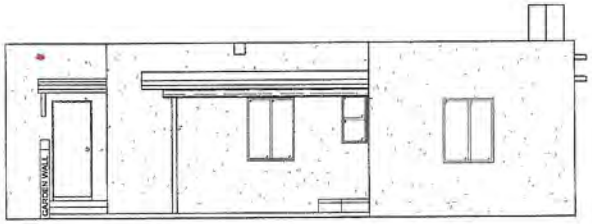


HOUSE RIGHT ELEVATION

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



HOUSE REAR ELEVATION

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

PROJECT:
532 CALLE CORVO SANTA FE NEW MEXICO

DESCRIPTION:
ELEVATION DRAWINGS

CLIENT:
AL W. SALOMONE

SHEET # 02 OF 02

ORIENTATION: N/A	MEASURED BY	PM	REFERENCE # 2412
	DESIGNED BY	N.A.	
	DRAFTED BY	PM	
	CHECKED BY	M.G.	
	REVISED:		
SCALE: 1/4"=1'-0"	DATE: 10/30/2024		

505-899-1199

East Elevation
Window A

East Elevation
Door #1

East Elevation
Window
B

East Elevation
Window
C

East
Elevation
Window
D

West Elevation
Door #2

North Elevation
Window
E

Elevation
Window
F

West Elevation
Window
G

North Elevation
Window
H

North Elevation
Window I

West
Elevation
Window
J

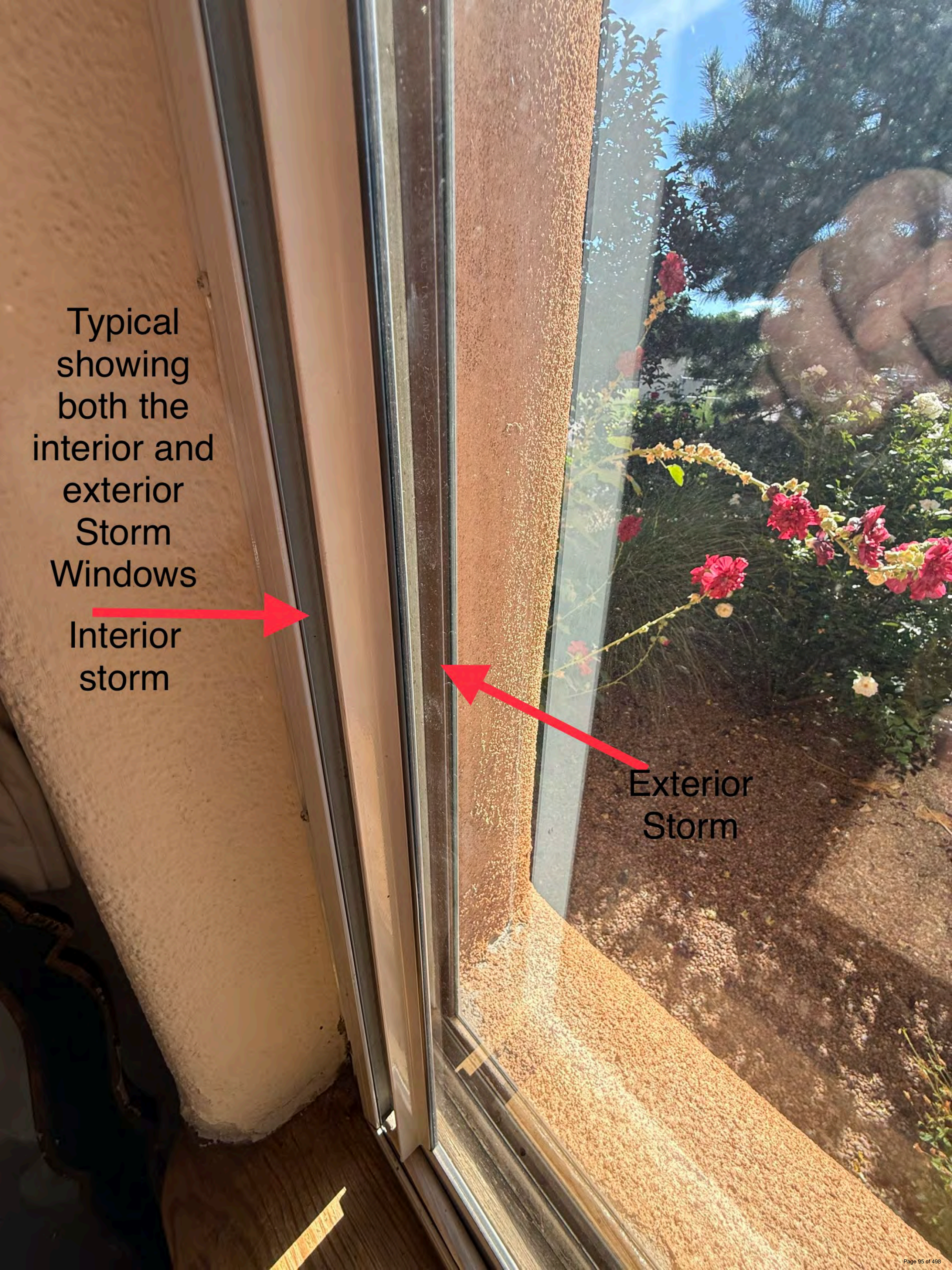
South Elevation
Window
K

South Elevation
Window
L

South Elevation
Window
M

Garage
South Elevation
Window
G-N

Garage
East Elevation
Door #3


Typical showing both the interior and exterior Storm Windows
Interior storm
Exterior Storm

Typical showing white
interior storm

532 Calle Corvo
Northwest Elevation

532 Calle Corva
East Elevation

532 Calle Corvo
South Elevation

City of Santa Fe, New Mexico

memo

DATE: February 10, 2026

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

2026-011829-HDRB. 408 Camino del Monte Sol. Downtown & Eastside Historic District. Contributing. Christopher Purvis, agent for Bruce Stocks, owner, proposes to construct a 125 sq. ft. addition to a height of 10'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Previous Case files

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 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

a. In case 2026-0111829-HDRB, for 408 Camino del Monte Sol, 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:

The subject property sits at the intersection of Camino del Poniente, Acequia Madre, and Camino del Monte Sol and has three effective street frontages.

Camino del Poniente is a short street that runs west of Camino del Monte Sol and terminates at Calle La Pena. The streetscape is lined with medium-to-high-yard walls and coyote fences at each property. Residences along the streetscape are set back about ten feet and are designed in the Spanish Pueblo Revival style with medium to dark brown stucco, and trim colors 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.

Along the Acequia Madre streetscape, there are no yard walls on the north side and high yard walls on the south side. Buildings are set back about ten feet from the street, in the Spanish Pueblo Revival style with medium brown stucco and trim. There are a two-story residence and a single-story commercial building on the streetscape along Acequia Madre. Acequia Madre is lined with trees and vegetation in the residential yards to the south. The northern commercial building on Acequia Madre has gravel and rock landscaping with sculptures on the interior of the sidewalk.

Camino del Monte Sol to the north has two Spanish Pueblo Revival style structures, a vernacular style pitch roof structure, and two parking lots. To the south, residences have taller yard walls or coyote fencing along the street at the front property lines. There are some parking areas on the east side of the street. The buildings are a mix of Spanish Pueblo Revival style and Vernacular style. The colors are medium brown stucco with either blue, white, or brown trim.

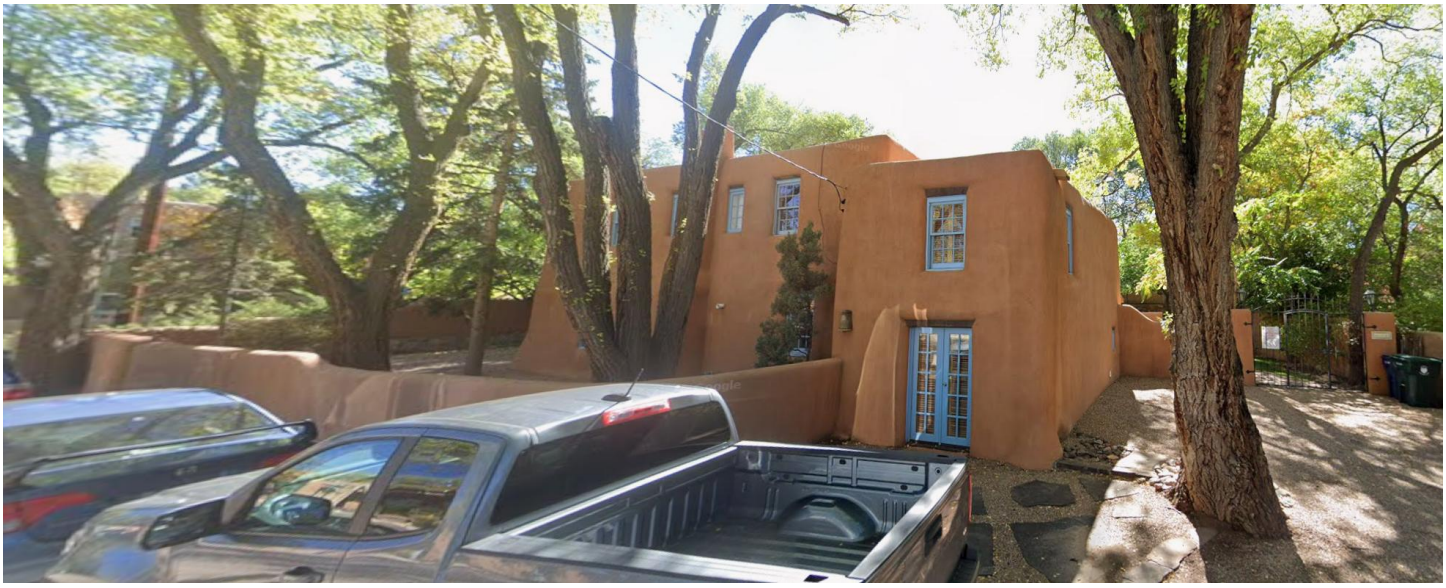


Figure 2: View of Residence from Camino Del Poniente

Figure 3: View of Residence from Camino del Monte Sol

Site Description:
The structure at 408 Camino del Monte Sol, known as the Frank Applegate house, is a single-family residence located in the Downtown and Eastside Historic District. The house is listed as contributing to the district. Primary facades are designated as the north and east (Facades 1 and 8). The house was built in 1924 and is constructed in the Pueblo Revival style.

Among other houses on Camino Del Monte Sol, this subject property illustrates the inception of the "Santa Fe Style." A significant number of twentieth-century artists lived in and contributed to the style of the Camino del Monte Sol streetscape. Among the artists contributing to the art and architecture of Santa Fe and the Camino del Monte Sol neighborhood is the former owner of this house, Frank Applegate.

According to the 1991 Historic Cultural Properties Inventory, the house was designed by John Gaw Meem's architectural partner, Hugo Zehner. Frank Applegate added the second floor in the 1920s. Aspects of the house that define the house's style include the stuccoed exterior, the battered walls and parapets, corner buttresses, and exposed lintels.

The walls along the street frontages are non-contributing and non-historic, being constructed after 1983.

PREVIOUS CASE SUMMARIES:
ARC:
No archaeological clearance has been issued for the property.

HDRB:
The Historic Districts Review Board designated the residential structure as contributing to the district on February 28, 2023, under case 2023-006352-HDRB. The HDRB designated the north (facade 1) and east (facade 8), including the window openings, but excluding the non-historic windows, as the primary facades.

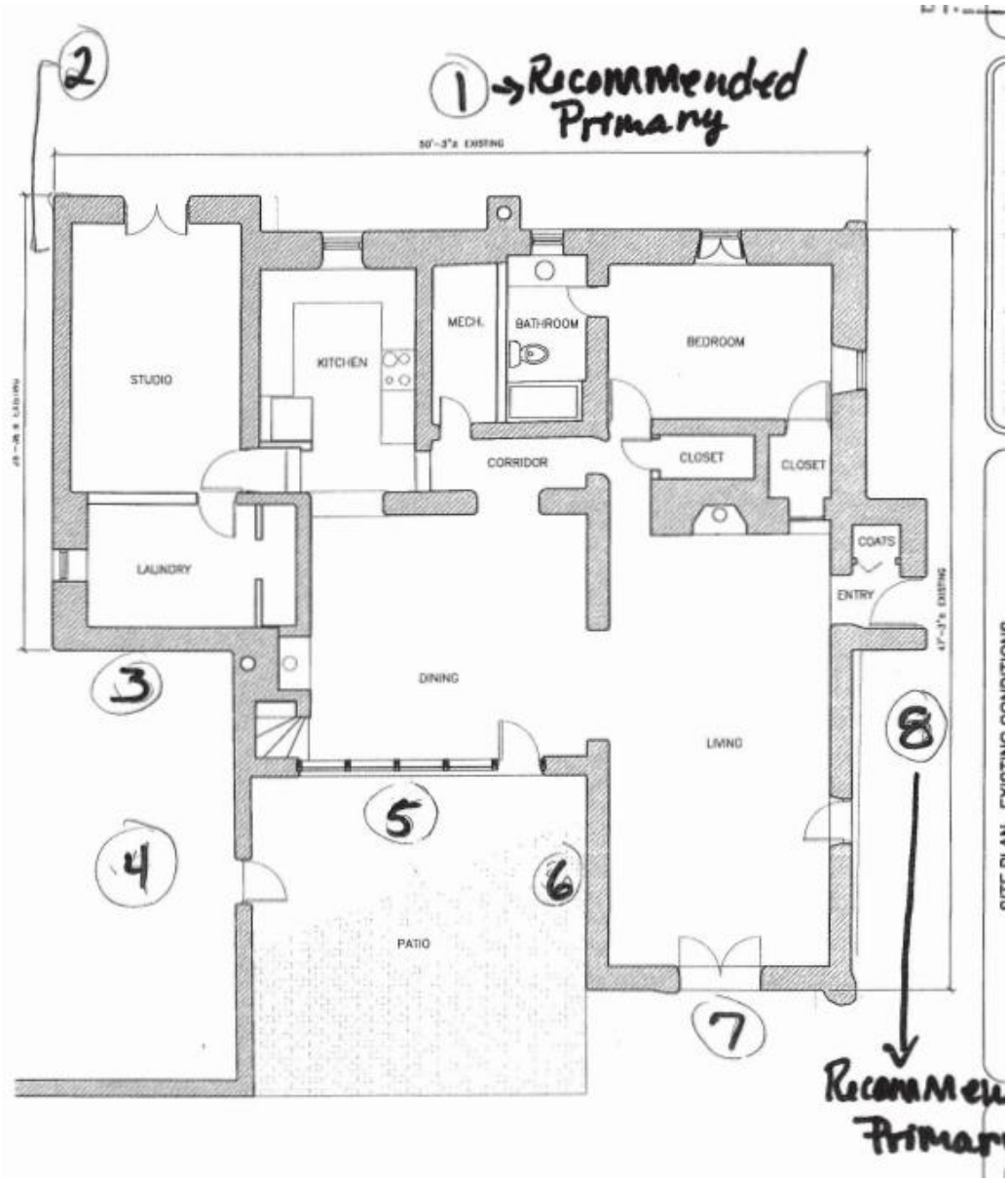


Figure 4: Façade Diagram

Case H-18-044A for a status review was scheduled for May 8, 2018, but was postponed to May 22, 2018, because the applicant was not present at the hearing. On May 22, 2018, the case was subsequently postponed because the applicant was not present at the hearing. The case did not proceed to be heard.

In addition, there is a case H-18-044B for an addition that was dependent on the status review, which did not proceed.

There is a notation for a 1983 case for the demolition of the sunroom and a remodel, but the case is not on file for reference.

ADMINISTRATIVE:
Staff issued an approval under case 2024-007793-ADMIN for 1) On the lower range of openings of the south elevation replace the single French door to a double French door also replace the remaining three single Thermopane with new fixed 15-lite aluminum clad windows 2) on the middle layer replace the existing five 9-

lite casements with new 9-lite aluminum clad awnings 3) on the top layer replace the seven fixed single lite Thermopane with seven aluminum clad 9-lite awning windows and infill the remaining portion of the opening with 1x painted wood boards to match the corbels over sheet waterproofing, and 4) Finally clad the exposed structural muntins with dark brown aluminum the ensure a waterproof wall.

Staff issued an approval under case 2020-002957-ADMIN for the re-roof of the structure while terminating the roofing material within the first half of the top of the parapet as submitted, with the conditions that there shall be no publicly visible rooftop appurtenances and that no roofing material shall be publicly visible.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Remove the 75 sq. ft. lean-to shed on the southwest side of the residence.
2) Construct a 125 sq. ft. addition on the southwest side of the residence to replace the shed. The addition is on a non-primary façade and is not within 10' of the primary façade. The addition will be in the Spanish Pueblo Revival style to match the residence and will be constructed to a height of 10'-0", which is lower than the rest of the residence, which has a height of twenty feet. The addition will be stuccoed in cementitious stucco to match the adobe residence's stucco. The addition will have an interior pedestrian door for access from the residence and a window on the south elevation.

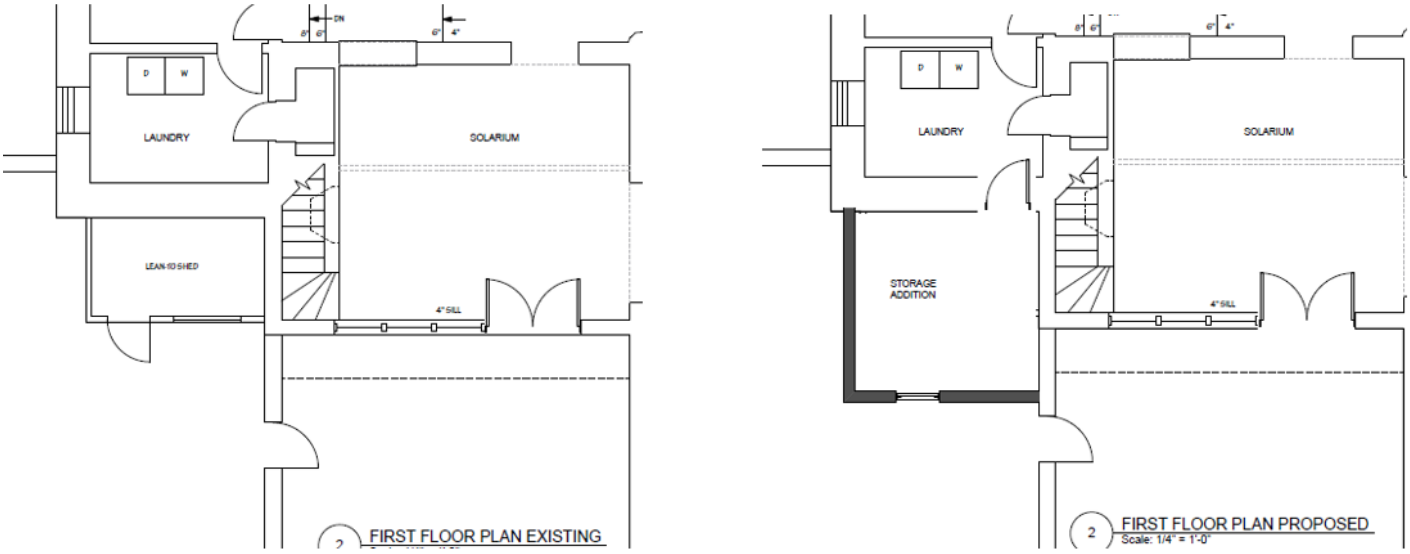


Figure 5: Floor Plan Area of Proposal

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

To promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

D. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

1. General

I. The historic status of a property with a historic status designation of significant,

contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

Ill. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from the primary facade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

Ill. Height

a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.

b. Building additions to 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.

IV. Remodeling to Increase Height

a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.

b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

a. 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 window opening shall be widened or narrowed.

b. Window depth and other characteristics of window and door fenestration shall be preserved.

c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:

a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.

b. 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.

c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic 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 historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. 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, open 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 rules as to flat roofs shall not be constructed 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 a 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.

II. 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 that of Adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any façade unless the façade includes 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. Facade 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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H 718

IDENTIFICATION

ADDRESS: 408 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 051600115

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

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

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1924 ACTUAL

SOURCE(S) neighbor - Cruz Romero

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish-Pueblo 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:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: garage gone or converted
privacy wall added

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

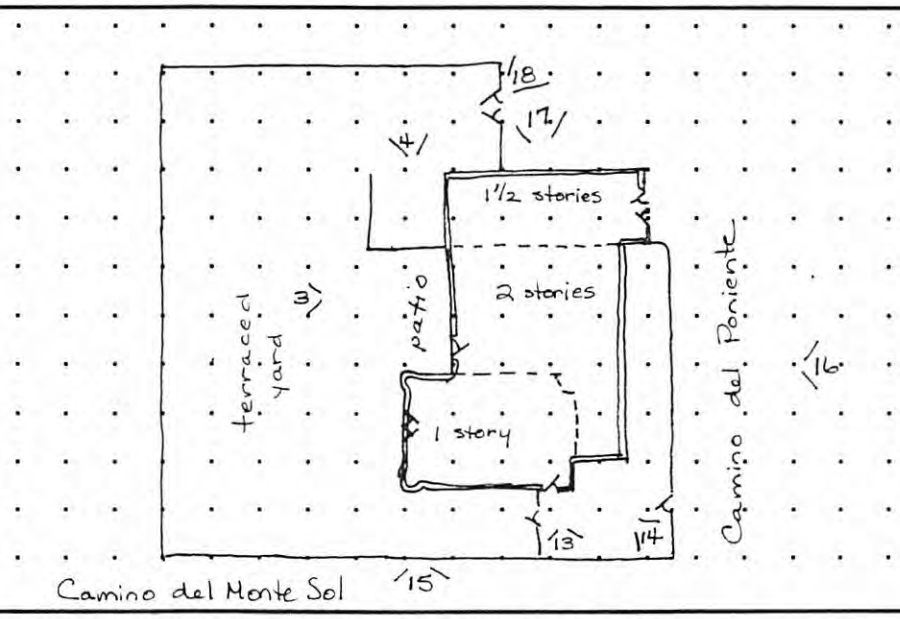
BUILDING THREATENED?

____ YES X NO

PHOTO

#16 north elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 8/1 BY DB

NEGATIVES WITH NMHPD ROLL # 9 NEG # 13 TO 18

ROLL 12 # 3 TO 4

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	not visible	
DOORS	wood panel, french (painted)	
WINDOWS	6X6 DHW, exposed lintels, also 6-light casements	painted blue
PORTALES	—	
CANALES		
PORCHES	—	
BALCONIES	—	
ROOFS	flat with battered parapet	
COURTYARDS	entry and along north-stucco wall	
FENCES/WALLS	stucco privacy - stepped up to south - iron gates	added since 1983 survey
ARCH. DETAILS	2-story window wall on south under exposed beam ends	
OTHER		

COMMENTS Unusually massive two-story

ADDITIONAL PHOTOGRAPHS

#13 detail, entry court

#14 east elevation

IDENTIFICATION

ADDRESS 408 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600115

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House designed by Hugo Zehner, partner of John Meem (sources - neighbor Cruz Romero, architect's daughter Kay Chiba). Owned by Frank Applegate, who added 2nd story in 1920s.

1983 survey indicated that remodeling was immanent. City record of projects shows permits for demolition and remodeling in 1983. Garage noted on 1983 survey gone or converted and privacy wall added.

#15 south portion of east elevation

#17 north portion of west elevation

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

IDENTIFICATION

ADDRESS 408 Camino del Monte Sol

Camino del Monte Sol National Historic District

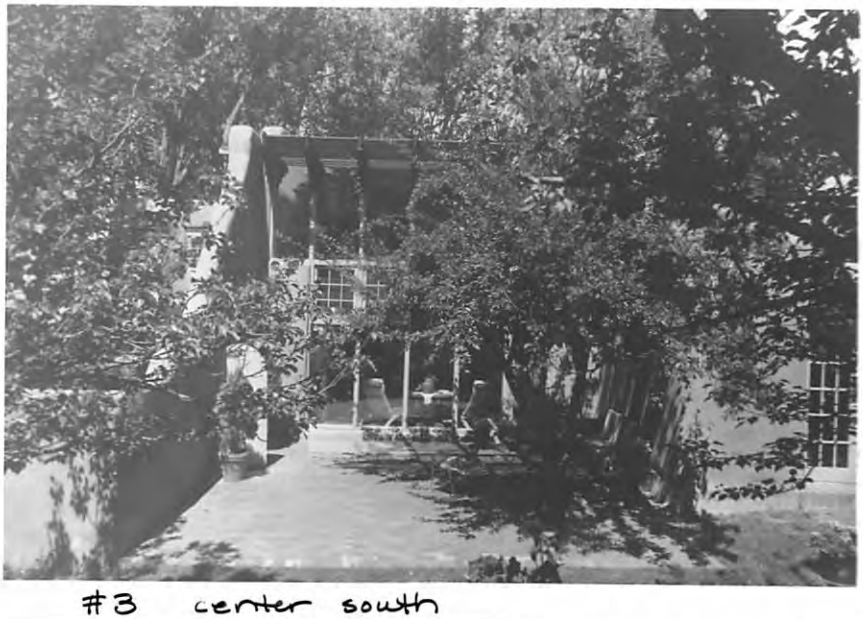
ID NUMBER 051600115

SURVEYED/RESEARCHED

DATE 8/91 BY DB

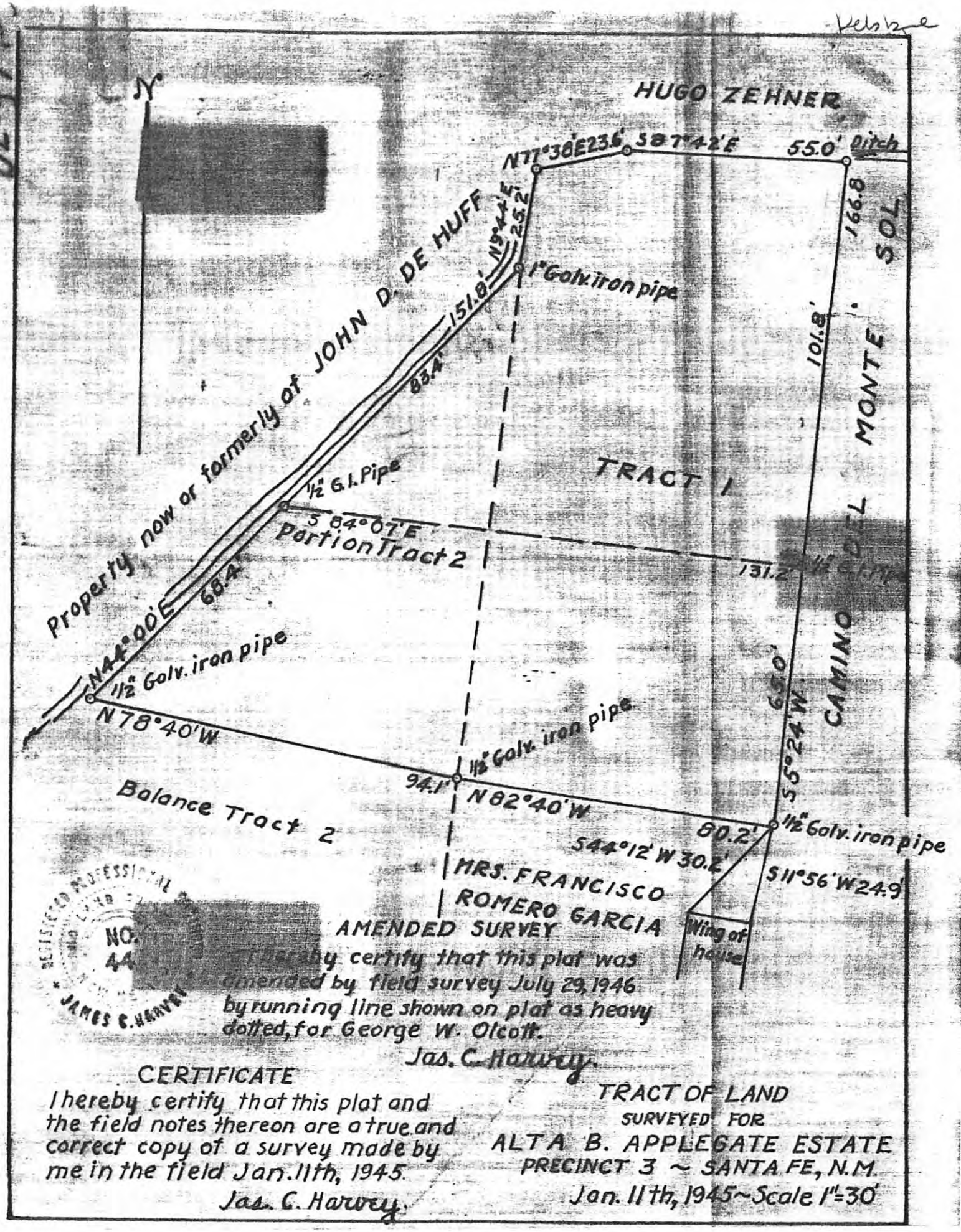
#4 from southwest

#1 south portion of west elevation



#3 center south

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



AMENDED SURVEY

I hereby certify that this plat was amended by field survey July 29, 1946 by running line shown on plat as heavy dotted, for George W. Olcott.

Jas. C. Harvey.

CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made by me in the field Jan. 11th, 1945.

Jas. C. Harvey.

TRACT OF LAND
SURVEYED FOR
ALTA B. APPLEGATE ESTATE
PRECINCT 3 ~ SANTA FE, N.M.
Jan. 11th, 1945 ~ Scale 1" = 30'

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened?	surveyed	county	ID no.
yes	date 9-6-83 by mb	Santa Fe	051600115

field map	number	UTM reference	easting	northing
Santa Fe, New Mexico	1	zone 12 13		

location description: 408 Camino Monte Sol (CMS)

city/town: Santa Fe

~~land grant/reservation~~

building name:

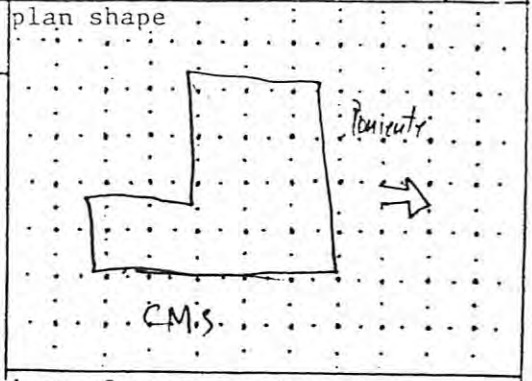
legal description: tnsp 17 N range 10 E sec 30 NW ¼ NW ¼

film roll by mb no. 6

negative nos. 31, 32, 33, 34

loc. of neg. (HPB)

plan shape



date of construction: ~~1924~~ estimate 1924 actual

source: Neighbor Gene Powers

use: present (residential) other ____ historic (residential) other ____

condition: ___ excellent X good ___ fair ___ deteriorating

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

degree of remodeling: ___ minor X moderate ___ major

describe: About to be remodeled - extending S sunroom

architectural features: Wall batter. Corner buttresses

Windows - 6/6 2/2 dbl hung wood 12 lite wood casement. lintels part exposed. - white

Sunporches - 6 lite + multi lite wood casement. Incised decorative paneling under. - brn

Garage - 2 leaf built up panel. - brn

(over)

surroundings: Residential

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: ___ eligible X of interest ___ none

if eligible, why?

comments: Excelent example of adaptation of mission. Fine detailing

Streetscape: (wall) hedge wire fence (wood fence) landscape street trees stone curb o set back acequia

associated buildings? ___ yes what type?

if inventoried, list ID nos.

Sena's house. Worked for Meem

see back? X yes

One chimney visible
Vigas 4 x 8 milled
Posts in portal hewn.
Canales metal.

No Building
~~Nothing~~ shows on this site 1912 King's map

See Cruz Romero

Owned by Hugh Sener - arch. w. J.C.M
Owned, designed & built by Frank Applegate (did not live in it)
Property purchased fr Anastasio Montoya

ADDRESS: 408 Camino del Monte Sol

HIST. SURVEY #: 115

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 8 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

)OCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

ig

NE ¼

actual

1

1

iorating

major

dings
ilar

none

yes

ID nos.

ADDRESS: 408 Camino del Monte Sol **HIST. SURVEY #:** 115

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Other:

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Comments:

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Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

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	1/7/2026	Property Owner of Record	Bruce Stocks				
Applicant/Agent Contact	Christopher Purvis						
Site Address	408 Camino Del Monte Sol, Santa fe nm 87505						
Suite or Space #		Subdivision Name	Lot Line Adjustment for Gale Gore				
Lot #	Tract C	Block #		Total Roof Area (square feet)	2025		
Lot Coverage %	17.5	Lot Size (square feet)	11614				
Proposed Construction Description	Storage expansion, remove wood sided shed , build new stucco addition with one new window						
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	EX / 9'8"	Rear	EX/49'8"	Left Side	EX/21'4"	Right Side 23'0"
Required Setbacks	Front	7FT	Rear	5FT	Left Side	5 FT	Right Side 5FT
Proposed Height	EX	Max Height	hdrb	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: Proposed storage meets dimensional standards R-5 district.		
Preliminary Zoning Review completed by: Joel Cruz-Haber	Date: 1/9/2026	
Preliminary Zoning Review #: 2026-011800-PAR		

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Thursday, January 8, 2026

RE: 408 Camino del Monte Sol
Enclosed (1) 24”x36” copies

A-1b	Site Plan	12/30/25
A-2	Plans	12/30/25
A-3a,b,c,d,E,F	Elevations	1/8/2026

Photographs of elevations

Dear Lani McCulley and
Members of the Historic Districts Review Board

At the February 28, 2023 meeting of the HDRB the north and east elevations were determined to be primary. We were then repaired with slight re-configuration of the south facing windows
We are now proposing a one room addition on the south west corner of the structure

The one story addition will be stuccoed to match the existing with a cementitious adobe stucco
The new window will be blue to match the other windows

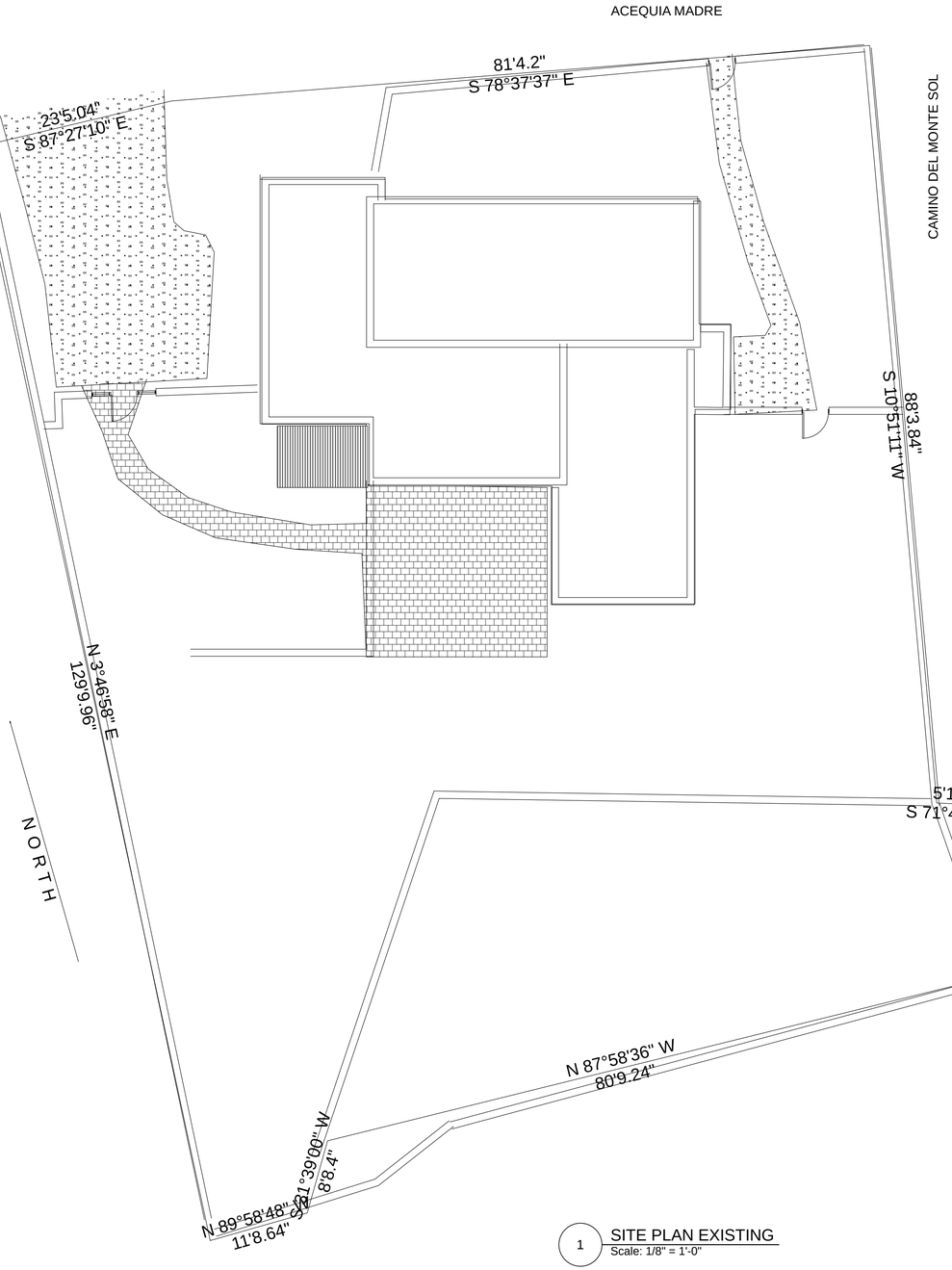
The existing home has a 1900 sqft footprint
with a 75 sqft shed at the SW side
We propose to remove the shed and place a 125 sqft addition on that side

The lot area is 11,614sqft

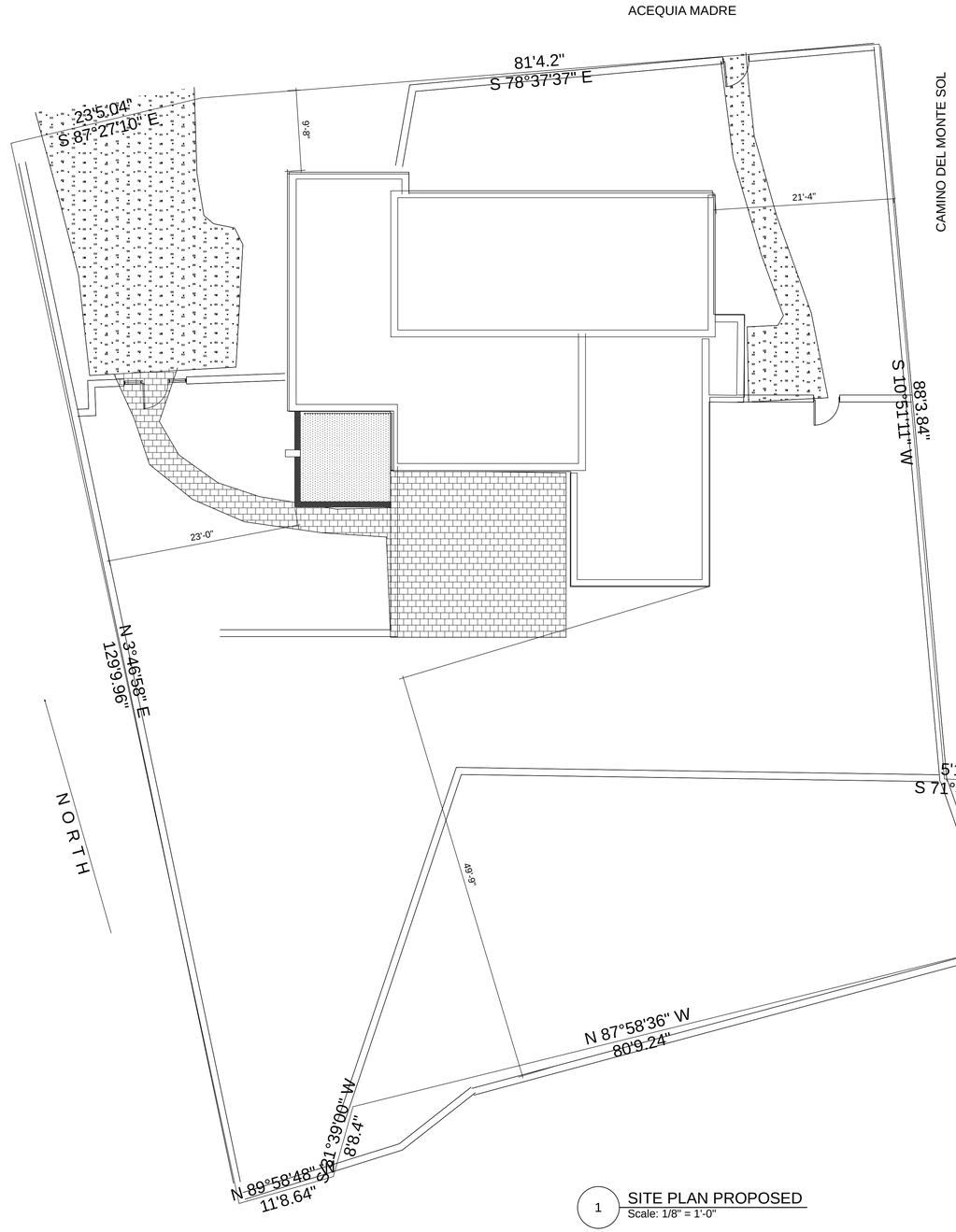
Please call if you have any questions on the project 982-5461
Sincerely,

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



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

STOCKS REMODEL

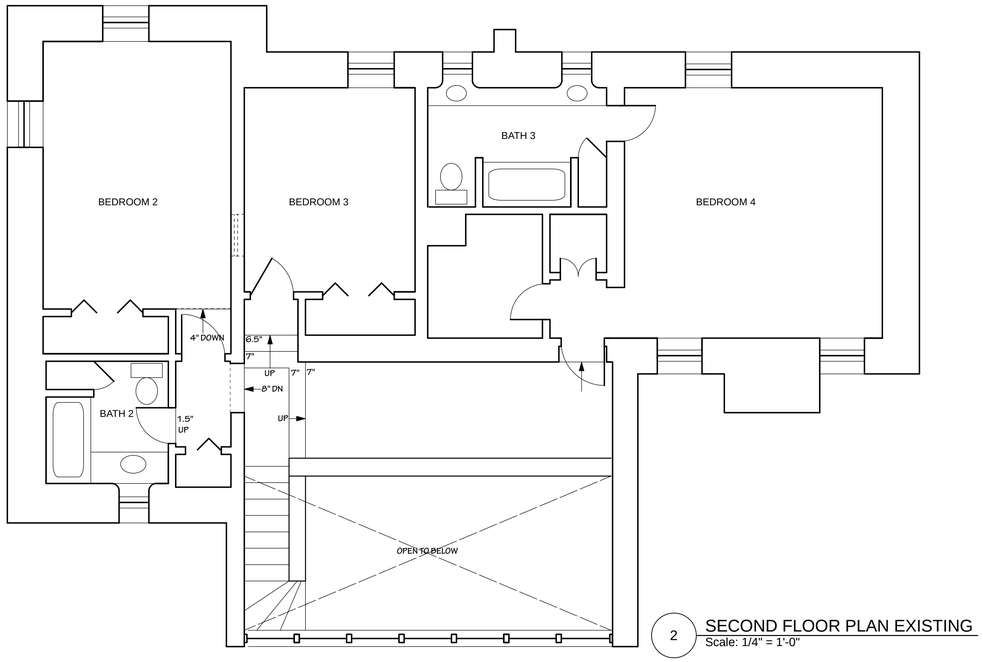
408 CAMINO DEL MONTE SOL

SANTA FE, NEW MEXICO

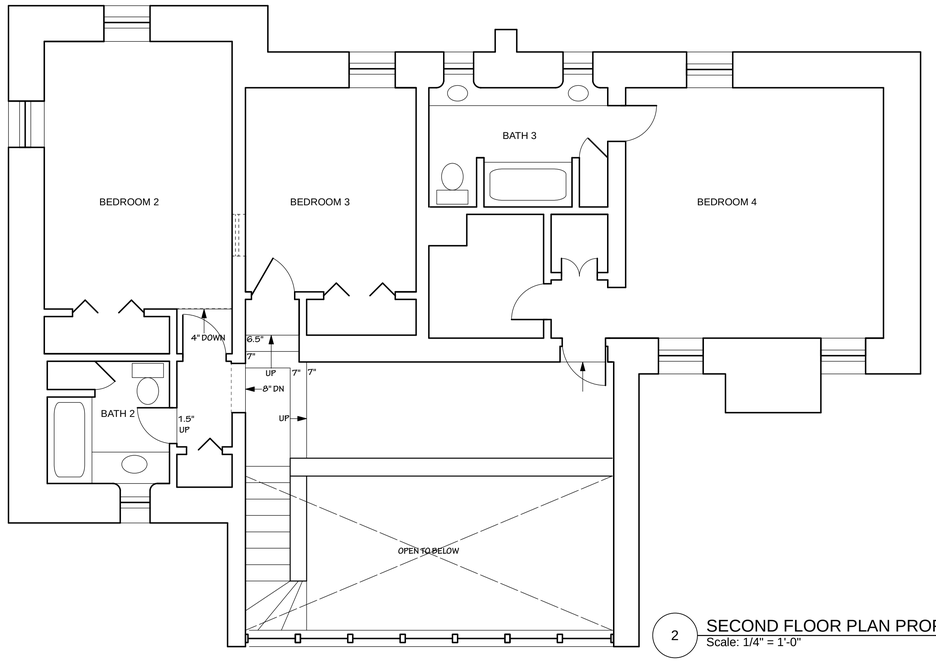
12/30/25

A-1b

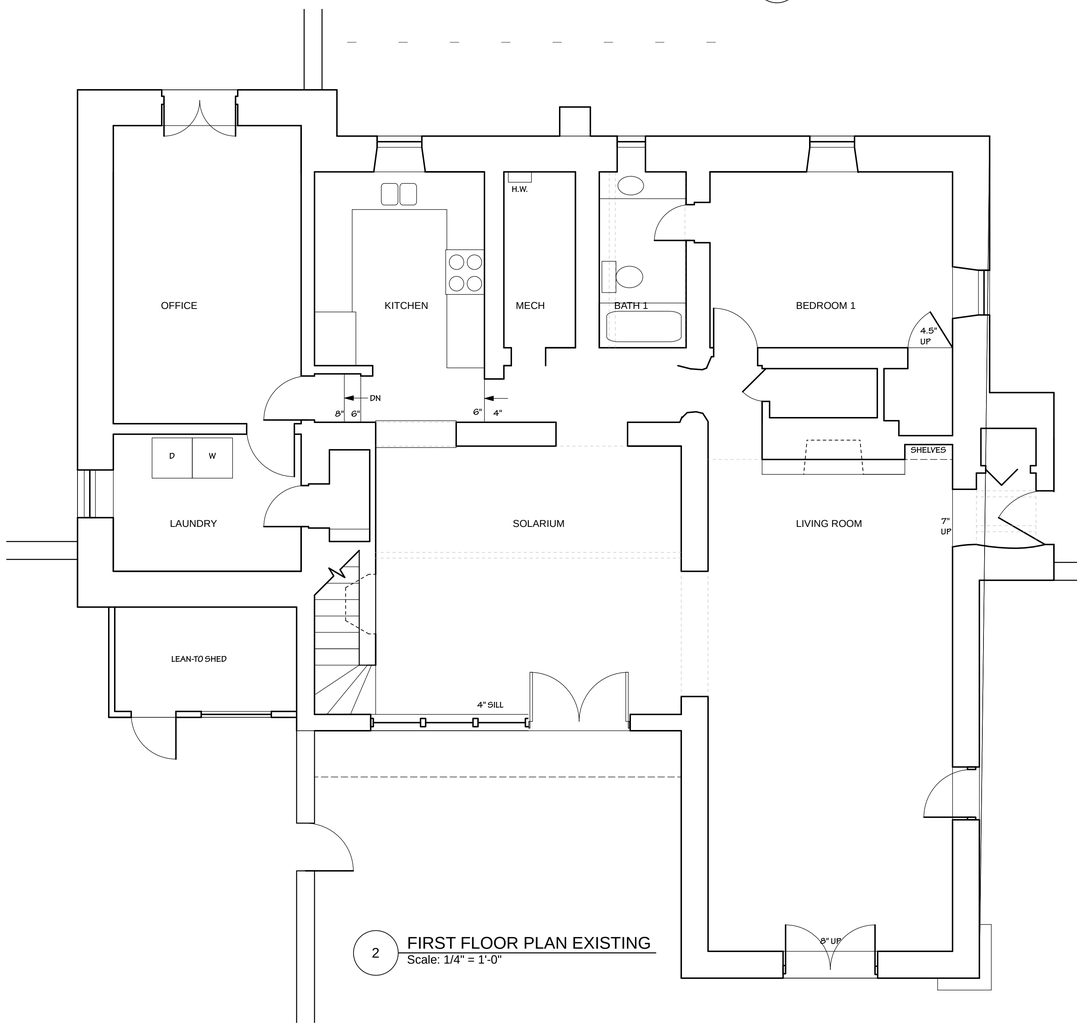
JOB NO. 4441



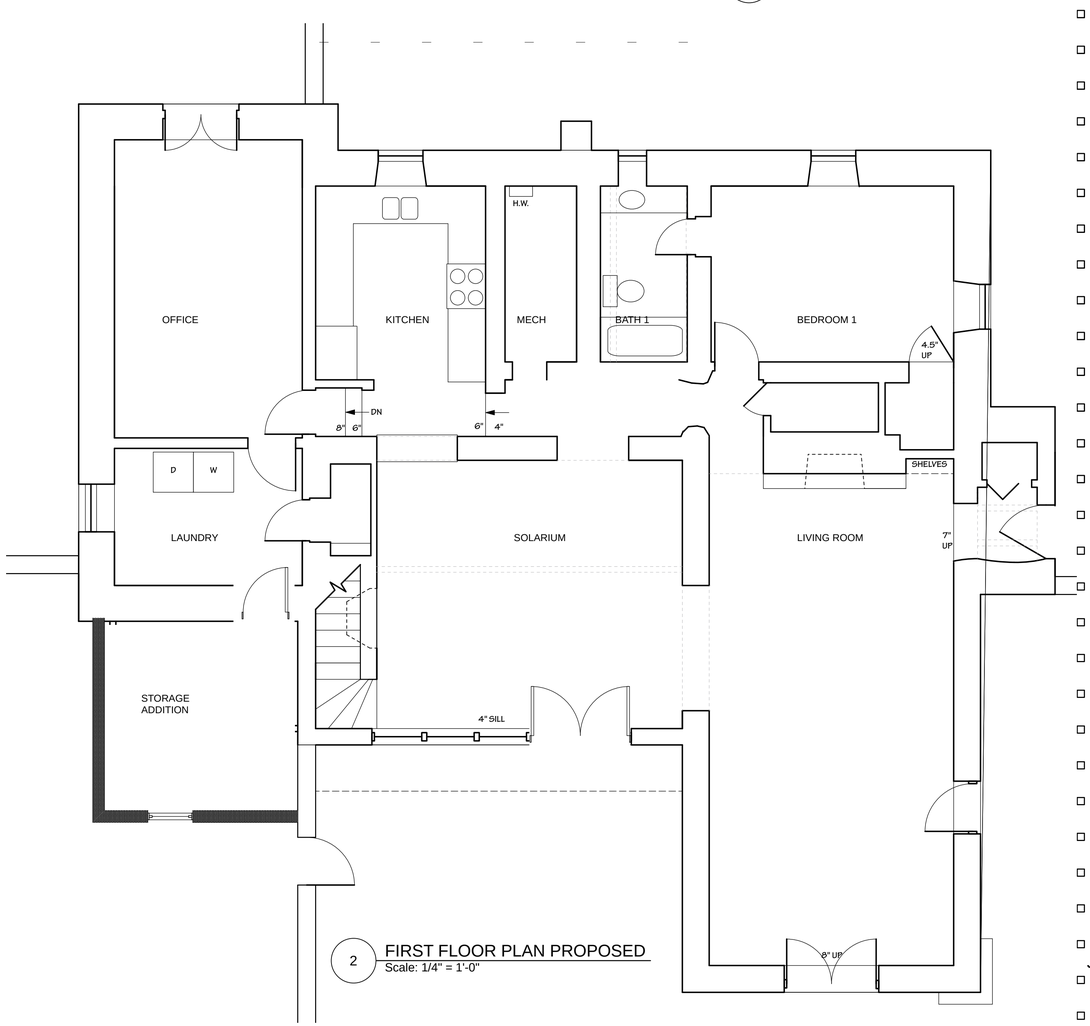
2 SECOND FLOOR PLAN EXISTING
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN EXISTING
Scale: 1/4" = 1'-0"



2 FIRST 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

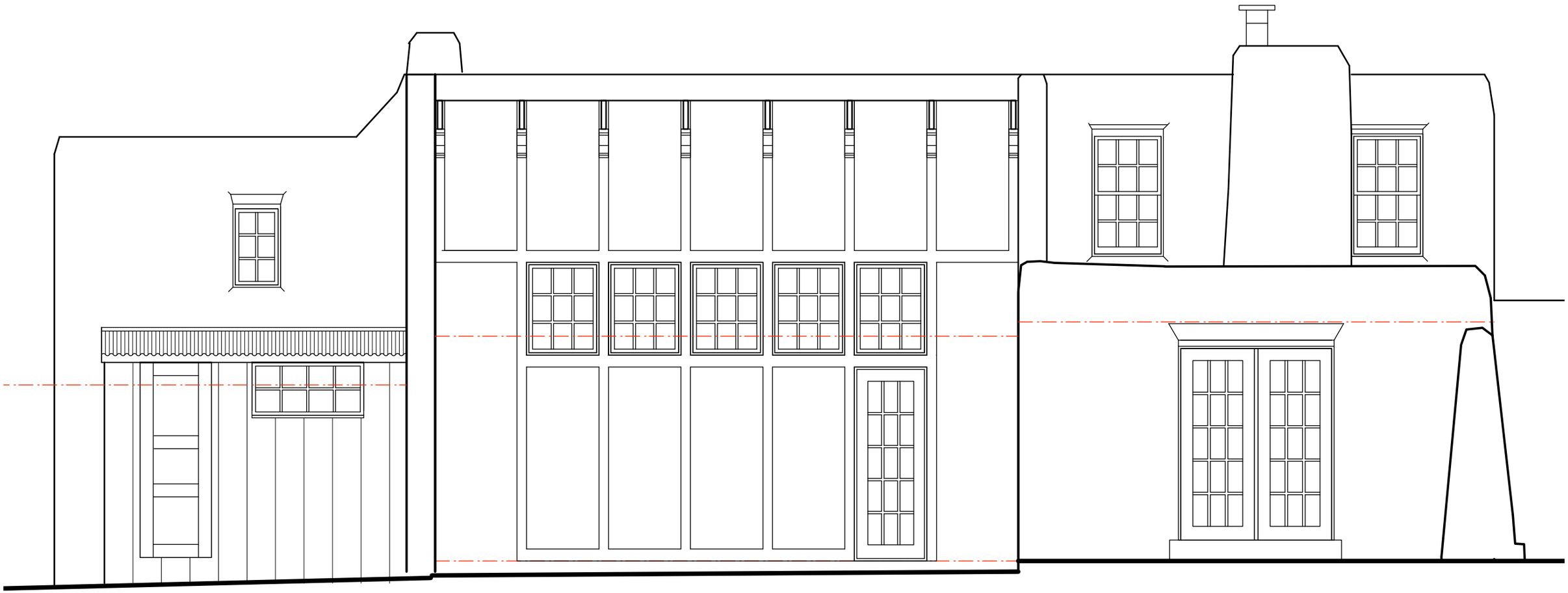
STOCKS REMODEL

408 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

12/30/25

A-2

JOB NO. 4441

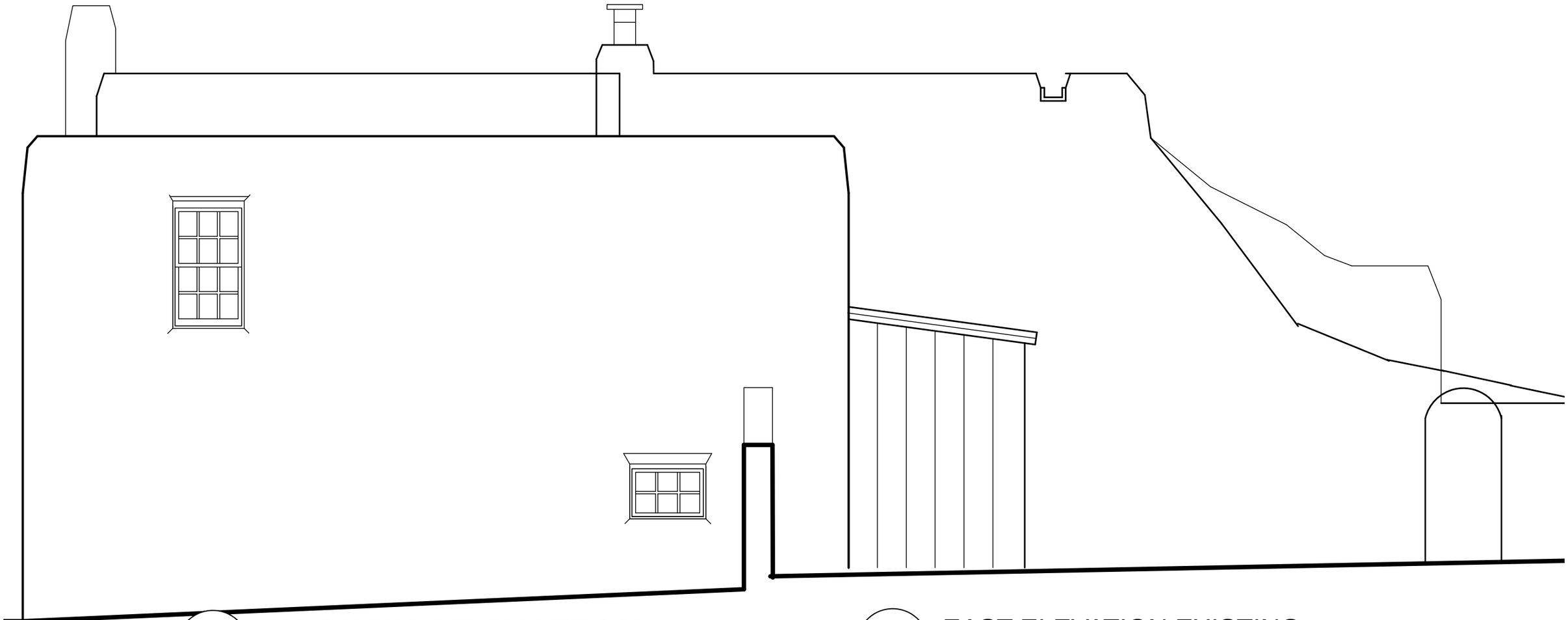


2 408 CAMINO DEL MONTE SOL
Scale: 1/4" = 1'-0"

2 SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"

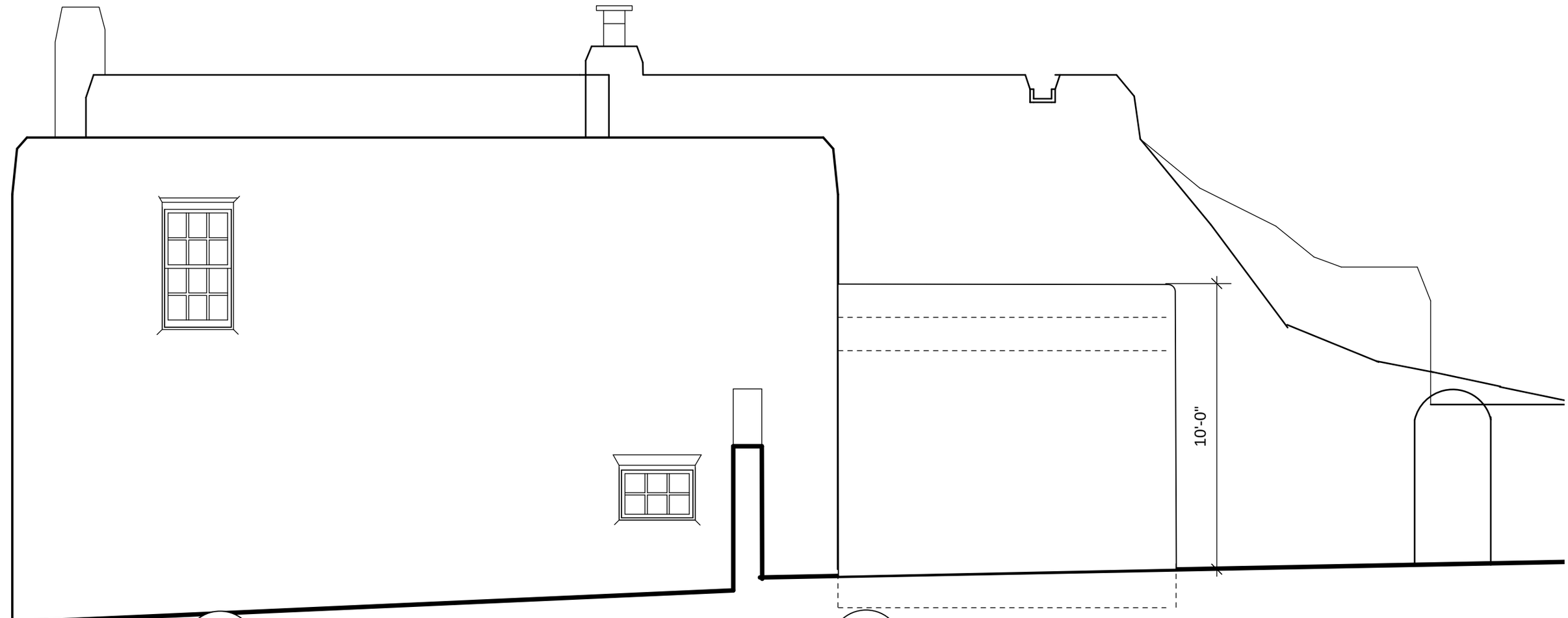
2 408 CAMINO DEL MONTE SOL
Scale: 1/4" = 1'-0"

2 SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



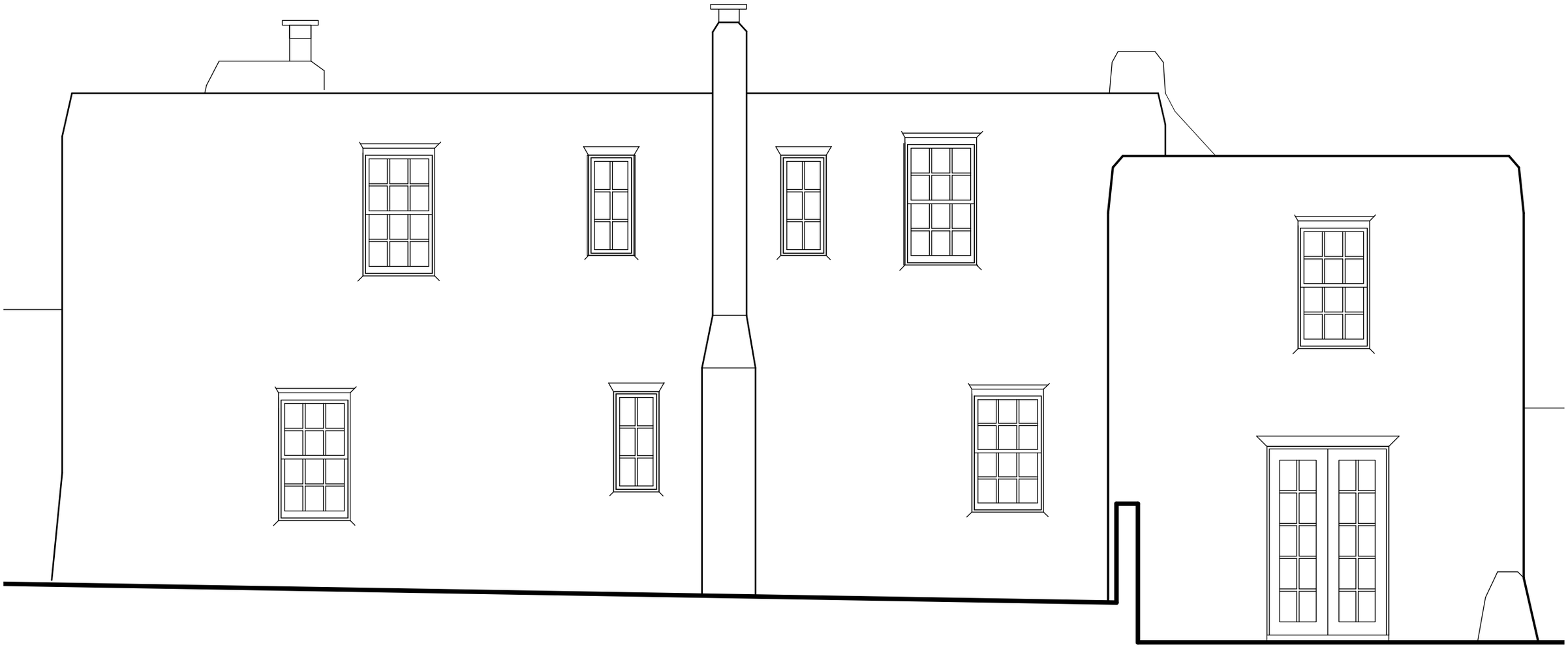
2 408 CAMINO DEL MONTE SOL
Scale: 1/4" = 1'-0"

2 EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



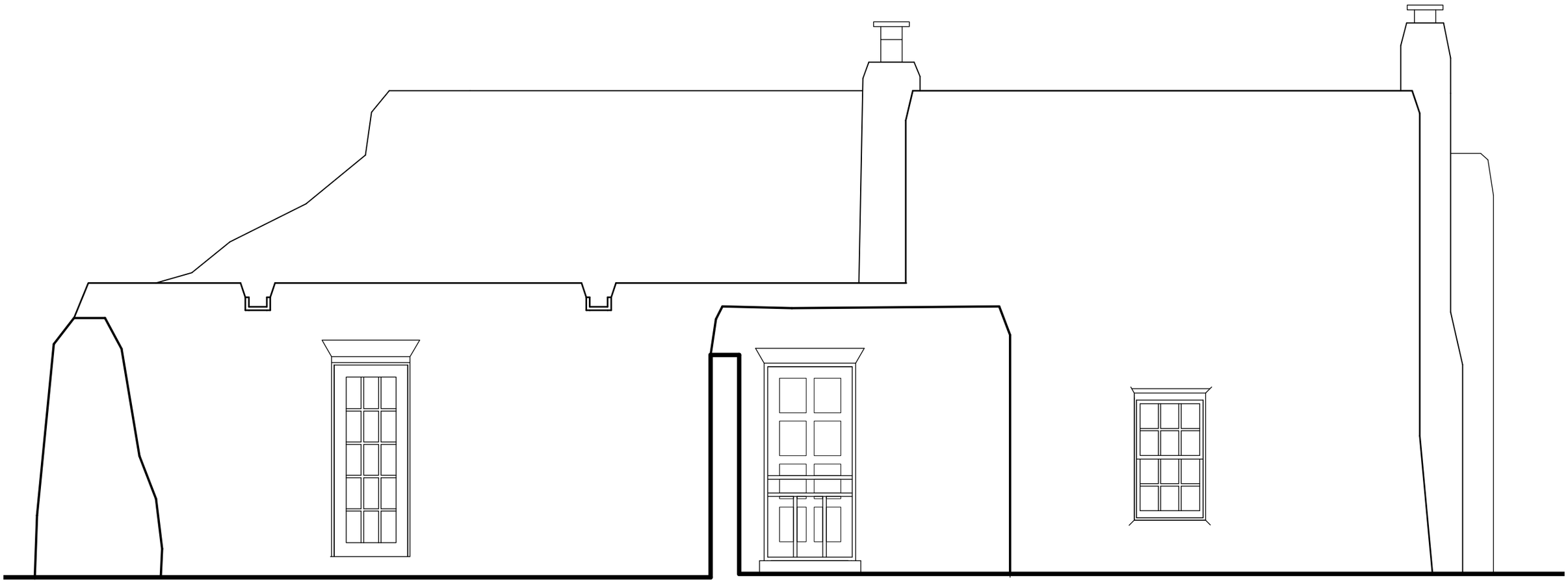
2 408 CAMINO DEL MONTE SOL
Scale: 1/4" = 1'-0"

2 EAST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



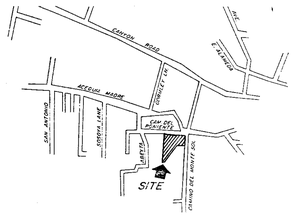
2 408 CAMINO DEL MONTE SOL
Scale: 1/4" = 1'-0"

2 NORTH ELEVATION EXISTING & PROPOSED
Scale: 1/4" = 1'-0"

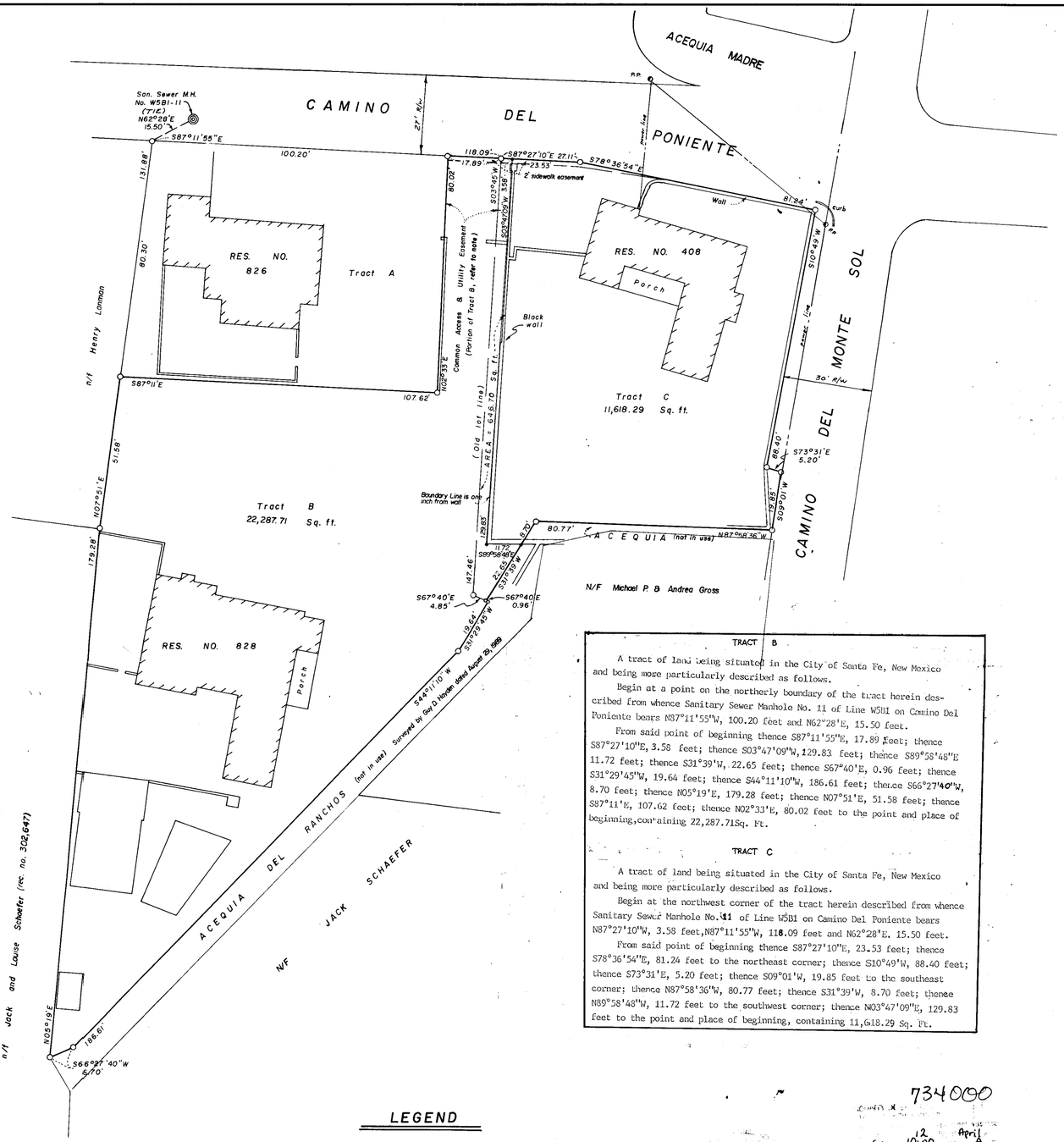


2 408 CAMINO DEL MONTE SOL
Scale: 1/4" = 1'-0"

2 WEST ELEVATION EXISTING & PROPOSED
Scale: 1/4" = 1'-0"



VICINITY MAP
NTS



SCALE 0 10 20 40 60 80 — 1"=20'

22|034

THE UNDERSIGNED OWNER(S) DOES HEREBY CERTIFY THAT THE LOT LINE ADJUSTMENT AS SHOWN HEREON IS WITHIN HIS/HER THEIR FREE CONSENT AND IS IN ACCORDANCE WITH HIS/HER THEIR WISHES AND DESIRES AND AND DOES FURTHER DEDICATE EASEMENTS AND/OR RIGHT-OF-WAY AS SHOWN. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITYS.

GAIL GORE GILBERT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 2nd DAY OF April 1991.

MY COMMISSION EXPIRES 4-26-92

Bernadette C. Angel
NOTARY PUBLIC

STEPHEN W. ROSENBLATH

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 3rd DAY OF April 1991.

MY COMMISSION EXPIRES January 7, 1995

Janette Romero
NOTARY PUBLIC

CITY REVIEW

PUBLIC WORKS DIRECTOR Acting — 4-12-91 DATE

TECHNICAL REVIEW DIVISION DIRECTOR — 4-11-91 DATE

CITY PLANNER — 4/11/91 DATE

UTILITY COMPANY'S

PUBLIC SERVICE COMPANY (ELEC. DEPT.) — 4-5-91 DATE

PUBLIC SERVICE COMPANY (WATER DEPT.) — 4-5-91 DATE

MOUNTAIN STATE TELEPHONE COMPANY — 4-5-91 DATE

GAS COMPANY OF NEW MEXICO — 4-5-91 DATE

AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS PROPOSED LOT LINE ADJUSTMENT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

GAIL GORE GILBERT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 2nd DAY OF April 1991.

MY COMMISSION EXPIRES 4-26-92

Bernadette C. Angel
NOTARY PUBLIC

STEPHEN W. ROSENBLATH

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 3rd DAY OF April 1991.

MY COMMISSION EXPIRES January 7, 1995

NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF NOTES OF A FIELD SURVEY COMPLETED BY ME ON 3/29/91 TOGETHER WITH THE IMPROVEMENTS AS SHOWN HEREON THIS PLAT MEETS THE MINIMUM STANDARDS SET BY THE STATE OF NEW MEXICO FOR LAND SURVEYORS

CIPRIANO MARTINEZ, N.M.P.L.S. NO. 3995
851-B CERRILLOS RD, SANTA FE, N.M.
(505) 982-8442

STATE OF NEW MEXICO — 3995 — REGISTERED LAND SURVEYOR

TRACT B

A tract of land being situated in the City of Santa Fe, New Mexico and being more particularly described as follows.

Begin at a point on the northerly boundary of the tract herein described from whence Sanitary Sewer Manhole No. 11 of Line W5B1 on Camino Del Poniente bears N87°11'55"W, 100.20 feet and N62°28'E, 15.50 feet.

From said point of beginning thence S87°11'55"E, 17.89 feet; thence S87°27'10"E, 3.58 feet; thence S03°47'09"W, 129.83 feet; thence S89°58'48"E 11.72 feet; thence S31°39'W, 22.65 feet; thence S67°40'E, 0.96 feet; thence S31°29'45"W, 19.64 feet; thence S44°11'10"W, 186.61 feet; thence S66°27'40"W, 8.70 feet; thence N05°19'E, 179.28 feet; thence N07°51'E, 51.58 feet; thence S87°11'E, 107.62 feet; thence N02°33'E, 80.02 feet to the point and place of beginning, containing 22,287.71Sq. Ft.

TRACT C

A tract of land being situated in the City of Santa Fe, New Mexico and being more particularly described as follows.

Begin at the northwest corner of the tract herein described from whence Sanitary Sewer Manhole No. 11 of Line W5B1 on Camino Del Poniente bears N87°27'10"W, 3.58 feet, N87°11'55"W, 118.09 feet and N62°28'E. 15.50 feet.

From said point of beginning thence S87°27'10"E, 23.53 feet; thence S78°36'54"E, 81.24 feet to the northeast corner; thence S10°49'W, 88.40 feet; thence S73°31'E, 5.20 feet; thence S09°01'W, 19.85 feet to the southeast corner; thence N87°58'36"W, 80.77 feet; thence S31°39'W, 8.70 feet; thence N89°58'48"W, 11.72 feet to the southwest corner; thence N03°47'09"E, 129.83 feet to the point and place of beginning, containing 11,618.29 Sq. Ft.

LEGEND

○ DESIGNATES POINTS FOUND IN PLACE THIS SURVEY.

• DESIGNATES 1/2" CAPPED REBAR SET THIS SURVEY.

NOTE : BASIS OF SURVEY IS TAKEN FROM A PLAT OF SURVEY BY GUY D. HAYDEN DATED APRIL 21, 1989 FILED AS DOCUMENT NO. 679,955 AND BY CIPRIANO MARTINEZ DATED JULY 23, 1969 AND AMENDED MARCH 3, 1983.

NOTE: This property does not fall within a flood plain as per flood insurance rate map, community panel number 350070 0006 B, effective date July 2, 1980.

734090
12 April 91
10:00 A
221
034

Christina Baca

LOT LINE ADJUSTMENT FOR
GAIL GORE GILBERT, 828 Camino Del Poniente & STEPHEN W. ROSENBLATH Trustee of Rosenblath Landscape Services, Inc. Profit Sharing Plan,
408 Camino Del Monte Sol
Santa Fe, New Mexico

7-399

91E99

City of Santa Fe, New Mexico

memo

DATE: February 28, 2023

TO: Historic Districts Review Board Members

FROM: Ramon Sarason, Senior Planner, Historic Preservation Division

---

Case: #2023-006352-HDRB

Address: 408 Camino del Monte Sol
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__X__ **Historic Inventory Form**

____ **Preliminary Zoning Review Sheet**

__X__ **Other**: Façade diagram.

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

_____ **Other:**

STAFF RECOMMENDATION:

Staff recommends that the North Façade (Façade 1) and the East Façade (Façade 8) elevations as primary.

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

Case# 2023-6352-HDRB
Address - 408 Camino del Monte Sol
Agent's Name - Christopher Purvis
Owner/Applicant's Name- Bruce Stocks

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 28, 2023.

BACKGROUND

408 Camino del Monte Sol is a single-family residence located in the Downtown and Eastside Historic District. The house's historic status is listed as contributing to the district. At this hearing, the Applicant asks the Board to review the structure's historic status and to designate its primary fa◆des.

The house was built in 1924 and is constructed in the Pueblo Revival style. This house, among other houses along Camino del Monte Sol, is one that exemplifies the inception of the "Santa Fe Style." A significant number of twentieth century artists lived in and contributed to the style of the Camino del Monte Sol streetscape. Among the artists contributing to the art and architecture of Santa Fe and the Camino del Monte Sol neighborhood is the former owner of the house, Frank Applegate. According to the 1991 Historic Building Inventory, the house was designed by John Gaw Meem's architectural partner Hugo Zehner. The second story of the home was added by Frank Applegate in the 1920s.

Aspects of the house that define the house's style include the stuccoed exterior, the battered walls and parapets, comer buttresses, and exposed lintels. The walls along the street frontages were constructed after 1983. Staff recommended that the North Fa◆de (Fa◆de 1) and the East Fa◆de (Fa◆de 8) elevations be designated as primary.

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 that the Board retain the structure's contributing status, per SFCC Section 14-12.1, and that the Board designate the north- and east-facing fa◆des as primary.
3. The project is subject to SFCC Section I 4-5.2(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(0), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section 14-12.1, the definition of a "primary far;ade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary far;ades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the north and east far;ades are the primary elevation(s) of the structure with the features that define the character of the structure's architecture. Features include buttressed adobe walls, deep-set windows, battered walls and parapets, tapered corner buttresses and exposed lintels.
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 maintains the structure's status as contributing.
4. The Board designates the following elevations of the main bouse as the primary: north (far;ade I) and east (far;ade 8), including the window openings, but excluding the windows, which are non-historic.

IT IS SO ORDERED ON THIS 28th DAY of MARCH, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

&cl&11 ,X;¼v 121,.23

Cecilia Rios, Chair Date

FILED:

Geralyn Cardenas (Jan 31, 2024 09:56 MST)

City Clerk XIV

Jan 31, 2024
Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Apr 24, 2023
Date

BACKGROUND & SUMMARY:

408 Camino del Monte Sol is a single-family residence located in the Downtown and Eastside Historic District. The house is listed as contributing to the district. The applicant is requesting the designation of primary elevations.

The house was built in 1924 and is constructed in the Pueblo Revival style. This house, among other houses along Camino del Monte Sol, the house is one of the examples that exemplifies the inception of the "Santa Fe Style."
A significant number of twentieth century artists lived in and contributed to the style of the Camino del Monte Sol streetscape. Among the artists contributing to the art and architecture of Santa Fe and the Camino del Monte Sol neighborhood is the former owner of the house, Frank Applegate.

According to the 1991 Historic Building Inventory, the house was designed by John Gaw Meem's architectural partner Hugo Zehner. The second story of the home was added by Frank Applegate in the 1920s.

Aspects of the house that define the house's style include the stuccoed exterior, the battered walls and parapets, corner buttresses, and exposed lintels.

The walls along the street frontages were constructed after 1983.

RELEVANT CODE CITATIONS:

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.

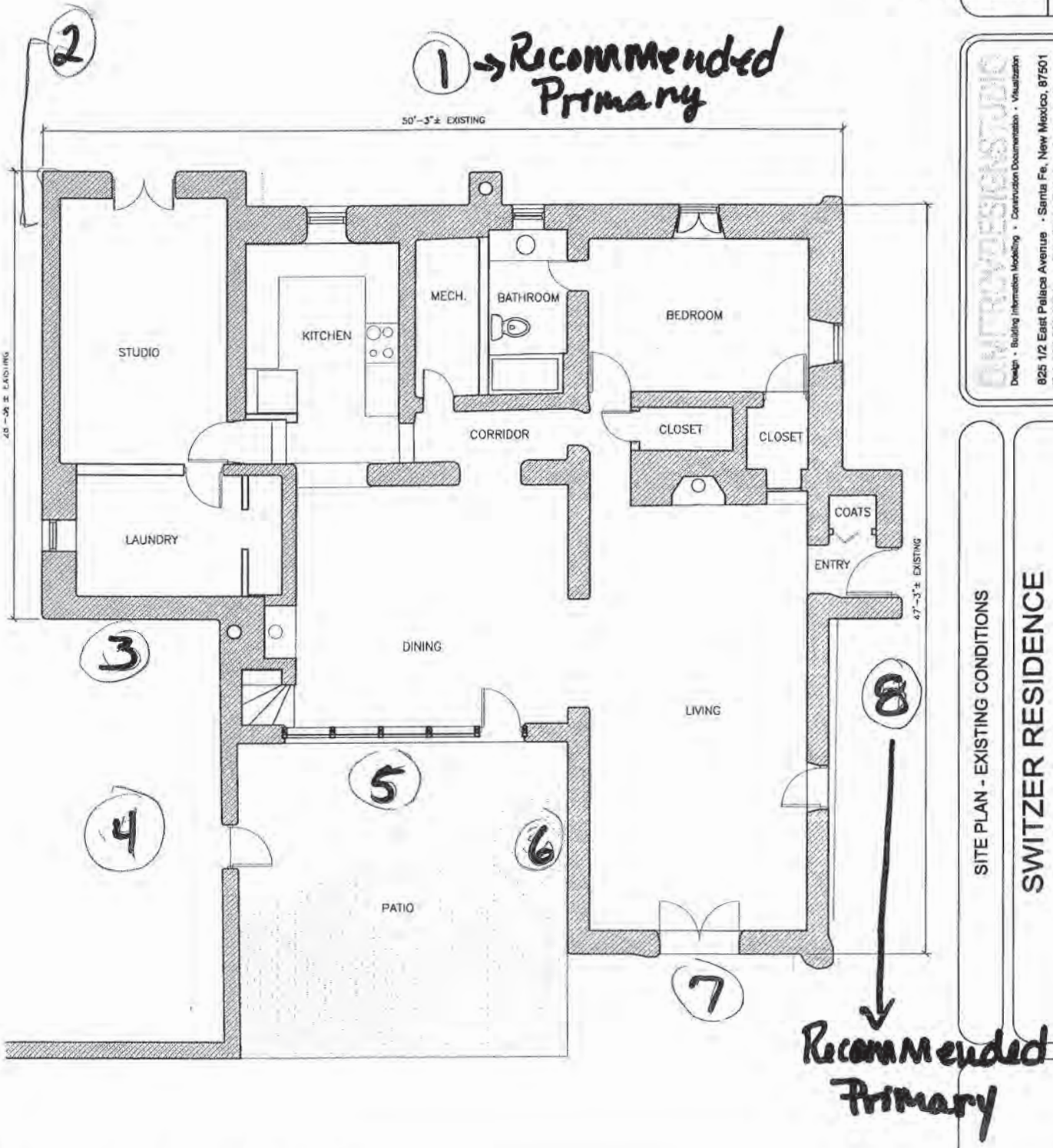
One chimney visible
Vigas 4 x 8 milled
Posts in portal hewn.
Canales metal.

No Building
~~Nothing~~ shows on this site 1912 King's map

See Cruz Romero

Owned by Hugh Sener - arch. w. J.C.M
Owned, designed & built by Frank Applegate (did not live in it)
Property purchased fr Anastasio Montoya

Façade Map



GROUND LEVEL EXISTING FLOOR PLAN

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

0 2' 4' 8'

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

NORTH

REVISIONS	BY:
APR 1 1 2018	
BY:	

DIMITROVDESIGNSTUDIO

Design • Building Information Modelling • Construction Documentation • Visualization

825 1/2 East Palace Avenue • Santa Fe, New Mexico, 87501

Tel: 505.660.0794 • Email: tiho@dimitrovdesignstudio.com

SITE PLAN - EXISTING CONDITIONS

SWITZER RESIDENCE

408 Camino Del Monte Sol, Santa Fe, New Mexico

DRAWING BY: TD

DATE: 04/10/2018

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

SHEET NO. A101

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Tuesday, October 11, 2022

RE: 408 Camino del Monte Sol
Enclosed (1) 24”x36” copies

A-1	Site Plan	10/05/22
A-2	Floor Plan	10/05/22
A-3	Elevations	10/05/22

Pages from Camino del monte sol architectural survey 1984
HDRB Application
Photographs of elevations

Dear Carly Piccarello and
Members of the Historic Districts Review Board

We hereby request primary elevation designation on the contributing house at 408 Camino del Monte sol

I met With staff (Daniel) on October 15,2021 to discuss fenestration issues. He pointed out that we would need primary elevations designated ..If they have not already been designated please consider this request to do so

Based on the information from above noted monograph (pages 26-27) the house was originally designed and built by Frank Applegate in 1924. Then based on the CDMS 1984 survey it seems there are changes to a number of different features that are no longer on some of the elevations.
For example there is a reference to a Garage.that is no longer there North Elevation and hewn portal beams that are no longer there as there is no portal. The window lintels have been partially stuccoed over. New stucco yard walls have been added since the 1984 photos
The owner has discovered that a significant remodel was done in the mid to late 80’s that presumably produced the solar glass at the rear of the property On a portion of the wood trim on the south side of the house there is visible the internet address of the wood manufacturer: Definitely not from 1972.
However most of the house has retained its earlier form so we would like to understand the boards point of view on which elevation should be primary

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

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Thursday, February 16, 2023

RE: 408 Camino del Monte Sol
Enclosed Photographs of details

Dear Ramon Sarason and
Members of the Historic Districts Review Board

Per our discussion of relatively recent changes to the House at 408 Camino Del Monte Sol . I attach 4 photographs of details

1) interior of the double hung window typical to the north elevation. This shows the aluminum track and more modern hardware typical of the TDL windows of the 1980's
2) The second and third photo show the interior of a sconce that is on the south side of the home part of that remodel. the detail shows the 1986 date
3) A elevation detail of the site built sun room showing the more modern window installed in the painted wood structure

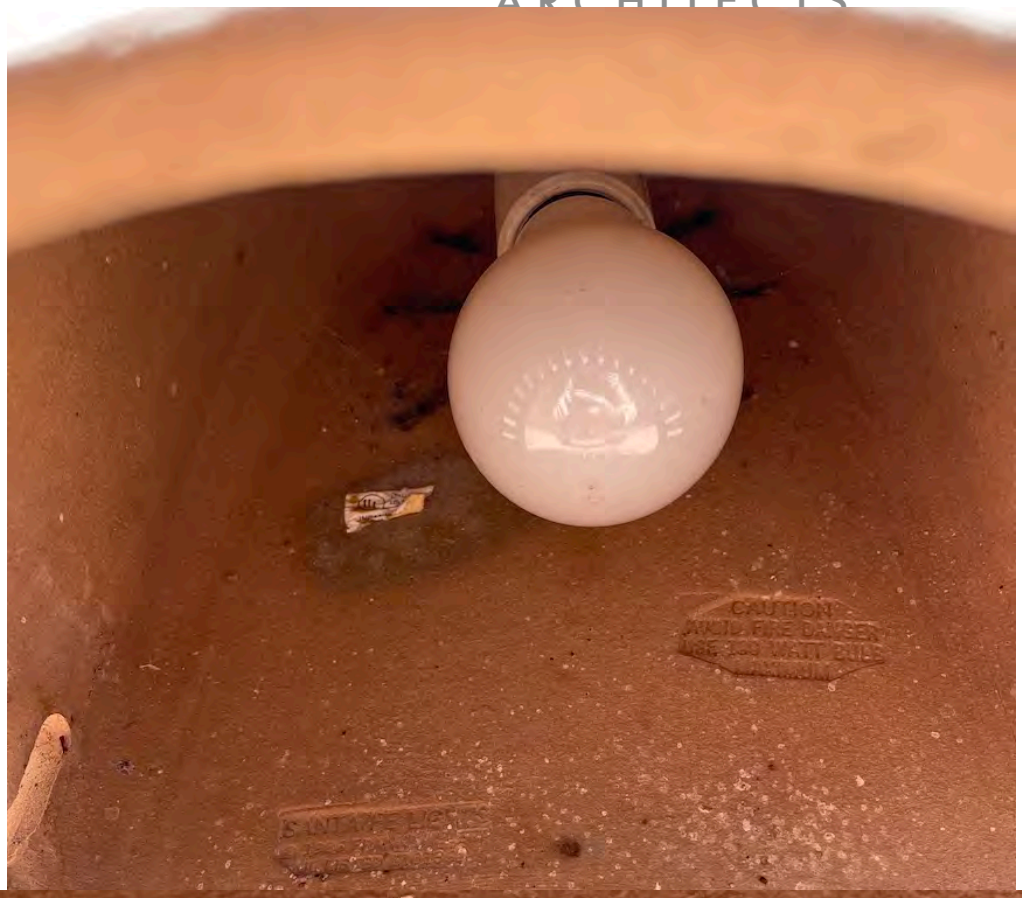
Please call if you have any questions on the project 982-5461
Sincerely,

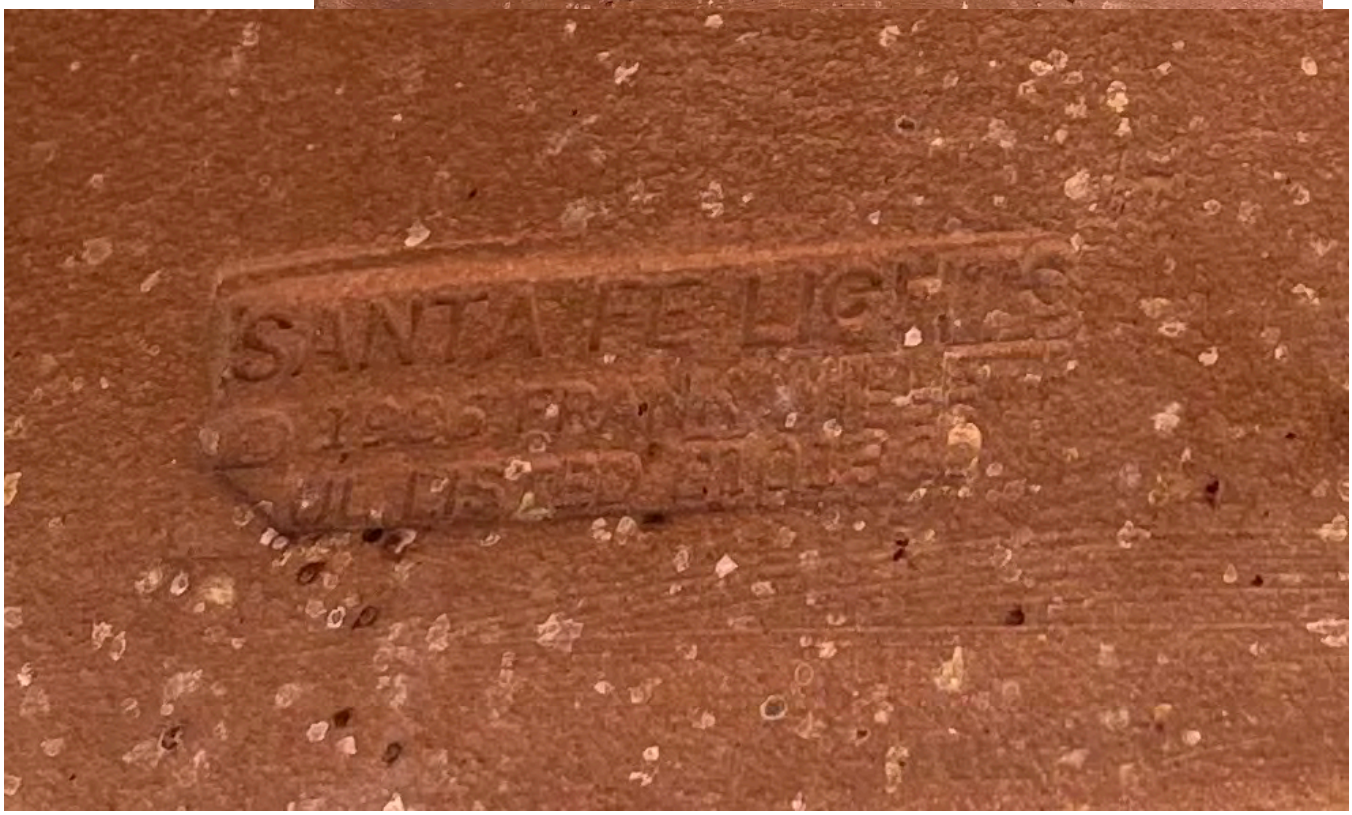
Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

Interior North facing window

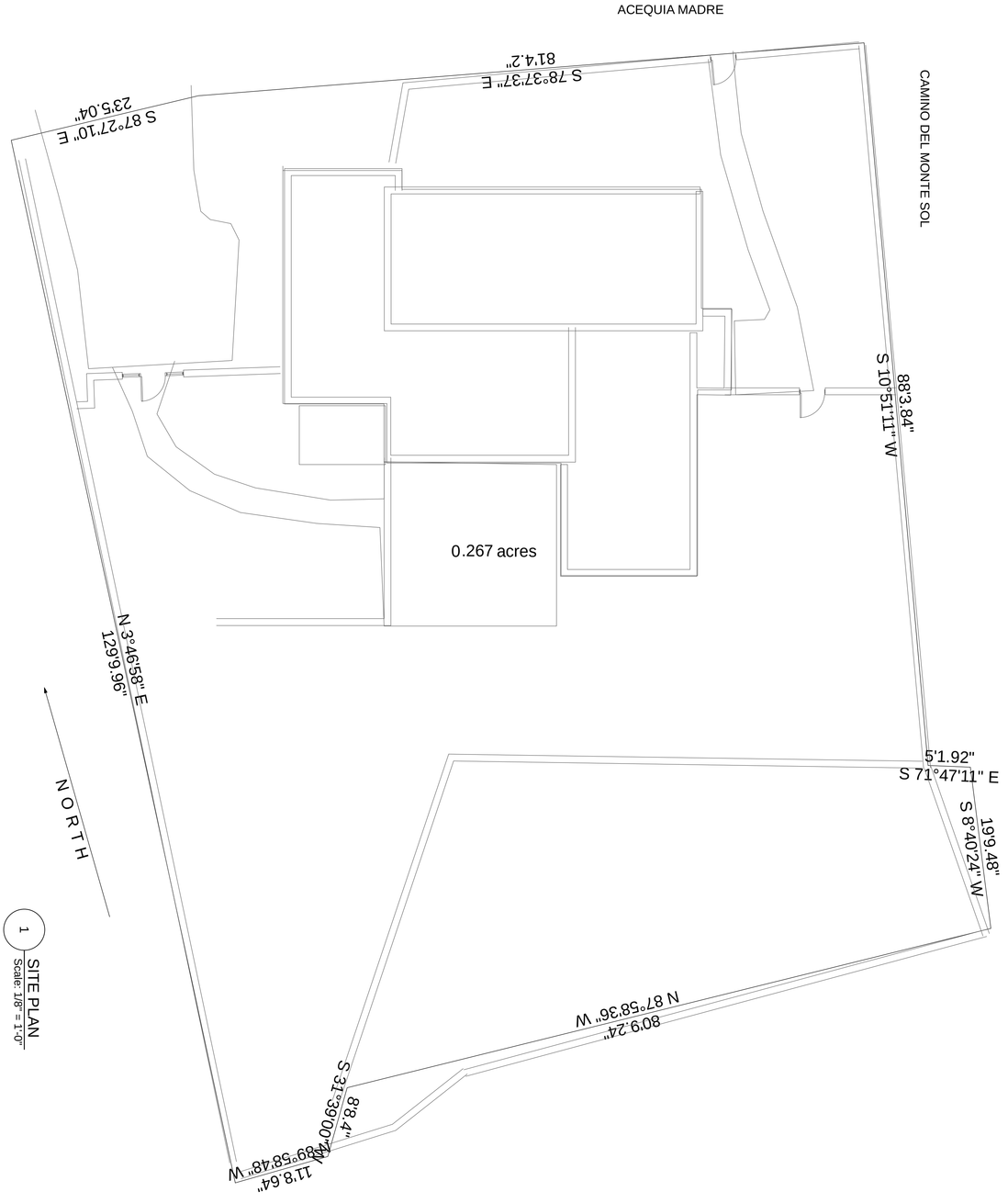
518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com





518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com



JOB NO. 4441

A-1

10/5/22

STATUS

408 CAMINO DEL MONTE SOL

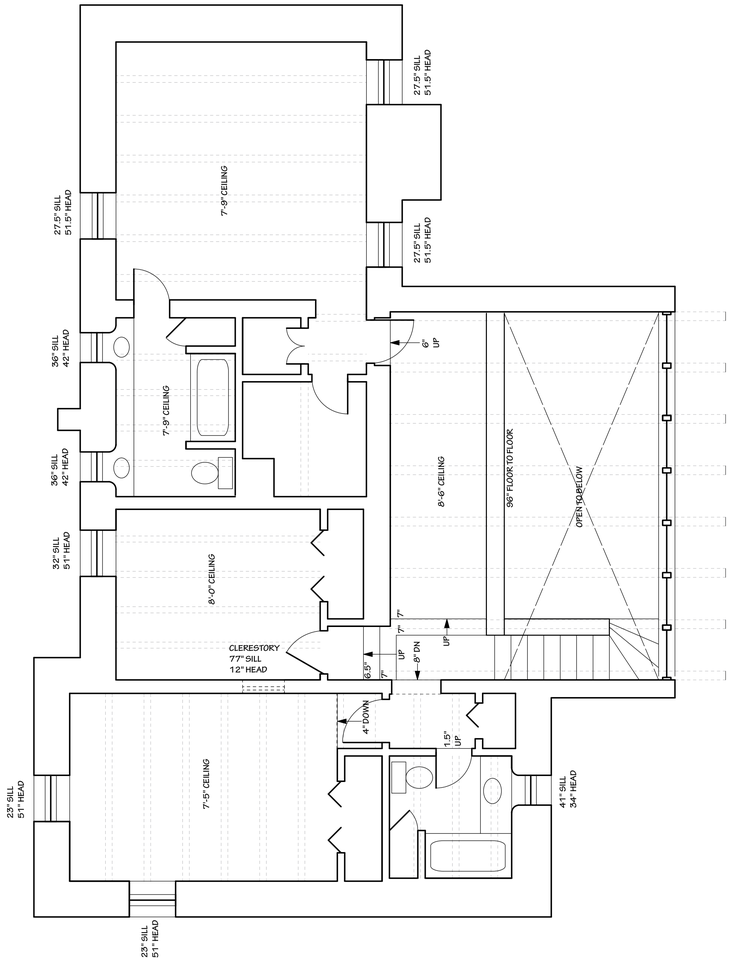
SANTA FE , NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS

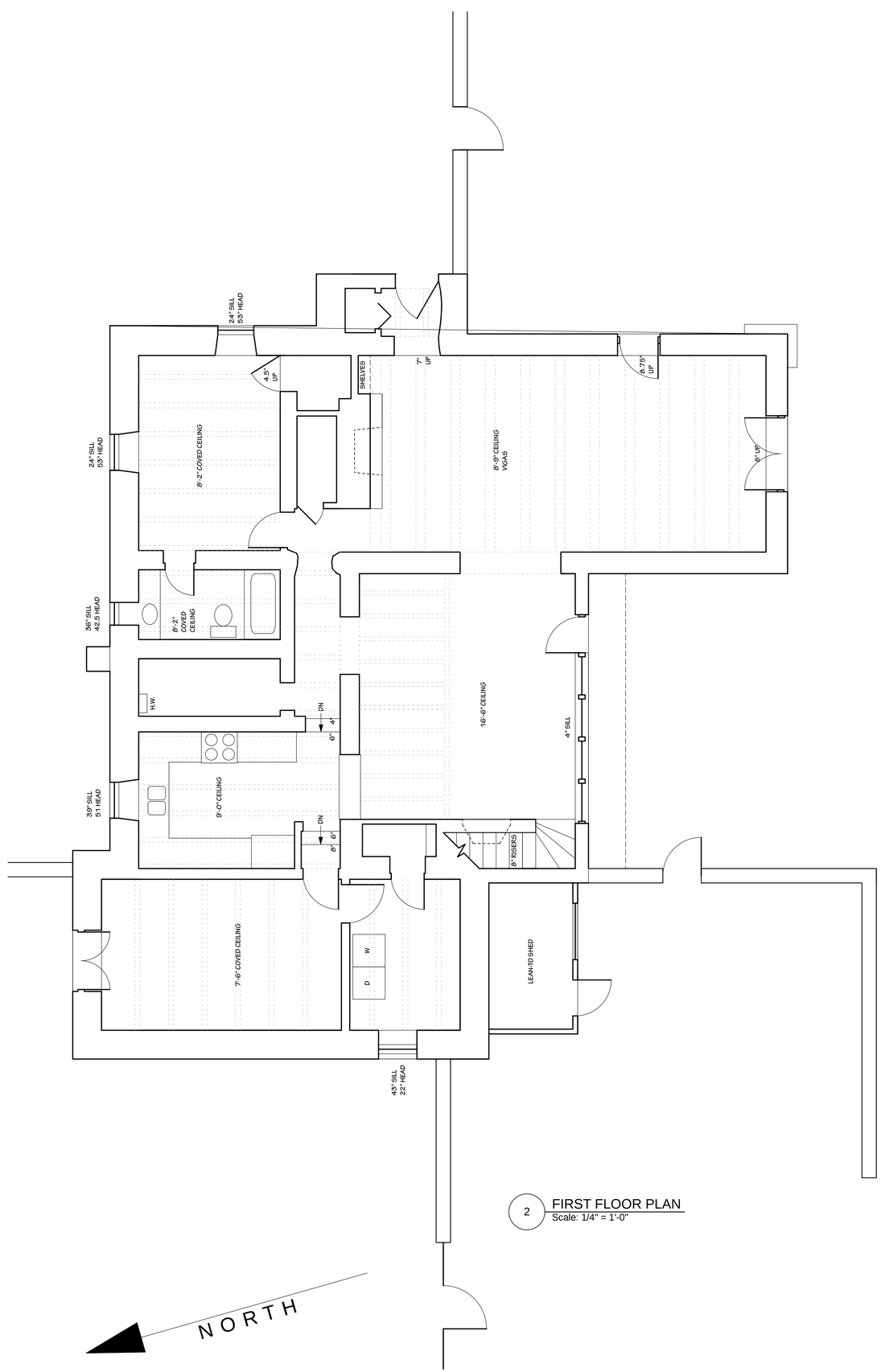
518 Old Santa Fe Trail St1 PMB 373

Santa Fe New Mexico 87505 Tel 505 982 5461

E Mail Architect@ACP-ART.com



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

NORTH

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

STATUS

408 CAMINO DEL MONTE SOL

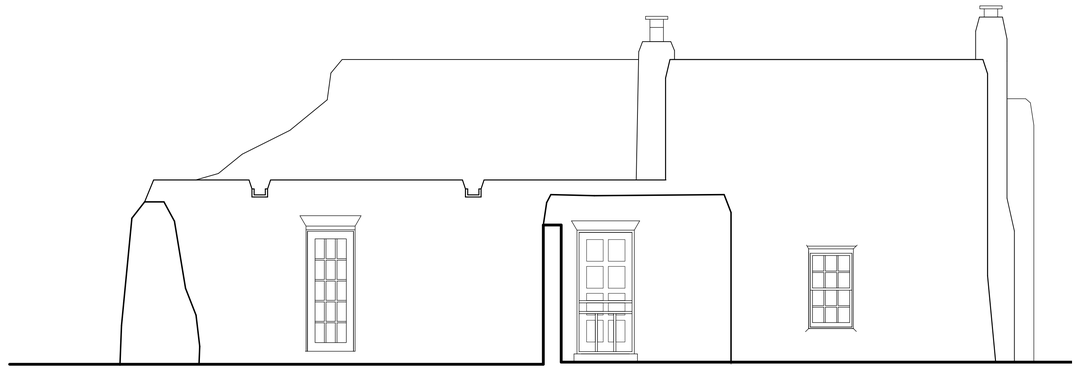
SANTA FE, NEW MEXICO

10/5/22

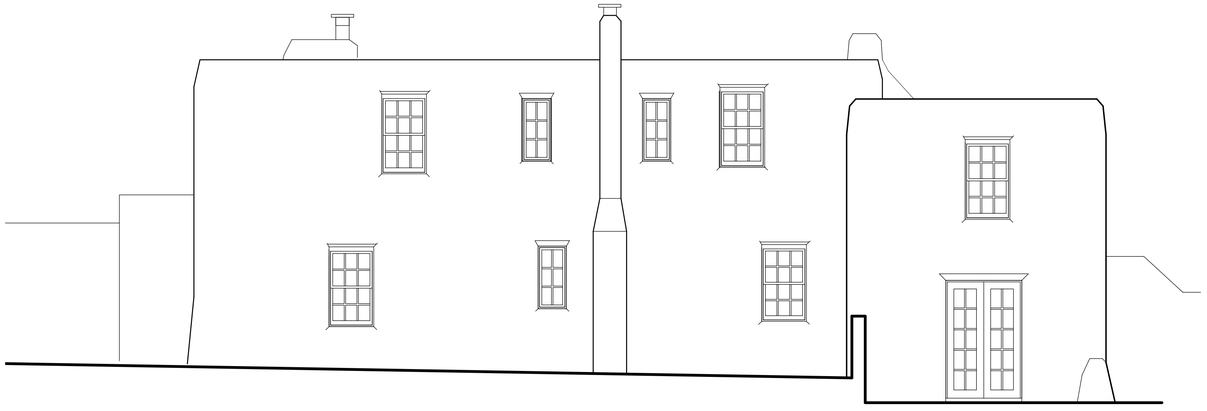
A-2

JOB NO. 4441

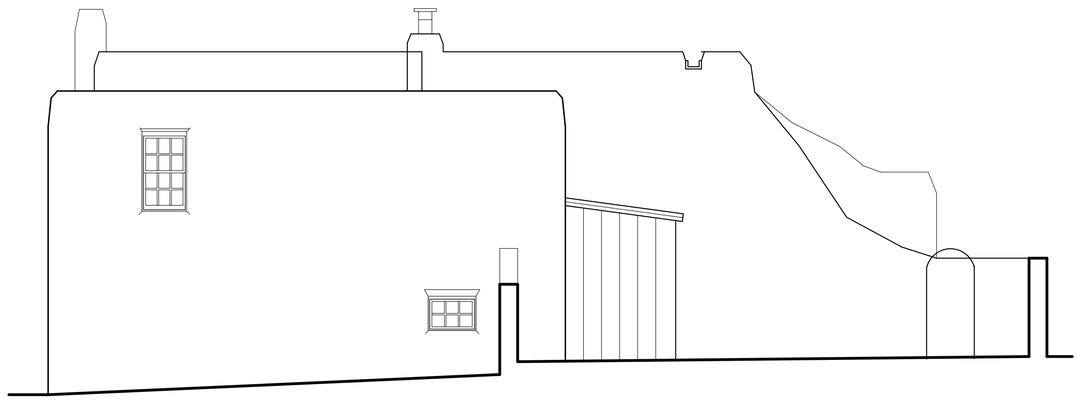
2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
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

STATUS

408 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

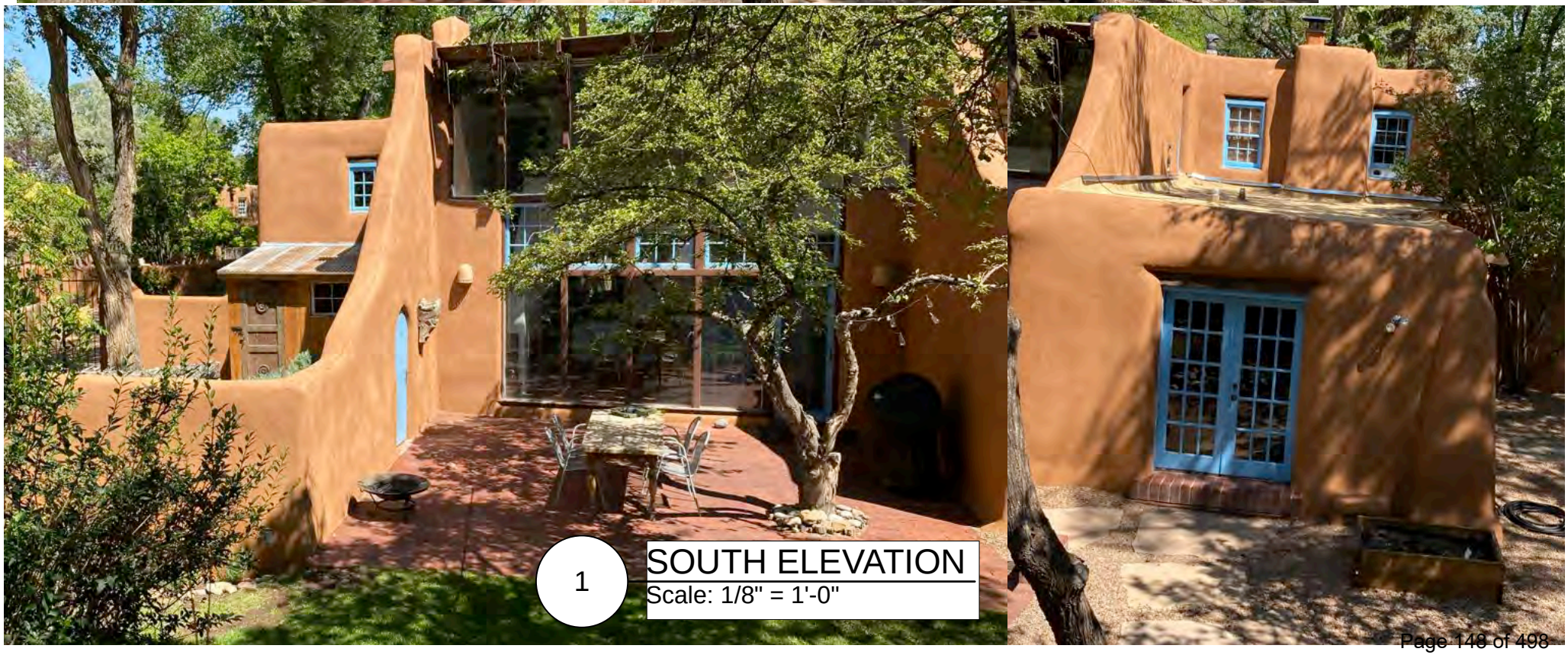
10/5/22

A-3

JOB NO. 4441

1 NORTH ELEVATION
Scale: 1:70

2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

2 EAST ELEVATION SOUTHERN
Scale: 1/8" = 1'-0"

1 EAST ELEVATION DETAIL
Scale: 1:220

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: January 18, 2024

To: Building Permit Division

From: Ramon Sarason

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: 408 CAMINO DEL MONTE SOL, Santa Fe, NM 87505

Case Number: 2024-007793--ADMIN

Contact Name: CHRISTOPHER PURVIS

Phone Number: 505-982-5461 **Email:** ARCHITECT@ACP-AIA.COM

Approved Scope of Work: *1) On the lower range of openings replace the single french door to a double french door also replace the remaining three single thermopanes with new fixed 15 lite aluminum clad windows 2) on the middle layer replace the existing five 9 lite casements with new 9 lite aluminum clad awnings 3) on the top layer replace the seven fixed single lite thermopanes with seven aluminum clad 9 lite awning windows and infill the remaining portion of the opening with 1x painted wood boards to match the corbels over sheet waterproofing 4) Finally clad the exposed structural muntins with dark brown aluminum the ensure a waterproof wall See elevations and specifications attached.*

Conditions of Approval: *No other work approved at this time.*

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Thursday, January 18, 2024

RE: 408 Camino del Monte Sol
Enclosed (1) 24”x36” copies

A-1	Site Plan	1/2/24
A-2	Floor Plan	1/2/24
A-3	Elevations	1/16/24

Photographs of elevations

Dear Ramon Sarason and
Members of the Historic Districts Review Board

At the February 28, 2023 meeting of the HDRB the north and east elevations were determined to be primary. We are proposing repairs to and slight re-configuration of the south facing star windows as indicated on the attached drawings.

The current south facing windows are failing with multiple leaks so we propose to replace site built thermopanes with purpose built wood windows that are clad dark brown with a small alteration to their configuration as scheduled and itemized here below

1) On the lower range of openings replace the single french door to a double french door also replace the remaining three single thermopanes with new fixed 15 lite aluminum clad windows
2) on the middle layer replace the existing five 9 lite casements with new 9 lite aluminum clad awnings
3) on the top layer replace the seven fixed single lite thermopanes with seven aluminum clad 9 lite awning windows and infill the remaining portion of the opening with 1x painted wood boards to match the corbels over sheet waterproofing
4) Finally clad the exposed structural muntins with dark brown aluminum the ensure a waterproof wall

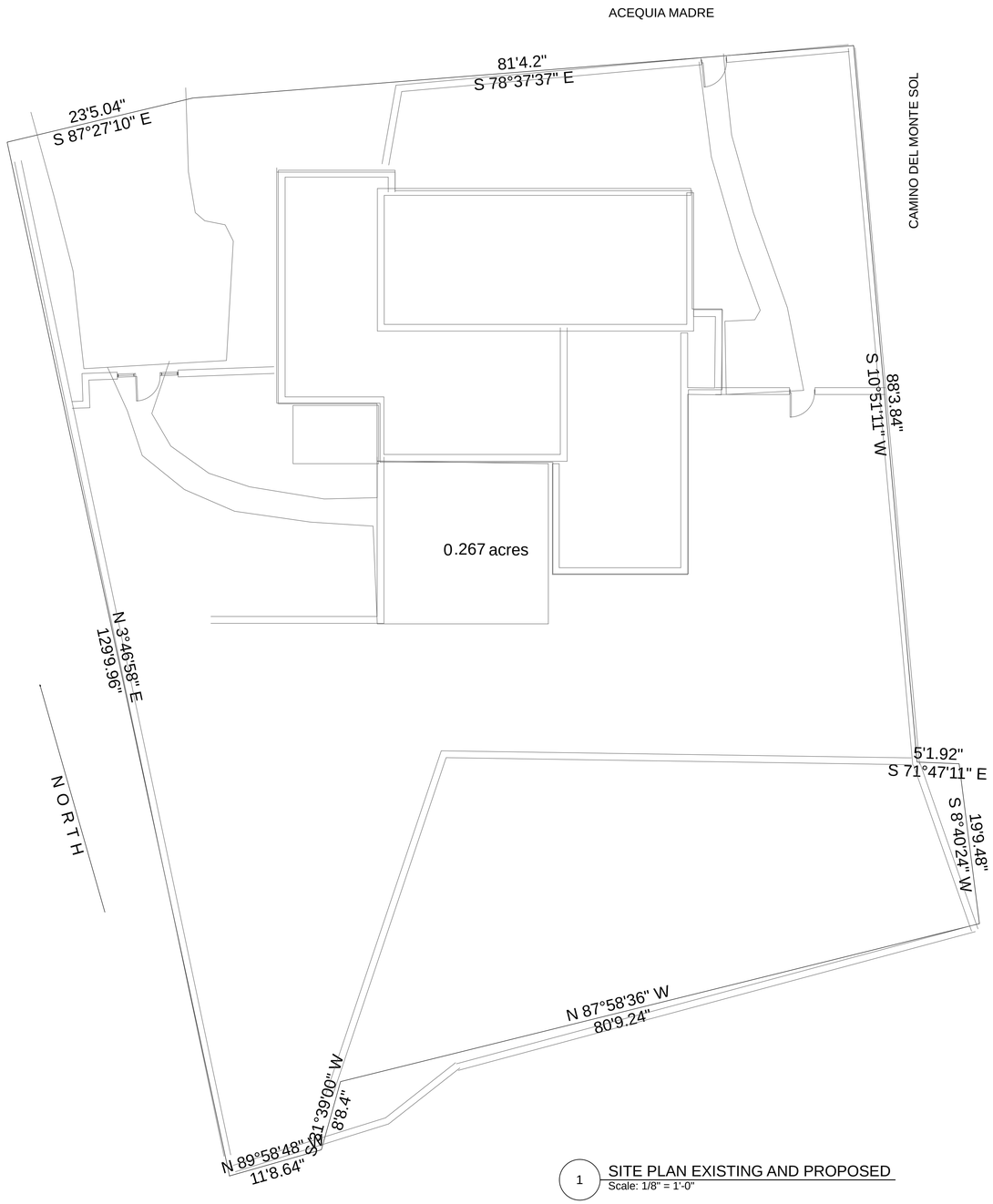
Please call if you have any questions on the project 982-5461

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

1 South window wall 408 Camino
Scale: 1/4" = 1'-0"



1 SITE PLAN EXISTING AND 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

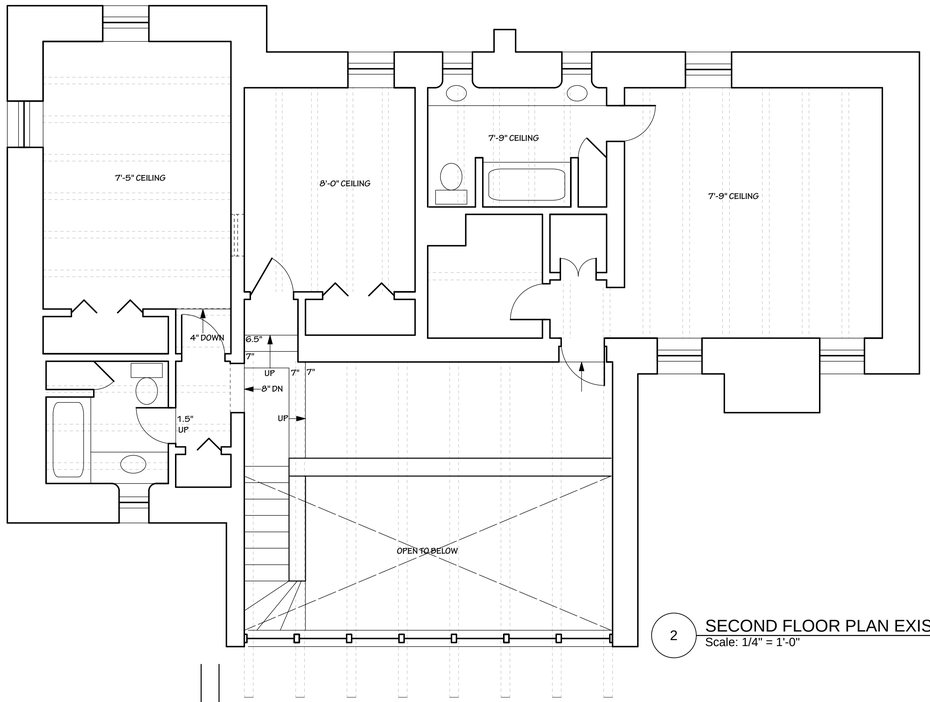
STOCKS REMODEL

408 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

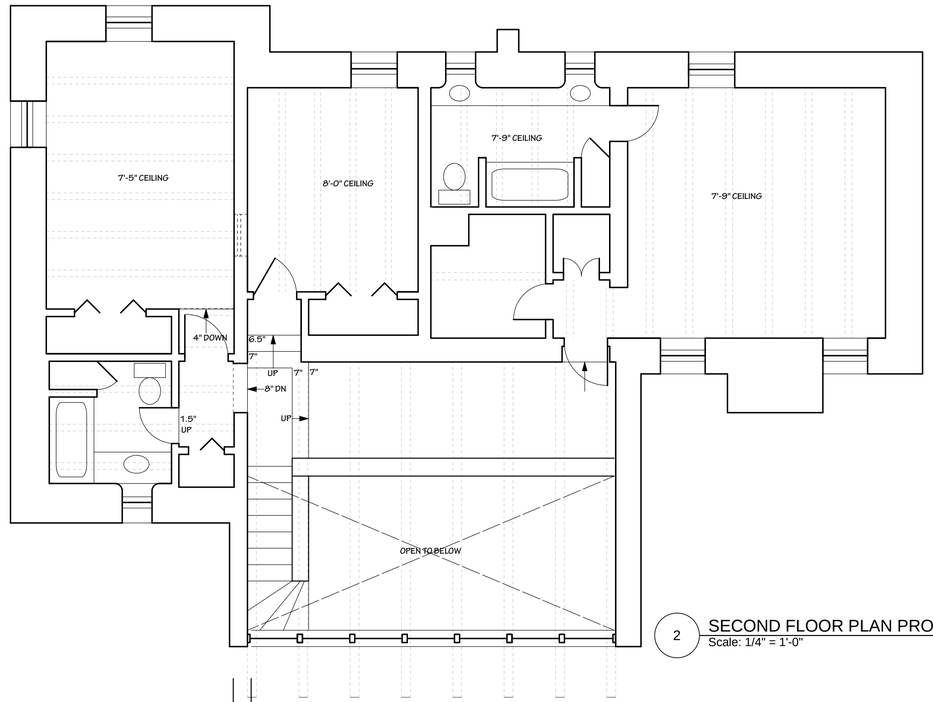
1/2/24

A-1

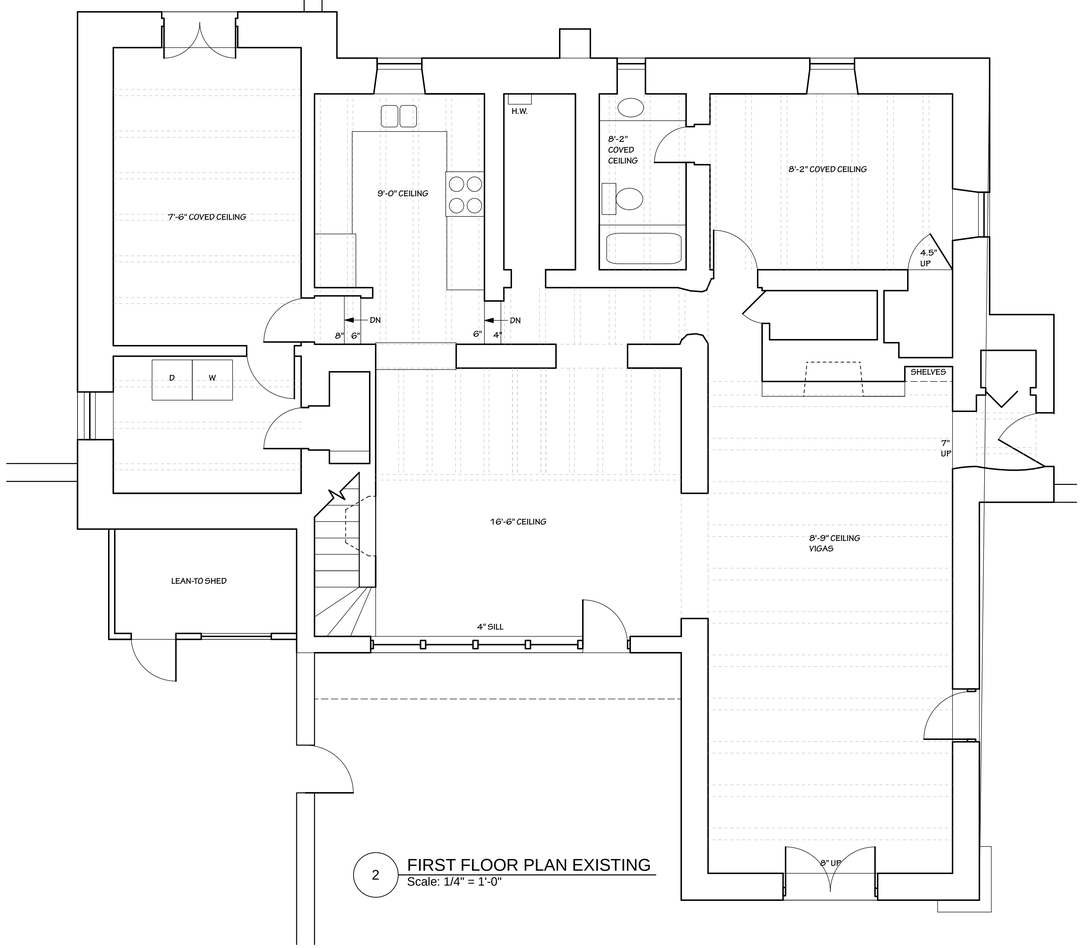
JOB NO. 4441



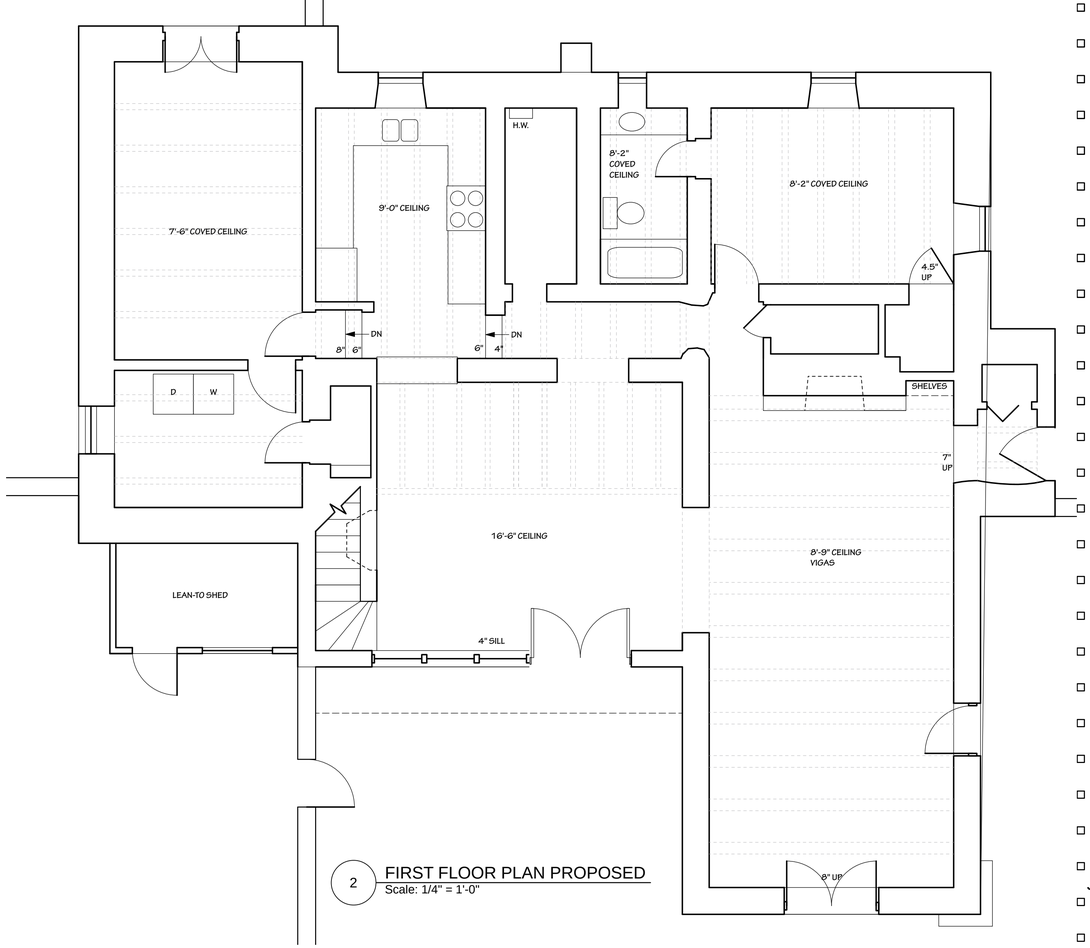
2 SECOND FLOOR PLAN EXISTING
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN EXISTING
Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"

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STOCKS REMODEL

408 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

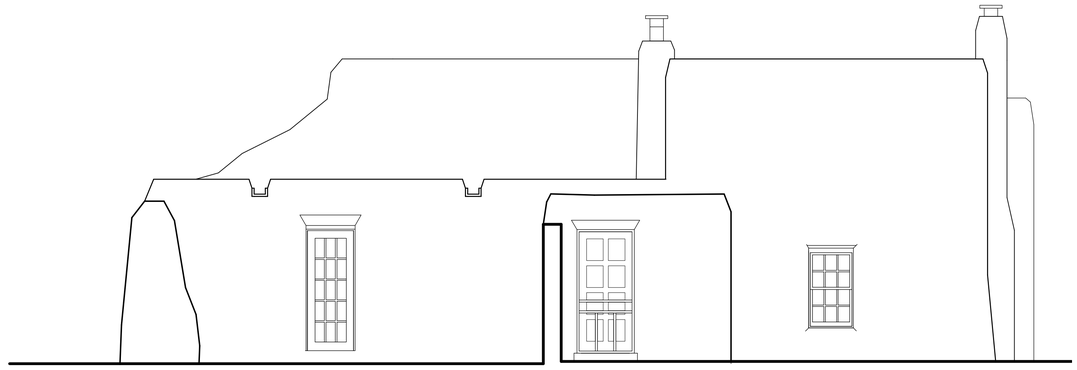
1/2/24

A-2

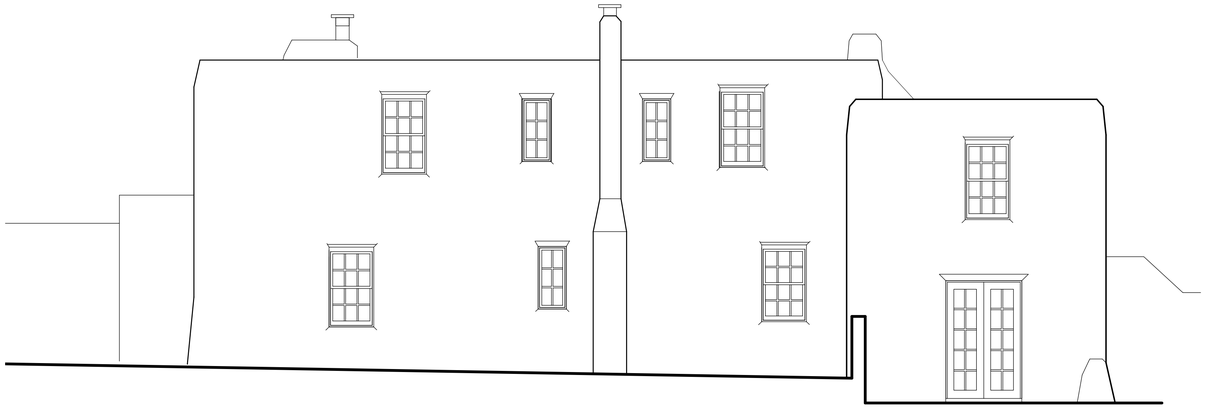
JOB NO. 4441

2 SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

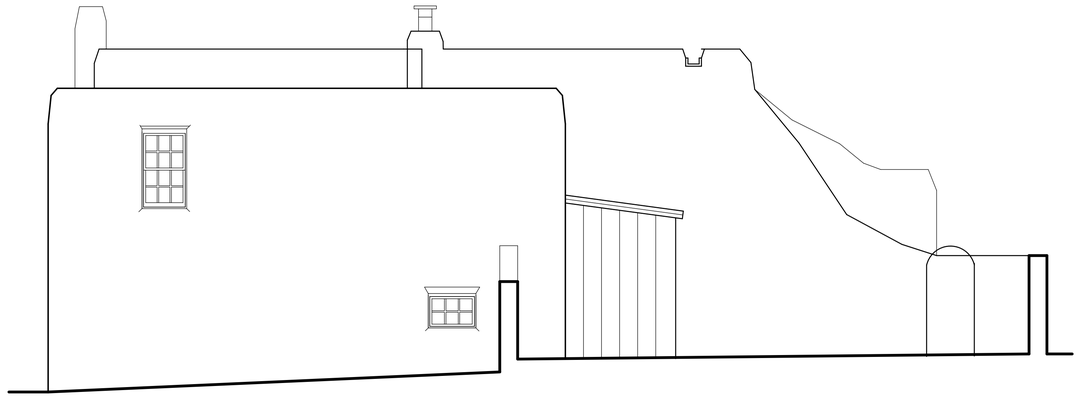
2 SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PURVIS
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STOCKS REMODEL

408 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

1/2/24

A-3

JOB NO. 4441

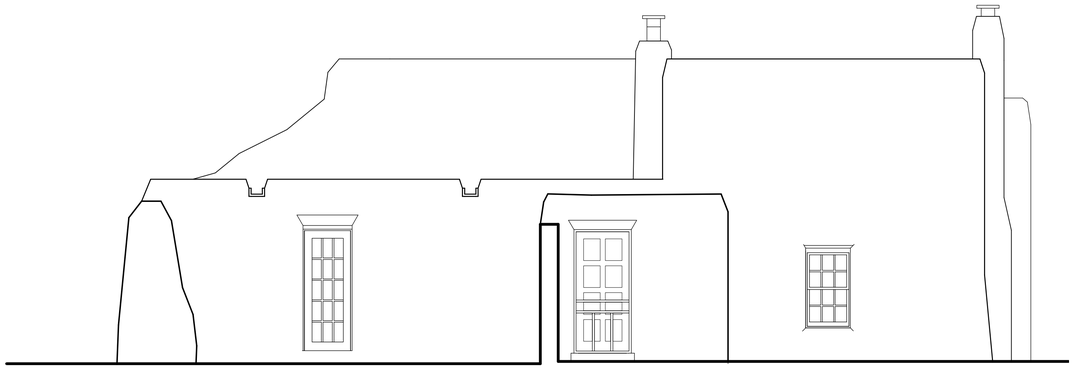
2 SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

Window Schedule

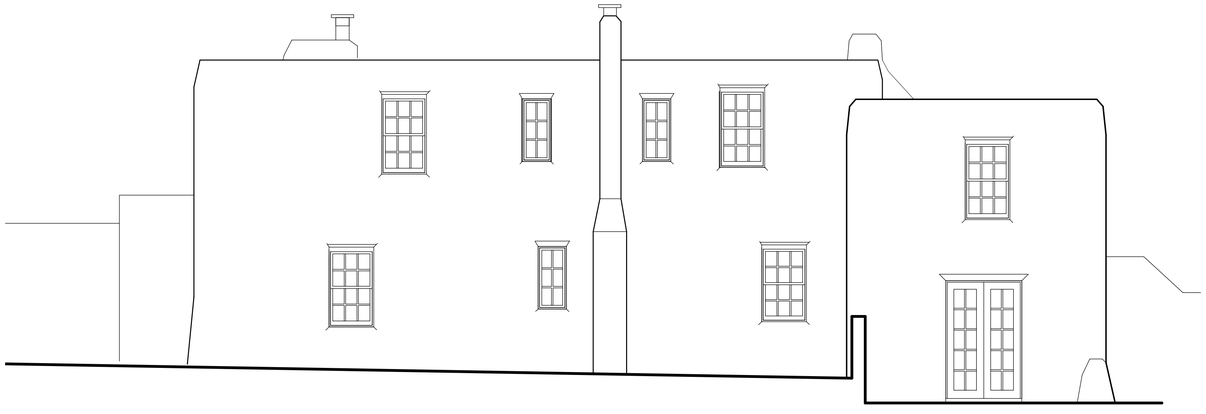
Mark	Size	Style	Location	Head Dtl.	Jamb Dtl.	Sill Dtl.	Interior	Exterior	Glazing	Trim	Screen	Remarks
A	2/6 X6/4	FIXED	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
B	2/6 X6/4	FIXED	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
C	2/6 X6/4	FIXED	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
D	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
E	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
F	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
G	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
H	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
I	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
J	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
K	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
L	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
M	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
N	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	
O	2/6 X3/2	AWNING	S WALL	10/A-6	10/A-6	10/A-6	IEP	ALUM. CLAD	Insul Glass. min R-3	Bullnose	yes	

All windows operable unless noted otherwise
S/S equals stain plus two coats seal
Note contractor to verify all quantities and dimensions

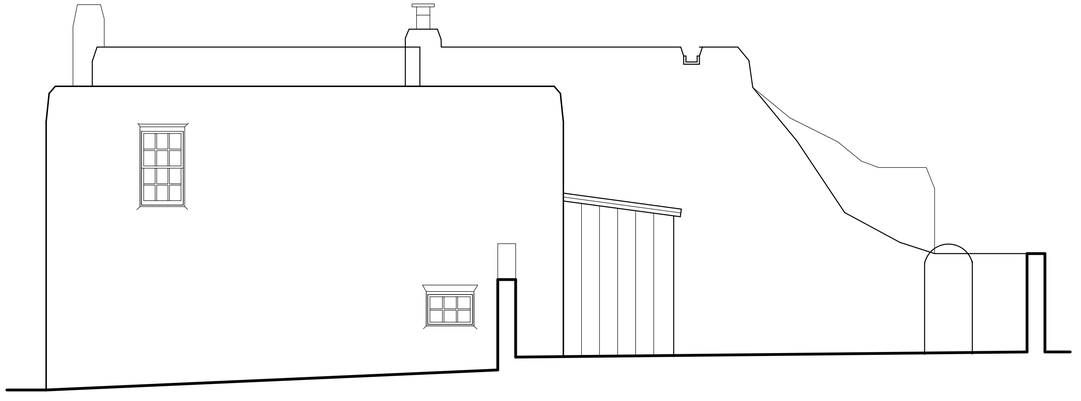
2 SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



2 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"

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Santa Fe New Mexico 87505 Tel 505 982.5461
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STOCKS REMODEL

408 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

1/16/24

A-3

JOB NO. 4441

Line	Label	UOM	Quantity	List Price	Extended Price
001	A, B, and C	EA	(3)	$2,372.90	$7,118.70

PERFORMANCE: Standard Performance

UNIT - Ultra Rectangle CS/AW Transom - Complete Unit, Match Crank Out Profile, Profile: UCSS706, Extruded Sash, Stop Profile: Stepped, 1 1/8" Performance Divided Lites, Second Bar Size: 0", Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Champagne Spacers

GLASS: Tempered, Glass Make Up: Double Glazed, Solar Control Low-E with Therma Plus, Mill Finish Spacer, High Altitude, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Beveled Glazing Bead

CASING-JAMBS-TRIM: No Sill Nosing , Nailing Fin, 4" Jambs, Jambs Applied, Modern Trim Extension Jamb

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Ultra Pure White Exterior, Unfinished Interior Frame, Unfinished Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES:
The extension jamb will be applied by nailing through the face of the jamb.

Scaled to Fit

Rough Opening:
30 1/2" X 76 1/2"
Frame Size:
30" X 76"
Unit Dimension:
30" X 76"

Line	Label	UOM	Quantity	List Price	Extended Price
002	D thru O	EA	(12)	$1,410.30	$16,923.60

PERFORMANCE: Standard Performance

UNIT - Ultra Rectangle Awning - Complete Unit, Crank Out, Hinging: Venting, Extruded Sash, Stop Profile: Stepped, 1 1/8" Performance Divided Lites, Second Bar Size: 0", Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Champagne Spacers

GLASS: Glass Make Up: Double Glazed, Solar Control Low-E with Therma Plus, Mill Finish Spacer, High Altitude, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Beveled Glazing Bead

HARDWARE-ACCESSORIES: Standard w/ Euro Hinges, Awning Multi-Point Hardware: Multi-Point Lock, Lock Lever Style: Traditional, Clay (Rustic) Hardware, Crank Cover and Handle, Operating Hardware: E-Gard Plus, Locking Hardware: E-Gard Plus, BetterVue Fiberglass Screen

CASING-JAMBS-TRIM: No Sill Nosing , Nailing Fin, 4" Jambs, Jambs Applied, Modern Trim Extension Jamb

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Ultra Pure White Exterior, Unfinished Interior Frame, Unfinished Interior Sash, Rustic Screen, Standard Fingerjoints

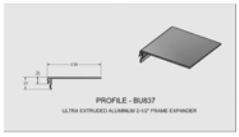
MANUFACTURER NOTES:
Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges.,
The extension jamb will be applied by nailing through the face of the jamb.

Scaled to Fit

Rough Opening:
30 1/2" X 38 1/2"
Frame Size:
30" X 38"
Unit Dimension:
30" X 38"

003 Exterior Aluminum Mull Trim EA (1) $735.00 $735.00

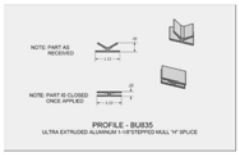
EXTRUSION COMPONENT PARTS: Component Profile Entry Type: Select Profile from List, Component Profile: BU837 - FRAME EXPANDER 2-1/2" ULT, Finish Type: 70% Fluoropolymer, Color: Ultra Pure White, Length: 168, Quantity: 7



Scaled to Fit

004 Exterior Aluminum "H" Splice EA (1) $735.00 $735.00

EXTRUSION COMPONENT PARTS: Component Profile Entry Type: Select Profile from List, Component Profile: BU835 - MULL EXPANDER STEP ULTRA, Finish Type: 70% Fluoropolymer, Color: Ultra Pure White, Length: 168, Quantity: 7



Scaled to Fit

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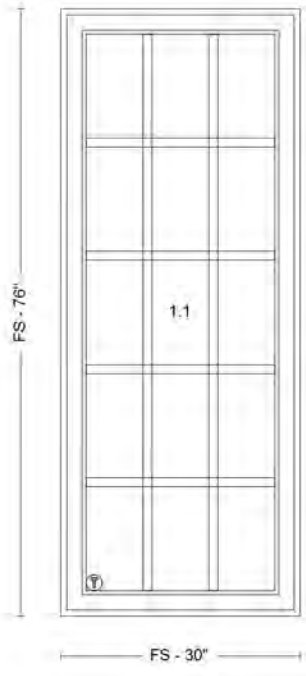

FS: 30" X 76"
RO: 30-1/2" X 76-1/2"
UD: 30" X 76"

Ultra Rectangle CS/AW Transom
UCSP (Assy 1)

NOT FOR PRODUCTION USE

CUSTOMER: SUNWEST CONSTRUCTION SPEC	LINE: 001-1	QUANTITY: 3
PRINTED BY: STEVE WHITTEN	LABEL: A, B, and C	
PROJECT: 408 CAM DEL MONTE SOL - SOUTH ELEV		
QUOTE 1263016: 408 CAMINO DEL MONTE SOL	PK VERSION: 774	
PRINTED: 1/16/2024 11:36 AM		

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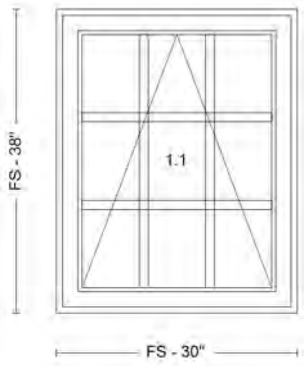


FS: 30" X 38"
RO: 30-1/2" X 38-1/2"
UD: 30" X 38"

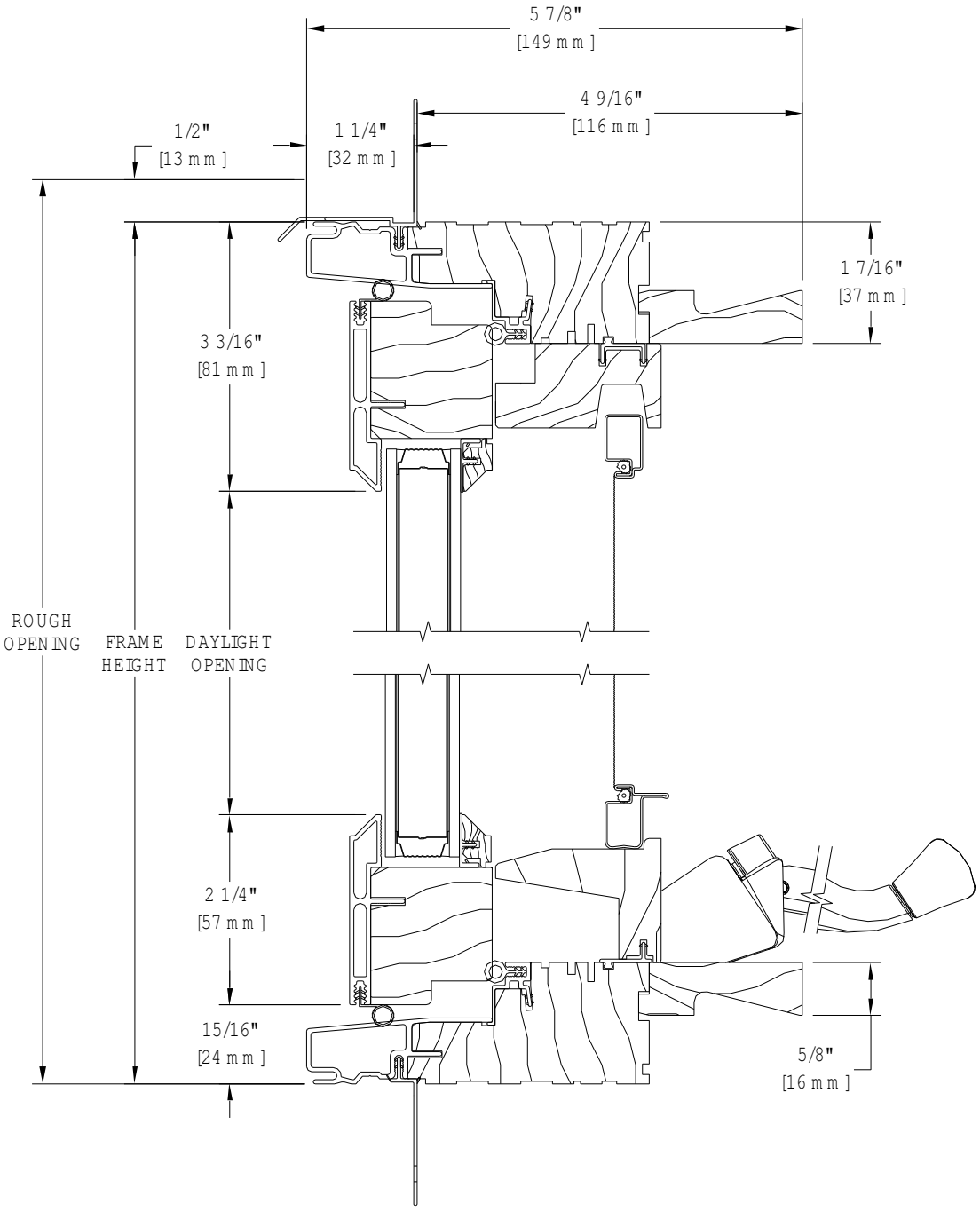
Ultra Rectangle Awning
UAW (Assy 1)

NOT FOR PRODUCTION USE

CUSTOMER: SUNWEST CONSTRUCTION SPEC	LINE: 002-1	QUANTITY: 12
PRINTED BY: STEVE WHITTEN	LABEL: D thru O	
PROJECT: 408 CAM DEL MONTE SOL - SOUTH ELEV		
QUOTE 1263016: 408 CAMINO DEL MONTE SOL	PK VERSION: 774	
PRINTED: 1/16/2024 11:36 AM		

KOLBE WINDOWS & DOORS

ULTRA SERIES
CRANK-OUT CASEMENT/AWNING - OPERATING
4-9/16" JAMB - SCREEN
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



6A6F1B

ADV.2

Performance Information

Line	Unit	Label	Product Type	U-Value	SHGC	VT	CR	NFRC CPD#	PG
001-1		A, B, and C							
	1.1		Ultra Series SashSet FixedCasement Rectangle Transom	0.28	0.17	0.39	42	KKM-N-270-00405-00001	
002-1		D thru O							
	1.1		Ultra Series Awning Rectangle Stack	0.30	0.15	0.33	42	KKM-N-273-00335-00001	
003-1		Exterior Aluminum Mull Trim							
	1.1		Parts SashSet Rectangle	-	-	-	-	-	
004-1		Exterior Aluminum "H" Splice							
	1.1		Parts SashSet Rectangle	-	-	-	-	-	
005-1		Exterior Aluminum Mull Trim							
	1.1		Parts SashSet Rectangle	-	-	-	-	-	
006-1		Exterior Aluminum Frame Expander							
	1.1		Parts SashSet Rectangle	-	-	-	-	-	

Line	Unit	DP+	DP-	Test Report#	Hallmark#
001-1					
	1.1	65.1	65.1	QCT21-6157.01-R1	413-H-1210
002-1					
	1.1	50.13	50.13	ESP028529P-2323	413-H-1121
003-1					
	1.1	-1	-1	N/A	N/A
004-1					
	1.1	-1	-1	N/A	N/A
005-1					
	1.1	-1	-1	N/A	N/A
006-1					
	1.1	-1	-1	N/A	N/A

DEFINITIONS:
U-Value=Heat Transfer Coefficient; SHGC=Solar Heat Gain Coefficient; VT=Visible Transmittance; CR=Condensation Resistance; CPD=Certified Products Database; PG=Current Calculated Overall Performance Grade; DP+=Currrent Calculated Positive DP Rating; DP-=Current Calculated Negative DP Rating; AAMA=American Architectural Manufacturers Association; WDMA=Window & Door Manufacturers Association; CSA=Canadian Standards Association; ANSI=American National Standards Institute; ASTM=American Society for Testing and Materials; ES S Zone=Energy Star Southern Zone; ES S/C Zone=Energy Star South/Central Zone; ES N/C Zone=Energy Star North/Central Zone; ES N Zone=Energy Star Northern Zone; ES Door N N/C= Energy Star Door Northern & North/Central Zones; ES Door All=Energy Star Door All 50 States; ER=Energy Rating

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: December 10, 2020

To: Building Permit Division

From: Lani McCulley

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 408 CAMINO DEL MONTE SOL, Santa Fe, NM 87505

Case Number: 2020-002957--ADMIN

Contact Name: NICOLAS MARTINEZ

Phone Number:

Email: MGMROOFING@EARTHLINK.NET

Approved Scope of Work: *Re-roof structure while terminating the roofing material within the first half of the top of the parapet as submitted with the conditions that there shall be no publicly visible rooftop appurtenances and that no roofing material shall be publicly visible.*

Conditions of Approval: *There shall be no changes to existing mechanical, line sets, skylights, canales, or other rooftop appurtenances at this time.*

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

MGM ROOFING, INC.
P.O. Box 22939
Santa Fe, New Mexico 87502-2939
(505) 982-2277
Cell (505) 316-1899

Regarding 408 Camino DelMonte Sol

We will use a GAF modified bitumen APP tourchdown system. See accompanying cut sheets.
Code requires a tear-off to deck. We check deck for integrity. A deck inspection is required, before proceeding.
R-38 insulation is installed after approval of deck inspection, followed by tapered insulation for proper drainage.
A fibered board installed on top of tapered insulation. Two 75 # base sheets followed by granulated app membrane.
The profile of the parapet can not be changed by roofing. May be repaired or restuccoed by others.

MGM Roofing, Inc.
P.O. Box 22939 Santa Fe, New Mexico 87502-2939
(505) 982-2277
Cell:(505) 316-1899

PROPOSAL & CONTRACT

Name: Bruce Stocks **Date: December 4, 2020**
Address: 408 Camino Del Monte Sol **Job Address: Same**
Santa Fe, NM 87505
Phone: **Email: brucedstocks@gmail.com**

We hereby submit specifications and estimates for the following:	**Price**
[x] **1 Ply APP Torch Down Premium Rubberized Membrane System:**	$18,700.00
[ ] **1 Ply SBS Hot Mop Premium Rubberized Membrane System:**	
[ ] **Metal roof:**	
[ ] **Shingle Roof:**	
[X] **Roof Tear off:**	$3,050.00
[X] **Insulation**: R-38	$8,818.00
[X] **Tapered Roof System - for proper roof drainage:**	$4,650.00
[ ] **Replace skylights:**	
[ ] **Repair existing skylights:**	
[ ] **Roof Maintenance:**	
[ ] **Roof Repairs:**	
[ ] **Other work:**	
Subtotal	$35,218.00
Tax	$2,971.52
Total This Proposal	$38,189.52

Standard Items Included:

[X]	Clean off roof debris.	[ ]	Remove or scrape excess gravel.
[X]	Install roof vents as needed.	[ ]	Provide gravel stop and/or flashing.
[X]	Seal canales, pipes, etc. with plastic roof cement/ribbon.		
[ ]	Top finish with 3/8" gravel embedded in asphalt.		
[X]	Clean up.		

[X] A Building Permit may be required.The permit fee will be included in the final bill, as the permit costs vary depending on square footage of roof.

[X] **APP roof system comes with a 10 year warranty.**

We propose to furnish material and labor, complete in accordance with above specifications, for the sum as stated above.

Payment to be made as follows: 1/2 to start, balance upon completion.

Offer of Proposal

All material is guaranteed to be as specified. All work to be done in a workmanship manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. This proposal may be withdrawn by us if not accepted within thirty (30) days.

Nick Martinez 12/4/20

Authorized Signature and Date

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment to be made as outlined above.

Authorized Signature and Date

City of Santa Fe, New Mexico

memo

DATE: **February 10, 2026**

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**

2026-011832-HDRB. 645 Garcia St. Downtown & Eastside Historic District. Non-Contributing. Graham Hogan, agent for Michael Blum, owner, requests approval to construct a 657 sq. ft. structure to a height of 13'-0" where the maximum allowable height is 15'-10".

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 14-4.(6) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

One motion will be required in this case.

a. In case 2026-011832-HDRB, for 645 Garcia Street, approve or deny the application as submitted.

The property lies within the River and Trails Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(2). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The building site for 645 Garcia Street is tucked back to the east off of Garcia Street and is incapsulated in the Windmill Hill Subdivision. The general streetscape can be defined by Spanish-Pueblo Revival and Territorial structures. These structures dominate the streetscape as you enter into the subdivision. The entrance to the subject property is on of a dirt road and through a metal gate by security code. The subdivision is concealed by an 8' tall coyote fence which surrounds the property boundaries. There are large cottonwood and elm trees which make up the overstory and wild grasses which scatter the understory.

The main residence was originally approved by the HDRB on [date]. At that meeting, the HDRB agreed to a design with a 1" bullnose at the openings. The applicant has designed the casita to be of the same architectural character as the main residence to maintain a sense of architectural harmony on the site.

Site Description:
Lot 3, also known as 645 Garcia Street is an open lot where a recently approved 3,608 sq. ft. structure was approved by the Historic Districts Review Board (HDRB) in 2024. The lot is currently a construction site where the approved construction is taking place. The applicant is coming before the HDRB for approval of a 657 sq. ft. structure to a height of 13'-00" where the maximum allowable height is 15'-10".

PREVIOUS CASE SUMMARIES:

ARC: N/A

HDRB:

On August 13, 2024, in Case No. 2024-008759-HDRB, the HDRB approved the project as submitted which included:

1) The construction of approximately 3,608 sq. ft. one-story main structure to a height of 14'6" where the maximum allowable is 15'11". The structure is designed to meet the Recent Santa Fe Style design standards.

2) The new structure will be one story, with a flat roof, STO elastomeric stucco color El Rey suede, with wood accents, and Santa Fe River cobble walls and cistern.
3) Construct a rainwater cistern to the height of 15’ for which an exception is requested.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 475 sq. ft. single-bedroom structure with a 144 sq. ft. patio and a 38 sq. ft. entry patio comprising a total of 657 sq. ft. of roofed area.

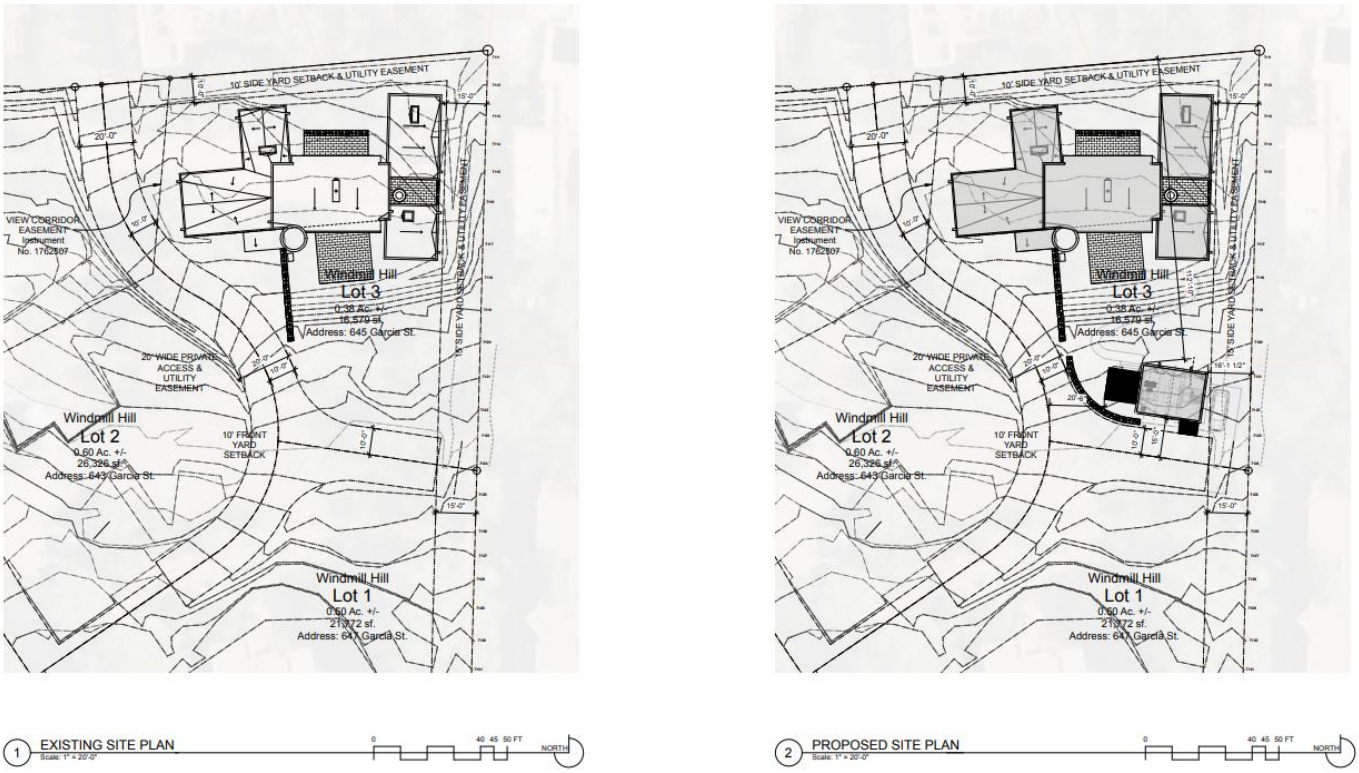


Figure 1. Existing and Proposed Site Plan.

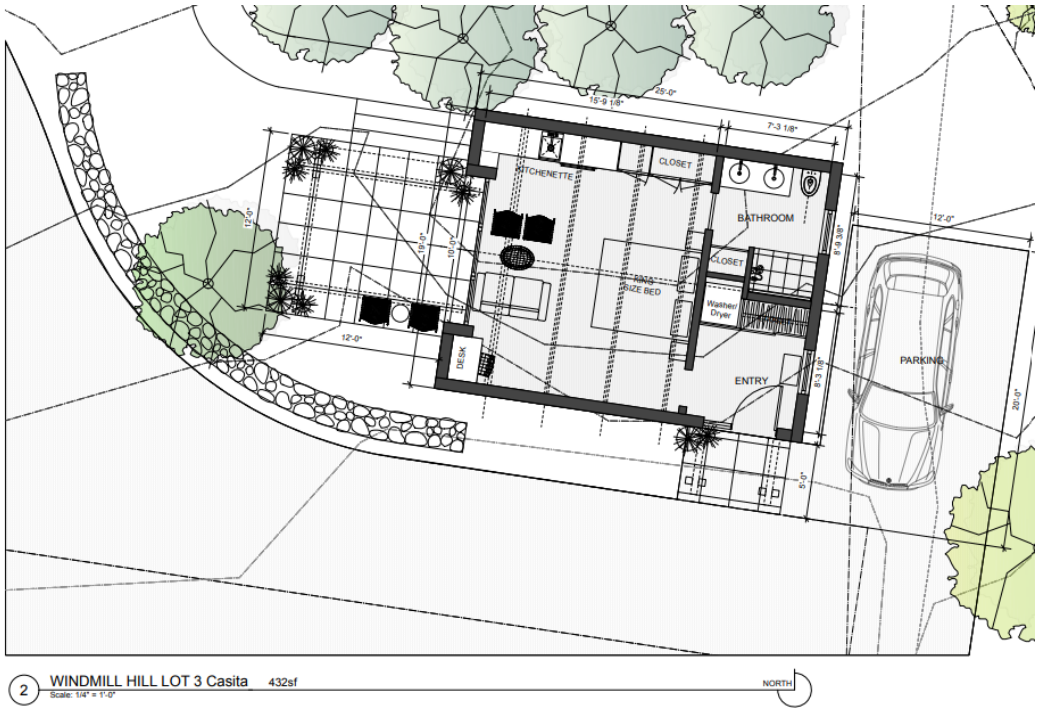


Figure 2. Proposed Floor Plan.

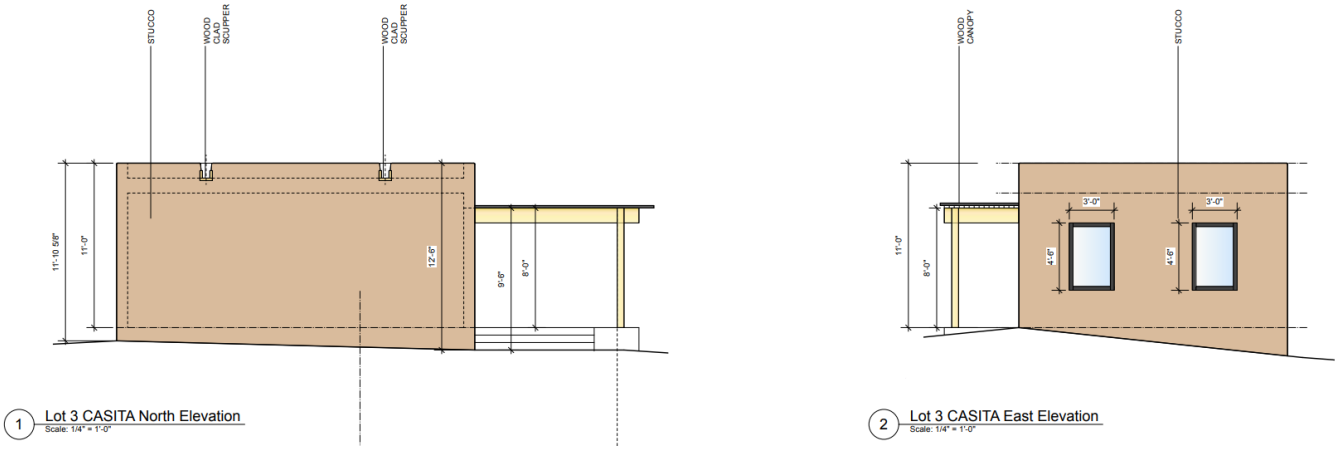


Figure 3. Proposed North and East Elevations.

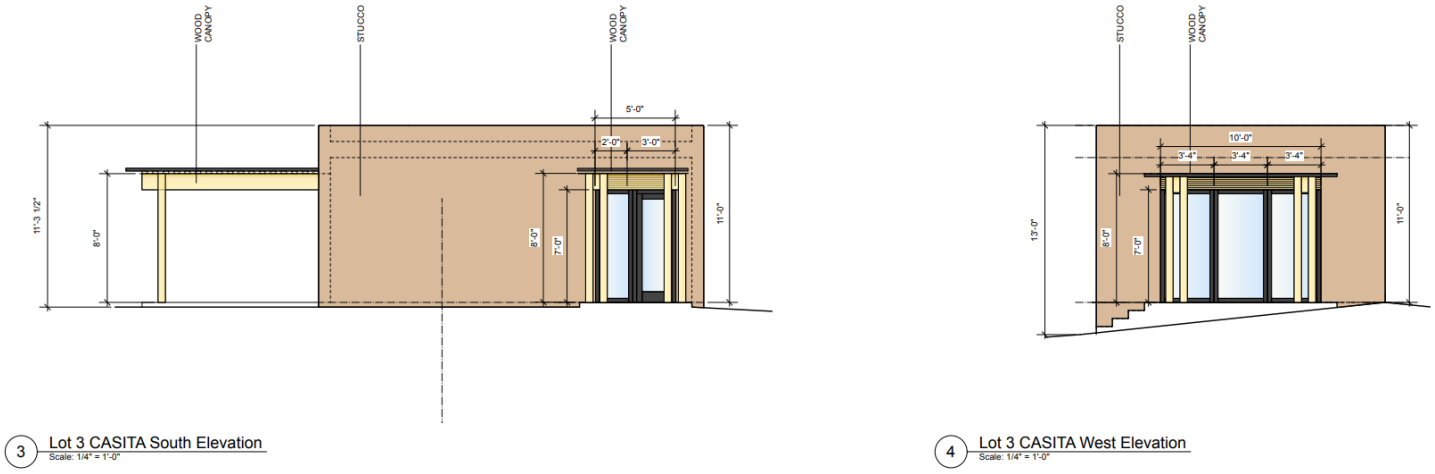


Figure 4. Proposed South and West Elevations.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

2. Conflicting Standards

I. Zoning District Regulations

All designated landmarks and all properties located in historic districts shall be subject to the regulations of the base zoning district in which they are located, except for height as regulated in Section 14-4.6E, *General Design Standards for All Historic Districts.* When the requirements of the base zoning district conflict with the requirements of this Section 14-4.6, *Historic Districts,* the more restrictive standard shall apply.

II. Multiple Overlay Regulations

When a designated landmark or property located in a historic district is also located within another overlay, and there is a conflict between the requirements of the historic district and the other applicable overlay district, the more restrictive standard shall apply.

5. Boundaries

   a. The boundaries for the historic districts are as shown on the Official Zoning Map and incorporated in this Code by reference.

   b. If the boundary line of a historic district bisects or crosses a property without encompassing the entire lot, the applicable requirements of the historic district shall be as determined by the Planning and Land Use Director.

6. Design of Buildings

   Full responsibility for the design and development of structures is upon the applicant. The case file of any prior application related to a property is available for review by the applicant upon request.

7. Nonconforming Buildings and Structures

   Any building or structure in the historic district that does not meet the standards for architectural style outlined in this section shall be considered nonconforming, and subject to the provisions of Section 14-1.13(), *Legal Nonconforming Structures,* unless given special approval by the HDRB for architectural or historic interest, or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register.

B. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

l. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

Ill. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location
   a. Building additions are not permitted on primary facades.
   b. All building additions shall be set back a minimum of ten feet from the primary facade.
   c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary fa<; ade.
   d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary fa<; ade of a structure rather than attaching them to the primary facade of a structure.

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   b. Building additions to 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.

IV. Remodeling to Increase Height
   a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

   Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

   Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

   I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

      a. 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 window opening shall be widened or narrowed.
      b. Window depth and other characteristics of window and door fenestration shall be preserved.
      c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
      d. No historic opening shall be closed.

   II. For all facades of contributing, significant, and landmark structures:

      a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
      b. 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.
      c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

   The existing historic 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 historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

   Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

8. Signs

   Sign applications and required submittals shall be reviewed by the Planning and Land Use Department. Approval or denial shall be indicated by the department on the application for the construction permit and on each of the required submittals.

9. Murals

If an application impacts a mural funded through the art in public places program or is otherwise within the scope of the arts commission's enabling responsibilities,

The HDRB may refer the application to the City Arts Commission. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required.

10. Pedestrian-Oriented Areas

I. The HDRB shall recommend to the Governing Body appropriate streets or portions of streets within the historic district to be set aside for pedestrian-oriented areas.

II. The Governing Body may set aside the areas recommended, provided that three-fourths of the property owners adjoining the street or portion of street affected have given consent thereto.

III. Such pedestrian-oriented areas shall be closed to vehicular traffic, and any improvements made by the City in the public right-of-way within the area shall be for pedestrian purposes.

IV. No pedestrian-oriented area shall be set aside unless there is adequate space available conveniently related to the area for vehicle parking. The HDRB's recommendation to the Governing Body shall include a statement of the available parking spaces.

C. 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 elsewhere within this chapter.

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
   1. Downtown and Eastside;
   2. Don Gaspar Area;
   3. Historic Transition; and
   4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein. This authority shall apply to the northern and eastern portion of the Historic Review district, as illustrated on the map adopted by Ordinance No. 1983-69, and as amended, incorporated by reference, and shown on the Official Zoning Map. Inclusive under this authority are all properties accessed from Canyon Road, Camino Militar, Apodaca **Hill,** Camino Ribera, Camino Cabra,

Camino Santander, Camino San Acacia, Camino del Monte Sol, Camino Rancheros, Camino Ranchitos, Garcia Street, Old Santa Fe Trail (to the Arroyo de los Chamisos crossing), and Old Pecos Trail (to the southern boundary of the Historic Review district) as they continue out of the Downtown and Eastside historic district and terminate in the Historic Review district. This authority shall also apply to all properties accessed from public rights-of-way that are located east of the western boundary of the Historic Review district and north of the southern boundary of the Historic Review district to the intersection of Camino Corrales and Fort Union Drive.

c. To all properties accessed from Camino Lejo, Mt. Carmel Road, and east to the intersection of Camino de Cruz Blanca and Camino de Cruz Blanca Norte, inclusive of Camino de Cruz Blanca and Camino de Cruz Blanca Norte, and exclusive of properties east of the intersection of Camino de Cruz Blanca and Camino de Cruz Blanca Norte.
d. The limitation of applicability shall not affect the authority of the HDRB with respect to significant or contributing structures as provided in Section 14-4.6G.1, *Don Gaspar Area Historic District,* Section 14-4.6G.3, *Historic Review District,* and Section 14-4.6G.4, *Historic Transition District.*

II. Streetscape Standards
a. Streetscapes shall not extend beyond the outer boundaries of the historic districts.
b. When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape.
c. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height.
d. If a portion of a structure falls within the measurement of an applicable streetscape, such structure shall be considered as part of the applicable streetscape.
e. If the determined allowable height of a proposed residential building or addition does not meet the minimum construction standards related to height set forth in the International Building Code (IBC), then the IBC shall prevail.

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape as follows:

a. If the project is located on a street that extends linearly with no interruptions or truncations, the streetscape shall include buildings, yard walls, and fences on both sides of the street on which the proposed building, yard wall, or fence is to be located, for a distance of 600 feet measured from the midpoint of the street-facing fac; ade(s) of the proposed building, yard wall, or fence in both directions parallel to the street centerline. See Figure 4.6-2.

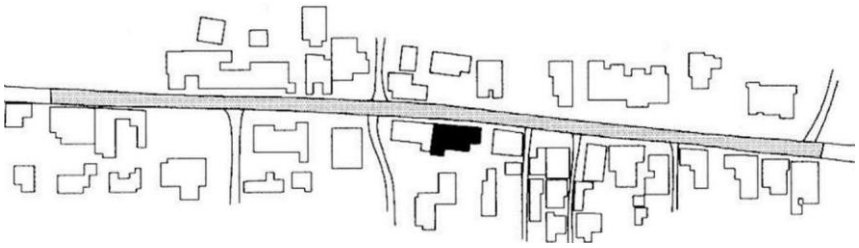


Figure 4.6-2: Linear Street - No Interruptions or Truncations

b. If the streetscape is truncated by an intersecting block or a visual intrusion, such as a curve or turn in the streetscape, before the 600 feet is measured, the streetscape shall include all buildings, yard walls, or fences up to and including those which front the intersection or intrusion. See Figure 4.6-1.

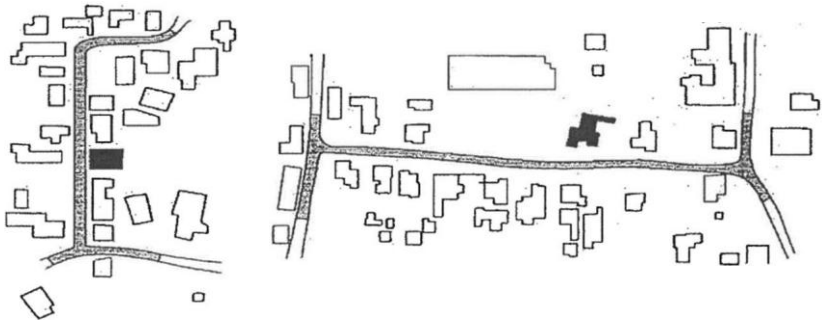


Figure 4.6-1: Truncation by an Intersecting Block or Visual Intrusion

c. If the proposed building, yard wall, or fence fronts more than one street, the streetscape on each street frontage, as determined in provision 1 above in this subsection above, shall be considered. See Figure 4.6-3.

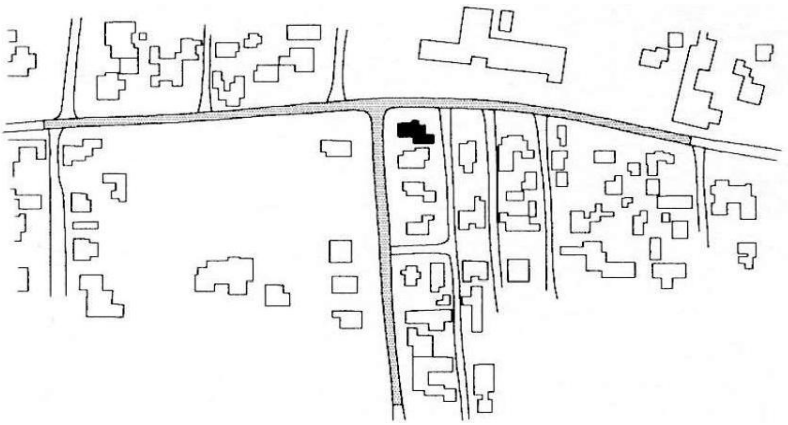


Figure 4.6-3: Frontage on More than One Street

d. When the proposed building, yard wall, or fence is located on a lot with no frontage on rights-of-way, the streetscape is defined by measuring a distance of 300 feet in all directions beginning from the mid-point of the facade that contains the principal entrance of the building. The height of a proposed yard wall or fence shall not exceed the height of the tallest yard wall or fence within this streetscape. See Figure 4.6-4.

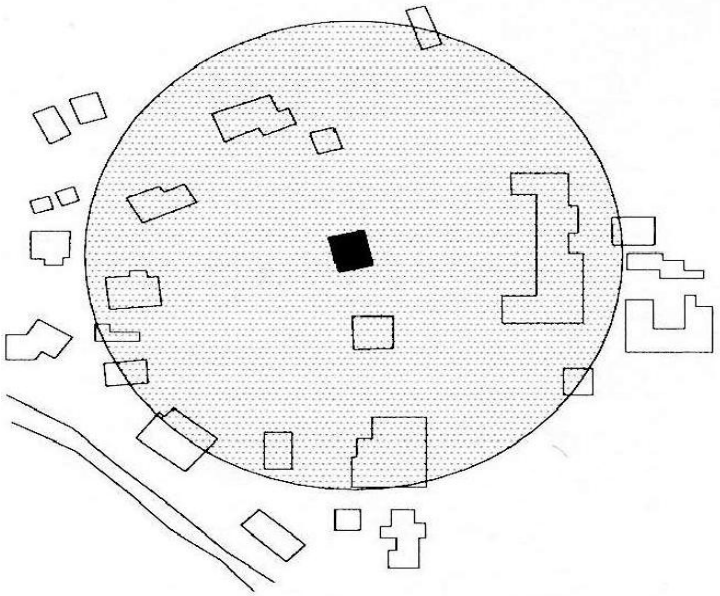


Figure 4.6-4: Interior Lot with No Street Frontage

e. When the proposed building, yard wall or fence faces a T- or a Y-intersection, the streetscape shall include buildings, yard walls, and fences as defined in provision 1 above this subsection, and buildings, yard walls, and fences on both sides of the street creating the leg of the "T" or the arm of the "Y" for a distance of 300 feet parallel to the street centerline. See Figures 4.6-5 and 4.6-6.

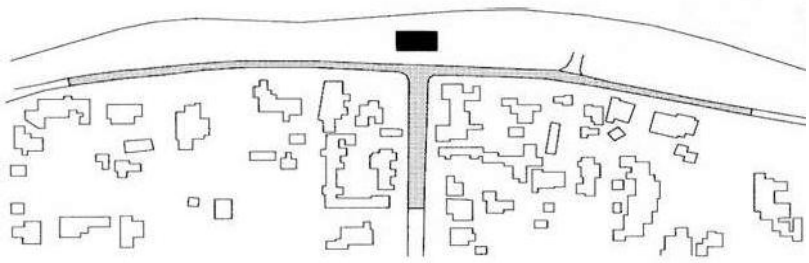


Figure 4.6-5: Location at a 'T' Intersection

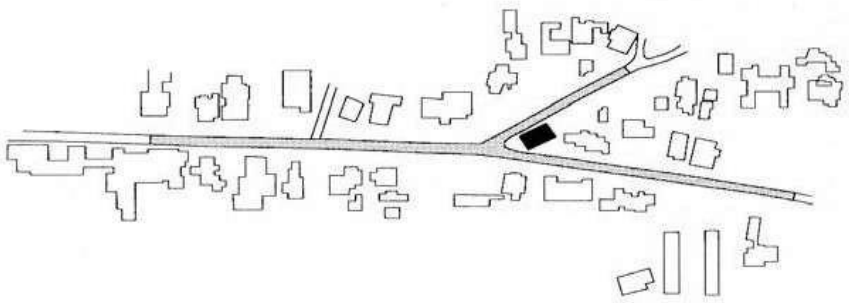


Figure 4.6-5: Location at a "Y" Intersection

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 16 feet. Yard walls and fences in this streetscape shall not exceed five feet in height.

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

a. The HDRB shall recommend the adoption of an official map reflecting building heights in the historic districts to the Governing Body. This map shall be used to regulate building height in the historic districts. The official map, adopted January 2010 inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein.

City of Santa Fe, New Mexico
memo

b. The map shall be adopted at a public hearing of the Governing Body, which hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners and owners of lots or of land within 100 feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first-class mail, postmarked at least 15 days before the public hearing. The official map shall be adopted by the Governing Body by ordinance.

c. The official map of building heights in the historic districts may be amended from time to time. The HDRB shall make recommendations to the Governing Body for the amendment of the official map at a public hearing. Such hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing.

d. The Governing Body shall hold a public hearing on any amendments to the official map. Such a public hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners and owners of lots or of land within 100 feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first-class mail, postmarked at least 15 days before the public hearing.

e. The official map is available in the Planning and Land Use Department and is accessible at all reasonable times for inspection.

II. Height Limitations

The HDRB 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 exceed two 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 exceed two 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. The height of any other structure shall be limited to the

allowable building height within the applicable streetscape, as defined in this section.

e. The height and dimension of signage are as set forth in Section 14-7.61), *Sign Regulations in the Historic Districts.*

f. The HDRB 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 feet. In no case shall the height of a façade exceed four 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 setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).

b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. 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.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB 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 HDRB shall also require that the publicly visible fa□ades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

2. **Downtown and Eastside Historic District**

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.

I. 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. 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, open 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 rules as to flat roofs shall not be constructed 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.

II. 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. Facade 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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: December 12, 2025	645 Garcia Street, Santa Fe, NM 87505
Property Owner of Record: Windmill Hill Property Owner LLC	**Proposed Construction Description:**
Applicant/Agent Name: Michael Blum/ Graham Hogan	New Casita
Contact Person Phone Number: (202) 361-1005	**TOTAL ROOF AREA:** 4,265sf

Zoning District: R3

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_____

Lot Coverage : 25.7 %
□Open Space Required: 60%

Setbacks:
Proposed Front: 15ft Minimum: 10ft
2nd Front? ____
Proposed Rear: 112'10"ft Minimum: 10ft
Proposed Sides: L 20'6" ft R 18' 1 1/2"ft Minimum: 15ft

Height: Proposed 13'
Maximum Height: 15'-11" or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 1 Accessible
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Comunercial 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.

Michael Blum [☒OWNER □APPLICANT □AGENT]
PRINT NAME

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

SIGNATURE January 8, 2026 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: Legal lot of record provided, ADU must be seperated from the principal structure by ten feet

REVIEWER: Rebekah Clouser DATE: 1/8/2026

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

Revised 20 November 2020

City of Santa Fe

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

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

CASE NUMBER: 2024-008759--HDRB

PROJECT TYPE: New Construction

LOCATION: 645 GARCIA ST
Santa Fe, NM 87505

CONTACTS:			
	Applicant	Graham Hogan	400 Gold AVE SW 850 Albuquerque, NM 87102
	Property Owner	WINDMILL HILL PROPERTY OWNERS LLC	408 ARROYO TENORIO 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 Aug 13, 2024. The decision of the Board was to approve the project as submitted and does not agree that an exception is required for this project but if indeed it does, the exception criteria have been met per staff's recommendation and adds that the applicant noted that stucco corners will be eased and that's it. Member Bienvenue made a comment, just for clarification, again, because we only have two types of corners as he understands that inspectors look for afterword's which is bullnosed or not, so are we, when you say, eased, are we in agreement that means bullnosed, Vice Chair Guida stated that means bullnosed, yes. Chair Rios stated that the word bullnosed can't be used in this motion. Eased corners should be 1" or more rounded corners to reflect adobe like construction.

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.**

City of Santa Fe

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

PROJECT DESC: 2024-009042-HDRB, 645 Garcia St., Downtown and Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, proposes to construct a 3,608 sq. ft. residential structure on a vacant lot to a height of 14'-6" where the maximum allowable height is 15'-11" and requests clarification for the bullnose dimensions allowed for the new structure.

CASE NUMBER: 2024-009042--HDRB

PROJECT TYPE: Remodel

LOCATION: 645 GARCIA ST
Santa Fe, NM 87505

CONTACTS:			
	Applicant	Graham Hogan	400 Gold AVE SW 850 Albuquerque, NM 87102
	Architect	WINDMILL HILL PROPERTY OWNERS LLC	408 ARROYO TENORIO 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 Oct 22, 2024. The decision of the Board was to adopt the original recommendation of staff, that the bullnose dimensions be a minimum of one inch radius, and that the record be clear that this determination would be unique to the circumstances of this property, would not be considered in any way a precedent for what would be acceptable in this streetscape or district and any other case to come before the Board, and should not be used in any future calculations of average bullnose radiuses.

For further information please call 505-955-6605.

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.**

Ver. 12 1/14/2020

January 12nd, 2026

Proposal Letter: Windmill Hill Lot 3 Accessory Dwelling Unit

TO: HDRB Board

FROM: Graham Hogan Architect

REGARDING: HDRB Hearing

DATE: February 10th

ATTACHMENTS: *645 Garcia St. Board Action Letters*

Project Description

The proposed project consists of a new accessory dwelling unit (casita) to be constructed on Lot 3 of the Windmill Hill Subdivision. The casita will be located at the southeast corner of Lot 3, as shown on the Windmill Hill Subdivision Plan. The new casita is designed to be consistent and harmonious with the main residence which utilizes the same materials and detailing as approved by the previous Board Action letters. The primary residence on Lot 3 is currently under construction under Building Permit No. 2025-43169-BLDR.

Project Analysis

Zoning and Historic District

The project site is located within the Downtown and Eastside Historic District and is zoned R-3. The proposed casita is designed to comply with the *Recent Santa Fe Style Design Standards* and all applicable zoning requirements.

Size and Lot Coverage

The proposed single-bedroom casita will be 475 square feet. Associated exterior spaces include a 144-square-foot patio and a 38-square-foot entry patio, for a total casita area of 657 square feet.

When combined with the existing main residence, the total developed area on Lot 3 will be 4,265 square feet. Based on the total lot area of 16,579 square feet, the proposed development results in 25.7 percent site coverage, which is below the maximum allowable lot coverage of 40 percent.

Lot 3 Area: 16,579 sf

Building Areas:

- Main Residence: 3,608 sf
- Casita:
  - Casita: 475 sf
  - Entry Patio: 38 sf
  - West Patio: 144 sf
  - Casita Subtotal: 657 sf
- Total Developed Area: **4,265** sf

Site Conditions and Placement

The casita is located on a sloped portion of the site that descends from south to north. The structure is situated toward the rear of the lot and is accessed through an existing operable gate. The casita has no *publicly visible* façades from the street.

A single gravel parking space is provided on the east side of the casita. A curved yard wall will be constructed to the southwest of the covered patio. The wall will be clad in river stone to match the contextual stone site walls commonly found throughout the surrounding neighborhood.

Height

The maximum height of the casita is 13 feet above grade. This is below the allowable maximum height of 15 feet 10 inches, as defined by Paul Duran, Historic Preservation Senior Planner.

Relationship to Main Residence

The casita is intended to be subordinate and compatible with the main residence. All exterior materials, finishes, and detailing are consistent with those used on the primary structure to ensure visual continuity across the site.

Existing Conditions

This portion of the site is currently undeveloped and contains slopes of less than 30 percent. The project area is located on the rear portion of the lot, away from the public street, and does not have any *publicly visible* facades.

Design and Materials

The proposed casita is a single-story structure with a flat gravel roof. The building employs a restrained material palette consistent with the main residence and the surrounding historic context.

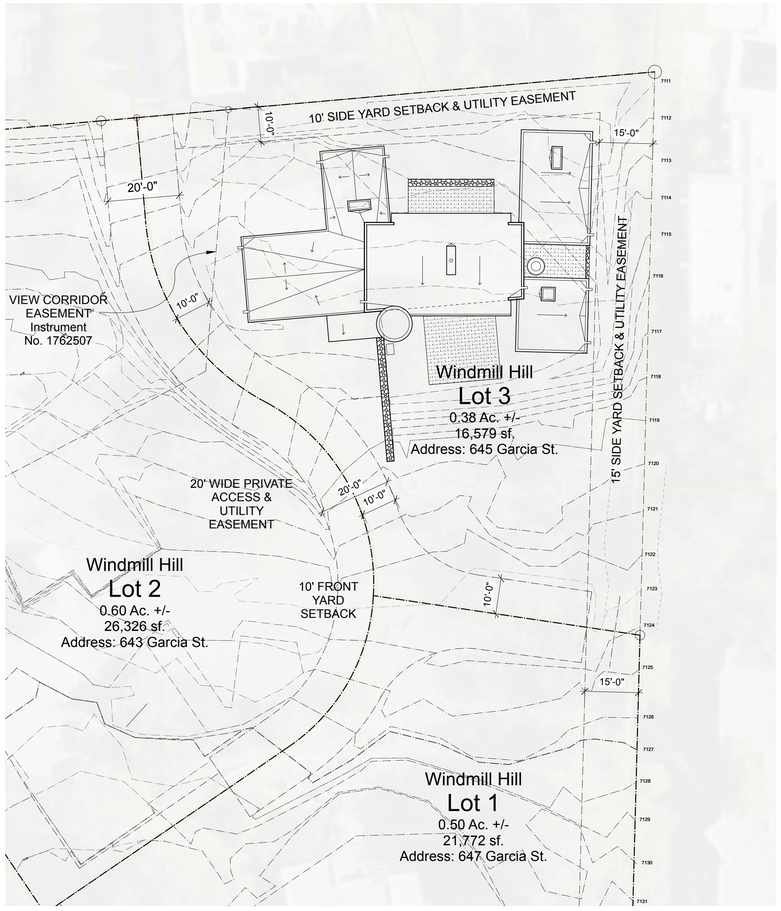
- Stucco: El Rey 118 Suede (approved Santa Fe color) with a smooth sand float finish with 1” bullnosed corners to match the main residence as approved by the board action letter.
- Wood: Natural wood beams, scuppers, and covered patio trellis with a clear-coat finish
- Stone: Stacked river cobbles set in a manner consistent with contextual neighborhood stonework
- Windows: Aluminum-clad wood windows with a black aluminum exterior finish consistent with the approved main residence.

Compatibility with the Historic District

The proposed casita is compatible with the Downtown and Eastside Historic District in terms of scale, massing, materials, and siting. Its single-story height, limited footprint, and rear-lot placement minimize visual impact on the surrounding neighborhood. The use of traditional Santa Fe materials—stucco, wood, gravel roofing, and river stone—reflects established local building patterns and reinforces continuity with nearby historic properties.

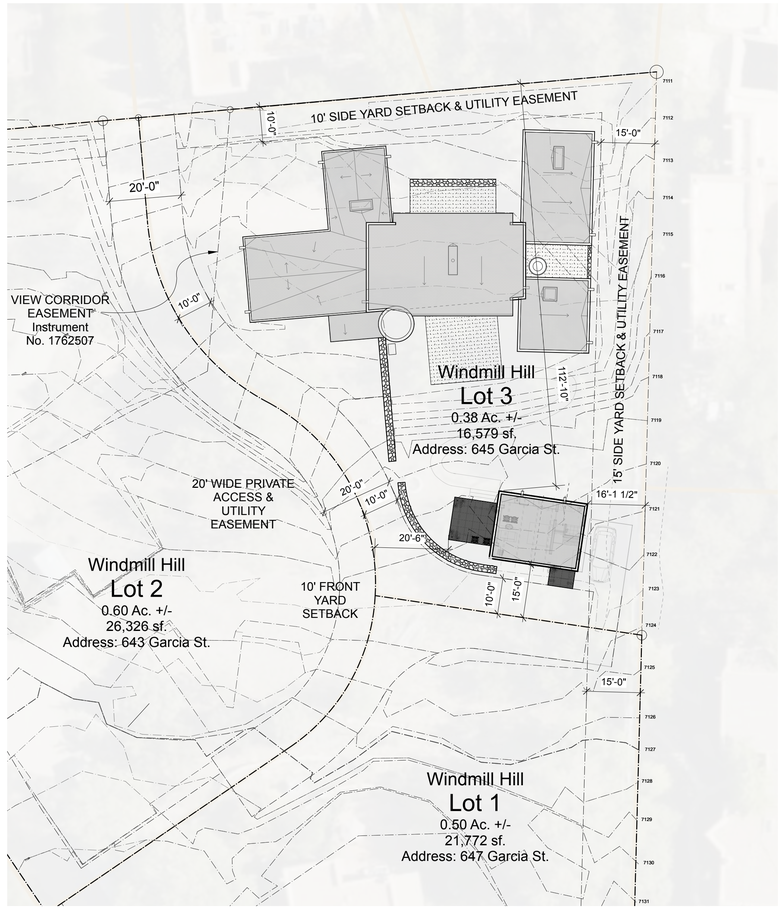
The casita is subordinate to the primary residence, maintains appropriate lot coverage and height limits, and does not introduce new or incompatible architectural elements. As a result, the project preserves the character of the historic district while allowing for sensitive and appropriate residential infill.

– END –



1 EXISTING SITE PLAN
Scale: 1" = 20'-0"

0 40 45 50 FT NORTH



2 PROPOSED SITE PLAN
Scale: 1" = 20'-0"

0 40 45 50 FT NORTH

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
8 7 1 0 2
TEL 505-243-8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

STATE OF NEW MEXICO
GRAY
NOT FOR CONSTRUCTION
25
REGISTERED ARCHITECT

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

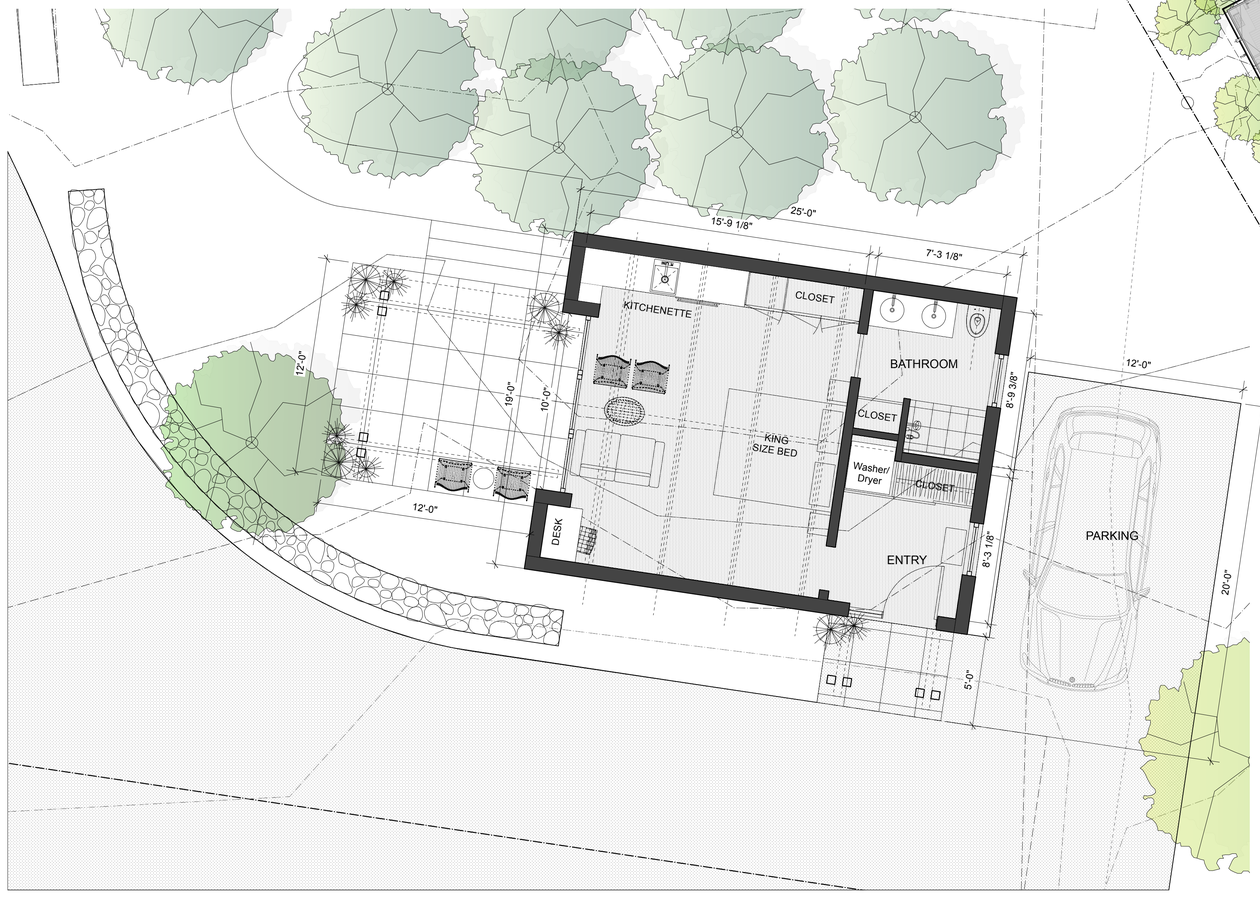
DATE	DESCRIPTION

StudioGP PROJECT NO: 25-017
DATE: 1/07/2026
DRAWN BY: ..
CHECKED BY: ..
SET NO:
SHEET TITLE: Existing & Proposed Site Plans

H001

Windmill Hill Residence

LOT 3 Casita



2 WINDMILL HILL LOT 3 Casita 432sf
Scale: 1/4" = 1'-0"

NORTH

Windmill Hill LOT 3
Acreage & Area
0.38 Ac +/-
16,579 sf

REQUIRED LOT COVERAGE
40% Maximum
Total Roof Area = 4,265sf
4,265/16,579= 25.7%
(Does not include driveway & parking area)

House = 3,608sf
Casita = 475sf + 144sf Patio + 38sf Entry = 657sf

1 WINDMILL HILL SUBDIVISION PLAN
Scale: 1/16" = 1'-0"

NORTH

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
8 7 1 0 2
TEL 505 243 8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

STATE OF NEW MEXICO
GRAY V. ...
NOT FOR CONSTRUCTION
...25
REGISTERED ARCHITECT

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

DESCRIPTION

DATE

StudioGP PROJECT NO:
25-017

DATE: 2/02/2026

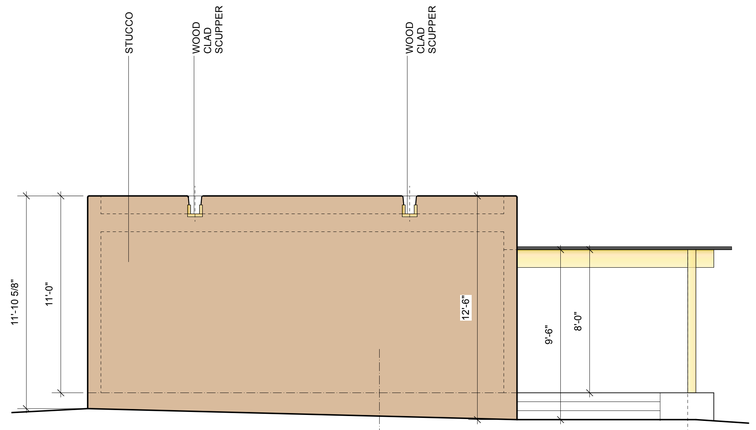
DRAWN BY: ..

CHECKED BY: ..

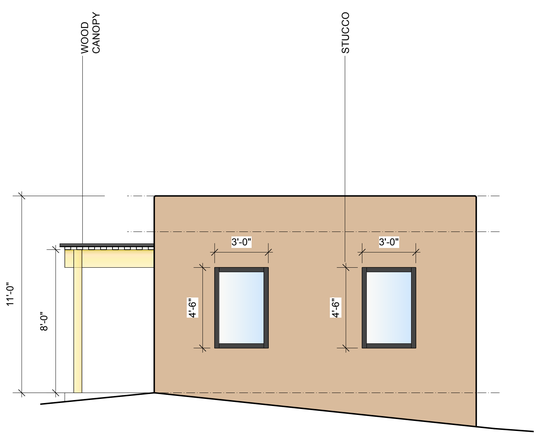
SET NO:

SHEET TITLE:
Windmill Hill Subdivision Plan/ Casita Plan

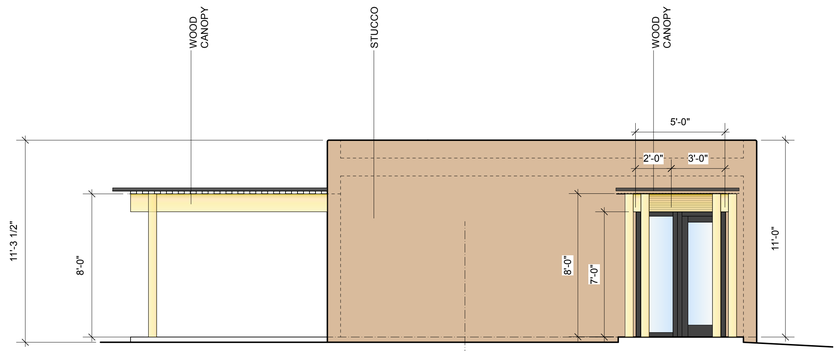
H002



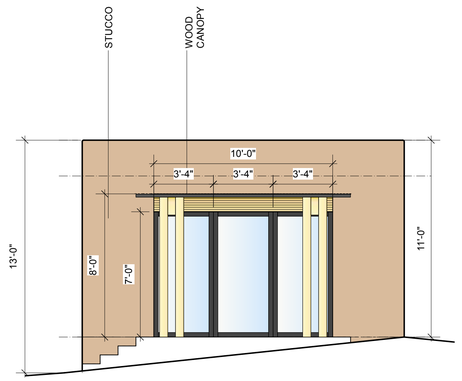
1 Lot 3 CASITA North Elevation
Scale: 1/4" = 1'-0"



2 Lot 3 CASITA East Elevation
Scale: 1/4" = 1'-0"



3 Lot 3 CASITA South Elevation
Scale: 1/4" = 1'-0"



4 Lot 3 CASITA West Elevation
Scale: 1/4" = 1'-0"

PROJECT MATERIALS

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

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

STONE Walls & Cistern
-Local river rock-

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

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

STATE OF NEW MEXICO
GRAHAM J25
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION

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

DATE	DESCRIPTION

StudioGP PROJECT NO: 25-017
DATE: 2/02/2026
DRAWN BY: ..
CHECKED BY: ..
SET NO:
SHEET TITLE:
Elevations

H003

City of Santa Fe, New Mexico

memo

DATE: August 13, 2024

TO: Historic Districts Review Board

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

---

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x_ Proposal Letter
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Height Calculation Document	_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. Staff finds that all approval criteria have been met regarding the exception to Section 14-5.2(E) Downtown & Eastside Historic District standards to permit the construction of an above-ground cistern.

BACKGROUND & SUMMARY:

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

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

The proposed new construction includes:

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

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

EXCEPTION CRITERIA AND RESPONSES:

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

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

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

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

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

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

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

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

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

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

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

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(5) Exceptions

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

(a) Height

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

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

(b) Design Standards and Signage

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

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

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

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

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

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

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

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

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

(D) General Design Standards for All H Districts

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

(1) General

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

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

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

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

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

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

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

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

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H2150

IDENTIFICATION

ADDRESS: ~~633~~ 633A & B GARCIA ST.

ID NUMBER: 051600316

BUILDING NAME:

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:

1930 ESTIMATE _____ ACTUAL

SOURCE(S) OWNER

BUILDING DATA

ARCHITECTURAL STYLE:

PUEBLO 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: NONE VISABLE

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

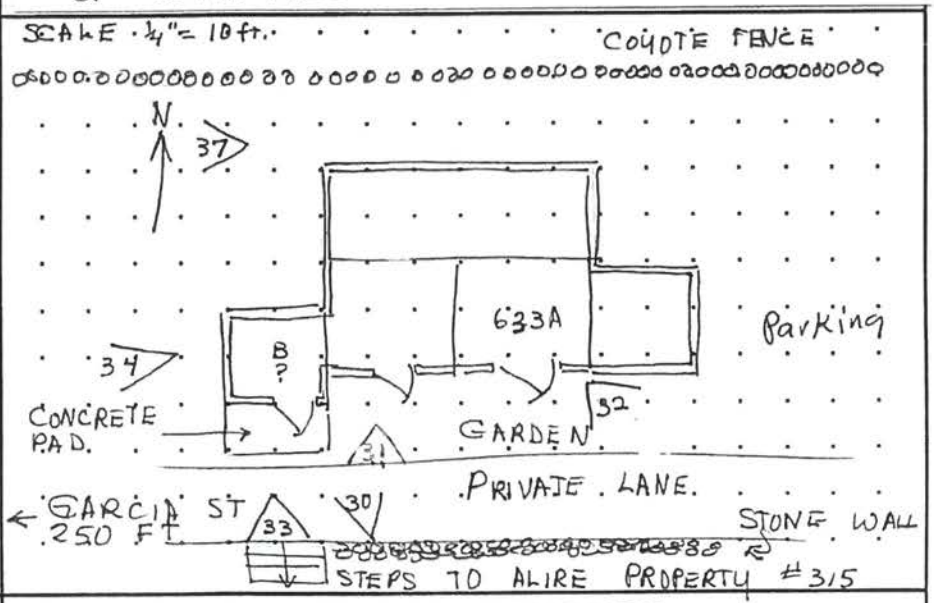
BUILDING THREATENED?

___ YES X NO

PHOTO

#31 SOUTH FACE

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 X ELIGIBLE CONT X

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-3-91 BY AC

NEGATIVES WITH NMHPD ROLL # 3 NEG # 29 TO 37

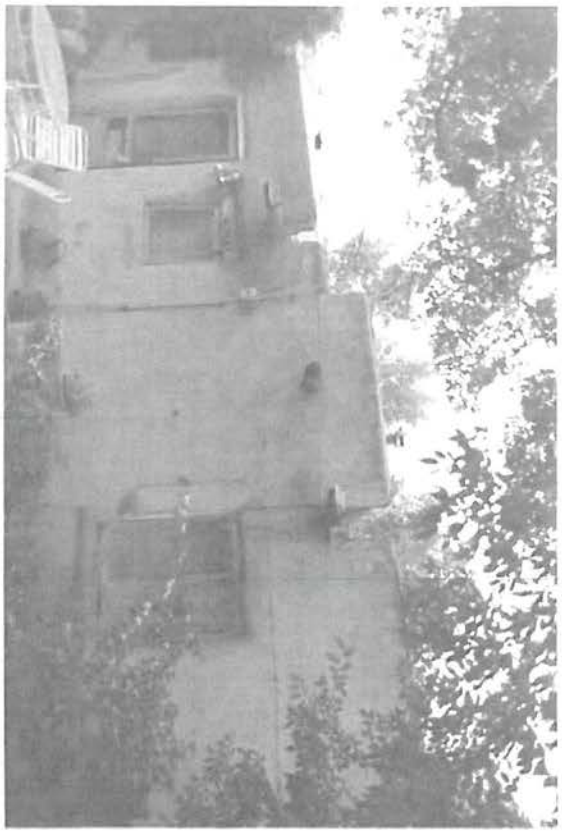
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO OVER ADOBE	
FOUNDATIONS	NOT VISABLE	
DOORS	WEST END 3 Panes OVER WOOD PANEL	WEST END HAS NEWER DOORS + WINDOWS
WINDOWS	WOOD CASEMENT - MAIN BLD 8 PANES PAIRED	.ST END PICTURE WINDOW CONCRETE SILLS
PORTALES	HEAVY CANALES OVER WINDOWS	
CANALES	HEAVY CANALES OVER WINDOWS 623 A S. SIDE	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE ALONG NORTH STONE WALL + STEPS S. SIDE	ROCK WALL + STEPS LEAD UP TO Alire property # 315
ARCH. DETAILS	BUILDING BUILT IN 4 To 5 SECTIONS	WEST END IS MOST RECENT
OTHER		

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

ADDITIONAL PHOTOGRAPHS

#32 SOUTH FACE



#33 SOUTH FACE UNIT B

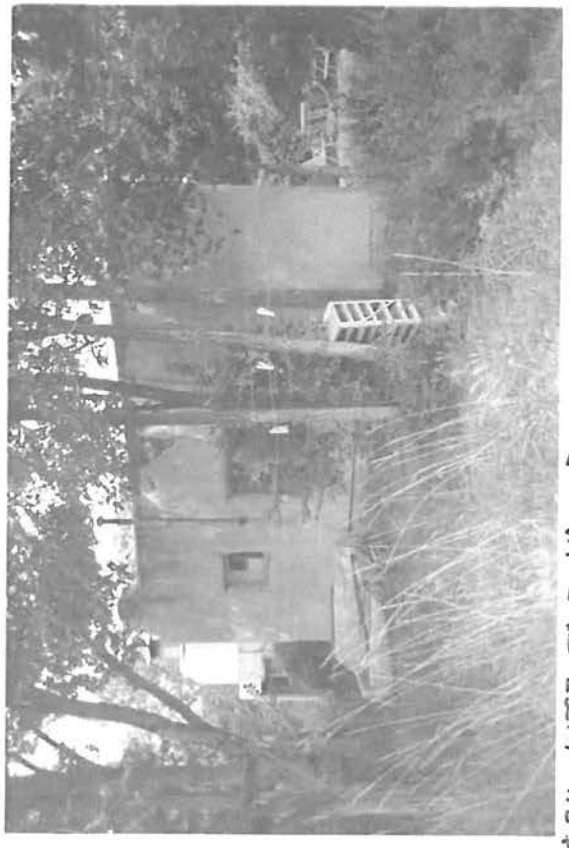
IDENTIFICATION

ADDRESS 623 A & B GARCIA ST.

ID NUMBER 651600316

SURVEYED/RESEARCHED
DATE 7-3-91 BY AC

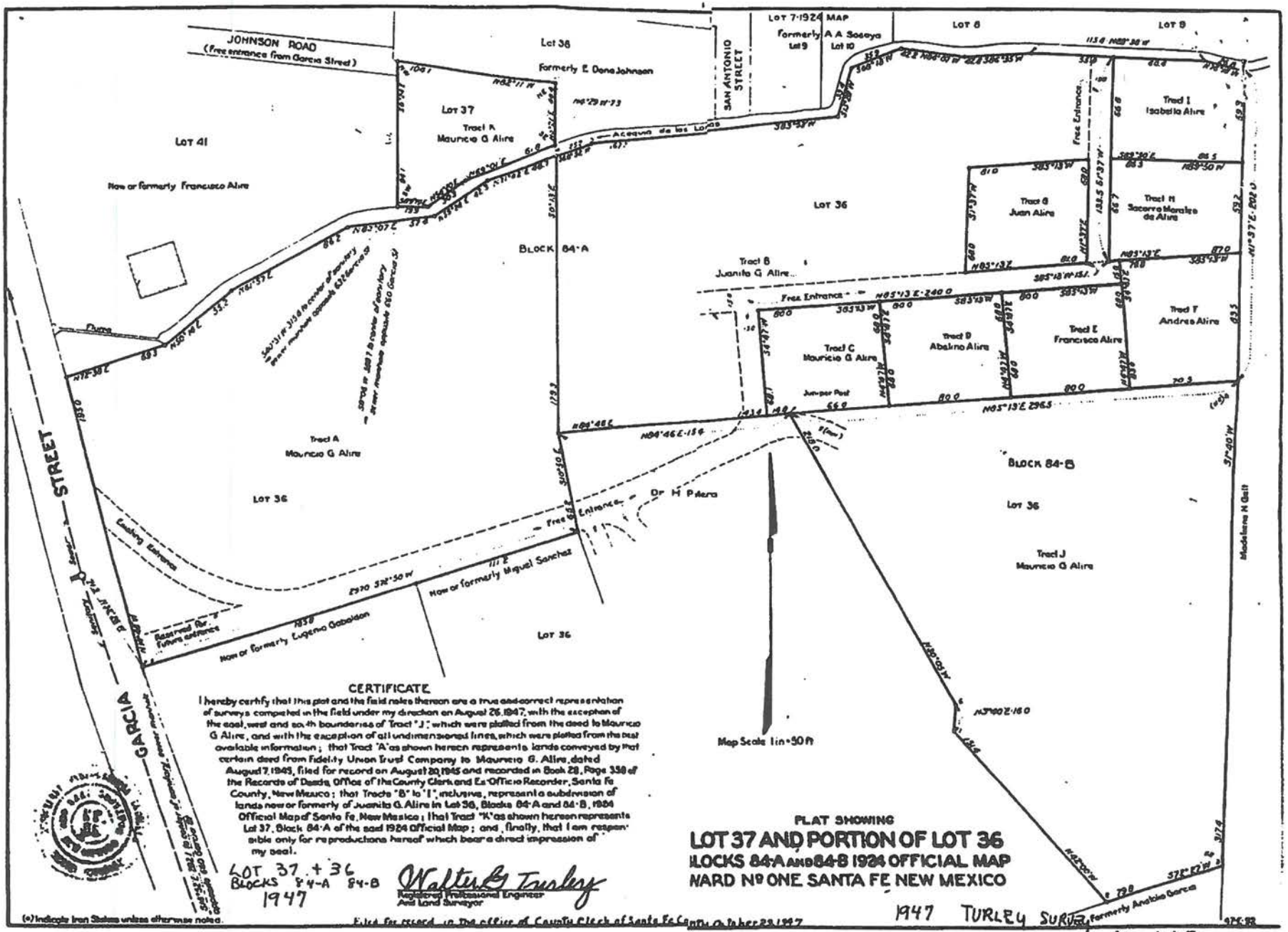
#37 NW CORNER UNIT A



#34 WEST FACE UNIT B

#30 ROCK WALL

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


JOHNSON ROAD
(Free entrance from Garcia Street)
Lot 38
Formerly E Dona Johnson
SAN ANTONIO STREET
LOT 7-1924 MAP
Formerly A A Sosaya
Lot 9
Lot 10
LOT 8
LOT 9
LOT 37
Tract K
Mauricio G Alire
LOT 41
Now or formerly Francisco Alire
Acequia de los Lomas
Tract I
Isabella Alire
Tract G
Juan Alire
Tract H
Socorro Morales de Alire
LOT 36
BLOCK 84-A
Tract B
Juanita G Alire
Free Entrance
Tract F
Andres Alire
Tract C
Mauricio G Alire
Tract D
Abelino Alire
Tract E
Francisco Alire
Juniper Post
Tract A
Mauricio G Alire
LOT 36
BLOCK 84-B
LOT 36
Dr H Pilera
Tract J
Mauricio G Alire
Madeleine N Galt
Existing Entrance
Reserved for future entrance
Now or formerly Eugenio Gabaldon
Now or formerly Miguel Sanchez
LOT 36
GARCIA STREET
Map Scale 1in=50ft
Formerly Anatolio Garcia
CERTIFICATE
I hereby certify that this plat and the field notes thereon are a true and correct representation of surveys completed in the field under my direction on August 26, 1947, with the exception of the east, west and south boundaries of Tract "J", which were plotted from the deed to Mauricio G Alire, and with the exception of all undimensioned lines, which were plotted from the best available information; that Tract "A" as shown hereon represents lands conveyed by that certain deed from Fidelity Union Trust Company to Mauricio G. Alire, dated August 7, 1945, filed for record on August 20, 1945 and recorded in Book 28, Page 358 of the Records of Deeds, Office of the County Clerk and Ex-Officio Recorder, Santa Fe County, New Mexico; that Tracts "B" to "I", inclusive, represent a subdivision of lands now or formerly of Juanita G. Alire in Lot 36, Blocks 84-A and 84-B, 1924 Official Map of Santa Fe, New Mexico; that Tract "K" as shown hereon represents Lot 37, Block 84-A of the said 1924 Official Map; and, finally, that I am responsible only for reproductions hereof which bear a direct impression of my seal.
LOT 37 + 36
BLOCKS 84-A 84-B
1947
Walter G Turley
Registered Professional Engineer
And Land Surveyor
PLAT SHOWING
LOT 37 AND PORTION OF LOT 36
BLOCKS 84-A AND 84-B 1924 OFFICIAL MAP
WARD No ONE SANTA FE NEW MEXICO
1947 TURLEY SURVEY
(*) Indicate Iron Stakes unless otherwise noted.
Filed for record in the office of County Clerk of Santa Fe County October 29, 1947
M-415

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

RECEIVED
JUN 12 1997

June 4, 1997

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

To Whom It May Concern:

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

Sincerely,

John Alire c/s P.R.

John E. Alire

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: May 31, 2024

Site Address: 645 Garcia Street, Santa Fe, NM 87505

Property Owner of Record: Windmill Hill Property Owner LLC

Proposed Construction Description: New single family 3 bedroom/3 bath custom home.

Applicant/Agent Name: Michael Blum/ Graham Hogan

Contact Person Phone Number: (202) 361 - 1005

TOTAL ROOF AREA: 3590 sf

Zoning District: R3

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

Lot Coverage : 21.6 %
☐Open Space Required: 60%

Setbacks:
Proposed Front: 15ft Minimum: 10ft
2nd Front?
Proposed Rear: 12'10"ft Minimum: 10ft
Proposed Sides: L 73ft R 17ft Minimum: 15ft

Height: Proposed 15ft
Maximum Height: 15'-11" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible
Minimum:

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

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

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

Michael Blum [☒OWNER ☐APPLICANT ☐AGENT]
PRINT NAME

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

SIGNATURE 5-31-24 DATE

To Be Completed By City Staff:

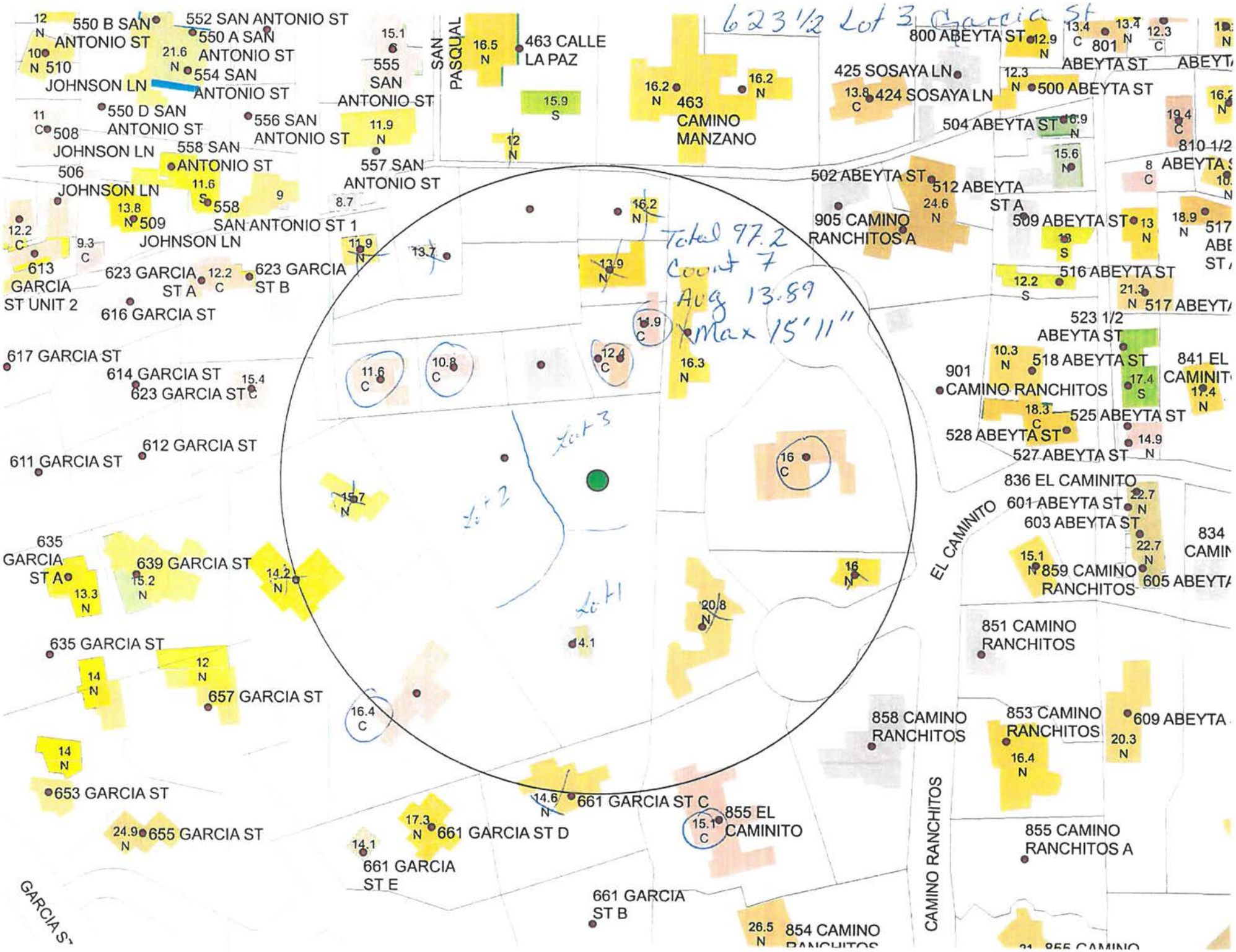
Additional Agency Review if Applicable:
☐ Escarpment Approval by Date: ___/___/___
☐ Flood Plain Approval by Date: ___/___/___
☐ Traffic Engineering Approval by Date: ___/___/___
Notes:

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

REVIEWER: Stephanie Perea **DATE:** 06/17/24

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

Revised 20 November 2020


623 1/2 Lot 3 Garcia St
Total 97.2
Count 7
Avg 13.89
Max 15'11"
Lot 3
Lot 2
Lot 1
550 B SAN ANTONIO ST
552 SAN ANTONIO ST
550 A SAN ANTONIO ST
554 SAN ANTONIO ST
510 JOHNSON LN
550 D SAN ANTONIO ST
556 SAN ANTONIO ST
508 JOHNSON LN
558 SAN ANTONIO ST
506 JOHNSON LN
558 SAN ANTONIO ST
509 JOHNSON LN
623 GARCIA ST A
623 GARCIA ST B
613 GARCIA ST UNIT 2
616 GARCIA ST
617 GARCIA ST
614 GARCIA ST
623 GARCIA ST C
612 GARCIA ST
611 GARCIA ST
635 GARCIA ST A
639 GARCIA ST
635 GARCIA ST
657 GARCIA ST
653 GARCIA ST
655 GARCIA ST
661 GARCIA ST E
661 GARCIA ST D
661 GARCIA ST C
661 GARCIA ST B
555 SAN ANTONIO ST
557 SAN ANTONIO ST
SAN PASQUAL
463 CALLE LA PAZ
463 CAMINO MANZANO
425 SOSAYA LN
424 SOSAYA LN
800 ABEYTA ST
801 ABEYTA ST
500 ABEYTA ST
504 ABEYTA ST
502 ABEYTA ST
512 ABEYTA ST A
905 CAMINO RANCHITOS A
509 ABEYTA ST
516 ABEYTA ST
517 ABEYTA ST
523 1/2 ABEYTA ST
518 ABEYTA ST
901 CAMINO RANCHITOS
525 ABEYTA ST
528 ABEYTA ST
527 ABEYTA ST
836 EL CAMINITO
601 ABEYTA ST
603 ABEYTA ST
859 CAMINO RANCHITOS
605 ABEYTA
851 CAMINO RANCHITOS
858 CAMINO RANCHITOS
853 CAMINO RANCHITOS
609 ABEYTA
855 EL CAMINITO
855 CAMINO RANCHITOS A
854 CAMINO
EL CAMINITO
CAMINO RANCHITOS
GARCIA ST

StudioGP Architect llc 400Gold Avenue SW, studio 850, Albuquerque New Mexico 87102 505 238-1547

June 27th, 2024

Proposal Letter: Windmill Hill Lot 3 Single Family Custom Home

TO: HDRB Board

FROM: Graham Hogan Architect

REGARDING: HDRB Hearing

DATE: 8/13/24

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

---

1. Project

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

2. Project Analysis

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

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

New home square footage

	Residence	= 2,803sf (heated)
	2 car Garage	= 540 sf
	Roofed area	= 265 sf
	House Total	**= 3,608 sf**

Terraces (concrete pavers)

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

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

3. Existing Conditions

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

4. Design and Materials

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

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

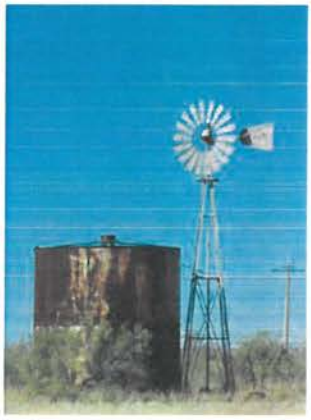
WOOD Fascia, headers, soffits & trellis
-Clear coat finish-

STONE Walls & Cistern
-Local river rock-

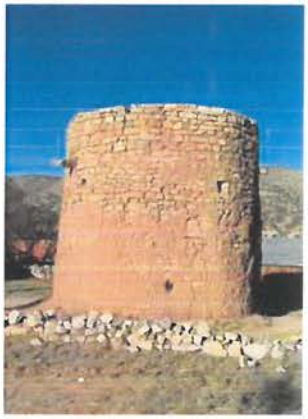
The stone work will be stacked river cobbles set in a similar fashion to other contextual neighborhood stonework around the area.

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

Local stone yard wall



Typical western windmill w/ water storage cistern



Historic torreon, Lincoln NM

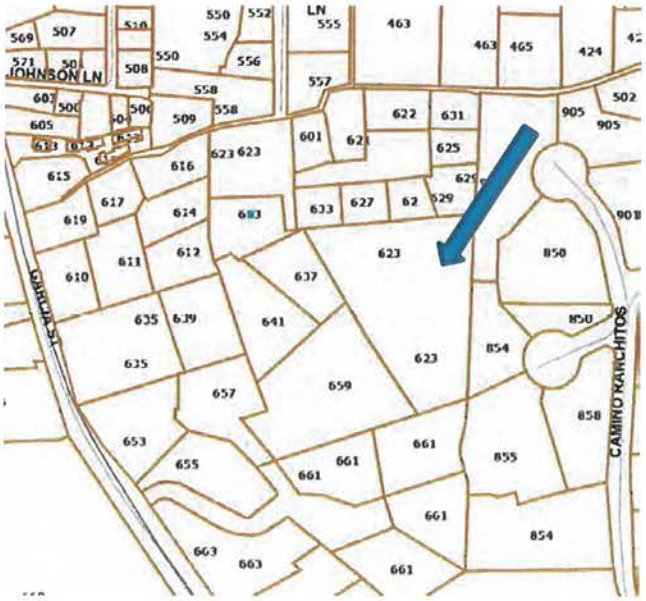
The windows will be aluminum clad wood windows with a dark aluminum finish on the exterior surface. The exterior of the house will have 3 terraces (south living room patio, north kitchen terrace & master suite courtyard that will be finished with concrete pavers. The roof will be an earth colored membrane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

-END-

Planning and Land Use Department
Planning Commission Staff Report

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

Site Location Map:



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

I. RECOMMENDATION

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

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

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

II. CONDITIONS OF APPROVAL

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

Table 1. Conditions of Approval				
#	Condition of Approval	Dept. or Division	Addressed in Final Plat	To be completed by:

1	The grading and drainage plan shall show the existing gravel and state that all the gravel where no improvements are planned will be removed from that area to allow the reduction of impervious surface in the calculations.	Terrain Management	Yes	Prior to recordation of final subdivision plat
2	The driveway shall be designated as a no parking fire access lane and no parking anytime signs shall be posted.	Planning and Land Use	No	Prior to recordation of final subdivision plat
3	The 150 feet driveway requirements shall be met as per International Fire Code (IFC), or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)	Fire Prevention	N/A	Prior to recordation of final subdivision plat
4	A hydrant shall be provided within 600 feet of proposed residential units.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
5	There are currently 2 roadway easements, where are5' and 15'; they are not currently combined on the legal lot of record. These shall be combined for a single easement of 20'.	Fire Prevention	No	Prior to recordation of final subdivision plat
6	503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
7	Each lot shall be served by separate water service at the time of development.	Water Engineering	N/A	Prior to Permit
8	An agreement for metered service (AMS) shall be required to install new services.	Water Engineering	N/A	Prior to Permit

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

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

III. EXECUTIVE SUMMARY

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

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

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

Figure 1. Access Easement Aerial Photo

IV. EXISTING CONDITIONS

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

Table 2. Adjacent Uses

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

V. PROJECT ANALYSIS

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

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

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

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

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

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

A. Archaeological

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

B. Utilities

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

Figure 2: Utility line locations

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

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

C. Fire

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

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

(Reference Attachments A and B).

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

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

D. Traffic

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

E. Terrain Management and Landscape

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

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

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

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

VI. FINAL SUBDIVISION PLAT APPROVAL CRITERIA

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

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

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

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

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No) **Yes**

Applicant Response:

The subdivision is designed to highlight the property's natural features such as the gently sloping terrain, existing trees, and other vegetation. The historic windmill after which the subdivision is named will be restored and maintained as a central feature of the property. In addition, coyote fences will be restored as a central feature of the property. Such measures will ensure that the property retains its uniqueness and remains an asset to the neighborhood.

Staff Response:

The Garcia Street area is known to have historic structures. The Las Placitas Compound original structures were constructed between 1912 and 1925. The Alire Compound was constructed in the 1940s. Most of the other homes in the area were added in the 1940s with additional homes added in the 1960s. Many of the structures in the area are listed as contributing to the Downtown & Eastside Historic District. This particular property holds a historic windmill which according to a letter from John Alire in 1997, the windmill was constructed between 1951 and 1953 by Mauricio Alire (Attachment F). This windmill is where the property gets the name Windmill Hill. The historic windmill will remain as a portion of Lot 1.

The terrain slopes down from south to north with grades at less than 30 percent. The slope will be maintained as part of the planned subdivision. The subdivision will also be providing an area designated "View Corridor Easement" at the northwest entrance of the development. This 13,503.6 sq. ft. (0.31 acres) easement is intended to remain a view corridor for the community which will increase the attractiveness and value to the area.

With these qualities in mind, it is staff's assertion that the proposed subdivision meets Criterion 1.

Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety, or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No) **Yes**

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

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

Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No) **Yes**

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

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

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	**Criterion Met:** (Yes/No) **Yes**

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

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

Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	**Criterion Met:** (Yes/No) **Yes**

Applicant Response:
No new non-conformities are created with this plat.

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

VII. EARLY NEIGHBORHOOD NOTIFICATION (ENN)

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

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

VIII. EXPIRATION

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

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

IX. ATTACHMENTS

ATTACHMENT A: Technical Corrections

ATTACHMENT B: Development Review Team

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

ATTACHMENT C: Early Neighborhood Notification

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

ATTACHMENT D: Maps and Photos

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

ATTACHMENT E: Applicant Submittals

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

ATTACHMENT F: Previous (2012) Case Documents

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

ATTACHMENT G: Preliminary Subdivision Case Documents

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

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

Title	Name	Initials
Department Director	Jason M. Kluck	jmk
Assistant Department Director	Heather Lamboy	HLL
Planning Manager	Maggie Moore	MM
Planner Senior	Daniel Alvarado	DJA

StudioGP Architect llc 400Gold Avenue SW, studio 850, Albuquerque New Mexico 87102 505 238-1547

July 19th, 2024

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

TO: HDRB Board

FROM: Graham Hogan Architect

---

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

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

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

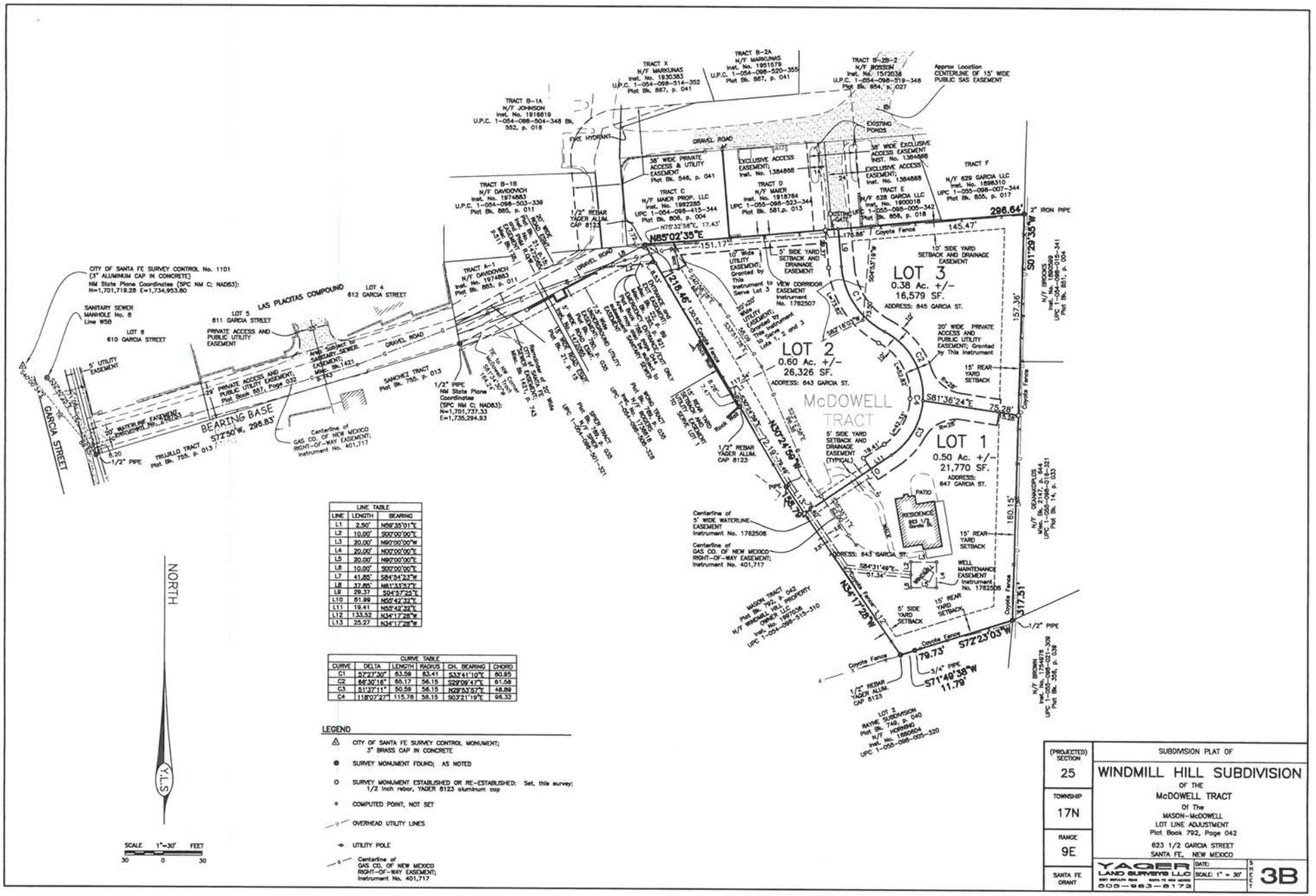
(ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and

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

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

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

-END-



LINE TABLE		
LINE	LENGTH	BEARING
L1	2.50'	N58°35'01"E
L2	10.00'	S00°00'00"E
L3	20.00'	N90°00'00"W
L4	20.00'	N00°00'00"E
L5	20.00'	N90°00'00"E
L8	10.00'	S00°00'00"E
L7	41.85'	S84°34'23"W
L8	37.85'	N61°33'57"E
L9	29.37	S04°57'25"E
L10	81.99	N50°42'32"E
L11	19.41	N52°42'32"E
L12	133.52	N34°17'28"W
L13	25.27	N34°17'28"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	57°27'30"	63.59	63.41	S33°41'10"E	60.95
C2	88°30'16"	65.17	56.15	S29°09'47"E	61.58
C3	51°37'11"	50.59	56.15	N29°53'57"E	48.89
C4	118°07'27"	115.76	56.15	S03°21'19"E	96.32

LEGEND

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

(PROJECTED) SECTION	25
TOWNSHIP	17N
RANGE	9E
SANTA FE GRANT	

SUBDIVISION PLAT OF

WINDMILL HILL SUBDIVISION

OF THE

McDOWELL TRACT

Of The

MASON-McDOWELL

LOT LINE ADJUSTMENT

Plat Book 792, Page 042

823 1/2 GARCIA STREET

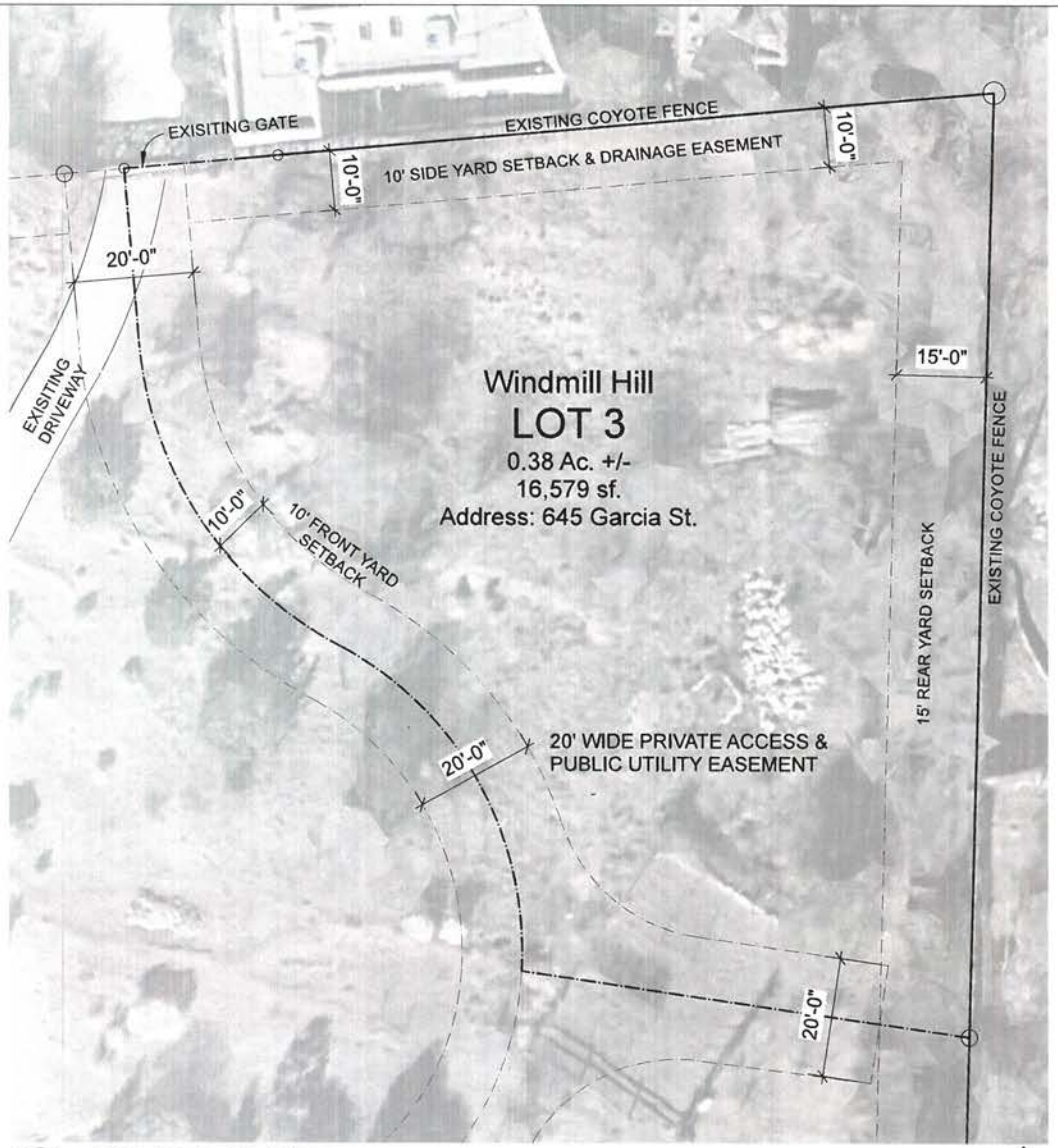
SANTA FE, NEW MEXICO

YAGER LAND SURVEYS LLC
505-983-8172

DATE:

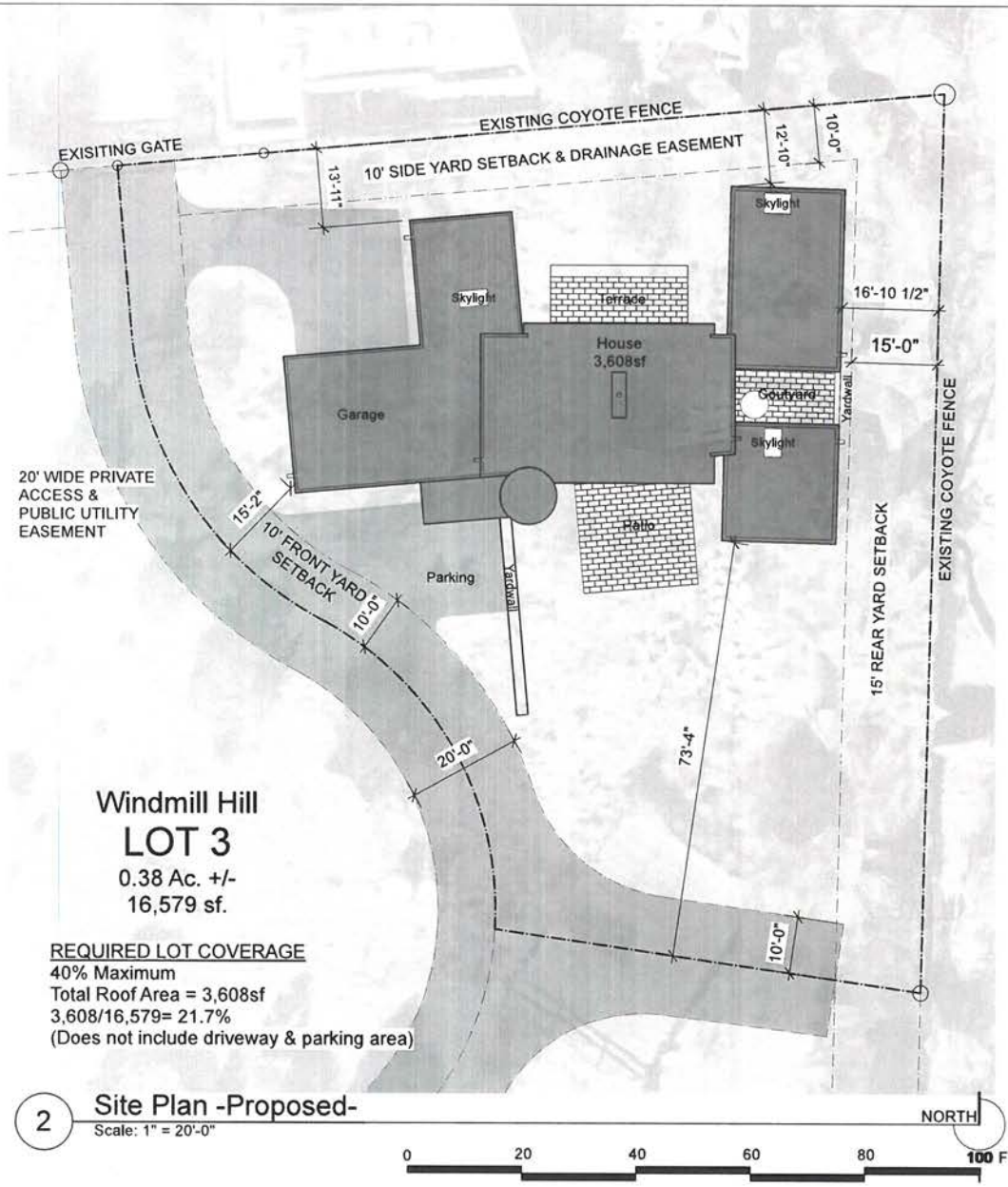
SCALE: 1" = 30'

SHEET 3B

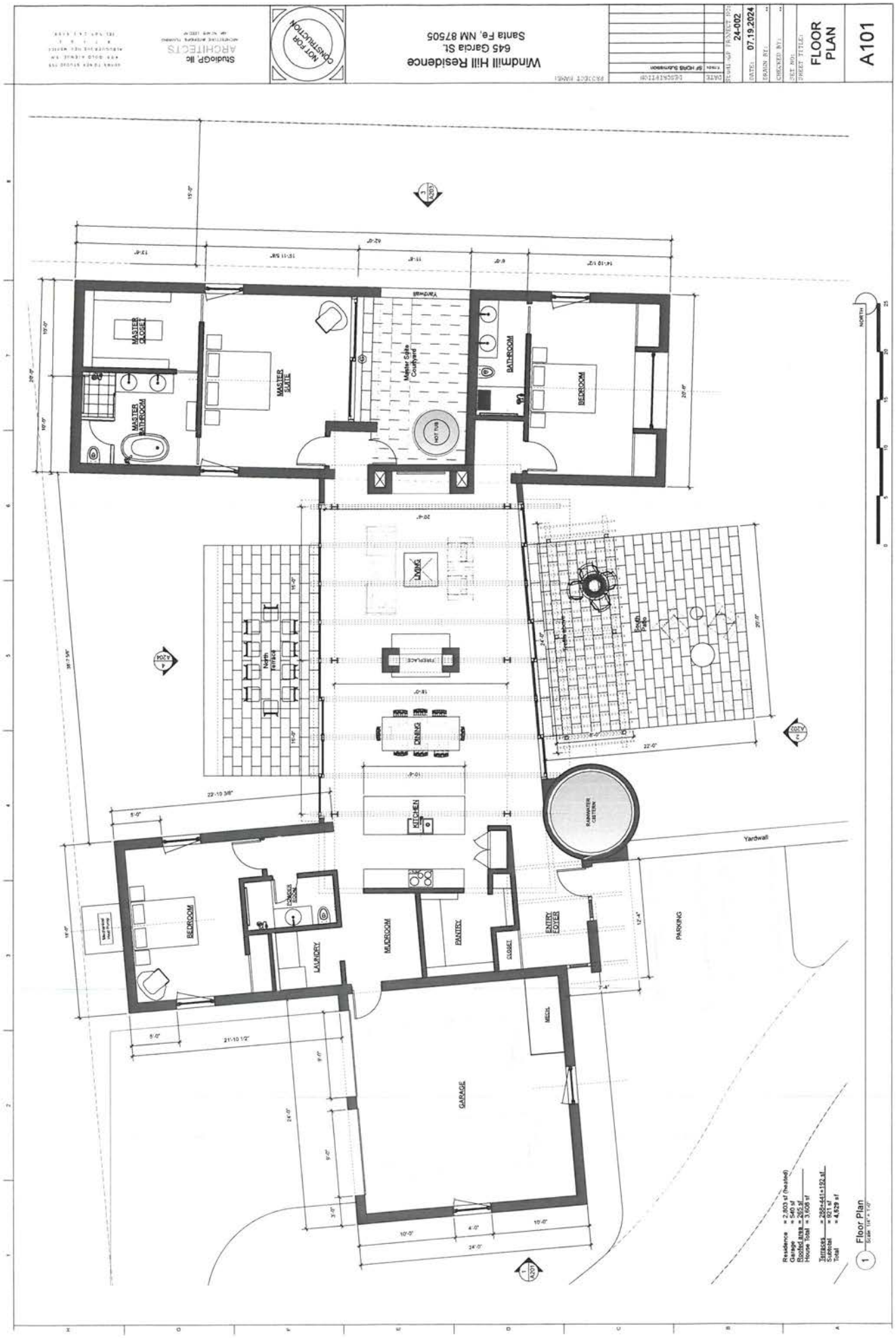


1 Site Plan -Existing-
Scale: 1" = 20'-0"

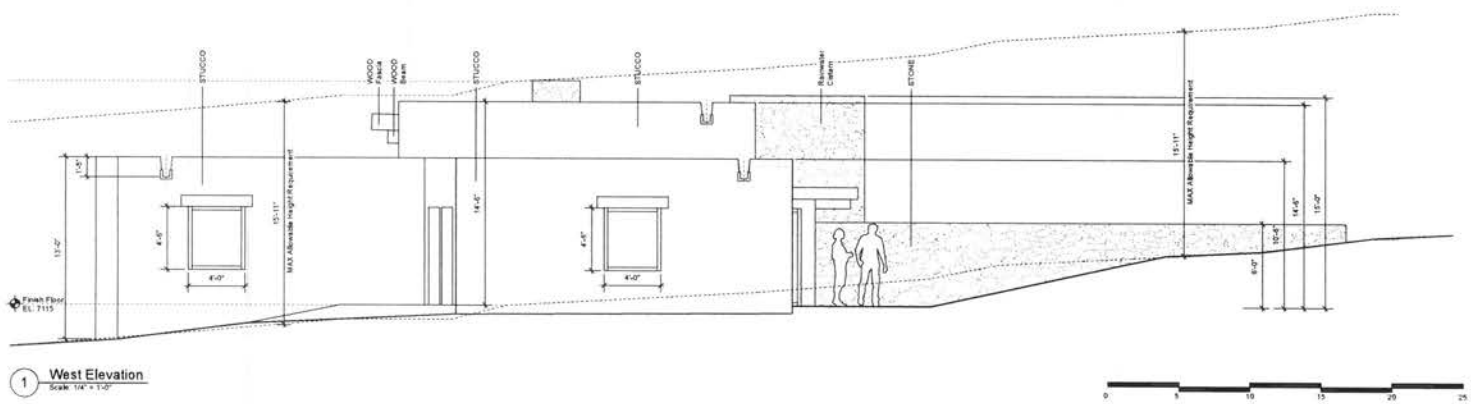
Windmill Hill Lot 3 Residence
645 Garcia St.
Santa Fe, NM 87505



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



Windmill Hill Residence
645 Garcia St.
Santa Fe, NM 87505
NOT FOR CONSTRUCTION
StudioGP, llc
ARCHITECTS
24-002
07.19.2024
FLOOR PLAN
A101
MASTER CLOSET
MASTER BATHROOM
MASTER SUITE
Master Suite Courtyard
HOT TUB
BATHROOM
BEDROOM
Yardwall
LIVING
FIREPLACE
DINING
KITCHEN
North Terrace
South Patio
RAINWATER CISTERN
BEDROOM
LAUNDRY
MUDROOM
PANTRY
CLOSET
ENTRY FOYER
PARKING
MECH.
GARAGE
NORTH
Floor Plan



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

StudioGP, llc
ARCHITECTS

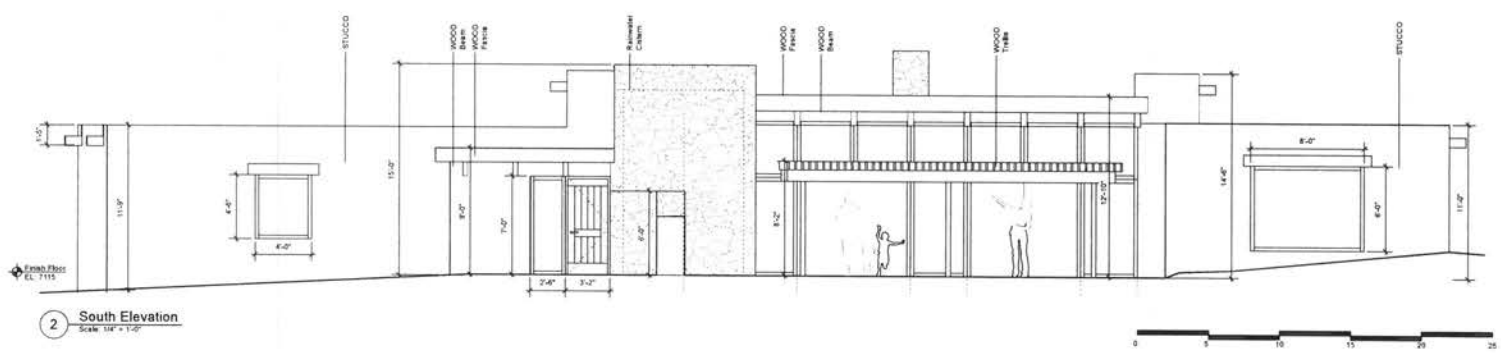
NOT FOR CONSTRUCTION

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

DATE	DESCRIPTION
	SF HDRB Submission

STUDIOGP PROJECT NO: 24-002
DATE: 07.19.2024
DRAWN BY: ..
CHECKED BY: ..
SET NO:
SHEET TITLE:
ELEVATION

A201



StudioGP, llc
ARCHITECTS

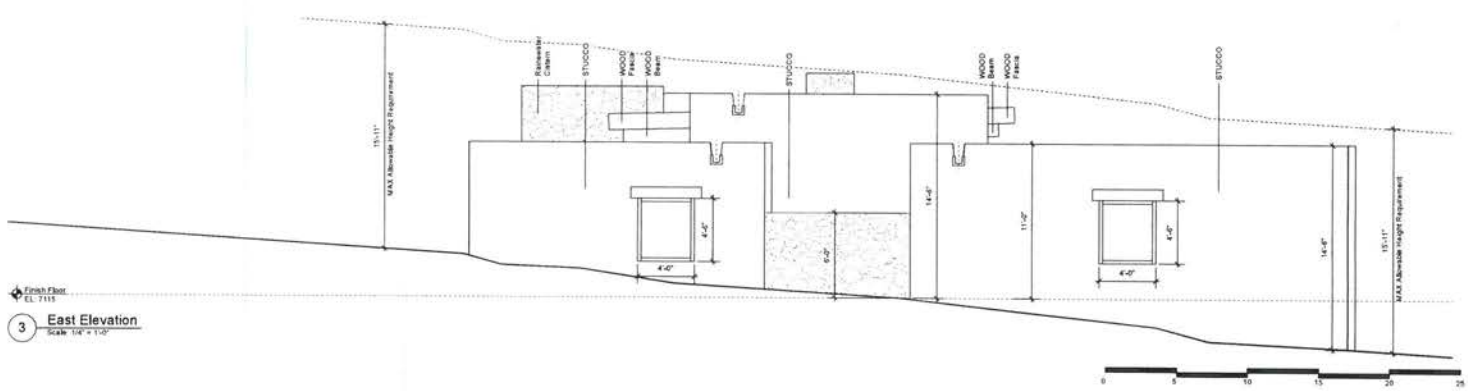
NOT FOR CONSTRUCTION

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

DATE	DESCRIPTION
Finish	SF HDRB Submission

StudioGP PROJECT NO: 24-002
DATE: 07.19.2024
DRAWN BY: --
CHECKED BY: --
SET NO:
SHEET TITLE:
ELEVATION

A202



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

StudioGP, llc
ARCHITECTS

NOT FOR CONSTRUCTION

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

DATE	DESCRIPTION
Finish	SF HDRB Submission

SEQUENCE PROJECT NO: 24-002
DATE: 07.19.2024
DRAWN BY: ..
CHECKED BY: ..
SET NO:
SHEET TITLE:
ELEVATION

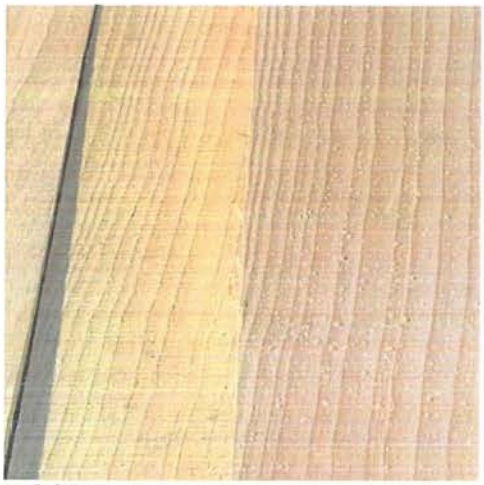
A203

Windmill Hill Residence
645 Garcia St.
Santa Fe, NM 87505
NOT FOR CONSTRUCTION
StudioGP, llc
ARCHITECTS
DESCRIPTION
DATE
SF HDRB Submission
PROJECT NO:
24-002
DATE:
07.19.2024
DRAWN BY:
CHECKED BY:
SHT NO:
SHEET TITLE:
ELEVATION
A204
STUCCO
GARAGE DOOR
-Wood
WOOD
Beam
WOOD
Fascia
STUCCO
4 North Elevation

PROJECT MATERIALS

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

STONE Walls & Cistern
-Local river rock-



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

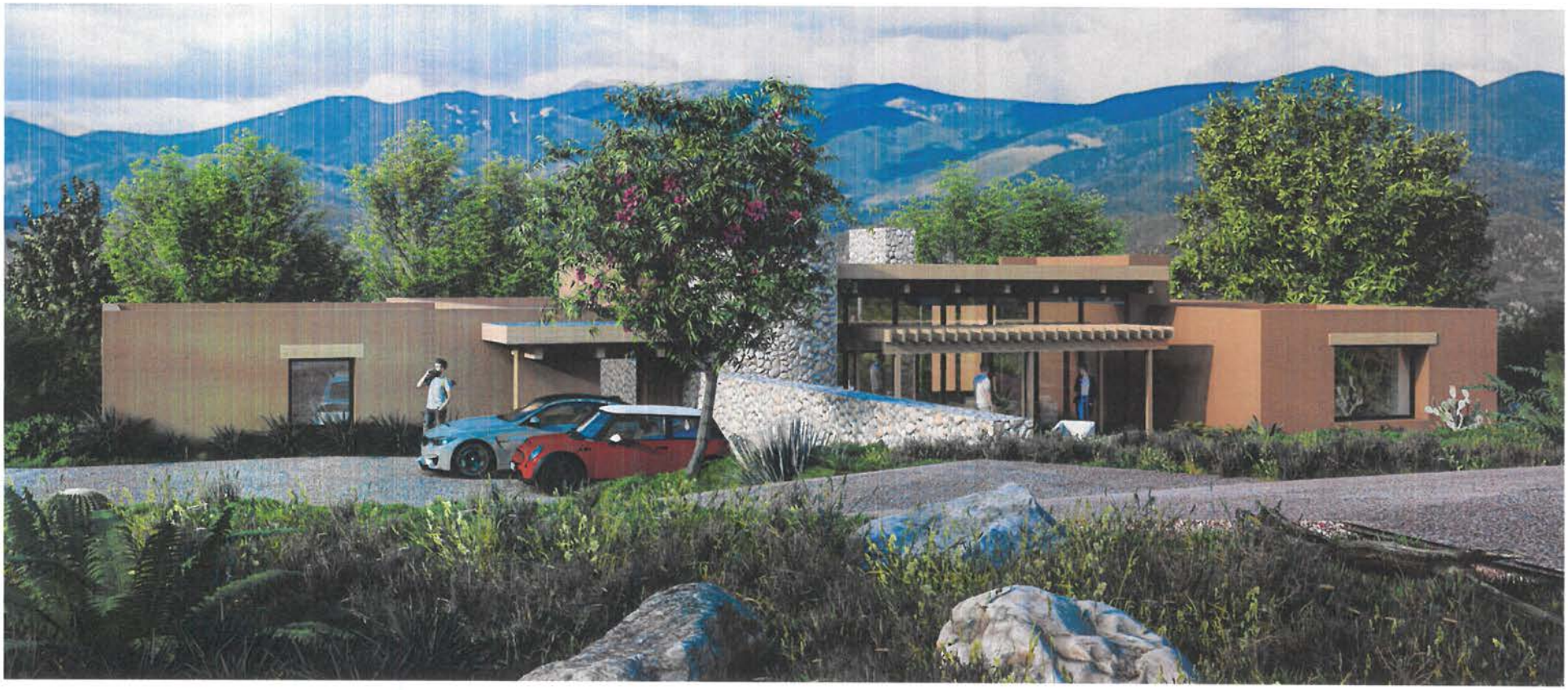
WINDOWS/DOORS Aluminum clad wood
-Black aluminum exterior
clear coat wood finish interior-

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87501

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87501



Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87501

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87501

1 EXISTING SITE PHOTO Looking East

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87505

2 EXISTING SITE PHOTO Looking North

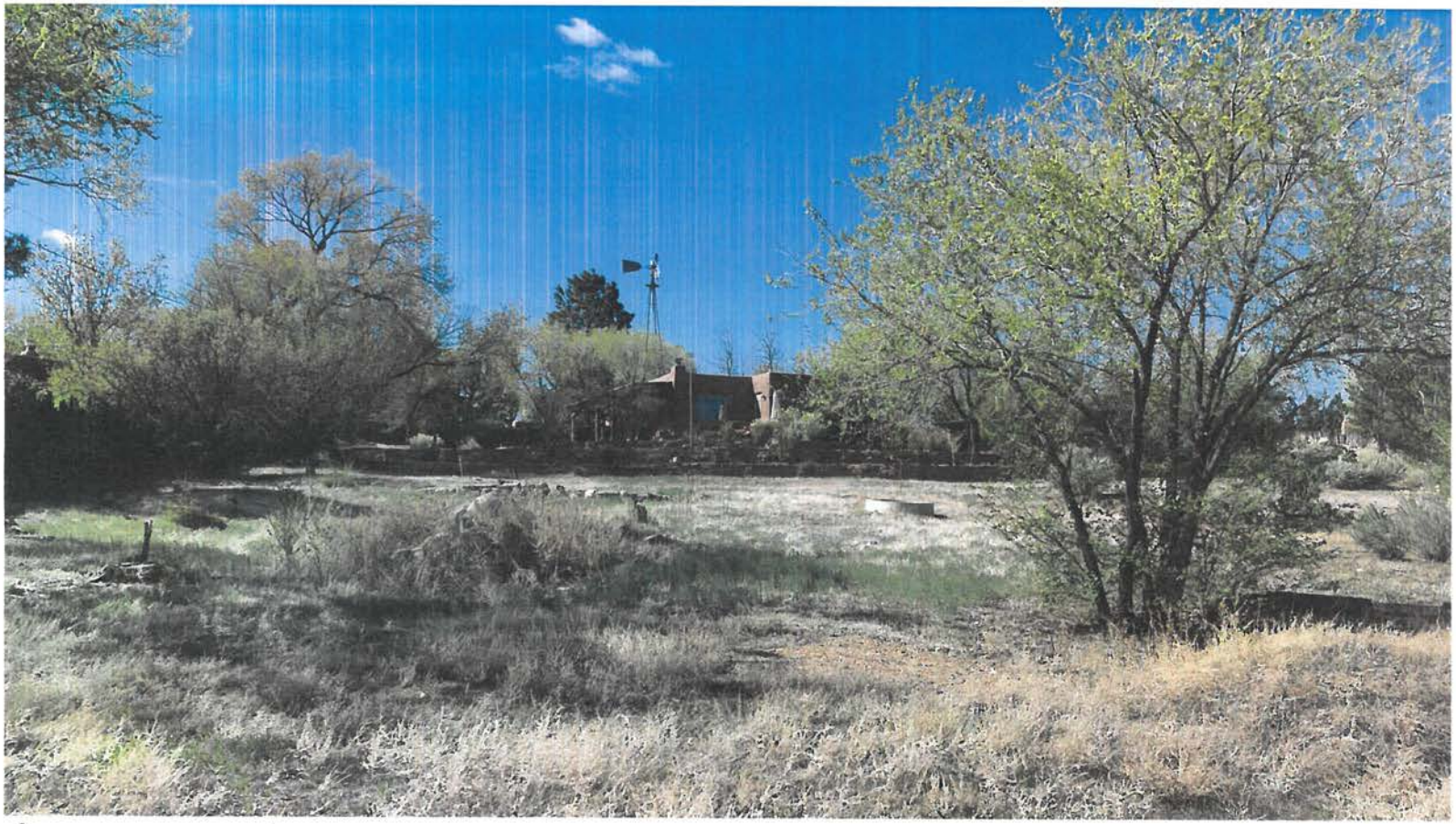
Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87505

3 EXISTING SITE PHOTO Looking West

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87505



4 EXISTING SITE PHOTO Looking South

Windmill Hill Lot 3 Residence

645 Garcia St.
Santa Fe, NM 87505

City of Santa Fe, New Mexico

memo

DATE: February 10, 2026

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

2025-011418-HDRB, 320 Paseo de Peralta, Downtown & Eastside Historic District, Non-Contributing, Charlotte Fox, owner, requests approval for a mural. Two exceptions are requested to 14-5.2(E)(1)(b) exterior walls, and 14-5.2(E)(2)(e) publicly visible facades.

REFERENCE ATTACHMENTS (Sequentially):

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

STAFF RECOMMENDATION:

Staff recommends denial of the proposed project and finds that the exception criteria have not been met for the exceptions requested to 14-5.2(E)(1)(b) exceed a single color on exterior wall and 14-5.2(E)(2)(e) exceed a single color on a facade. The application does not comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

This property was cited in August of 2025, for the mural being painted on the building without approval. Murals are permitted in the historic districts but must be reviewed and approved by the Historic Districts Review Board and may require exceptions.

Sample motion:

a. In case 2025-011418-HDRB, 320 Paseo de Peralta, approve or deny the exception requests to 14-5.2(E)(1)(b) exterior walls and 14-5.2(E)(2)(e) publicly visible facades to allow a mural.

If the Board denies the request staff recommends that the exterior walls should be re-stuccoed to match the earthtone color of the structure.

BACKGROUND & SUMMARY:

Streetscape:
The streetscape along this section of Paseo de Peralta can be summarized as a mixed-use commercial and residential area where the architectural design is also a mix of Spanish Pueblo Revival, Territorial, and Vernacular styles prevalent throughout the historic districts. The streetscape consists of some significant and contributing structures, however no other murals are present on the streetscape. Pitched and flat roofs are commonly observed with stuccoed earthtone exterior walls and some wooden fences along Paseo de Peralta. Wrought iron can be observed at some properties in the area. The overstory is prominent with large cottonwoods, pines, sequoias, and other domestic cultivated vegetation.

Site Description:
The structure at 320 Paseo de Peralta is constructed in the Spanish Pueblo Revival style and is currently serving as a short-term rental owned by Casa de Huerto Properties, LLC. The structure is designated as non-contributing to the Downtown and Eastside Historic District. The following paragraphs are a summation of the property described by Mrs. Nicole A. Ramirez Thomas, former planner for the Historic Preservation Division in a case that was presented to the HDRB in 2016.

> *Building A: Building A is an irregularly shaped one-story building constructed in 1886. The house noted on the 1912 Kings Map indicates the "U" shape the property possessed until sometime after 1958, when the massing of the building changed significantly. Multiple flat roofs adjoin and the report from Mr. Murphey's 2016 Historic Cultural Property Inventory (HCPI) survey report indicating the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall, but aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to*

Commented [MM1]: Paul - is this policy or is this requirement that the HDRB must review and approve in the code?

Commented [DP2R1]: Maggie - that's a great question. My understand is a follows: 14-5.2(10) Signs; Murals
Sign applications and required submittals shall be reviewed by the planning and land use department. Approval or disapproval shall be indicated by the division on the application for the building permit and on each of the required submittals. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required. (Ord. No. 2007-45 § 30; Ord. No. 2020-22 § 16; Ord. No. 2023-27 § 1)

the 1985 Building B but is not visible and provides another passage from the north side and the south side of the property.

Building B: Building B was constructed in the 1980s as an addition to the property, but it is a separate building. The current HCPI survey report photos demonstrate changes to the northwest corner of the building.

PREVIOUS HDRB CASE SUMMARIES:

On September 22, 2016, in Case No. H-16-073A, the Board maintained the status as non-contributing to the Downtown and Eastside Historic District.

On September 22, 2016, in Case No. H-16-073B, the Board approved a wholesale window replacement and 168' sq. ft. portal addition on the non-contributing structure.

Several 1984 Legacy HDRB and administrative approvals have taken place on the property, but no records are currently available for review.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Retroactive approval of a mural, titled "Orchard Sentinel," applied to the exterior wall of the property located at 320 Paseo de Peralta, Santa Fe, New Mexico, within the Downtown & Eastside Historic District. This submission is made in direct response to the Historic Preservation Division Notice of Violation issued on August 5, 2025.

Figure 1. North and West publicly facing facades on Paseo de Peralta.

Figure 2. North publicly facing facade. The mural camouflages the existing utility boxes and lines.

Figure 3. West publicly facing facade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E)(1)(b) exterior walls: The applicant requests an exception to 14-5.2(E)(1)(b) exterior walls to address non-compliance with the standard that all exterior walls of a building are painted alike and that 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.

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

Applicant Response: The mural's earth tones and Tewa-inspired design harmonize with the district's adobe aesthetic, enhancing rather than detracting from its historic integrity.

Staff Response: While murals are allowed in the Downtown and Eastside Historic District, they must be located in the protected space under *portales* or inset panels in a wall under the roof. The location, scale and high intensity contrasting color of the proposed mural does not meet with the intent of the historic district's ordinance. Staff finds that this criterion is not met. The mural overtakes the building and dominates the streetscape, thereby impacting the character of the district.

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

Applicant Response: The mural's retention avoids financial loss from its creation and improves the public's experience by beautifying an unsightly utility area.

Staff Response: Staff finds that this criterion is not met. Had the applicant followed the requirements of the historic district's ordinance and requested approval prior to painting the mural on the property, an alternative design or location for the mural may have been determined and approved by the Board. The ordinance was adopted to protect and preserve the public welfare and requires certain exceptions and approvals that should be followed by property owners prior to making investments in their property.

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

Applicant Response: By blending Tewa symbolism with modern artistry, the mural enriches Santa Fe's diverse identity, fostering cultural appreciation within the district.

Staff Response: While the presence of any one particular mural may have a nominal impact, either positively or negatively on the ability of residents to continue to reside within the historic districts, through the applicant's negligence multiple design options were not presented or considered by the Board prior to the murals placement on the property Had the Board been presented with the mural prior to its placement, the Board may have considered and recommended alternative designs, locations, or color choices that would have contributed to the overall unique character of the district. Therefore, staff finds that this criterion is not met.

Exception to 14-5.2(E)(2)(e) publicly visible facades: The applicant requests an exception to 14-5.2(E)(2)(e) publicly visible facades to address the non-compliance with the standard that the public visible façade of any building and of any adjoining walls shall, except as otherwise provided in the code, 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 and may have murals.

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

Applicant Response: The mural's placement and colors align with the district's aesthetic, providing an aesthetically pleasing street frontage that complements the historic environment.

Staff Response: While murals are allowed in the Downtown and Eastside Historic District, they must be located in the protected space under *portales* or inset panels in a wall under the roof. The location, scale and high intensity contrasting color of the proposed mural does not meet with the intent of the historic district's ordinance. The bright colors and scale of the building is not compatible with the streetscape or characteristics of the Downtown & Eastside Historic District. Furthermore, district standards require that publicly visible facades of any building and any adjoining wall shall be painted of the same earthtone color – murals are allowed with contrasting colors only under *portales*. Staff finds that this criterion is not met. The mural overtakes the building and dominates the streetscape, thereby impacting the character of the district.

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

Applicant Response: The mural prevents hardship by preserving a significant investment and enhances public welfare by welcoming residents and guests with vibrant, culturally significant imagery.

Staff Response: Staff finds that this criterion is not met. Had the applicant followed the requirements of the historic district's ordinance and requested approval prior to painting the mural on the property, an alternative design or location for the mural may have been determined and approved by the Board. The historic district's ordinance was adopted to protect and preserve the public welfare, by preserving the character and structures of the historic district. The ordinance requires certain exceptions and approvals that should be followed by property owners prior to making investments in their property. The design standards set forth an expectation for consistency and predictability in design that is expected in all historic districts to maintain the unique character of Santa Fe.

(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 mural supports Santa Fe's "City Different" identity, offering a unique design that enhances the district's appeal and residential vitality.

Staff Response: While the presence of any one particular mural may have little impact, either positively or negatively on the ability of residents to continue to reside within the historic districts, through the applicant's negligence a full range of design options were not presented or considered by the board prior to the murals placement on the property. Had the Board been presented with the mural prior to its placement, the Board may have been able to consider alternative designs that would have contributed to the overall unique character of the district. Therefore, staff finds that this criterion is not met.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

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

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

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

(1) General

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

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less

than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

14-5.2(10) Signs; Murals

Sign applications and required submittals shall be reviewed by the planning and land use department. Approval or disapproval shall be indicated by the division on the application for the building permit and on each of the required submittals. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required. (Ord. No. 2007-45 § 30; Ord. No. 2020-22 § 16; Ord. No. 2023-27 § 1)

DEFINITIONS:

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.

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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 A
		4. County: Santa Fe

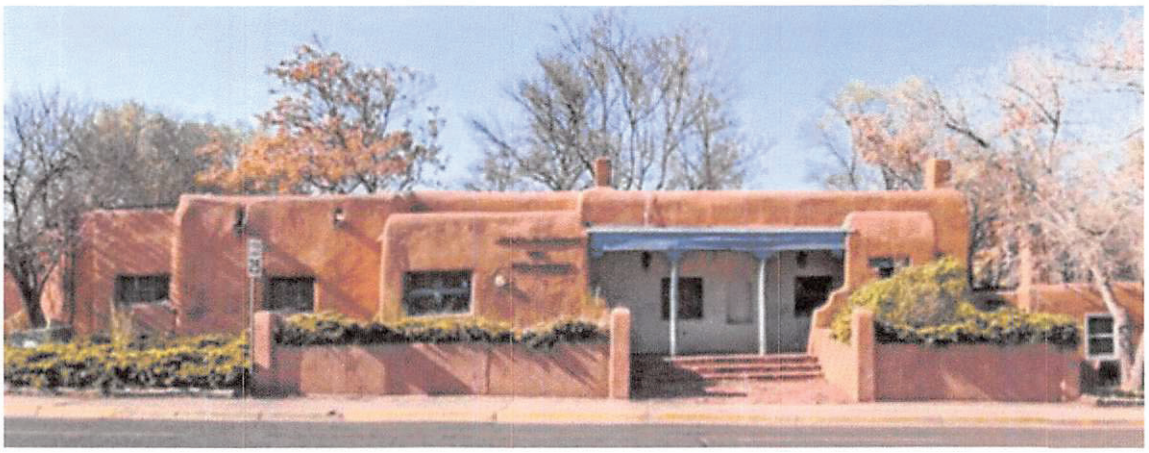
5. Property Type: _x_ Building __ Structure __ Site __ Object

6. Date of Survey: 8 / xx/ 2016

7. Previous Survey Date(s): __11__/ _1_/ 1985____ ____ No previous survey

8. Name of Project: NA

9. UTM Zone: Easting: NA **Northing:**



10. Photo Information View of: North elevation at Paseo de Peralta

11. Brief Description of the Property: One story irregularly shaped building with multiple adjoining flat roofs. Masonry yard wall and plantings flank street entrance with flagstone paving leading to portal, which has round posts and wood corbels. Parking is in the rear, and this entrance is very rarely used. The addition at the west (H2997 B)is separated from the building by a narrow passage, only connected at the north side by a segment of wall with a wood gate. All doors are wood panel, but windows range from steel-sash (older parts) to 1/1 wood double hung. Only the thick walls remain to suggest the 1912 building.The east elevation portal is supported by masonry piers also detailed with corbels and a wood beam.The long south elevation is set back in the center, and there are no openings in the west and east wing walls. Avariety of windows and doors punctuate the center, and a small porch covers an entrance in the northwest corner. An adobe yard wall encloses a patio at the south. A wide planting area and parking are south of the yard wall. A portal west of it covers doors into the later building at the west, and also serves as passage into the patio south of this building. A few trees are in this space, and the building is surrounded by asphalt except where the adjacent building has been added. The narrow passage between the buildings is unpaved and some volunteer tree shoots have sprouted.

12. Who uses the property?

vacant

13. Construction Dates:

Dates: pre 1886, 1912, pre-1958 __x__**Known** __ **Estimated** **Source:** Maps/Aerial photos

14. Setting:

__ **Suburban** __ **Rural** __ **Village** _x_ **Urban** **If Urban:** _x_ **Commercial** __ **Industrial** __ **Residential** __**Public**

15. Relationship to Surroundings: _x_ **Similar** __ **Dissimilar**

Comments:

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

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

Portal at East Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Though part of the building existed in 1912, it has been greatly altered. Changes have affected it especially at the north and south sides, while the west side is concealed by the building that was added later.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
A house existed here in 1886; by 1912 it was expanded to an irregular U-shaped house at the end of Bowers Street. Bowers Street was incorporated into the north portion of Paseo de Peralta in 1975 according to City Directory. Previous owners include Margaret Moses, who sold it to Wally Sargent in 1946. He converted it o condominiums in 1996.

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? Alterations: majority of south side at patio was added after 1958

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___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:
Plaza de Peralta

2. Location:
320 Paseo de Peralta

3. Local Reference Number: H2997A

4. County
Santa Fe

5. Date of Survey: 8/2/ 2016

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:

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	5 pairs
Casement	steel	6	3
		9	5
Awning	wood	1	1

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	7
	vert board utility	wood	1
single	arched lites above and side lites	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)

4 interior stucco

13. Porches __4___

Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

none

15. Modifications: x __ No known modifications

#1___window replacements: additions at north and south___ **Date:** _post 1966___ **Known**__ **Estimated**_x_ **Source:** aerial photos

#2_____ Date:_____Known __ Estimated__ Source:

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:_____

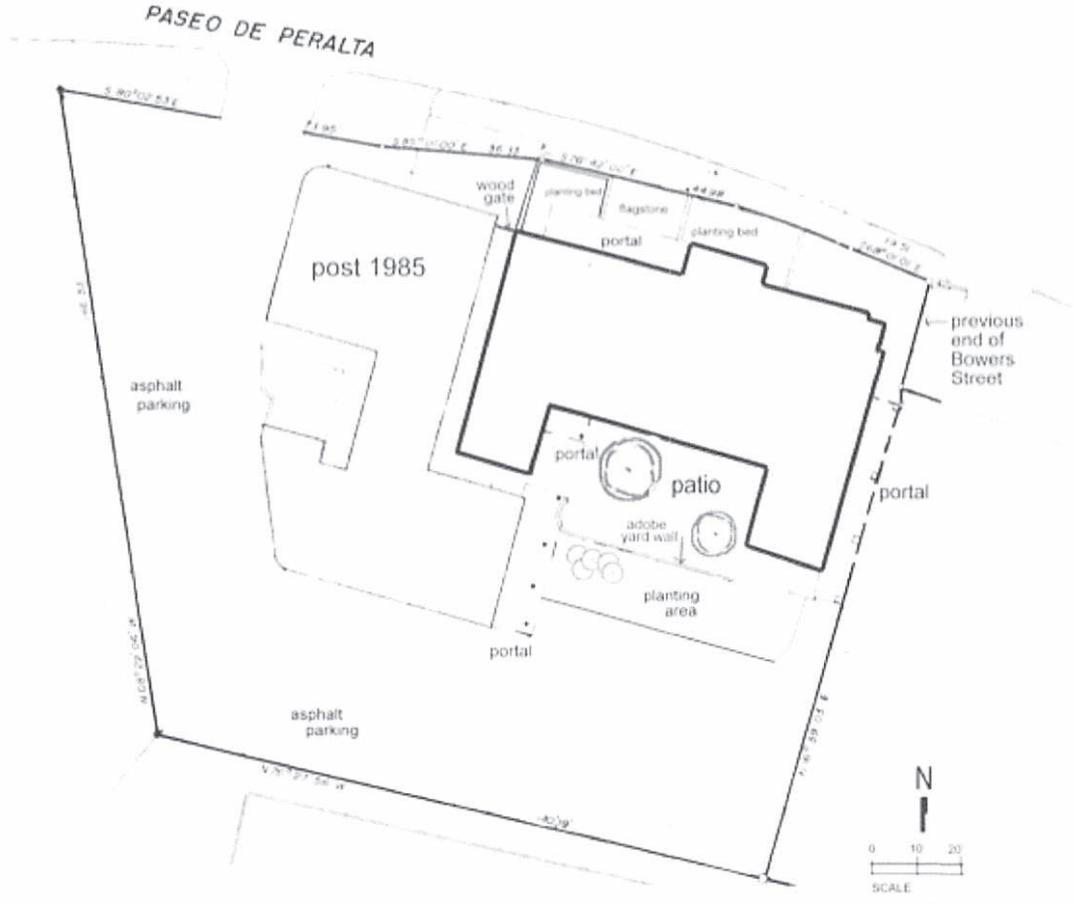
17. Documents Available and Their Locations
Maps, Chavez History Library; Deeds with Owner

SITE:

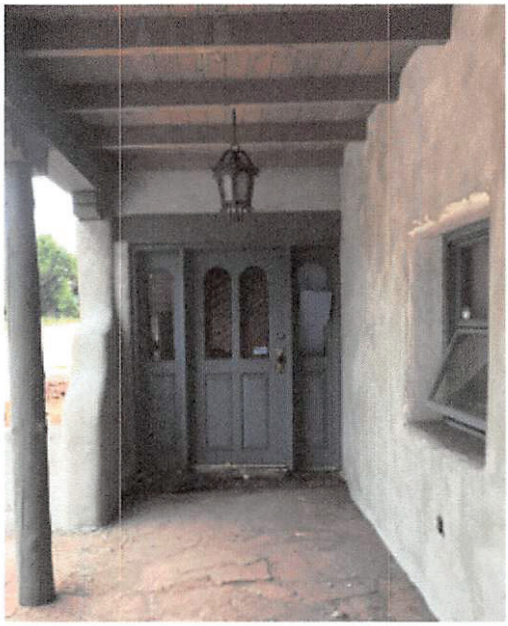
18. Attached or Associated Properties
The newer building at the west is connected only by gates; see separate HCPI form.

Are associated properties eligible for listing? No

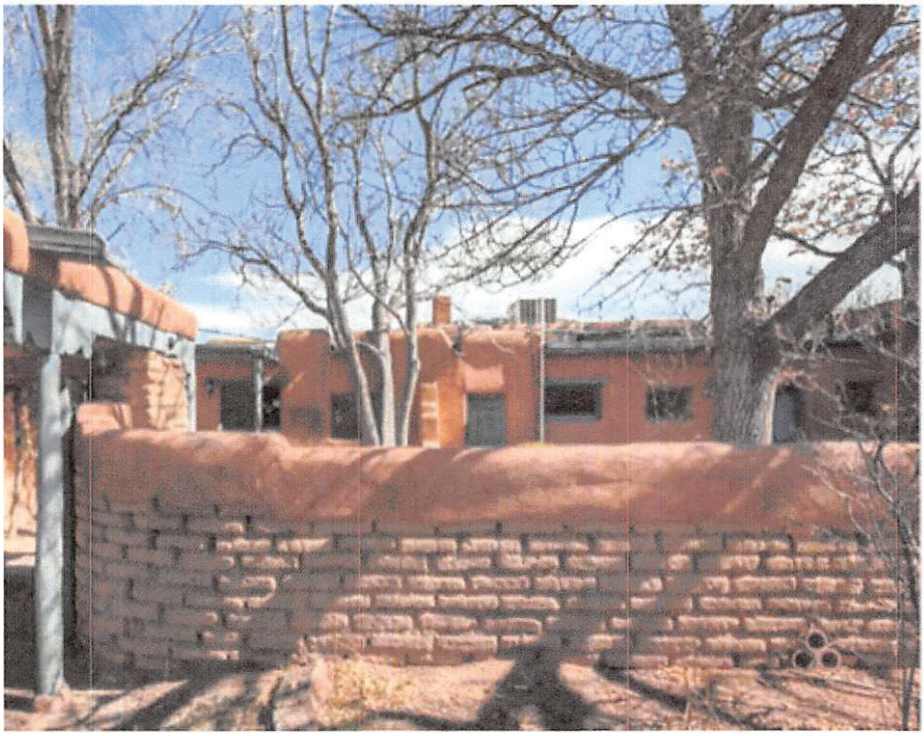
19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways



Detail of north entrance

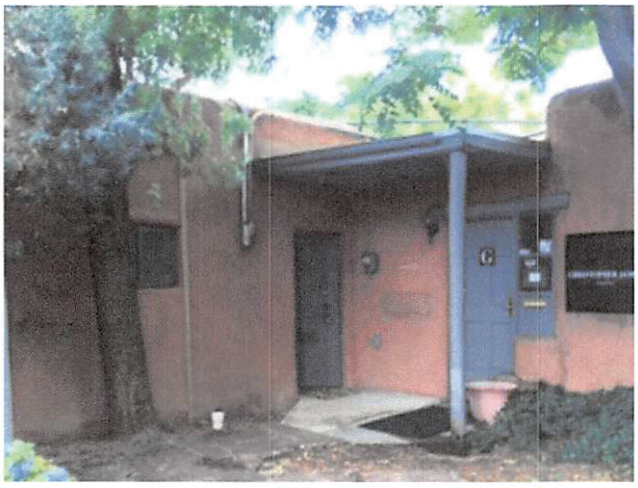


Door and sidelights at north portal

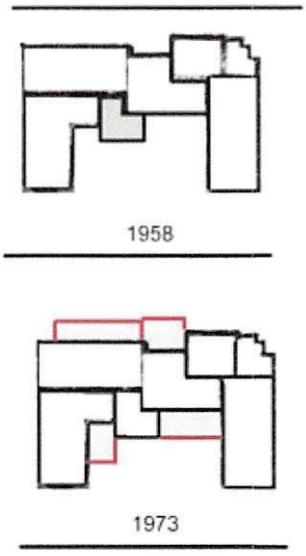


Yard wall infront of south elevation

HCPI Detail Form Continuation Sheet 2



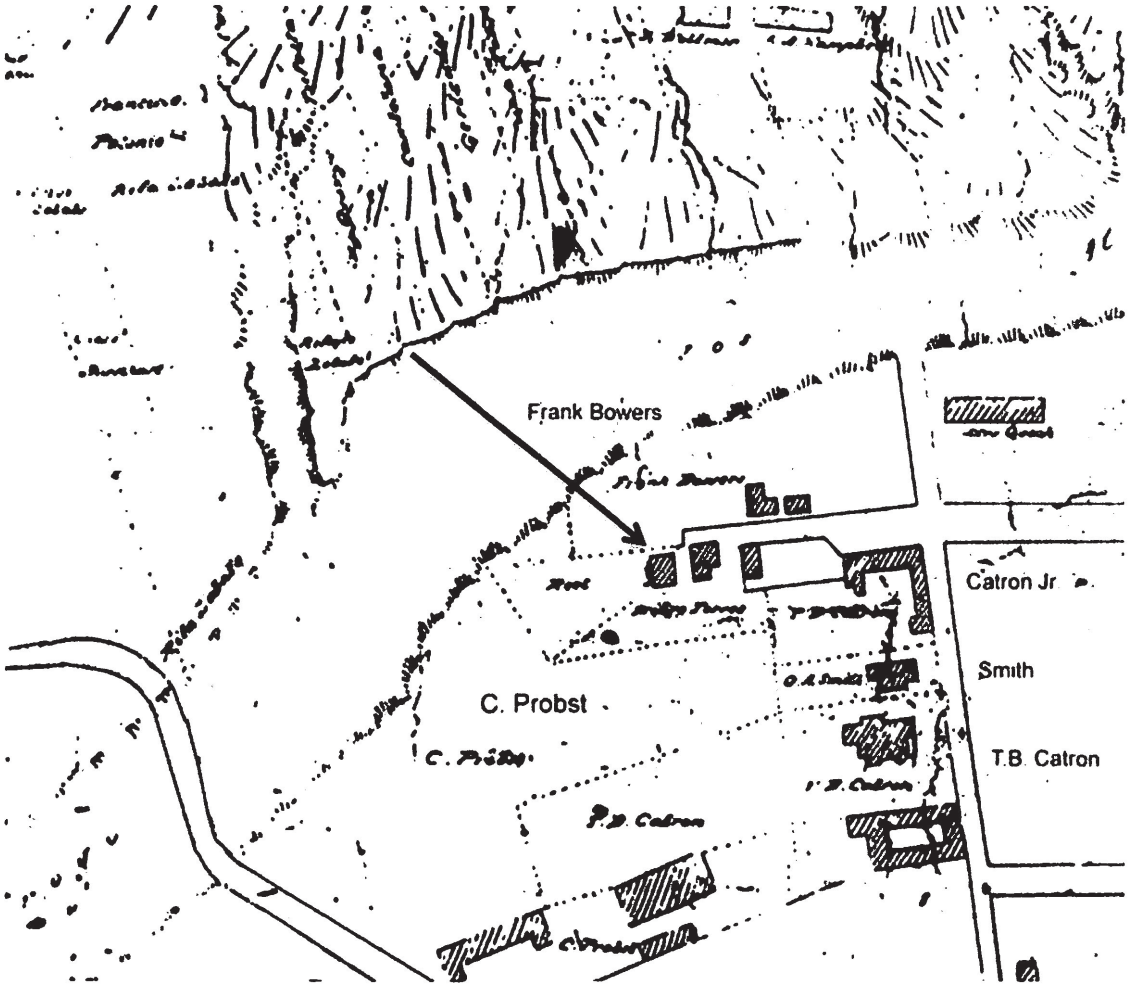
South Elevation of patio at west corner



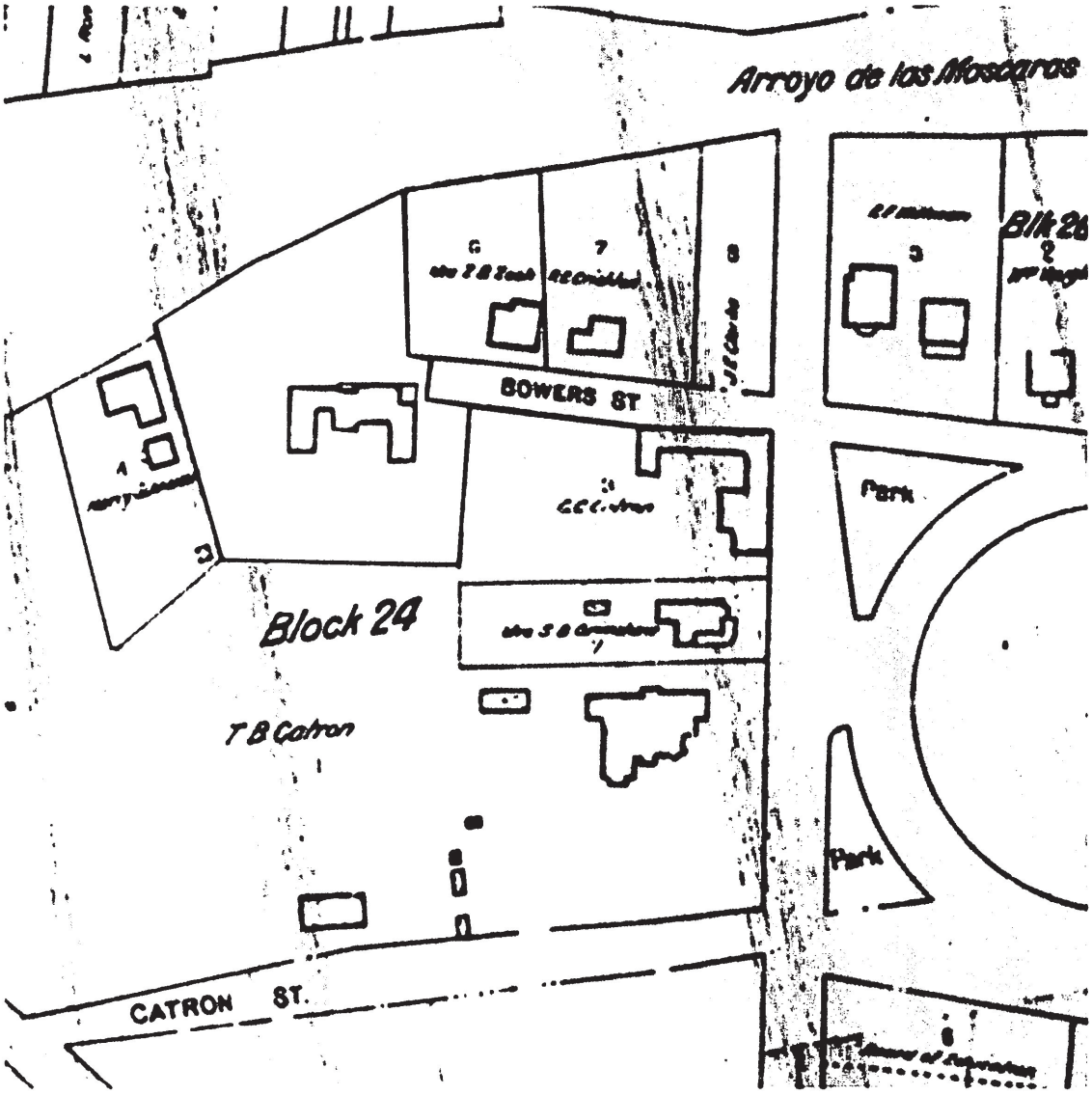
South elevation of patio

Note diagrams above right; Only the portion with the steel sash window at left was present in 1958 and still remained in 1973.

HCPI Detail Form Continuation Sheet 3

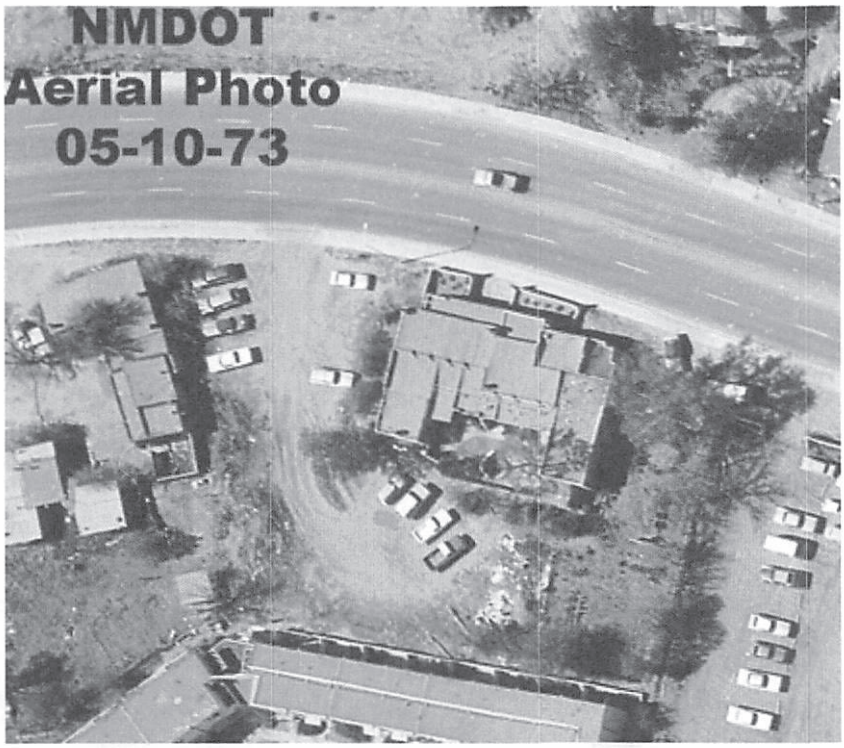


Arrow above indicates a house in this location as early as 1886 on the Hartmann Map.



In 1912 the home of merchant (grocer) Charles L. Bishop (1859-1914) was at the end of Bowers Street. It was one of several subdivided from the block of Thomas Catron.

HCPI Detail Form Continuation Sheet 5



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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 B
		4. County: Santa Fe

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

6. Date of Survey:
8 / 2 / 2016

7. Previous Survey Date(s):
__11__/ _1_/ 1985____
____ No previous survey

8. Name of Project:
NA

9. UTM
Zone:
Easting: NA
Northing:

10. Photo Information View of: View from north west

11. Brief Description of the Property: Though this building functions as an addtion, it is a separate building. This one story irregularly shaped commercial building is set approximately 3 feet west of the historic building to the east (H2997 A). There is no entrance to the building on the north side along Paseo de Peralta. The entrance from the asphalt parking area at the west side is through a gateway between building and yard wall into a patio with two trees. The other entrance is under a portal at the south side. All windows are 1/1 wood double hung and all doors are wood panel. Two single and one double chimney are four feet above parapet height.

12. Who uses the property?

Various businesses / offices

13. Construction Dates:

Dates: 1980s ____**Known** _x_ **Estimated** **Source:** NA

14. Setting:

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

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments:

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

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

Entrance at West Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Wally Sergeant is a well-known Santa Fe realtor.

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

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? Date of construction

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___2_____

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:	2. Location:	3. Local Reference Number: H2997 B
Plaza de Peralta	320 Paseo de Peralta	4. County: Santa Fe
		5. Date of Survey: 8/2/ 2016

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:

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ 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 __ Parapet
Materials: _x_ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	6
Pair of Dbl hung	wood	1/1	4

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	5
pair	multi-panel	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)

7 interior stucco

13. Porches __2___

Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

15. Modifications: _x_ No known modifications
#1_____ Date: _post 1966___ Known__ Estimated_x_ Source:

#2_____ Date:_____Known __ Estimated__ Source:

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

16. Primary Architectural Style __ Not Applicable

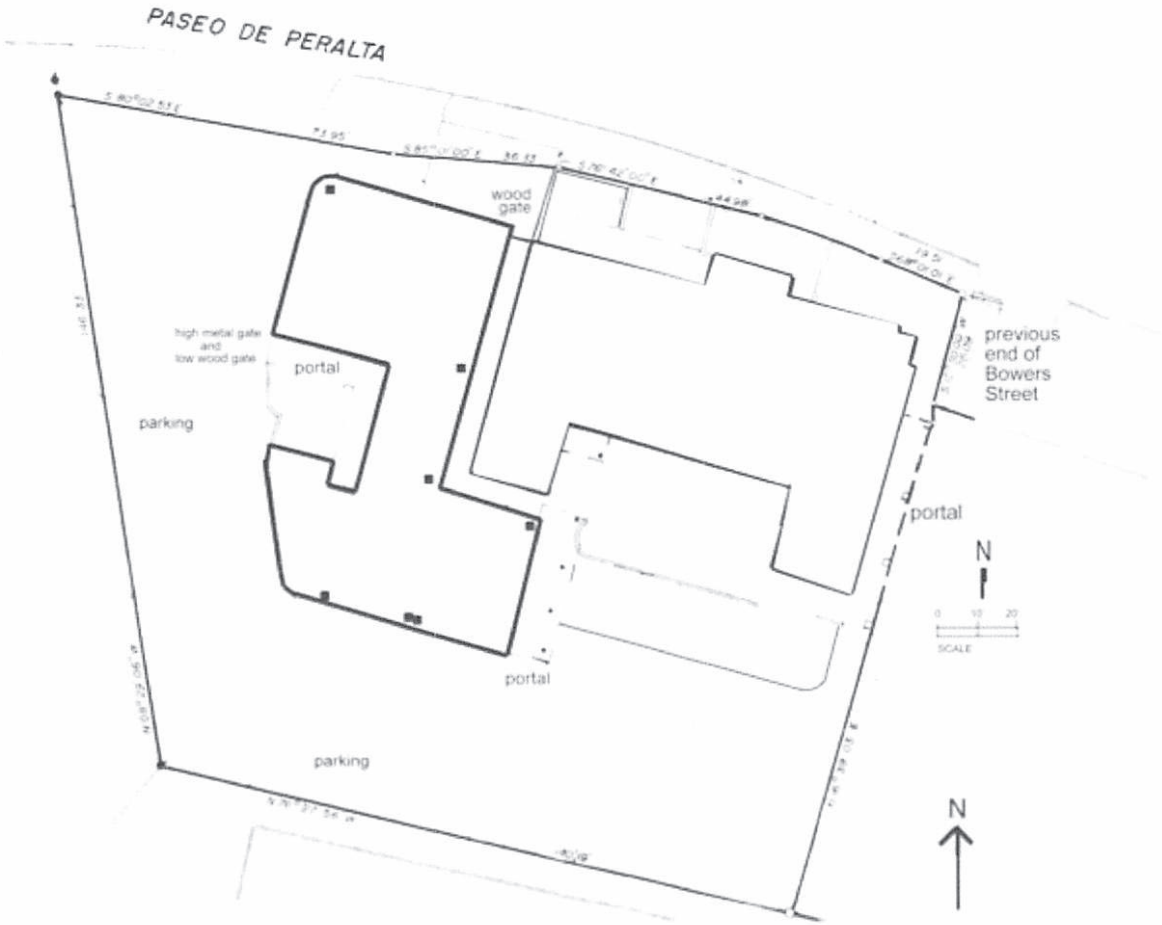
__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean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

Notes: Other:_____

17. Documents Available and Their Locations
Maps, Chavez History Library; deeds with owner

18. Attached or Associated Properties
The historic building at the east is connected only by gates; see separate HCPI form for H2997 A.
Are associated properties eligible for listing? No

19. Site Plan



South end of West Elevation

Southwest corner and south elevation

Portal and east elevation

H2997

11/7/85 HMW | SF | 051610479

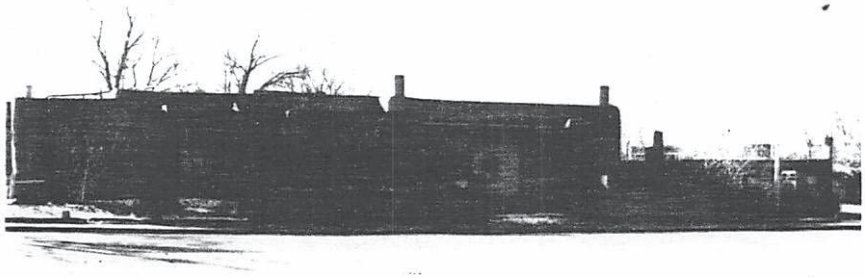
SFHD # 1 | 479

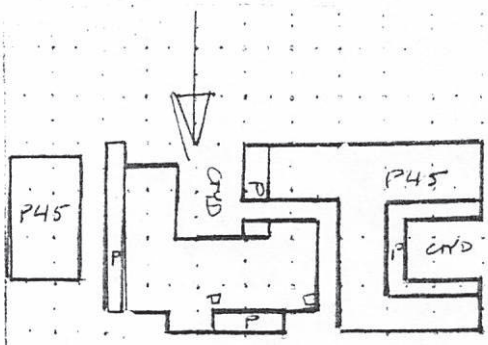
320 Pº de PEREALTA

SF

—

HMW 15 | 34-37 | HPB





OFFICE

SP REV.

?

ADOBE / STUCCO

FRONT CORE: RECESSED PORCH ROUND POSTS, CAPITALS, NEW 6/6 D.H. & NEW DOORS UNDER

REAR ORIG CORE: 1/1 D.H. (NEW)

MTL CASM'T, ALL NEW DOORS

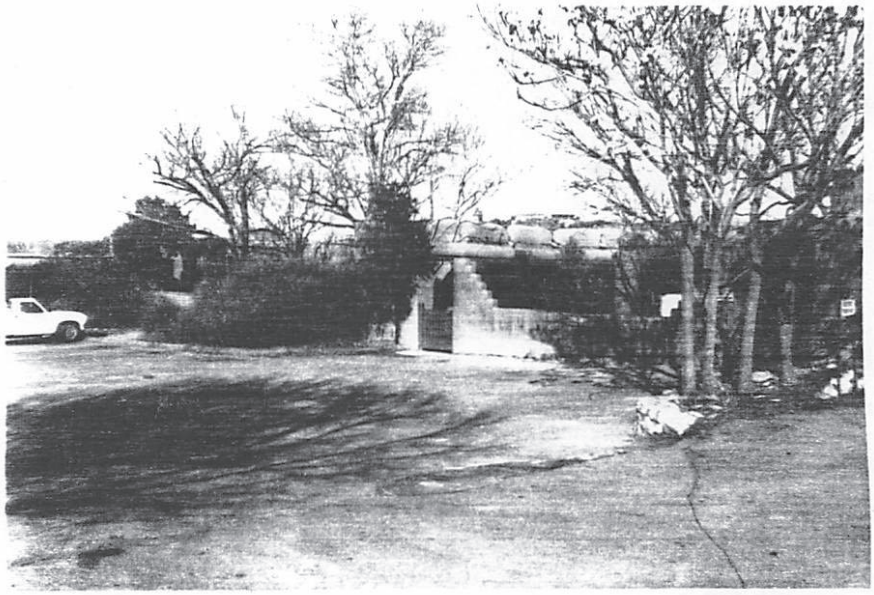
E SIDE ORIG CORE: 9 LIGHT MTL CASM'TS.

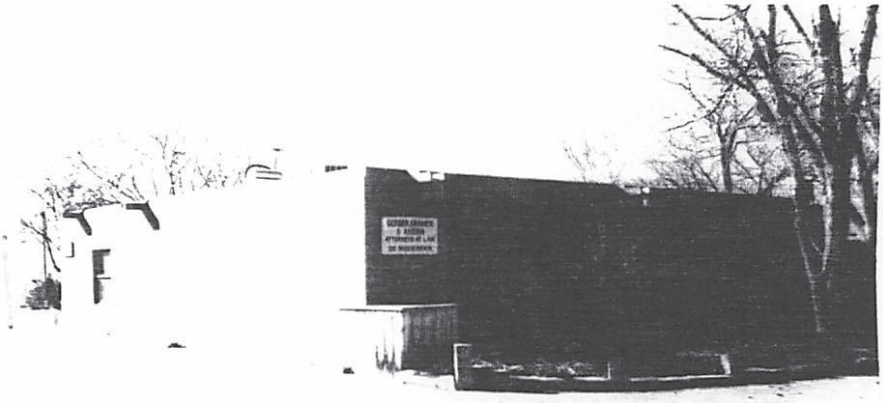
2 P45 FLANKING BLDGS.

THIS IS QUITE AN OLD HOUSE ON WHAT WAS THE REAR OF THE CATRON PROPERTY @ BYERS LANE.

IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.

TOYOTA





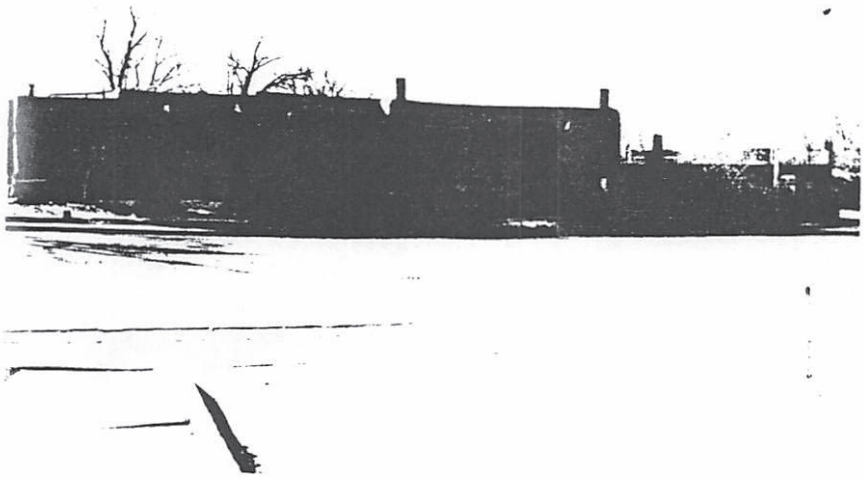
11/7/85 HMW SF 051610479

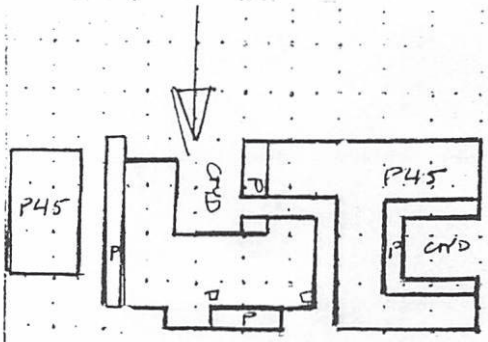
SFHD #1 479

320 P° de PERALTA

SF

HMW 15 34-37 HPB





date of construction

estimate actual

residential

OFFICE

residential

condition

excellent ✓ good

fair deteriorated

degree of remodeling

minor moderate ✓ major

describe:

surroundings

relationship to surroundings

similar not similar

district potential

yes no

significance

eligible ✓ of rope

interest

if eligible, why? CONTRIB.

NC ADDS.

associated buildings? yes

what type?

if inventoried, list it nos.

back? yes

style

SP REV.

?

wall material surface

ADOBE / STUCCO

architectural features

FRONT CORE: RECESSED PORCH ROUND POSTS, ZAPATAS,

NEW 8/8 D.H. & NEW DOORS UNDER

REAR ORIG CORE: 1/1 D.H. (NEW)

MTL CASM'T, ALL NEW DOORS

E SIDE ORIG CORE: 9 LIGHT MTL CASM'TS.

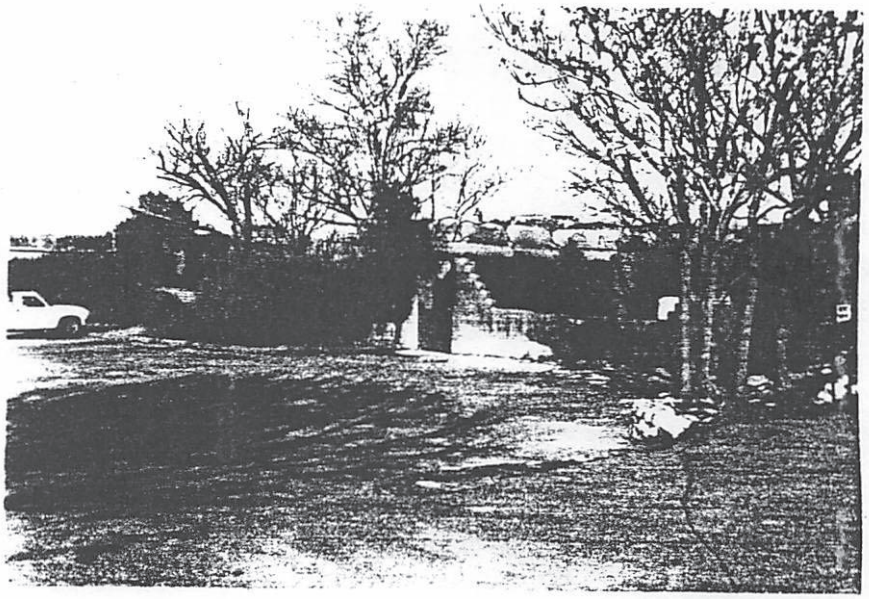
2 P45 FLANKING BLDGS.

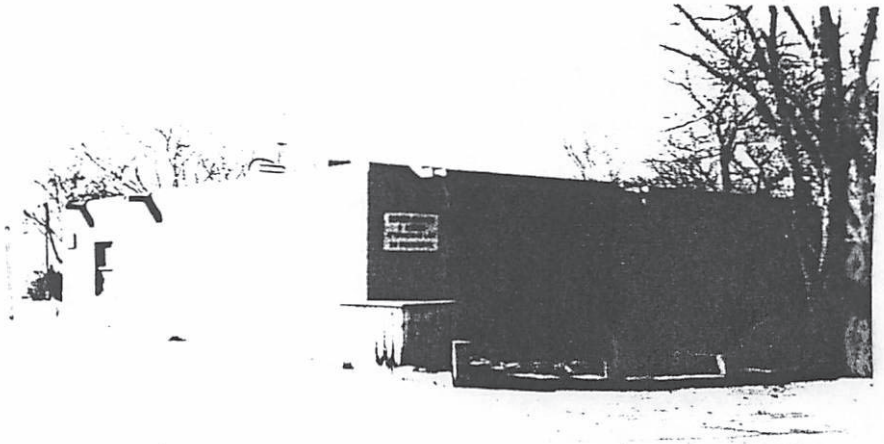
comments

THIS IS QUITE AN OLD HOUSE ON WHAT WAS THE REAR OF THE CATRON PROPERTY @ BOWERS LANE.

IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.

TOYOTA





Action of the Board

Member Katz moved in Case #H-16-077 at 216 Gonzales Road/216 Lorenzo Lane, finding that the exception criteria have been met and undivided windows don't damage the character because many others are undivided in the area and some are some are not but all the rest in this building are undivided. Regarding the hardship, he thought it would be hardship to have to replace all of the windows rather than just matching what exists on the house now. It strengthens the unique heterogeneous character of the City and having undivided lites does that. So he moved to approve the application. Member Roybal seconded the motion and it passed by unanimous voice vote.

No motion was made to remove the tabled cases from the table but the Board proceeded to hear them.

7. **Case #H-16-073A. 320 Paseo de Peralta.** Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as noncontributing to the Downtown and Eastside Historic District. Staff is requesting a status review of the two structures per input from the Board. If the Board finds one or both of the buildings to be contributing to the Downtown and Eastside, primary elevations will need to be assigned.

Building A

Building A is described as an irregularly shaped one story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added onto sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15-year period. Little information is given about the wall.

Building B

Building B was constructed in 1980s as an addition to the property but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

Conclusion

While some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. The aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the character. Additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

STAFF RECOMMENDATION:

Staff recommends Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Jay Herrera, who stood for questions.

Questions to the Applicant

Chair Rios asked if Mr. Herrera agreed with the staff recommendations.

Mr. Herrera said he did.

Member Katz asked how old the yard wall was.

Mr. Herrera said he didn't know. It was bumped into and demolished.

Member Katz asked how long Mr. Herrera has been connected with the building.

Mr. Herrera said he has for two months.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Biedscheid moved in Case #H-16-073A at 320 Paseo de Peralta, to approve the application as recommended that the structures remain non-contributing and that no status be assigned to the non-existent yard wall. Member Powell seconded the motion and it passed by unanimous voice vote.

8. **Case #H-16-073B. 320 Paseo de Peralta.** Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

320 Paseo de Peralta is a property composed of two non-residential buildings with an original construction date of 1886 according to the Historic Cultural Property Inventory (HCPI). It is constructed in the Spanish-Pueblo Revival style and is designated as noncontributing to the Downtown and Eastside Historic District. An updated HCPI form is provided and demonstrates the dates and types of alterations to the property.

The applicant proposes to remodel the property with the following three items.

1) Add a 168 square foot portal to the south elevation of the structure to a height of 8 feet. Trees near the building will remain.

2) Replace damaged windows. The applicant has provided a window replacement plan and cut sheets. All windows will be divided lite and the window opening dimensions will not change unless the window will be replaced for a door. Windows will be wood interior with a clad exterior in "Desert Sand."

a) Replace all windows on the north elevation.

b) Replace a window for a door on the south elevation.

c) Replace one window on the south elevation.

d) Removal of a door opening on the south elevation.

e) Replace two windows for two doors on the east elevation.

f) Replace two existing doors on the east elevation.

g) Replace two windows on the east elevation.

h) Replace all windows on the west elevation.

3) Stucco will be El Rey cementitious "Kokanee."

4) Replace existing brick and cement paving in the courtyard on the south side of the property with pave stone.

5) Replace existing flagstone on the north entrance of the building with pave stone.

6) Replace an existing wall that was demolished without a permit. The wall will replicate the previous wall in height and style. Maximum height of the wall was 8 feet and the wall was constructed of exposed adobe. The applicant plans to replace the wall with a stucco wall to enclose the courtyard.

STAFF RECOMMENDATION:

Staff recommends approval as the application complies with 14-5.2 (D) (9) Design Standards for All H Districts Height, Pitch, Scale, and Massing and 14-5.2 (E) Downtown and Eastside Design Standards.

Questions to Staff

Chair Rios asked what the proposed lite pattern is on the west.

Mr. Rasch said if is four over four.

Member Powell asked to see the courtyard.

Member Powell, upon seeing it, said it seems like the improvements are good improvements. He added that on contributing structures, the Board asks that all rooftop appurtenance be covered.

Mr. Herrera explained that was why they wanted the parapet.

Applicant's Presentation

No presentation was given.

Questions to the Applicant

Chair Rios commented that if it is in a historic district, rooftop equipment is to not be publicly visible, whether contributing or not.

Mr. Rasch said the code actually is silent for non-contributing structures but the Board's practice has been to require screening because at 50 years, it becomes nonconforming.

Chair Rios agreed and said the applicant is moving in that direction.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Powell moved in Case #H-16-073B. at 320 Paseo de Peralta, to approve the application as submitted and requiring that rooftop equipment be screened by the parapet. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

G. MATTERS FROM THE BOARD

There were no matters from the Board.

H. ADJOURNMENT

ITEM # 16-0977

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

Case #H-16-073A
Address – 320 Paseo de Peralta
Agent's Name – Santa Fe Sustainable
Owner/Applicant's Name – FFT LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2016, after it was postponed at the September 13, 2016 due to audio-visual technical difficulties, not the fault of the Applicant.

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as Noncontributing to the Downtown and Eastside Historic District. Staff requested the Board review the status of the two structures. If the Board finds one or both of the buildings to be Contributing to the Downtown and Eastside, primary elevations will need to be assigned.

Building A: Building A is an irregularly shaped one-story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15 year period. Little information is given about the wall.

Building B: Building B was constructed in 1980s as an addition to the property, but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

Staff's conclusion: Staff concluded that while some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. Staff also noted that the aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the character. Staff noted that additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

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. Staff Recommendation: Staff recommended Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:

   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))
5. Under Section 14-12.1, the definition of a "contributing structure" is "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."
6. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
7. The Board, in response to the application, finds:

   _X_ Building A and B do not meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report

   _X_ the yardwall has no status
8. 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 granted the Applicant's request to review historic status and unanimously voted to:

   _X_ Retain the existing Noncontributing status of Buildings A and B; and

   _X_ Assign no status to the demolished yardwall.

IT IS SO ORDERED ON THIS 11th DAY OF OCTOBER 2016, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson — Date: 11 October 2016

FILED:

Yolanda Y. Vigil
City Clerk — Date: 10/12/16

APPROVED AS TO FORM

Asst CA
Assistant City Attorney — Date: 10-11-16

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:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

Project description: Staff requested a status review of the buildings at 320 Paseo de Peralta.

Case number: H-16-073
Project Type: HDRB

PROJECT LOCATION (S): 320 Paseo de Peralta

PROJECT NAMES:

OW – FFT LLC
Santa Fe, NM 87504

P.O. Box 1769
505-577-7000

AP – Santa Fe Sustainable
Santa FE, NM 87501

110 Spruce Street
505-780-0127

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on staff's request at their hearing on September 13, 2016. The decision of the Board was maintain the designation of "noncontributing" for the buildings at 320 Paseo de Peralta and assign no status to the demolished yardwall. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

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

City of Santa Fe, New Mexico

memo

DATE: September 19, 2016

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation DR

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-16-073A

ADDRESS: 320 Paseo de Peralta
Historic Status: Noncontributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	____ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	____ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
____ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall.

BACKGROUND & SUMMARY:

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as noncontributing to the Downtown and Eastside Historic District. Staff is requesting a status review of the two structures per input from the Board. If the Board finds one or both of the buildings to be contributing to the Downtown and Eastside, primary elevations will need to be assigned.

Building A

Building A is described as an irregularly shaped one story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15 year period. Little information is given about the wall.

Building B

Building B was constructed in 1980s as an addition to the property but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

Conclusion

While some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. The aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the

character. Additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 A
		4. County: Santa Fe

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

6. Date of Survey: 8 / xx/ 2016

7. Previous Survey Date(s): __11__/ _1_/ 1985____ ____ No previous survey

8. Name of Project: NA

9. UTM Zone: **Easting:** NA **Northing:**

10. Photo Information — View of: North elevation at Paseo de Peralta

11. Brief Description of the Property: One story irregularly shaped building with multiple adjoining flat roofs. Masonry yard wall and plantings flank street entrance with flagstone paving leading to portal, which has round posts and wood corbels. Parking is in the rear, and this entrance is very rarely used. The addition at the west (H2997 B)is separated from the building by a narrow passage, only connected at the north side by a segment of wall with a wood gate. All doors are wood panel, but windows range from steel-sash (older parts) to 1/1 wood double hung. Only the thick walls remain to suggest the 1912 building.The east elevation portal is supported by masonry piers also detailed with corbels and a wood beam.The long south elevation is set back in the center, and there are no openings in the west and east wing walls. Avariety of windows and doors punctuate the center, and a small porch covers an entrance in the northwest corner. An adobe yard wall encloses a patio at the south. A wide planting area and parking are south of the yard wall. A portal west of it covers doors into the later building at the west, and also serves as passage into the patio south of this building. A few trees are in this space, and the building is surrounded by asphalt except where the adjacent building has been added. The narrow passage between the buildings is unpaved and some volunteer tree shoots have sprouted.

12. Who uses the property?

vacant

13. Construction Dates:

Dates: pre 1886, 1912, pre-1958 __x__ **Known** __ **Estimated** **Source:** Maps/Aerial photos

14. Setting:

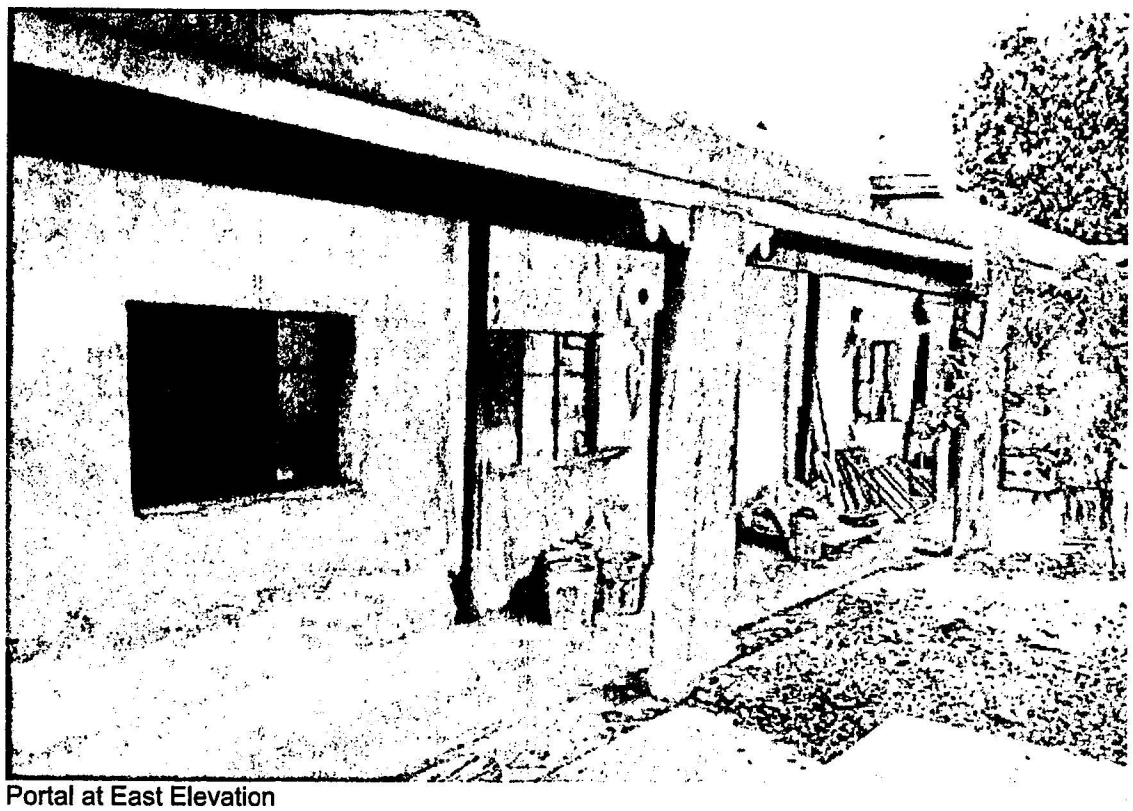
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ Commercial __ Industrial __ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments:

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

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



Portal at East Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Though part of the building existed in 1912, it has been greatly altered. Changes have affected it especially at the north and south sides, while the west side is concealed by the building that was added later.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
A house existed here in 1886; by 1912 it was expanded to an irregular U-shaped house at the end of Bowers Street. Bowers Street was incorporated into the north portion of Paseo de Peralta in 1975 according to City Directory. Previous owners include Margaret Moses, who sold it to Wally Sargent in 1946. He converted it o condominiums in 1996.

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? Alterations: majority of south side at patio was added after 1958

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___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:
Plaza de Peralta

2. Location:
320 Paseo de Peralta

3. Local Reference Number: H2997A

4. County
Santa Fe

5. Date of Survey: 8/2/ 2016

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:

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

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

10. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	5 pairs
Casement	steel	6	3
		9	5
Awning	wood	1	1

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	7
	vert board utility	wood	1
single	arched lites above and side lites	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)
4 interior stucco

13. Porches __4___
Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features
none

15. Modifications: x __ No known modifications
#1___window replacements: additions at north and south___ Date: _post 1966___ Known__ Estimated_x_ Source: aerial photos

#2_____ Date:_____Known __ Estimated__ Source:

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

Maps, Chavez History Library; Deeds with Owner

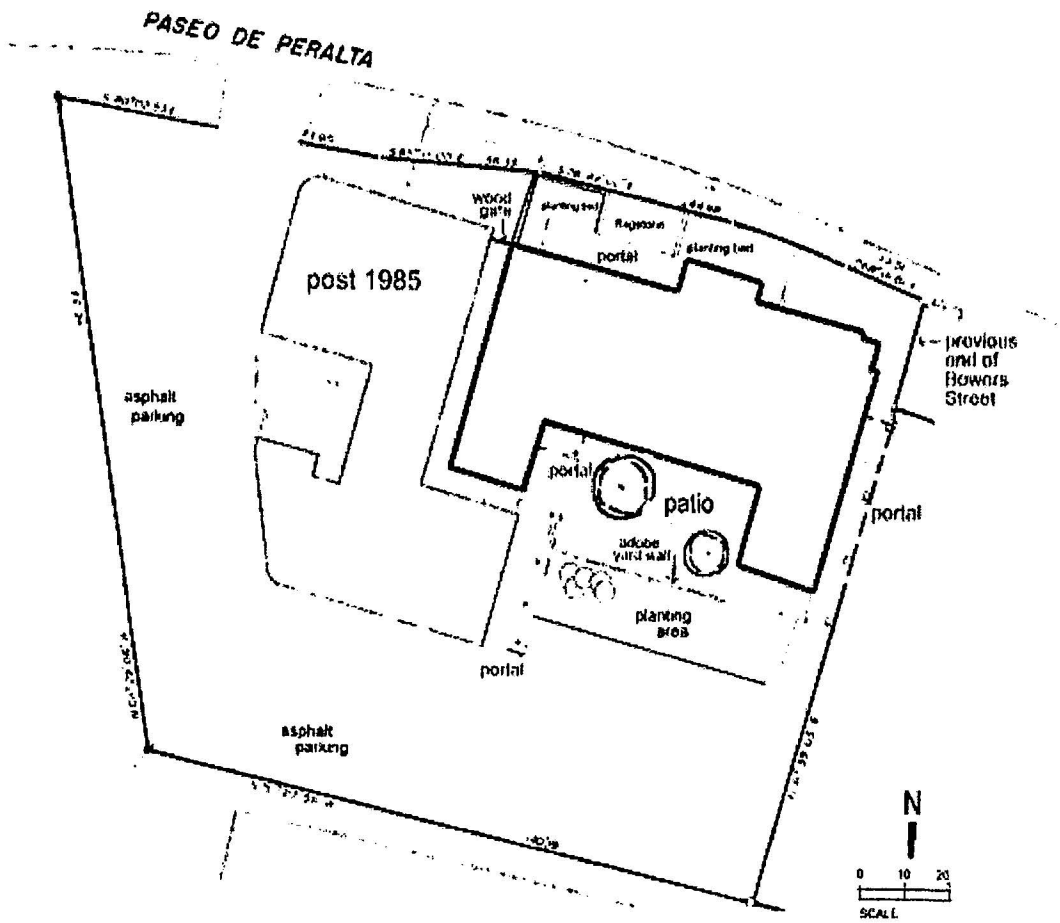
SITE:

18. Attached or Associated Properties

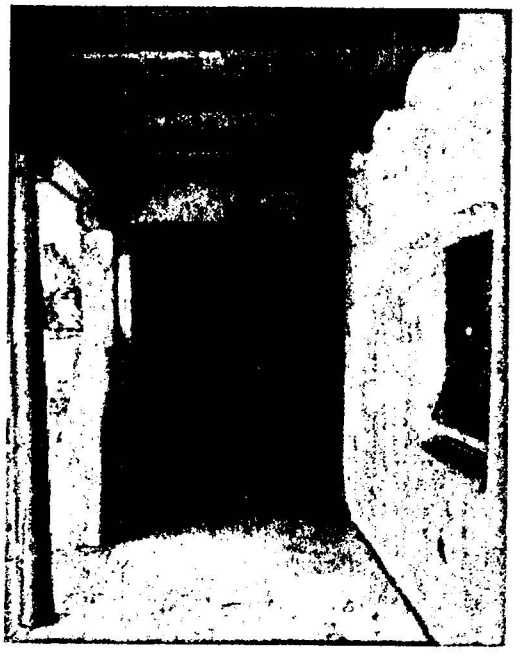
The newer building at the west is connected only by gates; see separate HCPI form.

Are associated properties eligible for listing? No

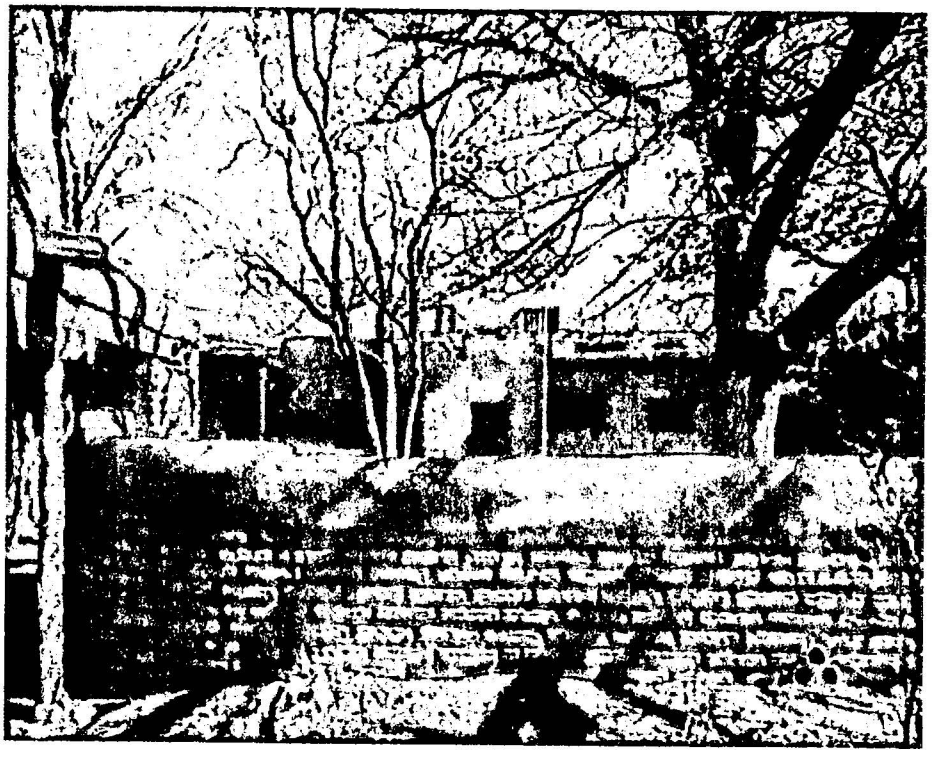
19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways



Detail of north entrance

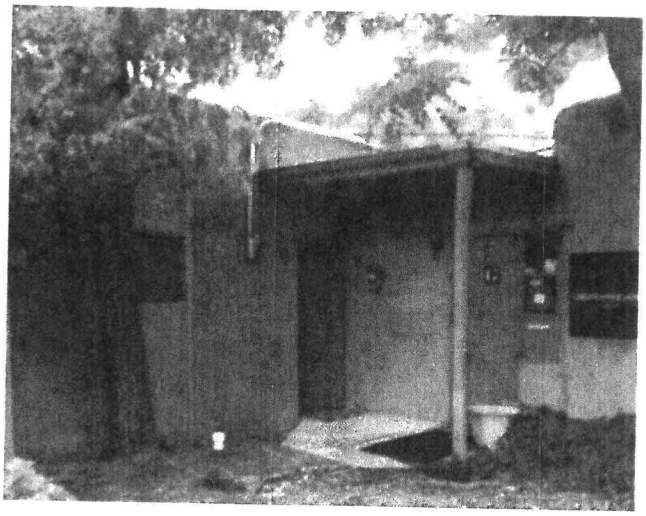


Door and sidelights at north portal

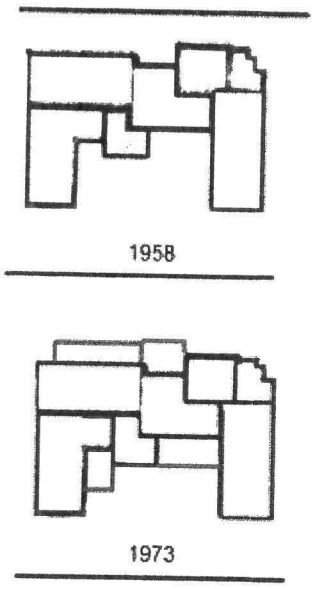


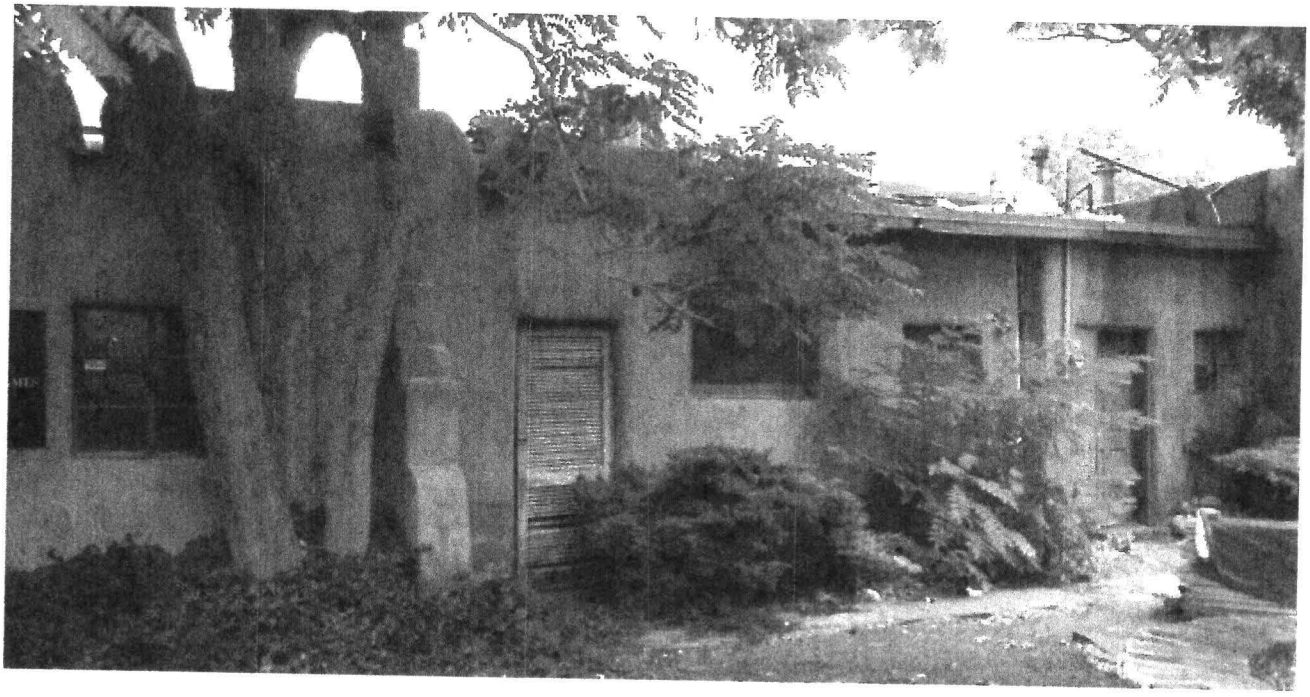
Yard wall infront of south elevation

HCPI Detail Form Continuation Sheet 2



South Elevation of patio at west corner

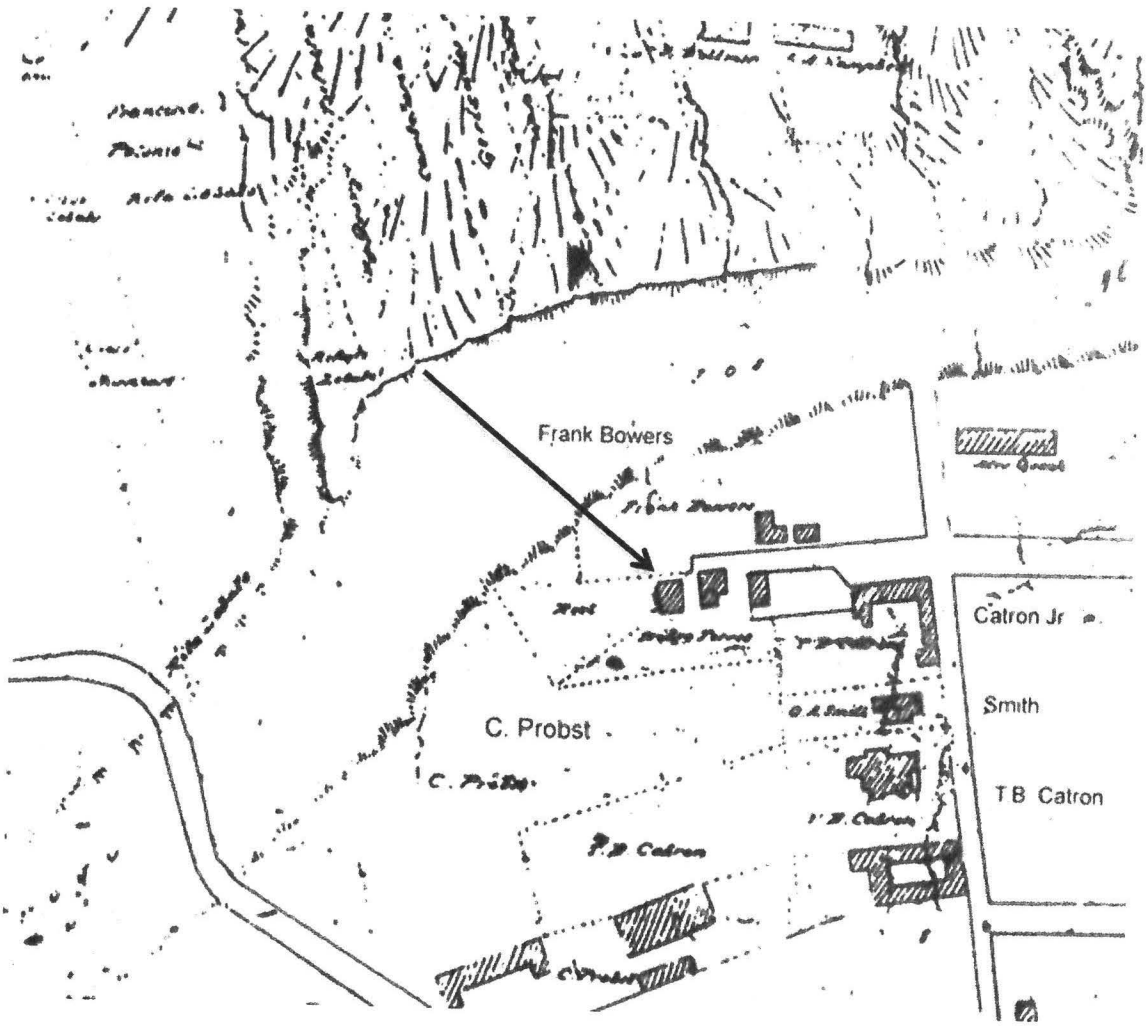




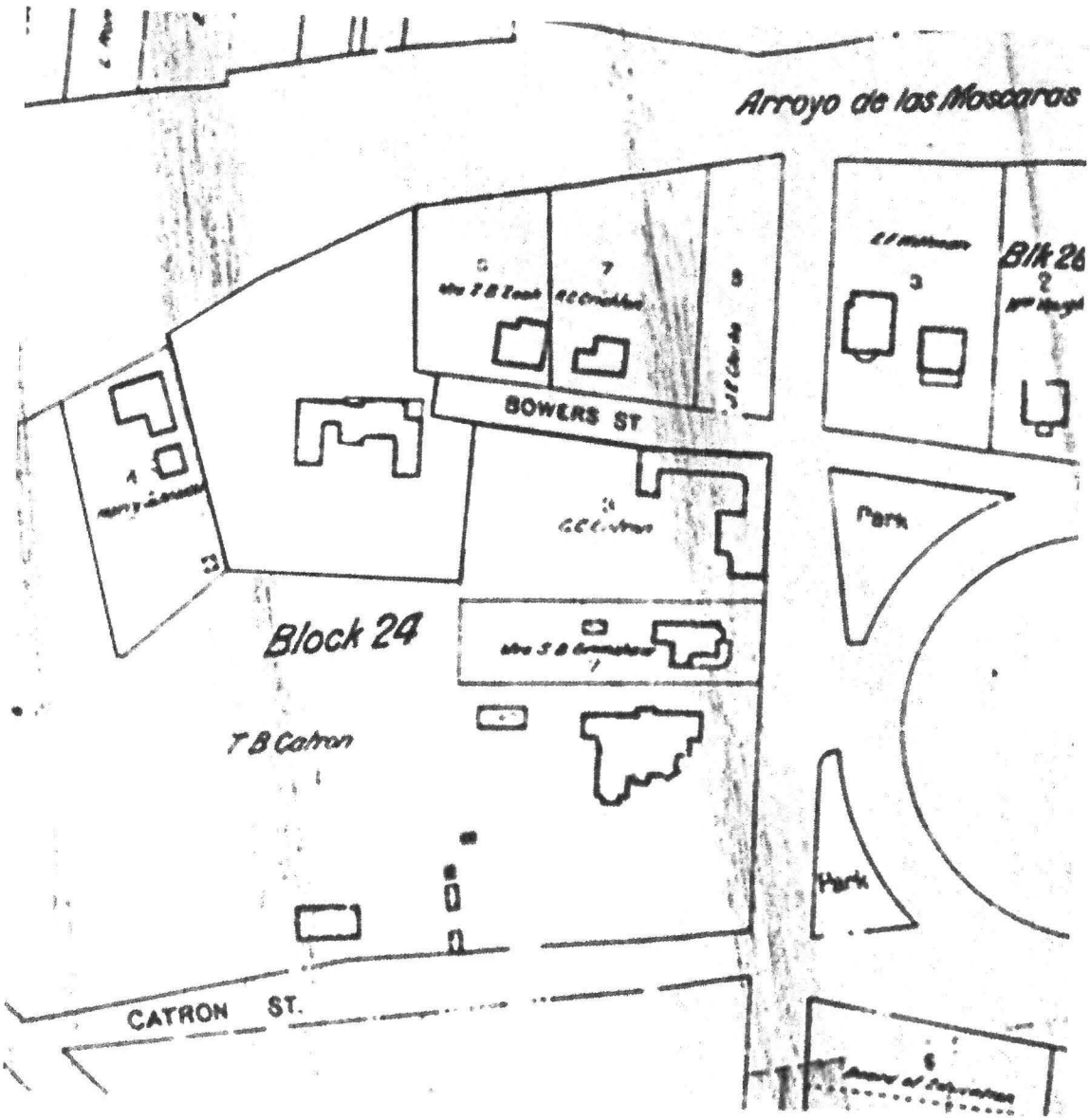
South elevation of patio

Note diagrams above right; Only the portion with the steel sash window at left was present in 1958 and still remained in 1973.

HCPI Detail Form Continuation Sheet 3

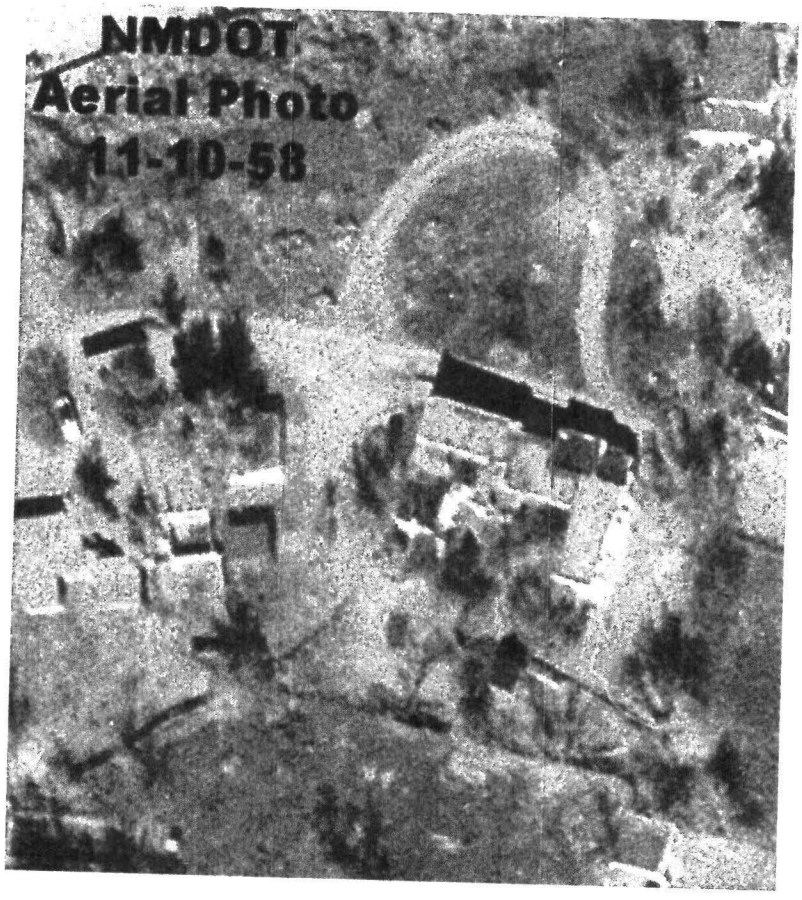


Arrow above indicates a house in this location as early as 1886 on the Hartmann Map.



In 1912 the home of merchant (grocer) Charles L. Bishop (1859-1914) was at the end of Bowers Street. It was one of several subdivided from the block of Thomas Catron.

HCPI Detail Form Continuation Sheet 5



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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 B
		4. County: Santa Fe

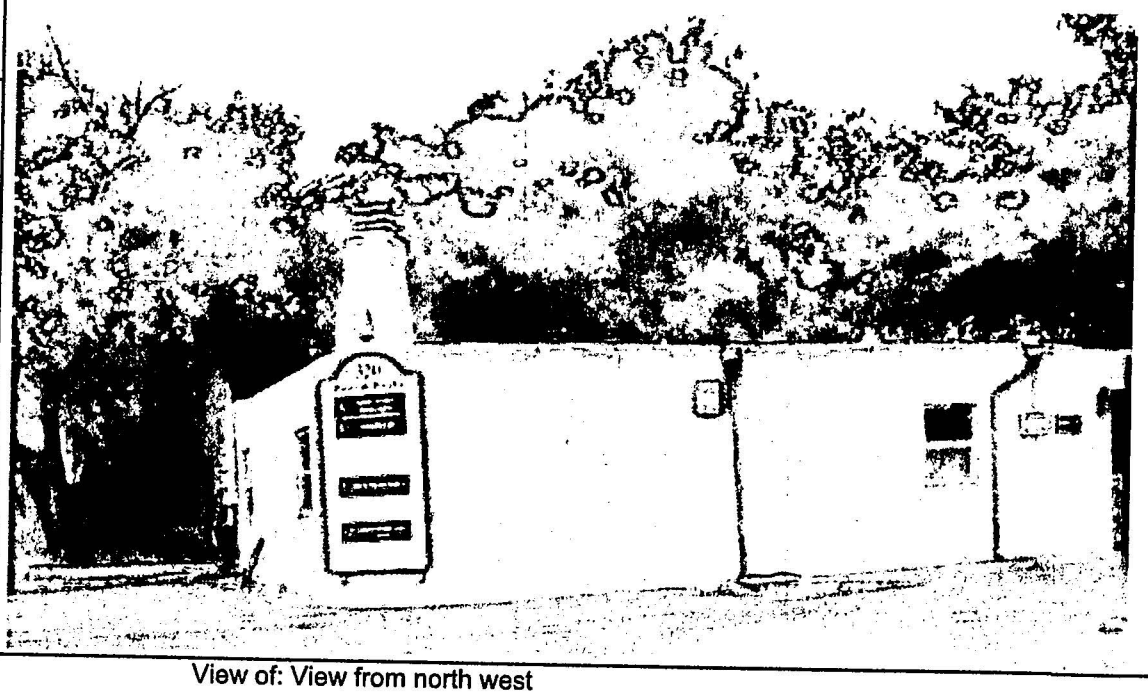
5. Property Type: _x_ Building __ Structure __ Site __ Object

6. Date of Survey: 8 / 2 / 2016

7. Previous Survey Date(s): __11__/ _1_/ 1985____ ____ No previous survey

8. Name of Project: NA

9. UTM
Zone:
Easting: NA
Northing:



10. Photo Information — View of: View from north west

11. Brief Description of the Property: Though this building functions as an addtion, it is a separate building. This one story irregularly shaped commercial building is set approximately 3 feet west of the historic building to the east (H2997 A). There is no entrance to the building on the north side along Paseo de Peralta. The entrance from the asphalt parking area at the west side is through a gateway between building and yard wall into a patio with two trees. The other entrance is under a portal at the south side. All windows are 1/1 wood double hung and all doors are wood panel. Two single and one double chimney are four feet above parapet height.

12. Who uses the property?

Various businesses / offices

13. Construction Dates:

Dates: 1980s ____**Known** _x_ **Estimated** **Source:** NA

14. Setting:

__ **Suburban** __ **Rural** __ **Village** _x_ **Urban** **If Urban:** _x_ **Commercial** __ **Industrial** __ **Residential** __**Public**

15. Relationship to Surroundings: _x_ **Similar** __ **Dissimilar**

Comments:

HCPI Base Form (FORM 1)

(Continued from other side)

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

Entrance at West Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Wally Sergeant is a well-known Santa Fe realtor.

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

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? Date of construction

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___2_____

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:
Plaza de Peralta

2. Location:
320 Paseo de Peralta

3. Local Reference Number: H2997 B

4. County
Santa Fe

5. Date of Survey: 8/2/ 2016

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:	

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade __ 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 __ Parapet
Materials: _x_ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	6
Pair of Dbl hung	wood	1/1	4

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	5
pair	multi-panel	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)
7 interior stucco

13. Porches __2___
Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

15. Modifications: _x_ No known modifications
#1_____ Date: _post 1966___ Known__ Estimated_x_ Source:

#2_____ Date:_____Known __ Estimated__ Source:

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

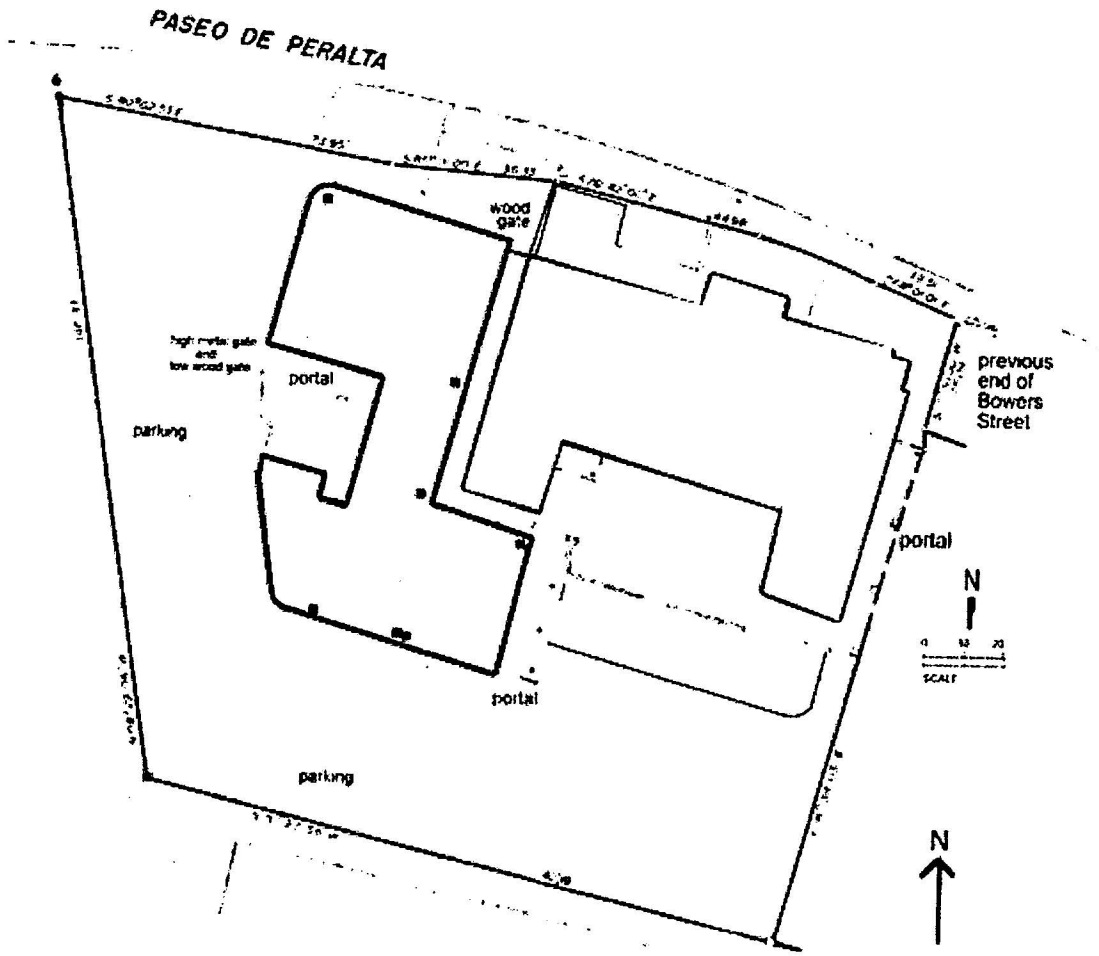
Maps, Chavez History Library; deeds with owner

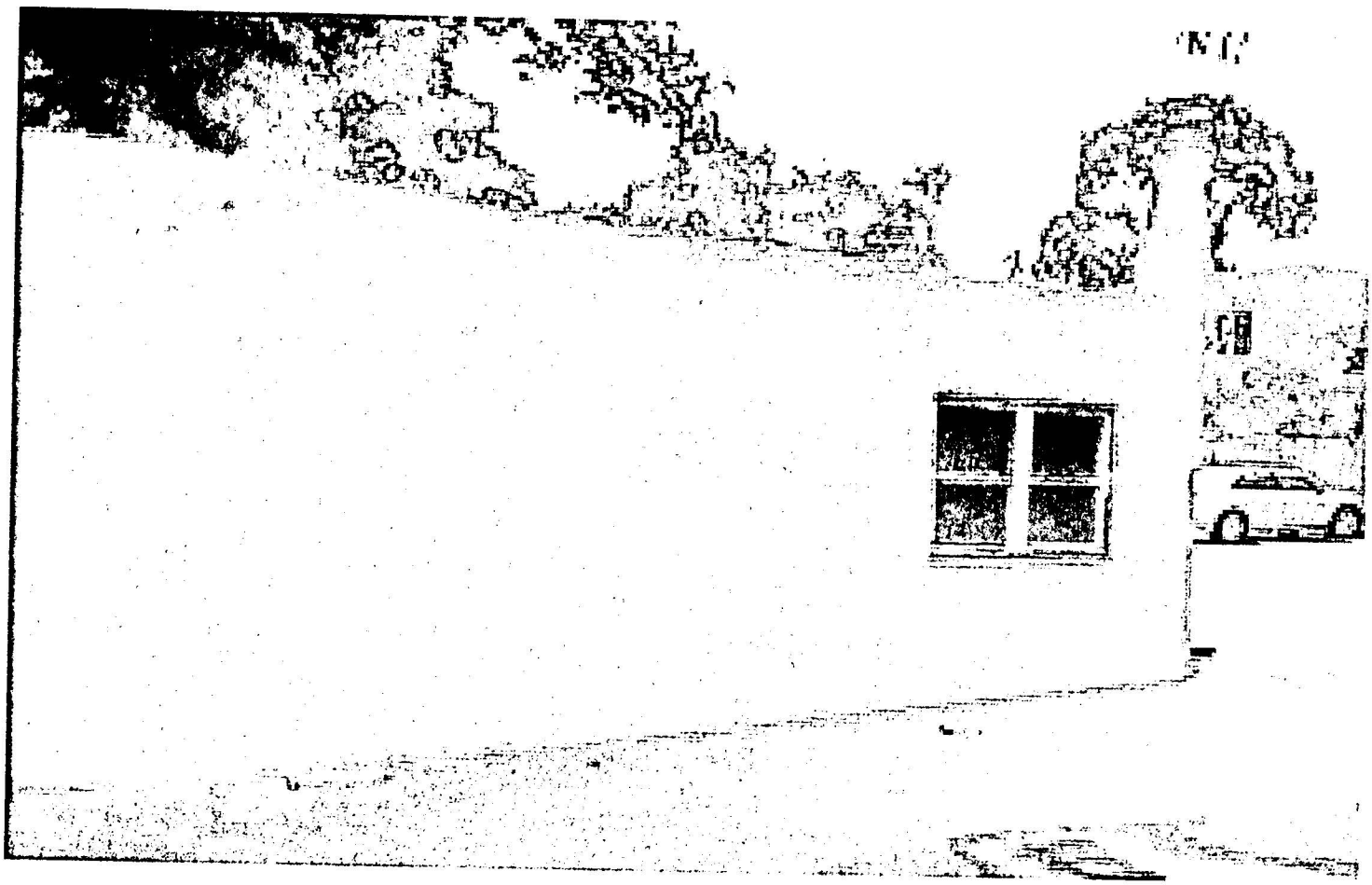
18. Attached or Associated Properties

The historic building at the east is connected only by gates; see separate HCPI form for H2997 A.

Are associated properties eligible for listing? No

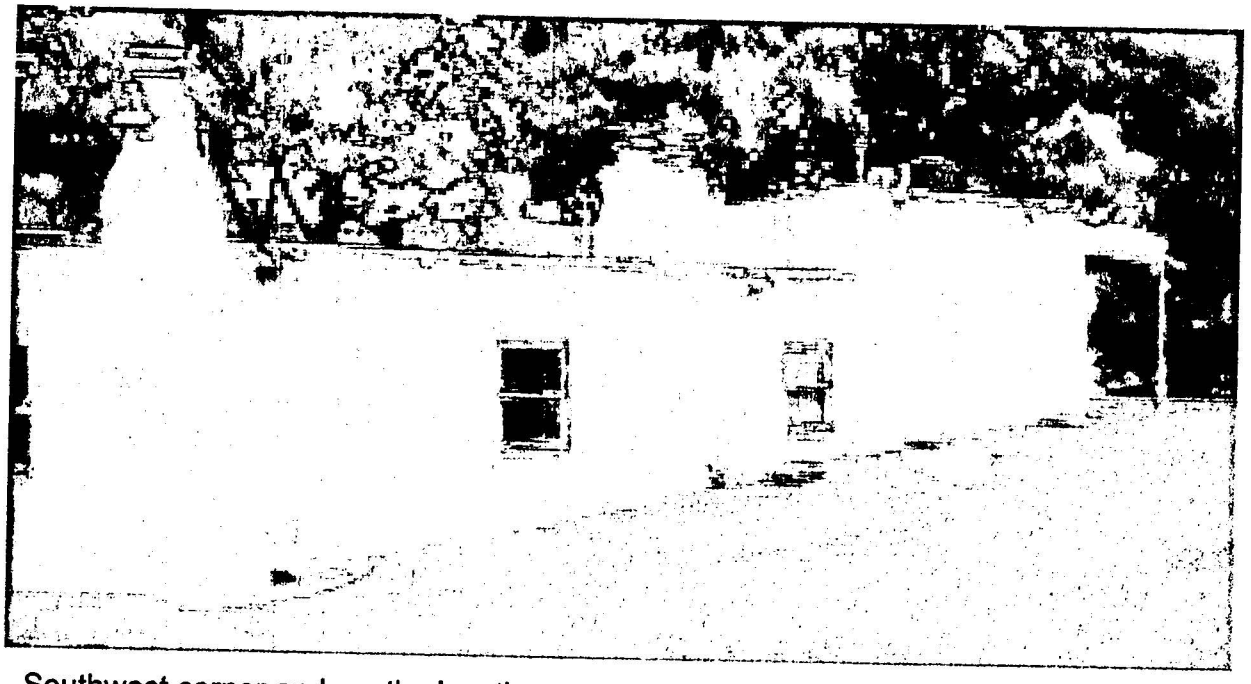
19. Site Plan



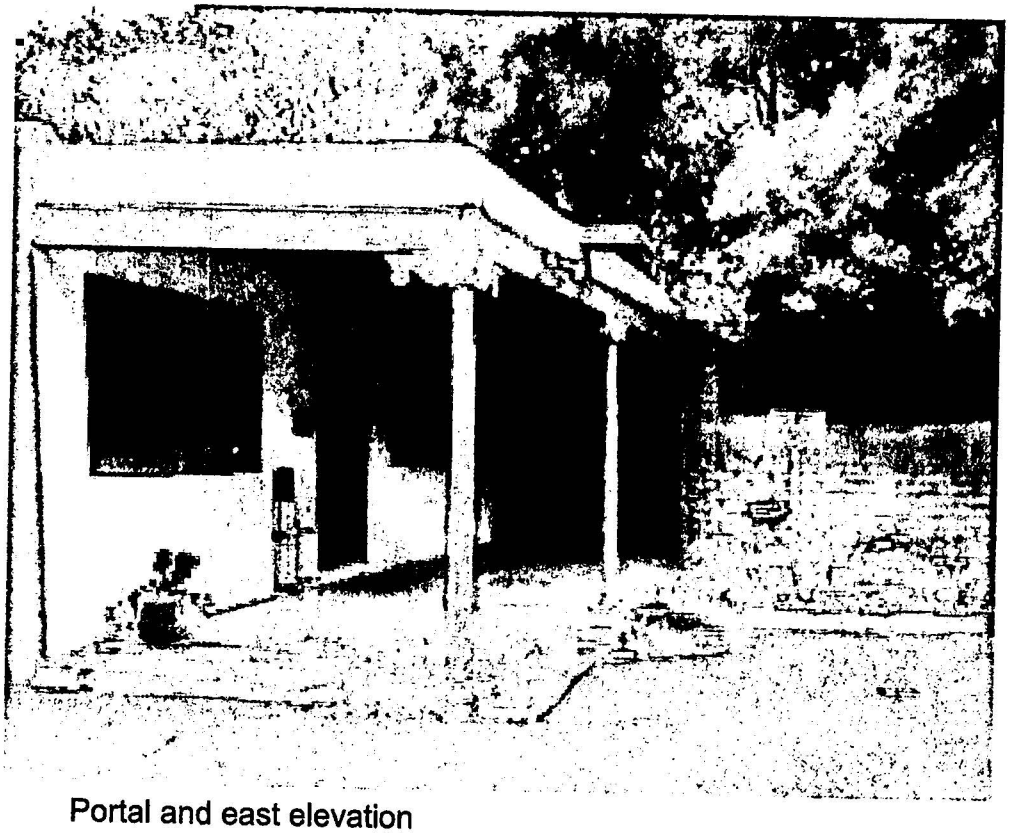


South end of West Elevation

HCPI Detail Form Continuation Sheet 2



Southwest corner and south elevation



Portal and east elevation

H2997

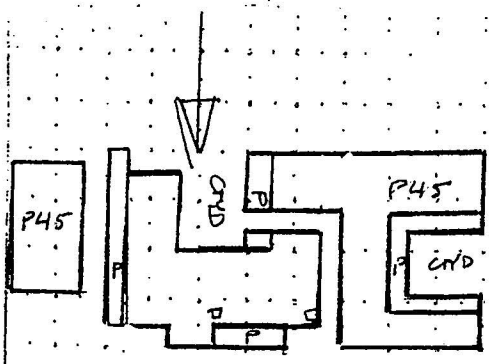
11/7/85 HMW SF 051610479

SFHD #1 479

320 P° de PERALTA

SF

HMW 15 34-37 HPB



Date of construction

estimate actual

Use

Present residential

other OFFICE

historic residential

other

condition

excellent ✓ good

fair deteriorated

degree of remodeling

minor moderate ✓ major

describe:

surroundings

relationship to surroundings

similar not similar

district potential

yes no

significance

eligible ✓ of interest

if eligible, why? CONTRIB.

NC ADDS.

associated buildings? yes

what type?

if inventoried, list ID nos.

[illegible] yes

Style

SP REV.

?

wall material surface

ADOBE / STUCCO

architectural features

FRONT CORE: RECESSED PORCH ROUND POSTS, ZAPATAS,

NEW 8/8 D.H. & NEW DOORS UNDER

REAR ORIG CORE: 1/1 D.H. (NEW)

MTL CASM'T, ALL NEW DOORS

E SIDE ORIG CORE 1 9 LIGHT MTL CASM'TS.

2 P45 FLANKING BLDGS.

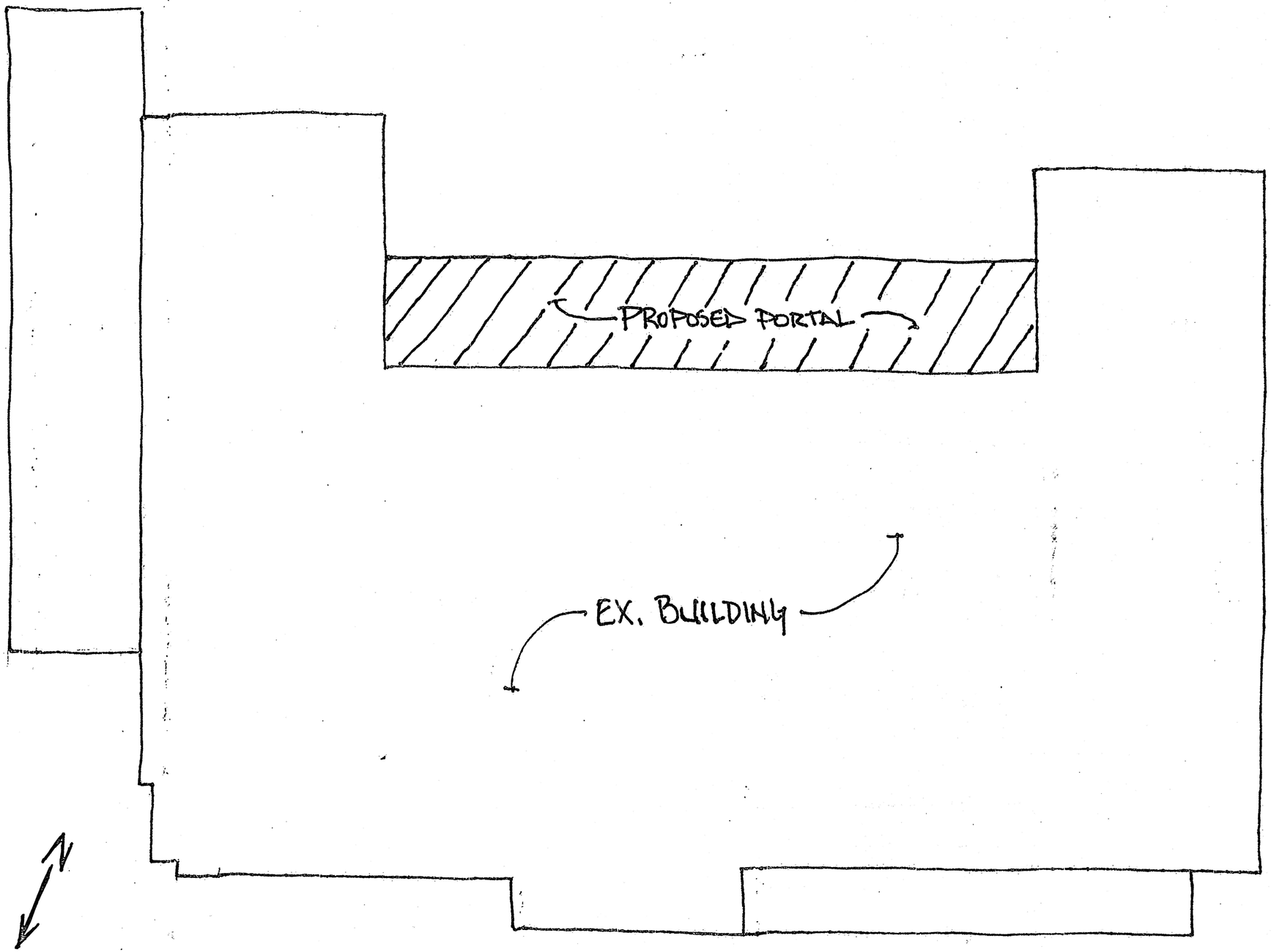
comments

THIS IS QUITE AN OLD HOUSE ON WHAT WAS THE REAR OF THE CATRON PROPERTY @ BOWERS LANE.

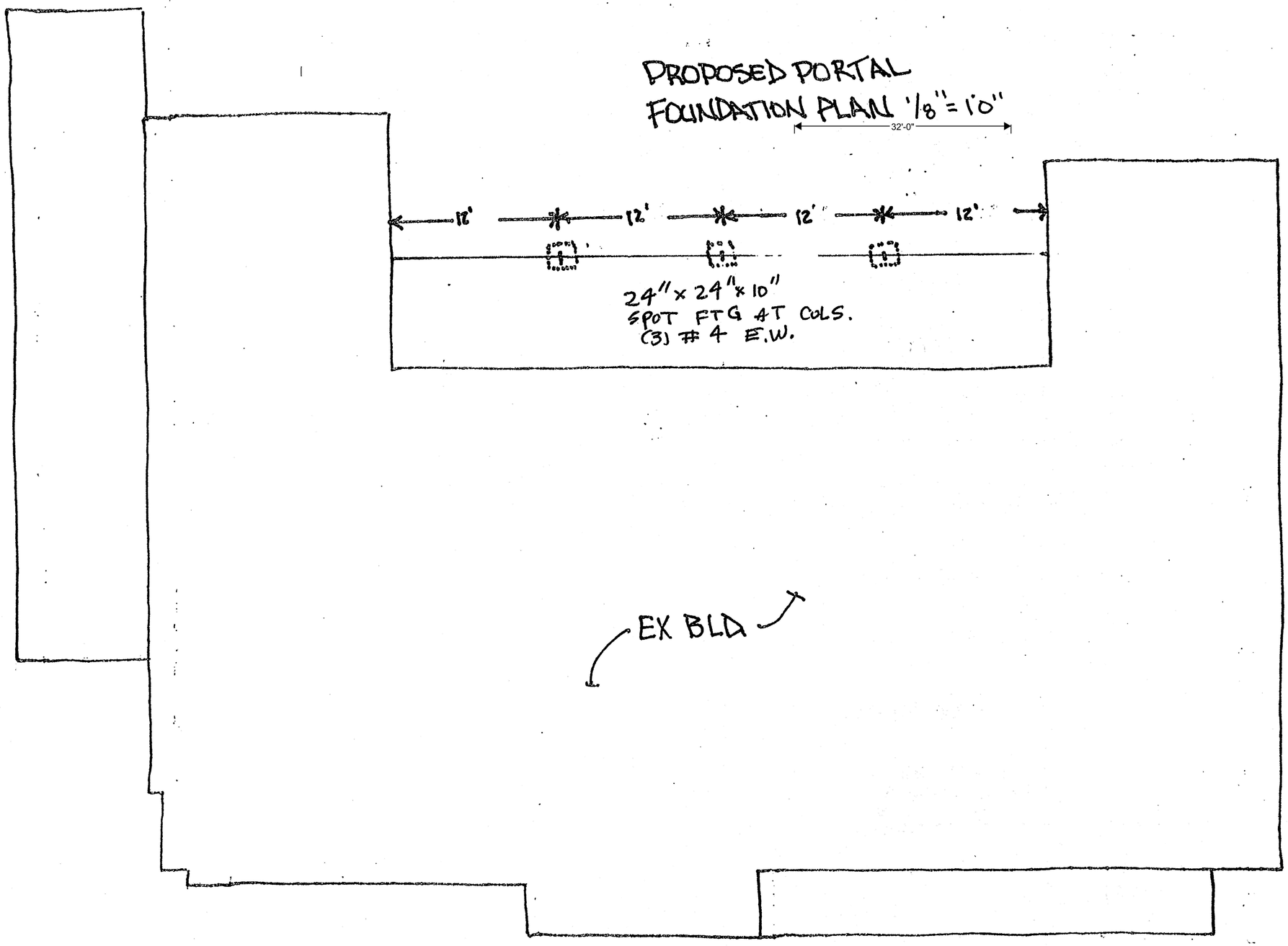
IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.

TOYOTA

AUG 18 2016



PROPOSED PORTAL
FOUNDATION PLAN 1/8" = 1'0"

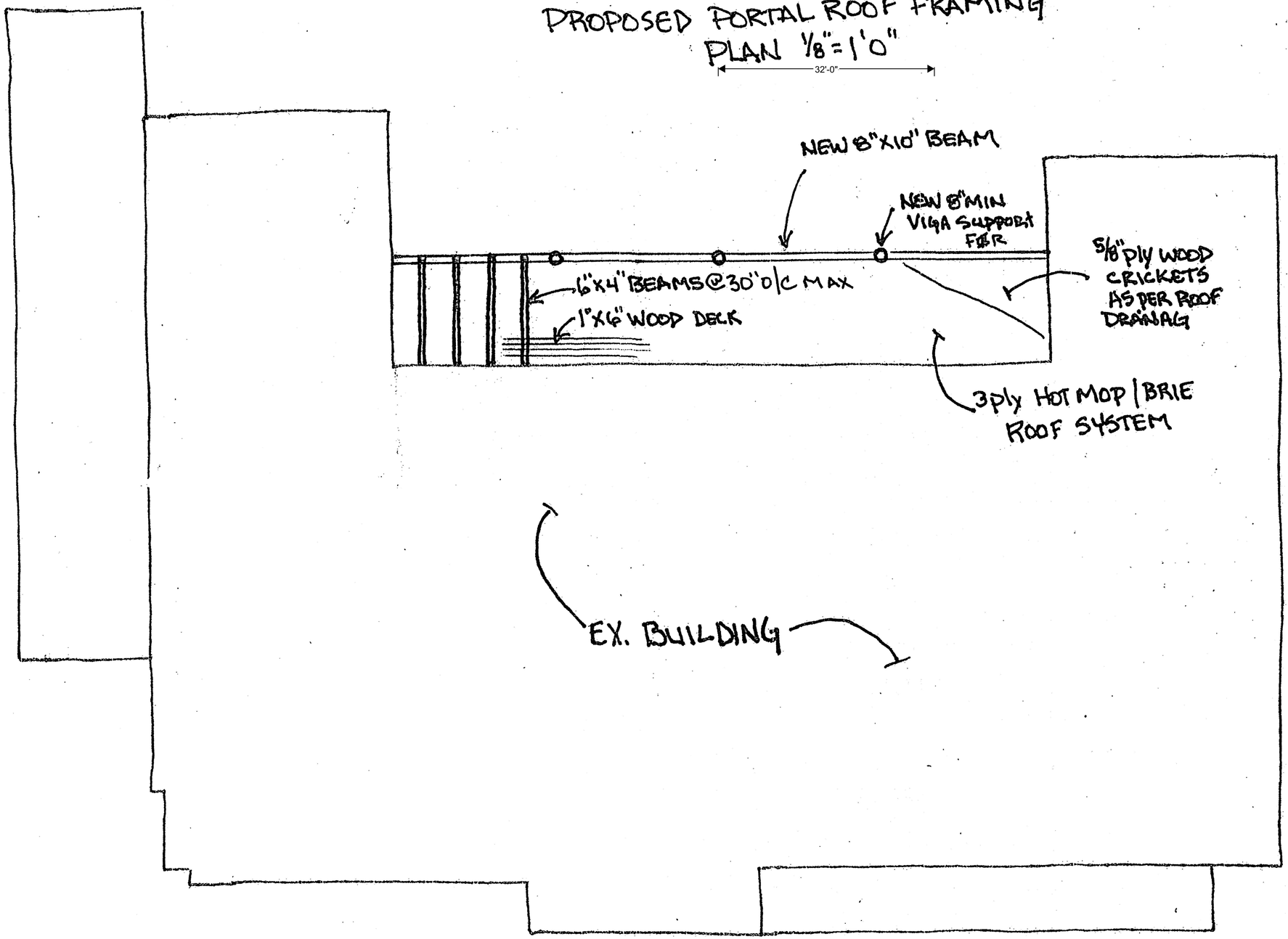


WILLIAM M. DRUC
NEW MEXICO
13853
7.25.16
REGISTERED PROFESSIONAL ENGINEER

8/1/16

PROPOSED PORTAL ROOF FRAMING PLAN 1/8"=1'0"

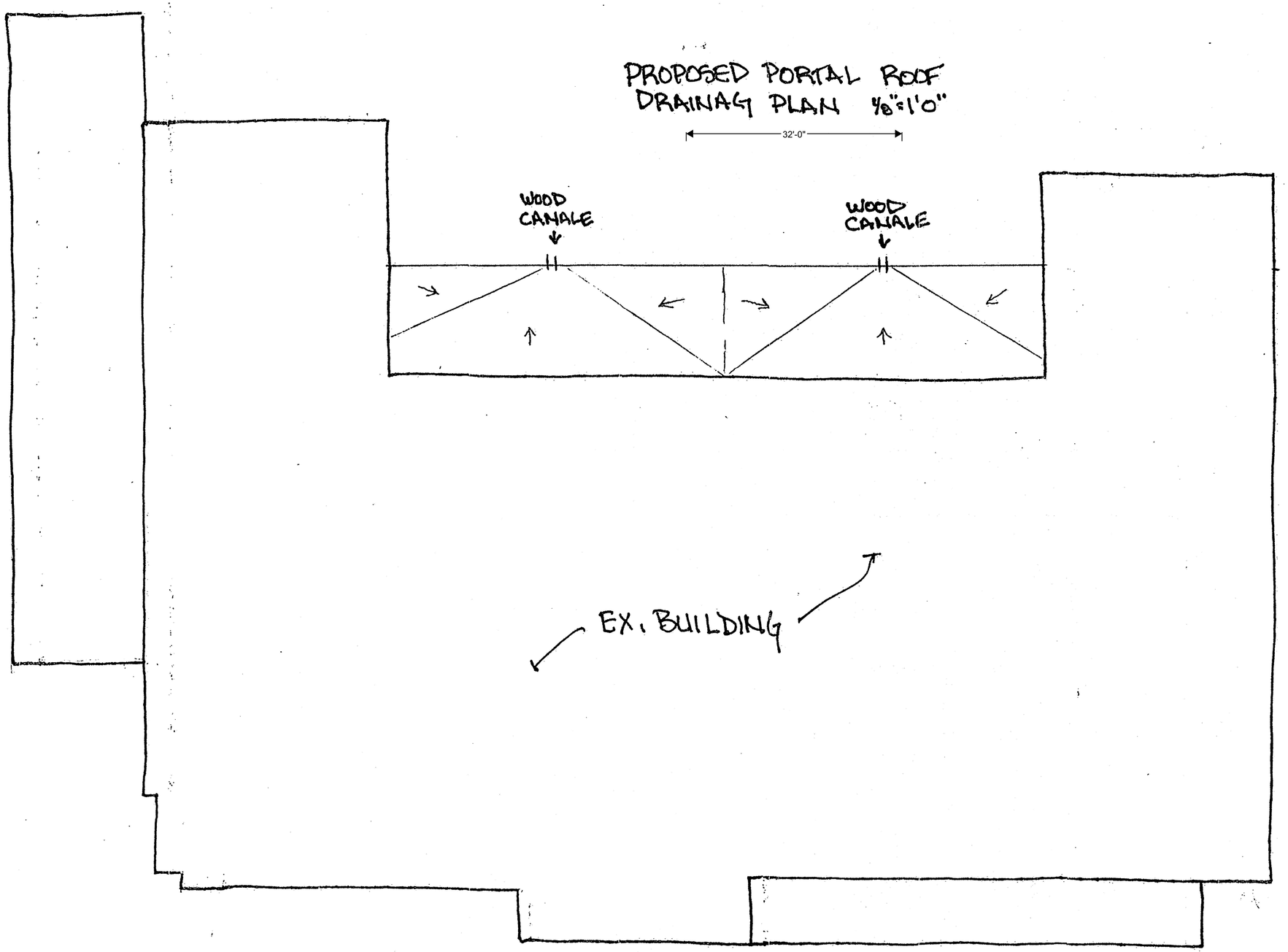
32'-0"

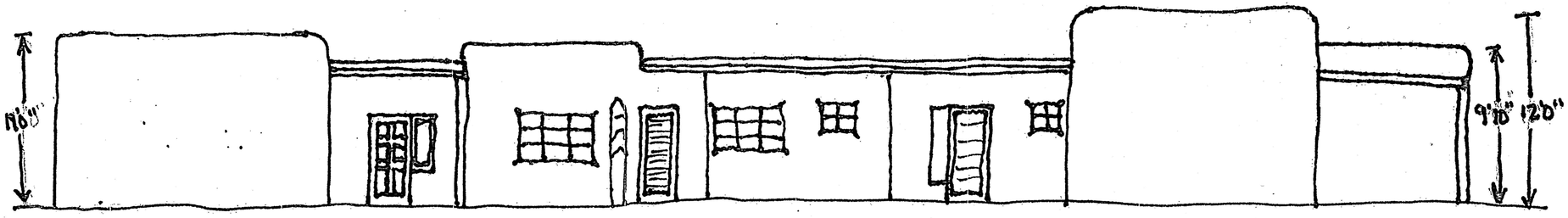


WILLIAM M. DROSE
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
7.25.16

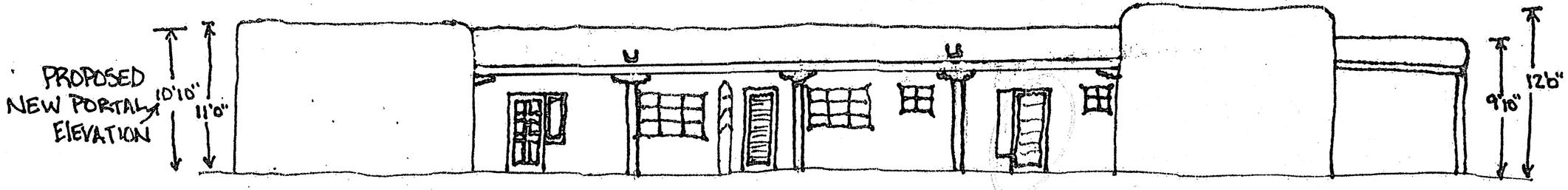
9/9/16

PROPOSED PORTAL ROOF DRAINAG PLAN 1/8"=1'0"





EXISTING ELEVATION ⅛"=1'0"



PROPOSED PORTAL ELEVATION ⅛"=1'0"

32'-0"

WILLIAM M. DRAKE
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
1.25.24

EXISTING WINDOW PLACEMENT
FLOOR PLAN

32'-0"

1/8"=1'0"

PORTAL

OFFICE

HALL

BATH

OFFICE

RETAIL

MECH

STORAGE

KITCHEN

DRESSING RM

RETAIL
EX. BUILDING

ENTRY

PORTAL

MECH

ENTRY

BATH

ENTRY

SOLAN

PORTAL

BATH

STORAGE

STORAGE

STORAGE

N

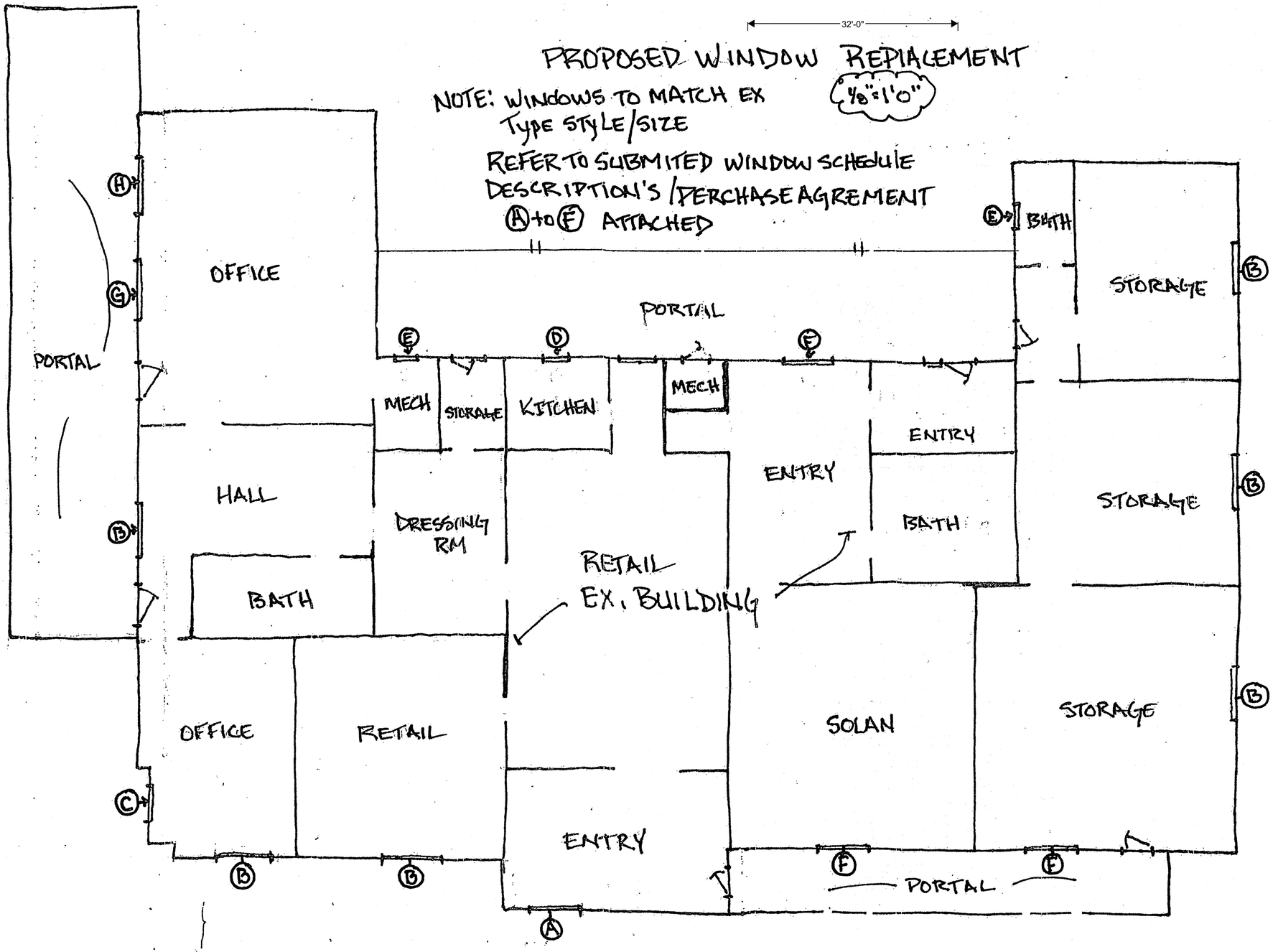
PROPOSED WINDOW REPLACEMENT

32'-0"

1/8"=1'0"

NOTE: WINDOWS TO MATCH EX
TYPE STYLE/SIZE

REFER TO SUBMITED WINDOW SCHEDULE
DESCRIPTION'S /PERCHASE AGREMENT
Ⓐ to Ⓕ ATTACHED


OFFICE
PORTAL
HALL
DRESSING RM
BATH
RETAIL
EX. BUILDING
OFFICE
RETAIL
ENTRY
MECH
STORAGE
KITCHEN
PORTAL
MECH
ENTRY
ENTRY
BATH
BATH
STORAGE
STORAGE
SOLAN
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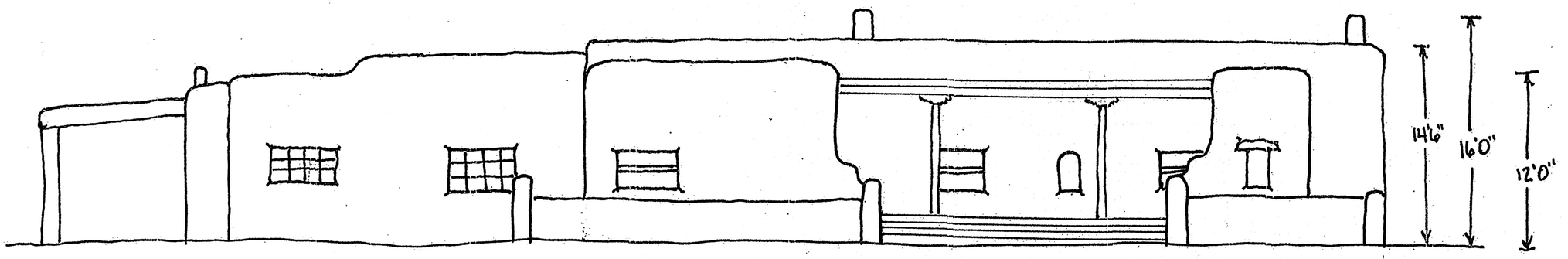
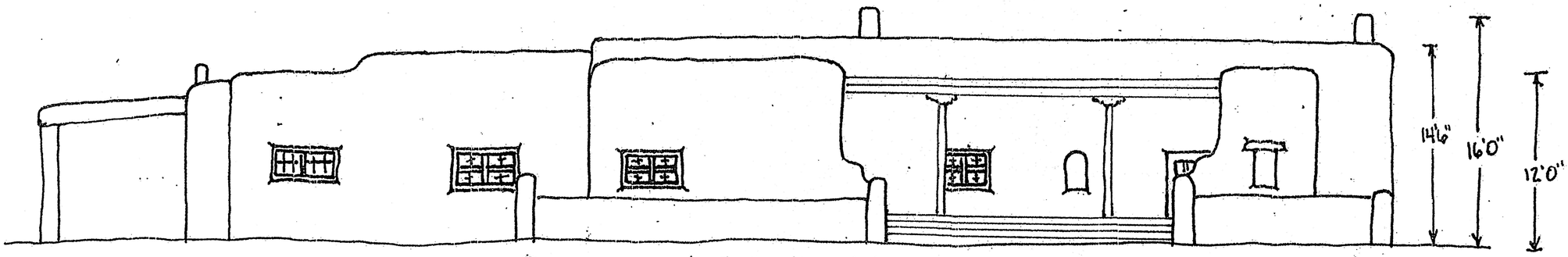
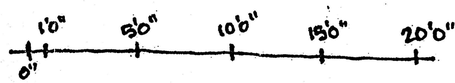


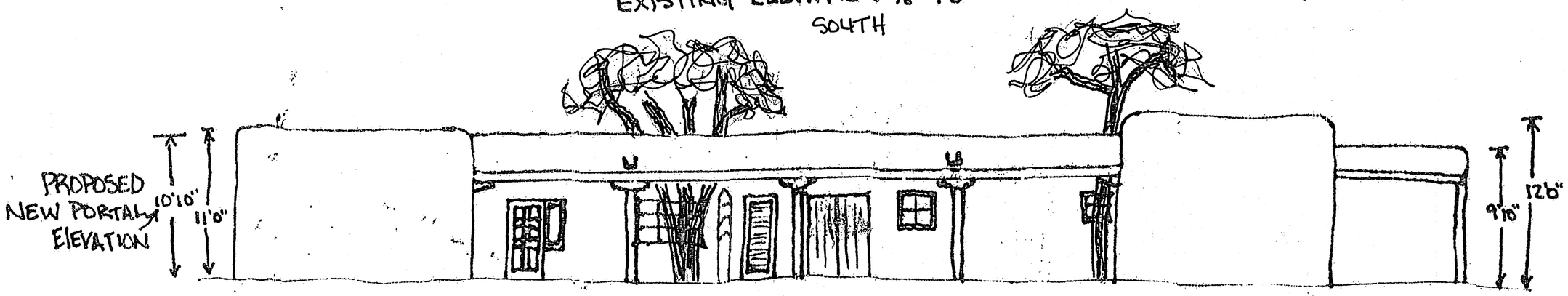
EXISTING NORTH ELEVATION
"WINDOWS"



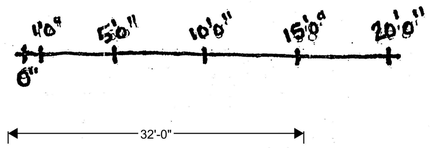
PROPOSED NORTH ELEVATION
"WINDOWS"



EXISTING ELEVATION 1/8"=1'0"
SOUTH

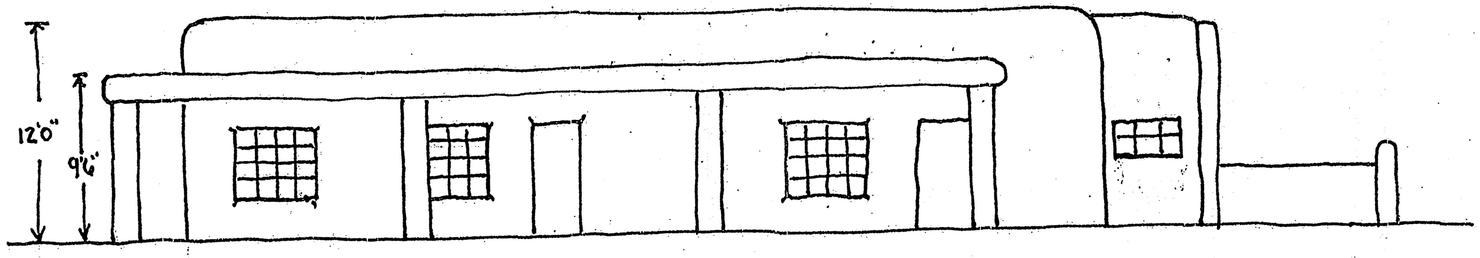


PROPOSED PORTAL ELEVATION 1/8"=1'0"
"WINDOWS"
SOUTH



HISTORIC PRESERVATION & LAND USE
HISTORIC DISTRICTS REVIEW
REMARKS:
APPROVAL
CONDITIONAL APPROVAL
Cecilia Rios
NAME CECILIA RIOS
9/13/16
DATE

WILLIAM M. DRURY INC
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
1.25.17



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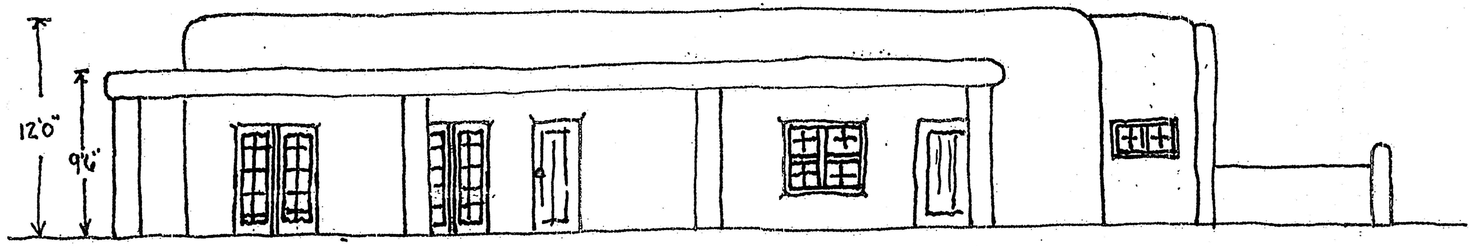
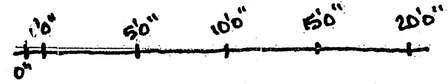
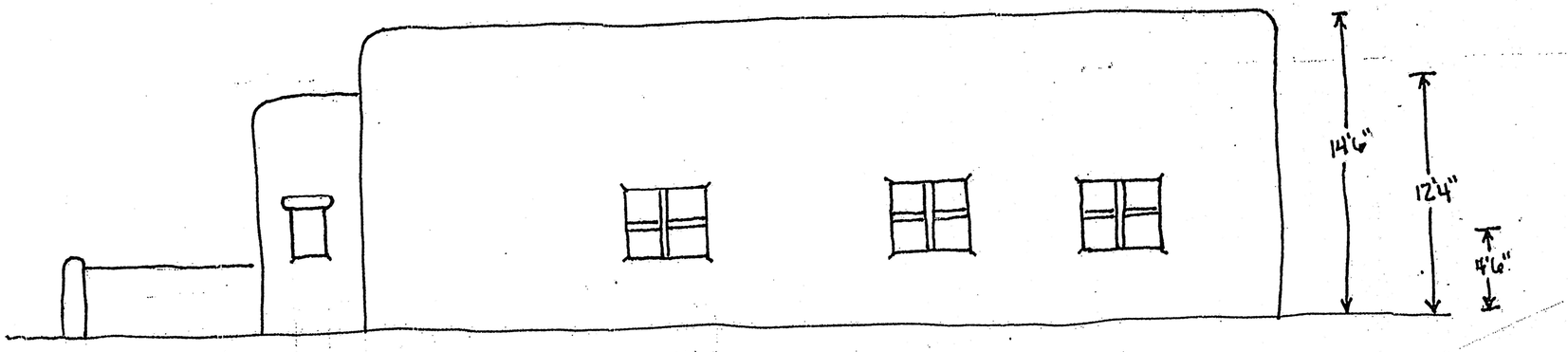
"WINDOWS"

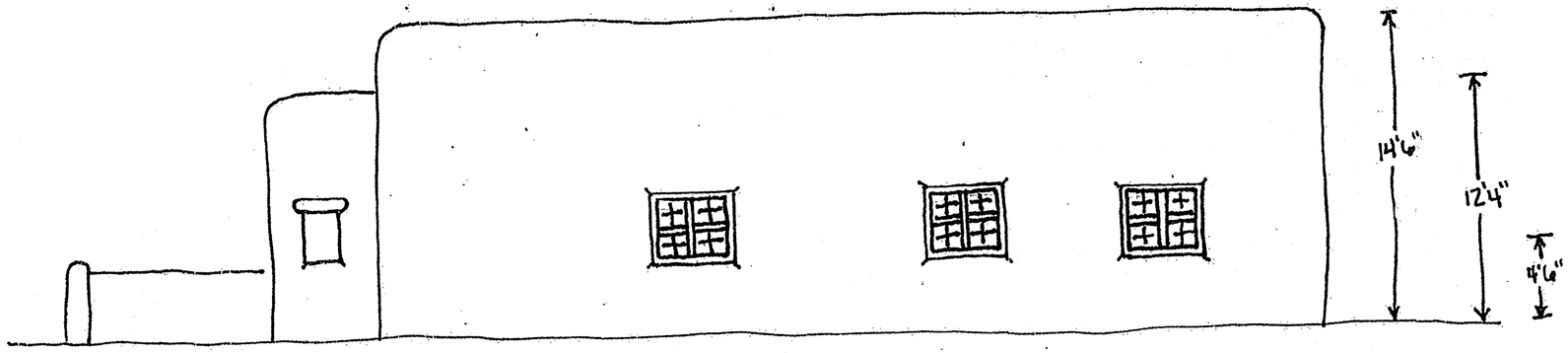


PROPOSED EAST ELEVATION
"WINDOWS"

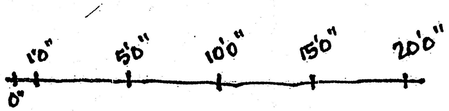




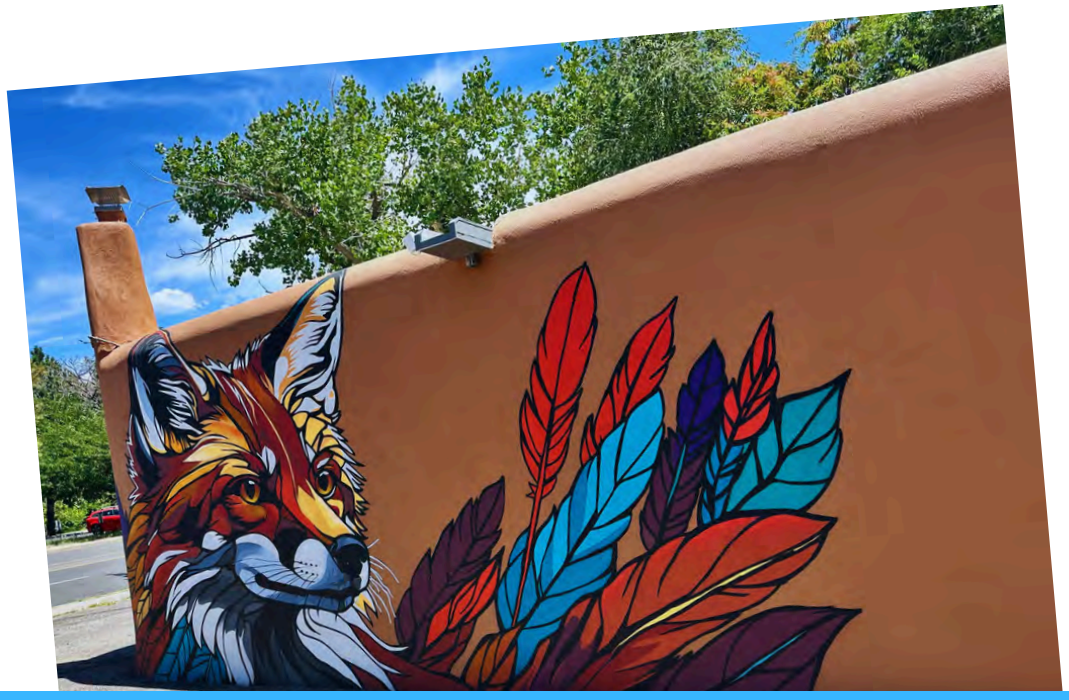
EXISTING WEST ELEVATION
"WINDOWS"



PROPOSED WEST ELEVATION
"WINDOWS"



20 AUG 2025



A MURAL PROPOSAL

Orchard Sentinal

@ 320 PASEO DE PERALTA

Prepared For:

City of Santa Fe
Historic Preservation Division

Prepared By:

Charlotte Fox, Executive Property Manager
Casa De Huerto Properties
Santa Fe, NEW MEXICO
www.casadehuerto.com
info@casadehuerto.com

ORCHARD SENTINAL

RETROACTIVE MURAL PROPOSAL

City of Santa Fe
Historic Preservation Division
Re: Retroactive Approval/HPZR Review
zoningcounter@santafenm.gov

FROM:
Charlotte Fox, Executive Property Manager
Casa de Huerto Properties, LLC
info@casadehuerto.com

DATE:
August 20, 2025, 11:44 AM MDT

ATTACHMENTS INCLUDED:
(Legal Lot of Record, Site Plan, Photographs, Color Swatches)

Dear Members of the Historic Preservation Division,

Pursuant to the requirements of the City of Santa Fe's Land Development Code, Chapter 14, and the Historic Districts Ordinance (Section 14-5.2), I hereby respectfully submit this application for retroactive approval of a mural, titled "Orchard Sentinel," applied to the exterior wall of the property located at 320 Paseo de Peralta, Santa Fe, New Mexico, within the Downtown & Eastside Historic District. This submission is made in direct response to the Historic Preservation Division Notice of Violation issued on August 5, 2025, by Anthony Maestas, acknowledging that the mural was completed without obtaining the requisite prior approval from the Historic Preservation Division (HPD) for exterior modifications in designated historic districts.

I accept full responsibility for this inadvertent oversight and extend my deepest and most sincere apologies to the Board and the Division. My actions were not intended to disregard or undermine the city's esteemed preservation guidelines, which I hold in the highest regard. As a lifelong resident and steward of Santa Fe's cultural legacy, I deeply cherish this city—affectionately known as "The City Different," a place renowned for embracing new, interesting, and beautiful expressions that honor its unique spirit. It is with profound respect for this heritage that I now seek to rectify the matter through this formal application. Having managed and owned Airbnb properties in Santa Fe for over three years, I regret not conducting more thorough due diligence regarding the property's historic designation prior to commissioning the mural. Had I been aware, I would have diligently pursued approval through the established channels in advance.

I am profoundly committed to preserving and celebrating Santa Fe's rich historical and cultural tapestry, and I humbly request that the Board consider this application as an exception under the applicable ordinances, taking into account the mural's harmonious alignment with local traditions, its overwhelmingly positive reception within the community, and our unwavering willingness to implement any necessary modifications—such as adjustments to color palette or placement—to achieve full compliance with the "Old Santa Fe Style" standards. The mural embodies a substantial investment of $7,900, complemented by the artist's dedicated time, energy, and scholarly research. While we earnestly hope to retain "Orchard Sentinel" in a form that enhances the district's aesthetic integrity, we pledge to abide by the Board's determination and undertake any remedial actions required.

The Inspiration for the Mural

The mural presents a captivating portrayal of a fox enveloped in vibrant feathers, featuring a juvenile fox emerging from a cascade of brown, yellow, and turquoise plumes, artfully integrated over the property’s electrical tubing. The companion section, visible from the western corner, depicts a grandfather fox amidst analogous feather motifs. These artistic elements were thoughtfully selected to pay homage to the cultural heritage of the Tewa People, the original stewards of this land, while also venerating the property’s historical narrative.

The title "Orchard Sentinel" is particularly apt, deriving from the historical designation of the street behind the building—Orchard Street—which inspired the name "Casa de Huerto" proposed by my father, evoking themes of growth, nurturing, and guardianship. The fox serves as a sentinel, safeguarding this familial and communal legacy while beautifying the space for our guests. Furthermore, the colors—blues, greens, earth tones, and black—subtly reference Tewa and Navajo symbolic traditions, evoking concepts such as rain, earth, and protection, which align seamlessly with our mission of fostering a welcoming hospitality environment. This creative endeavor mirrors Santa Fe's enduring identity as "The City Different," a haven for innovative and beautiful expressions that enrich its distinctive character.

Familial Inspiration

This property has been cherished within my family for three generations, cultivating an enduring bond with Santa Fe that profoundly inspired "Orchard Sentinel" as a heartfelt tribute to our shared heritage. My grandfather, Robert E. Fox, served with distinction as a judge in the Santa Fe courts, contributing to the New Mexico judiciary, having been elected to the state legislature, and as an original member of the New Mexico Public Defender Board. The property was subsequently entrusted to my father, John R. Fox, a distinguished attorney specializing in real estate and title law since 1978, and the president of Southwestern Title & Escrow Inc. He has also enriched the community through ownership of iconic Santa Fe establishments, including Bourbon Grill and The Cowgirl Bar and Grill.

I, Charlotte Kate Fox, was nurtured with an abiding affection for Santa Fe, graduating from St. Michael's High School and earning a BFA followed by an Honorary Ph.D. from the College of Santa Fe (subsequently known as The Santa Fe University of Art and Design). My professional journey in the arts led to a Broadway debut as Roxie Hart in Chicago (2015) and a pioneering role in Japan's NHK drama Massan (2014-2015). Amid the challenges of the COVID-19 pandemic, I welcomed my first child and transformed 320 Paseo de Peralta into Airbnb accommodations under Casa de Huerto Properties, LLC, tailored for families and offering pet-friendly havens.

Our ethos prioritizes genuine hospitality, accessibility, and a familial warmth, resulting in numerous returning guests who continue to create cherished memories in this beloved city.

Practical Inspiration

The northern facade of the property, recessed approximately 25 feet from Paseo de Peralta, previously featured exposed power cables and tubing that detracted from its visual appeal and were inconspicuous to our guests. Given constraints preventing removal or concealment via fencing, we pursued the mural as a thoughtful enhancement. Last year, I was inspired by a mural at Beck and Bellow on Cerrillos Road, masterfully executed by the acclaimed muralist Wes Abarca. Hailing from Los Angeles, Wes channeled his personal transformation through art, establishing Genesis Mural Company in 2020. His oeuvre, grounded in themes of healing, culture, and community, employs dynamic imagery and spray paint methodologies, earning recognition from legislators and showcasing at events such as the Paint It Back Street Art Fest.

Casa de Huerto has garnered over 40 emails and social media commendations, including: “This is just fantastic!” -@Montanaknight71; “Amen and amen! This is gorgeous...” -@cre8d; “Wow! Absolutely love the placement...” -@sarahmeitlerr; “Outstanding visuals!” -@themuralfest. Notably, an email from Lauren Naranjo, a Tewa artist and curator at Meow Wolf Denver, extolled the mural’s cultural depth and inquired about Wes’s contact for potential collaboration.

Placement of Mural and Specs

"Orchard Sentinel" adorns the northwestern corner of the property, comprising two distinct sections. The northern segment, set back 23.5 feet from Paseo de Peralta and measuring 7.9 feet by 16.2 feet, illustrates a juvenile fox nestled among brown, yellow, and turquoise feathers, overlaid on the tubing and interspersed between three exterior windows. The western segment, recessed 25 feet from the roadway and visible to eastward travelers, encompasses a grandfather fox (7.9 feet by 5 feet) and accompanying feathers (6.5 feet by 5.4 feet) in complementary hues.

he mural was rendered utilizing Behr Premium Elastomeric Paint, specifically engineered for stucco surfaces, offering superior elasticity, waterproofing, UV resistance, and enduring color fidelity. The palette includes:

Canyon Dusk (S210-4), Rusty Gate (M200-7), Cherry Cola (S130-7), Dark Crimson (M140-7), Swiss Coffee (12), Sweet Lemon (3006-3B), Blue Burst (4008-10B), Nocturnal Green (5011-1), Ultra Pure White (UPW), Authentic Tan (N290-2), Jungle Camouflage (N350-4), Dolphin Fin (790C-3), Summer Smash (5002-9C).

In summation, this application respectfully petitions for retroactive approval of "Orchard Sentinel" as an exception, underscoring its cultural harmony, community acclaim, and amelioration of an aesthetic deficiency, all while revering our familial lineage and Santa Fe's venerable heritage. I reaffirm my acknowledgment of the procedural lapse, as documented in the Notice of Violation issued on August 5, 2025, by Anthony Maestas, and reiterate our complete readiness to effectuate modifications in conformity with historic district mandates. We earnestly implore the Board to favorably consider this request, thereby permitting the preservation of this evocative artwork that contributes to the vibrant mosaic of "The City Different." Thank you for your gracious consideration and dedication to safeguarding our community's treasures. I remain at your disposal for any inquiries, clarifications, or an on-site inspection.

Sincerely,
Charlotte Fox

Executive Property Manager
Casa de Huerto Properties, LLC
info@casadehuerto.com

Addendum: Exception Requests for "Orchard Sentinel" Mural at 320 Paseo de Peralta
City of Santa Fe Historic Preservation Division
Re: Retroactive Approval/HPZR Review
zoningcounter@santafenm.gov

FROM:
Charlotte Fox, Executive Property Manager
Casa de Huerto Properties, LLC
info@casadehuerto.com

DATE:
October 15, 2025, 08:47 AM MDT

Pursuant to Sections 14-5.2(10), 14-5.2(E)(1), 14-5.2(E)(2), and 14-8.10(H) of the City of Santa Fe's Land Development Code, I respectfully request exceptions for the mural "Orchard Sentinel" at 320 Paseo de Peralta to address non-compliance with sign and design standards, as outlined below in response to the Historic Preservation Division Notice of Violation issued on August 5, 2025, by Anthony Maestas:

Exception Requests

14-5.2(10) Signs; Murals

(i) *Do not damage the character of the district:* The mural enhances the district's character by integrating Tewa-inspired fox and feather motifs, using colors that echo traditional Pueblo aesthetics, complementing the historic streetscape.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* Retaining the mural mitigates financial hardship from its $7,900 cost, while its aesthetic improvement supports public welfare by welcoming visitors to the historic district.

(iii) *Strengthen the unique heterogeneous character of the City:* The mural contributes to "The City Different" by offering a culturally resonant design, enriching the district's diverse aesthetic and supporting residential vibrancy.

14-5.2(E)(1) Downtown and Eastside Design Standards

(i) *Do not damage the character of the district:* The mural's earth tones and Tewa-inspired design harmonize with the district's adobe aesthetic, enhancing rather than detracting from its historic integrity.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* The mural's retention avoids financial loss from its creation and improves the public's experience by beautifying an unsightly utility area.

(iii) *Strengthen the unique heterogeneous character of the City:* By blending Tewa symbolism with modern artistry, the mural enriches Santa Fe's diverse identity, fostering cultural appreciation within the district.

14-5.2(E)(2) Downtown and Eastside Design Standards

(i) *Do not damage the character of the district:* The mural's placement and colors align with the district's aesthetic, providing an aesthetically pleasing street frontage that complements the historic environment.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* The mural prevents hardship by preserving a significant investment and enhances public welfare by welcoming residents and guests with vibrant, culturally significant imagery.

(iii) *Strengthen the unique heterogeneous character of the City:* The mural supports Santa Fe's "City Different" identity, offering a unique design that enhances the district's appeal and residential vitality.

14-8.10(H) Special Sign Regulations in the H Districts

(i) *Do not damage the character of the district:* The mural preserves the district's unique character by incorporating Tewa-inspired elements, ensuring compatibility with Santa Fe's historic and cultural landscape.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* Retaining the mural avoids financial hardship for my family and supports public welfare by enhancing the district's aesthetic appeal for residents and tourists.

(iii) *Strengthen the unique heterogeneous character of the City:* The mural provides an aesthetically pleasing street frontage sign, welcoming residents and guests into historic downtown Santa Fe with a culturally resonant fox and colors that accentuate the streetscape's vibrancy.

PROPOSED AREA FOR MURAL

320 PASEO DE PERALTA

320
Paseo de Peralta
A CASA LAZO
B
C WILLIAMS BOOKS
D
E Casa de Huerto
F CASA HERRADURA
G CHRISTOPHER JAMES SALON
H CASA CARRETA
S
E
M.
N

320
Paseo de Peralta
A LADO
B
E
F HERRADURA
G
H CARRETA
W
S
N
E

13

320
Paseo de Peralta
A CASA LAZO
B
C WILDMAN'S BOOKS
D LIGHTHOUSE INC.
E Casa de Huerto
F CASA HERRADURA
G CHRISTOPHER JAMES SALON
H CASA CARRETA
N
E
S
W

N
E
S
W

A
LAZO
B
E
F
HERRADURA
G

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N
S
W

E
N
S
W

320 PASEO DE PERALTA

Parcel Number: 12403620

UPC: 1054099191351000000

See Sketch and Property Description Information

Physical Address:

320 PASEO DE PERALTA

SANTA FE, NM 87501

Owner Name:

FFT LLC & SMOP-1 LLC

Owner Mailing Address:

PO BOX 1769

SANTA FE , NM 87504-1769

Tax Code Area: CI-N

Legal Description:

TR E BLK 10 224 & 226 BOWER ST

Plat Book: 146/15 Inst #553270

Neighborhood: BCD4 - comm

ST & E 140297

WARRANTY DEED

e-Recorded 1735905 05/01/14 SFC

Sargent-Peralta, LLC, a New Mexico limited liability company for consideration paid, grant(s) to **FFT, LLC a New Mexico limited liability company, as to an undivided 64% interest and SMOP-1 LLC, a New Mexico limited liability company, as to undivided 36% interest** whose address is PO Box 1769, Santa Fe, NM the following described real estate in Santa Fe County, New Mexico.

Units 1, 2, 3, 4, 5, 6, 7, 8, and 9 of Plaza de Peralta Condominium, as created by Condominium Declaration for Plaza de Peralta Condominium, recorded December 20, 1985, in Book 538, page 644, as Document No. 582,518, as amended and as shown on Plat of Plans attached as Exhibit "B" to the Declaration, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Those specific matters identified on Exhibit "A", attached hereto and made a part hereof.

with warranty covenants.

WITNESS my hand and seal this 1st day of May, 2014

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

By: Edward W. Sargent, Manager

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 1ST Day Of May, A.D., 2014 at 01:40:36 PM And Was Duly Recorded as Instrument # 1735905 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - KVAUGHN County Clerk, Santa Fe, NM

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF Santa Fe)

This instrument was acknowledged before me on May 1, 2014, by Edward W. Sargent, manager of Sargent-Peralta, LLC, a New Mexico limited liability company.

OFFICIAL SEAL
Barbara Kayleen Jones
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5/5/2015

Notary Public

My Commission Expires: _____
(Seal)

e-Recorded 1735905 05/01/14 SFC

Attached to and made a part of that certain Warranty Deed from Sargent-Peralta, LLC, a New Mexico limited liability company to FFT, LLC a New Mexico limited liability company and SMOP-1 LLC, a New Mexico limited liability company dated May 1, 2014.

EXHIBIT "A"

SUBJECT TO:

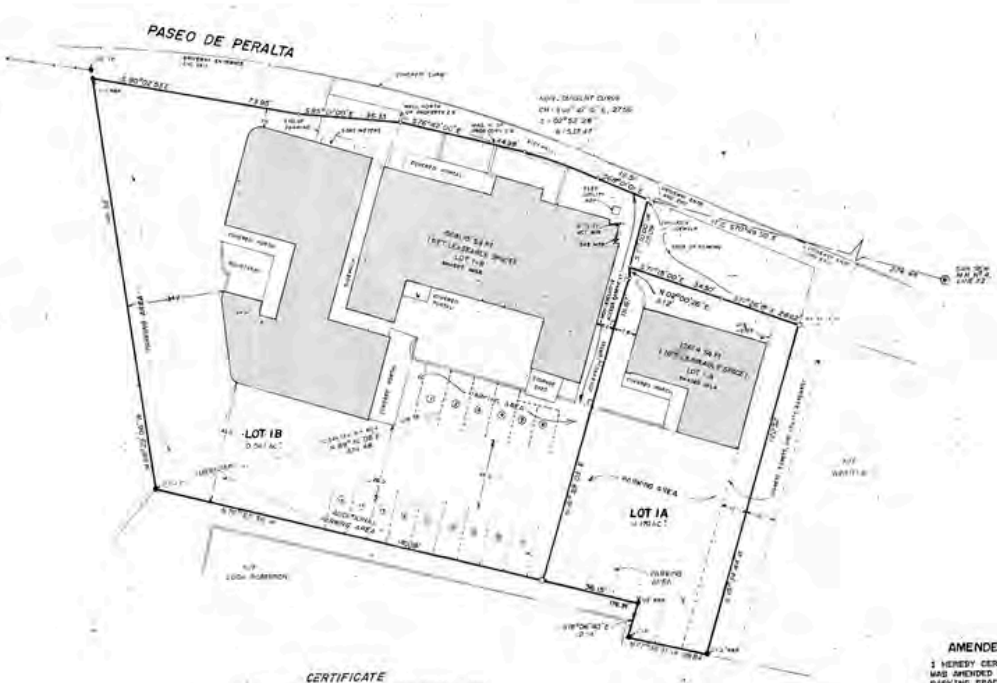
Taxes and assessments for the year 2014, and thereafter not yet delinquent.

- Sewer and refuse assessments not yet due and payable and thereafter.
- Easement reserved in Warranty Deed from E. W. Sargent and Anna Leise Sargent to E. Flat Partners, a New Mexico partnership, dated October 26, 1984, recorded in Book 504, page 355, records of Santa Fe County, New Mexico.
- Terms and conditions contained in Cross-Easement Agreement by and between E. W. Sargent and Anna Leise Sargent and E. Flat Partners, a New Mexico partnership, dated October 26, 1984, recorded in Book 504, page 359, records of Santa Fe County, New Mexico.
- Terms and provisions of the "Condominium Declaration for Plaza de Peralta Condominium" and of By-Laws therein, recorded in Book 538 at pages 644-653; First Amendment to Condominium Declaraiton for Plaza de Peralta Condominium, recorded August 20, 2010 as Instrument No. 1607508, records of Santa Fe County, New Mexico.
- Terms conditions of By-Laws of Plaza de Peralta Condominium Association, recorded in Book 538 at pages 654-687, records of Santa Fe County, New Mexico.
- All matters shown on Condominium Plat attached to "Condominium Declaration for Plaza de Peralta Condominium as Exhibit "B", recorded in Book 538 at pages 644-653, records of Santa Fe County, New Mexico.
- Rights of Tenants.

16

VICINITY MAP

SCALE 1"=2000'



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT E.W. SARGENT AND ANNA LEISE SARGENT HAVE CAUSED TO BE DIVIDED THE LAND SHOWN ON THIS PLAT, SAID LAND LYING AND BEING SITUATED WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, WITH ITS AND ACCESS EASEMENTS AS SHOWN HEREON, DEDICATED TO THE PUBLIC FOREVER. THERE IS NO DEDICATION OF LAND TO THE PUBLIC.

E.W. SARGENT — ANNA LEISE SARGENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Sept, 1984, BY E.W. SARGENT.

MY COMMISSION EXPIRES: May 12, 1985 — NOTARY PUBLIC

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Sept, 1984, BY ANNA LEISE SARGENT.

MY COMMISSION EXPIRES: May 12, 1985 — NOTARY PUBLIC

AFFIDAVIT

THIS PLAT FOR LANDS WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

E.W. SARGENT — ANNA LEISE SARGENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF Sept, 1984.

MY COMMISSION EXPIRES: May 12, 1985 — NOTARY PUBLIC

APPROVALS

CITY OF SANTA FE

CITY ENGINEER — DATE — CITY PLANNER — DATE

SUBDIVISION COMMITTEE

CHAIRMAN — DATE — SECRETARY — DATE

UTILITY COMPANIES

PUBLIC SERVICE CO. OF NEW MEXICO — DATE — QUEST — DATE

GAS COMPANY OF NEW MEXICO — DATE — SOUTHWEST BELL TELEPHONE CO. — DATE

CERTIFICATE

I HEREBY CERTIFY 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 SEPTEMBER 06, 1984, AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 6998 — MITCHEL K. MOORAN

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF September, 1984, BY MITCHEL K. MOORAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-24-85

AMENDED CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 10-02-84, TO SHOW PARKING SPACES AND BUILDING TO LOT DISTANCES.

N.M.P.L.S. NO. 6998 — MITCHEL K. MOORAN

NOTES:

1. MERIDIAN (88°30'08"E) BASED ON CLOSING L NE BETWEEN SAN, SEW, M.H. NO. 4, LINE X2 FOUND AND 1/2" IRON PIPE FOUND AT SOUTHWEST PROPERTY CORNER, AS SHOWN ON PLAT ENTITLED, "SUMMARY PLAT, SARGENT SUBDIVISION", BY GEORG VEDELER, DATED MAY 1977, FILED AT THE SANTA FE COUNTY COURTHOUSE ON 8-10-1977, RECEPTION NO. 403,894.
2. ● DENOTES POINT FOUND.
3. O DENOTES POINT SET. (1/2" REBAR W/CAP)
4. THIS PLAT SUBJECT TO EASEMENTS OF RECORD.
5. IMPROVEMENTS CURRENT AS OF DATE OF SURVEY.
6. ⊕ DENOTES POINT NOT SET.
7. 25' INGRESS, EGRESS AND UTILITY EASEMENT BASED ON PLAT OF NOTE NO. 1.
8. O DENOTES PILLARS ON PORTAL.
9. ═══ DENOTES YARD WALL.

553270

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 12th day of September, A.D., 1984, at 11:26 o'clock A.M., and was duly recorded in Book 272, Page 013 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGEL VIGIL PEREZ
County Clerk, Santa Fe County, N.M.

PLAT OF SURVEY FOR

E.W. SARGENT & ANNA LEISE SARGENT

LOCATED AND BEING SITUATE AT TRACT 1 OF SARGENT SUBDIVISION, AT THE INTERSECTION OF CAMINO DE PERALTA, CITY AND COUNTY OF SANTA FE, NEW MEXICO, CONTAINING 0.39 ACRES

SOUTHWEST MOUNTAIN SURVEYS — SANTA FE 982-9429 — C-204 A

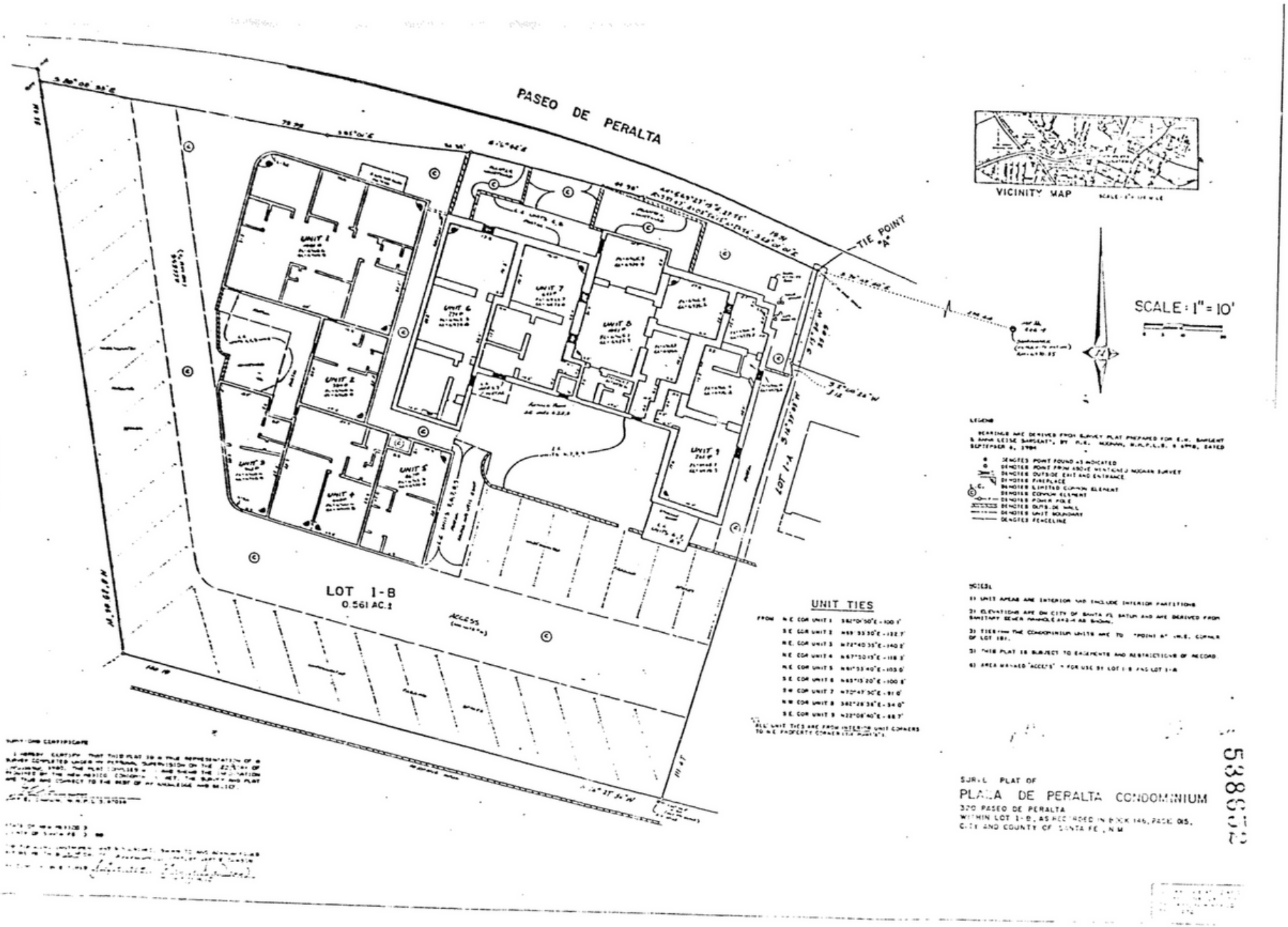

PASEO DE PERALTA
TIE POINT "A"
VICINITY MAP
SCALE: 1" = 10'
LOT 1-B
0.561 AC.±
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
LOT 1-A
ACCESS
UNIT TIES
LEGEND
NOTES:
SURVEY PLAT OF
PLAZA DE PERALTA CONDOMINIUM
320 PASEO DE PERALTA
WITHIN LOT 1-B, AS RECORDED IN BOOK 146, PAGE 015,
CITY AND COUNTY OF SANTA FE, N.M.
538652

EXHIBIT B

25

COLOR DETAIL ×

CANYON DUSK

S210-4

INTERIOR AND EXTERIOR ONE-COAT HIDE

COLOR FADE PROTECTION

LRV 37 **R** 195 **G** 156 **B** 131

VIEW MY SAVED COLORS

Orange color family

Canyon Dusk is a relaxed terracotta earthtone for creating a comforting, casual atmosphere.

COLOR DETAIL

RUSTY GATE

M200-7

COLOR FADE PROTECTION

LRV 19 **R** 175 **G** 102 **B** 73

VIEW MY SAVED COLORS

Orange color family

Rusty Gate is a smoky shade of copper-orange.

COLOR DETAIL

CHERRY COLA

S130-7

LRV 8 **R** 116 **G** 69 **B** 67

VIEW MY SAVED COLORS

Red color family

A rich and stunning color, Cherry Cola is a burgundy perfect for both interior and exterior paint projects.

COLOR DETAIL

DARK CRIMSON

M140-7

LRV 9 **R** 132 **G** 60 **B** 65

VIEW MY SAVED COLORS

Red color family

With its deep scarlet tones, Dark Crimson illustrates the exquisite clarity of a fine wine, perfectly aged.

COLOR DETAIL

SWISS COFFEE

12

COLOR FADE PROTECTION

LRV 84 **R** 241 **G** 237 **B** 224

VIEW MY SAVED COLORS

White color family

Swiss Coffee is a warm white color with an unmistakable cream base, like delicious, warm creamy coffee on a cold winter morning.

COLOR DETAIL

ULTRA PURE WHITE®

UPW

COLOR FADE PROTECTION

LRV 94 **R** 248 **G** 249 **B** 243

VIEW MY SAVED COLORS

White color family

Ultra Pure White is a crisp classic white, the perfect clean-slate color to transform rooms into the space of your dreams.

COLOR DETAIL

AUTHENTIC TAN

N290-2

COLOR FADE PROTECTION

LRV 73 **R** 234 **G** 221 **B** 198

VIEW MY SAVED COLORS

Yellow color family

Authentic Tan is a light neutral that brings warmth and balance, easily combining with many other color selections.

COLOR DETAIL

JUNGLE CAMOUFLAGE

N350-4

INTERIOR AND EXTERIOR ONE-COAT HIDE

COLOR FADE PROTECTION

LRV 38 **R** 170 **G** 167 **B** 148

VIEW MY SAVED COLORS

Gray color family

A subtle and relaxed gray-green, Jungle Camouflage possesses unlimited versatility for effortless transformations of interior and exterior spaces.

COLOR DETAIL

DOLPHIN FIN

790C-3

INTERIOR AND EXTERIOR ONE-COAT HIDE

COLOR FADE PROTECTION

LRV 59 **R** 204 **G** 202 **B** 193

VIEW MY SAVED COLORS

Gray color family

Dolphin Fin is a light warm gray inspired by the charismatic sea creatures — it is a confident and versatile color for multiple uses.

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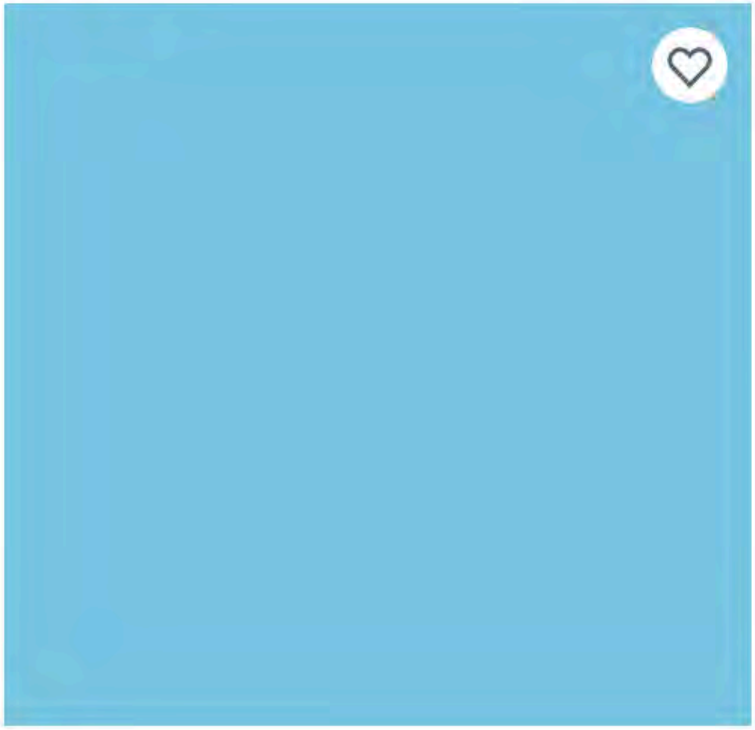

SUMMER SPLASH

5002-9C

COLOR INFORMATION

Family	Undertone	LRV
Blue	Cool	49.776

RGB	HEX
120, 198, 227	#78c6e3

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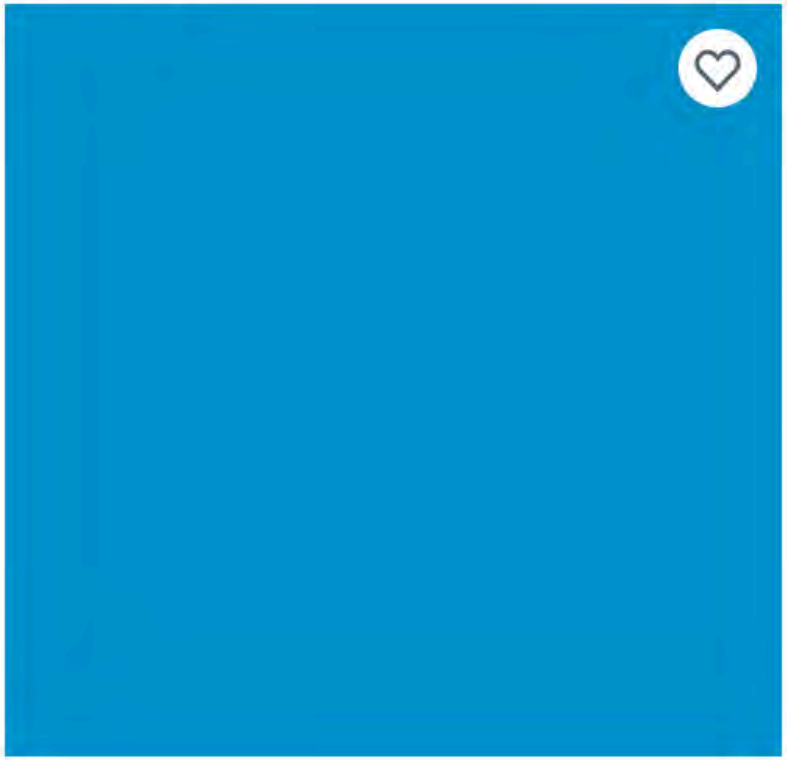
← Paint Colors



BLUE BURST

4008-10B

COLOR INFORMATION

Family	Undertone	Collection
Blue	Cool	Popular

LRV	RGB	HEX
24.012	1, 146, 204	#0192cc

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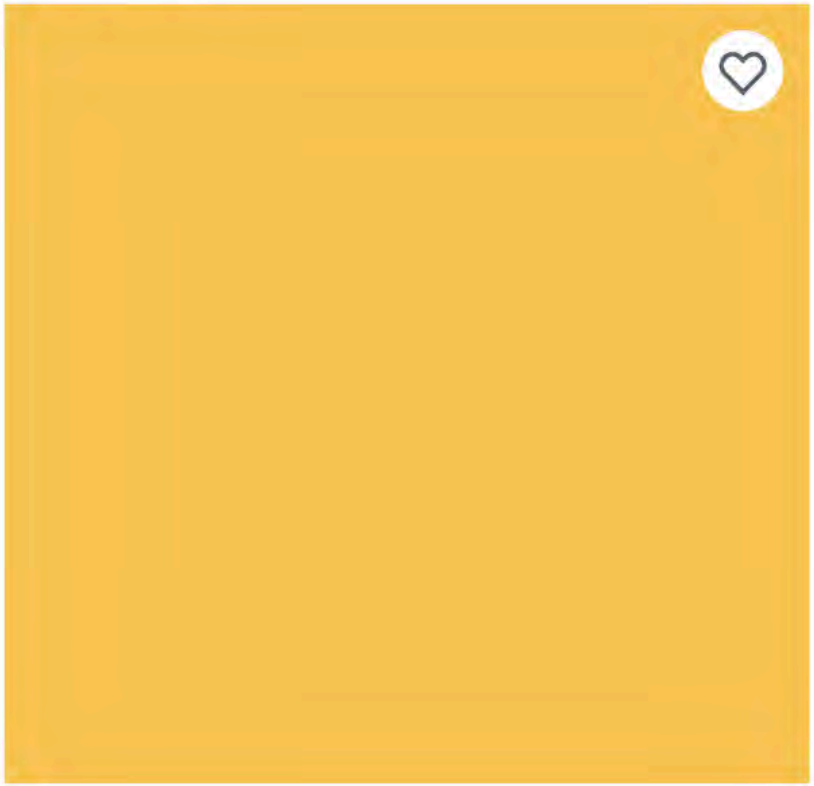

SWEET LEMON

3006-3B

COLOR INFORMATION

Family	Undertone	Collection
Yellow	Warm	Popular , The Bold Collection

LRV	RGB	HEX
59.946	248, 196, 82	#f8c452

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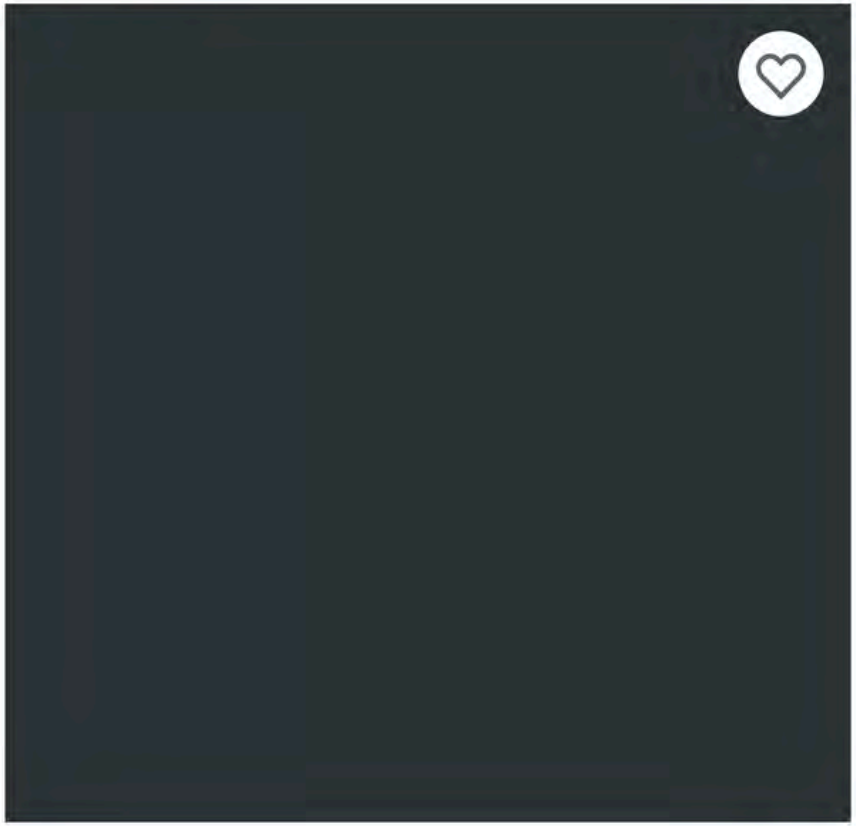
← Paint Colors



NOCTURNAL GREEN

5011-1

COLOR INFORMATION

Family	Undertone	Collection
Black	Cool	Popular

LRV	RGB	HEX
3.277	45, 52, 53	#2d3435

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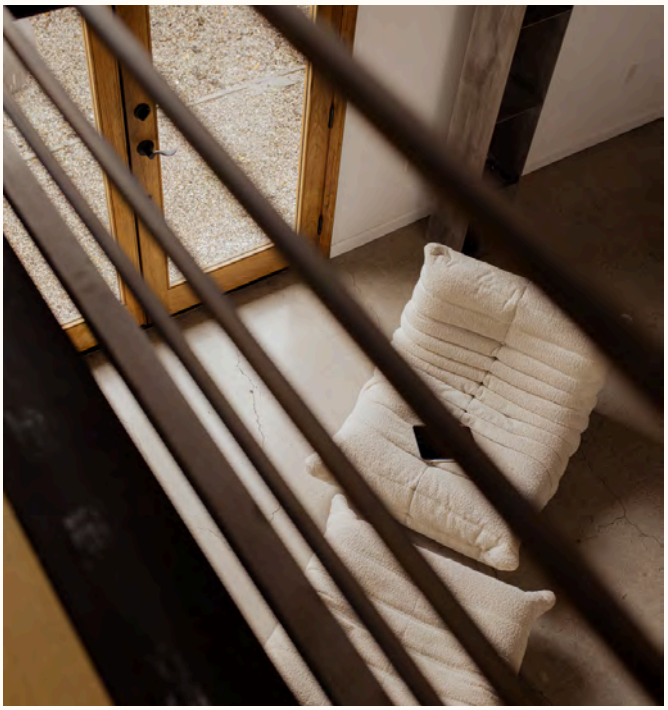
Order Paint Online ↗

Thank You.



For Inquiries, Contact Us.

PHONE NUMBER

505.577.7226

EMAIL ADDRESS

info@casadehuerto.com

WEB ADDRESS

www.casadehuerto.com

City of Santa Fe, New Mexico

memo

DATE: February 10, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2026-011824-HDRB. 424 San Antonio St. Downtown & Eastside Historic District. Contributing. Christopher Purvis, agent for Laura Bird, owner, proposes to replace 2 windows, all storm windows, repair all other windows in the main residence, and install an additional window in the 1995 addition, construct a 50 sq. ft. addition and relocate the window of the accessory structure, repair the garage doors, and existing fences, construct a 6'-0" high coyote fence, and construct a 121 sq. ft. wood ramada to a height of 10'-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:

The 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 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

One motion will be required in this case.

a. In case 2026-011824-HDRB, for 424 San Antonio 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.

Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
San Antonio Street is a rural-feeling dead-end lane. It was developed in the 1920s over former farmland; the street remains unpaved and without sidewalks. The first several hundred feet of the west side contain a sequence of Territorial and Pueblo Revival houses, set back from the road and visually unified by a nearly continuous line of yard walls and fencing. The houses tend to be light to medium brown stucco with white or turquoise trim color. The yards all have landscaping, including trees that shade the area. Typical driveway access is to the side of the residence with a garage set back behind the residence.

Figure 2: Property image

Site Description:
Sitting near the center of the lot, the small Pueblo Revival-style residence is one of four houses constructed by the Fenyes-Cutin family along San Antonio Street. It was constructed around 1931, primarily of adobe, and features an inset portal centered on the front east-facing façade. A frame addition was constructed in 1995 on the southwest corner. The single-story residence has a flat roof with parapets and is stuccoed in cementitious buckskin. The windows are older wood casement windows that are inset by about 14 inches with top-mounted projecting steel hinges with large, exposed window hinges. In front of each window is a wood frame that once held screens and now holds metal storm units. The doors are wood with lites above panels. All windows and doors have divided lites. The front portal has an exposed viga ceiling and is ornamented with corbels. The west end of the north elevation holds a single viga projection. The west elevation holds the 1995 addition, which stands out from the rest of the house due to a window inset of only four inches, a smoother wall plane, and more modern doors and windows.

A 362 sq. ft. single vehicle garage was constructed in the northwest corner of the lot around the same time as the residence. The garage is constructed of adobe and finished in stucco that matches the

residence. The garage door is a white carriage-style door. The south elevation houses a single window and a post-1978 addition of a utility room. There are no other fenestrations.

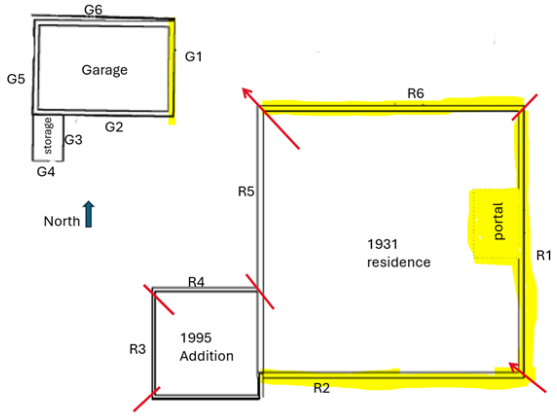
A low 21" high adobe wall topped with a white picket fence with four-sided conical tops that raise the height by another 21" sits on the east property line. The picket fence turns to run along the driveway. While the yard wall holds layers of stucco, the fencing has a single layer of paint, suggesting it is a newer addition to the yard wall.

The property is a part of the 1926 Fenyes subdivision, which was created by Eva Scott Fenyes and her daughter Leonora Scott Curtin and her daughter Leonora Francis Curtin on strips of previous farmland in a 1922 five-acre purchase of the Acequia Madre tract.

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for the property.

HDRB:
The property's status was reviewed on January 13, 2026, under case 2025-011703-HDRB. The residence was designated as contributing, and the south, east, and north elevations as primary. The garage was designated as contributing to the east elevation as primary, and the yard wall, excluding the picket fence, was designated as contributing.



An addition was constructed on the southeast corner of the residence as approved under case H-95-071. The requested portal to the front of the residence, in this case, was denied.

ADMINISTRATIVE:
The roof was replaced in 2019 as approved under 2019-000947-ADMIN.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Residence:

1) Replace all aluminum storm windows on the exterior of each window with wood storm windows on 14 windows. This includes windows A, B, C, D, E, F, G, L, N, O, P, Q, R, and S.
2) Repair the windows A, B, C, D, E, F, G, L, M, N, O, P, Q, R, and S, and repaint them in white.

3) Replace the windows I, J, and K on the 1995 addition with wood-clad windows with aluminum interior in white.
4) Install a double door, item H, on the north elevation of the 1995 addition. The door will be true divided lite in white.
5) Redesign the landing and stairs at the north entry door.
6) Redesign the landing and stairs at the north entry door on the 1995 addition.
7) Install two ground-mounted HVAC compressors on the west or the building.
8) Stucco in cementitious stucco with color to match the existing stucco. The color will need to be verified.

Garage:

1) Construct a 50 sq. ft. addition on the south elevation. The addition is greater than 10' back from the primary east façade and will be an extension of the existing shed addition.
2) Replace the interior door located behind the existing vehicle door with a double door.
3) Rehabilitate the existing vehicle doors on the east elevation (primary façade).
4) Stucco in cementitious stucco with color to match the existing stucco. The color will need to be verified.

Property:

1) Construct a freestanding 121 sq. ft. wood pergola to a height of 10'-0" to the west of the residence. The ramada will be stained brown.
2) Construct a 6'-0" high coyote fencing on the south between the property line and the 1995 addition and on the north between the garage and residence at the driveway. The north fence will hold a matching coyote pedestrian gate.
3) Construct two 6'-0" high coyote fences to screen the HVAC units.
4) Repair the existing picket fence and yard wall (contributing) on the east side of the property.
5) Repair the existing coyote fences on the west (7'-0 high) and north (6'-0") property lines.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

l. Purpose

To promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

D. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards outlined in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from the primary facade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

Ill. Height

a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.

b. Building additions to 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 this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height

a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.

b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

a. 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 window opening shall be widened or narrowed.

b. Window depth and other characteristics of window and door fenestration shall be preserved.

c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:

a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.

b. 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.

c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic 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 historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. 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, open 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 rules as to flat roofs shall not be constructed 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 a 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.

II. 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 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. Facade 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: December 11, 2025

For HPD Office use only: HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Fényes-Curtin Family – Rental House	2. Location: 424 San Antonio Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-3208 4. County: Santa Fe Parcel # 10550912
5. Property Type: _x Buildings: house and garage _x_Structures: fence and wall __ Site __ Object 6. Date of Survey: November 26, 2025, JWM 7. Previous Survey Date(s): _x_Yes: July 18, 1991, Ann Carson June 6, 1983, Michael Belshaw __ No: 8. Name of Project: HDRB Status Evaluation 9. Lat/Long: 35.6793165,-105.9330012		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing west.		
11. Brief Description of the Property: One of four houses constructed by the Fényes–Curtin family along the west side of San Antonio Street, the dwelling at 424 San Antonio was erected around 1931 as an early expression of the Pueblo Revival style. Built primarily of adobe, it features an inset *portal* centered on the front façade. A frame addition was added at the southwest corner in 1995, but the house has otherwise undergone no major alterations. A one-bay garage of similar vintage occupies the northwest corner of the lot. Along the east edge of the property stands a low adobe wall topped with a recent white picket fence. The status designations for the house and garage are unclear. No status has been assigned to the wall and fence. ***Continued on Page 5.***		
12. Who uses the property? Residence		
13. Construction Date: Date: Before c.1931 __Known _x_ Estimated Source: deeds and city directories		
14. Setting: _x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public		
15. Relationship to Surroundings: _x_ Similar __ Dissimilar Comments: N/A		

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

For: Current owner:

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

Current owner:
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 __ Contributing: __ Non-contributing: _x_ No Status: fence/wall
Per City of Santa Fe official designation map * Status designation for the house and garage unclear; conflict between older survey forms and City GIS.

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-3208
Fényes-Curtin Family – Rental House	424 San Antonio Street Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 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:_____

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

9. Roof: __ N/A

Shape: __Flat __Gabled
__ Hipped __ Pyramidal
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ 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 and Garage

Operation	Material	Glazing	Number
Casement (older)	Wood	6 – various pairings	11
Casement (addition)	Wood	6-6	2
Casement (clear and obscured)	Wood	1	2
Sash (garage)	Wood	5	1

11. Door Types House and Garage

Type	Style	Material	Number
Single-Leaf	Light over Panel	Wood	2
Single-Leaf	4-light over Panel	Wood	1
Garage	Carriage	Wood	1

12. Chimneys _x_ 3: outside south; inside, east; inside, west.

13. Porches _x_
Type: _x_ Entry: inset __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1995; bathroom addition at southwest corner; City of Santa Fe data.
#2 Date: Post-1978; introduction of utility room on south elevation of garage; aerial photograph.
#3 Date: Unknown; replacement of casement window on north elevation; visual evidence.
#4 Date: Unknown; replacement of roof and canales; aerial photographs 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: __ Other: Vernacular

17. Documents Available and Their Locations

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

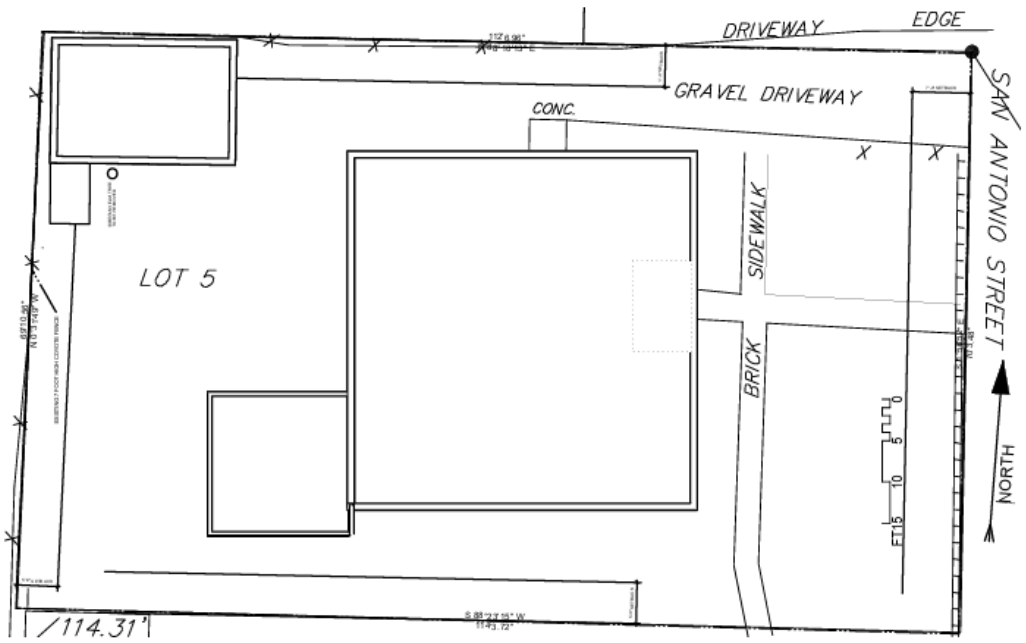
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Current site plan. Courtesy of A. Christopher Purvis.



1 SITE PLAN
Scale: 1/16" = 1'-0"

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		4. County: Santa Fe
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Architectural Description Continued

Setting

The house is located approximately 250 feet south of Acequia Madre, on San Antonio Street, a purposely rural-feeling dead-end lane. Initially developed in the 1920s over former farmland, the street remains unpaved and without sidewalks (Photo 2). The first several hundred feet of the west side contain a sequence of Territorial and Pueblo Revival houses, set back from the road and visually unified by a nearly continuous line of fencing. Four of these houses were constructed by the Fényes–Curtin family, who owned the estate-like "Acequia Madre House" to the west.

The subject house sits near the center of its lot and is approached from the street by a patterned-brick walkway (Photo 3). It is surrounded by gravel landscaping, with a few mature trees—including old apricots—providing shade and character. A coyote fence encloses the rear of the property and opens toward the Acequia Madre House property (Photo 4).

East (Front) Façade

The house presents a simple, flat south façade to the street, relieved only by a centrally inset portal (Photo 3). This planar composition precedes the later Pueblo Revival tendency to break up façades with projecting volumes. At the south end of the elevation are two window openings that light the living room. Each contains a pair of wood casements that appear to be original. The windows are set approximately 14 inches back from the exterior wall and each sash carries six lights divided by narrow muntins (Photo 5). They open on exterior, top-mounted projecting steel hinges with large, exposed knuckles—hardware indicative of an early vintage (Photo 6). In front of each window is a wood frame that once held summer screens and now contains metal storm units.

The inset portal is approximately eight feet deep and features a square-block floor and exposed viga ceiling (Photo 7). To the south is the primary entry door, a wood ¼-light over vertical-panel door with a screen (Photo 8). The door opens directly into the living room. Along the north side of the portal is a 110-inch-wide opening fitted with a bank of wood casements that provide light to the dining room. The portal is large enough to

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accommodate a few chairs but offers limited additional space. The north end of the façade contains a rectangular opening fitted with three six-light casements, similar in design to those at the opposite end.

North Elevation

Facing the driveway leading to the garage, the north elevation is the working side of the house, accommodating the kitchen and a secondary bedroom (Photo 9). At the east end is a wide opening fitted with a bank of wood casements. These windows look into the kitchen, which may have served a different function historically. Near the center of the elevation, a set of concrete steps leads to a recessed entry (Photo 10). The doorway contains an older wood panel door—matching the front entry door—although its glass panel has been removed and the opening boarded. A single viga projects above.
To the west is a more recent vinyl–metal casement, and beyond it, a boarded window opening. The elevation terminates at the far west with a pair of six-light wood casements.

West Elevation

The west elevation overlooks the backyard and, beyond it, the Acequia Madre House, with which this property is historically associated. This façade combines the original 1931 building with the 1995 addition (Photo 11). The older section contains wood multi-light casements set at the same depth as the front façade of the house. The 1995 addition projects approximately 17 feet to the west and is constructed of wood frame. It has a modern door on its north side and wood six-light casements on its west and south elevations. These later windows are set approximately four inches back from the wall.

South Elevation

The south elevation combines the original 1931 building with the 1995 westward addition. In the older portion, a pair of wood casement windows flanks a prominent, tapered exterior fireplace mass (Photo 12). Moving westward from the chimney, the elevation contains a sequence of deeply set window openings fitted with older wood casements that match those found on the front façade. These openings vary slightly in size but share the same inset depth and multi-light configuration typical of early Pueblo Revival work.

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The 1995 addition, visible at the far west end of the elevation, is identifiable by its smoother wall plane and shallower casements (Photo 13). Though compatible in scale and finish, the addition reads as a later volume when compared with the sculptural wall surfaces and pronounced window recesses of the original construction.

Garage

Located at the end of the gravel driveway, the one-bay garage measures approximately 362 square feet (Photo 14). It is constructed of adobe and finished in stucco to match the house. The garage door consists of 5-inch-wide tongue-and-groove boards painted white; the door opens outward on metal strap hinges. The south elevation includes a single wood window of historic vintage (Photo 15). Attached at this elevation is a stuccoed frame utility closet measuring roughly 56 by 86 inches (Photo 16). No other fenestration appears on the building.

Front Fence/Wall

Extending along the front property line is a picturesque combination of low wall and picket fence (Photo 17). The wall portion is approximately 21 inches high and constructed of adobe, finished with multiple coats of stucco, and is currently painted pink (Photo 18). Above it rise panels of pickets made from 1½-by-2½-inch boards with four-sided conical tops; these pickets add another 21 inches in height. The fence portion turns the corner and continues along the driveway (Photo 19).

Historic aerial photographs indicate that a wall existed in this location, but the picket fence appears to have been replaced over the years (Fig. 7). The current fence boards are attached with modern fasteners and exhibit only a single paint layer, suggesting they are of recent construction.

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Historical Overview

On November 4, 1926, Eva Scott Fényes, a wealthy arts patron from Pasadena, California, deeded to her daughter, Leonora Scott Curtin, a narrow strip of her five-acre parcel along Acequia Madre. The conveyed land lay along the west side of San Antonio Street, a developing residential corridor built over former farmland and apple orchards (Fig. 1). Fényes had acquired the larger parcel, holding her summer home, in 1922 from Charles B. and Bertha M. Barker, who in turn had obtained it in 1914 from the Ortiz y Baca family.

The portion deeded to Leonora, together with the adjacent section retained by her mother, was platted later in 1926 as the Fényes Subdivision (Fig 2). Over the following years, the subdivision developed into a collection of Pueblo and Territorial Revival rental homes along the west side of San Antonio Street, all owned and managed by the family.

Three Wise Women

Eva Scott Fényes (Fig. 1) was born in 1849 in New York City. A well-traveled cosmopolitan, she first visited Santa Fe in 1889 with her first husband, William S. Muse, a Marine Corps lieutenant. After divorcing Muse, she traveled to Egypt, where she met and married Adalbert Fényes, a Hungarian nobleman, physician, and inventor. The couple settled in the Pasadena Colony, where they built an 18-room Beaux-Arts mansion in 1906.

Beginning in the 1910s, Eva and her daughter, Leonora Scott Curtin, spent summers in Santa Fe, often renting houses along Palace Avenue or Canyon Road. They were later joined by Leonora's daughter, Leonora Frances Curtin. The 1922 purchase of the Acequia Madre tract signaled Eva's intention to establish a more permanent residence in Santa Fe. The *Santa Fe New Mexican* greeted the news enthusiastically, noting that Mrs. Fényes, "a member of the multi-millionaire Pasadena social set, is going to build a home in Santa Fe."

The three women continued to divide their time between Pasadena and Santa Fe for several more seasons. In 1926, they engaged a local builder to construct a summer

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residence. Their initial plan, reported in the *New Mexican*, called for a "California type" house —likely a Craftsman or Mediterranean-influenced design—but they soon changed course, opting instead for a restrained Territorial Revival style.

They contracted with the Flying Heart Development Company, founded in 1923 by artist and home designer William Penhallow Henderson; John Evans, the only child of Mabel Dodge Luhan; and James P. Briscoe, Henderson's neighbor and the son of a Detroit sheet-metal executive who had made an early fortune in the Buick Motor Company. The house, completed later that year at an estimated cost of $15,000, was first known simply as the Fényes residence. It later became known as the Acequia Madre House, and, affectionately, the House of the Three Wise Women.

Eva Scott Fényes died on February 3, 1930, at the Fényes Mansion in Pasadena. Her seven-page will, supplemented by a codicil dated March 8, 1923, confirmed that the entire five-acre parcel in Santa Fe—including the land along San Antonio Street—would eventually pass to her granddaughter, Leonora Frances Curtin. Under the codicil's terms, the property first went to her daughter, Leonora Scott Curtin, for her lifetime, and then to Leonora Frances Curtin, who would not receive full ownership until she reached age 30.

This provision has bearing on the subject house, which was erected in the early 1930s, likely under the direction of Leonora Scott Curtin, or possibly her daughter, Leonora Frances Curtin, as she approached adulthood and eventual inheritance.

San Antonio Street

The long, narrow tracts south of the Acequia Madre began as irrigated farmland, producing the small but essential crops that sustained Santa Fe's early residents. In the early 20th century, portions of these fields transitioned to orchards—most notably apples—before being subdivided into modest residential parcels as the city's edge gradually pushed outward from the historic core.

The land directly east of the Fényes property was acquired in the early 1920s by Augustin A. Sosaya, a little-known but important local builder active in the 1920s and 1930s, along with several other investors. Sosaya would go on to construct at least five houses on the east side of San Antonio Street, facing the Fényes-Curtin holdings. Both

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Curtin and Sosaya contributed portions of their land for the construction of the street itself.

Construction on the Fényes-Curtin side of San Antonio Street began in 1926. A newspaper account from that year noted that Eva Fényes had built “east of the Acequia Madre House,” likely referring to the Territorial Revival houses at 404 and 426 San Antonio Street. A 1927 notice suggests that contractor Charles Campbell constructed one of these dwellings. As with all houses eventually built on the Fényes-Curtin side of the street, these properties were not sold but leased, a pattern mirrored by Sosaya on the east side.

The house at 404 San Antonio was rented in 1927 to Milton Vreeland, general superintendent of the New Power and Light Company plant in downtown Santa Fe. By 1932, four houses stood on the west (Fényes-Curtin) side of the street: 404, 424, 426, and 428 San Antonio.

Lot 5 — 424 San Antonio Street

Built around 1931, 424 San Antonio Street differed from the earlier Territorial-style houses erected by the Fényes family. Instead, it adopted the Pueblo Revival style, with a façade reminiscent of the 1912 “New-Old Santa Fe” style competition winners. This shift in architectural expression may reflect the influence of Leonora Scott Curtin following her mother’s death in 1930. Both she and her daughter, Leonora Frances Curtin, were deeply engaged with preserving Hispano culture; in 1934, Leonora Frances opened the Native Market on Palace Avenue, selling furniture and goods crafted by local Hispanic artisans.

The house was rented in the mid-1930s by Hugh J. Thompson and his wife, Irene. Thompson managed Butt’s Central Pharmacy on West San Francisco Street. By the early 1940s the Thompsons had departed and were replaced by Robert L. Miller, an Army officer, and his wife, Madelaine. The Millers remained tenants through the late 1950s, at times subletting the house, including Edward Ripley, proprietor of Town and Country clothing on Marcy Street. In the 1960s, it was Geraldine Farrelly, a supervisor with the National Park Service; in the 1970s, Nello Croce, the manager of The Compound, and his wife Margaret rented the home. This pattern of leasing continued for nearly five decades, with the property later managed under the Curtin-Paloheimo Foundation (now

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the Paloheimo Foundation), the charitable entity created to steward the family's Santa Fe holdings.

In 2009, the Curtin-Paloheimo Foundation deeded the house at 424 San Antonio Street to CP-SA, a New Mexico LLC linked to the Paloheimo Foundation in Pasadena; no money was exchanged in the transfer. Later that same year, CP-SA conveyed the property to Fanta Real Estate Investments LLC, a real estate investment company based in St. Johns, Florida. Fanta Real Estate Investments LLC remains the current owner.

Evaluation of Historical Status

House

The house is significant for its architecture and historical associations. For these reasons, the recommendation is to designate it as Contributing. The east and south elevations are suggested as the primary façades, given their architectural character; however, the primary designation for the south elevation should exclude the 1995 addition.

Garage

The garage is likewise recommended for Contributing status, with the east elevation, containing the original garage door, designated as the primary façade.

Fence/Wall

Contributing status is appropriate for this structure, but only for the adobe wall base. The picket fence above it is clearly a later addition and should not be included in the designation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

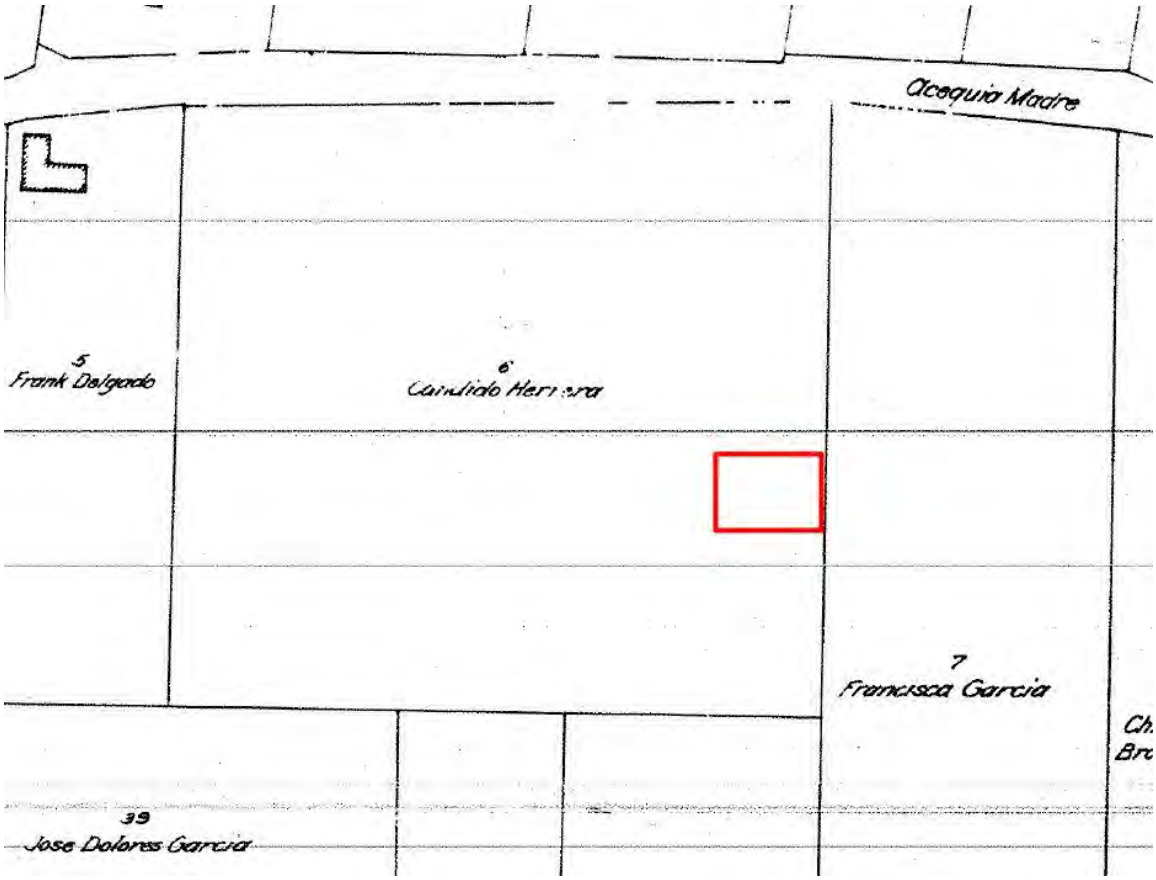

Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912. Approximate location of subject lot.

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Figure 2: The Three Wise Women: Leonora Scott Curtin, Eva Scott Fényes, and Leonora Frances Curtin. Courtesy of El Rancho de las Golondrinas.

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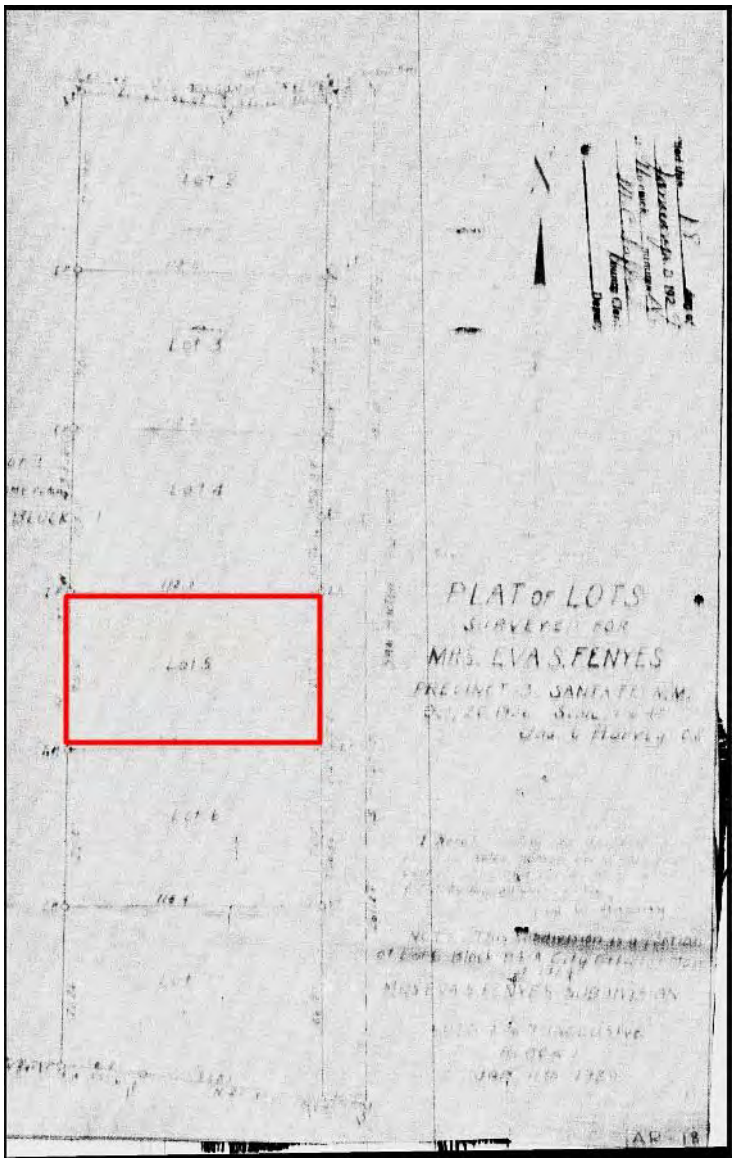

Figure 3: Fényes Subdivision, platted in 1926. Subject lot highlighted.

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Figure 4: 1935 aerial photograph. Subject lot highlighted.

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Figure 5: November 10, 1958, aerial photograph.

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Figure 6: September 11, 1978, aerial photograph.

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Figure 7: June 6, 1983, HBI survey photo; Michael Belshaw. Note different type of picket fence of top of adobe wall and absence of fence along the driveway. Courtesy of NMCRIS.

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Survey Photographs

(All images taken by John W. Murphey, on November 26, 2025).

Photo 2: San Antonio Street in front of property. Camera facing north.

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Photo 3: East (front) façade. Camera facing west.

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Photo 4: Coyote fence at rear of the lot. Camera facing west.

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Photo 5: East (front) façade. Muntin profile. Camera facing west.

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Photo 6: East (front) façade. Casement hinge. Camera facing up.

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Photo 7: East (front) façade. Portal. Camera facing west.

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Photo 8: East (front) façade. Portal, entry door. Camera facing south.

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Photo 9: North elevation. Camera facing southwest.

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Photo 10: North elevation. Entry door. Camera facing south.

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Photo 11: West elevation. 1995 addition at right. Camera facing east.

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Photo 12: South elevation, east end. Camera facing northwest.

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Photo 13: South elevation, west end. Camera facing northwest.

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Photo 14: Garage. East elevation. Camera facing west.

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Photo 15: Garage. South elevation window. Camera facing north.

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Photo 16: Garage. South elevation. Camera facing north.

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Photo 17: Fence/Wall. Camera facing northwest.

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Photo 18: Fence/Wall. Adobe construction and stucco layers of base wall. Camera facing down.

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Photo 19: Fence/Wall. Camera facing southwest.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H3208

IDENTIFICATION

ADDRESS: 424 SAN ANTONIO ST.
CAMINO DEL MONTE SOL NAT HIS. DIS

ID NUMBER: 051600021

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~S~~ RANGE 9 E ~~W~~ SEC 25 NE 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Care Taker

BUILDING DATA

ARCHITECTURAL STYLE:

SP. PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? DETATCHED 1 CAR GARAGE

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: NONE VISABLE

OVERALL CONDITION:

X EXCELLENT ___ GOOD

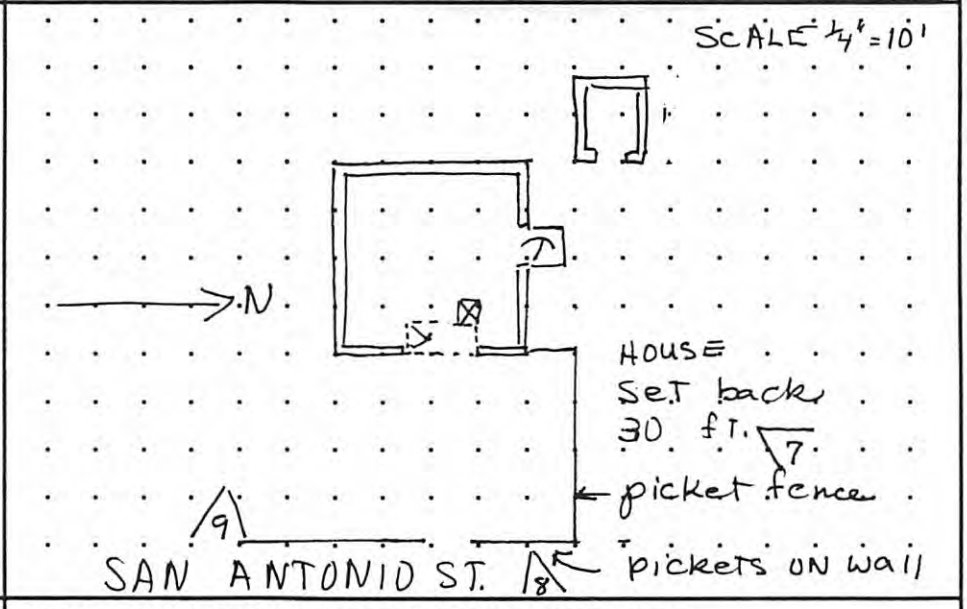
___ FAIR ___ DETERIORATED

BUILDING THREATENED?

___ YES X NO

PHOTO

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 CONT X

LOCAL DESIGNATION: Core HISTORIC DISTRICT

X ~~SIGNIFICANT~~ NOTE WORTHY X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-18-91 BY AC

NEGATIVES WITH NMHPD ROLL # 8 NEG # 7 TO 9

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	EXCELLENT NEW STUCCO 9-91
FOUNDATIONS	NOT VISABLE	
DOORS	GLASS PANES OVER WOOD PANEL	
WINDOWS	6 PANE WOOD CASEMENT PAIRED	
PORTALES	INSET PORTAL - FRONT EAST SIDE	
CANALES	NORTH - SOUTH - EAST	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	UNUSUAL WHITE PICKETS 2x4's	SHORT PICKETS ON TOP OF CONCRETE WALL - EAST SIDE
ARCH. DETAILS		
OTHER	4 PALOHEIMO RENTALS 404-424-426-428	FENCE CONTINUES SO, IN FRONT OF 424 SAN ANTONIO

COMMENTS PALOHEIMO RENTAL - OTHER 4 RENTALS ARE TERRITORIAL REVIVAL (PALOHEIMO/CURTAIN - SEE #019)

ADDITIONAL PHOTOGRAPHS

#17 W. FACE

#9 E. FACE

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 051600021
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13	easting northing

location description 424 San Antonio

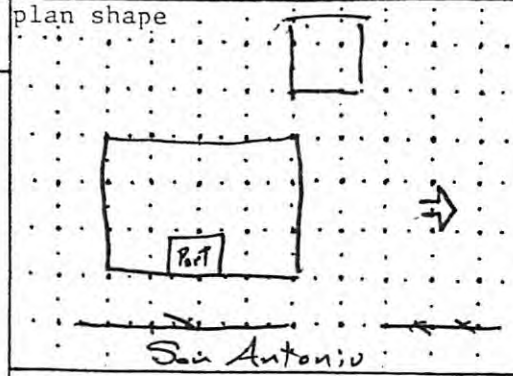
city/town Santa Fe

land grant/reservation ~~land grant/reservation~~

building name

legal description tnsp 17 N range 9 E sec 25 NE ¼ NE ¼

film roll by mb no. 2 | negative nos. ~~10, 11~~ 9, 10 | loc. of neg. (HPB)



date of construction
Pre 1925 estimate _____ actual
source 1928 City directory

use
present residential
other _____
historic residential
other _____

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
✓minor ___moderate ___major
describe:

style Spanish Pueblo [redacted] Vernacular

foundation material Not vis

wall material/surface Stucco

architectural features
Windows - 6 lite w/ casement - white - lintels stuccoed.
3 masonary chimneys.
All but one vigas cut flush w wall.
Canales - 2 metal - 1 wood

surroundings Residential

relationship to surroundings
✓similar ___not similar

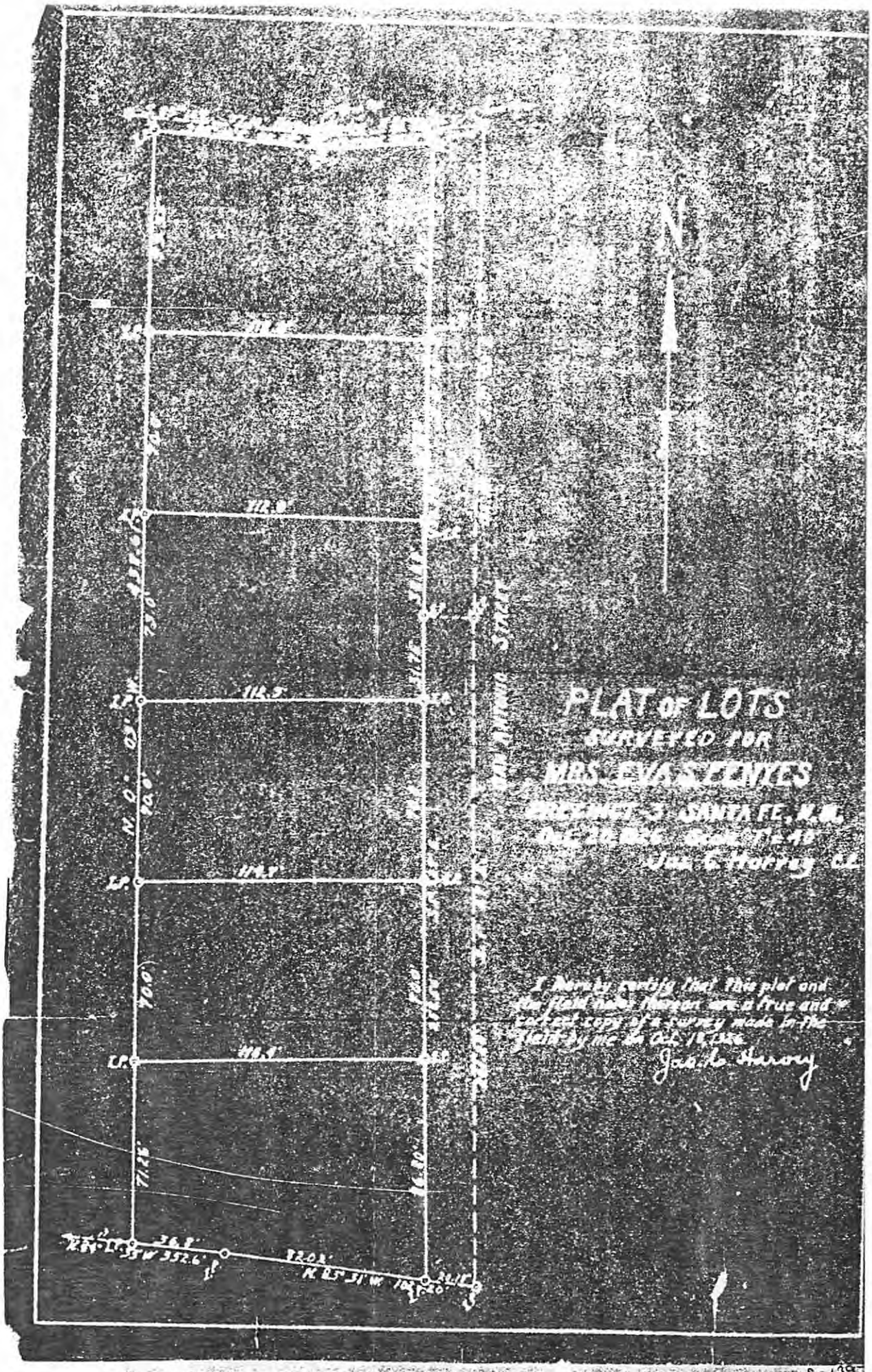
district potential
✓yes ___no

significance
✓eligible ___of interest ___none
if eligible, why? significant: 1991 resurvey

comments
wall — wall capped w white picket fence
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia
Streetscape

associated buildings? ✓yes
what type?
Garage
if inventoried, list ID nos.

see back? ___yes


PLAT OF LOTS
SURVEYED FOR
MRS. EVA S. FENTES
PRECINCT 3 SANTA FE, N.M.
Jas. E. Harvey C.E.
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field by me on Oct. 18, 1926.
Jas. E. Harvey
N
112.5'
112.5'
114.5'
114.5'
70.0'
71.25'
36.8'
82.02'
N 85° 31' W
Van Buren Street

S-139

1 EAST ELEVATION
Scale:

424 SAN ANTONIO

2 SOUTH ELEVATION
Scale:

2 G. EAST ELEVATION
Scale:

424 SAN ANTONIO

1 G SOUTH ELEVATION
Scale:

2 G. WEST ELEVATION
Scale:

424 SAN ANTONIO

1 G NORTH ELEVATION
Scale:

1 WEST ELEVATION
Scale:

424 SAN ANTONIO

2 NORTH ELEVATION
Scale:

City of Santa Fe

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

PROJECT DESC: 2025-011703-HDRB, 424 San Antonio St., Downtown & Eastside Historic District, non-statused, Christopher Purvis, agent for Laura Bird, requests a status review with primary façade designation, if applicable, for the main residence and accessory structure.

CASE NUMBER: 2025-011703--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 424 SAN ANTONIO ST
Santa Fe, NM 87505

CONTACTS:

Applicant	Christopher Purvis	2224 Brentwood DR Houston, TX 77019
Property Owner	Laura Bird	

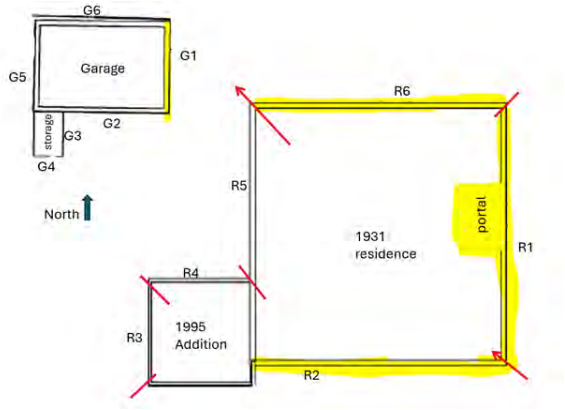
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jan 13, 2026. The decision of the Board was to designated the main residence as contributing with the east elevation (R1) including the interior of the portal, north elevation, (R6) and south elevation (R2), excluding the 1995 addition as the primary façades, and designated the accessory structure as contributing with the east (G1) as the primary façade, and designate the yard wall excluding the picket fence as contributing to the Downtown and Eastside Historic District.

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

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 11/4/2025	Property Owner of Record Laura bird		
Applicant/Agent Contact Christopher Purvis			
Site Address 424 San Antonio Street, santa fe nm 87505			
Suite or Space #	Subdivision Name MRS EVA FEYNES subdivision		
Lot # 5	Block #	Total Roof Area (square feet) 2530	
Lot Coverage % 32	Lot Size (square feet) 7955		
Proposed Construction Description	Bathroom addition,window and door changes, restucco reroof		
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 RC8	Overlay Districts Escarpment Flood Plain Other		
Proposed Setbacks	Front EX / 32'5"	Rear EX/21'8"	Left Side EX/9'8"	Right Side EX/125"
Required Setbacks	Front 7FT	Rear 5FT	Left Side 5 FT	Right Side 5FT
Proposed Height EX	Max Height hdrb	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 #		

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Tuesday, January 20, 2026

RE: 424 San Antonio
Enclosed
HDRB application

A-1 Site Plans	12/1/2025
A-2 Exist & Proposed Plans	1/20/2026
A-3 House Elevations	12/1/2025
A-4 G. Elevations	12/1/2025

Pictures of Buildings
Dear Lani McCulley and
Members of the Historic Districts Review Board

This House is listed as significant in the downtown and east side district . The original building was built in the 1940's. and had an addition post 1995 attached to the rear. The entire roof removed and replaced in 2019

We propose to make changes to the 1995 addition and deck the woodwork to be dark brown stain with the following changes to the home:

Repair and repaint windows Replace Aluminum storm windows with wood storm stash paint white,
Repair and Re-stucco as necessary (match existing) .
Change 3 windows and add one door on 1995 addition new windows and doors shall be TDL white Clad
Add HVAC with compressor on west side(rear of building) concealed by coyote fencing
all lines will be concealed within walls by re-stucco
Remodel and Add 50 sqft to the shed off the south side of the studio/Garage to create a bathroom
Relocate the window in that building to the east on the same elevation
Rehabilitate the garage doors so that they function correctly
The existing White picket fence sand repaint white and rebar stucco base
Repair /Rehabilitate the existing coyote fences on the west and north property lines
Reconfigure brick walkway
Shrink the north side concrete step to make the driveway work better
Add 6 foot high Coyote fencing between the house and garage/studio with a gate
Build a shade ramada in the rear (west) from 5 inch latillas on brown stained timber structure

We would also like permission to remove the Siberian elm tree which is growing adjacent to studio/garage

The existing Home has

EXISTING GARAGE		380 SQFT
EXISTING HEATED AREA		2005 SQFT
Existing Main	1710 sqft	
Existing addition	295 sqft	
Existing portal	95 sqft	
ROOFED AREA EXISTING HOUSE		2100 SQFT
PROPOSED GARAGE/STUDIO ADDITION	50 SQFT	
TOTAL ROOFED AREA PROPOSED	2530 SQFT	
LOT AREA		7950 SQFT
LOT COVERAGE	31.8%	

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

1 WEST ELEVATION
Scale:

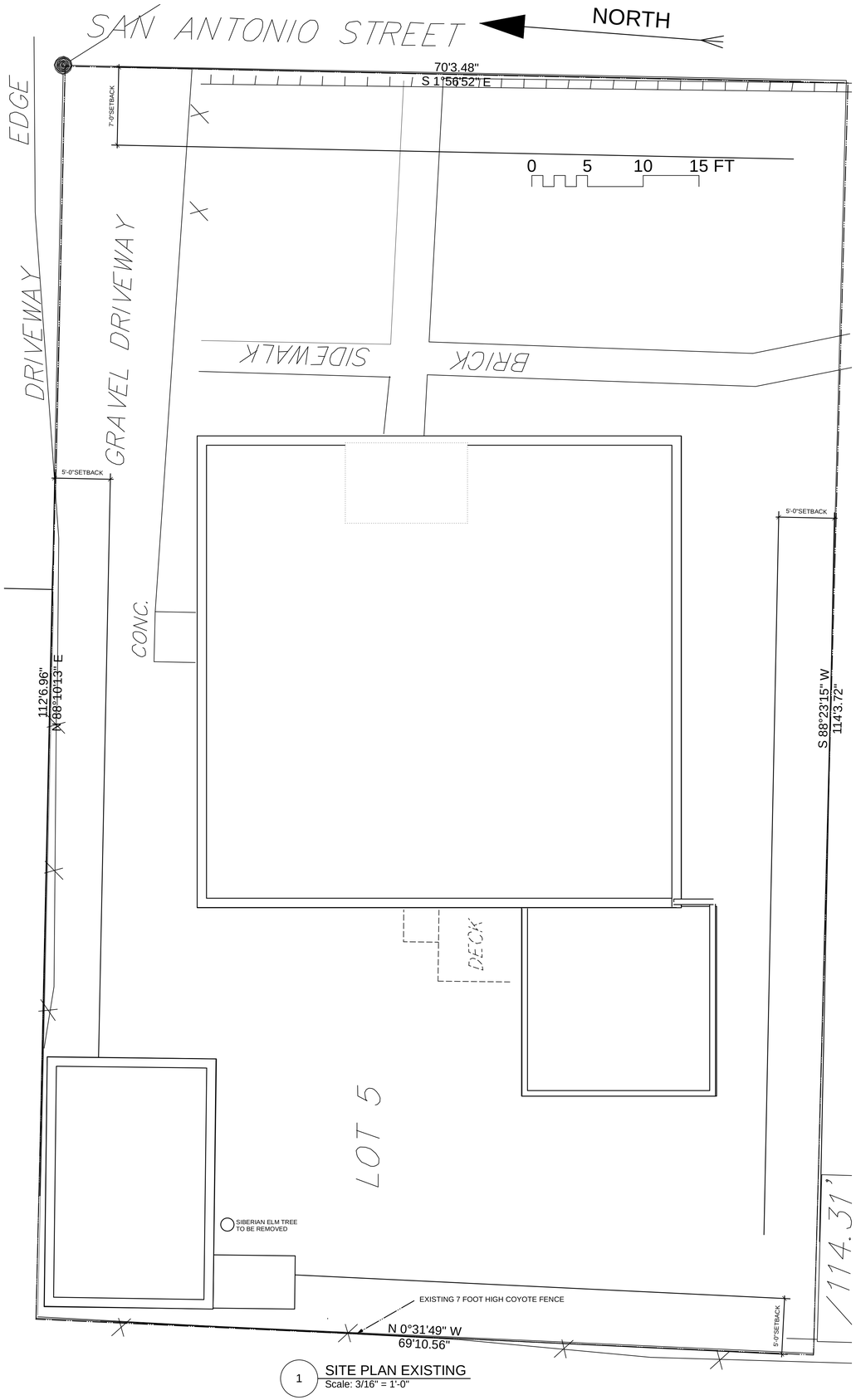
424 SAN ANTONIO

2 NORTH ELEVATION
Scale:

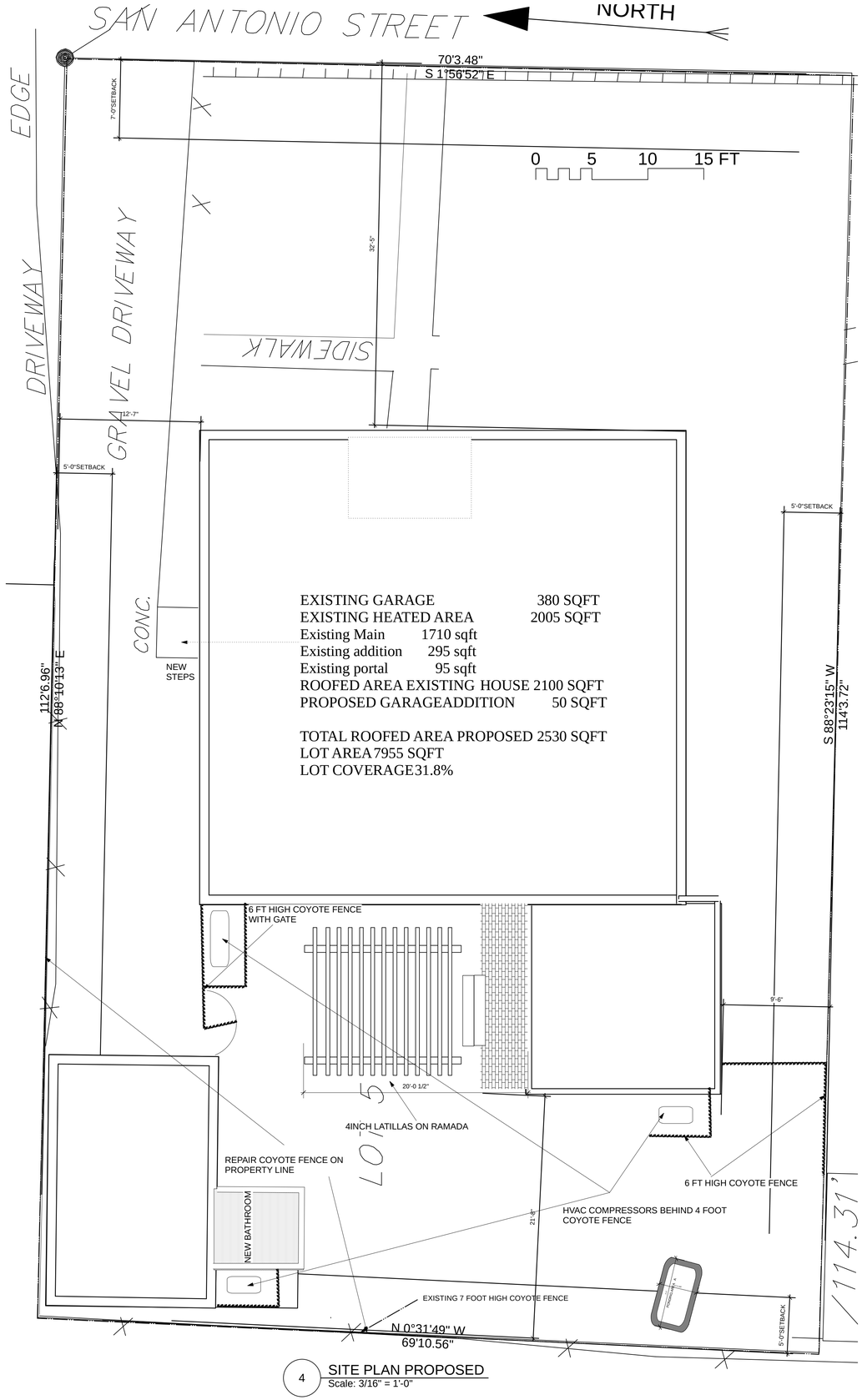
2 G. WEST ELEVATION
Scale:

424 SAN ANTONIO

1 G NORTH ELEVATION
Scale:



1 SITE PLAN EXISTING
Scale: 3/16" = 1'-0"



4 SITE PLAN PROPOSED
Scale: 3/16" = 1'-0"

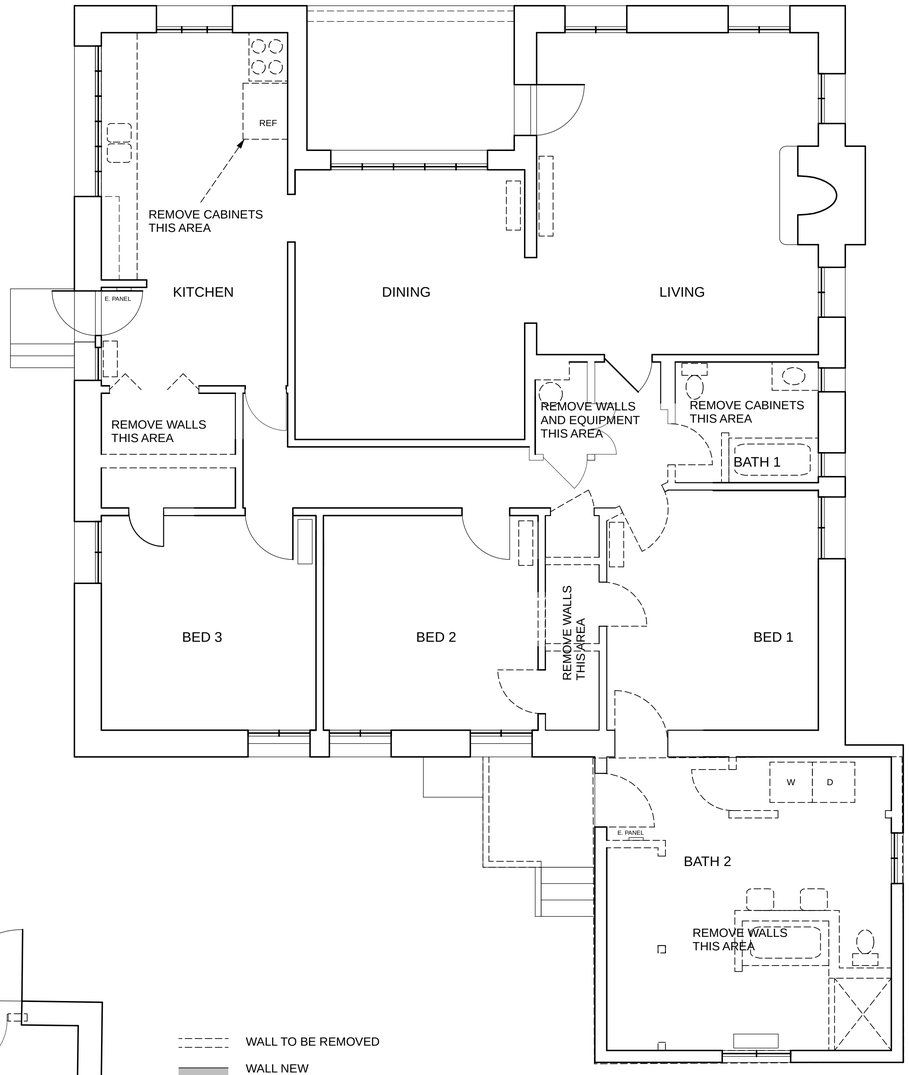
A. CHRISTOPHER PURVIS
ARCHITECTS
518 Old Santa fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

Bird Home
424 San Antonio
SANTA FE , NEW MEXICO

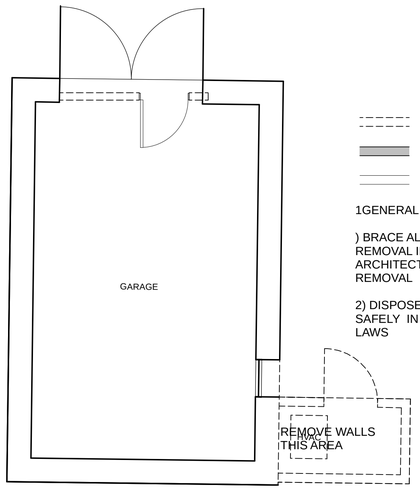
1/27/2026
12/01/25
11/10/25

A-1

JOB NO. 7889



1 EXISTING DEMOLITION PLAN
Scale: 1/4" = 1'-0"



WALL TO BE REMOVED

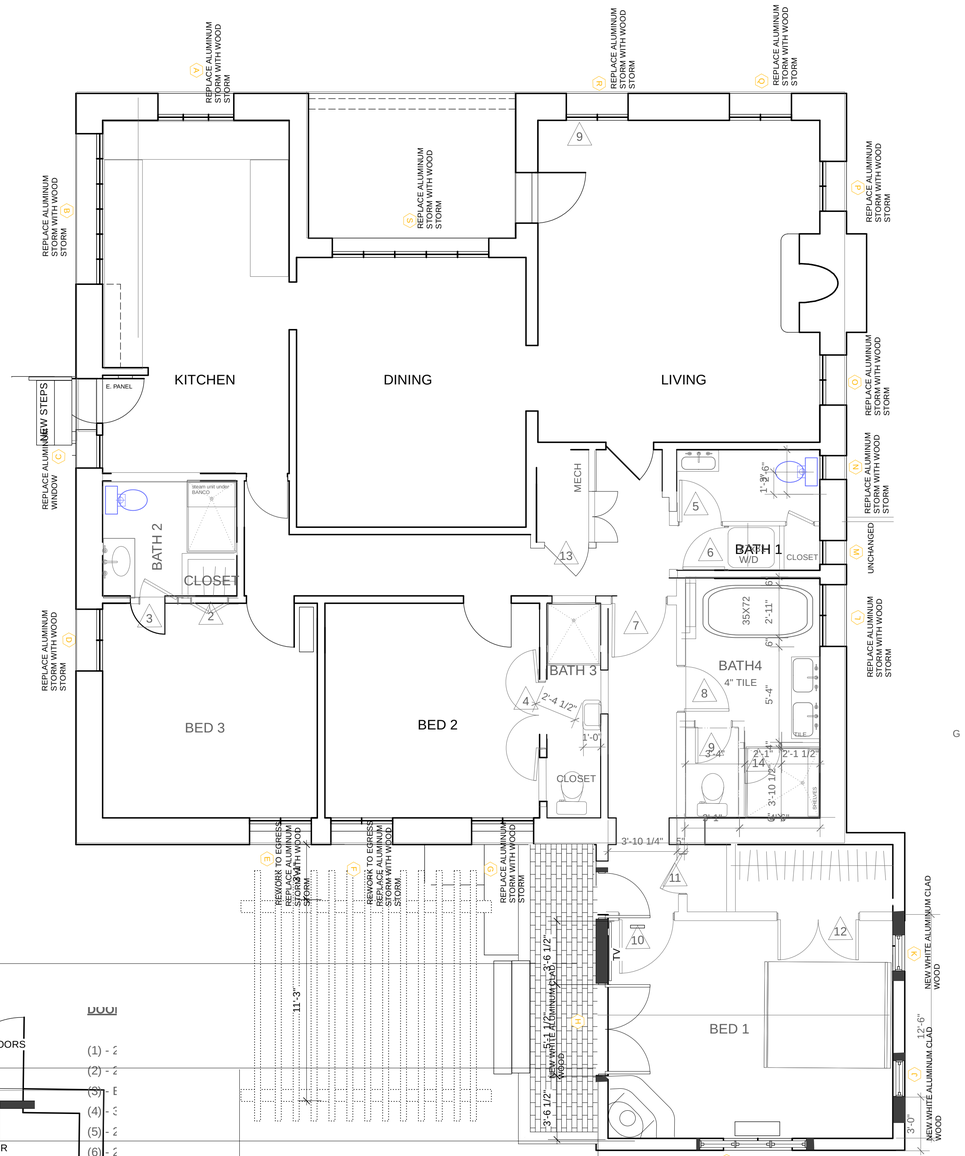
WALL NEW

WALL EXISTING

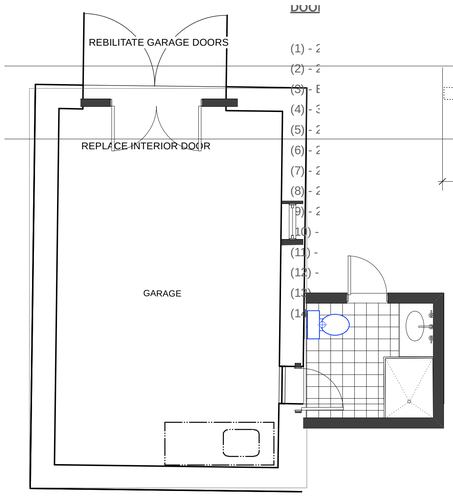
1GENERAL NOTES

) BRACE ALL CEILINGS AND STRIP ALL WALLS BEFORE REMOVAL IF NECESSARY CONSULT ARCHITECT/ENGINEER FOR CORRECT MEANS OF REMOVAL

2) DISPOSE OF ALL MATERIALS FROM DEMOLITION SAFELY IN ACCORDANCE WITH ALL APPLICABLE LAWS



5 PROPOSED PLAN
Scale: 1/4" = 1'-0"



Window Schedule

Mark	Unit	Size	Type	LITES	Location	Head Dtl	Jamb Dtl	Sill Dtl	Interior	Exterior	Glazing	Trim	Screen	Remarks
A		4/0 X 3/0	EXISTING (3) CASEMENTS	6/6/6	KITCHEN	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
B		6/0 X 3/0	EXISTING (6) CASEMENTS	6/6/6/6/6/6	KITCHEN	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
C		1'-8 X 2'-6	EXISTING CASEMENT	1	KITCHEN	EXISTING TO REMAIN			EP	WHITE		Bullnose		
D		3'-5 X 4'-0	EXISTING (2) CASEMENTS	6/6	BED 3	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
E		3'-5 X 4'-0	EXISTING (2) CASEMENTS	6/6	BED 3	EXISTING TO REMAIN			EP	WHITE		Bullnose	EGRESS	REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
F		3'-5 X 4'-0	EXISTING (2) CASEMENTS	6/6	BED 2	EXISTING TO REMAIN			EP	WHITE		Bullnose	EGRESS	REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
G		3'-5 X 4'-0	EXISTING (2) CASEMENTS	6/6	BED 2	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
H		5'-0 X 6'-8	FRENCH DOOR	6/6	M BED	1'/A-2	1'/A-2	1'/A-2	EP	WHITE CLAD	Insul Glass	Bullnose	yes	
I		6/0X 4/6	(3) CASEMENTS	6/6/6	M BED	1'/A-2	1'/A-2	1'/A-2	EP	WHITE CLAD	Insul Glass	Bullnose	yes	
J		1'-8 X 3'-6	CASEMENT	6	M BED	1'/A-2	1'/A-2	1'/A-2	EP	WHITE CLAD	Insul Glass	Bullnose	yes	
K		1'-6 X 3'-6	CASEMENT	6	M BED	1'/A-2	1'/A-2	1'/A-2	EP	WHITE CLAD	Insul Glass	Bullnose	yes	6
L		3'-5 X 4'-0	EXISTING (2) CASEMENTS	6/6	M BATH	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
M		1'-4 X 3'-0	EXISTING CASEMENT	1	POWDER	EXISTING TO REMAIN			EP	WHITE		Bullnose		
N		1'-4 X 3'-0	EXISTING CASEMENT	6	POWDER	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
O		2'-8 X 3'-6	EXISTING (2) CASEMENTS	6/6	LIVING	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
P		2'-8 X 3'-6	EXISTING (2) CASEMENTS	6/6	LIVING	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
Q		3'-5 X 4'-0	EXISTING (2) CASEMENTS	6/6	LIVING	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
R		3'-5 X 4'-0	EXISTING (2) CASEMENTS	6/6	LIVING	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH
S		6'-0 X 4'-0	EXISTING (2) CASEMENTS	6/6	DINING	EXISTING TO REMAIN			EP	WHITE		Bullnose		REPLACE ALUMINUM STORM SASH WITH WOOD STORM SASH

3 SCHEDULE
Scale: 1/8" = 1'-0"

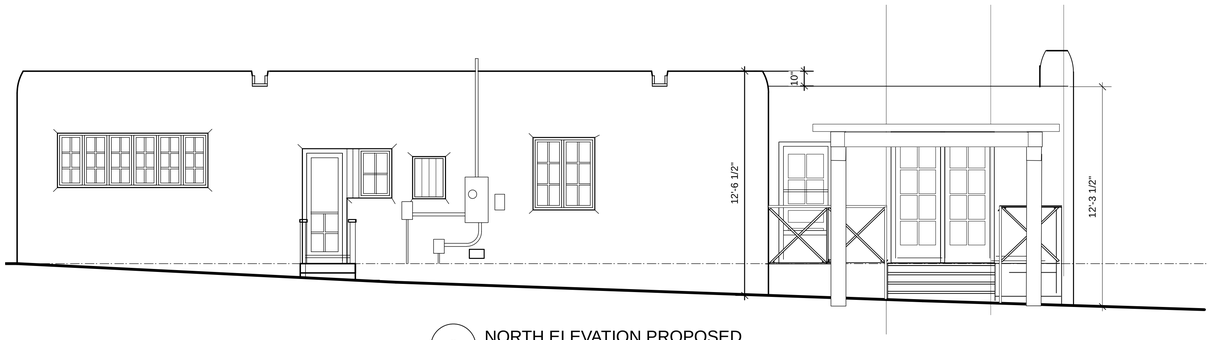
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

Bird Home
424 San Antonio
SANTA FE , NEW MEXICO

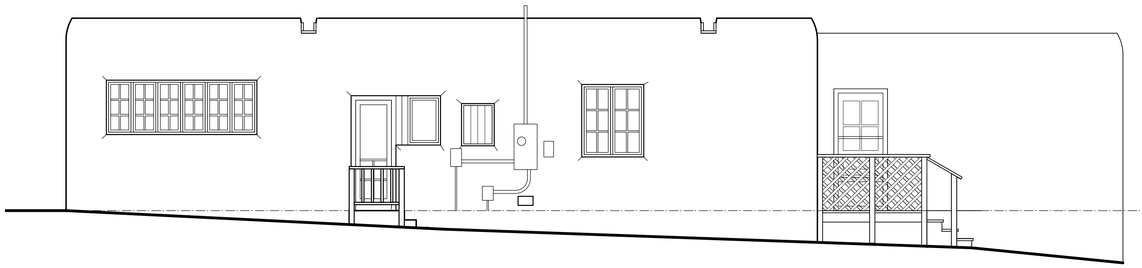
1/12/2026
12/01/25
11/10/25

A-2

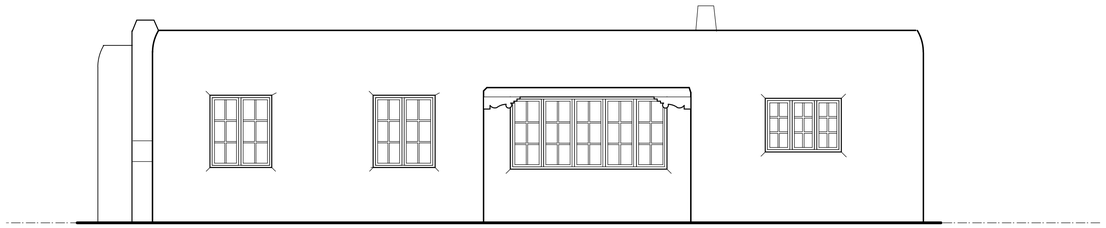
JOB NO. 7889



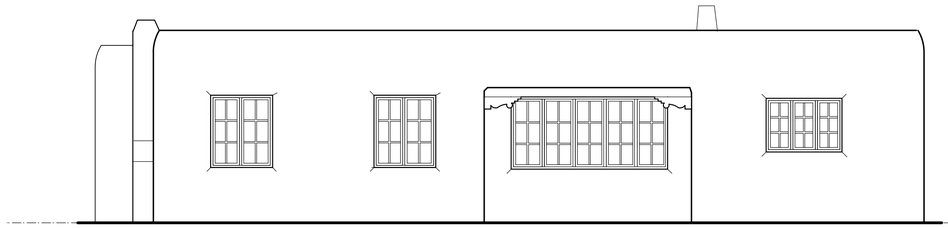
2 NORTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



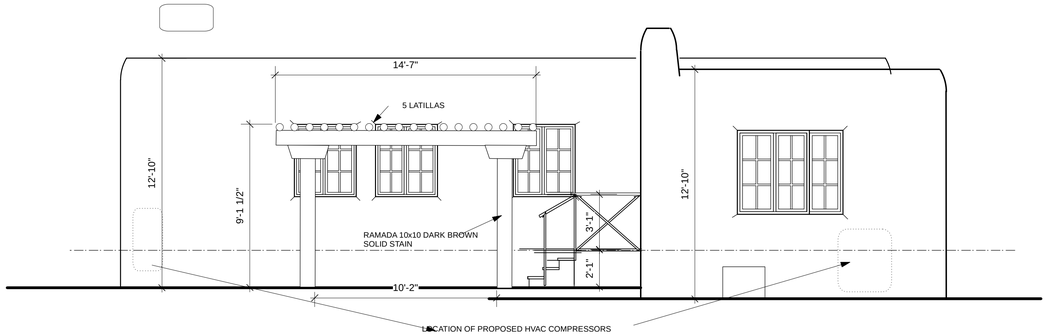
8 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



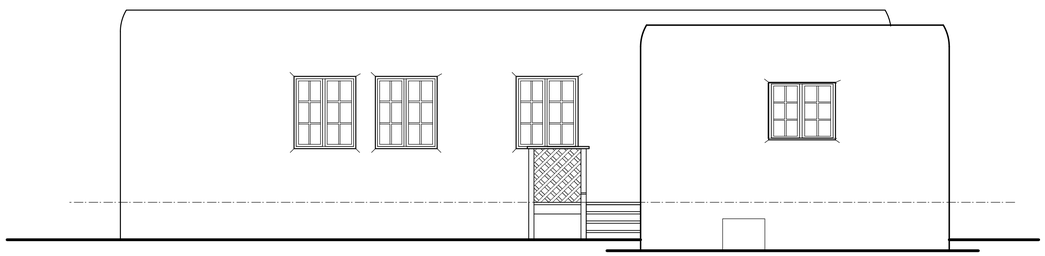
4 EAST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



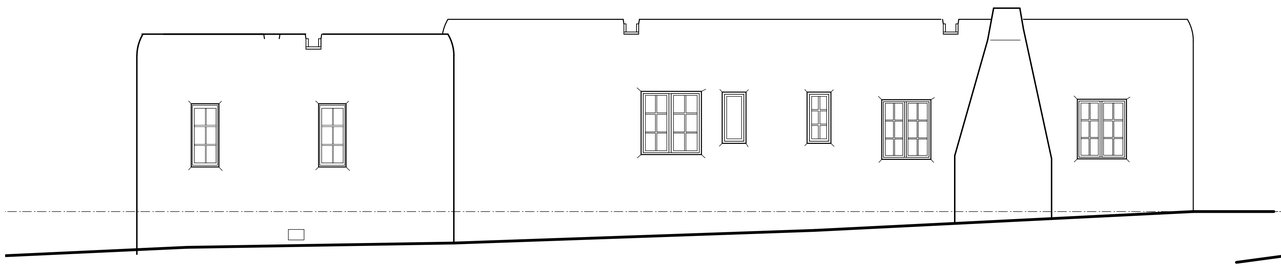
11 EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



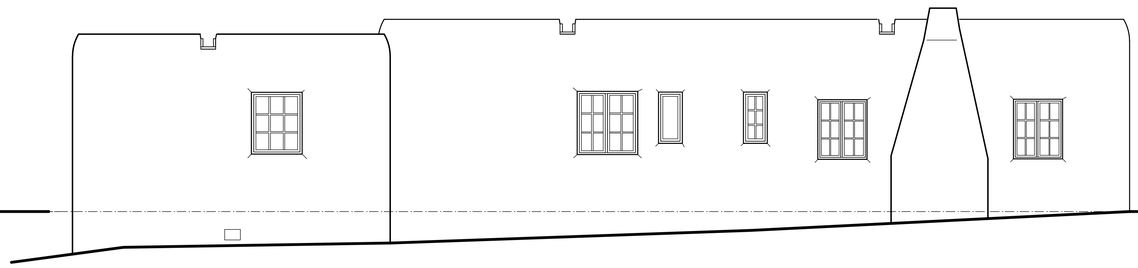
3 WEST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



10 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



9 SOUTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"

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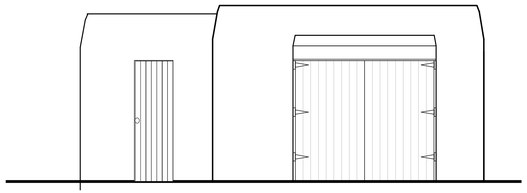
1/27/2026
12/01/25
11/10/25

A-3

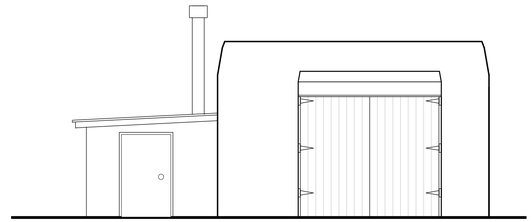
JOB NO. 7889

1 NORTH ELEVATION PROPOSED
Scale: 1/4" = 1'-0"

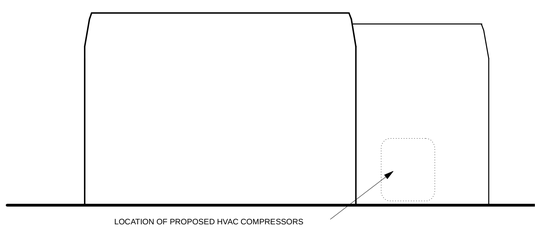
8 NORTH ELEVATION EXISTING
Scale: 1/4" = 1'-0"



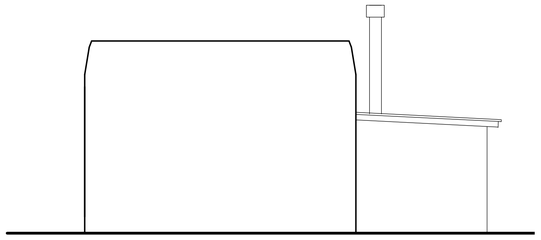
4 EAST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



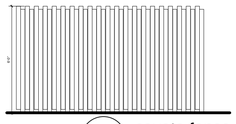
11 EAST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



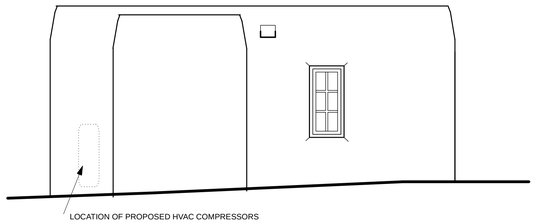
3 WEST ELEVATION PROPOSED
Scale: 1/4" = 1'-0"



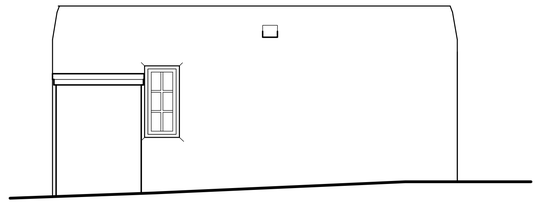
10 WEST ELEVATION EXISTING
Scale: 1/4" = 1'-0"



12 coyote fence elevation
Scale: 1/4" = 1'-0"



SOUTH ELEVATION PROPOSED 2
Scale: 1/4" = 1'-0"



SOUTH ELEVATION EXISTING 9
Scale: 1/4" = 1'-0"

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12/01/25
11/10/25

A-4

JOB NO. 7889

AFFIDAVIT

City of Santa Fe Land Use Department

Restricting Use of an Accessory Structure Containing Either a Bathroom or a Kitchen

I/We Andrew Bird, and Laura Bird own property located at 424 San Antonio Street, Santa Fe, New Mexico and are making application for construction of an *Accessory Structure*. I/We understand that the *Accessory Structure* proposed contains either a bathroom or a kitchen, but not both, and therefore falls partially within the parameters of the City of Santa Fe Land Development Code definition of an *Accessory Dwelling Unit* pursuant to Section 14-6.3 SFCC 1987 "Accessory Uses and Structures".

I/We, hereby state under oath that I/We have read and understand the criteria of Sub-Section 14-6.3(D)(1) SFCC 1987 regarding Accessory Dwelling Units, and further state that the proposed *Accessory Structure* will not be used as an *Accessory Dwelling Unit* without obtaining prior approval of the City of Santa Fe for conversion to an *Accessory Dwelling Unit*.

I/We understand that it is my/our responsibility as the current property owner(s) to inform future owner(s) of this property of the limitation on use of the proposed *Accessory Structure*.

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

Andrew S Bird 10/24/25 — Laura Bird 10/24/25

Property Owner's Signature Date — Property Owner's Signature Date

Subscribed and sworn to before me this 24 day of October, 2025.

Lauron Johnson
Notary Public

My commission expires: 7/30/28

NOTARY SEAL

LAURON JOHNSON
My Notary ID # 132597359
Expires July 30, 2028

Rev. 10-12-13

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 **Phil Griego, Dist. 4**

Project description . : ~~ADD OF PORTAL @ E. ELEV;~~ ADD @ SW CORNER
Project number . . . : 95- 10100071
Case Number . . . . . : H-95-71
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 05/01/95

PROJECT LOCATION(S) : 424 San Antonio St

PROJECT NAMES:

OW- Paloheimo, Leonora 614 Acequia Madre
Santa Fe, NM 87501 (505) 9836538

AP- Hansen, Philip S. 424 San Antonio Santa Fe, Nm
Santa Fe, NM 87501 (505) 9882984

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on May 9, 1995, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: Windows shall have true divided lights, and the steps at the north elevation shall be stucco rather than wood.

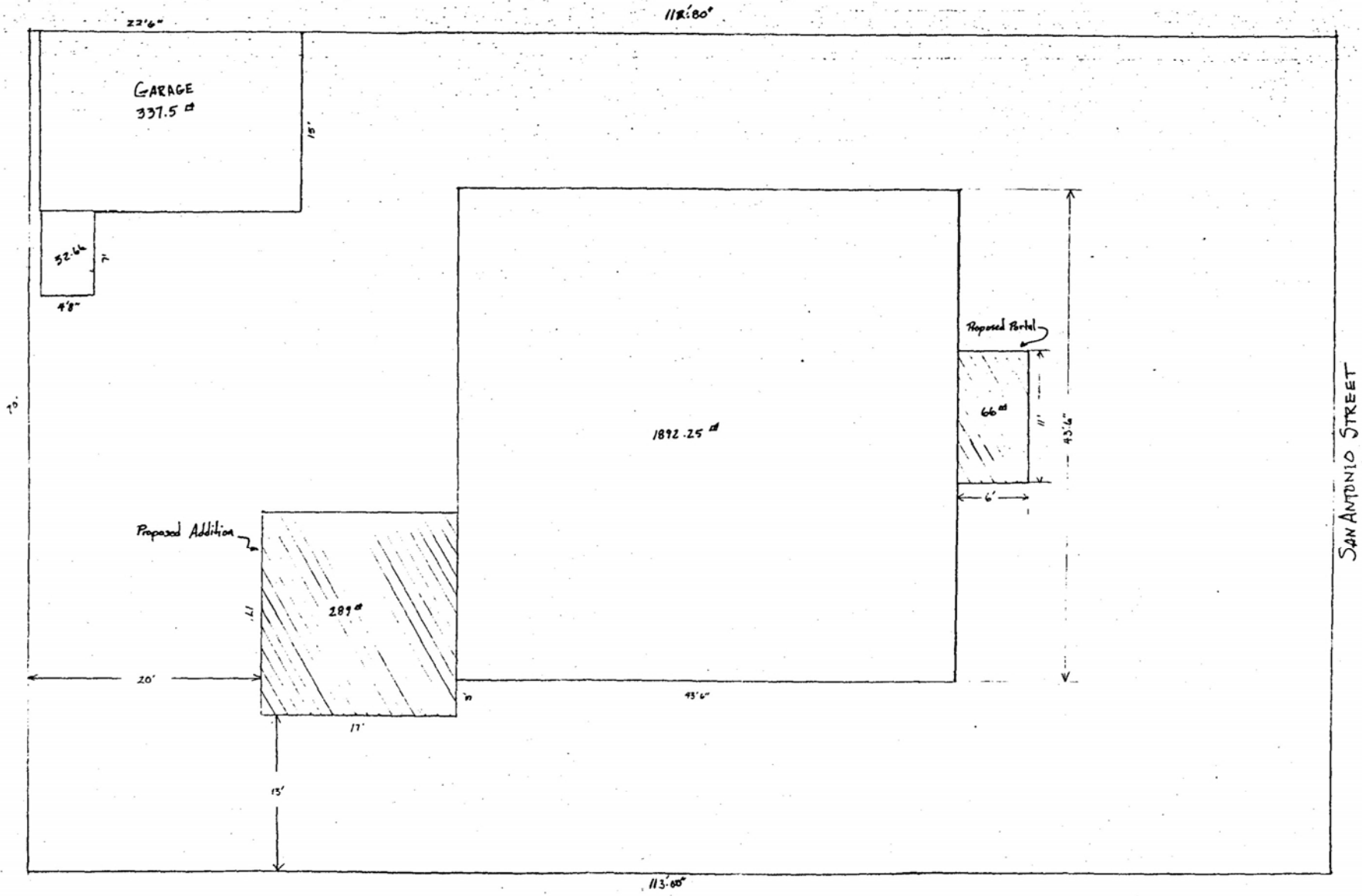
For further information please call 984-6808.

Sincerely,

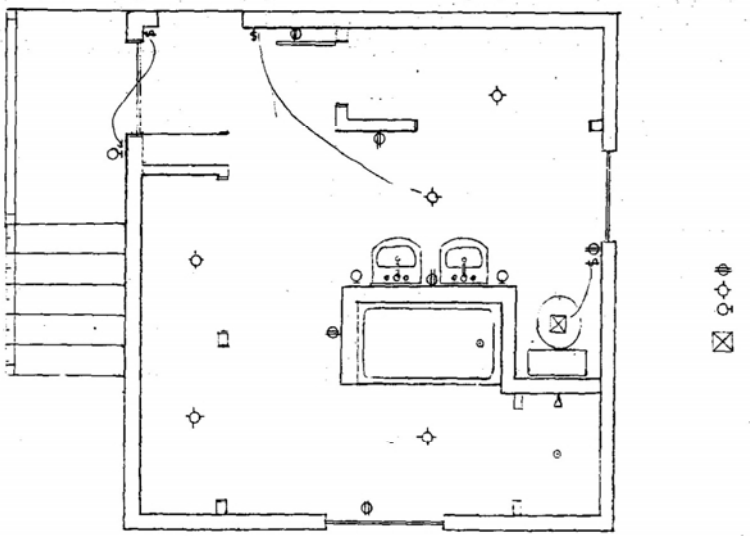
Joan Cole

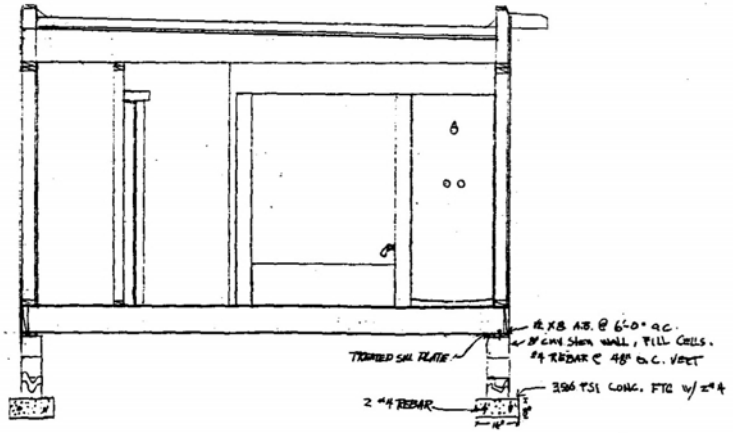
Joan Cole
Planner II

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 ITS 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.



22'6"
112'80"
GARAGE
337.5 ⌗
15'
32.66
4'8"
70'
1892.25 ⌗
Proposed Portal
66 ⌗
11'
43'6"
6'
Proposed Addition
289 ⌗
20'
17'
43'6"
13'
113'00"
SAN ANTONIO STREET

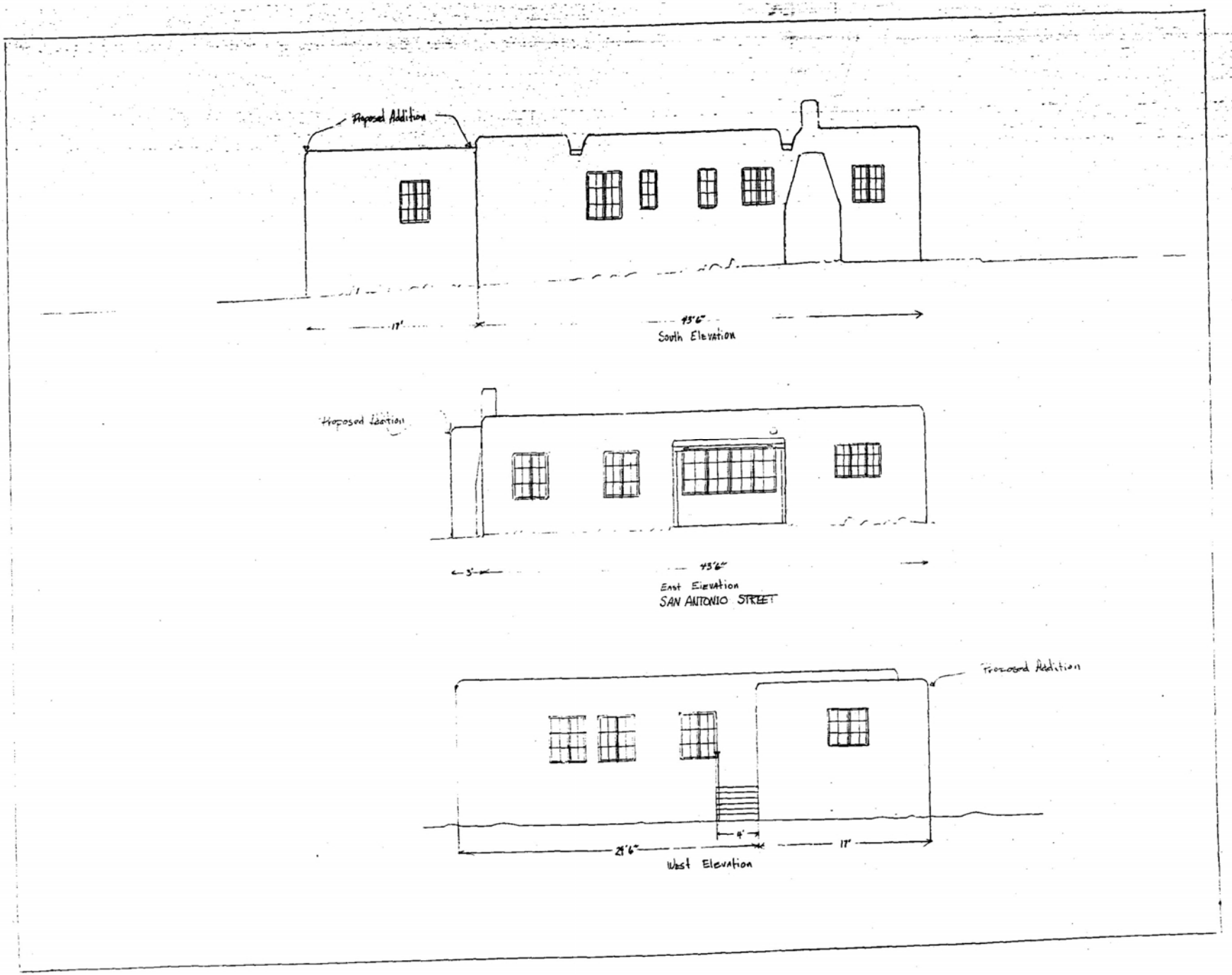


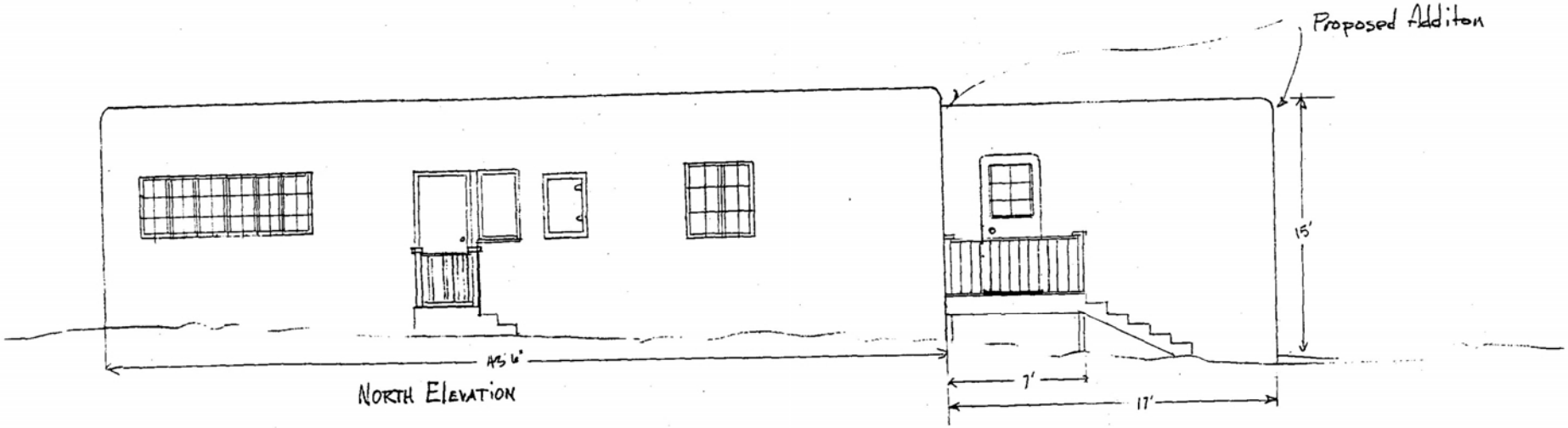


1/2" = 1' SCALE

GENERAL NOTES

1. ALL VIGAS 12 TO 8 WIDTH 32" O.C
2. ALL HEADERS TO BE (2) 2X12'S
3. ALL FLOOR JOIST 2X10" 16" O.C.
4. ALL EXTERIOR STUDS 2X6" 16" O.C
5. R-19 BATT INSUL.
6. 1"X8 T.G. DECKING
7. 3/4" EXT. PLYWD GLUE & NAIL TO FLOOR JOIST
8. 4" FOAM CELL INSUL ON TG ROOF DECKING


Proposed Addition
17'
43'6"
South Elevation
Proposed Addition
5'
43'6"
East Elevation
SAN ANTONIO STREET
Proposed Addition
4'
17'
25'6"
West Elevation


Proposed Additon
15'
7'
17'
NORTH ELEVATION

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., [illegible]4-0909

Project description . : ADD OF PORTAL @ E. ELEV; ADD @ SW CORNER
Project number . . . : 95- 10100071
Case Number . . . . . : H-95-71
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 05/01/95

PROJECT LOCATION(S) : 424 San Antonio St

PROJECT NAMES:

OW- Paloheimo, Leonora 614 Acequia Madre
Santa Fe, NM 87501 (505) 9836538

AP- Hansen, Philip S. 424 San Antonio Santa Fe, Nm
Santa Fe, NM 87501 (505) 9882984

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	SIGNIFICANT
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	NO
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DIST SURVEY NUMBER	21
AGE OF STRUCTURE	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: May 9, 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II JC

VIA: Dennis Thompson, Planning Division Director DT by mg

CASE #H-95-71 ADDRESS 424 San Antonio

REFERENCE ATTACHMENTS (Sequentially):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
x	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

STAFF RECOMMENDATIONS:

The applicant proposes the addition of a portal at the E elevation and a bathroom/closet addition at the SW corner of this significant building in the Downtown and Eastside Historic District. The proposed addition to the rear of the building is approximately one foot lower in height than the existing building and extends 3'0" beyond the S wall. Its features include a flat roof with parapet and canales, multi-lite, vinyl clad wood windows (glazing to match exisiting) at the S and W facades, and door at the N. The stucco and window/door and trim colors will also match the existing. Staff has no concerns as this rear addition meets the preservation and design standards.

With reference to the historic district's ordinance, staff notes the following concern:

> Section 14-70.73B(3) of SFCC. This historic building has been altered very little over time and retains much of its original massing, scale, features, and materials, hence its significant status. According to the historic district's ordinance, a primary facade is defined as "one or more principal faces or elevations of a structure with features that define the character of the structure's architecture." The E elevation is one of the primary facades of this structure, and the addition of a portal at this primary facade is not appropriate. The applicant is aware of this issue.

Staff defers to the HDRB for its review of this project.

a:\jc\h-95-71

CITY OF SANTA FE
DOWNTOWN AND EASTSIDE HISTORIC DISTRICT CASE SYNOPSIS

DISTRICT DESIGN STANDARDS: SECTION 14-70.9 SFCC 1987

CASE NO. H-95-71 PROJECT ADDRESS 424 San Antonio

PUBLICLY VISIBLE: N (X) S ( ) E (~~X~~) W (~~X~~)

1. MASSING: Applicable (X) Not Applicable ( )

a. Building height EXISTING W elevation 15'6"; proposed add at W 14'6"; portal @ E 10'0"

b. Roof type flat w/ parapet, canales

c. Facade features windows at S & W facades, multilite, vinyl clad, WD WDWS w/ TDL

Complies (X) Does not comply ( ) Staff comments:

2. OPENINGS: Applicable (X) Not Applicable ( )

a. Percentage of opening per facade N ok S ok E ok W ok
(exception under portal)

b. 30 " maximum glass size (exception under portal) ok

c. 3 ft. minimum distance from corners ok

Complies (X) Does not comply ( ) Staff comments:

3. CANTILEVERS/OVERHANGS: Applicable ( ) Not Applicable (X)

a. Cantilevered elements

b. 30" maximum roof overhang

Complies ( ) Does not comply ( ) Staff Comments:

4. MATERIALS: Applicable (X) Not Applicable ( )

a. Primary exterior finish stucco

b. Secondary exterior finish vinyl clad WD windows.

Complies (X) Does not comply ( ) Staff comments:

5. COLORS: Applicable (X) Not Applicable ( )

a. Exterior Stucco to match existing

b. Accents white WDW & door, trim

Complies (X) Does not comply ( ) Staff comments:

6. ROOFS: Applicable (X) Not Applicable ( )

a. Roof type and slope flat

b. 30" maximum roof overhang —

c. Parapets concealed equipment —

Complies (X) Does not comply ( ) Staff comments:

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-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;

(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)

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 051600021
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 424 San Antonio

city/town: Santa Fe

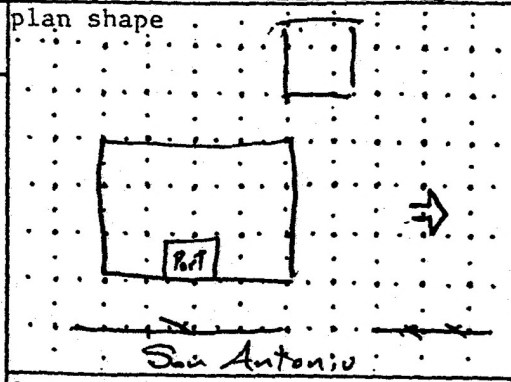
land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp 17 N S range 9 E W sec 25 NE ¼ NE ¼

film roll by mb no. 2	negative nos. ~~10-11~~ 9,10	loc. of neg. ~~HPB~~

plan shape



date of construction: Pre 1925 estimate _____ actual

source: 1928 City directory

use
present: residential
other: _____
historic: residential
other: _____

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style: Spanish Pueblo [redacted] Vernacular

foundation material: Not vis

wall material/surface: Stucco

architectural features

Windows - 6 lite w/casement - white - lintels stuccoed.
3 masonry chimneys.
All but one vigas cut flush w wall.
Canales - 2 metal - 1 wood

surroundings: Residential

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
✓ eligible ___ of ___ interest ___ none

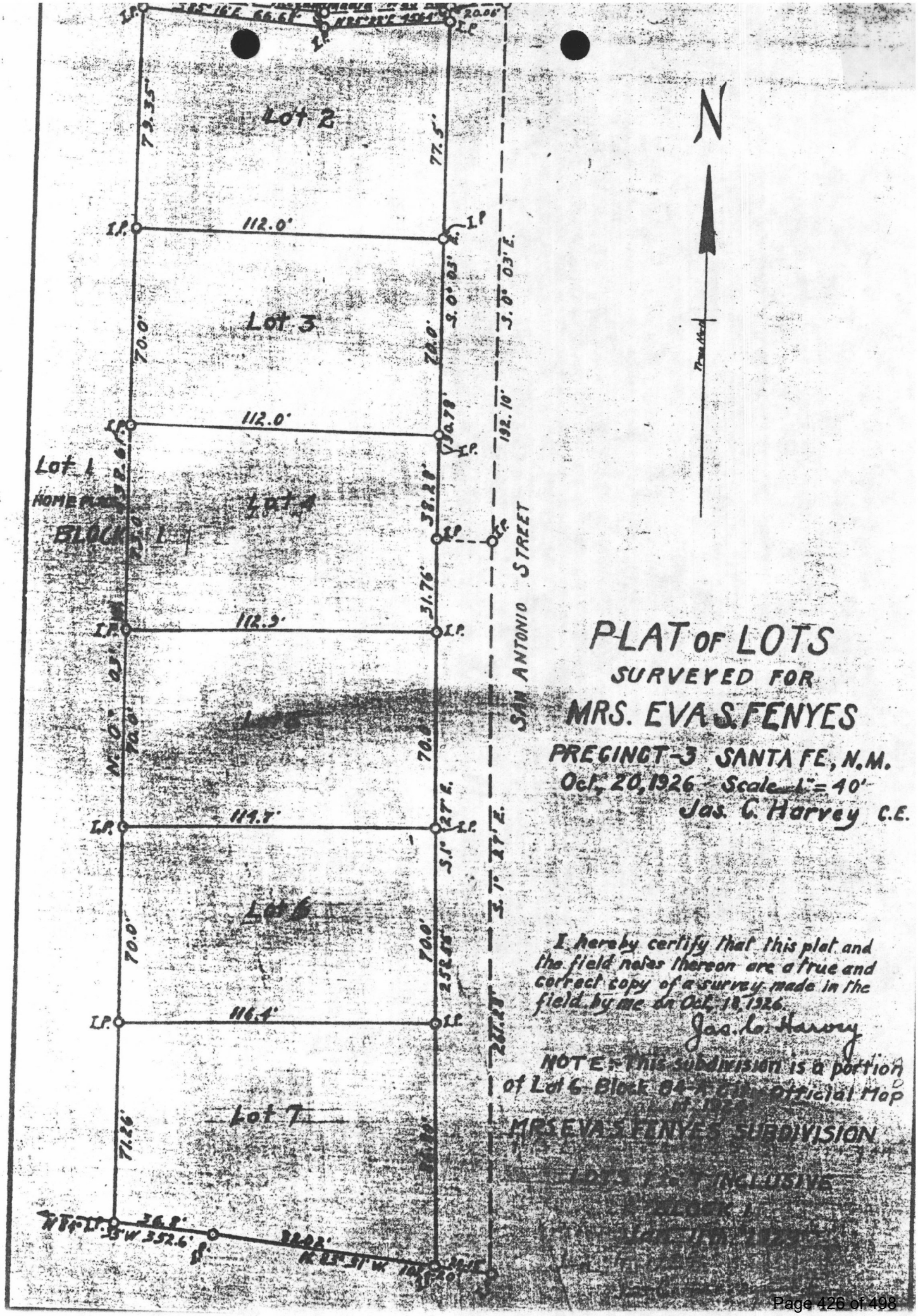
if eligible, why? significant: 1991 resurvey

comments
wall — wall capped w white picket fence
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

associated buildings? ✓ yes
what type?
Garage
if inventoried, list ID nos.

see back? ___ yes

Streetscape


N
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 1
HOME PLACE
BLOCK 1
SAN ANTONIO STREET
112.0'
112.0'
112.9'
114.7'
116.4'
79.35'
77.5'
70.0'
70.0'
70.0'
70.0'
70.0'
71.26'
192.10'
38.28'
31.76'
36.8'
352.6'
I.P.
PLAT OF LOTS
SURVEYED FOR
MRS. EVA S. FENYES
PRECINCT-3 SANTA FE, N.M.
Oct. 20, 1926 Scale 1" = 40'
Jas. C. Harvey C.E.
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field by me on Oct. 18, 1926.
Jas. C. Harvey
NOTE:- This subdivision is a portion of Lot 6 Block 84-A City Official Map
MRS EVA S FENYES SUBDIVISION
LOTS 1 to 7 INCLUSIVE
BLOCK 1

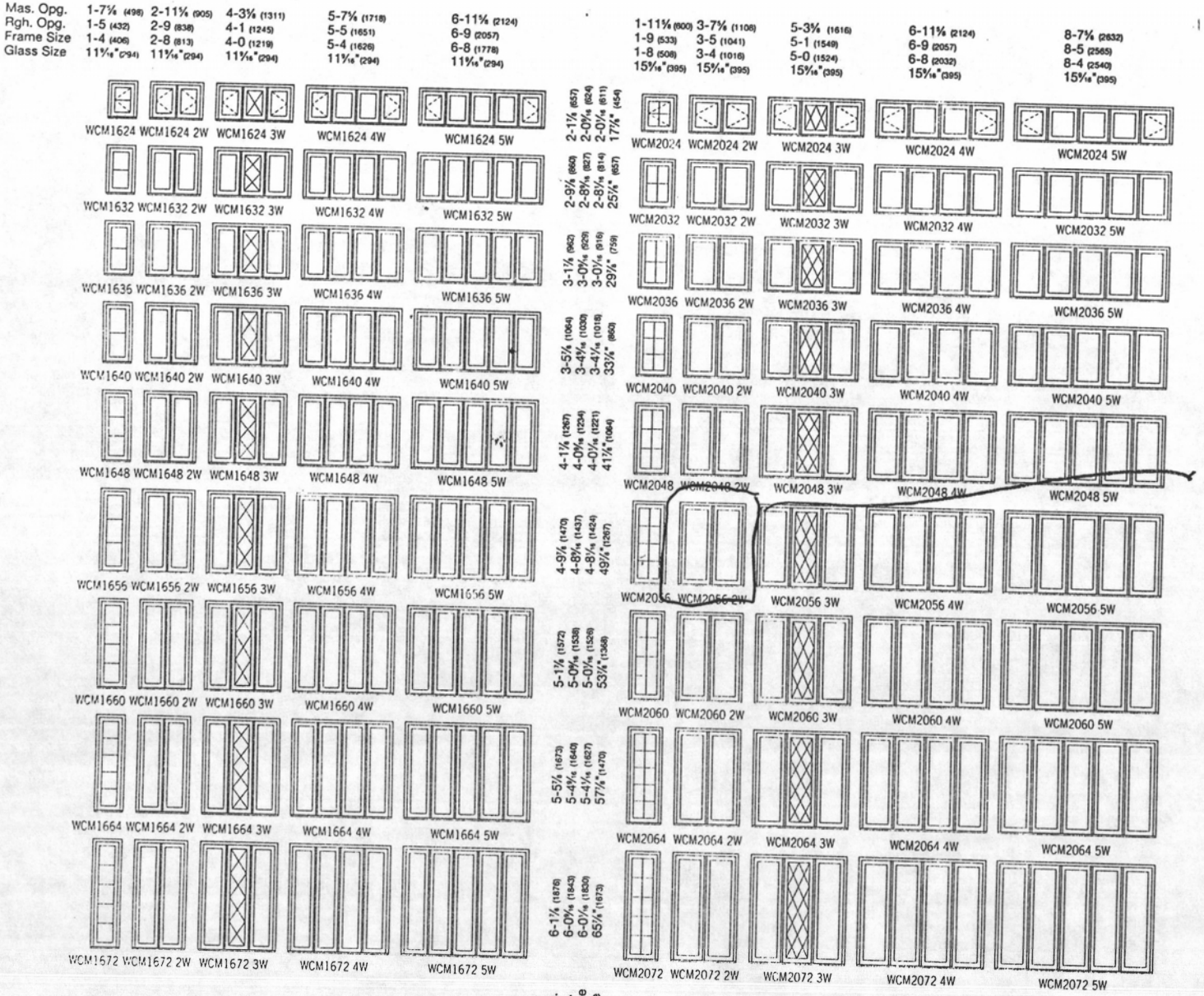
Construction Project- 424 San Antonio

The proposed addition to the house is a bathroom and a closet area. Three feet of this addition will be visible fron the San Antonio Street elevation. The addition is a 17 by 17 ft. room that will be added to the back of the house. The contours of the walls and the window openings will be similar to the existing structure. The roofline of the addition will be 10 to 12 inches lower than the existing structure. The proposed addition will have one window facing the south and one window facing the west. There will also be an exterior door to the north. The constrution material will be 2X6 frame walls with 1 in. insulation to enable the window openings and parapets to be contoured more easily, enabling the corners to be rounded in keeping with the existing pueblo style structure.

Also proposed is a portal to the front entrance of the house. There will be rounded corner posts, 4X8 in. rough sawn beam to support small vegas. 1X8 T.N.G. decking. The portal will be 6X11ft. with minimum structural pitch, with traditional composition roofing.

Architectural History- 424 San Antonio

I understand that the property was purchased in 1927 by Leanora Paloheimo's Grandmother, who was a resident of Santa Fe and Pasadena Calif.. I believe that this house may be the oldest house still standing on the westside of San Antonio St.. This house is a traditional pueblo-style adobe with vigas and interior plastered walls. The only renovation to the house has been the addition of a modern hot water boiler to provide heat to the cast-iron radiators in the house. The house has also been re-wired within the last 20 years.



16"(406) WIDE FRAMES

Mas. Opg.
Rgh. Opg.
Frame Size
Glass Size

20"(508) WIDE FRAMES

NOTE: ANY UNIT IN THESE COMBINATIONS CAN BE OPERATING OR STATIONARY. OPERATING SASH ARE VIEWED FROM THE OUTSIDE.

WOOD CASEMASTER

STANDARDS:

- Insulating glass
- Finger-jointed brick mould casing
- Treated bare wood
- Bronze screen surround
- Bronze hardware.
- Concealed sequential sash locks
- 4 9/16"(116) jambs

OPTIONS:

- Jamb extensions, factory applied
- Clear brick mould casing (non finger-jointed)
- Flat casing
- Aluminum drip cap
- Screen, aluminum surround in white, brown or gray
- White or brass hardware
- Stainless steel hardware
- Flip handle operator
- Diamond or rectangular grilles
- Standard Round Top, quarter circle and elliptical transoms
- Power Drive accessories

GLAZING OPTIONS:

- Single glazing with or without removable energy panel
- Northern or Southern Low E glass with or without Argon gas*
- Simulated divided lites with 7/8"(22) or 1 1/8"(29) munts
- Rectangular and diamond authentic divided lites, single glazing with or without removable energy panel
- Rectangular authentic divided lites, insulating glass
- Bronze or gray glass
- Tempered glass (standard on one lite 72 height)

FINISH OPTIONS:

- Interior prime and/or exterior prime
- Exterior finish in: white, bahama brown, pebble gray or medium bronze
- Exterior finish in fifty standard optional colors

*All standard one lite Northern and Southern Low E glass units automatically include Argon gas.

ENERGY DATA	24 x 48 Unit "U" Factor	30 x 60 Unit "U" Factor	24 x 48 Unit "R" Value	30 x 60 Unit "R" Value	Air Infiltration Per CFM/Lin. Ft.
Single Glass	0.89	0.93	1.12	1.08	.03
Single Glass plus Energy Panel	0.45	0.46	2.22	2.17	.03
Single Glass plus Low E E.P.	0.36	0.36	2.78	2.78	.03
Insulating Glass	0.48	0.48	2.08	2.08	.03
Insulating Northern Low E	0.37	0.36	2.70	2.78	.03
Insulating Southern Low E	0.37	0.36	2.70	2.78	.03
Insulating Southern Low E w/Argon	0.34	0.32	2.94	3.13	.03

Product U-Factors and R-Values are determined by computer simulation using Windows V4.0 and Frame V3.0 software applications.
U-Factor = Btu/h-ft2-F R-Value = 1/U-Value

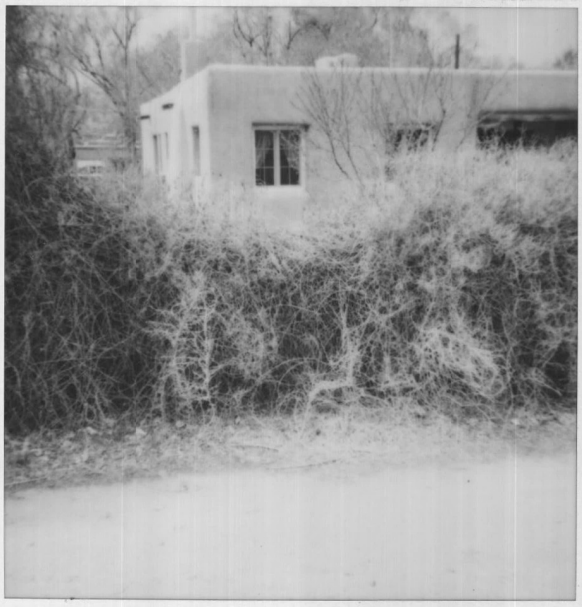
Looking south down San Antonio towards 424 San Antonio

North side of 424 San Antonio including Garage

EXISTING WDWS & DOORS

Front view from across the street (taken on 4ft. wall)

front of 424 San Antonio



South East corner of house proposed addition would be exposed on rear corner

City of Santa Fe, New Mexico

memo

DATE: February 10, 2026

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

2026-011770-HDRB, 302 Camino Cerrito, Downtown & Eastside Historic District, non-contributing, Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, propose to construct a 286 sq. ft. freestanding carport to a height of 10'-0" where the maximum 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, 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.

a. In case 2026-011770-HDRB, for 302 Camino Cerrito, 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:
The subject property has street frontage along Canyon Road and an entrance to the property off Camino Cerrito, though it has no street frontage on Camino Cerrito. Most of the structures along this stretch of Canyon Road are close to or abutting the road. They are primarily Spanish Pueblo Revival style with a few Vernacular style units with pitched roofs.

Figure 2: View of Property from Canyon Road

Site Description:
The property at 302 Camino Cerrito is approximately 7,191 sq. ft. in an "L" shape. The 1,752 sq. ft. Vernacular style residence with an intersecting gable roof was constructed in 2013-2014. The house's ridgeline is 16'-0" high. The house has a 176 sq. ft. Portal on the east elevation, and the bump-out projection of the footprint is visible along Canyon Road. The roof is standing-seam. The fenestrations are single and grouped casement windows with divided lites in a two-over-three pattern in a "slate" color.

The property also has a 606 sq. ft. guesthouse on the south end. The guesthouse is a single-story, pitched-roof, side-gabled house. It holds an inset porch at the northwest corner and matches the treatment to the main residence.

Along the Canyon Road frontage is a combination of stucco on block and coyote fence at 5'-9" and a river rock retaining wall. Along the east and west property lines is 6'-0" high coyote fencing. Another combination of stucco on block and coyote fence at 6'-0" forms a small courtyard on the south side of the house.

PREVIOUS CASE SUMMARIES:
ARC:
Archaeological clearance for the property was issued under case AR-23-2013.

HDRB:
The property was developed according to the approval of case H-13-104 in 2014.

ADMINISTRATIVE:
An approval was provided in July 2016. The approval included relocating a window on the south, a 6' Fultz door, and relocating the fencing using new irregularly topped latillas at 6'-0" high.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Construct a 286 sq. ft. freestanding carport constructed of 6” x 6” wood frame posts and roof rafters, corrugated metal sheet roof, gravel flooring, and a gutter and downspout on the north elevation. The roof will slope to the north for drainage.

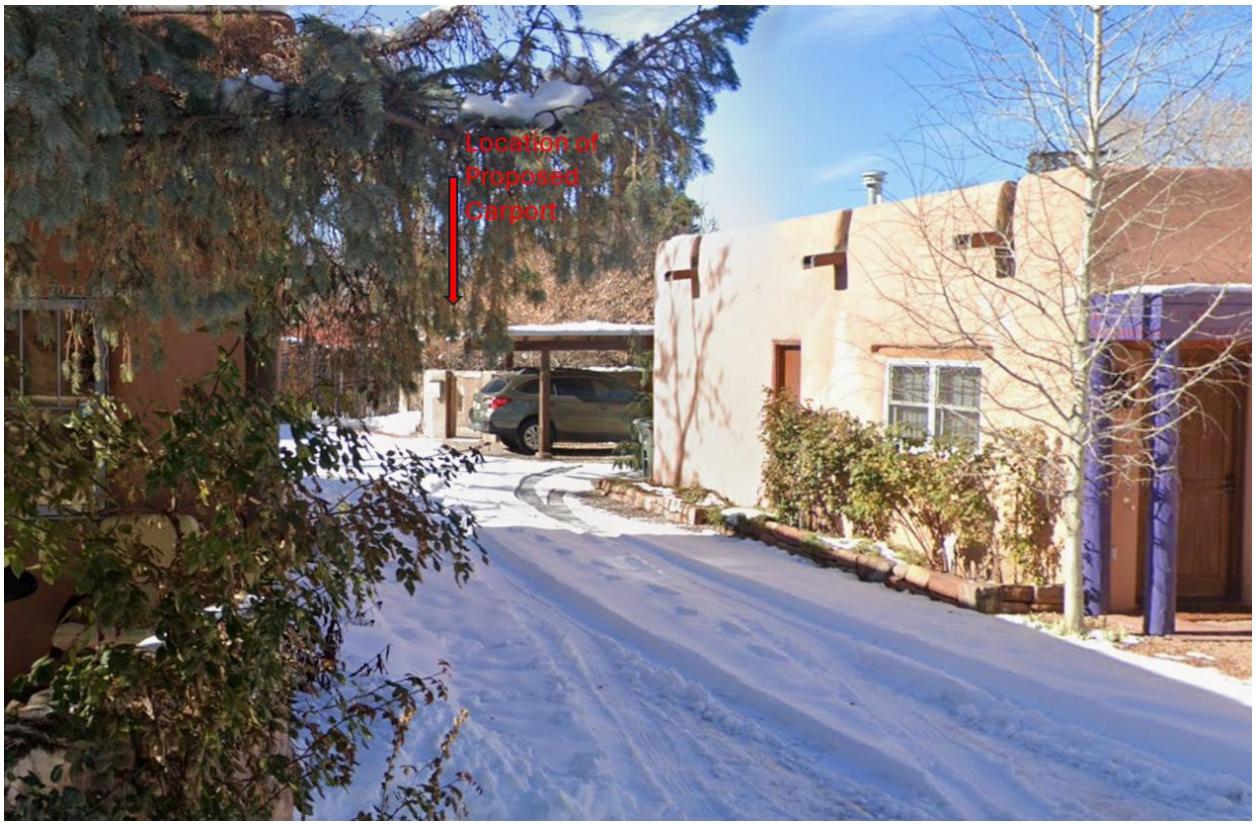


Figure 3: Location of Proposed Carport Looking Down Driveway from Camino Cerrito

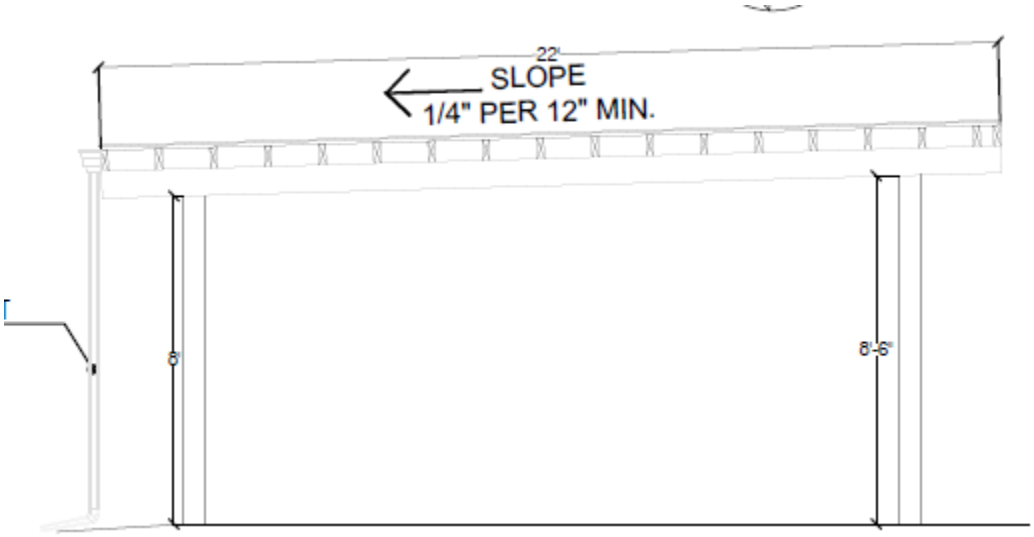


Figure 4: Elevation of the Visible Side of the Carport

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

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

(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 that are *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.

302 Camino Cerrito

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 12/3/2024	Property Owner of Record Dennis B. Karbach & Robert K. Brown			
Applicant/Agent Contact Efrain Cuna				
Site Address 302 Camino Cerrito, Santa Fe NM 87505				
Suite or Space #	Subdivision Name			
Lot # 2-B	Block #		Total Roof Area (square feet) 3,897	
Lot Coverage % 54.19	Lot Size (square feet) 7191			
Proposed Construction Description	The scope of work is to build a new single car carport. There is an existing carport and, in the property, and the i			
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 RC8	Overlay Districts ✓ Escarpment Flood Plain Other			
Proposed Setbacks	Front N/A	Rear 5	Left Side 5	Right Side 5
Required Setbacks	Front N/A	Rear 5	Left Side 5	Right Side 5
Proposed Height ~9'	Max Height 24'	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.

Efrain Cuna Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	Reviewed w/ conditions	Denied

Comments/Conditions must comply w/ Ch. 14 LDC at time of development.

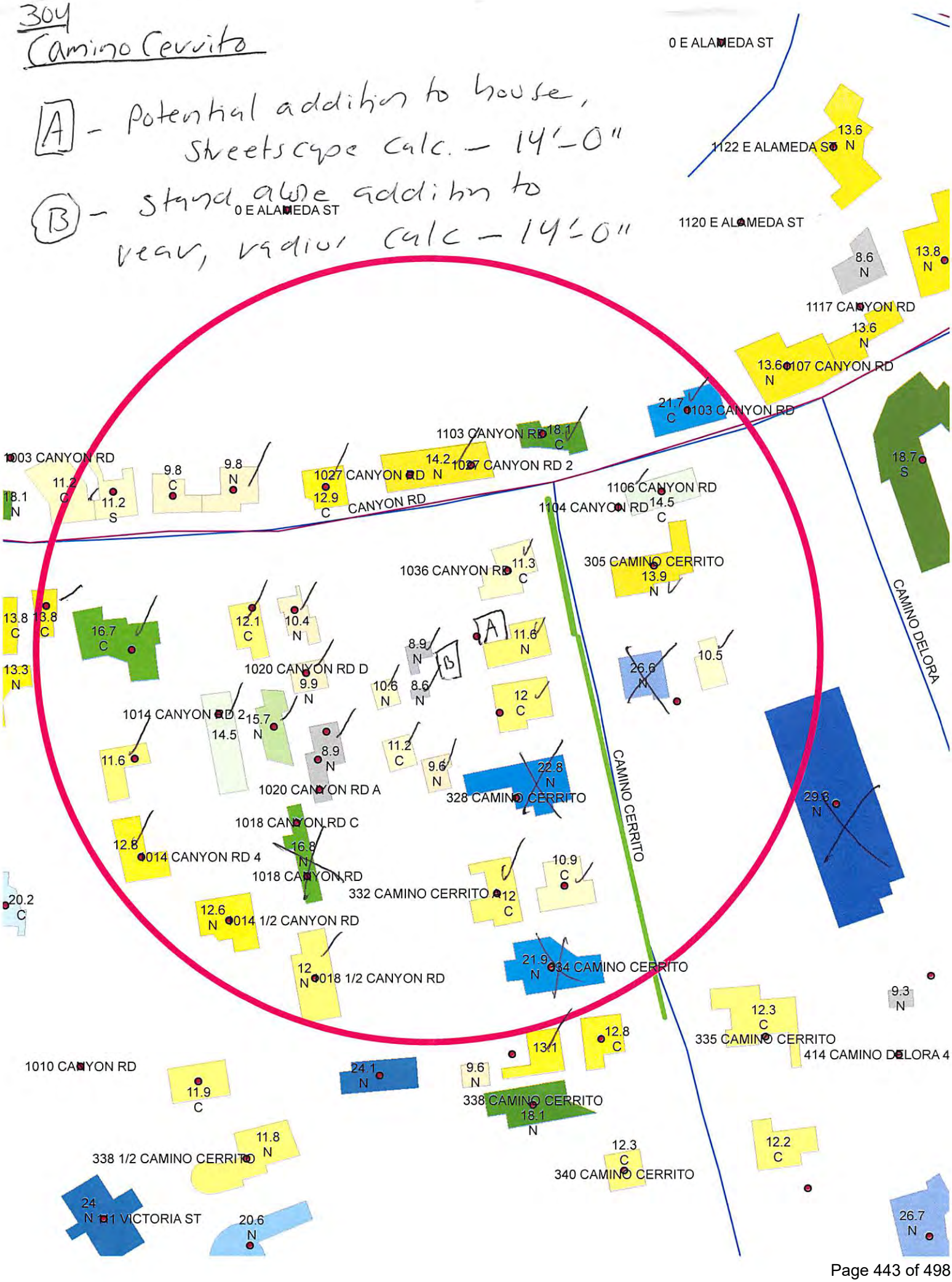
Preliminary Zoning Review completed by Rachael Harrison Date 12 | 10 | 2025

Preliminary Zoning Review # 2025-011662-PAR

304
Camino Cerrito

[A] - Potential addition to house,
Streetscape Calc. – 14'-0"

(B) - Stand alone addition to
rear, radius Calc – 14'-0"



17 November 2025

City of Santa Fe Historic Preservation Division
200 Lincoln Avenue
Santa Fe, New Mexico 87501
505-955-6629

RE: 302 Camino Cerrito, Santa Fe, NM 87505- Proposal Letter

Dear HPD Staff:

This is Efrain. I am acting as the consultant and representative for the owner and contractor throughout the Historic District application process.

The scope of work is to build a new single car carport. There is an existing carport and, in the property, and the intent is to match the architectural style – Concrete spot footings, 6x6-in. column, 6x8-in. beams, 2x6-in. roof joist, 1x6-in. plank decking, and roof metal panel. Rough-sawn wood will be utilized, with clear wood sealant applied to prevent deterioration. Please refer to exhibit A (drawing), and exhibit B (photos) for reference.

We kindly ask for HDRB approval for the above-mentioned scope of work at 302 Camino Cerrito.

Please feel free to contact me at p:505.310.3885 or e:efrain@integralccg.com for any additional information on the proposed scope of work. I will be more than happy to provide all the documentation needed.

Sincerely,

Efrain Cuna
505.310.3885
INTEGRAL CONSTRUCTION CONSULTING GROUP INC

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO, SANTA FE NM 87505

CODE SUMMARY

CODE:	2021 NM RESIDENTIAL BUILDING CODE 2021 NM PLUMBING CODE 2021 NM MECHANICA CODE 2020 NM ELECTRICAL CODE 2018 NM ENERGY CONSERVATION CODE
ZONE:	RC8; ACRC8 COMPOUND 8DU/AC
OVERLAY DISTRICT:	HISTORIC DISTRICT: DOWNTOWN & EASTSIDE
LEGAL DESCRIPTION:	S30 T17N R10E 2-B
OCCUPANCY GROUP:	R-3; SINGLE FAMILY RESIDENCE
SETBACKS:	STREET: NONE (EXISTING 6' WALL) SIDE: 5 FT REAR: 5FT (EXISTING 6' WALL)
HEIGHT:	24 FT MAX

PROJECT DATA

OWNER	DENNIS B & ROBERT K BROWN KARBACH
SITE:	302 CAMINO CERRITO , SANTA FE NM
SCOPE:	NEW SINGLE CAR CARPORT
CONSTRUCTION TYPE:	V-B; WOOD FRAME

BUILDING AREA:			
EXISTING MAIN HOUSE			1,795 SF
EXISTING CASITA			888 SF
EXISTING CARPORT			158 SF
EXISTING PORTALS			770 SF
PROPOSED CARPORT			286 SF
TOTAL ROOFED AREA:			3,897 SF
LOT SIZE:			0.1650826 AC
			7191 SF
LOT COVERAD AREA:			54.19%
MAX LOT COVERAGE (%):	54.19% < 55%	40;55 IF PRIVATE OPEN SPACE	
OPEN SCPACE:			
PORTALS			770 SF
CARPORTS			444 SF
LANDSCAPED AREA			2755 SF
TOTAL OPEN SPACE AREA:			3,969 SF
PROVIDED OPEN SPAC (%)			55.19%
MIN REQ. OPEN SPACE	250X2 (500 SF) < 3,969 SF		

UTILITY DATA

WATER	PUBLIC COSF
SEWER	PUBLIC COSF
GAS	NM GAS
ELECTRIC	PNM

VICINITY MAP

DRAWING INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
CS	COVER SHEET
Civil	
C-1	EXISTING SITE PLAN
C-2	SITE PLAN
STRUCTURAL	
S1	STRUCTURAL FOUNDATION & ROOF FRAMING PLAN WITH STANDARD DETAILS
ARCHITECTURAL	
A-1	FLOOR PLAN, ROOF PLAN, NORTH-SOUTH-EAST-WEST ELEVATIONS

CONSULTANT:
INTEGRAL CONSTRUCTION CONSULTING GROUP INC
EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT
302 CAMINO CERRITO
SANTA FE , NM 87505

PROJECT STATUS:

No.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

JOB NUMBER:
DATE:
SCALE: As indicated
DRAWN BY:
REVIEWED BY:

COVER SHEET

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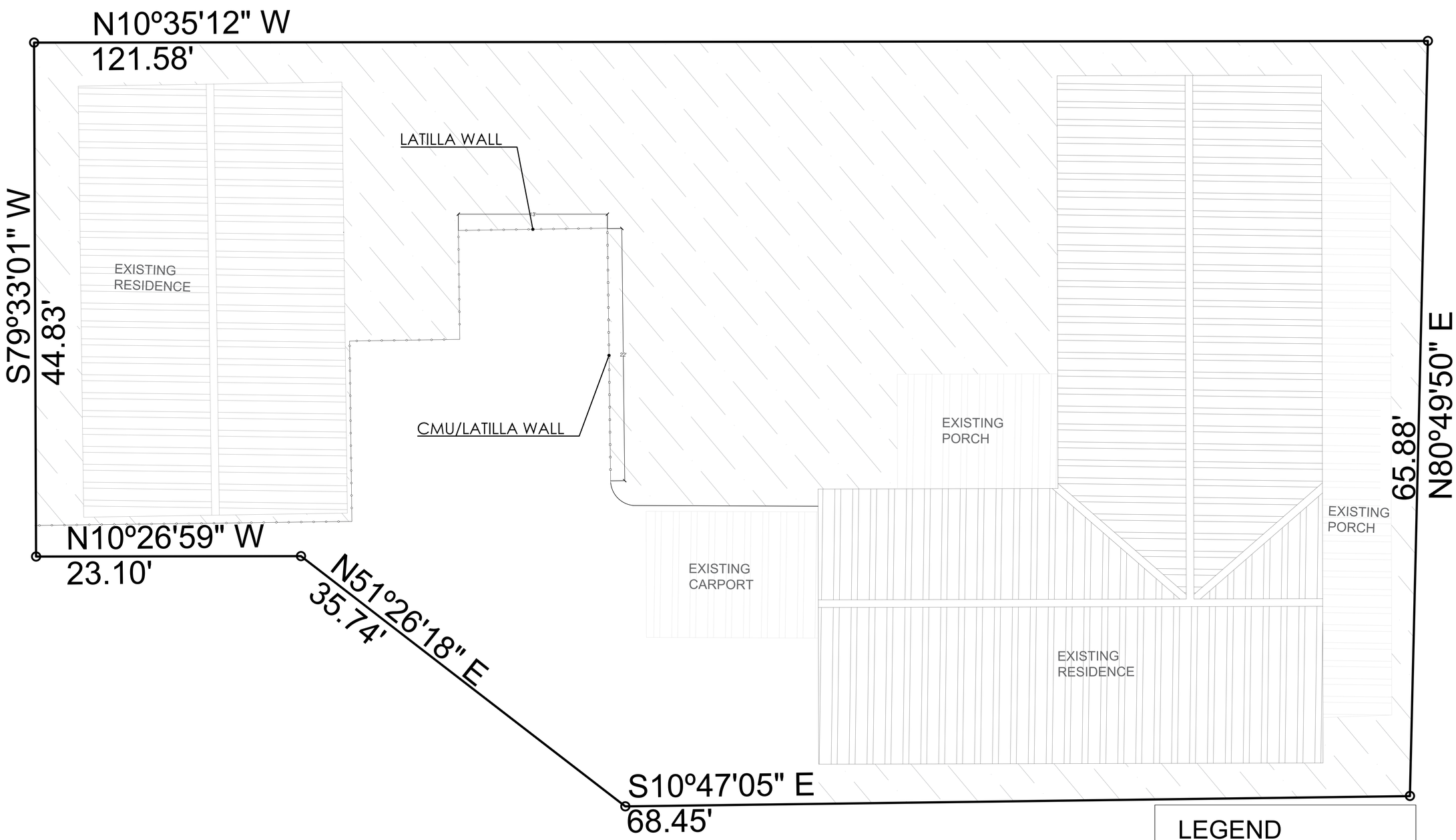
CS



EXISTING SITE PLAN

1"=50'-0"

LEGEND

- LATILLA WALL
- CMU/LATILLA WALL
- OPEN SPACE AREA

CONSULTANT:

INTEGRAL CONSTRUCTION CONSULTING GROUP INC

EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE, NM 87505

PROJECT STATUS:

No.	REVISIONS	DATE
1		
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3		
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JOB NUMBER:
DATE:
SCALE: As indicated
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EXISTING SITE PLAN

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C-1

SITE PLAN

1"=50'-0"

LEGEND

- (E) WALL COYOTE FENCE
- (E) CMU WALL
- OPEN SPACE AREA

CONSULTANT:

INTEGRAL CONSTRUCTION CONSULTING GROUP INC

EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE, NM 87505

PROJECT STATUS:

No.	REVISIONS	DATE
1		
2		
3		
4		
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6		
7		
8		

JOB NUMBER:
DATE:
SCALE: As indicated
DRAWN BY:
REVIEWED BY:

SITE PLAN

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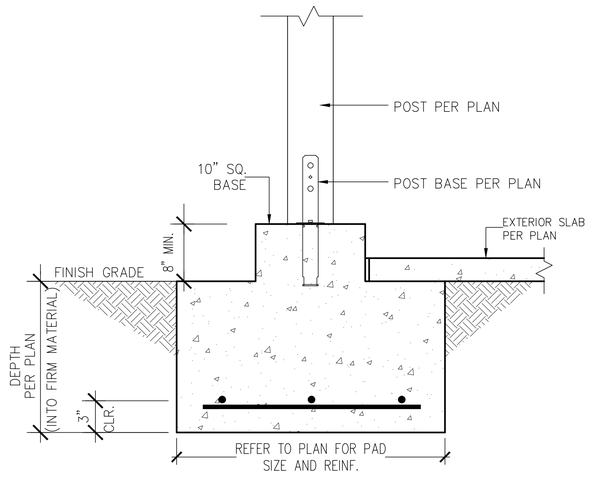
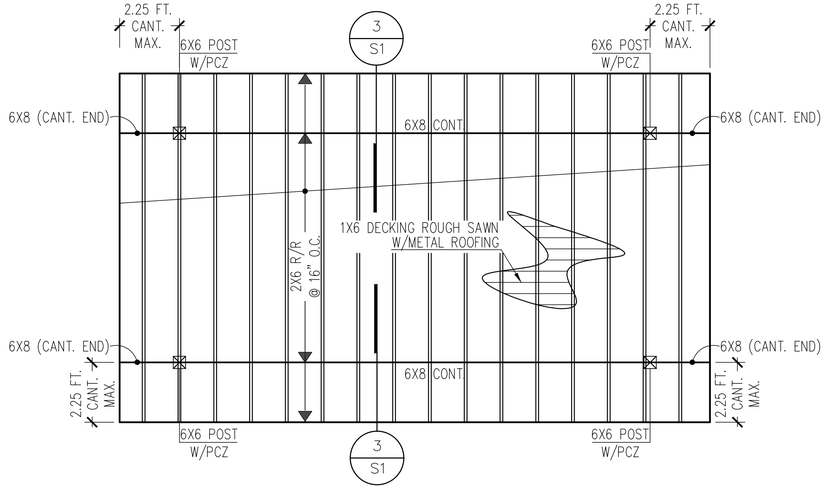
C-2



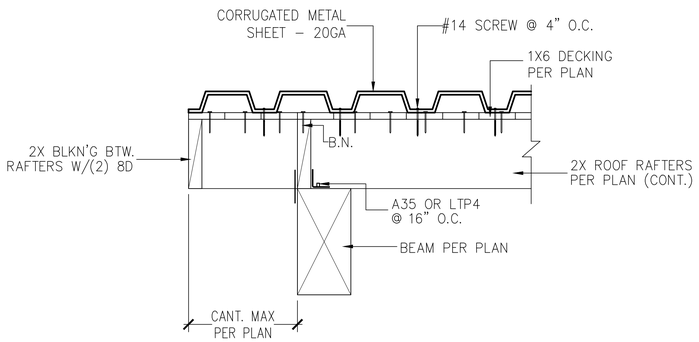
FOOTING DETAIL

1



ROOF FRAMING PLAN

SCALE: 3/8" = 1'-0"



CONNECTION DETAIL

2

FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

LEGEND

- POSTES, BEAMS OR JOIST, U.N.O.
- PROPOSED FOUNDATION PER PLAN

SHEATHING SCHEDULE

ROOF: 1X6 DECKING ROUGH SAWN W/10D COMMON NAILS @ 6" O.C. B.N.

CONCRETE NOTES:

1. SPECIFIED COMPRESSIVE STRENGTH, FC, SHALL BE 3,000 PSI AT 28 DAYS. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO (W/CM) SHALL BE 0.50. NOMINAL MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4 INCH (ASTM C33).
2. CONCRETE SLUMP AT PLACEMENT SHALL BE 4 TO 5 INCHES. ADDING WATER ON SITE IS PROHIBITED.
3. AIR-ENTRAINING ADMIXTURE IS REQUIRED FOR ALL EXTERIOR CONCRETE. CHLORIDE-BASED ADMIXTURES ARE PROHIBITED.
4. CONSOLIDATE FRESH CONCRETE WITH INTERNAL VIBRATION. CURE BY MOIST CURING METHODS FOR A MINIMUM OF 7 DAYS (ACI 308).
5. SUBMIT CERTIFIED MIX DESIGN FOR APPROVAL PRIOR TO CONCRETE PLACEMENT.

REINFORCING STEEL NOTES:

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. MINIMUM CLEAR COVER TO REINFORCEMENT SHALL BE:

1. INCHES FOR ELEMENTS CAST AGAINST AND/OR PERMANENTLY EXPOSED TO EARTH (E.G., PEDESTALS AND FOOTINGS),
2. 1.5 INCHES FOR ALL OTHER ELEMENTS.

MINIMUM CLEAR SPACING BETWEEN BARS SHALL BE 1.5 INCHES. LAP SPLICES SHALL BE CLASS B TENSION SPLICES PER ACI 318. ALL BARS MUST BE CLEAN AND FREE OF BOND-IMPAIRING COATINGS.

BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A 615, INCLUDING SUPPLEMENT S1:

GRADE 60 - #3 AND SMALLER
GRADE 60 - #4 AND LARGER

CODES AND DESIGN CRITERIA:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE STATE OF NEW MEXICO AND SANTA FE CITY.

MATERIAL DESIGN STANDARDS:

1. CONCRETE & FOUNDATIONS: DESIGNED IN ACCORDANCE WITH ACI 318-14.
2. WOOD FRAMING & LUMBER: DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2018. ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL INSULATED PANELS (SIPS): DESIGNED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE IBC AND THE SIP STRUCTURAL DESIGN GUIDE. SIP PANELS SHALL COMPLY WITH ASTM E1804.
4. CONNECTORS: ALL METAL CONNECTORS AND FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AGAINST THE DRAWINGS PRIOR TO COMMENCING ANY WORK. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL NEW FINISH MATERIALS, BOTH INTERIOR AND EXTERIOR, SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE IN TEXTURE, COLOR, AND FINISH.
3. ALL PROPOSED MATERIALS SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND MUST BE APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO INSTALLATION.
4. ANY EXISTING ROOF STRUCTURE TO BE MODIFIED OR REMOVED MUST BE ADEQUATELY SHORED AND SUPPORTED PRIOR TO DEMOLITION, AND REMAIN SUPPORTED THROUGHOUT CONSTRUCTION UNTIL ALL NEW STRUCTURAL ELEMENTS (WALLS, COLUMNS, OR FRAMING) ARE FULLY IN PLACE AND CAPABLE OF CARRYING LOADS.
5. CONTRACTOR SHALL VERIFY IN THE FIELD THE QUANTITY AND LOCATIONS OF ALL ROOF SCUPPERS AND CANALES WITH THE BUILDER PRIOR TO INSTALLATION.
6. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT POSITIVE DRAINAGE IS MAINTAINED AROUND THE ENTIRE STRUCTURE AT ALL TIMES.
7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT THEIR RESPECTIVE WORK MEETS OR EXCEEDS ALL APPLICABLE CODES AND REQUIREMENTS.
8. IF ANY PART OF THE PLANS DOES NOT MEET THESE REQUIREMENTS, THE SUBCONTRACTOR SHALL NOTIFY THE DESIGNER SO THAT CORRECTIONS CAN BE ISSUED.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK COMPLIES WITH OR EXCEEDS THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO.IF ANY PLANS OR DETAILS DO NOT MEET THESE REQUIREMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED

FOUNDATION INFORMATION

1. SOILS DESIGN IS LIMITED TO:

ALLOW. SOIL BEARING	2000 PSF
ACTIVE SOIL PRESSURE	45 PCF
PASSIVE PRESSURE	100 PCF
SOIL FRICTION FACTOR	0.25

FOOTING SCHEDULE

MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	2'-6" X 2'-6"	1'-6"	(4) #4 EA. WAY @ BOTTOM

CONSULTANT:

INTEGRAL CONSTRUCTION CONSULTING GROUP INC

EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE , NM 87505

PROJECT STATUS:

No.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

JOB NUMBER:
DATE:
SCALE: As indicated
DRAWN BY:
REVIEWED BY:

STRUCTURAL FOUNDATION & ROOF FRAMING PLAN WITH STANDARD DETAILS

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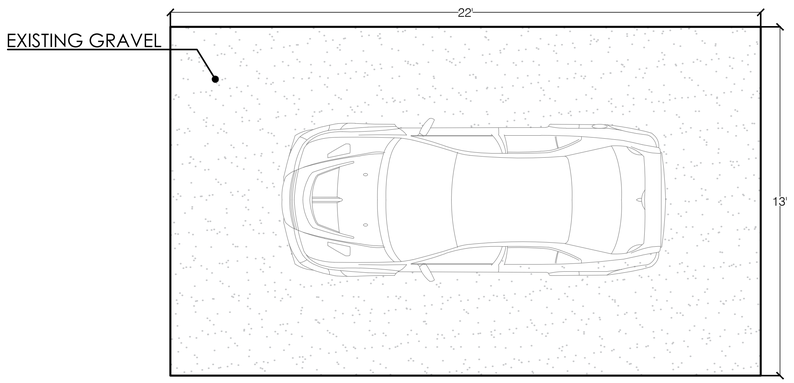
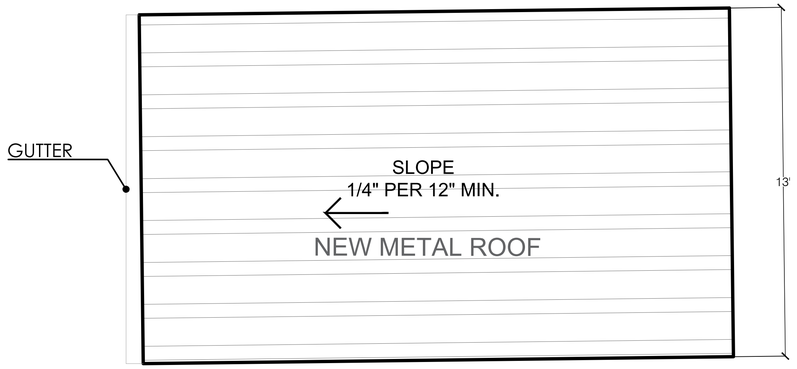
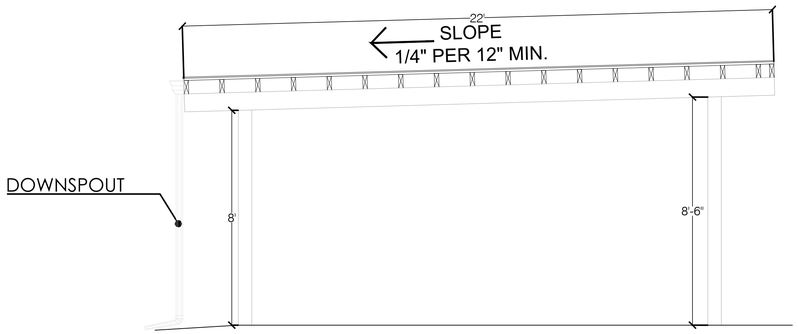
S1



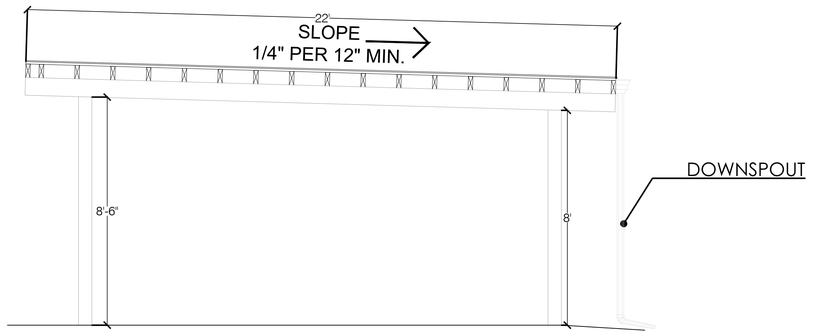
FLOOR PLAN
3/8"=1'-0"



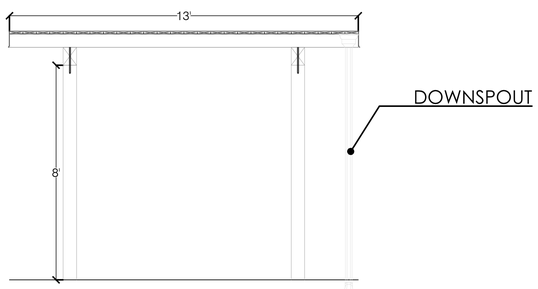
ROOF PLAN
3/8"=1'-0"



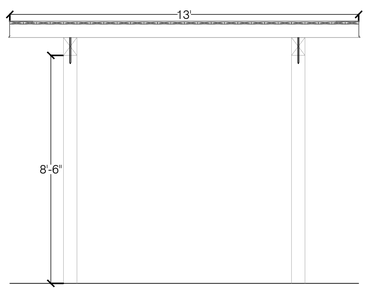
EAST ELEVATION
3/8"=1'-0"



WEST ELEVATION
3/8"=1'-0"



SOUTH ELEVATION
3/8"=1'-0"



NORTH ELEVATION
3/8"=1'-0"

GENERAL NOTES

1.- CONTRACTOR SHOULD VERIFY DIMENSIONS ON FIELD WITH DRAWINGS BEFORE COMMENCING ANY WORK.
2.- CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A POSITIVE DRAINAGE SLOPE AROUND ENTIRE STRUCTURE AT ALL TIMES.
3.- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT ALL THEIR RESPECTIVE WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND/OR APPLICABLE BUILDING CODES . IF PLANS DO NOT MEET THIS REQUIREMENTS, NOTIFY THE DESIGNER OF ANY PLAN CORRECTIONS NEEDED.
4.- GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENTS, NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED.

CONSULTANT:
INTEGRAL CONSTRUCTION CONSULTING GROUP INC
EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO
SANTA FE , NM 87505

PROJECT STATUS:

No.	REVISIONS	DATE
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JOB NUMBER:
DATE:
SCALE: As indicated
DRAWN BY:
REVIEWED BY:

FLOOR PLAN, ROOF PLAN, NORTH-SOUTH-EAST-WEST ELEVATIONS

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A-1

Fig. 1 – Aereal View Proposed Location

Fig. 2 – Street View Proposed Location

Fig. 3 – Existing Carport _ Proposed to Match Existing

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: Requests permission to demolish two non-contributing structures and proposes to construct an approximately 1,751 sq. ft. with either a pitched roof at the maximum allowable 16' streetscape height, or 14'6" flat roof residence, and a 606 sq. ft. 15' high flat or pitched roof guesthouse, and erect yardwalls. An exception is requested to build a pitched roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CYNY LLC
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

BOARD ACTION

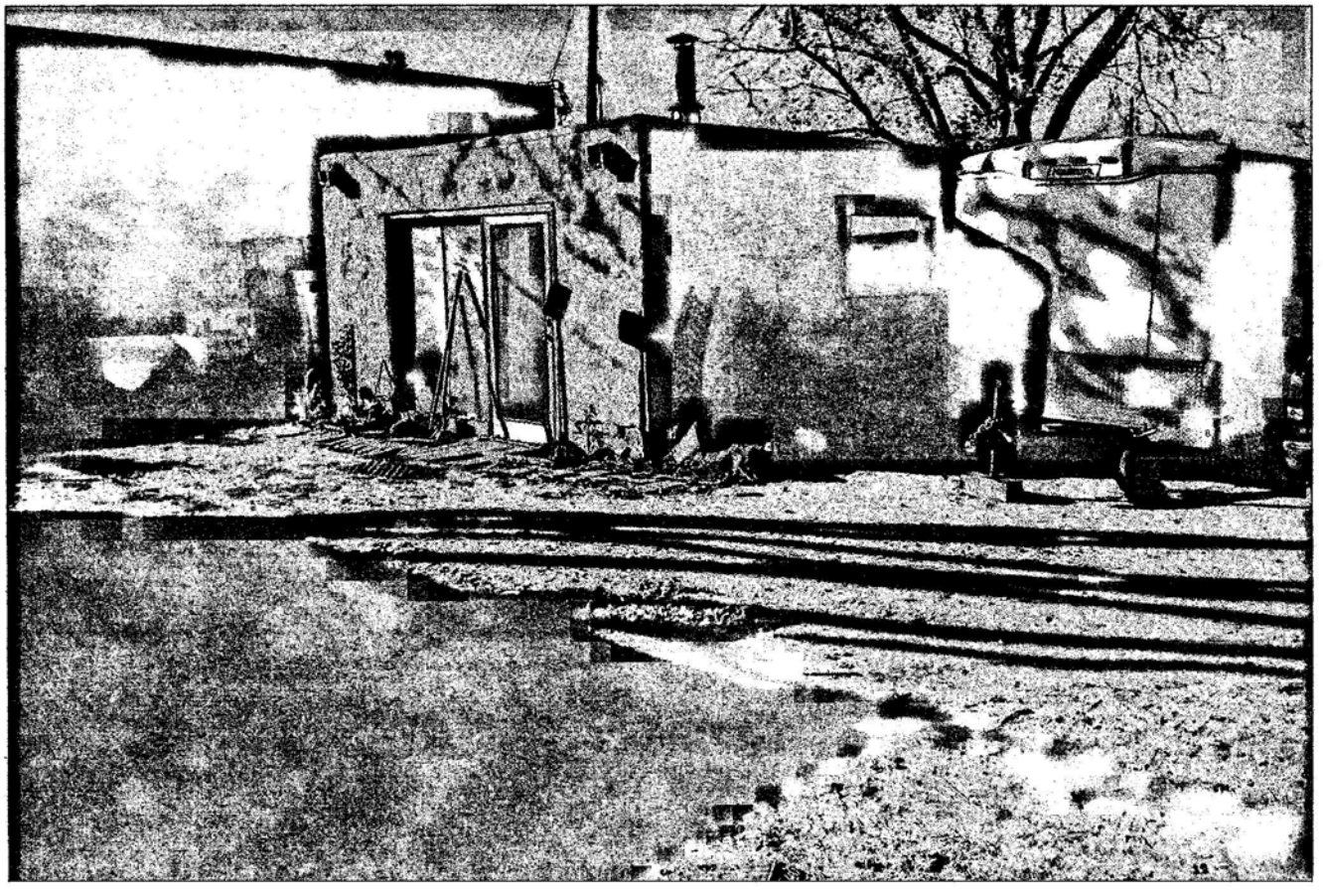
This is to certify that the Historic Districts Review Board (HDRB) at their hearing on January 14, 2014, the decision of the Board was to approve the exception request to build pitched roofs, to demolish the two non-contributing accessory structures, and with the condition that the pitch height shall be lowered by 1' while maintaining the same pitch angle. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

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

Guest House Location



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11-8-13

Property Owner of Record: 1020 CASW LLC

Applicant/Agent Name: Cody North

Contact Person Phone Number: (505) 679-9858

Site Address: 302 Camino Cerrito

Proposed Construction Description: New Residental Home

TOTAL ROOF AREA: 2874

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: 48 % 38.81%

☐ Open Space Required:

Setbacks:

Proposed Front: 17' Minimum: 17'

2nd Front? 0

Proposed Rear: 6' Minimum: 15'

Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 16'

Maximum Height: 16' or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 3 Accessible 6

Minimum: 3

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.

Cody North [☐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 Cody North **DATE** Nov 8-13

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: __/__/__

☐ Flood Plain Approval by _____ Date: __/__/__

☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes:

Zoning Approval:

☒ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**

Comments/Conditions: Subdivision plat shall be recorded & submitted with building permit. Turn around shall be included on Lot 2-A to allow Lot 2-B parking & maneuver.

REVIEWER: _____ **DATE:** 11/18/13

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: January 14, 2014

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: Vacant Lot; Noncontributing (two)
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	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations; City Inspector Report	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff recommends granting approval to demolish the noncontributing garage and shed, finding that the applicant has met the standards under Section 14-3.14 (C) and (G)). In regard to the project, staff believes the applicant has not met the requested exception to build pitched roof residences under Option 1 (Section 14-5.2 (D)(9)(d)), finding that Option 2 more closely

harmonizes with the streetscape and complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito. This house was recently sold and the lot subdivided. Two noncontributing ancillary buildings formerly associated with 304 are now part of the undeveloped lot at 302 Camino Cerrito.

The applicant came before the Board on December 10, 2013, with a project to construct a pitched roof residence and guesthouse on the undeveloped lot. The Board postponed the application, finding the applicant had not met the exception to build pitched roof structures. The Board requested the applicant return with a design for a flat roof dwelling. The Board additionally postponed review of the guesthouse, requiring the applicant to return with a request to demolish two noncontributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G).

Project

The applicant now requests a review of a project to demolish the noncontributing structures and to build a main house and guesthouse presented as two options: 1) pitched roof structures, as originally presented, or 2) flat roof structures, as requested by the Board.

Demolition

At the September 24, 2013 hearing, the Board designated a former garage and shed at the time associated with 304 Camino Cerrito noncontributing, finding they did not meet the definition of a Contributing 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 (14-3.14 (C)).

For Item 1, staff defers to the Board's September 24, 2013 designation of noncontributing status. In regard to Item 2, staff asks the Board to review the December 9, 2013 letter from the City Building Inspector, finding the structures "to be in need of maintenance and repair but do not appear to be in danger of collapse." In regard to Item 3, the Archaeological Review Committee clearance is not needed, as the structures are less than 75 years old.

The Board's decision to grant or deny demolition is premised on the application of three standards (14-3.14 (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.

For Item a, the subject structures are noncontributing to the Downtown and Eastside Historic District. In regard to Item b, the structures are not an essential part of a unique street section. For Item c, the City Building Inspector found the structures in need of maintenance but not structurally unsound.

In this regard, staff recommends demolition.

The Project

Main Residence

Option 1

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)). See responses below.

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded in a "slate" color.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

Guesthouse

Situated at the south end of the property, where currently the noncontributing structures stand, is proposed a small, one-story, pitched-roof, side-gabled guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's nearly identical in treatment to the main house.

Option 2

Following the Board's direction, the applicant redesigned both dwellings as flat roof structures. In regard to height, the revised design for the main house is at roughly 15'-0". Otherwise, the flat roof revision is nearly the same in regard to location, footprint, portal layout, and fenestration, as the original design for the main house, with the exception of its more Spanish-Pueblo Revival treatment. The same is true of the flat roof option for the guesthouse.

Under both options, the dwellings will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence at a 6'-0" maximum height will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-0" structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the character of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

Staff Response: Except for one similar residence at 1132 Canyon, there is no precedent for a gabled, pitched roof form along the specific streetscape. Other than the proposed roof form, the treatments for the main house and guesthouse under Option 1 are consistent with the standards for the district. Option 2, however, is closer to the building stock of the specific

streetscape. In sum, Option 1 is less harmonious but would not damage the character of the streetscape.

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

This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and prevents an injury to the public welfare by keeping the eave height along the street at 10' which is much lower then a 14 or 16' parapet.

Staff Response: The location, in regard to frontage along Canyon Road, appears to be identical for both Options 1 and 2. There is some visual setback achieved by employing a pitched roof. But the roof's ridge and the gable end will be visible from Canyon Road. In this regard the visual setback of the pitched roof is negligible. In sum, staff does not believe a hardship has been established.

(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 unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the statement.

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

The special conditions and circumstances which are peculiar to this site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street level. This house will be a predominant feature of the streetscape. The pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

Staff Response: The lot, as a few others along the specific streetscape, is considerably above street grade (5'-0"), resulting in the fact that any structure arranged at street frontage will be more visible than adjacent residences. A pitched roof will somewhat reduce the massiveness of a flat roof wall plane, but in final appearance the effect is negligible.

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

Special conditions and circumstances of this property is 1. It is elevated above the road substantially. 2. the lot is very tight. 3. a beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

Staff Response: Staff agrees with the applicant's stated special circumstances, 1-3, but does not believe a pitched roof design mitigates these conditions any more than a flat roof option.

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

Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Staff Response: Staff believes the flat roof design, Option 2, would provide the least negative impact to the specific streetscape.

In conclusion, staff believes the applicant has many but not all of the exceptions. A pitched roof house, while rare to the specific streetscape, would not damage the streetscape. However, Option 2, the flat roof design, would be more harmonious.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

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Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
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Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

December 9, 2013

304Camino Cerrito

Demolition Request Historic District

On December 9, 2013 I inspected two structures at the above referenced address, a one room studio garage conversion, and a storage shed both totaling 700 square feet or less the studio appears to be structurally sound and does have a foundation with wood frame construction on the walls and roof. The shed does not have a foundation and is wood frame construction resting on blocks of wood and masonry. They are both in need maintenance and repair but do not appear to be in danger of collapse.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Michael Purdy

Michael Purdy, Building Official

Land Use Department, City of Santa Fe

TRUE
NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

December 20, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house. With the recent postponement of the design we are presenting two options.

Option 1 is a pitched roof. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north

and south gables. All the exterior wood will be finished in a weathered wood fashion. The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

Option 2 is a flat roof Pueblo Revival style home. It will be the same floorplan as the pitched roof. All the portals will be galvalume standing seam and the carport will be torch down roofing.

We are requesting a review to demolish two small structures as required by 14-3.14 (C) & (G) where the new guest house will be placed. Both structures were deemed to be non-contributing by this board. Please note attached letter from Mike Purdy in regards to the existing structures.

We are proposing yard walls and Coyote Fences as shown on the design documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. Color chips will be provided at the hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda".
See the provided cut sheets of exterior light fixtures.

We are seeking an **exception** for the use of a Pitched Roof (option 1) in this neighborhood, And believe we meet the criteria with the answers below:

1. A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the charater of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

2. This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and ~~prevents an injury to the public welfare by keeping the eave height~~ along the street at 10' which is much lower then a 14 or 16' parapet.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic ~~district and the eastside neighborhood~~.

4. The special conditions and circumstances which are peculiar to this site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street level. This house will be a predominant feature of the streetscape. The pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

5. Special conditions and circumstances of this property is 1. It is elevated above the road substantially. 2. the lot is very tight. 3. a beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

6. Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

City of Santa Fe, New Mexico

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

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Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to construct an approximately 1,751 sq. ft. 16'0" high, the maximum allowable streetscape height, and a 606 sq. ft. 15'0" guesthouse, and erect yardwalls on this undeveloped lot. An exception is requested to build a pitch roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CNYN LLC
Santa Fe, NM 87505
107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505
107 E. Lupita Road
505-699-9858

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on December 10, 2013, the decision of the Board was to postpone the application, finding the applicant had not met the exception to build a pitched roof (Section 14-5.2(D)(9)(d)). The Board requested the applicant return to the Board with a redesign with a flat roof. The Board additionally postponed the review of the guesthouse, requiring the applicant to return with a request to demolish the two non-contributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G). 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.**

City of Santa Fe, New Mexico

memo

DATE: December 10, 2013

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: No Status, Vacant Lot
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	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff believes the applicant has not met the requested exception to build pitched roof residences (Section 14-5.2 (D)(9)(d)), and, therefore defers to the Board as to whether the project complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito, linked with the Romero family. This house was recently sold and the lot subdivided. As an undeveloped lot, the subject piece of property has no historic status in the Downtown and Eastside Historic District.

Project

The applicant requests a review of a project to construct a residence and guesthouse on the undeveloped lot.

Residence

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed-roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)).

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded with a "slate" color. Windows will set within the wall without a sill or lintel.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

The house will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Tin canister lighting will be placed along the house at door openings.

Guesthouse

Situated at the south end of the property, where currently the noncontributing garage and shed of 304 Camino Cerrito stand, is proposed a small, one-story, pitched-roof, side-gabled

guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's similar in treatment to the main house.

In order to build the guesthouse, the applicant will need to demolish the noncontributing former garage and shed. The applicant, however, did not request a review of demolition, as required under Section 14-3.14 (C) and (G)).

Staff, therefore, recommends reviewing the guesthouse with the condition that the applicant reapply for the January 14, 2014 hearing, with a request to demolish the two structures.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence, at a 6'-0" maximum height, will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-high structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

Staff Response: Except one similar residence at 1132 Canyon, there is no precedent for the gabled (pitched roof) form along the streetscape. Other than the proposed form, the treatments for the house and guesthouse harmonize with the streetscape and are consistent with the standards for the district.

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

The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

Staff Response: Staff does not believe a hardship has been established.

(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 unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the statement.

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

The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home.

Staff Response: Staff does not believe a "special conditions and circumstances" need has been established.

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

The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

Staff Response: Staff does not believe the applicant responded to the intent of the question.

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

The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Staff Response: Staff does not believe the applicant has not adequately considered the "least negative impact" design for the lot.

While staff believes the design of the house is harmonious and incorporates most of the district standards, and is similar to a gabled roof house at 1132 Canyon, the requested exception to build two pitched roof dwellings has not been met.

TRUE
NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

November 11, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

House

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house we are proposing that both will have a pitched roof which are found in this neighborhood. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north and south gables. All the exterior wood will be finished in a weathered wood fashion.

walls

We are proposing yard walls and Coyote Fences as shown on the proposal documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. See sample at hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda". The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

See the provided samples of exterior light fixtures.

We are seeking an **exception** for the use of Pitched Roofs in this neighborhood, And believe we meet the criteria with the answers below:

1. The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

2. The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

4. The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home

5. The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

6. The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

302 Camino Cerrito

302 Camino Cerrito, Santa Fe, NM

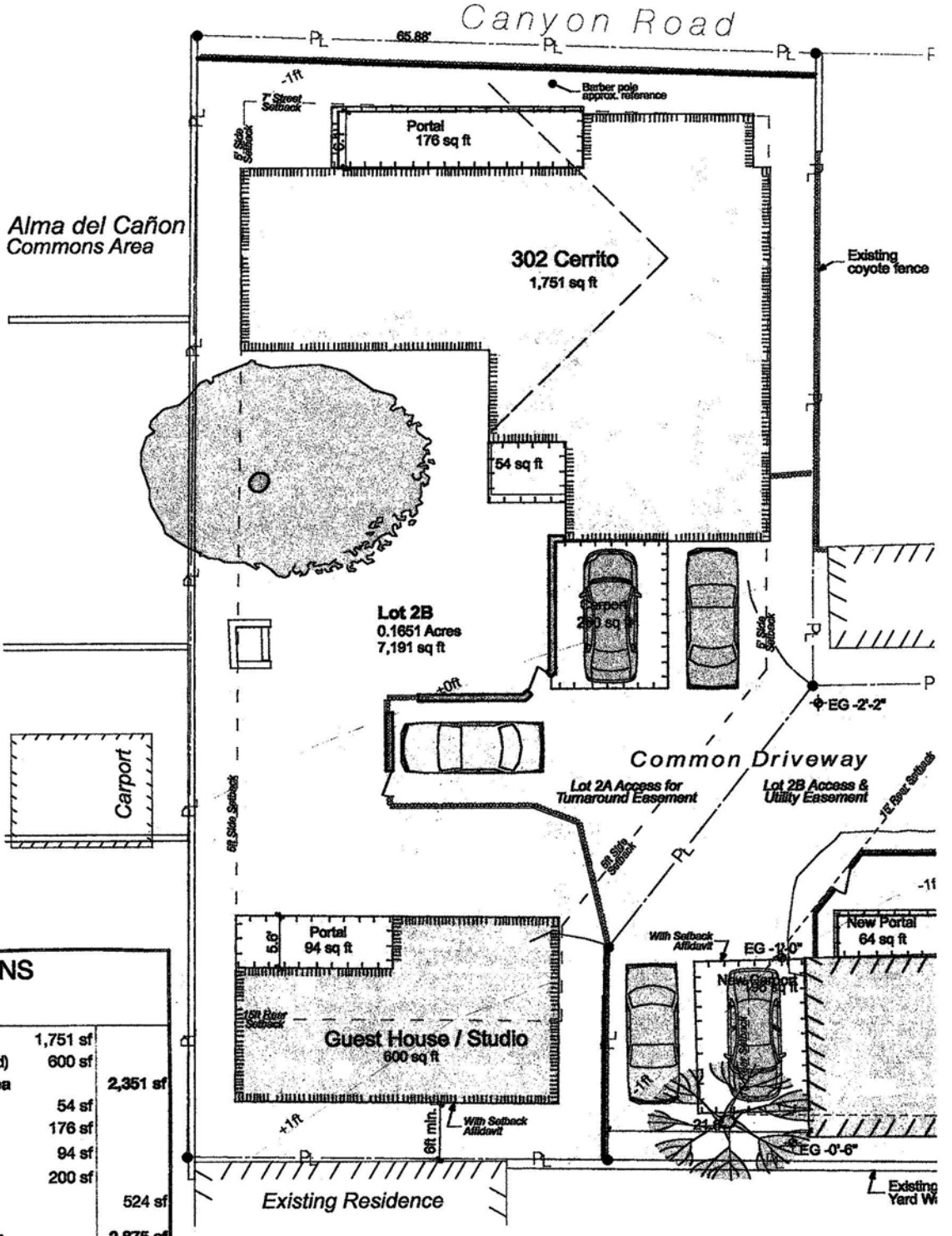
Site Plan

As of: 11/6/13

TRUE NORTH BUILDERS LLC
Cody North
buildnorth@gmail.com
505| 699-9858

Start with the right design.
Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

percy HOME design



AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,751 sf	
Proposed Guest House (heated)	600 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	176 sf	
Portal for Guest House	94 sf	
Carport	200 sf	
Total Portals and Carport		524 sf
Total Proposed Roofed Area		**2,875 sf**
Lot Size		7,191 sf
40% Lot Coverage Limit		2,876 sf
Lot Coverage Satisfied?		–
(Over/Under)		*(1)*

SHEET: 2

11-8-17

MURPHEY, JOHN W.

From: MURPHEY, JOHN W.
Sent: Monday, December 09, 2013 4:01 PM
To: buildnorth@gmail.com
Subject: 302/304 Camino Cerrito demolition

Cody,

To reiterate, there is nothing in your letter of intent, project description, nor plans that indicate the garage and shed of now 302 are to be demolished.

When we intake an application, we review it for what is described in the letter or shown on the plans. It was only when I started writing the case memos last week that this omission caught my attention, and I notified you of it as soon as I detected it.

As I said in our earlier telephone conversation, and as I recommended on the staff memo, the Board can decide to provisionally approve the guesthouse, with you returning to the next hearing to request for demolition of the garage and shed.

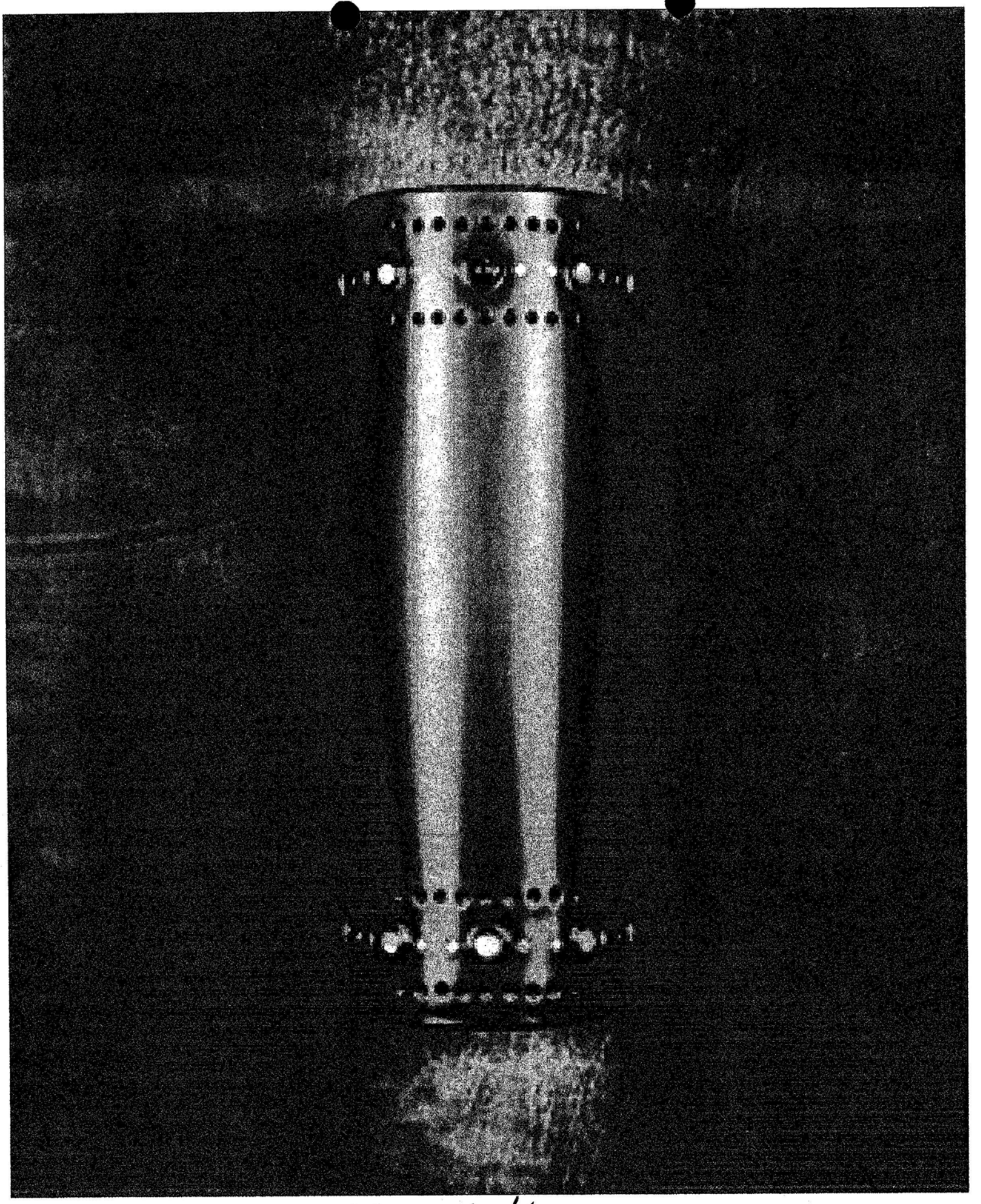
John

John W. Murphey
Senior Planner
Archaeological Review Committee Liaison

Historic Preservation Division
Land Use Department
City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, NM 87504-0909
505-955-6660 (direct)
505-955-6605 (office)
505-955-6328 (fax)

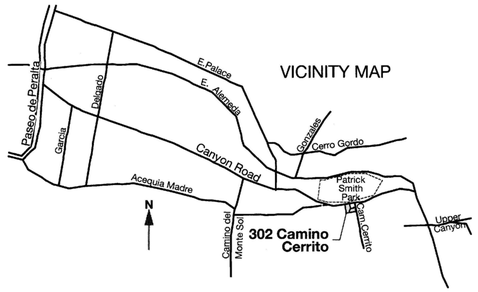
302 Camino Cerrito

To Be Demolished



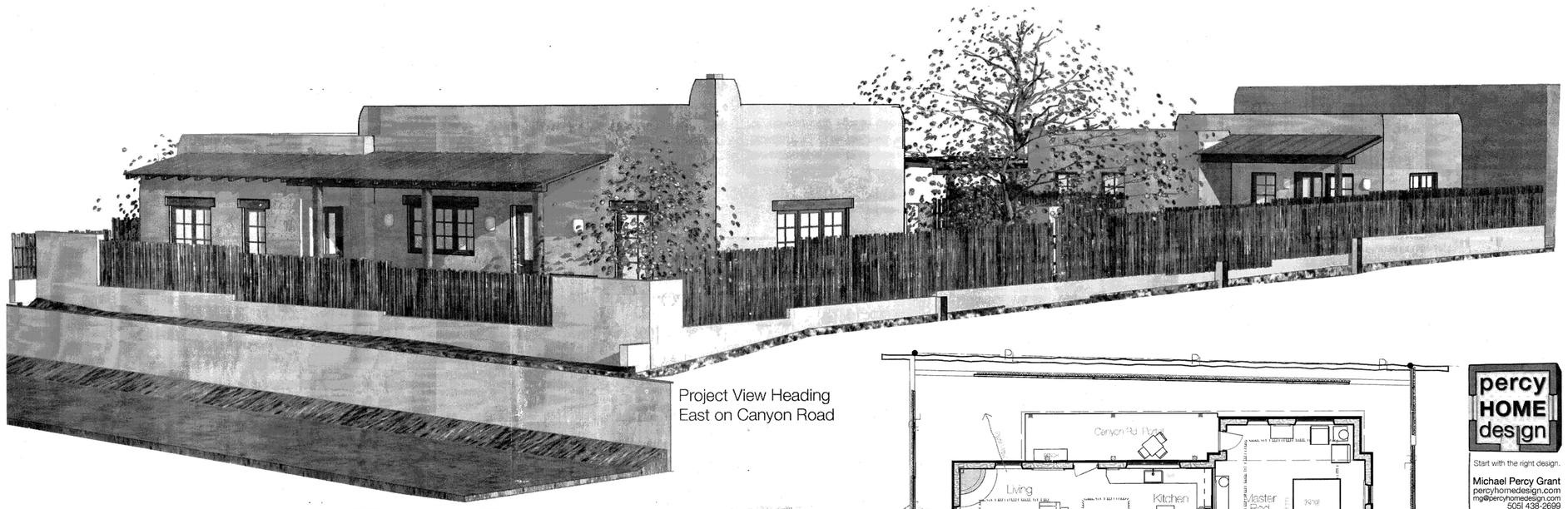
Exterior Lighting

Looking Northwest on Lot

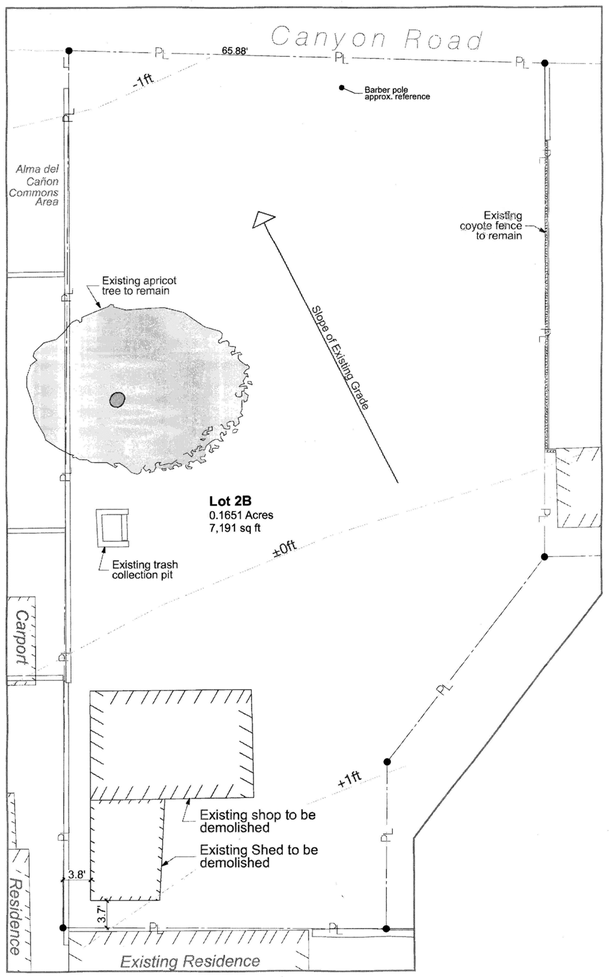


DIRECTIONS

From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.

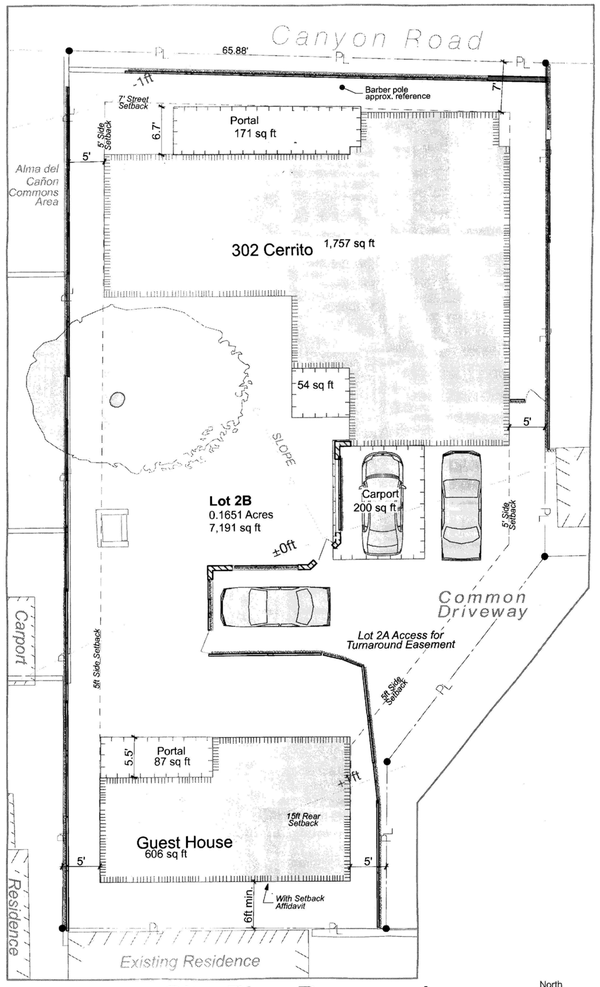


Project View Heading
East on Canyon Road



Site Plan Existing SCALE:1" = 10'

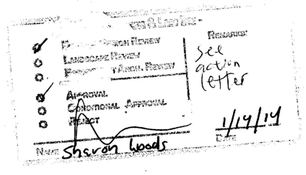
16'-0"



Site Plan Proposed SCALE:1" = 10'

40'-0"

North



COLOR FINISHES

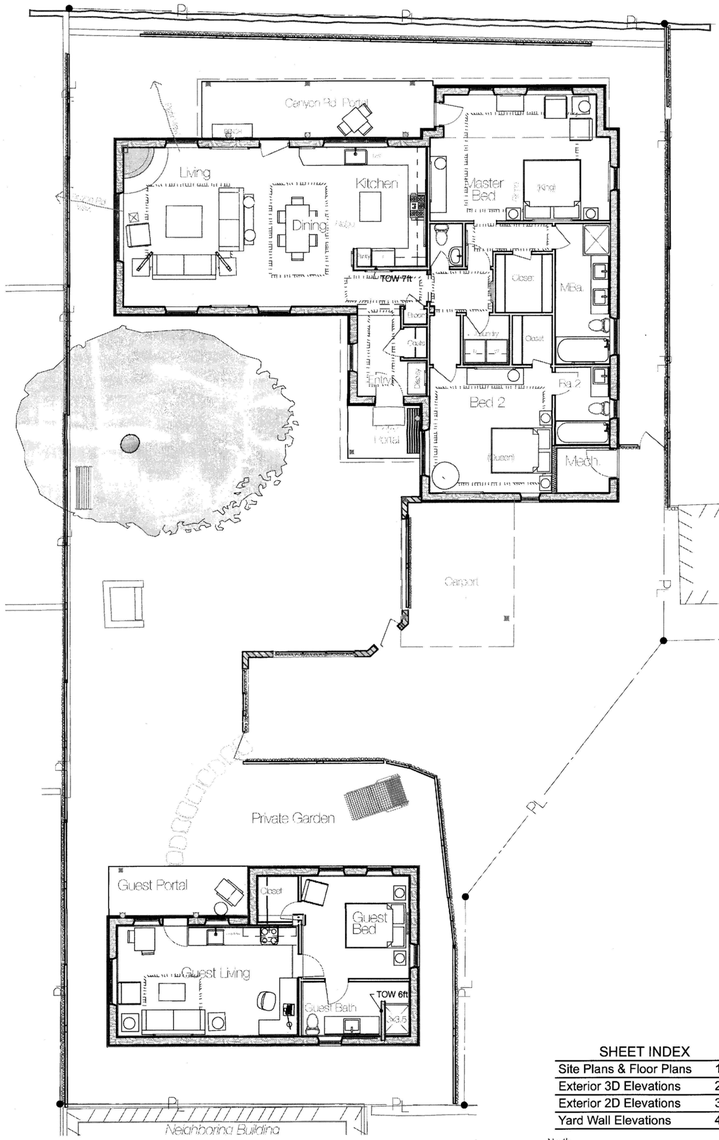
Stucco	El Rey "Hacienda"
Portal Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"

ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,757 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,363 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	171 sf	
Portal for Guest House	87 sf	
Carport	200 sf	
Total Portals and Carport		512 sf
Total Proposed Roofed Area		**2,875 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*



Furnished Floor Plans SCALE:1/8" = 1'-0"

0 4' 8' 16'

32'-0"

North

percy HOME design
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Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

302 Camino Cerrito
New Construction
Santa Fe New Mexico

SHEET INDEX

Site Plans & Floor Plans	1
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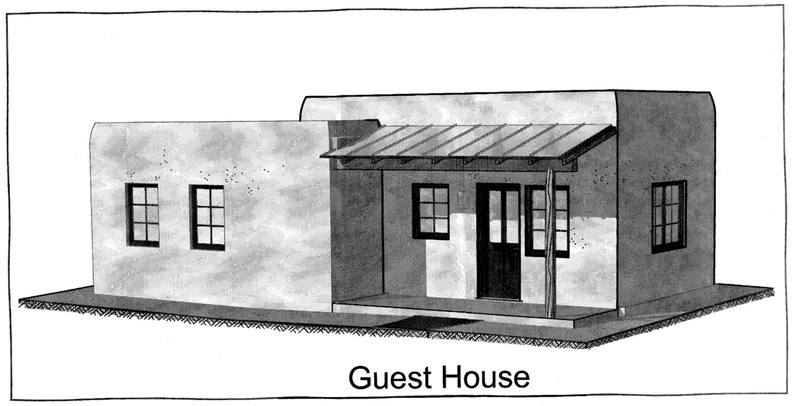
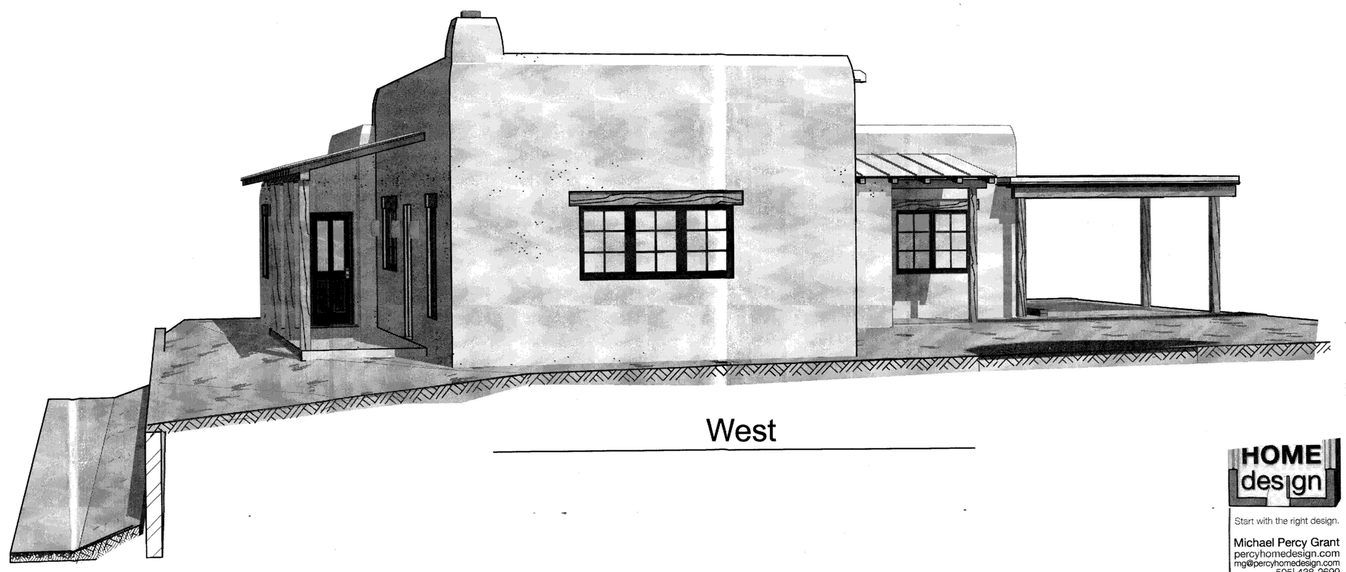
Project Status: DD
Historic Review
DD Published 12/19/13

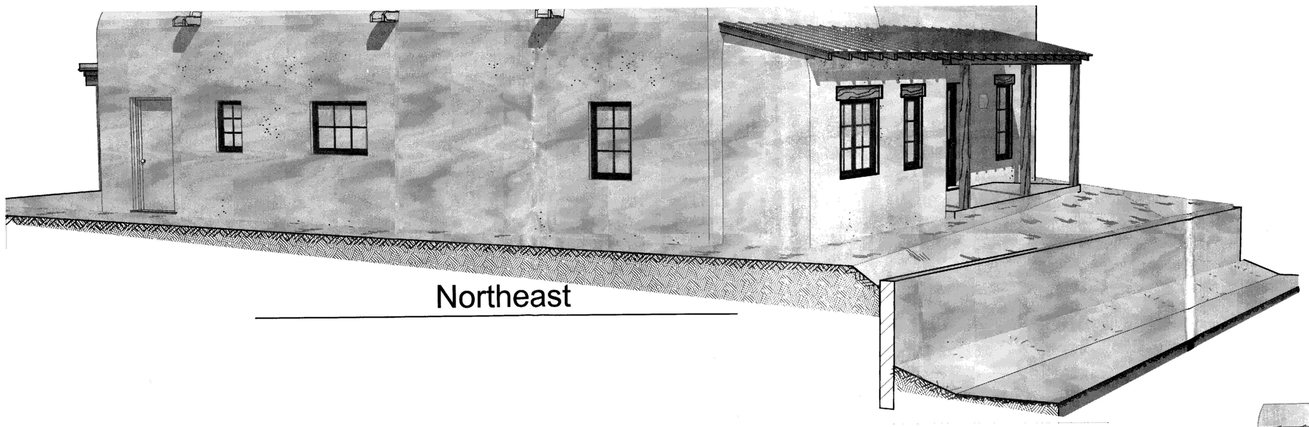
Site Plans & Floor Plans SHEET: 1



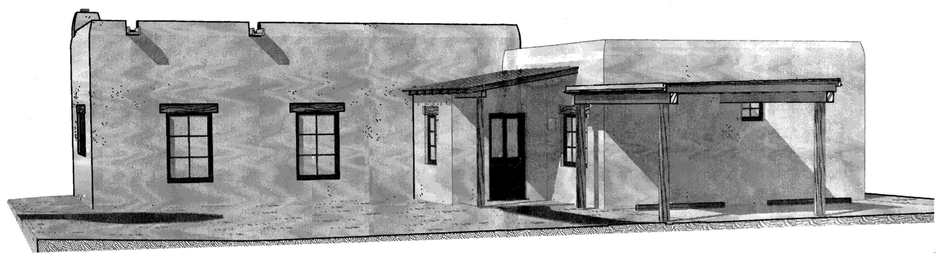
Guest House



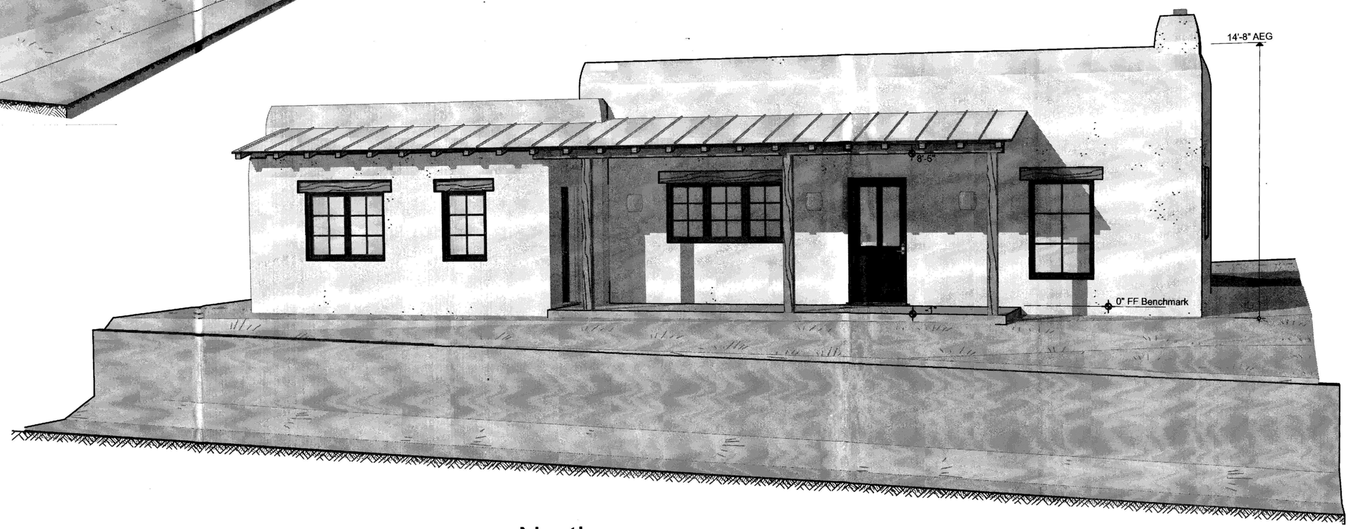
West



Northeast



South



North

Note: Perspective Views are not to scale

HOME design
Start with the right design.
Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

TRUE NORTH BUILDERS
Cody
505-699-9858 buildnorth@gm

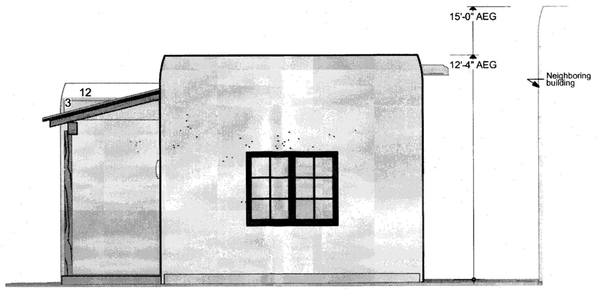
302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: DD
Historic Review
DD Published 12/19/13

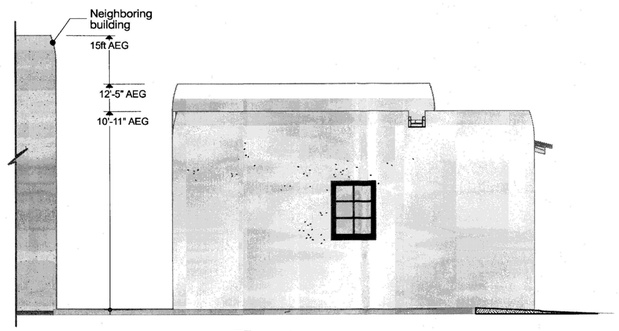
Exterior 3D Elevations SHEET: 2

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



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



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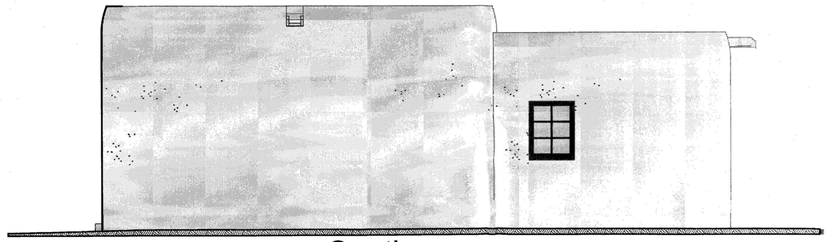

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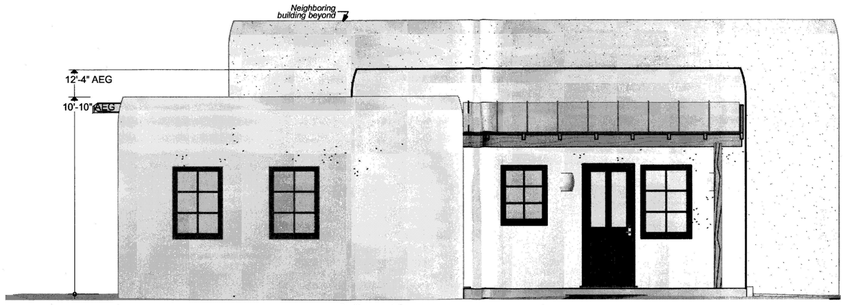
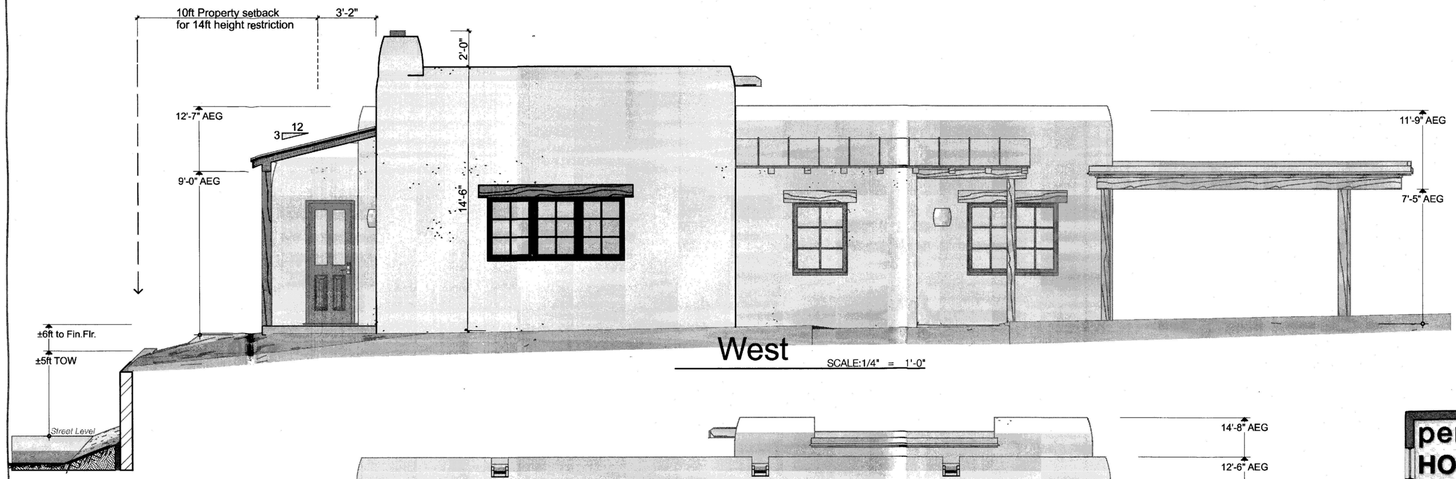


North SCALE:1/4" = 1'-0"

0 2' 4' 8'

GUEST HOUSE



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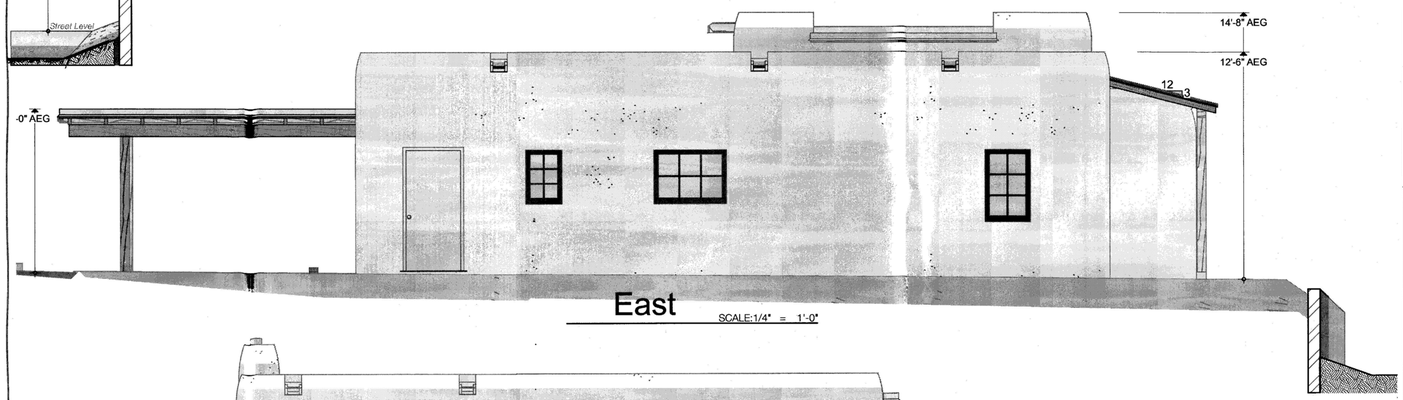

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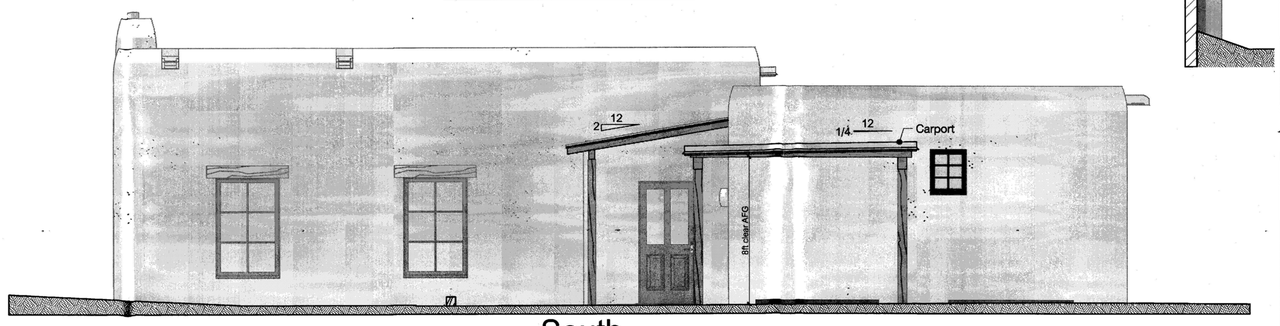

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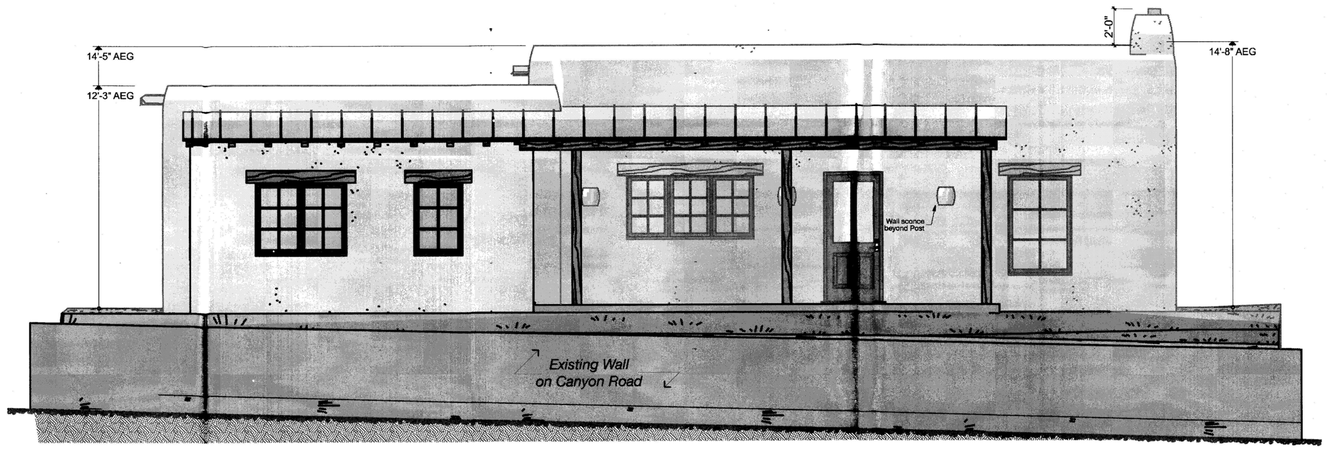

North SCALE:1/4" = 1'-0"

0 2' 4' 8'

16'-0"

percy HOME design
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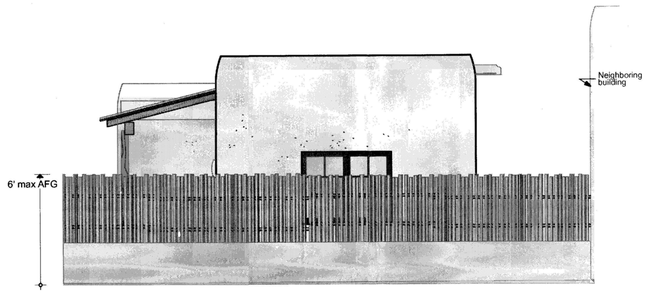
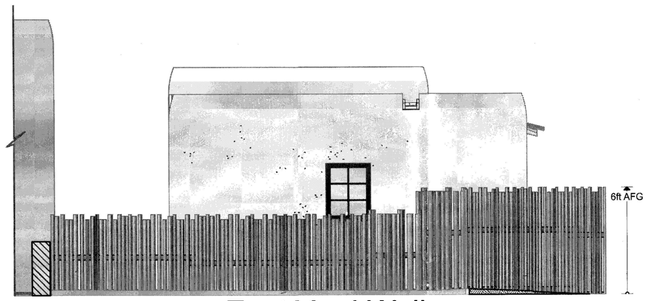
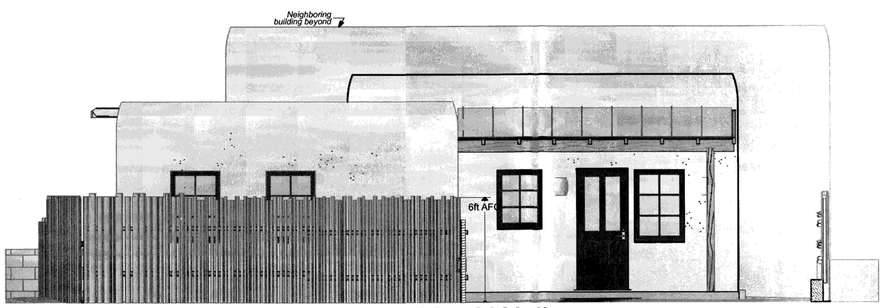
Exterior 2D Elevations SHEET: 3



West Yard Walls SCALE:1/4" = 1'-0"



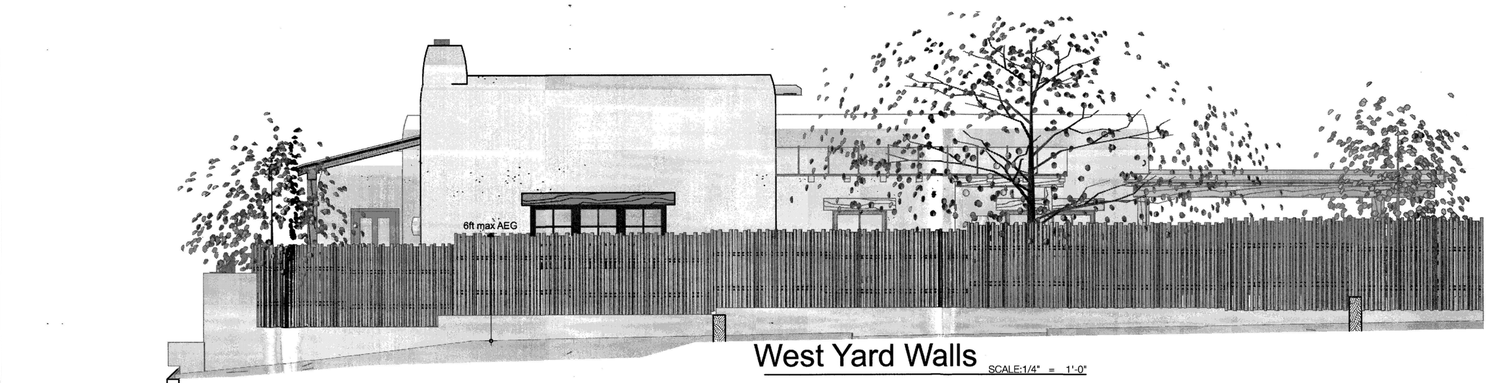
East Yard Walls SCALE:1/4" = 1'-0"



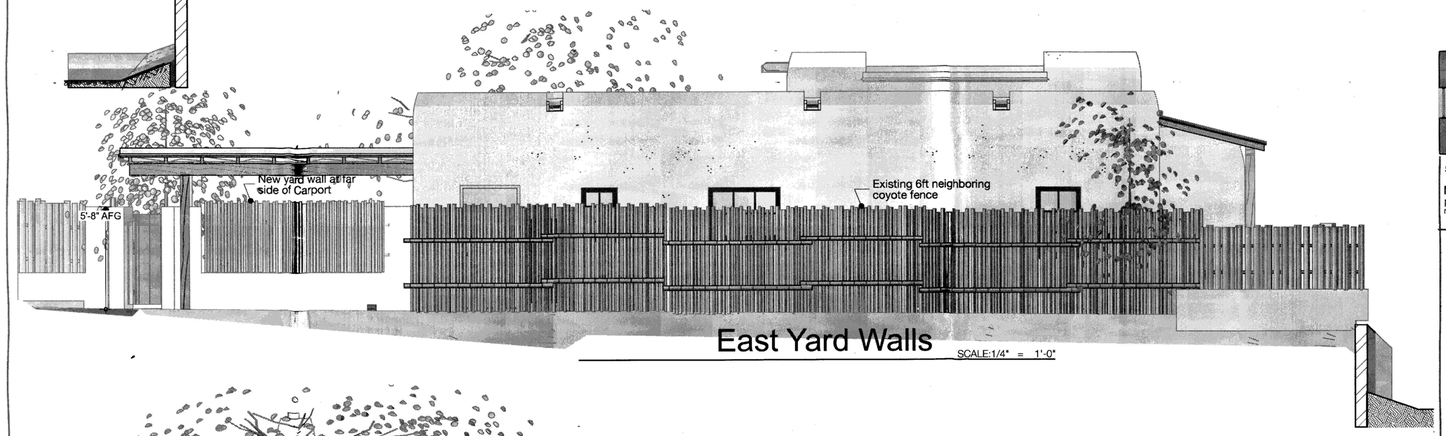
North Yard Walls SCALE:1/4" = 1'-0"

16'-0"

GUEST HOUSE YARD WALLS



West Yard Walls SCALE:1/4" = 1'-0"



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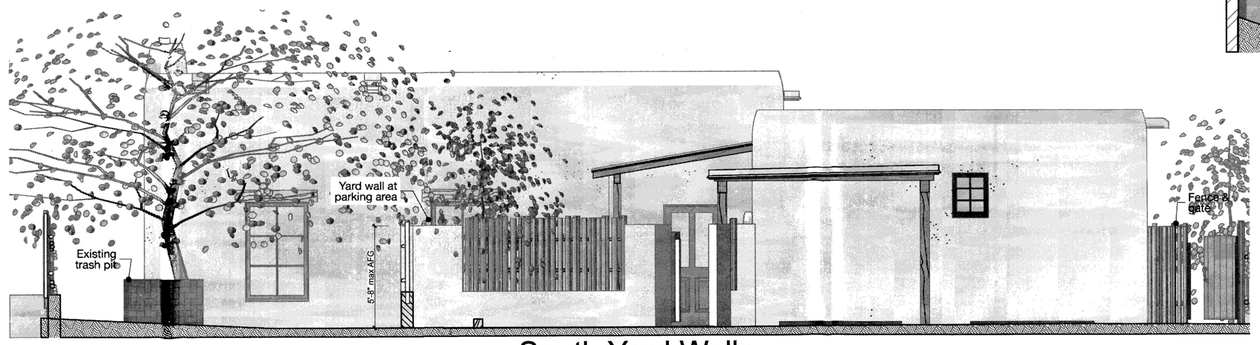
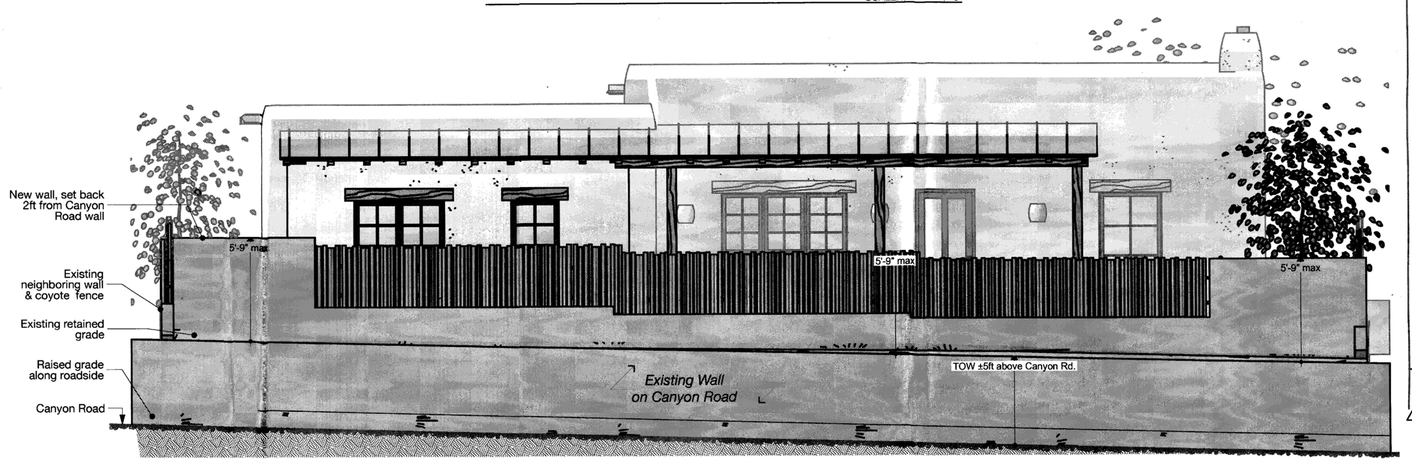


South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

Yard Wall Elevations SHEET: 4

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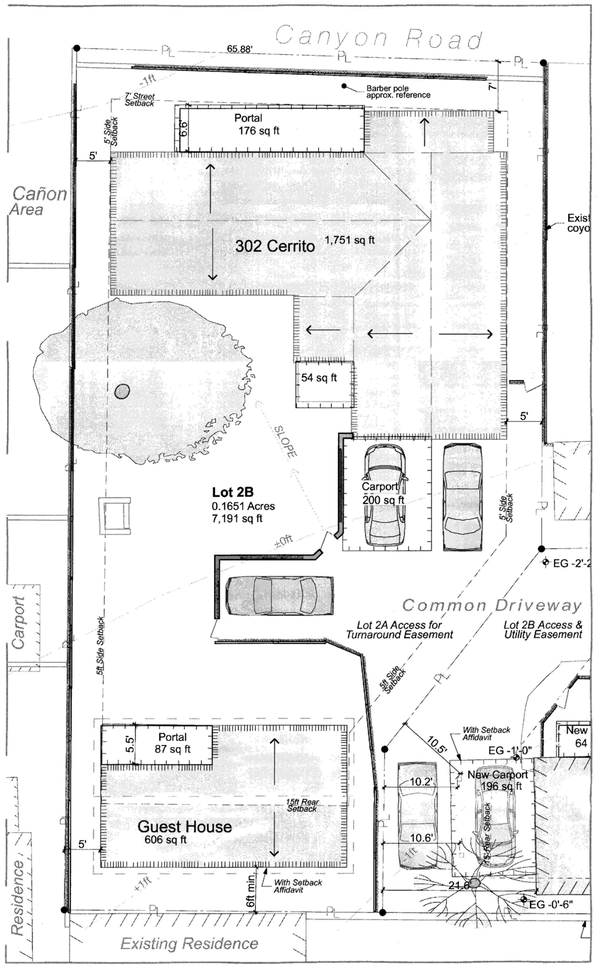
TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: DD
Historic Review
DD Published 12/19/13



Site Plan

SCALE:1" = 10'

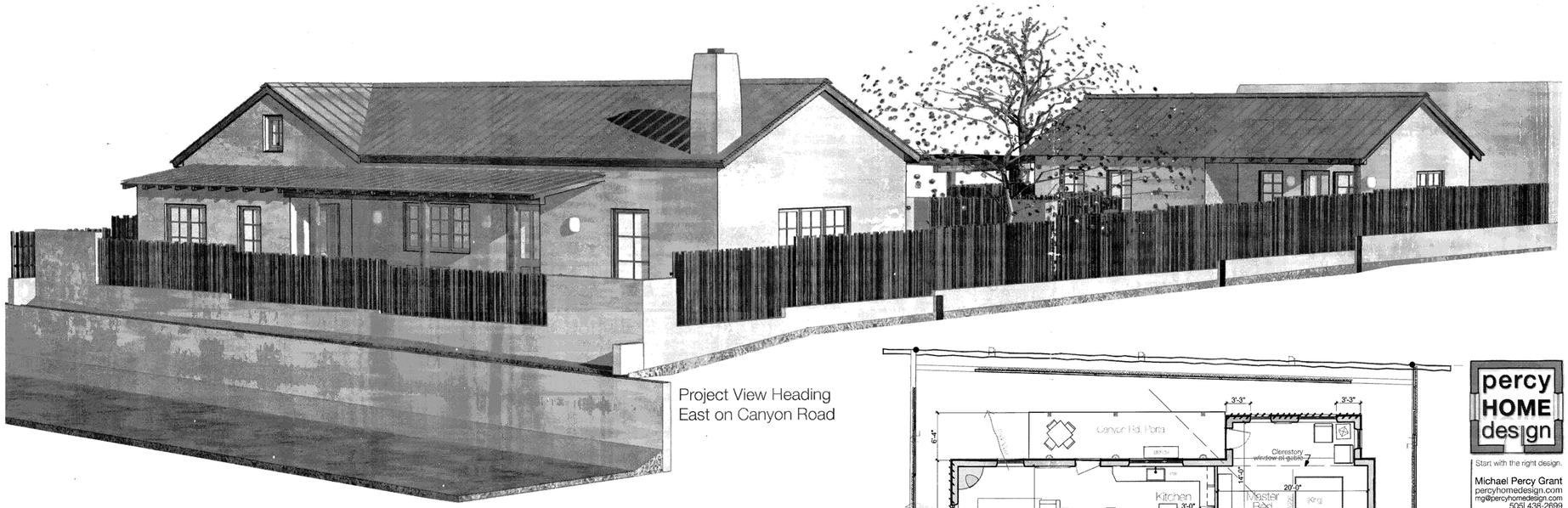
40'-0"

ZONING RAC

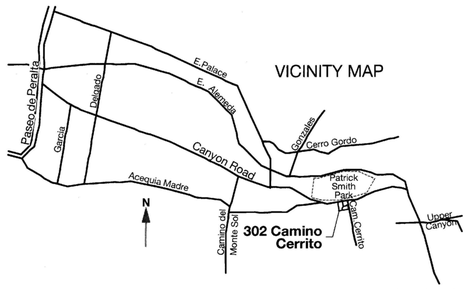
AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,751 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,357 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	176 sf	
Portal for Guest House	87 sf	
Carport	200 sf	
Total Portals and Carport		517 sf
Total Proposed Roofed Area		**2,874 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

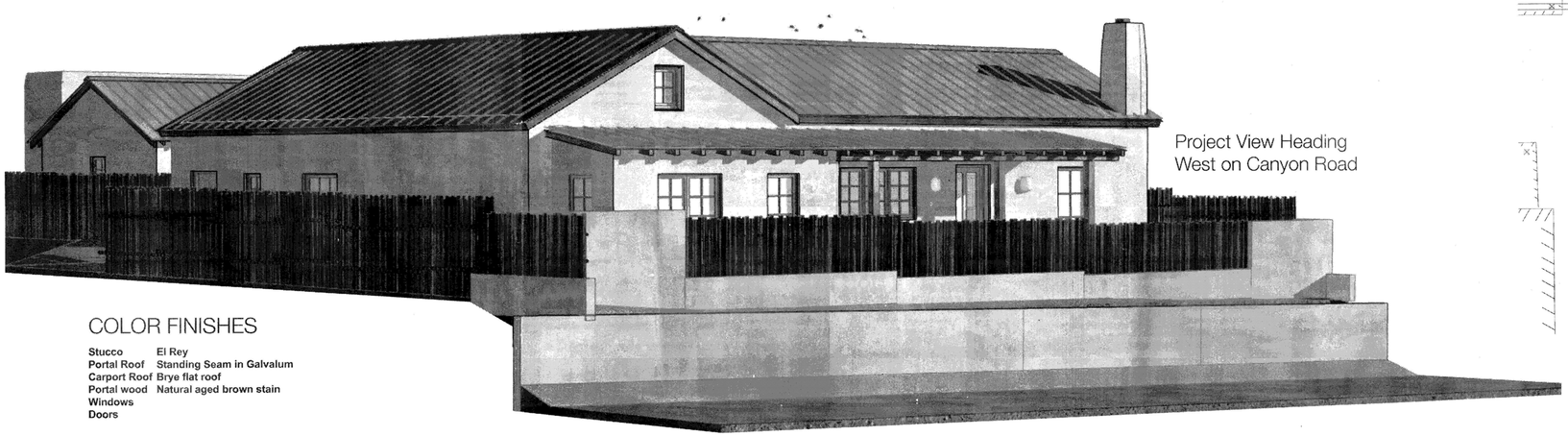


Project View Heading East on Canyon Road



DIRECTIONS

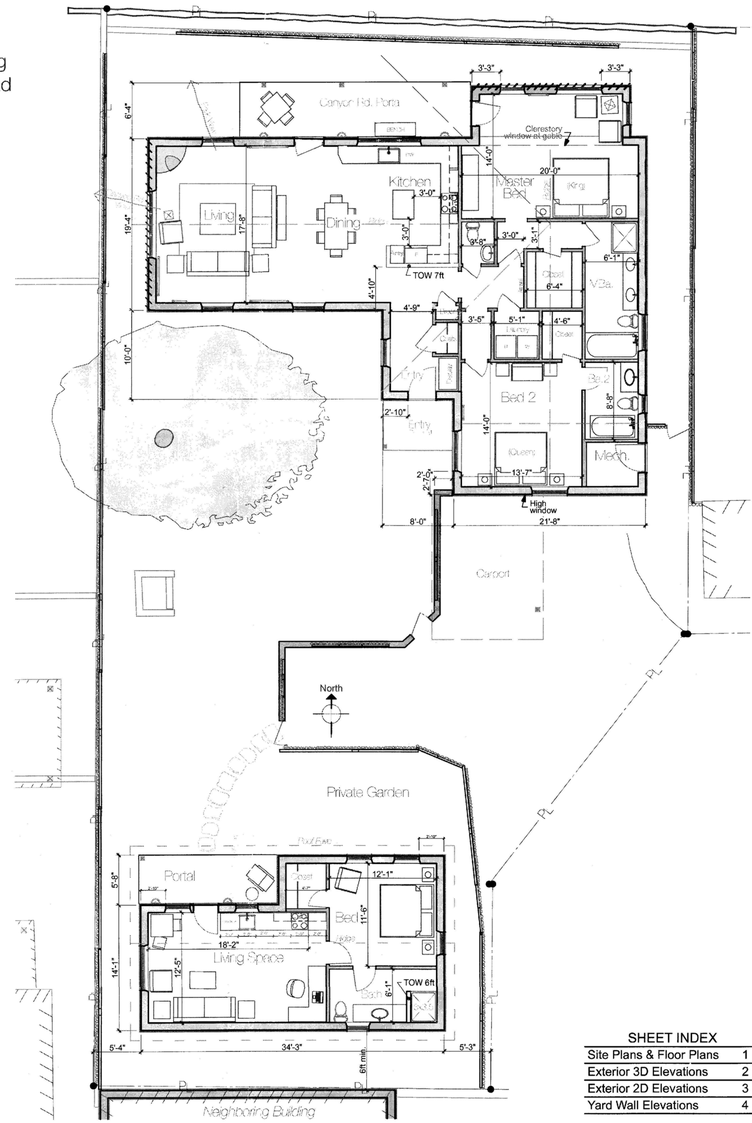
From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.



Project View Heading West on Canyon Road

COLOR FINISHES

Stucco	El Rey
Portal Roof	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	
Doors	



Furnished Floor Plans

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

32'-0"

SHEET INDEX	
Site Plans & Floor Plans	1
Exterior 3D Elevations	2
Exterior 2D Elevations	3
Yard Wall Elevations	4

Project Status: **SD**
Historic Review Submittal

Published **11/7/13**

11-8-13

Site Plans & Floor Plans

SHEET: 1

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302 Camino Cerrito

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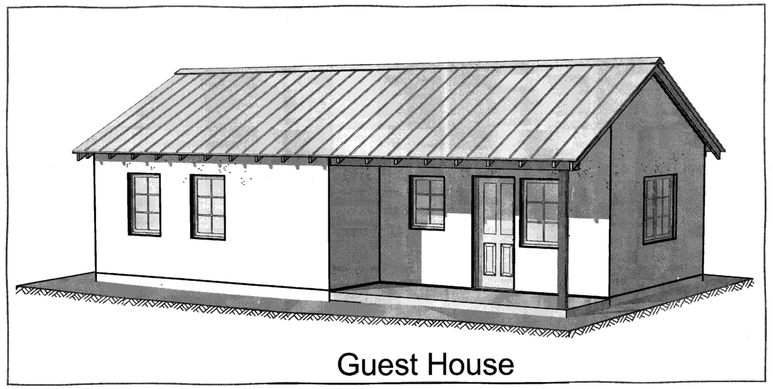
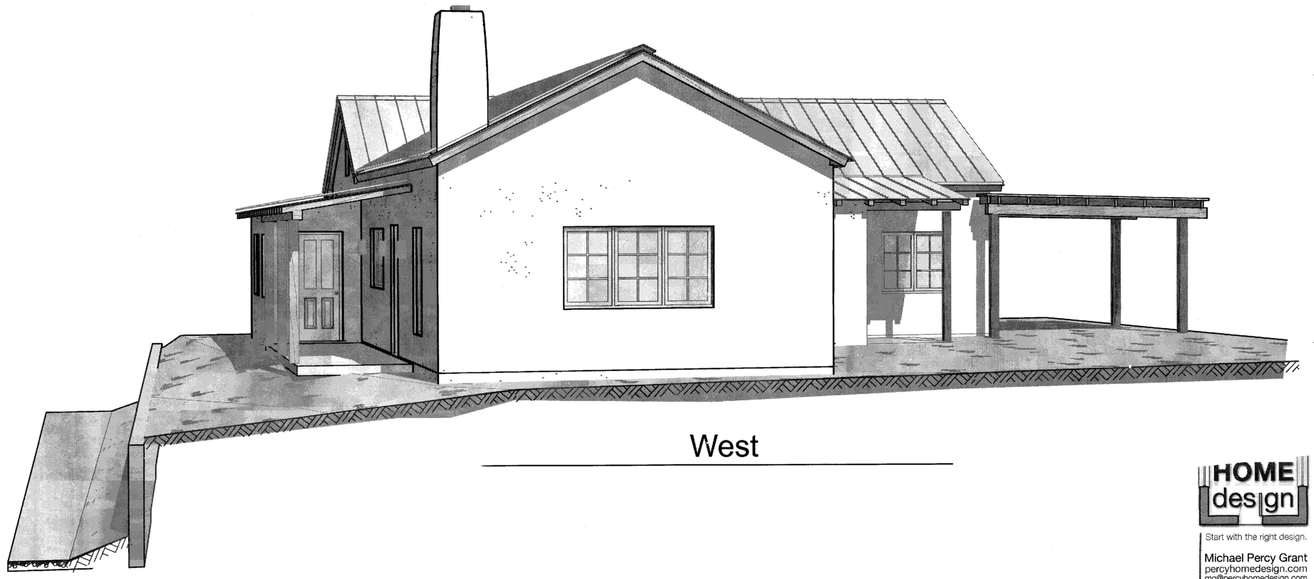
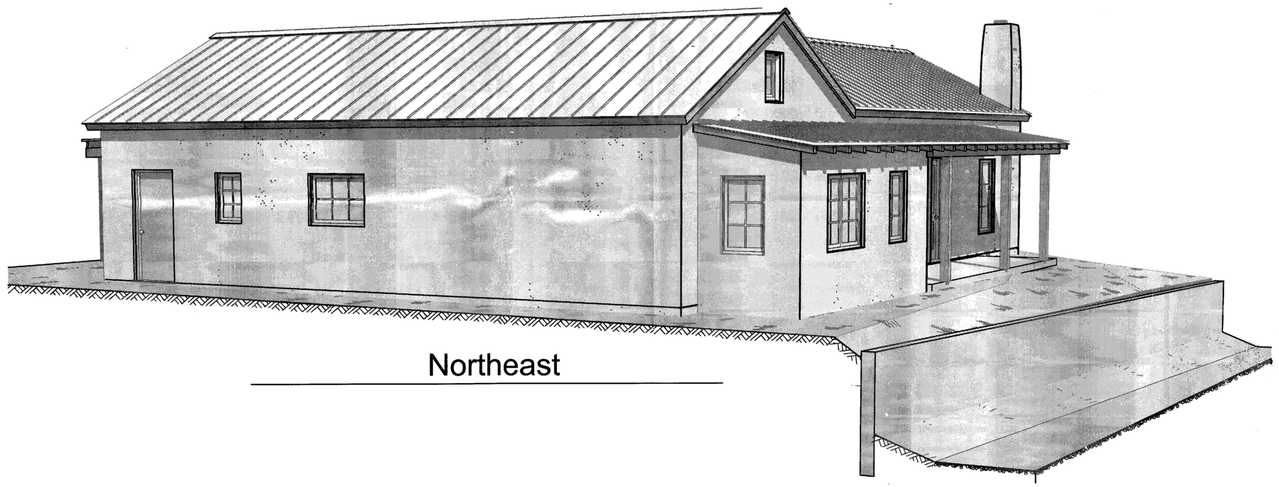
Santa Fe New Mexico



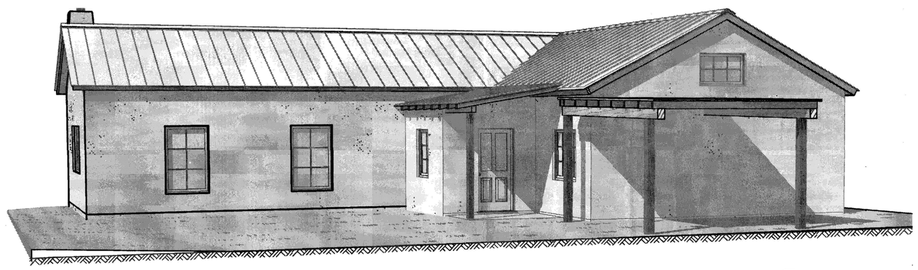
Guest House



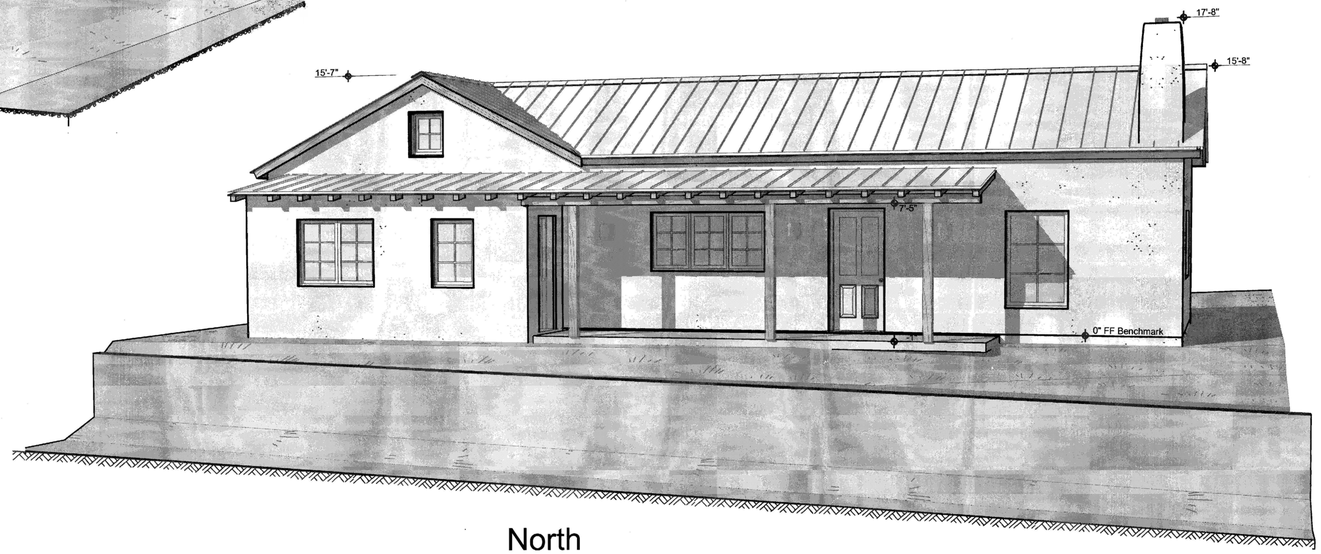
West



Northeast



South



North

Note: Perspective Views are not to scale

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New Construction

Santa Fe New Mexico

Project Status: SD
Historic Review Submittal

Published 11/7/13

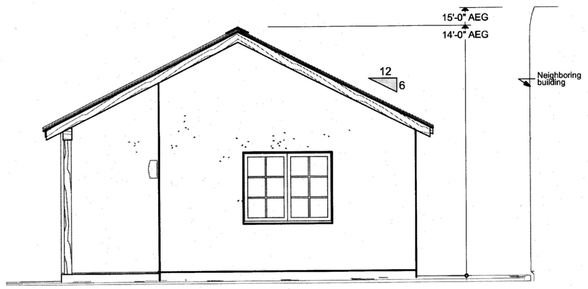
11-9-13

Exterior 3D Elevations

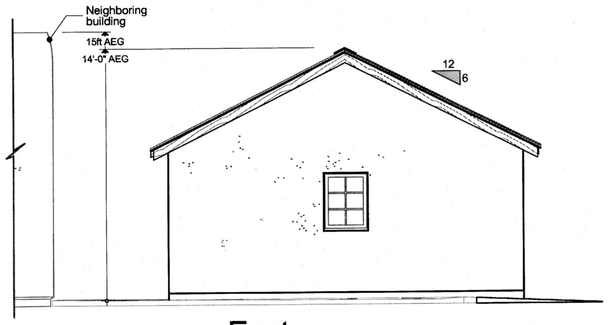
SHEET: 2

ABBREVIATIONS

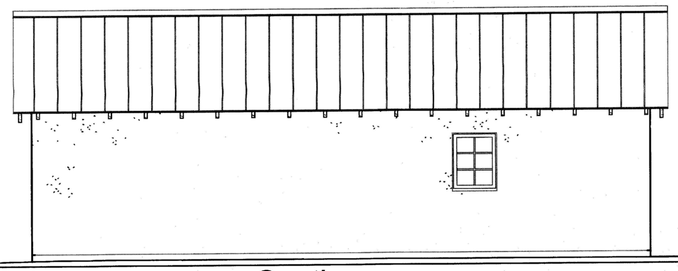
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



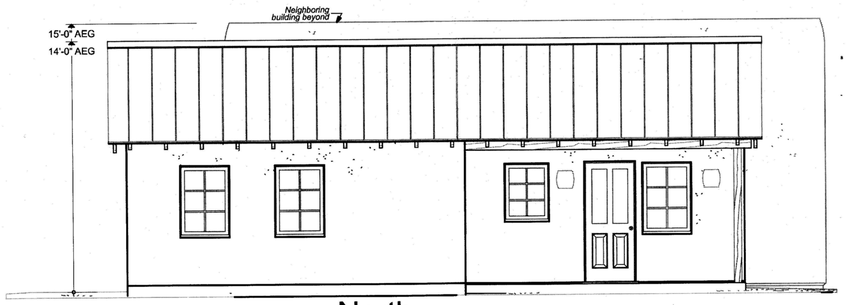
West SCALE:1/4" = 1'-0"



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

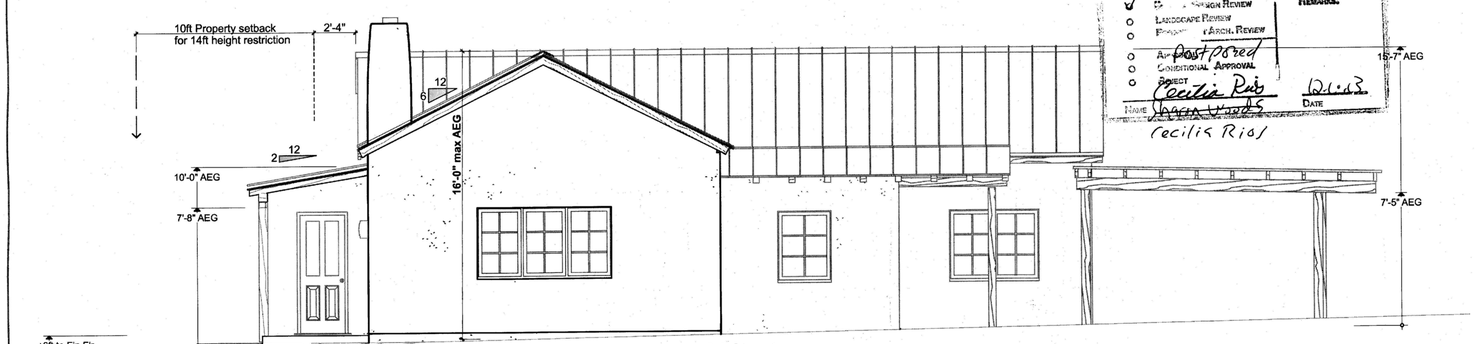


South SCALE:1/4" = 1'-0"

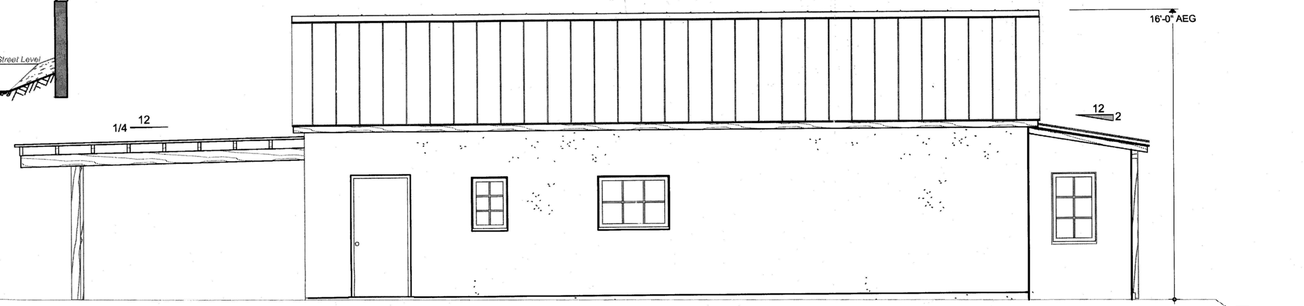


North SCALE:1/4" = 1'-0"

GUEST HOUSE



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



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

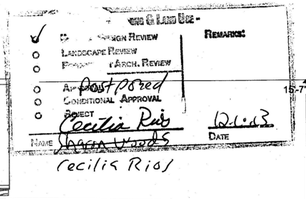
South SCALE:1/4" = 1'-0"

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

0 2' 4' 8'

16'-0"

Exterior 2D Elevations



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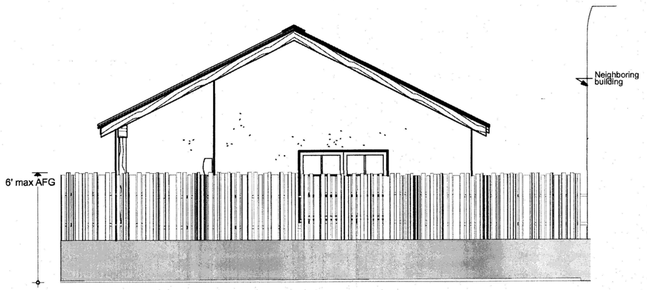
302 Camino Cerrito
New Construction
Santa Fe New Mexico

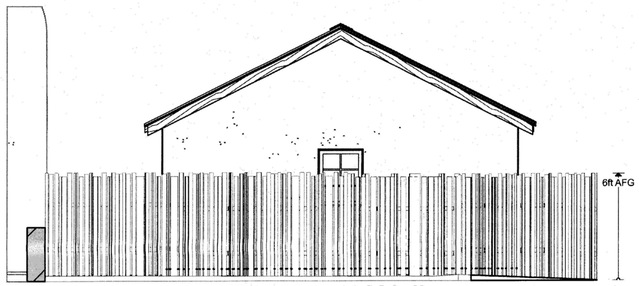
Project Status: SD
Historic Review Submittal
Published 11/8/13

11-8-13

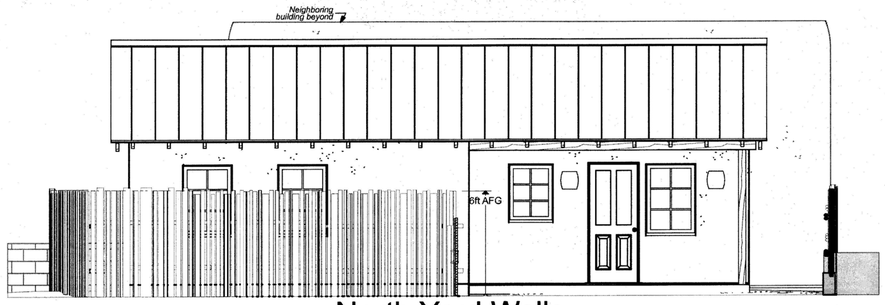
SHEET: 3



West Yard Walls SCALE:1/4" = 1'-0"



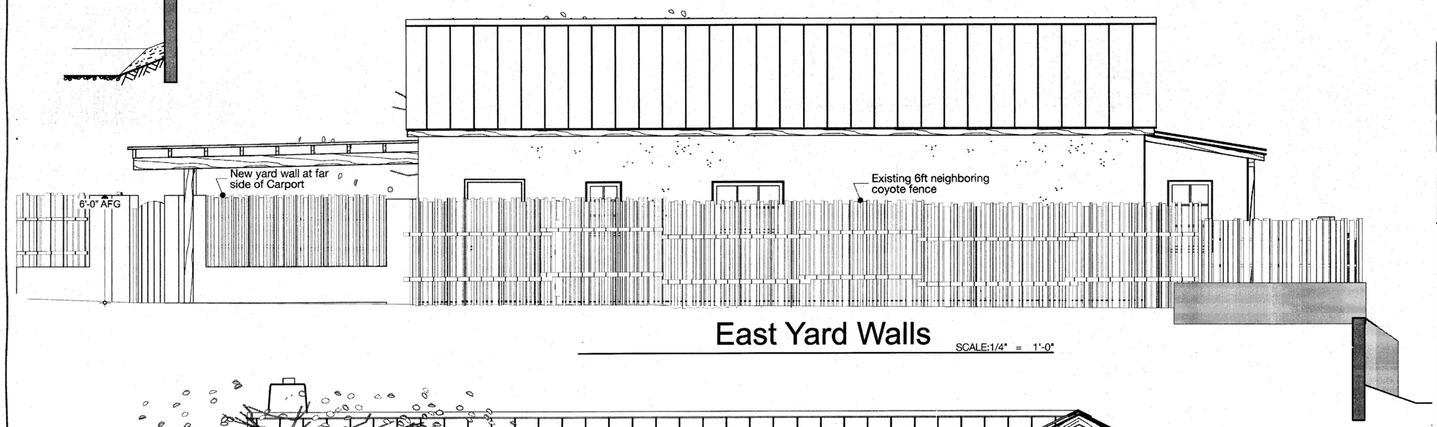
East Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

GUEST HOUSE YARD WALLS

West Yard Walls SCALE:1/4" = 1'-0"



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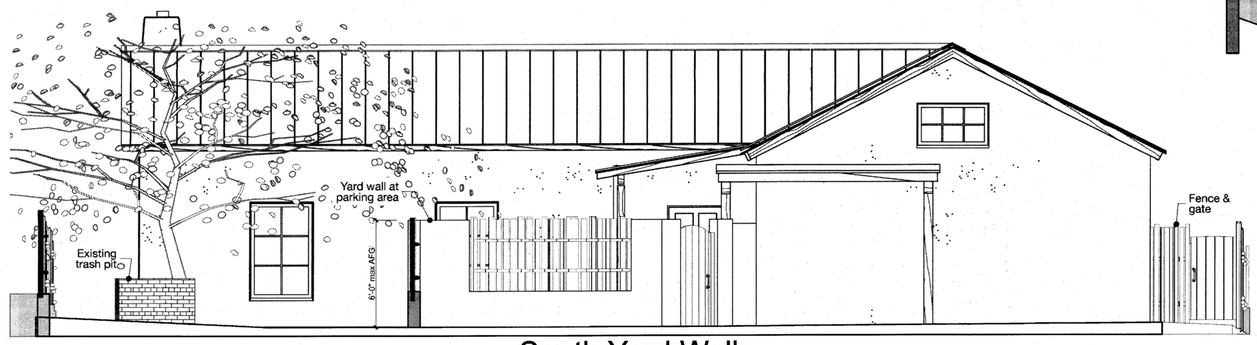
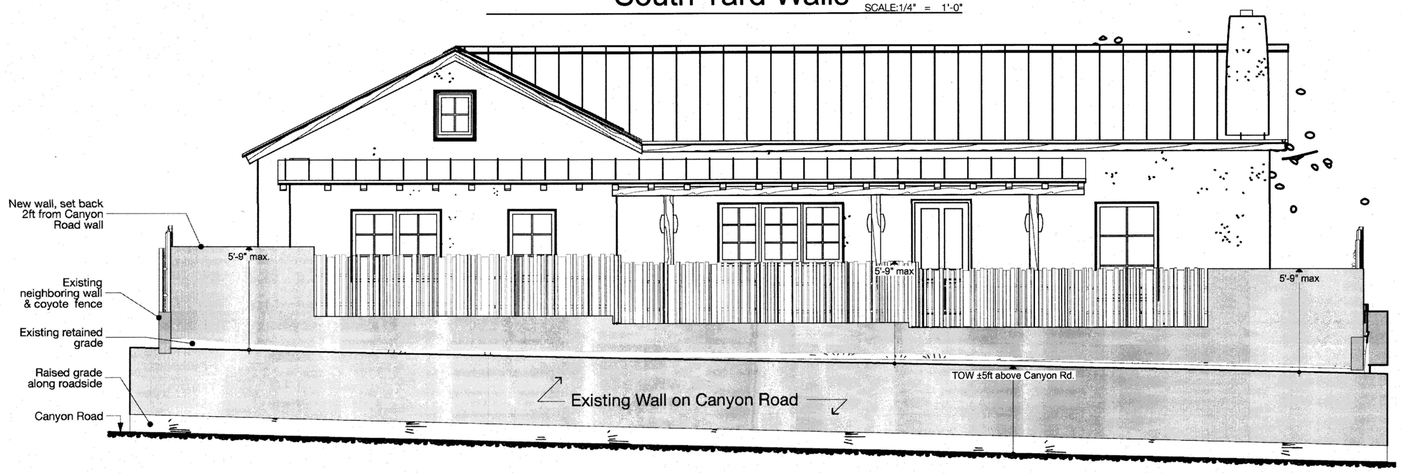


South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

16'-0"

Yard Wall Elevations

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Santa Fe New Mexico

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11-7-13

SHEET: 4

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: 7/1/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior SS (STAFF INITIALS)

Date Submitted: 6/27/16

Contact Name: JOE GAMMON

Phone Number: 690-4250

Project Address: 302 CAMINO CERRITO

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:

- RELOCATE EXISTING WINDOW IN SOUTH WALL.
6' FRENCH DOORS AS SUBMITTED.
WINDOW AND DOOR TRIM COLOR TO MATCH EXISTING.
RELOCATE EXISTING FENCE, USE NEW LATILLAS AT 6' HIGH AS REQUIRED.
LATILLAS TO BE IRREGULARLY TOPPED.

permit revision required

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

HOUSE INCORPORATED
GB98 License# 375177
223 N Guadalupe #261
Santa Fe, New Mexico 87501

JUN 27 2016

Date:6/15/2016

Cover Letter for :
Malena Fernandez Door/Window Remodel
302 Camino Cerrito
Santa Fe, NM 57502

Scope of Work

We Propose to Add a 2-3'x6'8" French Door and re-locate the existing 3'6"x5'6" window
Move existing Coyote fence to allow better access for parking
We will match existing stucco color (no change in color choice)
This door/window remodel is located in the south side walled courtyard of the residence
Existing residence remains the same.
Relocate existing latilla fence to create better parking flow. existing fence is 6' tall.
Thank you for your consideration

Joe Gammon, House inc. contractor for Malena Fernandez.

MAY 2 3 2016

M.Bed West wall requires (4) top plates at Bond Beam height for collar ties

Extend wood bond beam as shown for collar tie support

Attic drop stair

Sound Wall: 2x6 plates w/ 2x4 staggered studs

Roof Line

MAIN HOUSE

On Behalf Of: Moore Window & Door
Address: 2200 Eubank Blvd NE
Alburquerque, NM 87112
Phone: 505-292-5665
Fax: 505-296-1232
Contact: Douglas Thresher
Email: moorewindowanddoor@hotmail.com
Albuquerque, NM 87112
Phone: 505-292-5665
Fax: 505-296-1232

MAY 23 2016

Moore Window & Door
Windows & Pre-Hung Doors

Bill To: HOUSE INC
223 N. GUADALUPE
#261
SANTA FE, NM 87501
Phone: 986-3944
Mobile: 690-4250

Ship To: HOUSE INC

KOLBE
WINDOWS & DOORS
We're for the visionaries.™

Quote 540402D: KOLBE FRENCH DOOR - CANYON RD.
Project: HOUSE, INC.
Printed: 4/13/2016 10:53:08 AM

2016 Pricing

Printed By: Douglas Thresher
Created: 3/24/2016

Line	Label	UOM	Quantity	Unit Price	Extended Price
001	**None Assigned**	**EA**	(1)	**$3,536.51**	**$3,536.51**

PERFORMANCE: Standard Performance, Display Current NFRC Rating Info., U-Value: 0.34, Solar Heat Gain Coefficient (SHGC): 0.19, Visible Transmittance (VT): 0.35, Condensation Resistance (CR): 56, NFRC CPD #: KKM-K-21-01238-00001, Energy Star Southern Zone: N/A, Energy Star South/Central Zone: N/A, Energy Star North/Central Zone: N/A, Energy Star Northern Zone: N/A, Canada Energy Rating (ER): +8, Canada Zone(s): -, Metric U-Value: 1.93

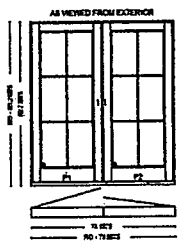
UNIT - Ultra Rectangle Exterior Swinging Door - Complete Unit, Inswing, Hinging (As Door Pulls Towards You): Active - Active : Primary Right, Extruded Sash, Full Lite, 1 3/4" Panel, Frame Thickness: 1 3/4", 5/8" Performance Divided Lites, Second Bar Size: 0", Champagne Spacers, Bar Profile - Interior: Beveled

GLASS: H-K LoE 270 Insulated, Mill Finish Spacer, High Altitude, Glass Preserve / Neat Coating: Glass Preserve without Neat Coating, Beveled Glazing Bead, Tempered

HARDWARE-ACCESSORIES: Multi-Point Lock, Dallas Handle, Satin Nickel - PVD Hardware, Half Cylinder on Inactive Panel, Keyed As Pulled From Shelf, Stainless Steel Strike, Backset: 45 mm, Adjustable Hinges, Satin Nickel Hinges, Astragal, Astragal Type: Aluminum Low Profile

CASING-JAMBS-TRIM: Aluminum Sill, Door Sill Color: Dark Bronze Anodized, Nailing Fin, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Green Tea Leaf Exterior, Unfinished Interior Frame, Unfinished Interior Sash, Weatherstrip Color: Beige, Entire Unit No Fingerjoints (visible parts)



Scaled to Fit

Rough Opening:
74-11/16" X 83-7/32"
Frame Size:
74-3/16" X 82-23/32"
Unit Dimension:
74-3/16" X 82-23/32"

Notes / Totals / Signature

Total Quantity: 1	**Total Cubic Feet:** 25.92	**Sub-Total*:**	$3,536.51
		Total Tax:	$0.00
		Total Freight:	$0.00
		Total Labor:	$0.00
		Total Amount:	$3,536.51

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Notes / Totals / Signature

Terms & Conditions:

IMPORTANT! Please read the following terms prior to placing your order!

1) Quote is good for 30 days. NOTE: If your quote is over 30 days old please be aware that pricing may have changed.

2) Moore Window & Door makes every effort to provide accurate take offs. However, it is the responsibility of the customer to verify the accuracy of the proposal before placing the order. Once the order is placed, changes cannot be made.

3) Phone orders and/or verbal orders will not be accepted. Please submit a signed copy by fax or in person to ensure the order has been placed.

4) ALL items ordered from Moore Window & Door are custom and non-returnable. Moore Window & Door has a NO RETURN POLICY.

5) We understand that construction industry scheduling can be a challenge. Therefore, Moore Window & Door is happy to hold your product for a time period of 2 weeks after it arrives to us provided it is paid for. After that we will charge a fee of $1.00 per square foot of space required to store it per month.
Please understand that our estimated delivery dates are tentative. We do not guarantee a specific delivery date at the time of order.

6) Approximate lead time is 4-6 weeks.

7) All payments must be made exactly as agreed.

8) All warranties are void if all payments are not made exactly as agreed.

9) Customer acknowledges that he/she/they have read the attached agreement in it?s entirety; that all the designs and specifications have been fully explained to the Customer?s satisfaction; and that Customer agrees to all of the design and specifications and the terms and conditions detailed in the agreement. Customer attests that there have been no verbal representations made by Moore Window & Door personnel that differ in any material respect from the details of the contract

10) Moore Window & Door would like to thank you for your business!

NOTE: ALL DIAGRAMS ARE VIEWED FROM OUTSIDE LOOKING IN.

Signature: _____ **Date:** _____

Purchase Order: _____

Printed By: Douglas Thresher
Created: 3/24/2016

HOUSE INCORPORATED

GB98 License# 375177

223 N Guadalupe #261

Santa Fe, New Mexico 87501

Date:6/15/2016

Cover Letter for :
Malena Fernandez Door/Window Remodel
302 Camino Cerrito
Santa Fe, NM 57502

Scope of Work

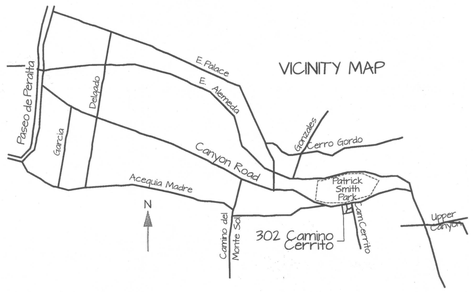
We Propose to Add a 2-3'x6'8" French Door and re-locate the existing 3'6"x5'6" window
Move existing Coyote fence to allow better access for parking
We will match existing stucco color (no change in color choice)
This door/window remodel is located in the south side walled courtyard of the residence
Existing residence remains the same

Thank you for your consideration

Joe Gammon, House inc. contractor for Malena Fernandez.

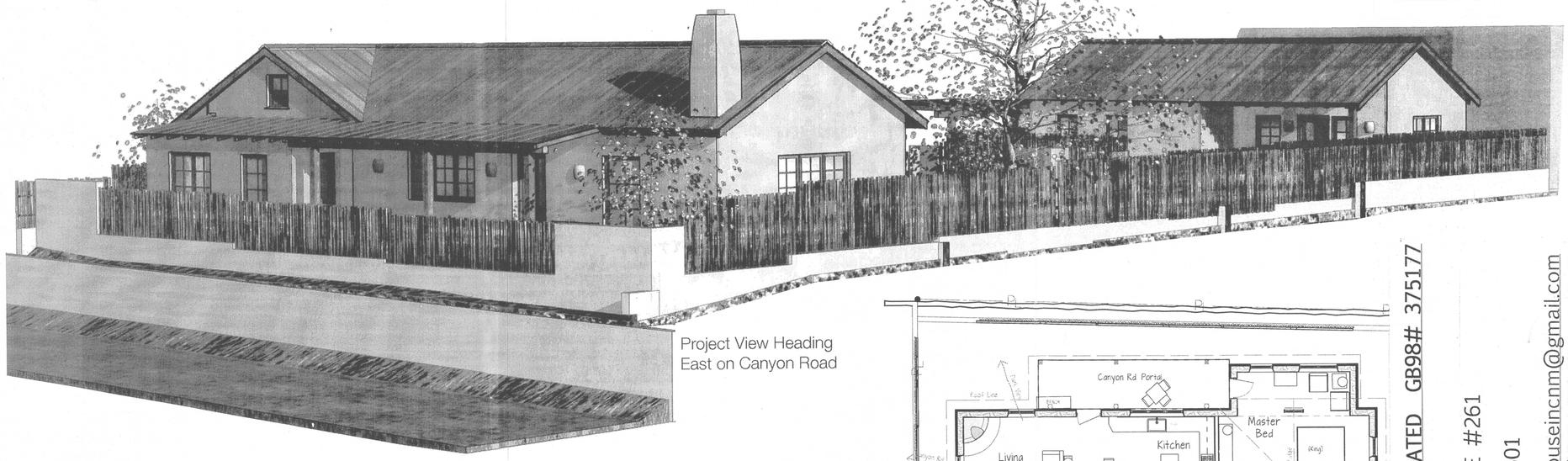
302 Camino Cerrito
7/1/16

RECEIVED
JUN 27 2016

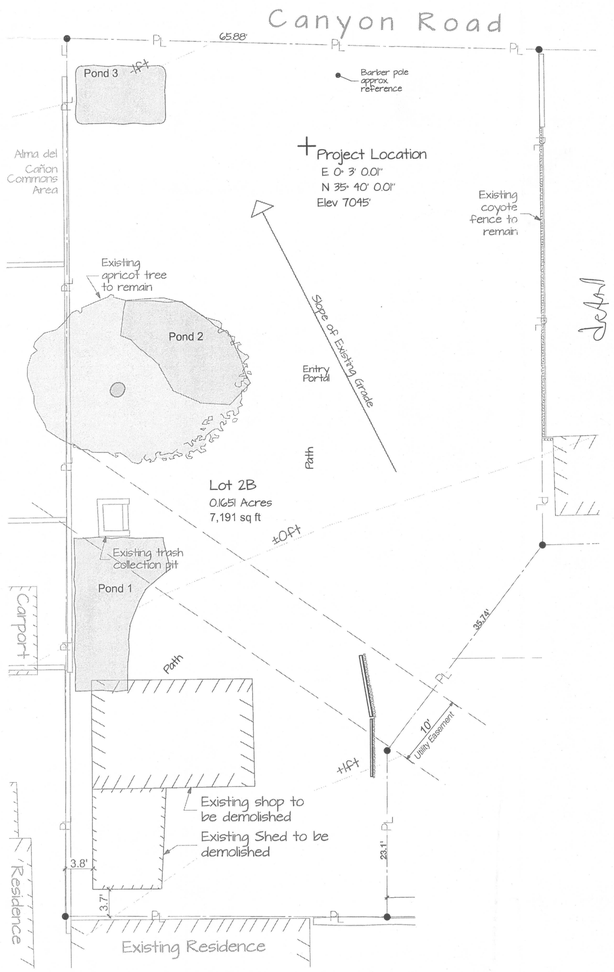


DIRECTIONS

From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.



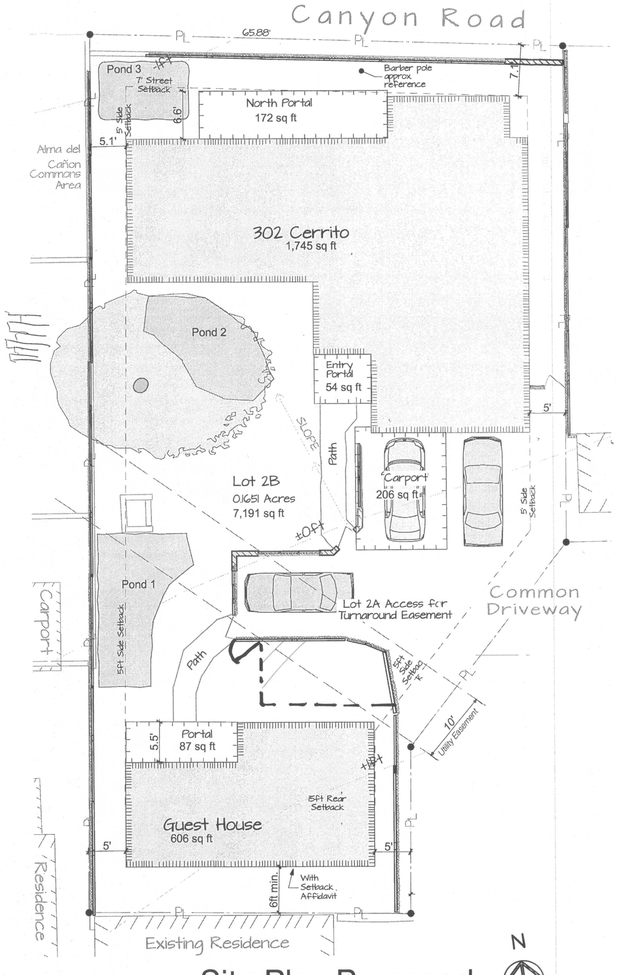
Project View Heading
East on Canyon Road



Site Plan Existing

SCALE: 1" = 10'

16'-0"



Site Plan Proposed

SCALE: 1" = 10'

GENERAL REQUIREMENTS

All work shall comply with the following codes and guidelines:

2006 INTERNATIONAL/RESIDENTIAL BUILDING CODE
2005 NEC, 2006 UPC, 2006 UMC
State of New Mexico
City of Santa Fe Residential Green Building Code
ASHRAE 62.2
NAHB Residential Construction Performance Guidelines, 4th Ed.

ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,745 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	172 sf	
Portal for Guest House	87 sf	
Carport	206 sf	
Total Portals and Carport		519 sf
Total Proposed Roofed Area		**2,870 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

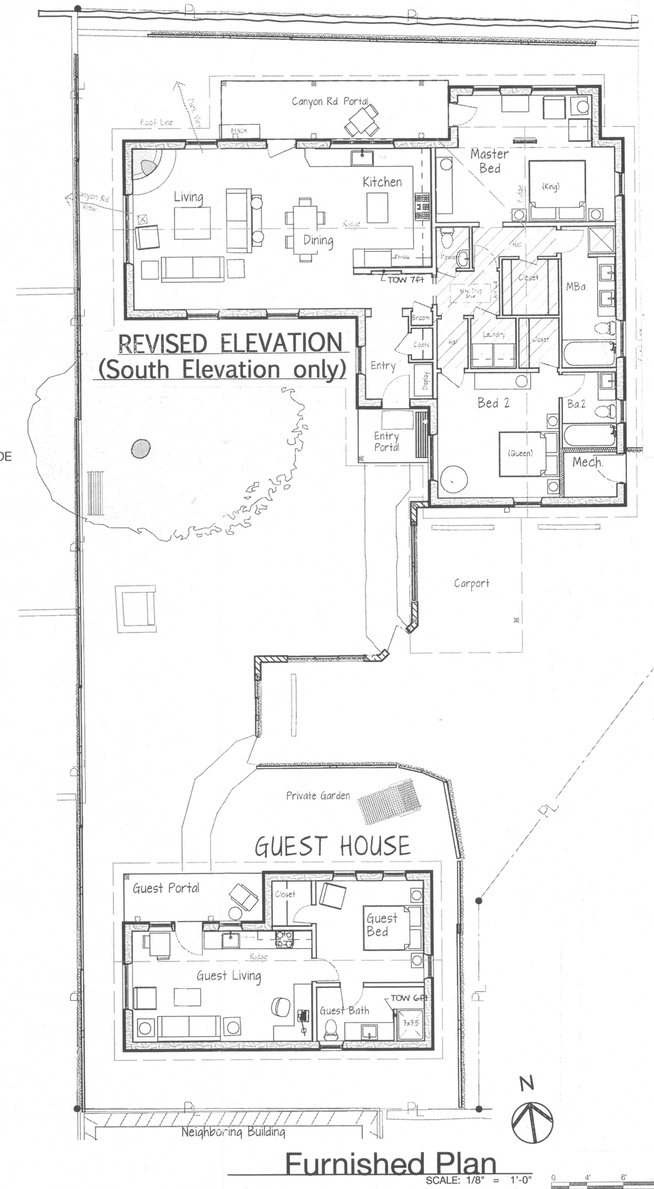
PONDING CALCULATION

Total Roofed Area 2870sf
x 0.16
Ponding Requirment 460cf

Pond 1	200cf
Pond 2	160cf
Pond 3	100cf
	460cf

COLOR FINISHES

Stucco	El Rey "Hacienda"
Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"



REVISED ELEVATION
(South Elevation only)

Furnished Plan

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

32'-0"

HOUSE, INCORPORATED GB98# 375177

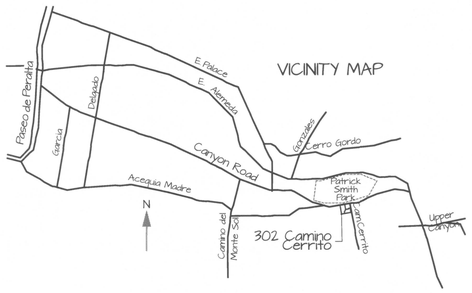
Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

Malena Fernandez Door/Window Remo
302 Camino Cerrito, Santa Fe, NM 87502

SHEET: 1

Cover, Site Plans

JUN 27 2016



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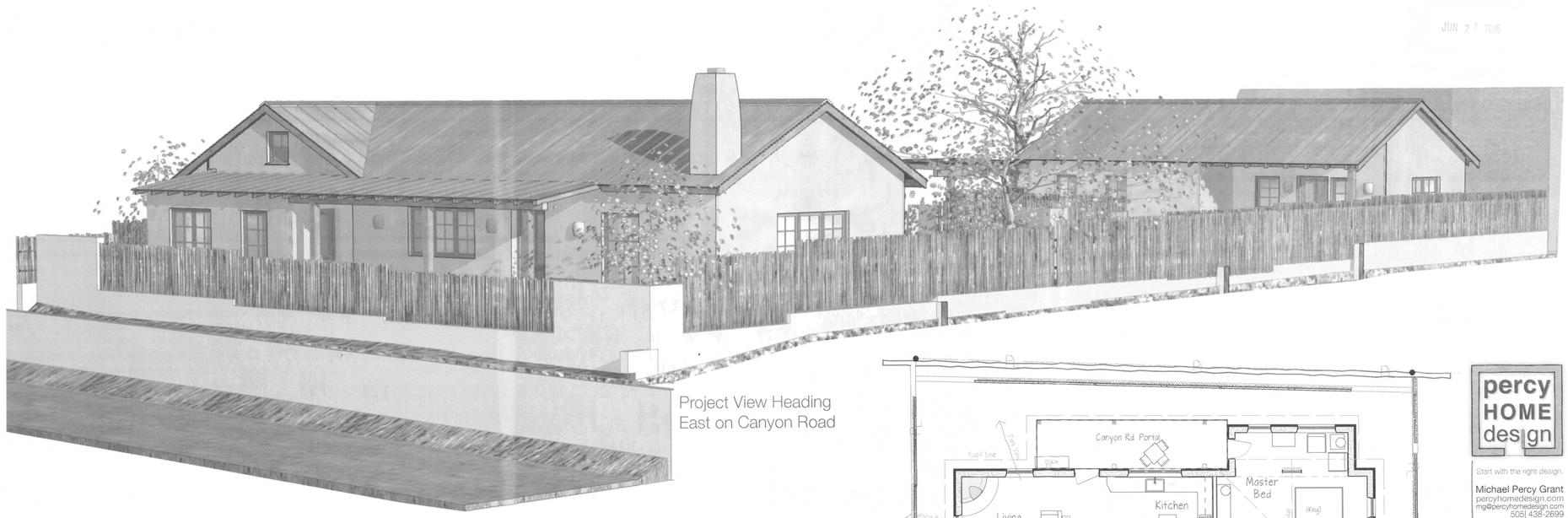

Project View Heading
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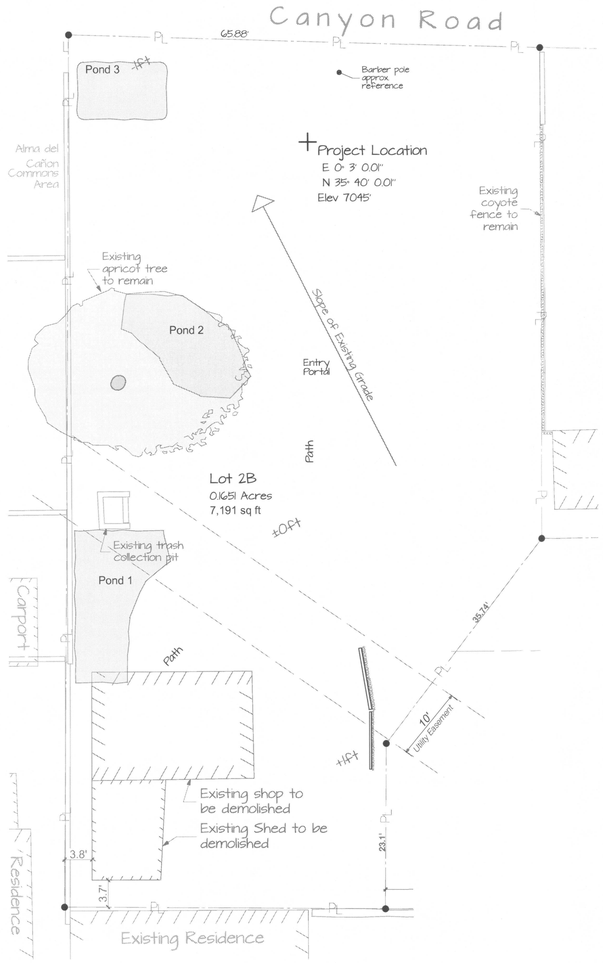
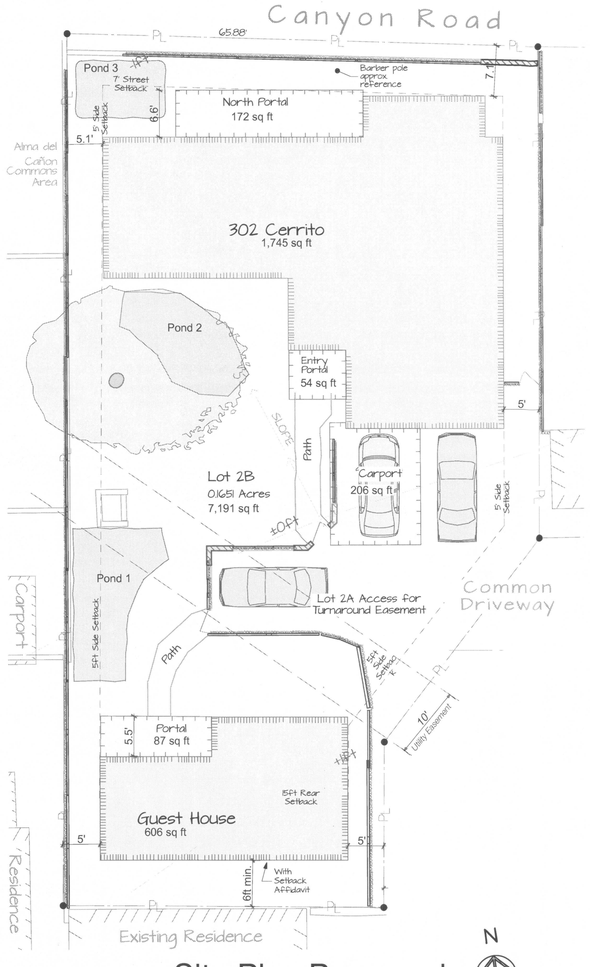


Site Plan Existing

SCALE: 1" = 10'



Site Plan Proposed

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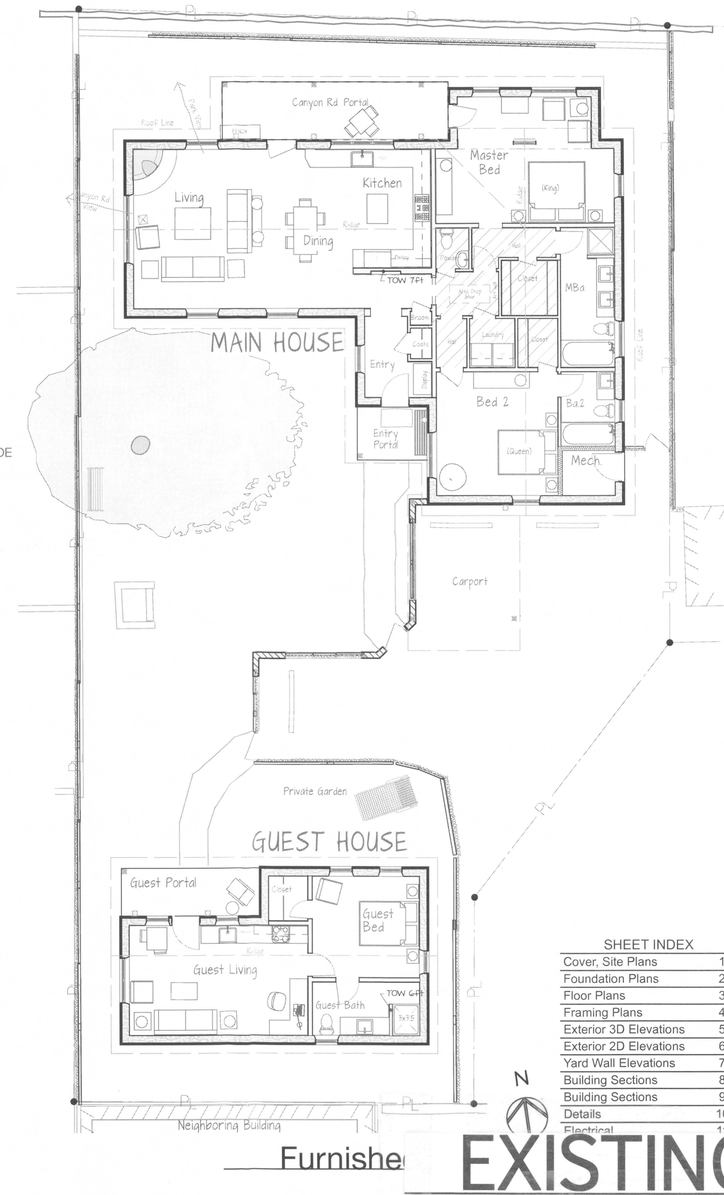

Furnishe

percy HOME design

Start with the right design.

Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

302 Camino Cerrito

New Construction
Santa Fe New Mexico

SHEET INDEX

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Foundation Plans	2
Floor Plans	3
Framing Plans	4
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Project Status: CD
Construction Documents

Published 2/17/14

EXISTING 1

Cover, Site Plans

JUN 27 2013

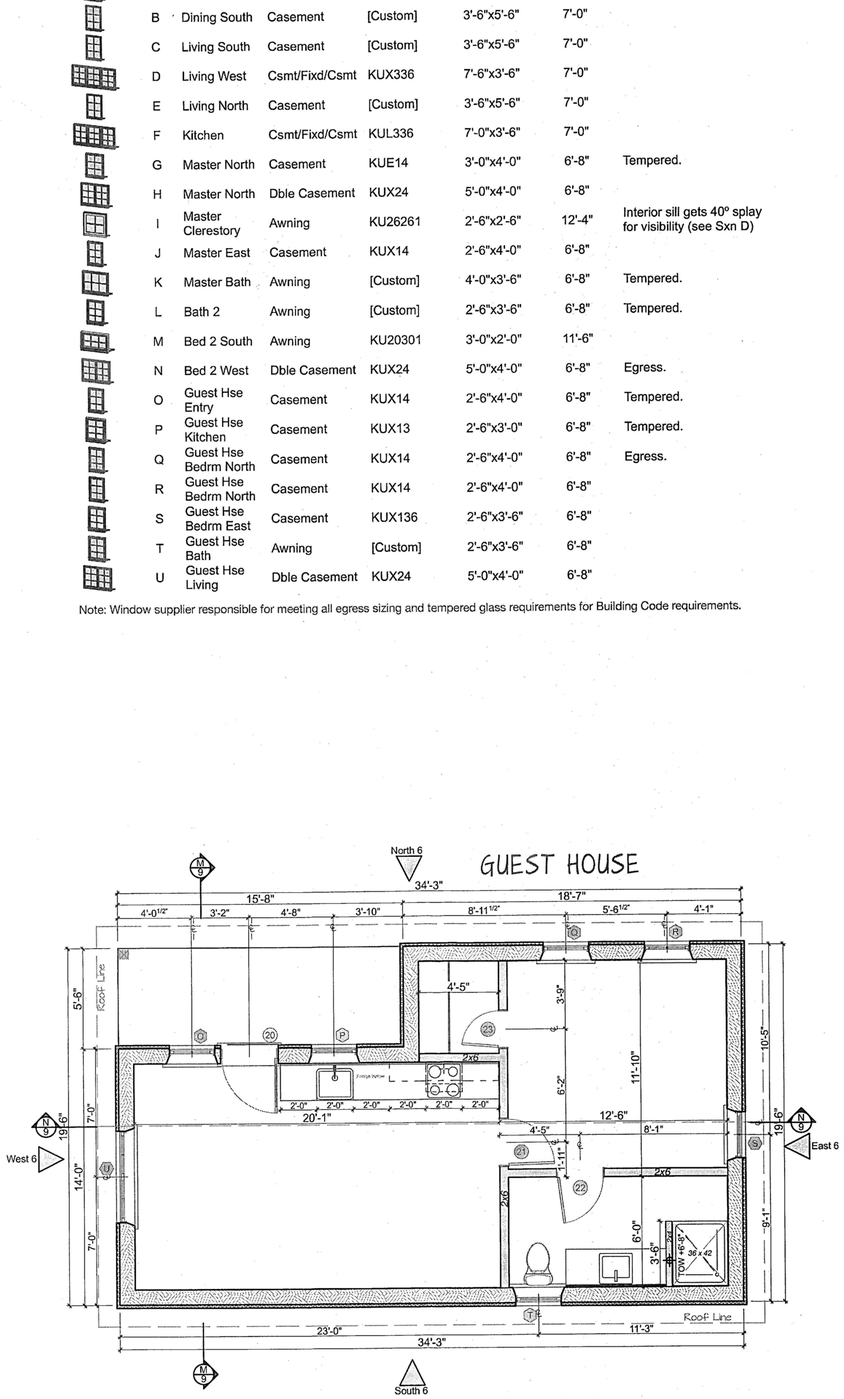
Kolbe Ultra Series Window Schedule

Ext. View	ID	Location	Type	Item Code	Unit Size	Header AFF	Notes
	A	Entry	Casement	KUE14	3'-0"x4'-0"	6'-6"	
	B	Dining South	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	C	Living South	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	D	Living West	Csmt/Fixd/Csmt	KUX336	7'-6"x3'-6"	7'-0"	
	E	Living North	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	F	Kitchen	Csmt/Fixd/Csmt	KUL336	7'-0"x3'-6"	7'-0"	
	G	Master North	Casement	KUE14	3'-0"x4'-0"	6'-8"	Tempered.
	H	Master North	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	
	I	Master Clerestory	Awning	KU26261	2'-6"x2'-6"	12'-4"	Interior sill gets 40° splay for visibility (see Sxn D)
	J	Master East	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	K	Master Bath	Awning	[Custom]	4'-0"x3'-6"	6'-8"	Tempered.
	L	Bath 2	Awning	[Custom]	2'-6"x3'-6"	6'-8"	Tempered.
	M	Bed 2 South	Awning	KU20301	3'-0"x2'-0"	11'-6"	
	N	Bed 2 West	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	Egress.
	O	Guest Hse Entry	Casement	KUX14	2'-6"x4'-0"	6'-8"	Tempered.
	P	Guest Hse Kitchen	Casement	KUX13	2'-6"x3'-0"	6'-8"	Tempered.
	Q	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	Egress.
	R	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	S	Guest Hse Bedrm East	Casement	KUX136	2'-6"x3'-6"	6'-8"	
	T	Guest Hse Bath	Awning	[Custom]	2'-6"x3'-6"	6'-8"	
	U	Guest Hse Living	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	

Note: Window supplier responsible for meeting all egress sizing and tempered glass requirements for Building Code requirements.

Door Schedule

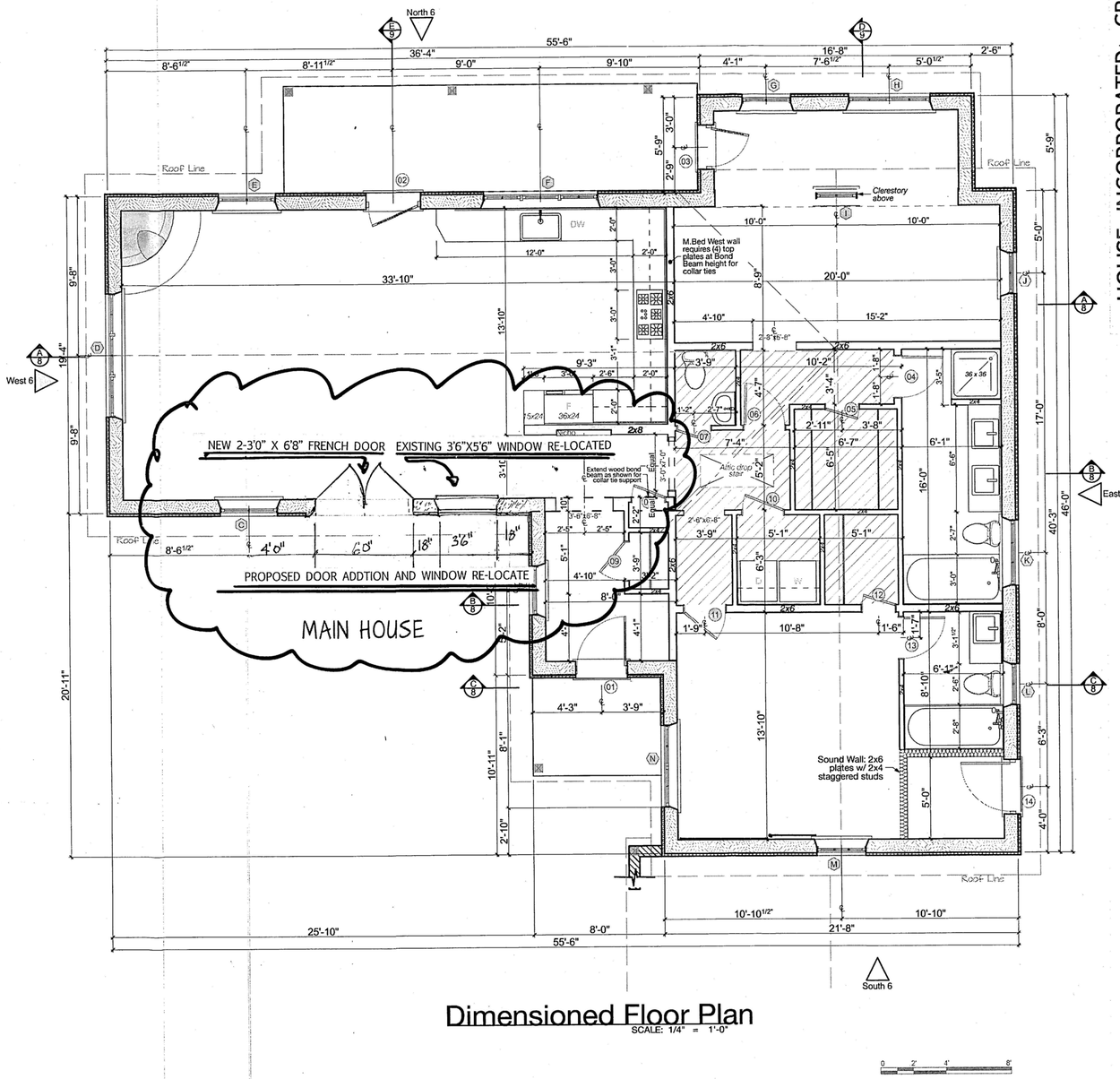
ID	01	02	03	04	05	06	07	08	09	10	11	12	13	14	20	21	22	23
Location	Entry	North Portal at Dining	North Portal at Master Bed	Master Bath	Master Closet	Master Suite	Powder Room	Broom Closet	Coat Closet	Laundry	Bed 2	Bed 2 Closet	Bath 2	Mechanical	Guest Hse Entry	Guest Hse Bedroom	Guest Hse Bath	Guest Hse Closet
Leaf Size	3'-0"x6'-8"	3'-0"x7'-0"	2'-4"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-0"x6'-8"	2'-4"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"
Swing	RH	LH	LH	LH	RH	LH	RH	RH	RH	RH	RH	RH	LH	RH	LH	RH	RH	LH
Notes	Exterior	Exterior	Exterior											Exterior	Exterior			



Dimensioned Floor Plan

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

16'-0"



Dimensioned Floor Plan

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HOUSE, INCORPORATED; GB98# 375177

Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

Malena Fernandez Door/Window Remo

302 Camino Cerrito, Santa Fe, NM 87502

N

Construction Documents

CD Published 2/17/14

SHEET: 3

Floor Plans

JUN 27 2016

Kolbe Ultra Series Window Schedule

Ext. View	ID	Location	Type	Item Code	Unit Size	Header AFF	Notes
	A	Entry	Casement	KUE14	3'-0"x4'-0"	6'-6"	
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	G	Master North	Casement	KUE14	3'-0"x4'-0"	6'-8"	Tempered.
	H	Master North	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	
	I	Master Clerestory	Awning	KU26261	2'-6"x2'-6"	12'-4"	Interior sill gets 40° splay for visibility (see Sxn D)
	J	Master East	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	K	Master Bath	Awning	[Custom]	4'-0"x3'-6"	6'-8"	Tempered.
	L	Bath 2	Awning	[Custom]	2'-6"x3'-6"	6'-8"	Tempered.
	M	Bed 2 South	Awning	KU20301	3'-0"x2'-0"	11'-6"	
	N	Bed 2 West	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	Egress.
	O	Guest Hse Entry	Casement	KUX14	2'-6"x4'-0"	6'-8"	Tempered.
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	Q	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	Egress.
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Note: Window supplier responsible for meeting all egress sizing and tempered glass requirements for Building Code requirements.

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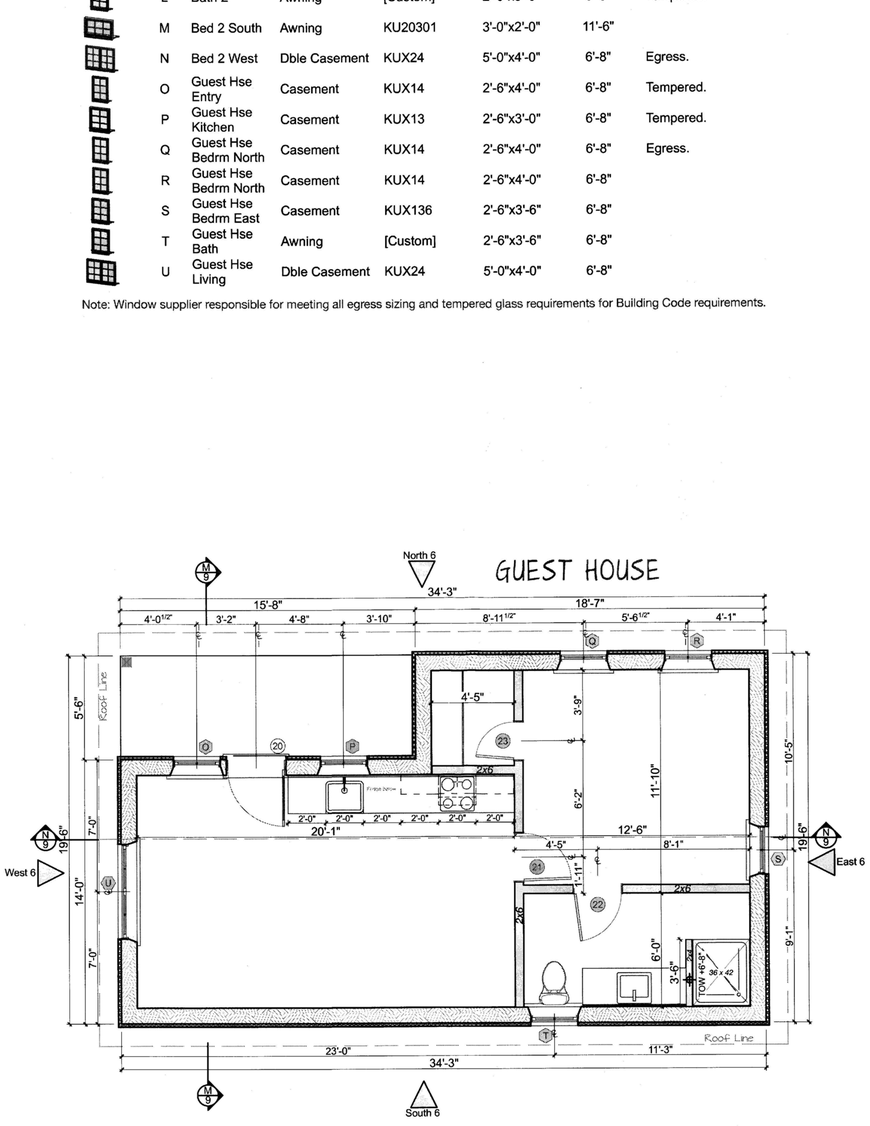
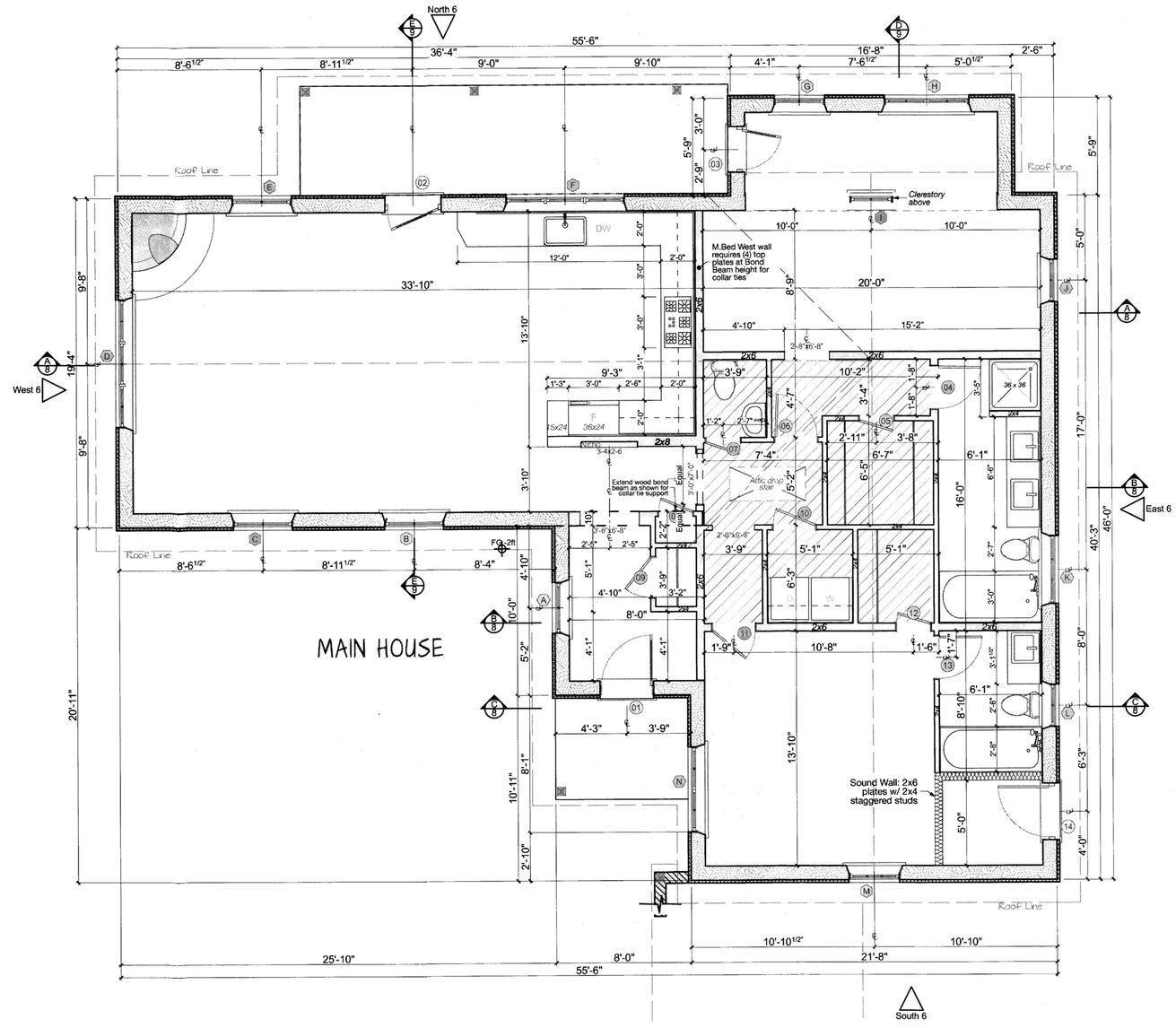
Leaf Size	3'-0"x6'-8"	3'-0"x7'-0"	2'-4"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-0"x6'-8"	2'-4"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"
Swing	RH	LH	LH	LH	RH	LH	RH	RH	RH	RH	RH	RH	LH	RH	LH	RH	RH	LH
Notes	Exterior	Exterior	Exterior											Exterior	Exterior			



Dimensioned Floor Plan
SCALE: 1/4" = 1'-0"



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percy HOME design
Start with the right design.
Michael Percy Grant
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TRUE NORTH BUILDERS
Cody North
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302 Camino Cerrito
New Construction
Santa Fe New Mexico

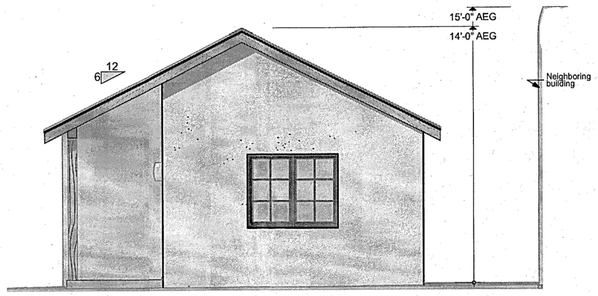
Project Status: CD
Construction Documents

EXISTING Floor Plans

JUN 27 2016

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BH	Bearing Height
BM	Bench Mark reference
Clg.Ht.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
TOS	Top Of Slab
TOW	Top Of Wall



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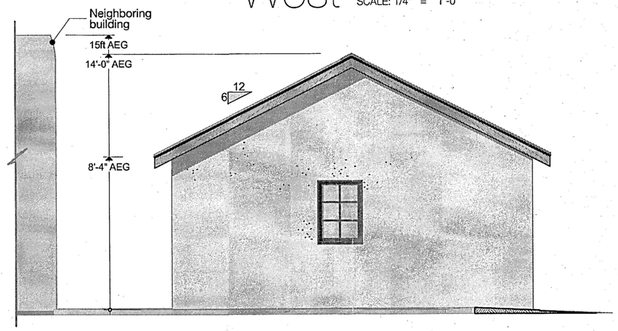
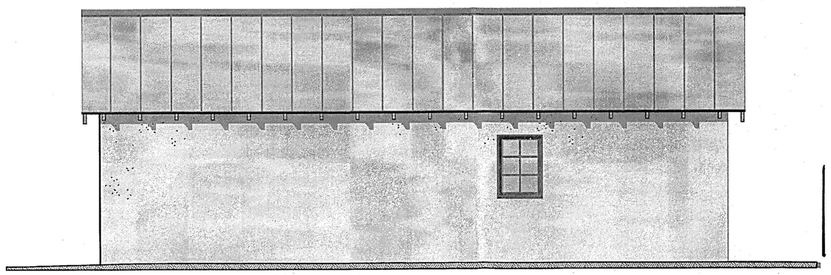
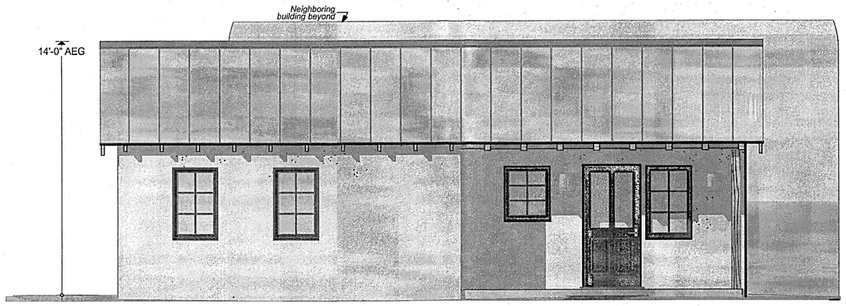


East SCALE: 1/4" = 1'-0"



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



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

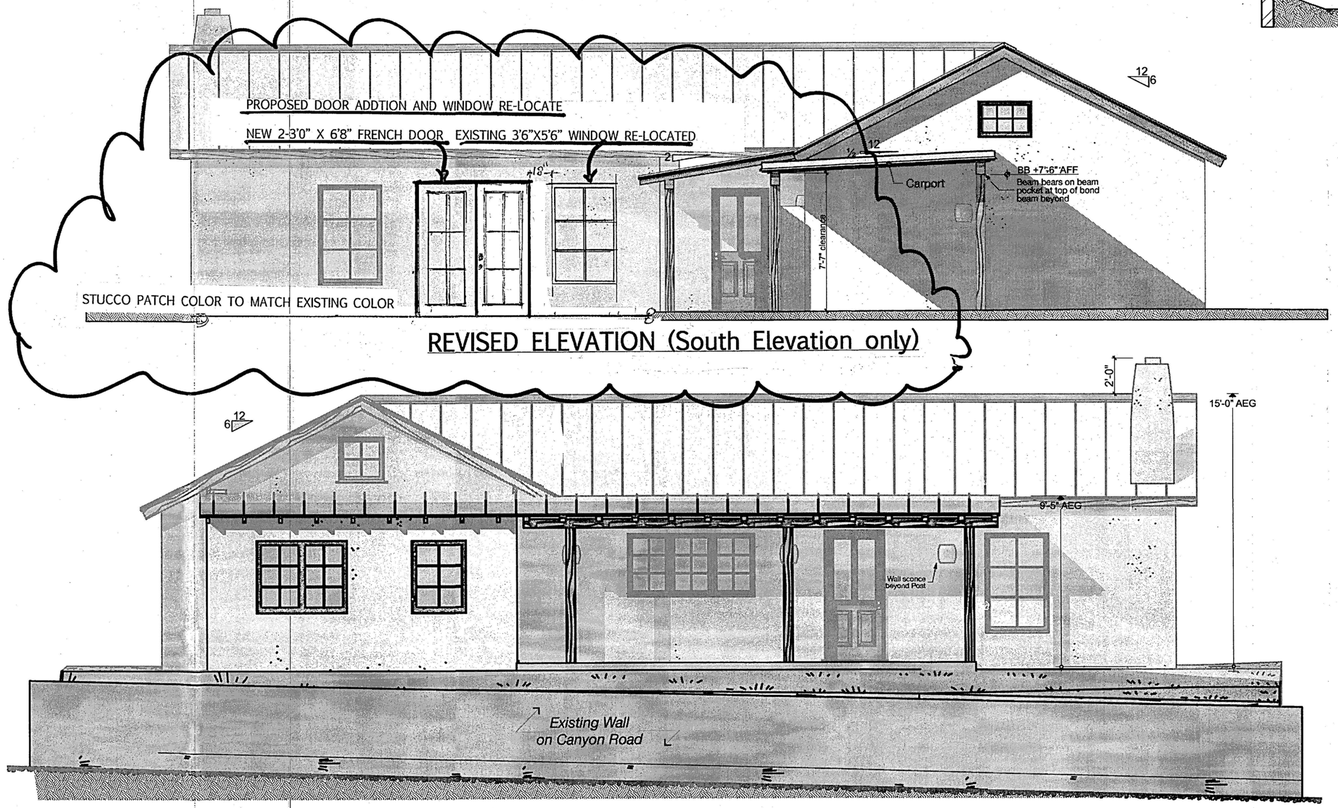
0 2' 4' 8'

16'-0"

GUEST HOUSE

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

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



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MAIN HOUSE

HOUSE, INCORPORATED GB98# 375177

Contact Joe Gammon

223 N. GUADALUPE #261

SANTA FE, NM 87501

505-690-4250 houseincnm@gmail.com

Malena Fernandez Door/Window Remo

302 Camino Cerrito, Santa Fe, NM 87502

Project Status: CD Construction Documents

CD Published 2/17/14

SHEET: 6

Exterior 2D Elevations

JUN 27 2016

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BH	Bearing Height
BM	Bench Mark reference
Clg.Ht.	Ceiling Height
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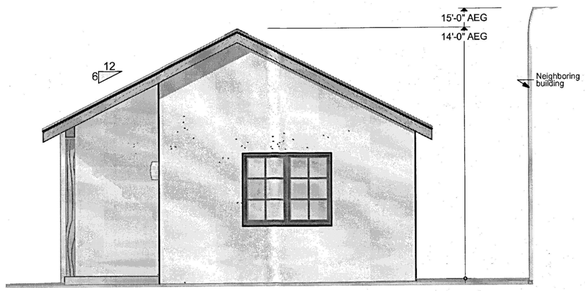

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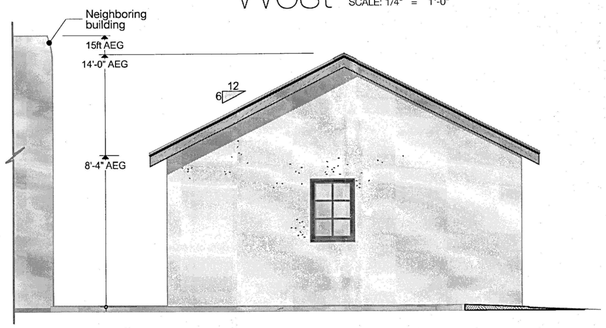
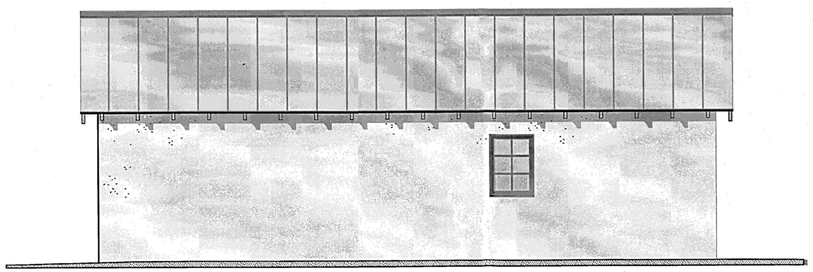
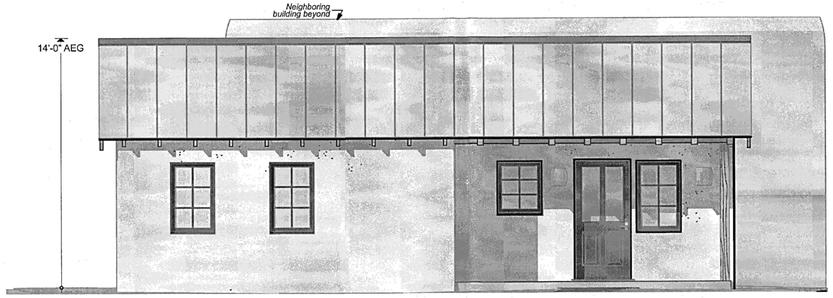


East SCALE: 1/4" = 1'-0"



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

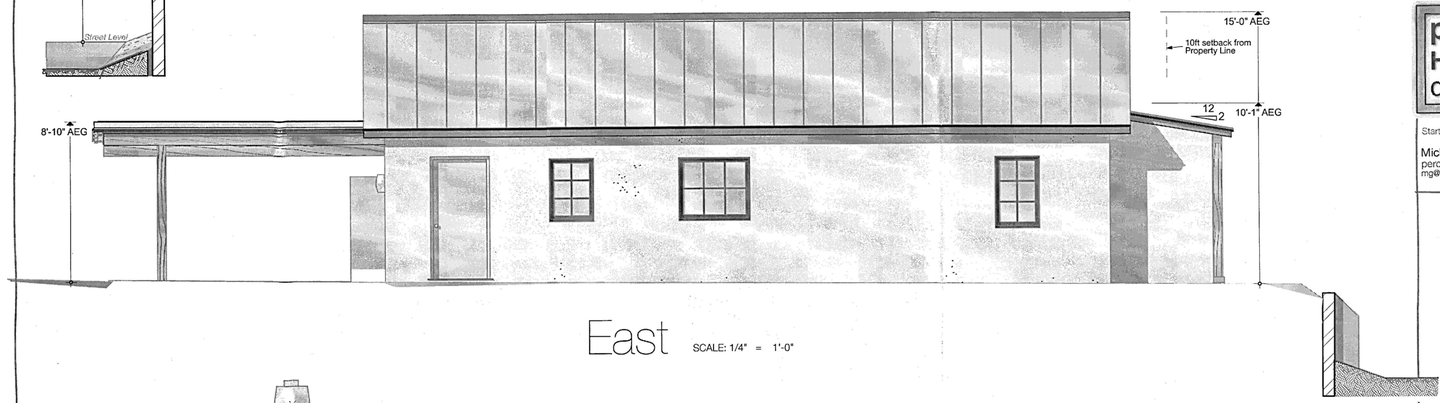


North SCALE: 1/4" = 1'-0"

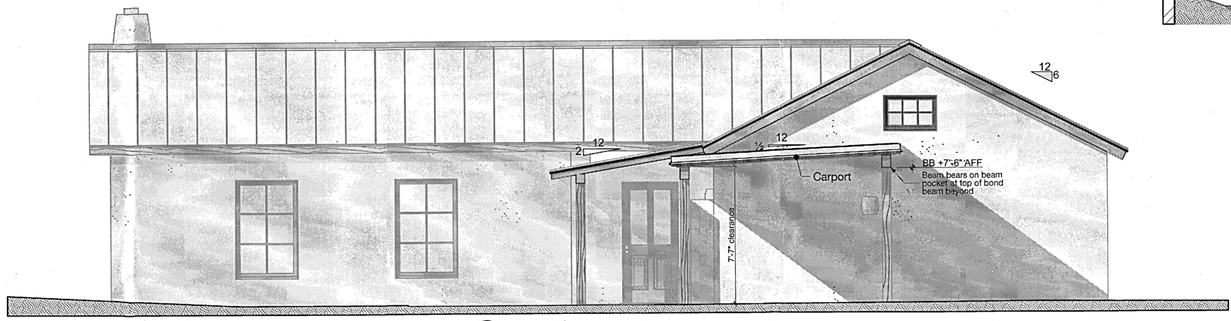
0 2' 4' 8'
16'-0"

GUEST HOUSE

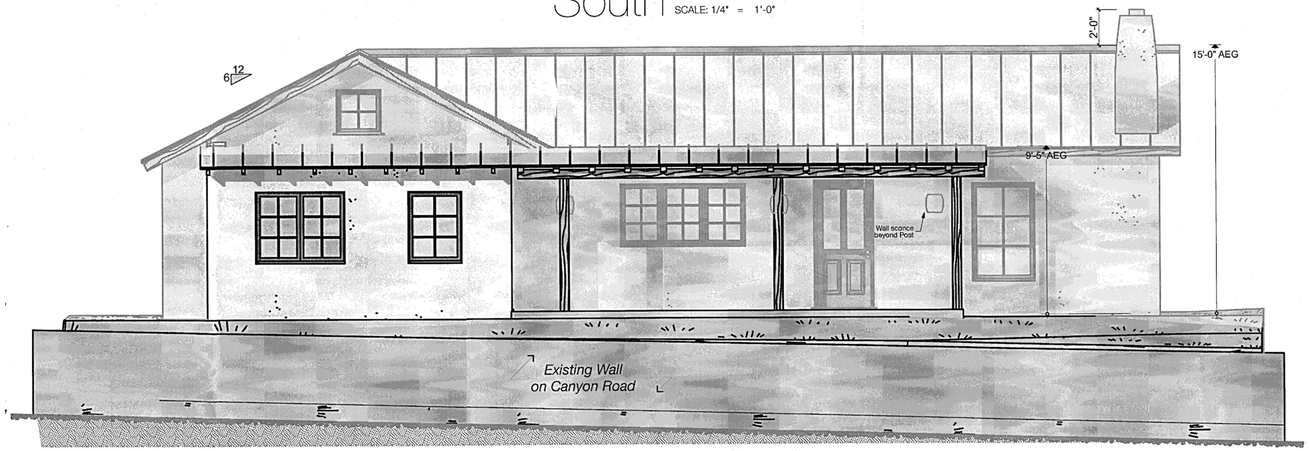
West SCALE: 1/4" = 1'-0"



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



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



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

0 2' 4' 8'

MAIN HOUSE

EXISTING Elevations

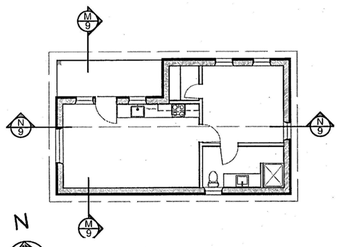
percy HOME design
Start with the right design.
Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

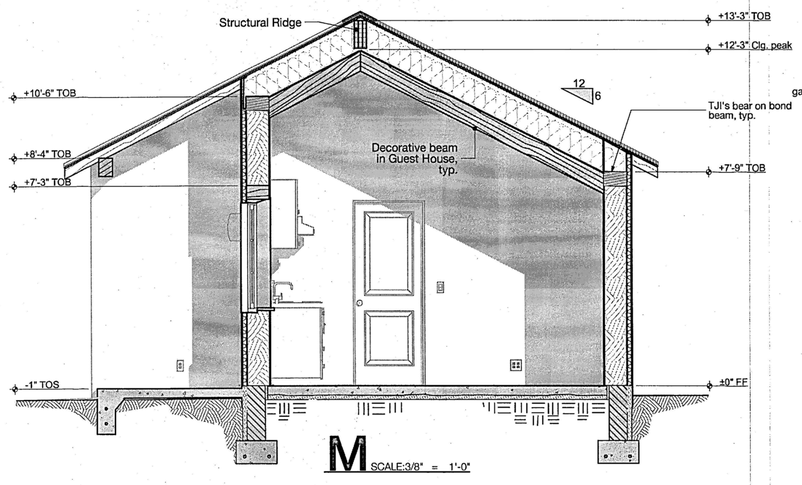
302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: CD
Construction Documents
CD Published 2/17/14

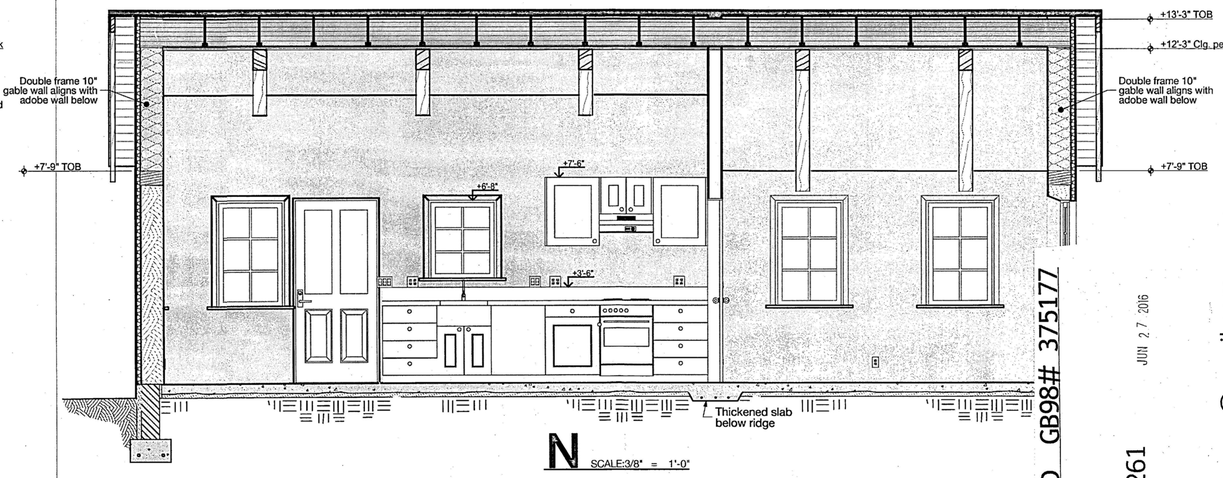
SHEET: 6



Section Plan Key
GUEST HOUSE

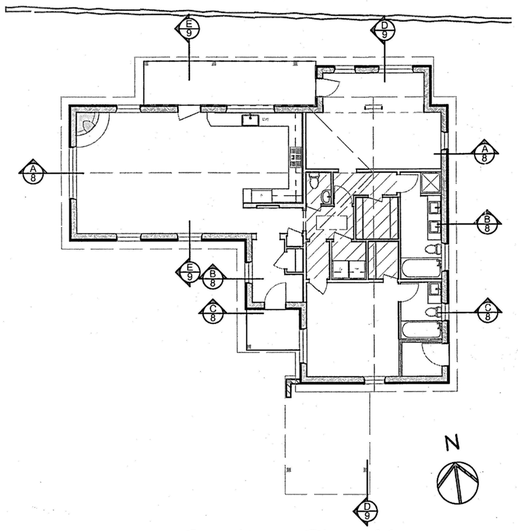


M SCALE:3/8" = 1'-0"

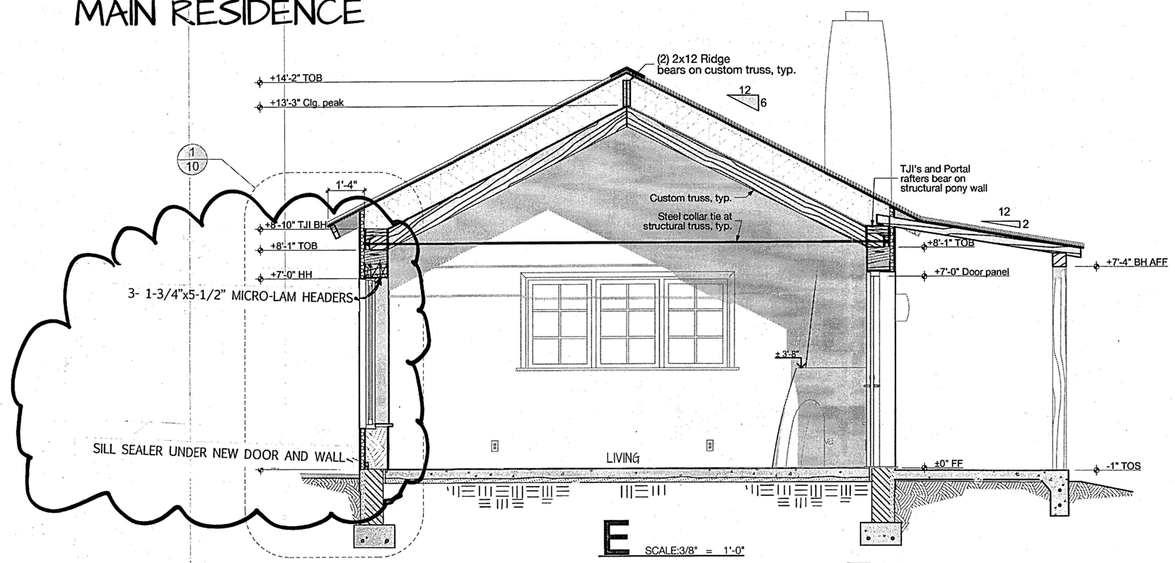


N SCALE:3/8" = 1'-0"

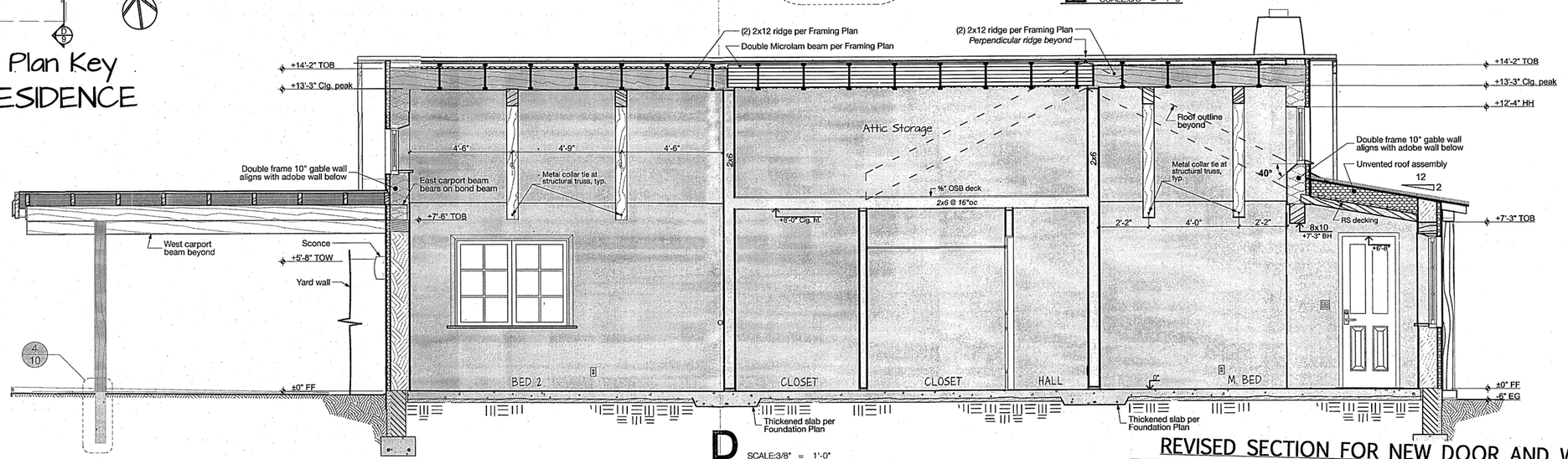
GUEST HOUSE
MAIN RESIDENCE



Section Plan Key
MAIN RESIDENCE



E SCALE:3/8" = 1'-0"



D SCALE:3/8" = 1'-0"

10'-8"

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BH	Bearing Height
BM	Bench Mark reference
Clg.Ht.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
TOS	Top Of Slab
TOW	Top Of Wall

REVISED SECTION FOR NEW DOOR AND WINDOW RE-LOCATE

HOUSE, INCORPORATED GB98# 375177
Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

JUN 2 7 2016

Malena Fernandez Door/Window Remo
302 Camino Cerrito, Santa Fe, NM 87502

SHEET: 9